



Report to: Development Services Committee

Meeting Date: October 15, 2019

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**SUBJECT:** **Recommendation Report**  
Demolition Permit Application  
11 Princess Street  
Markham Village Heritage Conservation District, Ward 4

**PREPARED BY:** File No. 19 133557 DP  
George Duncan, CAHP, Senior Heritage Planner, ext. 2296

**REVIEWED BY:** Regan Hutcheson, MCIP, RPP, CAHP  
Manager of Heritage Planning, ext. 2080

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**RECOMMENDATION:**

- 1) That the report titled “Recommendation Report, Demolition Permit Application, 11 Princess Street, Markham Village Heritage Conservation District, Ward 4, File No. 19 133557”, dated October 15, 2019, be received;
- 2) That Council endorse the demolition of the existing 1950s dwelling;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

To recommend that Council support the demolition of a 1950s dwelling at 11 Princess Street, within the Markham Village Heritage Conservation District, to allow the construction of a new dwelling as part of a Site Plan Control Application.

**BACKGROUND:**

**The owners of the property propose to construct a new two storey dwelling**

The owners of 11 Princess Street have submitted a Site Plan Control Application (File No. SPC 19 122591) and an associated Minor Variance Application (File No. A/53/19) to construct a new two storey dwelling on the subject property. The existing 1950s dwelling, not considered a heritage building, is proposed to be demolished. The Minor Variance Application was approved by the Committee of Adjustment on June 26, 2019.

**The property is located within a heritage conservation district**

As the property is designated under Part V of the Ontario Heritage Act, review by Heritage Markham is required and the approval of Council is necessary to permit the demolition of the existing dwelling. Heritage Markham reviewed the Site Plan Control Application on July 10, 2019 and August 14, 2019, and had no objection to the demolition of the existing dwelling and its replacement with a new dwelling.

**OPTIONS/ DISCUSSION:****The Ontario Heritage Act requires Council to consider all demolition applications for designated properties**

Although the subject building is not considered to possess cultural heritage value, it is located within the Markham Village Heritage Conservation District. According to Section 42(1) of the *Act*, an owner is required to obtain a permit from the municipality to:

1. alter any part of the property other than the interior
2. erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal.

The Act does allow a municipality to delegate its power to grant permits for the alteration of property situated in a heritage conservation district to an employee or official of the municipality. Markham Council has approved such a by-law delegating its power for the approval of alterations to the Manager of Heritage Planning. However, upon consultation with Legal staff, it has been determined that the delegation authority does not include the applications for demolition or removal. Therefore, all applications for demolition of buildings and structures within heritage conservation districts, whether of cultural heritage value or not, must be considered by Council.

**Staff has no objection to the proposed demolition of the existing 1950s dwelling**

Staff supports the proposed redevelopment of the property and is currently processing the Site Plan Control Application, and has no objection to the demolition of the existing non-heritage dwelling on the property.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

None

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Not Applicable

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The demolition request was reviewed by Heritage Markham, Council's advisory committee on heritage matters, within the context of the Site Plan Control and Minor Variance Applications.

**RECOMMENDED BY:**

Biju Karumanchery, M.C.I.P., R.P.P.  
Director, Planning & Urban Design

Arvin Prasad, MPA, RPP, MCIP  
Commissioner, Development Services

**ATTACHMENTS:**

Figure 1: Applicant & Location Map

Figure 2: Building Photograph

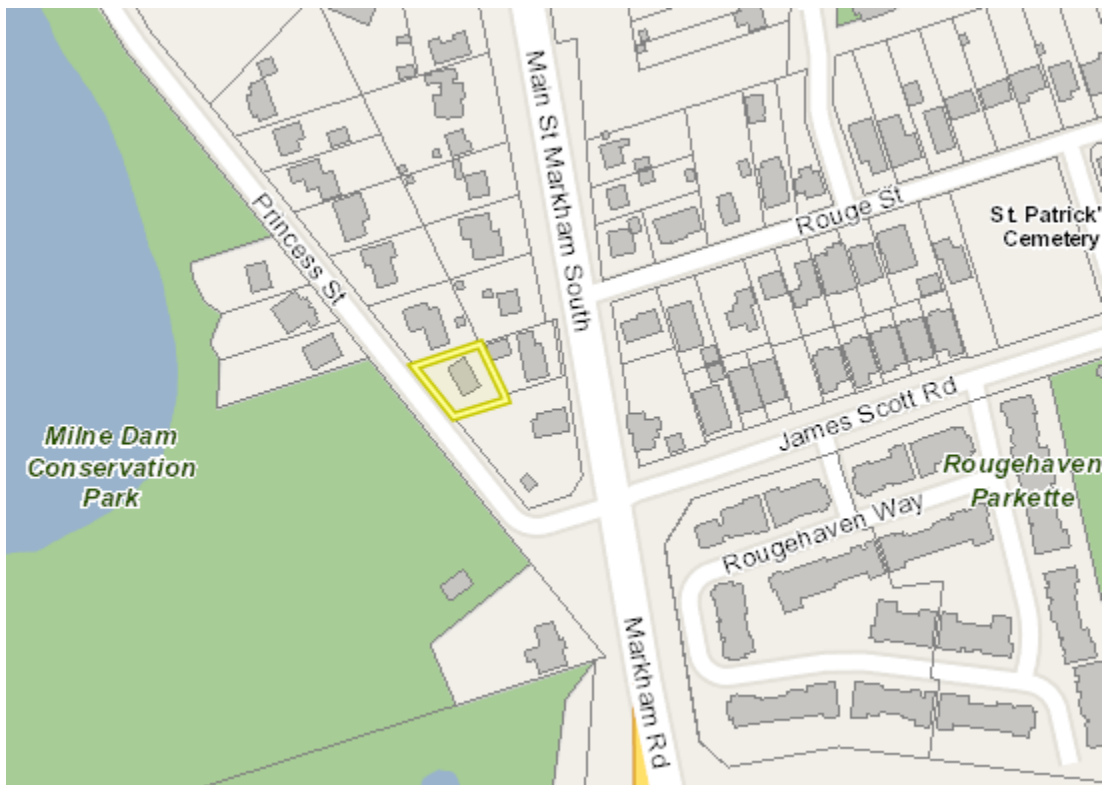
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Demolition.doc

**FIGURE 1**

**APPLICANT NAME & LOCATION MAP**

**APPLICANT/OWNERS:** Cui Zhu Liang c/o The Gregory Design Group

**LOCATION MAP**



**FIGURE 2**  
**BUILDING PHOTOGRAPH**

