



Report to: Development Services Committee

Meeting Date: December 9, 2019

SUBJECT: **Recommendation Report**
Demolition of Listed Barn
10988 Warden Avenue
North Markham Planning District, Ward 2

PREPARED BY: George Duncan, CAHP, Senior Heritage Planner, ext. 2296

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

RECOMMENDATION:

- 1) That the report titled “Recommendation Report, Demolition of Listed Barn, 10988 Warden Avenue, North Markham Planning District, Ward 2,” dated December 9, 2019, be received; and,
- 2) That Council not oppose the demolition of the Brumwell Barn and not proceed with designation under Part IV of the Ontario Heritage Act and endorse the recommendations of Heritage Markham Committee with respect to the property owner incorporating selected salvaged materials into the development of the site, advertising the remaining portions of the barn for salvage, provision of a Markham Remembered Interpretive Plaque, and providing a copy of the Heritage Impact Assessment to the Archives of the Markham Museum; and further,
- 3) 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 barn listed on the *Markham Inventory of Property of Cultural Heritage Value or Interest* at 10988 Warden Avenue, within the North Markham Planning District.

BACKGROUND:

The Region of York has purchased the property for a future road maintenance facility

The Region of York has purchased this rural property for a future Southeast District Road Maintenance and Snow Management Facility. The North Planning District has received a Request for Pre-Consultation for an Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control Application in support of the proposed development. Submission of formal applications has not yet occurred, but staff has met with the applicant in connection with the Request for Pre-Consultation.

The property is located within the North Markham Planning District

Under the Markham Official Plan 2014, the subject property is located within the Future Employment Area of the North Markham Planning District. The property is currently zoned A1 (Agricultural) under Bylaw 304-87.

The property is listed on the Markham Register of Property of Cultural Heritage Value or Interest

The property is listed on the *Markham Register of Property of Cultural Heritage Value or Interest*. It contains a gambrel-roofed barn dating from c.1900 known as the Brumwell Barn, a vacant structure. The associated farmhouse, not a heritage building, was demolished in 2017.

The Region has advised the City of their intention to demolish the barn

The Region does not wish to retain and re-use the barn as they have deemed it not suitable for the intended purpose for the property. They have undertaken a Heritage Impact Assessment and a Condition Assessment of the building in support of demolition of the barn. Their consultants have concluded it does not meet the provincial criteria for designation under Part IV of the Ontario Heritage Act and is not suitable for adaptive re-use.

The proposed barn demolition has been before Heritage Markham on two occasions

The proposed demolition of the Brumwell Barn was first before Heritage Markham Committee on June 12, 2019. At that meeting, Heritage Markham decided not to pursue a recommendation to designate the property under the Act on the basis of the consultant report and staff input, but requested that the Region look further into the adaptive re-use of the barn as a part of the future facility. The Region commissioned Tacoma Engineers to undertake a Condition Assessment to determine the feasibility of converting the barn to a storage or office facility, and the conclusions of the report were presented to Heritage Markham at the October 9, 2019 committee meeting. On the basis of the consultant's findings, Heritage Markham agreed to not oppose the demolition of the Brumwell Barn subject to conditions.

Heritage Markham has asked that the Region salvage materials from the barn and to install an interpretive plaque

Heritage Markham requested the following conditions be attached to their decision not to oppose the demolition of the barn:

1. A commitment to salvage selected elements of the barn complex to incorporate into one of the proposed new buildings on the property (such as the office) or possibly as decorative landscape features;
2. A commitment to advertise the availability of the barn structures/materials (that are not needed for #1) for possible re-use elsewhere to avoid the materials going to landfill; and
3. Agreeing through the Site Plan Control application process to provide a Markham Remembered interpretive plaque describing the history of the site, to be installed in a visible location on the property;

And:

That a copy of the Heritage Impact Assessment be provided to the Markham Museum for their Archives.

OPTIONS/ DISCUSSION:

The Ontario Heritage Act enables municipalities to consider protecting listed properties from demolition

For properties listed on the *Register*, the Act enables municipalities to protect a building of cultural heritage value or interest from demolition by passing an Intention to Designate. This must be done within 60 days of an official acknowledgement of receipt of the owner's notification of their intention to demolish. In this case, Heritage Markham has not recommended that Council proceed with an Intention to Designate, based on the relative significance of the Brumwell Barn, its condition, and issues around its potential for adaptive re-use for the Region's purposes.

Staff has no objection to the proposed demolition of the Brumwell Barn and recommends that Heritage Markham's conditions be endorsed by Council

Staff supports Heritage Markham's recommendations concerning the demolition of the Brumwell Barn and the associated conditions. Staff recommends that Council endorse Heritage Markham's conditions to ensure the Brumwell Barn is appropriately commemorated, and through re-use of selective elements, it remains part of the property incorporated into a building or landscape feature.

The Chief Building Official has determined that a demolition permit application is not required for a farm building

Heritage Section staff has been advised that farm buildings are exempt from the requirement for a demolition permit, so the Region may proceed with the demolition of the barn with no further approvals required from the municipality.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

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.

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

FILE PATH:

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FIGURE 1

APPLICANT NAME & LOCATION MAP

APPLICANT/OWNERS: The Regional Municipality of York

LOCATION MAP:

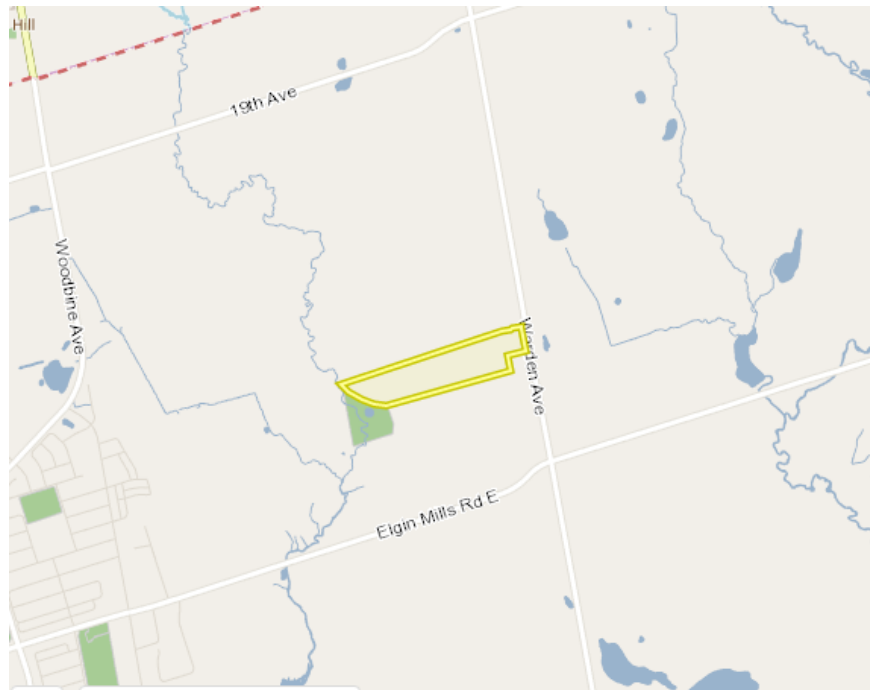


FIGURE 2: BUILDING PHOTOGRAPH



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Brumwell Barn, c.1900, 10988 Warden Avenue