



Report to: Development Services Committee

Meeting Date: January 27, 2020

SUBJECT:	Request for Demolition-Detached Garage	195 Main Street North, Markham Village, DP 19 140818
PREPARED BY:	Peter Wokral, Senior Heritage Planner ext. 7955	
REVIEWED BY:	Regan Hutcheson, Manager of Heritage Planning, ext. 2080	

RECOMMENDATION:

- 1) THAT the staff report entitled “Request for Demolition-Detached Garage, 195 Main Street North, Markham Village, DP 19 140818”, dated January 27, 2020 be received;
- 2) THAT Council approve the proposed demolition of the existing non-heritage detached garage at 195 Main Street North, which is located in the Markham Village Heritage Conservation District.
- 3) AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To recommend that Council approve the proposed demolition of the non-heritage, detached, garage located at 195 Main Street North in the Markham Village Heritage Conservation District.

BACKGROUND:

The Owner of the property proposes to demolish the existing non-heritage garage

The owner of the property at 195 Main Street North wishes to demolish the existing one storey, non-heritage, 40.8m² (439.4 ft²) garage which is located in the rear yard of the property.

The property is located within a heritage conservation district

As the property is designated under Part V of the *Ontario Heritage Act* (the “Act”), the review by Heritage Markham is required and the approval of Council is necessary to permit the demolition of the existing garage. Heritage Markham reviewed the request for demolition on November 13, 2019 and had no objection to the proposed demolition. (See attached Heritage Markham Extract of November 13, 2019 Appendix ‘A’)

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 Council 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 of the authority to approve “alterations” to staff does not include the authority to consider applications for demolition or removal which are addressed under Part IV and V of the Act. No delegation provisions apply in such circumstances.

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.

The proposed demolition of the building can be supported

A review of the existing building by the Heritage Markham Committee and Heritage Section Staff has determined that the structure has no cultural heritage value and that there are no grounds upon which to object to its demolition.

FINANCIAL CONSIDERATIONS

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:

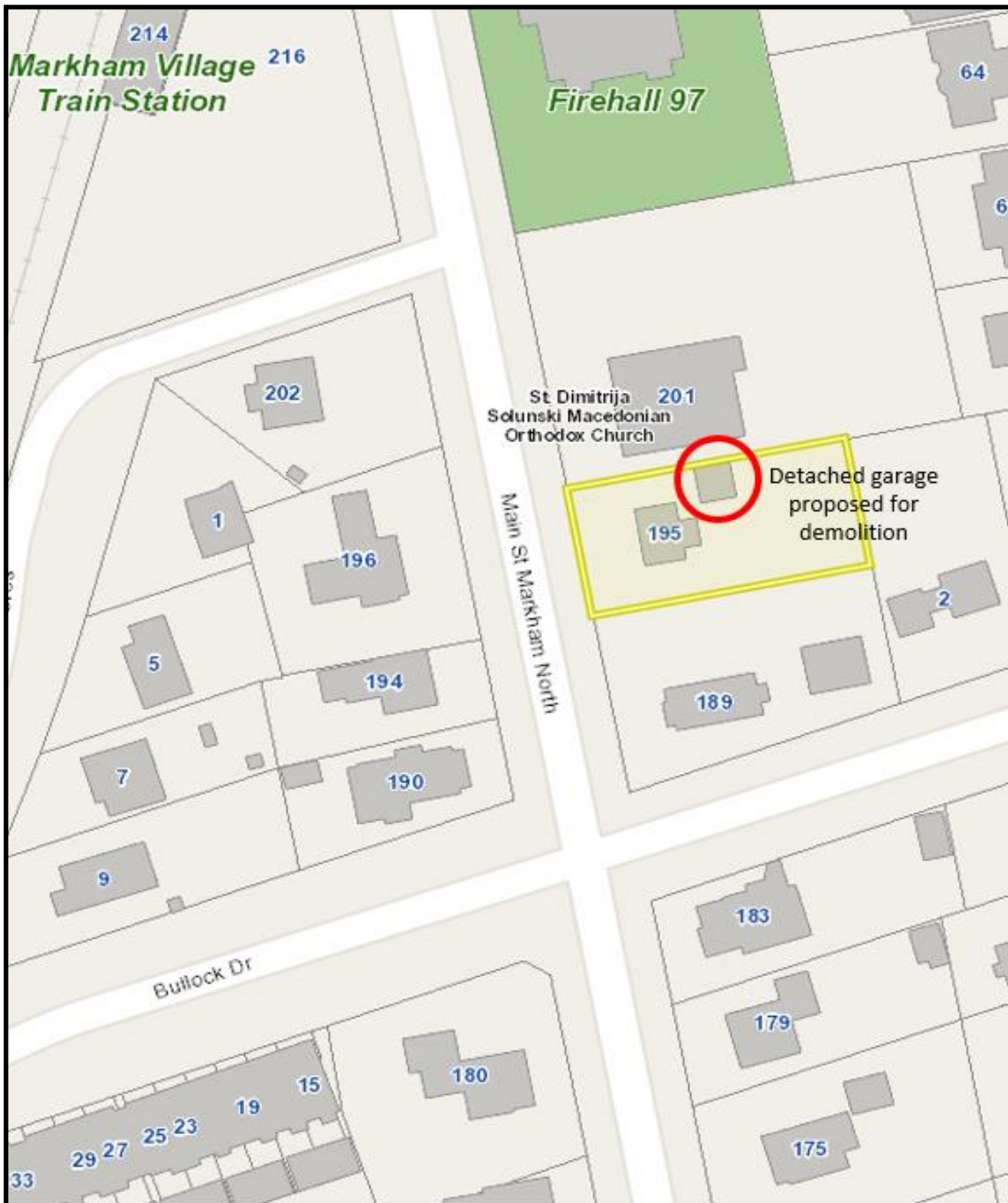
Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

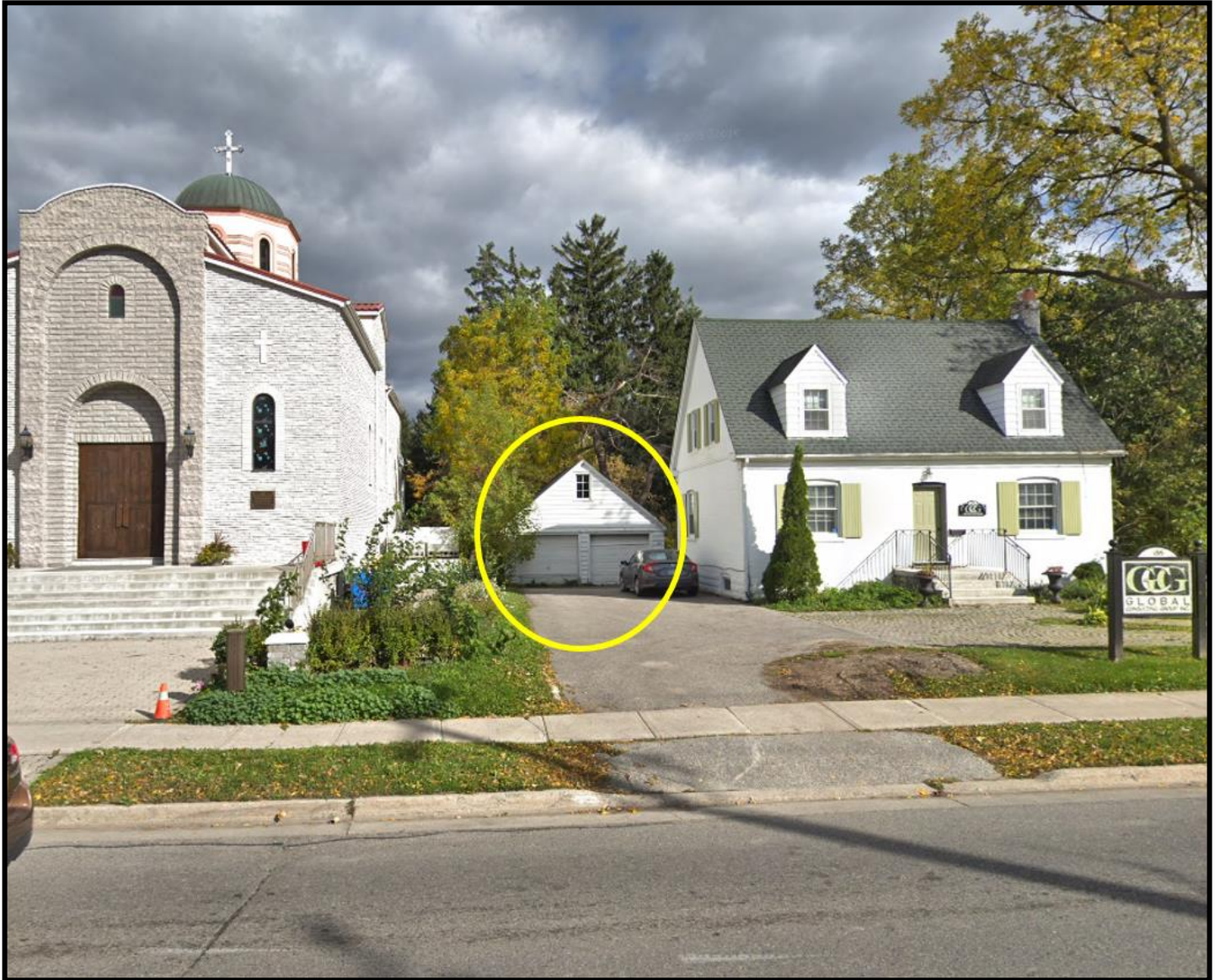
ATTACHMENTS:

Figure 1	Location Map
Appendix ‘A’	Photograph of the Detached Garage
Appendix ‘B’	Heritage Markham Extract of November 13, 2019

Figure 1- Location Map



Appendix 'A'-Photograph of the detached garage



Appendix 'B' - Heritage Markham Extract of November 13, 2019

**HERITAGE MARKHAM
EXTRACT**

DATE: November 21, 2019

TO: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner

**EXTRACT CONTAINING ITEM #11 OF THE ELEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON NOVEMBER 13, 2019.**

- 11. Request for Feedback,
195 Main Street North,
Markham Village Heritage Conservation District,
Proposed Demolition of a Non-Heritage Detached Garage (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner
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Memorandum

Recommendation:

That Heritage Markham has no objection to a future demolition permit application for the existing one and one half storey detached accessory building at 195 Main Street N.

CARRIED