



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: May 13, 2020

SUBJECT: DEMOLITION PERMIT APPLICATION 20 112282 DP
Demolition of Accessory Building
31 Wales Avenue Street
Markham Village Heritage Conservation District

Property/Building Description:

- One and a half storey frame accessory building associated with a dwelling constructed c.1910. Vertical wood siding, gable roof. The building may have been designed to serve as a stable and village-scaled storage barn.

Use:

- Storage and games room.

Heritage Status:

- The dwelling is a Type B heritage building in the Markham Village Heritage Conservation District. The accessory building is not listed as a heritage attribute on the property.

Application/Proposal:

- The property owners plan to build a new accessory building at some point in the future.
- The owners have advised staff that the current structure has structural issues and they prefer to remove the building and replace it with something similar through a future Site Plan Control application.
- A demolition permit has been applied for.

Background:

- The applicants have done some improvements to the dwelling through Site Plan Control application SC 17 163230, which included the construction of a new front porch.

- In 2018, Heritage Section staff made a site visit to view the accessory building, as the owner were contemplating its replacement at that time. Its condition appeared average for a building of this age and type.
- Staff photographed the building, which was used then for storage on the main floor and as a games room on the upper level.

Staff Comment:

- Staff has discussed the idea of repairing the existing c.1910 accessory building with the applicant, instead of demolition and replacement. The owners are of the opinion that the building cannot be reasonably repaired due to structural issues and plan to replace it.
- The owners are open to the idea of making any heritage materials from the building available for use elsewhere, or possibly incorporating it into the new building. Staff recommend that as a condition of demolition approval that the building/materials be advertised in the local newspaper for salvage if the owners do not wish to use the materials themselves.
- Heritage Markham has, in similar situations, accepted the demolition of accessory buildings within the Markham Village Heritage Conservation District (examples include 44 Church Street, 30 Washington Street) on the basis that they are typically located in rear yards and therefore have a minor visual presence in the District, and also because the later accessory buildings are of light stud frame construction and have minimal foundations. They tend not to be substantial structures.
- Demolition will require Council approval, therefore a report to Development Services Committee is in the process of being prepared by staff, to contain Heritage Markham's recommendation.
- Urban Design staff have advised that there are mature trees around the existing accessory building that should be protected during demolition. They have noted that if the applicant plans to build a replacement structure in this location or further back on lot, this may impact mature trees. This is a matter that should be highlighted at a future Request for Pre-Consultation relating to the anticipated Site Plan Control application.

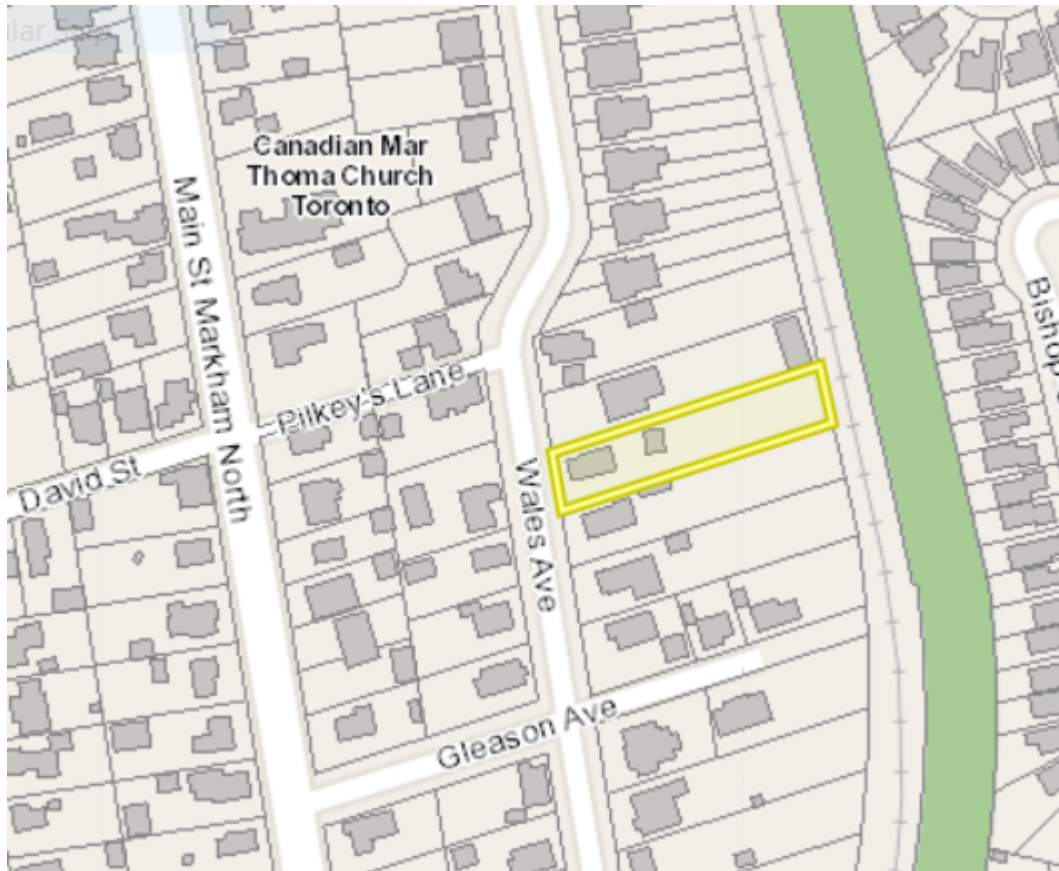
Suggested Heritage Markham Recommendation:

THAT Heritage Markham has no objection to the demolition of the accessory building in the rear yard of 31 Wales Avenue to allow for the future construction of a new accessory building;

THAT as a condition of demolition approval the owners be required to advertise in the local newspaper the building/materials for salvage if they do not intend to use the materials themselves;

AND THAT the applicant be required to protect mature trees in the vicinity of the old building during demolition.

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Location Map



Street View and Close-up of the Accessory Building at 31 Wales Ave.





Side elevation