



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: November 11, 2020

SUBJECT: Demolition Permit Application
Removal of Fire Damaged Structure
32 Colborne Street, Thornhill Heritage Conservation District
File: DP 20 129726

Property/Building Description: 1 storey single detached dwelling constructed in 1956 with 1980's renovation. The Doris Fitzgerald House

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Class 'C' building or a non-heritage building within the district.

Application/Proposal

- The owner proposes to demolish the existing fire damaged structure to the level of the first level floor system to allow for the construction of a new dwelling on the existing foundation that will be subject to the policies and guidelines for new dwellings contained in the Thornhill Heritage Conservation District Plan.

Background

- The existing dwelling was heavily damaged by a fire in July of 2020;
- The owner intends to submit a separate future application for the design of the new dwelling to be constructed on the existing foundation. This application is only to remove the damaged parts of the structure.

Staff Comment

- Staff has no objection to the demolition of the existing fire damaged dwelling to the first level floor system from a heritage perspective and does not recommend that demolition be conditional upon Site Plan Approval for a new dwelling as the existing house presents a risk to health and safety and the District Plan can be relied upon to ensure that the replacement dwelling is appropriate and compatible with Colborne Street.

Suggested Recommendation for Heritage Markham

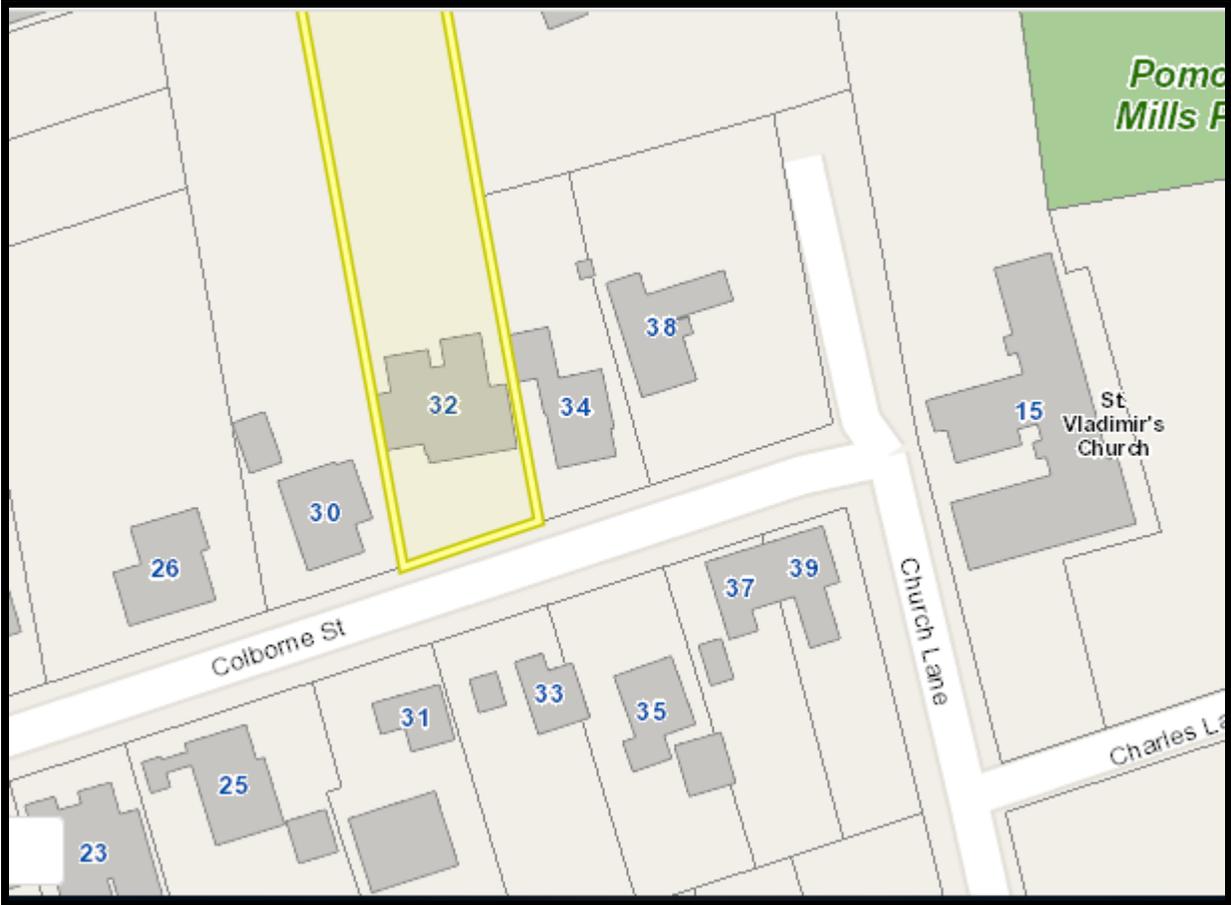
THAT Heritage Markham has no objection from a perspective to the demolition of the existing fire damaged dwelling to the first level floor system at 32 Colborne Street;

AND THAT the design of any future dwelling to be constructed upon the existing foundation comply with the policies and guidelines for new dwellings contained in the Thornhill Heritage Conservation District Plan.

File: 32 Colborne Street

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32 Colborne Street
Thornhill Heritage Conservation District

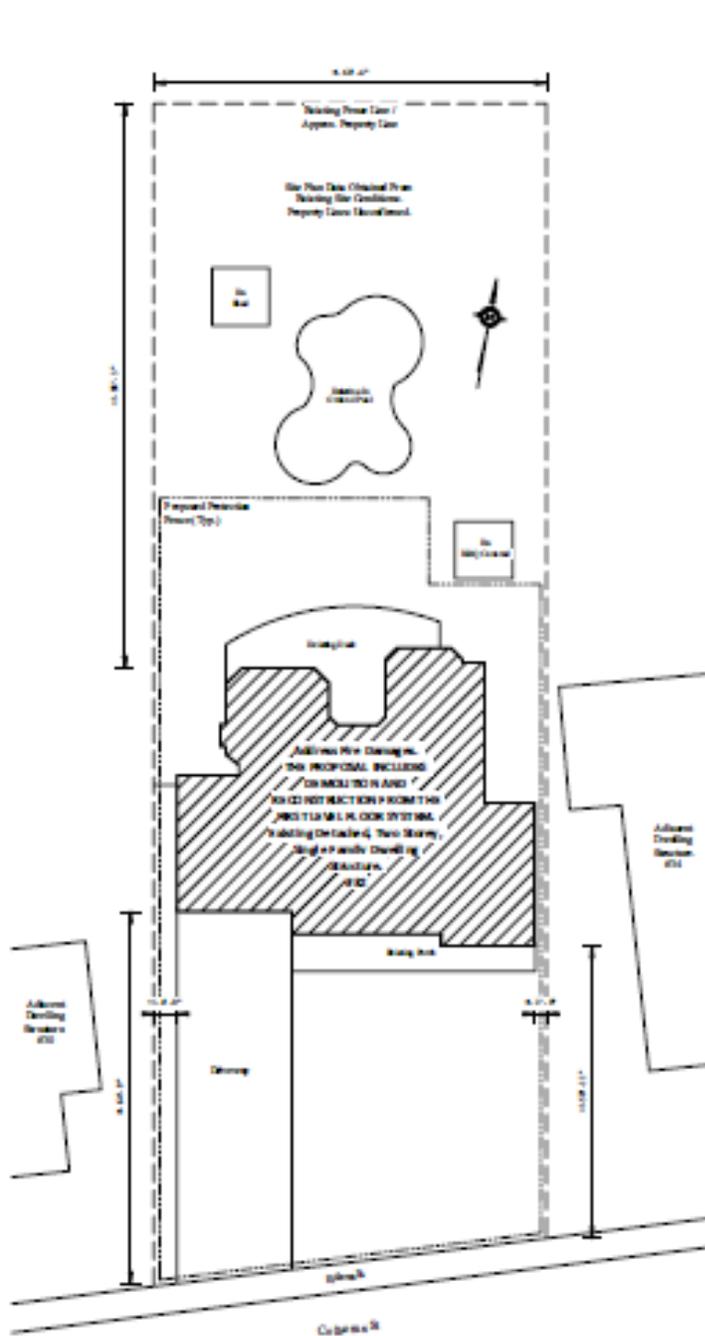


32 Colborne Street
Thornhill Heritage Conservation District



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Site Plan



ALL DEBRIS SHALL BE REMOVED FROM SITE

EXISTING DWELLING UTILITIES TO BE MAINTAINED

THE SUBJECT PERMIT APPLICATION IS FOR DEMOLITION TO THE FIRST LEVEL FLOOR SYSTEM ELEVATION. DOCUMENTATION / SPECIFICATIONS AND DRAWINGS FOR SUBSEQUENT PERMIT APPLICATION FOR REPAIR / RE-BUILD / RECONSTRUCTION PURPOSES WILL BE SUBMITTED UNDER SEPARATE COVER.

NOT REVIEWED FOR ZONING COMPLIANCE