



Report to: Development Services Committee

Meeting Date: April 11, 2022

SUBJECT:	Request for Demolition – Detached Accessory Building/Shed 36 John Street, Thornhill Heritage Conservation District
PREPARED BY:	Peter Wokral, Senior Heritage Planner ext.7955
REVIEWED BY:	Regan Hutcheson, Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) THAT the report entitled “Request for Demolition - Detached Accessory Building/Shed, 36 John Street, Thornhill Heritage Conservation District”, dated April 11, 2022 be received;
- 2) THAT Council supports the proposed demolition of the existing detached accessory building/shed at 36 John Street located within the Thornhill 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 support the proposed demolition of the existing one storey detached accessory building/ shed at 36 John Street in Thornhill.

BACKGROUND:

Owner of the property proposes to demolish the existing accessory building

The owner of 36 John Street in Thornhill wishes to demolish a one storey 22.3 m² (240 ft²) detached accessory building/ garage constructed in 1911 because it has fallen into disrepair.

The property is identified as a Class ‘A’ property in the Heritage District Plan

The property is identified as a Class ‘A’ property in the Thornhill Heritage Conservation District Plan (the “District Plan”), primarily due to the existing 1-1/2 storey detached dwelling building also located on the property. The objective of the District Plan is to retain and conserve Class ‘A’ dwellings/buildings, but not necessarily accessory buildings unless they contribute to the heritage character of the area. The existing accessory building/garage does not appear to possess any significant historical or architectural value (See Appendix ‘A’-Photograph of the existing accessory building)

The application has been reviewed by Heritage Markham Committee

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 building. Heritage Markham reviewed the request for demolition of the building on March 9th, 2022 and had no objections to the demolition of the accessory building (See Appendix ‘B’-Heritage Markham Extract of March 9,

2022). At the meeting, the Committee also received correspondence from the president of the Thornhill Historical Society indicating they are not objecting to this demolition proposal given the unique circumstances.

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 significant cultural heritage value, it is located within the Thornhill 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 does not possess 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:

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Appendix 'A'	Photo of Building
Appendix 'B'	Heritage Markham extract of March 9, 2022

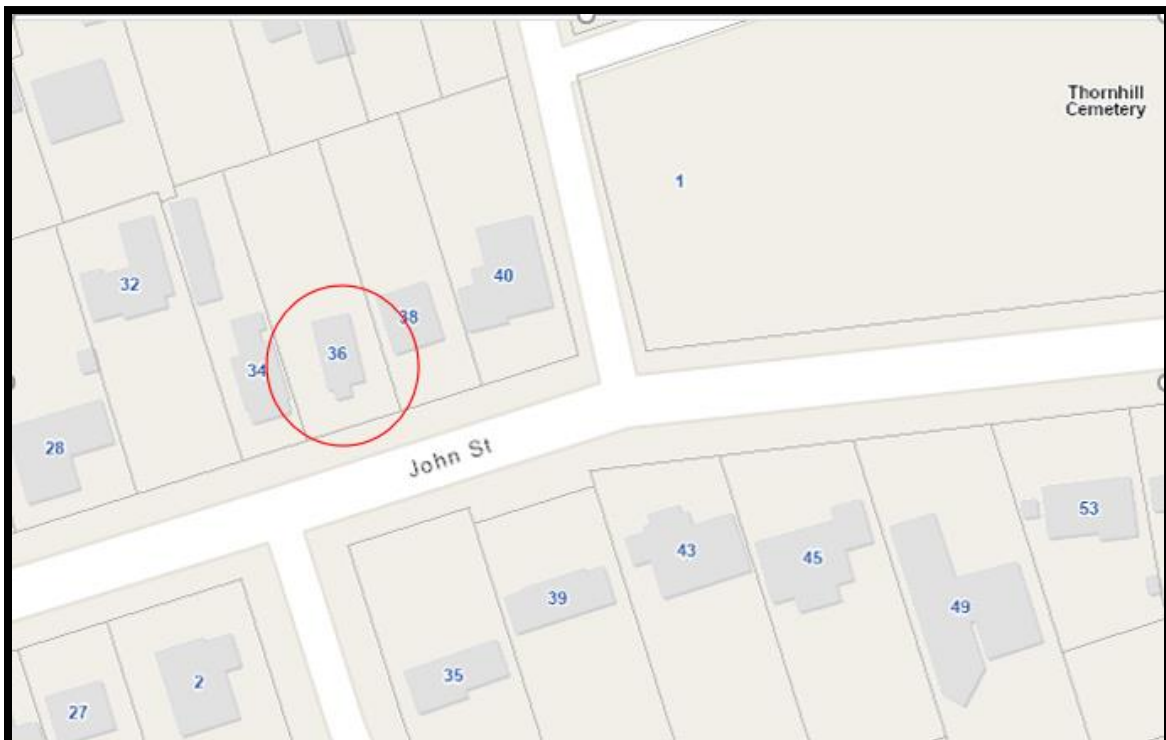
FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\JOHN\36\Demo Report Accessory Building 36 John.doc

APPLICANT: David Lung

Email –lungd@yahoo.com

LOCATION MAP



Appendix 'A' –Photograph of the Existing Accessory Building

