

SUBJECT: Request for Demolition – Detached Heritage Accessory Building, 45 Jerman Street, Markham Village Heritage Conservation District

PREPARED BY: Peter Wokral, Senior Heritage Planner ext. 7955

REVIEWED BY: Regan Hutcheson Manager of Heritage Planning, ext. 2080
Stephen Lue, Senior Manager, Development, ext. 2520

RECOMMENDATION:

- 1) THAT the report entitled “Request for Demolition – Detached Heritage Accessory Building, 45 Jerman Street, Markham Village Heritage Conservation District”, dated November 8, 2022, be received;
- 2) THAT Council supports the proposed demolition of the existing detached heritage accessory building at 45 Jerman Street, located within the Markham Village Heritage Conservation District, subject to the owner advertising the building for salvage or relocation for two weeks in the local newspaper or appropriate social media;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends that Council support the proposal by the Owner of 45 Jerman Street (the “Owner”) to demolish the existing one-storey, detached, heritage accessory building located at 45 Jerman Street (the “Property”) in the Markham Village Heritage Conservation District (“MVHCD”).

BACKGROUND:

The Owner proposes to demolish a heritage accessory building on the Property that was constructed in the 1880s, according to the Municipal Property Assessment Corporation

A one and one half storey historic semi-detached dwelling also occupies the Property, which was constructed in the 1880’s and addressed as 45 and 47 Jerman Street. This dwelling is identified as a Type ‘A’ building in the MVHCD Plan. Type ‘A’ buildings are heritage buildings that have architectural and historical value and are essential to establishing the historic character of the district. Despite the semi-detached dwelling having value to the MVHCD, the historic rear yard accessory building is not considered to significantly contribute to the heritage character of the neighbourhood.

The Owner's proposal to demolish the heritage accessory building on the Property has been reviewed by Heritage Markham Committee ("Heritage Markham")

As the property is designated under Part V of the *Ontario Heritage Act* (the "Act"), review by Heritage Markham is required and approval of Council is necessary to permit the demolition of the existing accessory building. Heritage Markham reviewed the request for demolition of the building on September 14, 2022, and had no objection to its demolition, subject to the Owner advertising the structure for salvage or relocation for at least two weeks in the local newspaper. (See Appendix B).

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 MVHCD. 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, Heritage Section staff determined that the delegation 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 or requests for demolition of buildings and structures within heritage conservation districts, whether of cultural heritage value or not, must be considered by Council within 90 days of notice of receipt. The owner notified the City (Heritage staff) of their desire to demolish the accessory building on August 17, 2022.

Heritage Section Staff support and recommend the proposed demolition of the building

With Heritage Markham review, Heritage Section staff determined that the structure has limited cultural heritage value, and that there are no grounds to object to its demolition. However, as a condition of demolition approval, the Owner must advertise for the potential relocation of the building or salvage, to the satisfaction of the Manager of Heritage Planning, which may include appropriate social media as well as the local newspaper.

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:

Darryl Lyons, M.C.I.P., R.P.P.
Acting Director of Planning and Urban Design

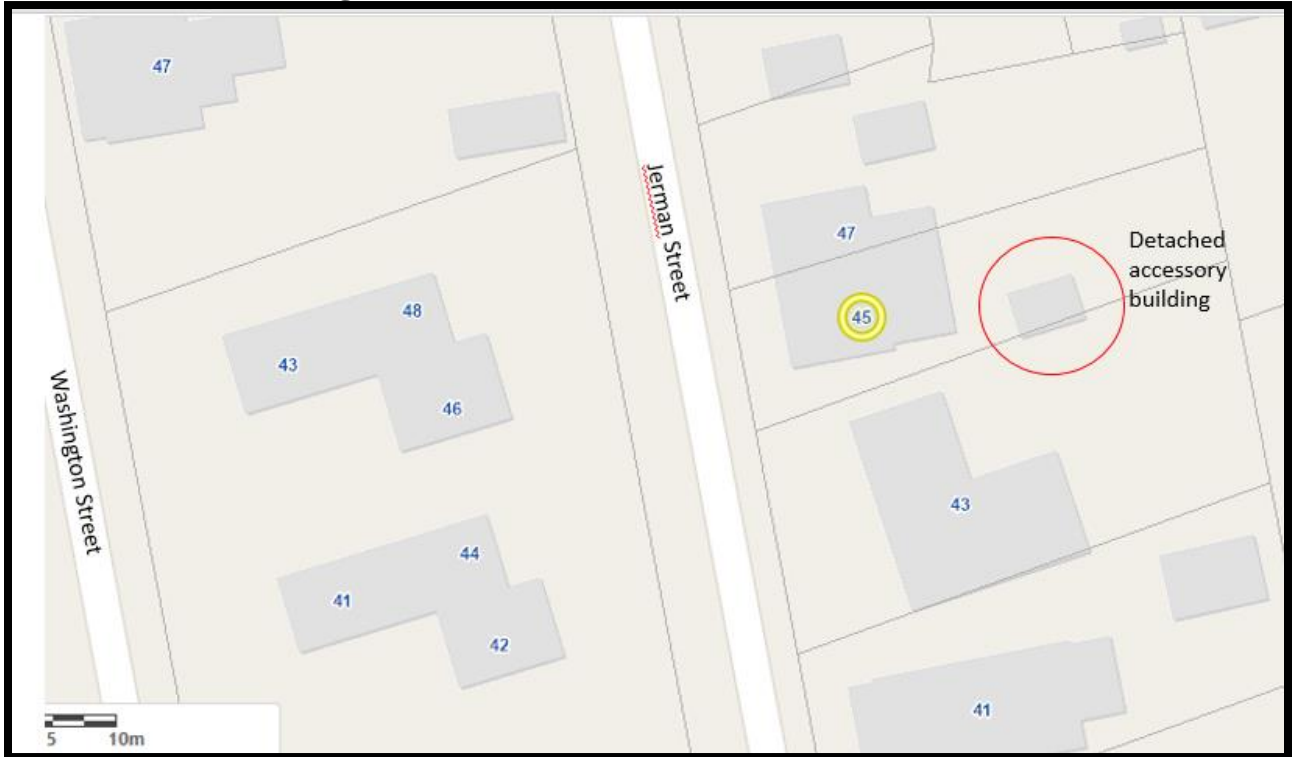
Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

FIGURES AND ATTACHMENTS:

Figure 1	Location Map
Appendix 'A'	Photographs of the Accessory Building
Appendix 'B'	Heritage Markham Extract of September 14, 2022

**FIGURE 1
LOCATION MAP**

APPLICANT: Zilu Liang



APPENDIX A
Photographs of the Accesosry Building



APPENDIX B
Heritage Markham Extract of September 14, 2022

HERITAGE MARKHAM
EXTRACT

Date: September 30, 2022

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

EXTRACT CONTAINING ITEM # 5.4 OF THE NINTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON SEPTEMBER 14, 2022

5.4 DEMOLITION PERMIT

**PROPOSED DEMOLITION OF A REAR YARD ACCESSORY BUILDING
45 JERMAN STREET, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT (16.11)**

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the demolition of the historic, one-storey, frame accessory building at 45 Jerman Street subject to the applicant advertising the structure for salvage or relocation for 2 weeks in the local newspaper;

Carried