



Report to: Development Services Committee

Meeting Date: March 26, 2024

SUBJECT: RECOMMENDATION REPORT, Request for Demolition –
50 to 52 Nelson Street, Markham Village Heritage
Conservation District (Ward 4)

PREPARED BY: Regan Hutcheson, Manager, Heritage Planning ext.x2080

REVIEWED BY: Stephen Lue, Senior Manager, Development, ext. 2520

RECOMMENDATION:

- 1) THAT the March 26, 2024, report titled “RECOMMENDATION REPORT, Request for Demolition – 50 to 52 Nelson Street, Markham Village Heritage Conservation District (Ward 4)”, be received;
- 2) THAT Council supports the proposed demolition of the non-heritage dwelling at 50 to 52 Nelson Street, as per Section 42 of the *Ontario Heritage Act*;
- 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 Owner’s proposal to demolish the non-heritage dwelling located at 50 to 52 Nelson Street (the “Property”) in the Markham Village Heritage Conservation District (“MVHCD”).

BACKGROUND:

The Owner proposes to demolish a non-heritage dwelling that was constructed in 1959 and extensively modified in the late 1990s.

A contemporary, single-detached dwelling occupies the Property, which is designated under Part V of the *Ontario Heritage Act* (the “Act”) as part of the MVHCD (refer to Figures ‘A’ and ‘B’). The MVHCD Plan classifies the Property as Type ‘C’, which are buildings that do not reinforce or relate to the heritage character of the district.

The existing dwelling is located on two lots of record.

The Owner has submitted Site Plan Control Applications (“SPC”) in support of two new complementary dwellings.

Heritage Markham Committee (“Heritage Markham”) has no objection to the demolition.

As the Property is designated under the *Act*, review by Heritage Markham is required and approval of Council is necessary to permit the demolition. Heritage Markham has reviewed the request for demolition of the building as part of SPC Applications.

OPTIONS/ DISCUSSION:

The Act requires Council to consider all demolition applications for designated properties.

According to Section 42(1) of the *Act*, an owner is required to obtain a permit from the municipality to demolish or remove a building or structure or permit the demolition or removal of a building or structure on a property.

The Act allows 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 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.

Heritage Section Staff support the proposed demolition of the 1959 non-heritage dwelling.

Heritage Section staff determined that the structure has no cultural heritage value, and that there are no grounds to object to the proposed demolition.

FINANCIAL CONSIDERATIONS

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not Applicable.

BUSINESS UNITS CONSULTED AND AFFECTED:

The demolition request was considered by Heritage Markham, Council’s advisory committee on heritage matters.

RECOMMENDED BY:

Giulio Cescato, MCIP, RPP
Director of Planning and Urban Design

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS:

Figure ‘A’: Location Map
Figure ‘B’: Photograph of the Property

FIGURE 'A': Location Map

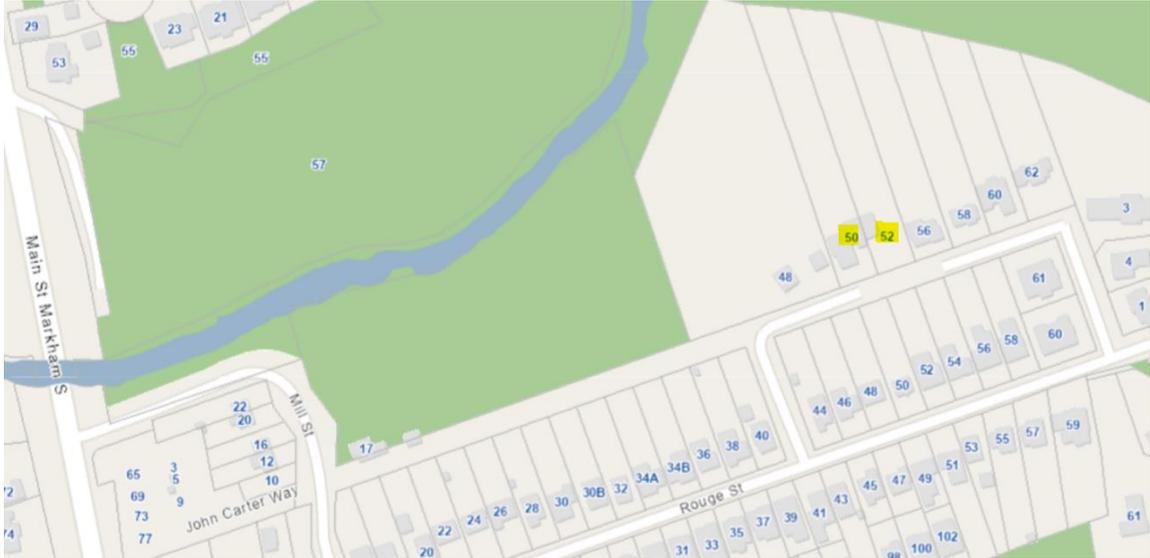


FIGURE 'B': Photograph of the Property

