

SUBJECT: Request for Demolition – Single Detached Dwelling
22 Rouge Street, Markham Village Heritage Conservation
District, Ward 4

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

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) THAT the staff report entitled “Request for Demolition-Single Detached Dwelling, 22 Rouge Street, Markham Village Heritage Conservation District”, dated November 19, 2018 be received ;
- 2) THAT Council endorse the demolition of the existing non-heritage single detached dwelling at 22 Rouge Street located within the Markham Village 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 dwelling at 22 Rouge Street in Markham Village.

BACKGROUND:**Owner of the property proposes to demolish a single detached non-heritage dwelling**

The owner of 22 Rouge Street in Markham Village wishes to demolish an existing one storey, 91m² (980 sq. ft.) detached dwelling constructed in 1962 and replace it with a new two storey 382 m² (4,112 sq. ft.) detached dwelling with an attached garage.

The property is located within a heritage conservation district

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 garage. Heritage Markham reviewed the request for demolition of the building on September 5th, 2018 and had no objection.

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 Markham Village 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

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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 has no cultural heritage value and that there are no grounds upon which to object to its demolition.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

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, RPP, MCIP
Director, Planning and Urban Design



Arvin Prasad, MPA, RPP, MCIP,
Commissioner of Development
Services

ATTACHMENTS:

Appendix 'A' Photo of Building
Appendix 'B' Heritage Markham extract

FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\ROUGE\22\Demo Report November 2018.doc

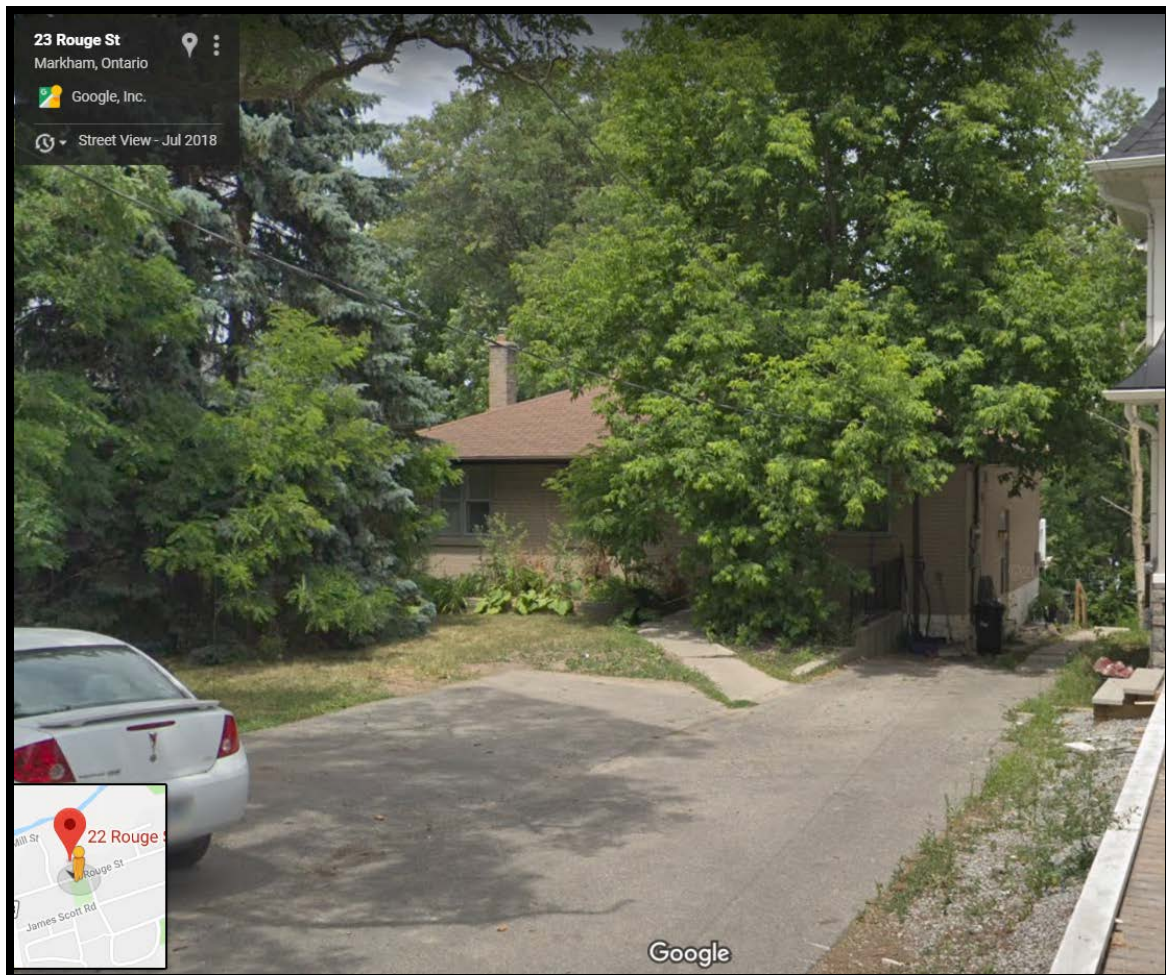
APPLICANT: Steven Lee

LOCATION MAP



Appendix 'A'

Photograph of the Existing Dwelling at 22 Rouge Street



APPENDIX 'B'

Heritage Markham Extract of September 5th, 2018**HERITAGE MARKHAM
EXTRACT**

DATE: September 14, 2018

TO: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
J. Leung, Committee of Adjustment

**EXTRACT CONTAINING ITEM #12 OF THE NINTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON SEPTEMBER 5, 2018.**

**12. Committee of Adjustment Variance Application,
22 Rouge Street, Markham Village Heritage Conservation District,
Variances in Support of a Proposed Dwelling (16.11)**

File No: A/91/18

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
J. Leung, Committee of Adjustment

Memo

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that similar variances were approved for 24 Rouge Street previously, but 22 Rouge Street is requesting support for a significantly larger dwelling.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham does not support any variance to either side yard setback, and that a net floor area ratio closer to the infill by-law of 45% must be achieved.

Recommendation:

That Heritage Markham has no objection to the demolition of the existing one storey dwelling at 22 Rouge Street as it has no heritage significance; and,

That Heritage Markham has no objection from a heritage perspective to a maximum building depth of 18.52m for the proposed new dwelling at 22 Rouge Street; and,

That Heritage Markham does not support from a heritage perspective any variance to the east or west side yard setbacks; and,

That Heritage Markham requests a reduction to the net floor area ratio to achieve a net floor area ratio closer to the permitted by-law maximum of 45% for the proposed new dwelling at 22 Rouge Street; and,