



Report to: Development Services Committee

Meeting Date: June 25, 2018

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<b>SUBJECT:</b>	Request for Demolition – Detached Accessory Building 30 Washington Street, Markham Village, Ward 4
<b>PREPARED BY:</b>	George Duncan, Senior Heritage Planner, ext. 2296
<b>REVIEWED BY:</b>	Regan Hutcheson, Manager of Heritage Planning, ext. 2080

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**RECOMMENDATION:**

- 1) That the staff report entitled “Request for Demolition-Detached Accessory Building, Washington Street, Markham Village”, dated June 25, 2018 be received;
- 2) That Council endorse the demolition of the frame accessory building at 30 Washington Street;
- 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 demolition of a frame accessory building at 30 Washington Street, Markham Village.

**BACKGROUND:**

**The owners of the property propose to demolish a one storey, detached, accessory building**

The owners of 30 Washington Street wish to demolish a one storey, frame accessory building (former garage) located in the rear yard, which is deteriorated and has not been in use for some time. There is no development application relating to this application to demolish.

**The property is located within a heritage conservation district**

As the property is designated under Part V of the Ontario Heritage Act, the review by Heritage Markham is required and the approval of Council is necessary to permit the demolition of the existing detached garage. Heritage Markham reviewed the demolition request on June 12, 2018 and had no objection to the demolition of the structure.

**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
2. erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal.

The Act does allow a municipality 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 accessory building can be supported**

A review of the existing building by Heritage Section staff has determined that the building was constructed in the early 20<sup>th</sup> century and has limited architectural or historical significance. Therefore, staff has no objection to its demolition.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

None

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

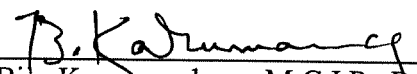
**ALIGNMENT WITH STRATEGIC PRIORITIES:**


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, M.C.I.P., R.P.P.  
Director, Planning & Urban Design

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

**ATTACHMENTS:**

Figure 1: Location Map and Building Photograph

**FILE PATH:** Q:\Development\Heritage\PROPERTY\WASHNGTN\30\DSCJune252018.doc

## FIGURE 1

**APPLICANT/OWNERS:** Ken Edwards and Elizabeth Ho

### LOCATION MAP AND BUILDING PHOTOGRAPH

