

SUBJECT: Request for Demolition – Single Detached Dwelling
10 Dryden Court, Markham Village
DP 17 181477

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, 10 Dryden Court, Markham Village,” dated February 12, 2018, be received ;
- 2) THAT Council approve the proposed demolition request for the existing single detached, non-heritage, dwelling at 10 Dryden Court located within the Markham Village Heritage Conservation District, subject to the proposed new infill dwelling conforming with policies and guidelines of the Markham Village Heritage Conservation District Plan for new buildings and the City’s Bird Friendly Guidelines;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To recommend that Council approve the proposed demolition of the existing one storey detached, non-heritage, dwelling located at 10 Dryden Court in Markham Village.

BACKGROUND:**The owners of the property propose to demolish the existing dwelling**

The City’s Building Department is in receipt of an application to demolish the existing one storey, non-heritage, frame dwelling located at 10 Dryden Court in the Vinegar Hill area of the Markham Village Heritage Conservation District. The proposed demolition of the existing dwelling is to permit the construction of a new infill dwelling.

The Toronto and Region Conservation Authority does not support additions to the existing house

The owners of the house have consulted with the Toronto and Region Conservation Authority (TRCA) about the possibility of constructing additions to the existing house either horizontally or vertically. The response from the TRCA is that they cannot support any additions to the existing house, due to its proximity to the stable top of bank and the sensitive environmental lands of the Rouge Valley located to the rear of the existing house. However, the TRCA has indicated that they could support the demolition of the existing house and the construction of a new house located further away from the stable top of bank. The owners have submitted a pre-consultation application to the City’s

Planning Department seeking feedback on a conceptual new two storey infill house (see Appendix C).

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 house. Heritage Markham reviewed the request for demolition of the dwelling on January 10, 2018, and did not object to the demolition of the existing dwelling subject to the owner obtaining Site Plan Approval for a new infill dwelling designed in accordance with the policies and guidelines contained in the Markham Village Heritage Conservation District Plan regarding new buildings.

The property is occupied by a Type ‘B’ building in the Markham Village Heritage Conservation District

The existing dwelling on the property is identified as a Type ‘B’ building in the Markham Village Heritage Conservation District Plan which means that it is not considered to be a heritage building, but that it contributes to the historic character of the district by means of its scale, form, architectural style and materials. Generally, the District Plan does not support the demolition of Type ‘B’ building and instead recommends their retention and the creation of compatible additions.

OPTIONS/ DISCUSSION:

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

The subject building is not considered to possess an significant cultural heritage value, but 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 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 is supported

Despite the policies of the Markham Village Heritage Conservation District Plan, which generally do not support the demolition of Type 'B' buildings, the proposed demolition is supported in this particular instance with conditions. Demolition can be supported because the subject dwelling is located on a discreet court composed of larger late 20th century homes, and appears as an anomaly on the street rather than contributing to a discernable heritage character. Given this, and the restrictions imposed by the TRCA regarding the potential of constructing additions to the existing home, the Heritage Markham committee and Heritage Section Staff can support demolition subject to the owner obtaining Site Plan Approval for a new infill dwelling which conforms to the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan, and the City's Bird Friendly Guidelines, due to the proximity of the Rouge Valley.

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:

Ron Blake, M.C.I.P., R.P.P.
Acting Director of Planning and
Urban Design



Biju Karumanchery, M.C.I.P., R.P.P.
Acting Commissioner of Development
Services

ATTACHMENTS:

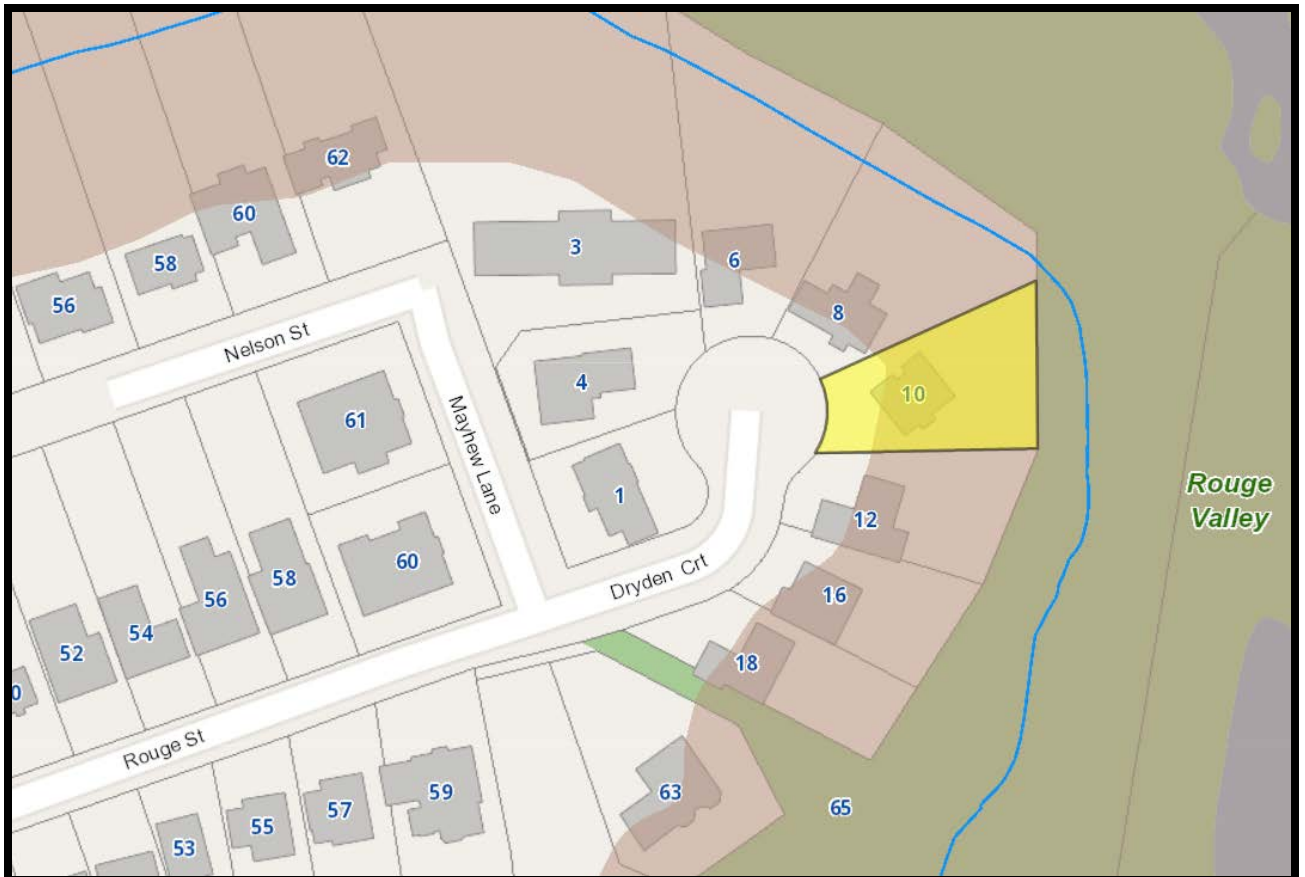
Appendix 'A'	Photo of Building
Appendix 'B'	Heritage Markham extract
Appendix 'C'	Proposed New Infill Dwelling

FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\DRYDEN\10\Demo Report .doc

APPLICANT: Neil Lauritsen

LOCATION MAP



Appendix 'A'- Photograph of the existing heritage dwelling at 26 Station Street



Appendix 'B' - Heritage Markham Extract of January 10, 2018

**HERITAGE MARKHAM
EXTRACT****DATE:** January 22, 2018**TO:** **P. Wokral, Heritage Planner**
R. Hutcheson, Manager of Heritage Planning**EXTRACT CONTAINING ITEM #10 OF THE FIRST HERITAGE MARKHAM
COMMITTEE MEETING HELD ON JANUARY 10, 2018.**

- 10. Demolition Permit Application,
10 Dryden Court, Markham Village,
Proposed Demolition of a Type "B" Dwelling, (16.11)**
File No: DP 17 181477
Extracts: P. Wokral, Heritage Planner
R. Hutcheson, Manager of Heritage Planning

The Heritage Planner reviewed the demolition permit application to demolish a dwelling designated under Part V of the Ontario Heritage Act and classified as a Type "B" building or non-heritage buildings that are considered to be complementary to the heritage district in terms of scale, form, massing, materials, architectural details, etc. The owner has submitted an application to demolish the existing house and is proposing to replace the existing house with a new two storey detached dwelling. The Toronto and Region Conservation Authority has indicated that they do not support an extension either horizontally or vertically of the existing home due to its location within their screening zone and the regional flood line.

The Heritage Planner advised that although the Markham Village Heritage District Heritage Conservation District Plan contains policies which encourage the retention of Type 'B' buildings and discourages their demolition, Staff supports the requested demolition for the following reasons:

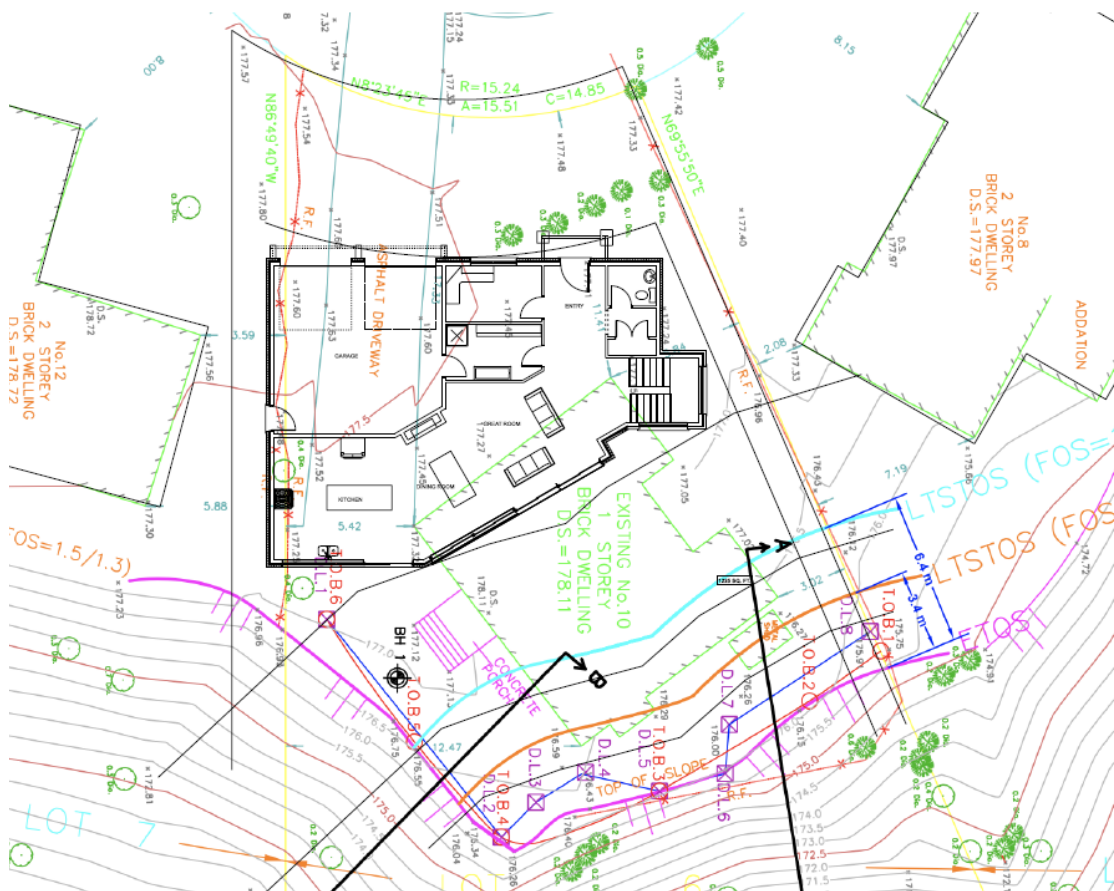
- The existing house is located in a discreet court setting of larger, two storey, late 20th century homes, and due to its smaller scale and materials, it does not relate to the neighbouring homes nor does it contribute to a discernible heritage character; and
- The restrictions imposed by the Toronto and Region Conservation Authority do not permit the owner to construct a complementary addition to the existing dwelling.

The Committee discussed the various reasons why demolition would be supported, specifically the stability of the site, and the restrictions imposed by the TRCA to not permit any complementary addition to the existing dwelling.

Heritage Markham Recommends:

That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling at 10 Dryden Court because its style does not relate to the surrounding homes, it does not contribute to a discernible heritage character, and the restrictions imposed by the Toronto and Region Conservation Authority do not allow for a complementary addition to the existing house, subject to site plan approval for a new infill house in accordance with the Markham Village Heritage District Heritage Conservation District Plan.

CARRIED



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CLIENT / PROJECT INFORMATION:
17067 - Lauritsen

PLOT PLAN

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Proposed Elevations



FRONT
SCALE: 3/16" = 1'-0"

SEAL

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FRONT

October 7, 2017

3/16" = 1'-0"

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REAR
SCALE: 3/16" = 1'-0"

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REAR

October 7, 2017

3/16" = 1'-0"

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Perspective



ADDITIONAL INFORMATION CONCERNING THE
 ABOVE NAMED INDIVIDUALS OR GROUPS
 SHOULD BE TO THE NEW YORK OFFICE OF
 THE ATTORNEY GENERAL, 120 NASSAU
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RENDERING

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