



Report to: Development Services Committee

Report Date: September 11, 2017

SUBJECT:	Demolition Permit Application Single Detached Dwelling c.1948 15 Pavilion Street Unionville Heritage Conservation District File No. 17 170321 DP
PREPARED BY:	George Duncan, Senior Heritage Planner, ext. 2296
REVIEWED BY:	Regan Hutcheson, Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) THAT the report titled “Demolition Permit Application, Single Detached Dwelling c.1948, 15 Pavilion Street, Unionville Heritage Conservation District, File No. 17 170321 DP, dated September 25, 2017, be received;
- 2) THAT as recommended by Heritage Markham, on the basis of the property’s Group B classification as a building that is important in terms of contextual value, the demolition permit application be refused;
- 3) THAT the applicant be advised that renovations and additions can be applied for as an alternative means of development rather than demolition;
- 4) AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to present information regarding an application to demolish a c.1948 dwelling within the Unionville Heritage Conservation District. Heritage Markham, at its meeting of August 9, 2017, recommended that the demolition permit be refused on the basis of the property’s Class B classification in the District Plan. As a Class B property, the building is important in terms of contextual value. There is currently no development application for the subject property. Staff supports Heritage Markham’s recommendation.

BACKGROUND:

The property has a Class B classification in the Unionville Heritage Conservation District Plan

The property at 15 Pavilion Street contains a one and a half storey, brick and stone clad dwelling with a Tudor Revival stylistic influence in its design. According to MPAC data, the construction date is 1948. The dwelling is classified as a Class B property in the Unionville Heritage Conservation District Building Inventory prepared in 1997. Class B buildings in the district are defined as “buildings that are important in terms of contextual value.” Class B buildings are further described in the District Plan: “They may not be of significant architectural or historical value, however they contribute substantially to the visual character of the village landscape. They support and help define the character of the District.”

The property owners have applied for a demolition permit

The property owners have applied for a demolition permit. At the time of writing of this staff report, the property is for sale. There is currently no development application, however staff has received inquiries from potential purchasers that are interested in building a new dwelling on the property to replace the existing older dwelling.

Heritage Markham reviewed the demolition permit application

At the Heritage Markham meeting of August 9, 2017, the property owners were in attendance. Heritage Markham passed a resolution recommending that the demolition permit be refused by Council on the basis of its Class B classification in the Unionville Heritage Conservation District Plan (See Heritage Markham Extract, Appendix 'A'). The applicants expressed their intention to present their position in favour of demolition at the Development Services Committee.

OPTIONS/ DISCUSSION:**The subject dwelling is a compatible dwelling in the heritage district**

Most of the dwellings built circa 1920s to 1950s in the Unionville Heritage District are listed as Class B properties in the District Plan. They are buildings that are generally compatible in terms of contextual value and they fit well into the neighbourhood due to their construction materials, scale and massing. They may not be of significant historical or architectural value, however they contribute to the heritage/village-like character of the area. These properties also support and help define the character of the Heritage District. Staff has been advising those interested in the property to consider retaining the original dwelling, modifying the interior and adding an appropriate addition.

The Unionville Heritage Conservation District Plan contains policies on Class B properties

The District Plan does not address the demolition of Class B buildings, but rather provides policies for renovation approaches. Given that the District Plan describes Class B buildings as important in terms of contextual value and as substantial contributors to the visual character of the village landscape, it can be inferred that the demolition of Class B buildings is not generally supported by the policies of the District Plan. Demolition requests of these buildings are reviewed on a case-by-case basis, and the ultimate decision is that of Council.

Staff does not support the proposed demolition

Staff's view is that the dwelling may not be of significant historical value, but that it has contextual value in the district, and helps support the character of the village due to its materials, scale and massing. The dwelling is a representative example of a suburban residence designed with the influence of the Tudor Revival architectural style. There is growing interest in the preservation of architectural styles from the 1920-1950 period, especially when they form part of protected cultural heritage landscapes such as heritage conservation districts.

Staff supports the retention of the existing dwelling for the following reasons:

- The dwelling is important in terms of contextual value to the heritage district;

- The dwelling contributes to the visual character of the village landscape;
- The dwelling is a representative example of a suburban residence designed with the influence of the Tudor Revival architectural style.

Renovation and additions are alternative options for development

As an alternative to demolition, the renovation of the existing building and additions to it is possible, within the context of the policies and design guidelines of the Unionville Heritage Conservation District Plan and subject to the applicable planning and building permit applications. There is no development application on this property at this time. Staff has reviewed the history of Class B properties since the creation of the Unionville Heritage Conservation District in 1997 and found that although some Class B dwellings have been permitted to be demolished and replaced with new buildings, more have been successfully renovated and expanded to meet present-day standards (See Appendix 'B' for a summary of development activity on Class B properties since 1997).

Council has a specified timeframe to reach a decision on a demolition permit for a designated property

This staff report complies with the requirements of the Ontario Heritage Act whereby Council has 90 days to reach a decision on the demolition of a building located on a designated property. Council must render a decision before October 26, 2017.

Should Council decide to refuse the demolition permit application, the owner may appeal the decision to the Ontario Municipal Board. Unlike the Conservation Review Board, where Council has the choice whether or not to accept the results of the hearing, where a property is already designated, the Ontario Municipal Board has the final say that Council is required to accept.

FINANCIAL CONSIDERATIONS AND TEMPLATE:

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

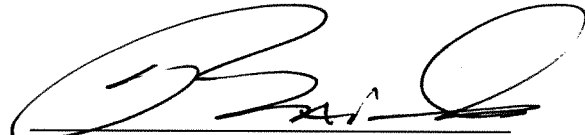
This report aligns with the Corporate Direction of Managed Growth and Environment by ensuring that the village-like character of the Unionville Heritage Conservation District is protected within the context of the changing built landscape.

BUSINESS UNITS CONSULTED AND AFFECTED:

Heritage Markham was circulated this application for comment.

RECOMMENDED BY:


Biju Karumanchery, MCIP, RPP
Director of Planning & Urban Design


Jim Baird, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Building Photograph

Appendix A Heritage Markham Extract

Appendix B Development Activity on Class B Buildings Since 1997

FILE PATH:

Q:\Development\Heritage\PROPERTY\PAVILION\15\DSCSept252017Demolition.doc

Figure 1

OWNER/APPLICANT:

Hendrick Spaans

LOCATION MAP:

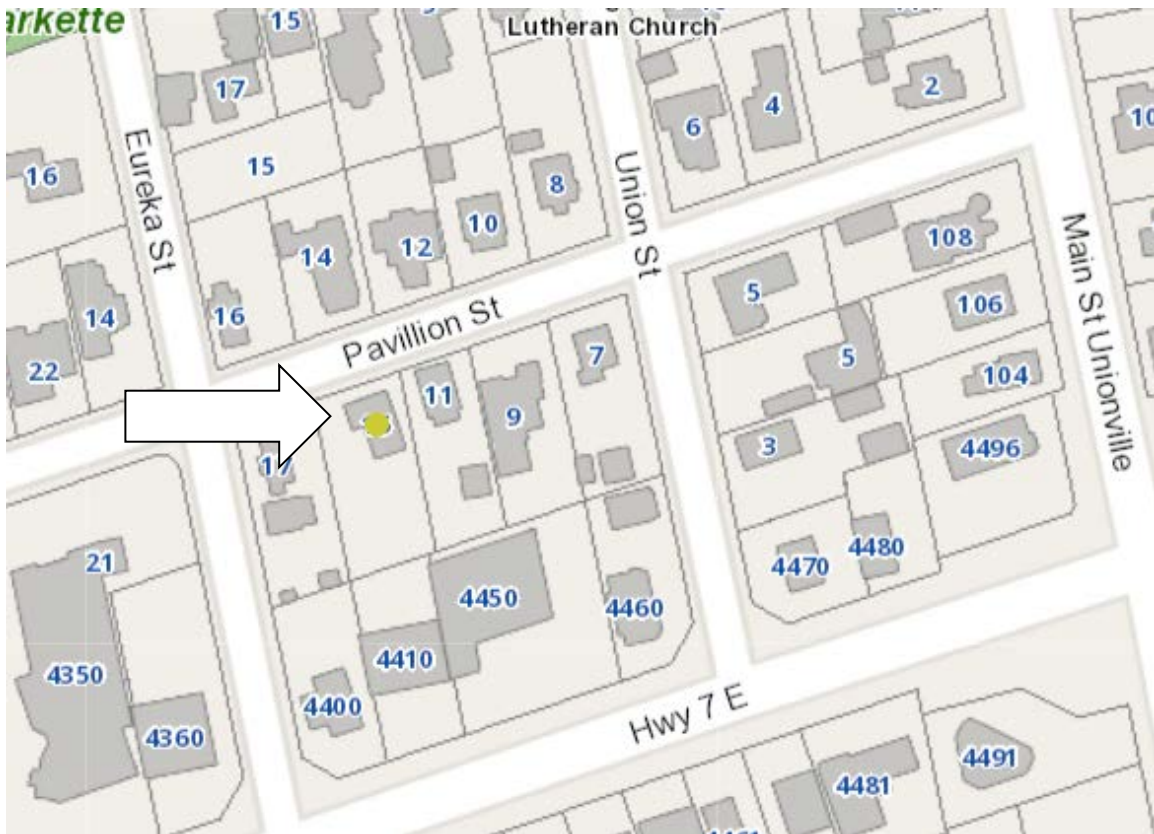


Figure 2: Building Photograph



HERITAGE MARKHAM
EXTRACT

DATE: August 23, 2017

TO: File
C. Dimou, Building Department
R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #17 OF THE EIGHT HERITAGE MARKHAM
COMMITTEE MEETING HELD ON AUGUST 9, 2017.

17. Demolition Permit Application

**15 Pavilion St, Unionville Heritage Conservation District,
1948 House (16.11)**

File No: 17 170321 DP

Extracts: C. Dimou, Building Department,
R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner reviewed the demolition permit application for the existing dwelling at 15 Pavilion Street, Unionville Heritage Conservation District, in preparation for a potential new dwelling to be constructed on the property. He advised that at this time, no development applications have been made, or pre-consultation requests submitted.

The Senior Heritage Planner advised that in the Unionville Heritage Conservation District Plan, Group B buildings are defined as "Buildings that are important in terms of contextual value". Group B buildings are further described in the District Plan: "They may not be of significant historical or architectural value, however they contribute substantially to the visual character of the village landscape. They support and help define the character of the District." The Senior Heritage Planner further advised that some Group B buildings are heritage buildings that have had alterations done to them to the degree that they did not warrant a Group A classification at the time when the District Plan Building Inventory was prepared. They also include some older buildings that in 1997 were not old enough at the time to be considered to be of cultural heritage value.

The Senior Heritage Planner advised that the house at 15 Pavilion Street represents a later phase of Unionville's development in the mid-20th century, when undeveloped residential lots remaining from 19th century plans of subdivision were infilled with modern-era housing. These more recent buildings were designed and constructed at a modest scale that was a good fit with the historic pattern of development that began in the mid to late 19th century. When the house at 15 Pavilion Street was built, Unionville was still a rural village within the larger context of Markham Township. Other than the date of construction (MPAC data) of 1948, there is no further historical information on this property. Staff believes that the demolition permit should be refused on the basis of the Group B classification and given that there is no current development proposal for the property. A staff report, with recommendations from the Heritage Markham Committee, will need to be submitted for the consideration by the Development Services

Committee (DSC) in the fall, within the 90-day period prescribed by the *Ontario Heritage Act*, for demolition permits for designated properties.

Mr. Hendrik Spaans, the property owner addressed the Committee in support of the demolition request.

The Committee advised Mr. Spaans that Heritage Markham Committee does not support requests for demolition of heritage dwellings. The Chair advised Mr. Spaans that he could appeal Heritage Markham Committee's decision to the DSC at its next meeting scheduled to be held in September.

Heritage Markham Recommends:

That Council refuse the demolition permit application for the existing dwelling at 15 Pavilion St, Unionville Heritage Conservation District on the basis of its Group B classification in the Unionville Heritage Conservation District Plan (contextual value); and,

That the applicant be advised that interior renovations and a compatible addition are supported by the City as a means of property improvement, subject to the policies and guidelines of the Unionville Heritage Conservation District Plan and the applicable planning applications.

CARRIED

Appendix 'B'

Development History - Residential Class B Buildings Unionville Heritage Conservation District Inventory 1997

Class B Dwellings Demolished Since 1997 – 4 Residential Demolitions

251 Carlton Road, c.1920

Demolished due to address change to 65 Pomander – when permit came in it was not circulated to Heritage Planning for comment.

16 Maple Lane, c.1930

Demolition not opposed after Heritage Markham determined “that the house was not architecturally significant nor was it in a condition which merited its preservation.”

21 Maple Lane c.1925

Demolition not opposed after staff site visit determined that “after viewing this specific property/building, its form of construction, its internal and external features, and its current size, it would appear that the building possesses only minimal cultural heritage value and demolition could be supported subject to conditions.” Heritage Markham supported this opinion.

8 Station Lane, c.1883

Demolition not opposed by Heritage Markham on the basis that “the house was of moderate significance and much altered.”

Class B Dwellings Renovated/Enlarged Since 1997 – 6 Residential Projects

11 Eckardt Ave., c.1937

84 Main Street, c.1940s

127 Main Street, c.1930

260 Main Street, c.1840

15 Maple Lane, c.1940

12 Station Lane, c.1882

Note: 12 Euclid Street, a Class C building from the late 1940s, was demolished after a decision by Council. Staff did not support the demolition based on the cultural heritage value of the building, which in staff's opinion warranted a Class B classification.