



Report to: Development Services

Meeting Date: February 13, 2017

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<b>SUBJECT:</b>	Request for Demolition-Single Detached Dwelling 30 B Rouge Street, Markham Village
<b>PREPARED BY:</b>	Peter Wokral, Heritage Conservation Planner ext. 7955
<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-Single Detached Dwelling, 30 B Rouge Street, Markham Village," dated February 13, 2017, be received ;
- 2) THAT Council endorse the proposed demolition of the existing single detached dwelling at 30 B 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 demolition of a non-heritage, single detached dwelling at 30 B Rouge Street, Markham Village.

**BACKGROUND:**

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

The owner of 30 B Rouge Street wishes to demolish the existing one storey, single detached, non-heritage dwelling, constructed in 1967 (See Appendix 'A') in order to construct a new, two storey single detached dwelling designed in accordance with policies and guidelines for new construction contained in the Markham Village Heritage Conservation District Plan.

**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 dwelling. Heritage Markham reviewed the site plan application for the proposed new house on January 11, 2017 and had no objection to the demolition of the existing house subject to the owner obtaining site plan approval for a new dwelling compliant with the development standards of the applicable Zoning By-law.

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**OPTIONS/ DISCUSSION:**

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

Although the subject building is not considered to possess cultural heritage value, it is located within the Markham Village Heritage Conservation District. According to the Ontario Heritage Act [section 42(1)], 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, the delegation of “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, and where no delegation provisions apply in these 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 limited cultural heritage value and that there is no objection to its demolition. The existing dwelling is classified as a Class ‘C’ building, or buildings that do not relate to the heritage character of the District.

**FINANCIAL CONSIDERATIONS**

None

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

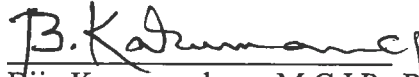
**ALIGNMENT WITH STRATEGIC PRIORITIES:**


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

  
Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

Appendix 'A' Photo of the Dwelling  
Appendix 'B' Heritage Markham Extract of January 11, 2017

**FIGURE 1**

**FILE PATH:** Q:\Development\Heritage\PROPERTY\ROUGE\30 B\DSC Demolition Report.doc

**APPLICANT/OWNERS:** Dianne Kasias

**LOCATION MAP**



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**APPENDIX 'A' - Photograph of the Building**



## APPENDIX B

### HERITAGE MARKHAM EXTRACT

DATE: January 17, 2017

TO: File  
R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner

EXTRACT CONTAINING ITEM #13 OF THE FIRST HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON JANUARY 11, 2017.

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**13. New Business**

**Demolition Permit Application**

**30 B Rouge Street, Markham Village (16.11)**

File No. DP 16 136466

Extract: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner

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The Heritage Planner reviewed the demolition permit application of a 1 storey single detached dwelling constructed in 1967, which is designated under Part V of the Ontario Heritage Act and classified as a Group C building or buildings that do not reflect the heritage character of the district. The owner has submitted an application to demolish the existing house with the intention of replacing it with a new home designed in accordance with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan.

Heritage Markham Recommends:

That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling at 30 B Rouge Street subject to the applicant obtaining Site Plan Approval from the City for a new detached dwelling, and that the new home design comply with the Residential Infill By-law.

CARRIED