



Report to: Development Services Committee

Meeting Date: December 5, 2016

SUBJECT: Request for Demolition – Single Detached Dwelling
27 Church Street, Markham Village
Felicité Dibi

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, 27 Church Street, Markham Village, Felicité Dibi” dated December 5, 2016 be received ;
- 2) THAT as recommended by Heritage Markham Committee, Council deny the proposed demolition of the existing single detached dwelling at 27 Church Street located within the Markham Village Heritage Conservation District;
- 3) THAT Council encourage the owner to renovate the existing dwelling at 27 Church Street and consider construction of a complementary addition;
- 4) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To recommend that Council deny the proposed demolition of the existing one storey detached dwelling at 27 Church Street in Markham Village.

BACKGROUND:

Owner of the property proposes to demolish the existing dwelling

The owner of 27 Church Street in Markham Village has submitted a demolition permit application for the one storey 104.0 m² (1,120 ft²) detached dwelling with an attached garage constructed in 1948. (See photographs of the existing dwelling Appendix ‘A’)

The owner wishes to replace the existing dwelling with a new two storey detached dwelling with an attached garage designed in accordance with the guidelines and policies regulating new construction contained in the Markham Village Heritage Conservation District Plan. A Site Plan Control Application has not been submitted.

The property is identified as a Class ‘B’ building in the Heritage District Plan

The property is identified as a Class ‘B’ building in the Markham Village Heritage Conservation District Plan and is regulated by the following policies:

- “These buildings help contribute to the ambience of the heritage district and are therefore considered as an integral and valuable part of the area”

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- “The historical and/or architectural value may not be outstanding, however, the conservation of these buildings should be encouraged, with renovation as necessary.”
 - “Generally there will be an opposition to the demolition of B-Type buildings, particularly if the building is relatively significant in terms of adding to the overall heritage character of the district”
 - “Any proposed new building should be designed such that it adds to the overall heritage character of the district. This means that the form, height, shape and details such as the windows, doors, colour etc. should complement the surrounding ‘A’ class buildings as much as possible.

Although the building does not have any significant historical or architectural value, it does contribute to the historic character of the neighbourhood in terms of its architectural design, scale, and materials.

The demolition is not supported by Heritage Markham

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 dwelling. Heritage Markham reviewed the demolition request on November 9th 2016, and did not support the proposed demolition, recommending that the owner instead consider a compatible addition no higher than one and one half storeys in height. (See Heritage Markham Extract of November 9, 2016 Appendix ‘B’)

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 significant 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 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 not supported

A review of the existing building by the Heritage Markham Committee and Heritage Section Staff has determined that the existing dwelling has limited architectural or historic value, but it does contribute to the historic character of the neighbourhood in terms of its architectural design, scale, and materials. It is considered compatible and a 'good neighbour' to the Class 'A' heritage buildings in the District. Therefore, as per the policies of the Markham Village Heritage Conservation District Plan for Class 'B' buildings, demolition of the existing structure is not supported. The renovation of the existing dwelling and the introduction of compatible additions not exceeding 1 ½ storeys are recommended.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

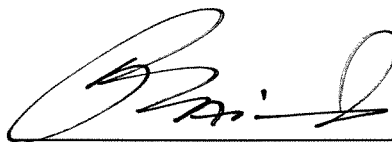
Not Applicable

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



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

ATTACHMENTS:

Appendix 'A'

Photo of Building

Appendix 'B'

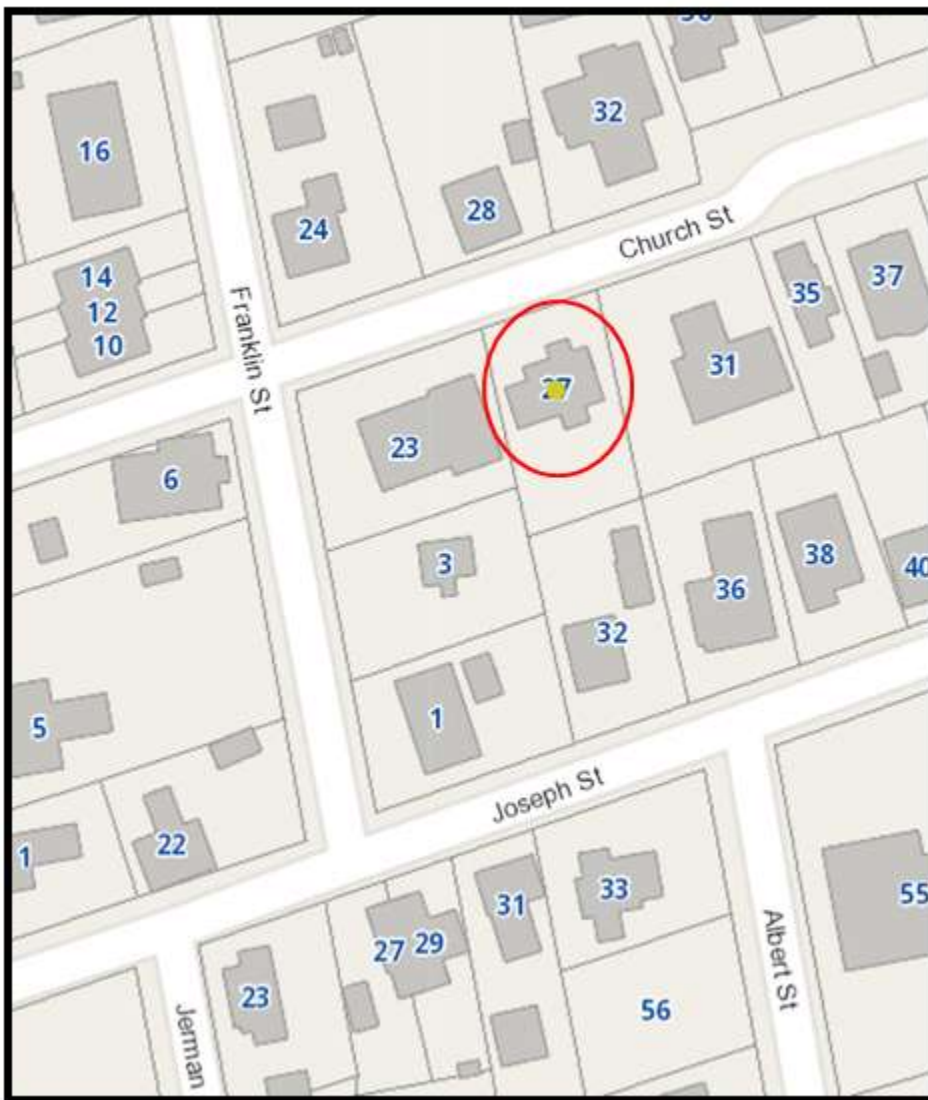
Heritage Markham Extract - November 9, 2016.

FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\CHURCHST\027\Demo Report Dec 5 2016.doc

APPLICANT: Felicité Dibi

LOCATION MAP



Photographs of the existing dwelling at 49 Church Street Markham Village



HERITAGE MARKHAM
EXTRACT

DATE: November 21, 2016

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

EXTRACT CONTAINING ITEM #14 OF THE ELEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON NOVEMBER 9, 2016.

- 14. Demolition Permit Application,
27 Church Street, Markham Village,
Proposed Demolition of an Existing Non-Heritage Dwelling**
File No: DP 16 135847 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner introduced the demolition permit application for an existing residential dwelling built in 1948, to be replaced with a new two storey single detached dwelling, for which a site plan application has not yet been made. The current dwelling is classified as a Group B building under the Markham Village Heritage Conservation District Plan, which contains the following policies:

- these buildings contribute to the ambience of the heritage district and are therefore considered as an integral and valuable part of the area;
- the historical and/or architectural value may not be outstanding, however, the conservation of these buildings should be encouraged with renovation, as necessary;
- generally there will be opposition to the demolition of Group B type buildings, particularly if the building is relatively significant in terms of adding to the overall heritage character of the district; and
- any proposed new building should be designed so that it adds to the overall heritage character of the district, specifically that the form, height, shape and details such as the windows, doors, colours, etc. should complement the surrounding Group A buildings, as much as possible.

The Manager of Heritage Planning explained the difference between the various categories of buildings groupings within the Markham Village Heritage Conservation District.

The Committee discussed at length the minimum requirements of complementary dwellings specific to the Markham Village Heritage Conservation District.

Heritage Markham Recommends

That Heritage Markham does not support to the demolition of the existing one storey, single detached dwelling at 27 Church Street, as it contributes to the ambience of the Heritage District, and recommends a complementary addition that retains the existing character not exceeding 1½ storeys.

CARRIED