

SUBJECT: Request for Demolition – Single Detached Dwelling
9 Rouge Street, Markham Village

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, 9 Rouge Street, Markham Village”, dated November 21, 2016 be received;
- 2) That Council endorse the demolition of the non heritage dwelling at 9 Rouge Street, located within the Markham Village Heritage Conservation District, subject to the Owner obtaining Site Plan Approval for a new infill single detached dwelling;
- 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 9 Rouge Street, Markham.

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

The owner of 9 Rouge Street wishes to demolish a one storey, single detached, non-heritage dwelling in order to construct a new 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 of Heritage Markham is required, and the approval of Council is necessary to permit the demolition of the existing dwelling. Heritage Markham reviewed the request for demolition of the building on November 9, 2016 and had no objection.

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 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 can be supported

A review of the existing building by the Heritage Markham committee and Heritage Section Staff has determined that the structure has no cultural heritage value, and that there are no grounds upon which to object to its demolition. The existing dwelling was constructed in 1964, and is classified as a Class ‘C’ building or buildings that do not contribute to the heritage character of the District. However, Heritage Markham recommended that approval of the demolition of the existing dwelling be subject to the Owner obtaining Site Plan Approval from the City for a new detached dwelling.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

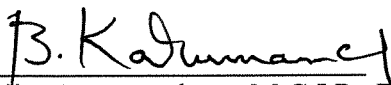
ALIGNMENT WITH STRATEGIC PRIORITIES:

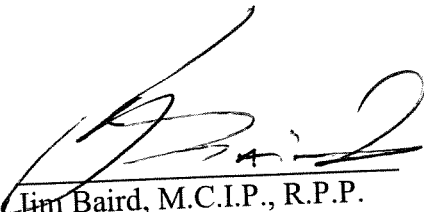
Not Applicable

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:

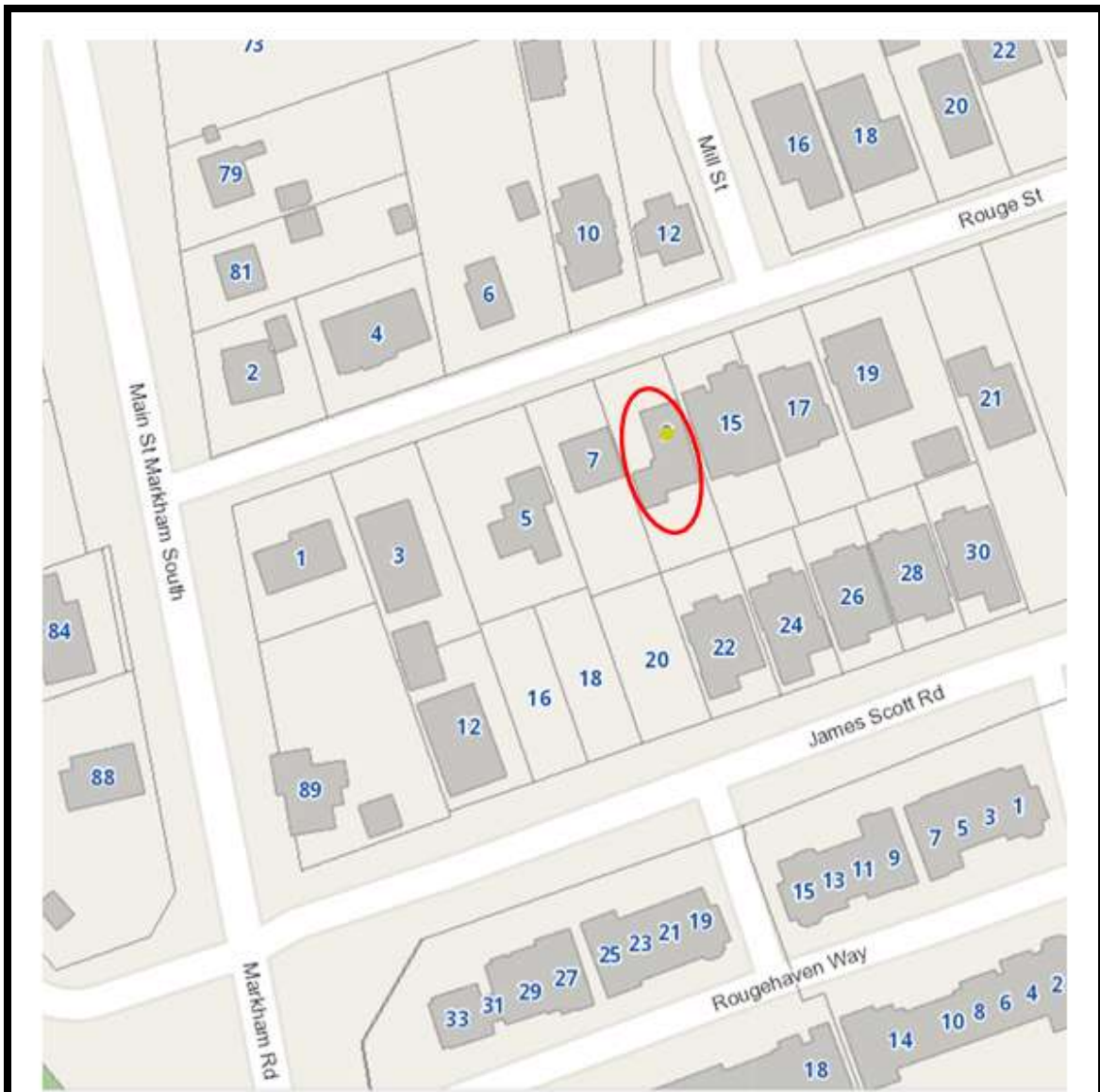
- Appendix 'A' Photo of Building
- Appendix 'B' Heritage Markham extract

FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\ROUGE\09\DSC Demo Report November 2016.doc

APPLICANT: Joseph Dimartino

LOCATION MAP



Appendix 'A'



Photograph of the existing dwelling.

HERITAGE MARKHAM
EXTRACT

DATE: November 17, 2016
TO: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

EXTRACT CONTAINING ITEM #13 OF THE ELEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON NOVEMBER 9, 2016.

- 13. Site Plan Control Application,
Demolition Permit Application,
Committee of Adjustment Variance Application,
9 Rouge Street, Markham Village,
Demolition of Existing House and Proposed New Infill House**
File Nos: DP 16 137861
SC 16 138220
A/162/16
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner introduced the site plan control application, demolition permit application and Committee of Adjustment Variance application for the demolition of an existing house and a proposed new infill house at 9 Rouge Street in Markham Village. The proposal is to demolish the existing house and replace it with a new 3,706 sq. ft. single detached two storey house with an attached garage. The design of the proposed house requires the following variances to the By-law:

- maximum net floor area ration of 65%, whereas the by-law permits a maximum net floor area ratio of 45%;
- minimum side yard setback of 5 feet for the east and west sides yards for a two storey building, whereas the by-law requires a minimum side yard setback of 6 feet; and
- maximum building depth of 20.2 metres, whereas the by-law permits a maximum bilding depth of 16.8 metres.

Staff has no objection to the proposed demolition of the existing house as it has no cultural heritage value or significance. Staff is also supportive of the form, massing, scale and materials of the proposed new dwelling, but recommends the following revisions:

- reduction in the height of the ridge of the roof to match the height of the street facing gable; and
- elimination of the second storey overhang above the garage.

Item #13

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The Committee discussed the Gross Floor Area of the proposed new dwelling in relation to the neighbouring properties in the street.

Concerns expressed by committee members included:

- the loss of the large mature Norway Maple tree currently on the property. It was suggested that the applicants be required to plant at least two similar trees in lieu of monetary compensation for the removal of the tree.
- concern about the proposed 65% Net Floor Area Ratio given the 45% permitted by the By-law.
- concern about the proposed use of all brick, as compared to the neighbouring houses that have a mix of brick and wood sidings.

Heritage Markham Recommends

That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling at 9 Rouge Street, subject to the applicant obtaining site plan approval for the new dwelling; and,

That this matter be referred to the Architectural Review Sub-Committee to meet with the applicant and staff to seek additional information on the streetscape, GFA comparison with the neighbouring properties, specific details about the proposed height, etc.

CARRIED