



Report to: Development Services Committee

Meeting Date: January 25, 2016

SUBJECT:	Request for Demolition – Detached Accessory Building 4 Peter 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-Detached Accessory Building, 4 Peter Street, Markham Village”, dated January 25, 2016 be received;
- 2) That Council endorse the demolition of the detached accessory building at 4 Peter 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 detached accessory building at 4 Peter Street, Markham Village.

BACKGROUND:

The owners of the property propose to demolish a one storey, detached, accessory building

The owners of 4 Peter Street wish to demolish a one storey, c. 1940, detached, accessory building located in the rear yard, to enable the construction of a new detached accessory building/garage.

The design of the proposed new garage/accessory building will be subject to the policies and guidelines regarding new buildings contained in the Markham Village Heritage Conservation District Plan to ensure that it is compatible with the historic character of the neighbourhood.

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 detached garage. Heritage Markham reviewed the demolition request on January 13, 2016 and had no objection to the demolition of the structure.

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:

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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, 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 accessory building can be supported

A review of the existing building by Heritage Section Staff has determined that the building was constructed in the mid 20th century and has no architectural or historical significance. Therefore, there are no grounds for objecting to its demolition.

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:

M. Winters (Acting)
Biju Karumanchery, M.C.I.P., R.P.P.
Director, Planning & Urban Design

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

ATTACHMENTS:

Appendix 'A' Photo of the Accessory Building

FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\PETER\04\Demo Report to DSC for Garage Jan 2016.doc

APPLICANT/OWNERS: George and Linda Duncan

LOCATION MAP

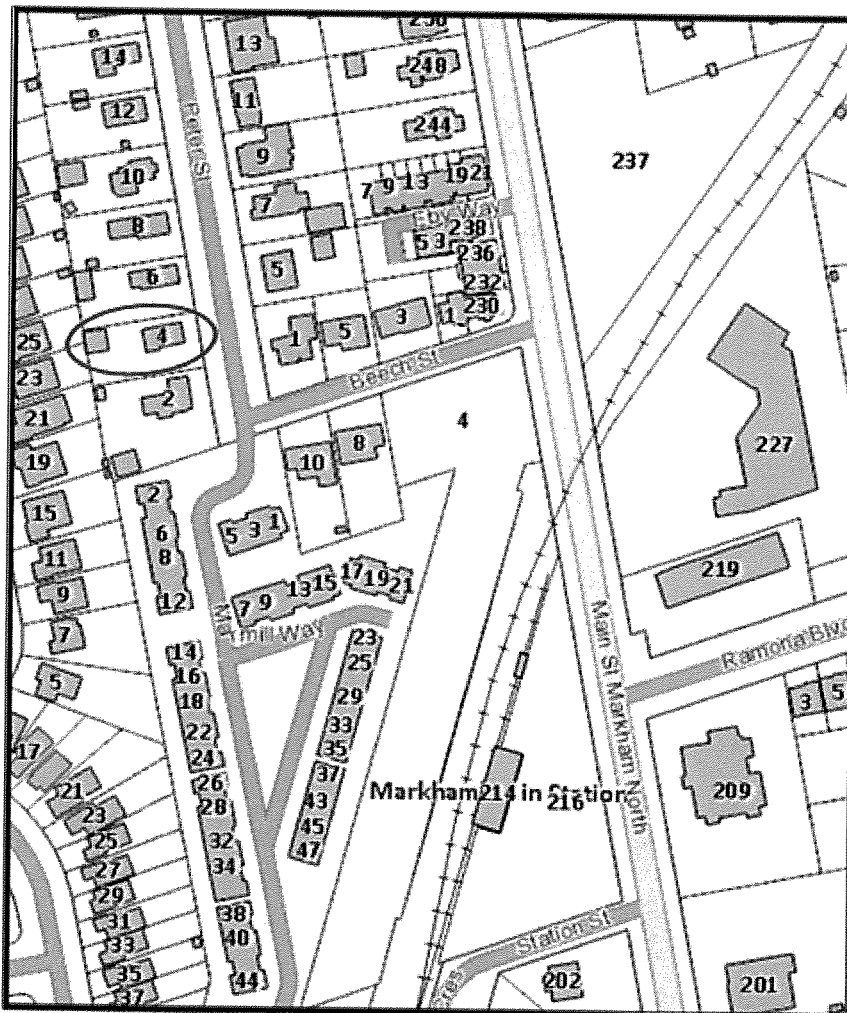


FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\PETER\04\Demo Report to DSC for Garage Jan 2016.doc

APPLICANT/OWNERS: George and Linda Duncan

LOCATION MAP



Appendix 'A'



Photograph of the existing detached accessory building at 4 Peter Street, Markham Village.