



Report to: Development Services Committee

Meeting Date: November 30, 2015

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<b>SUBJECT:</b>	Request for Demolition – Detached Accessory Building 329 Main St. N., 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 –Detached Accessory Building, 329 Main Street North”, dated November 30, 2015 be received;
- 2) That Council endorse the demolition of the detached accessory building at 329 Main Street North located within the Markham Village Heritage Conservation District, subject to the support of Heritage Markham and the applicant advertising the building for relocation or salvage in the local newspapers for two weeks;
- 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 329 Main Street North, Markham.

**BACKGROUND:**

**Owner of the property proposes to demolish a one storey, detached, accessory building**

The owner of 329 Main Street North wishes to demolish a one storey, single detached, accessory building constructed c. 1940.

**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 will not be able to review the demolition permit application until its December 9, 2015 meeting.

**OPTIONS/ DISCUSSION:**

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

Although the subject buildings are not considered to possess cultural heritage value, they are 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 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 and a site visit by Heritage Section Staff has determined that the building was constructed in the mid 20<sup>th</sup> century and has no architectural or historical significance. Therefore, there are no grounds for objecting to its demolition. However, Heritage Staff recommends that the owner advertise the building for salvage for two weeks in the local newspapers as a condition of approval of the demolition, because there are some recycled heritage materials in the existing building of some value.

**FINANCIAL CONSIDERATIONS**

None

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

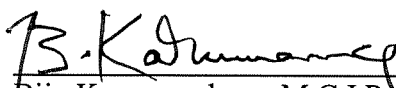
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

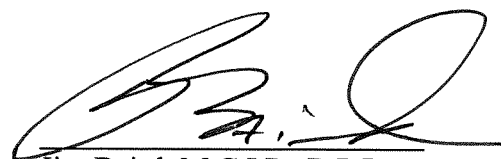
Not Applicable

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The demolition request will be 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

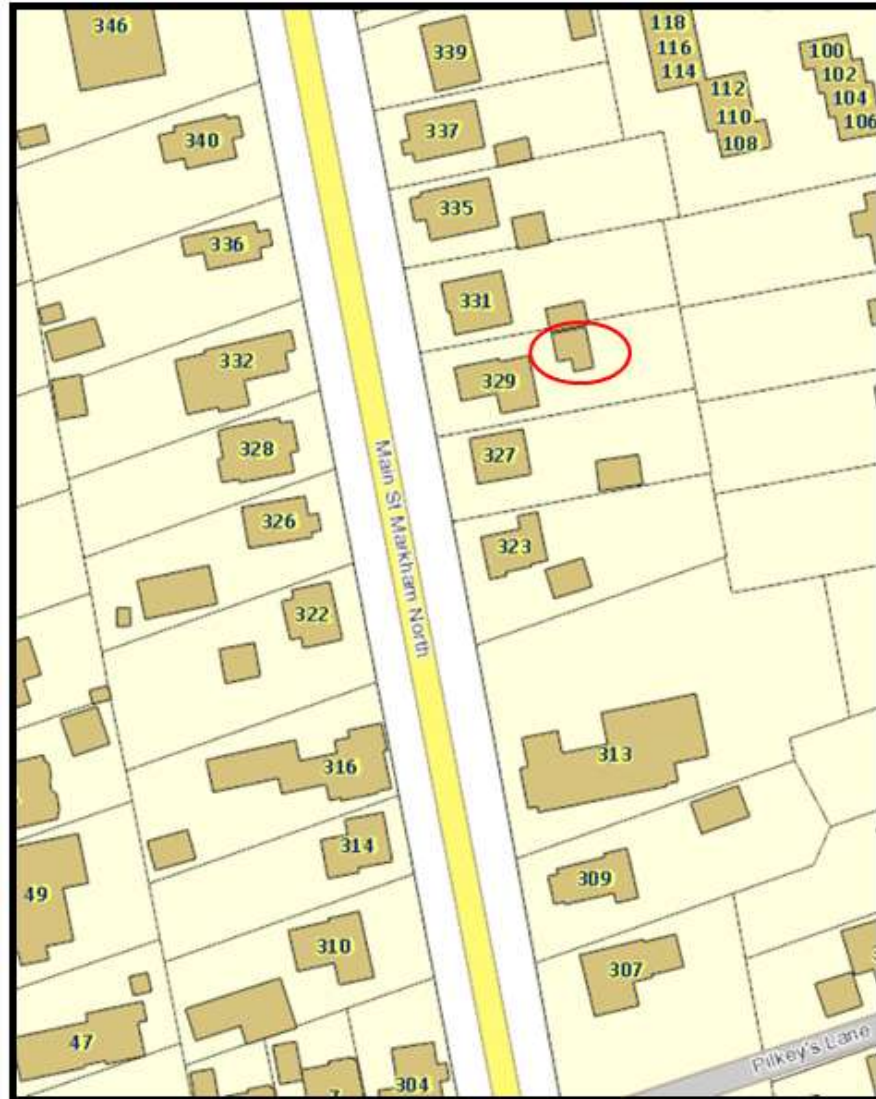
  
Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

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**FILE PATH:** Q:\Development\Heritage\PROPERTY\MAINSTN\329\Demo Report 329 Main St. N. November 30 2015.doc

**APPLICANT/OWNERS:** Neil Clarke

**LOCATION MAP**



## Appendix 'A'

