

SUBJECT: Request for Demolition – Single Detached Dwelling
41 Deanbank Drive, Thornhill

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, 41 Deanbank Drive, Thornhill ”, dated November 30, 2015 be received;
- 2) That Council endorse the demolition of the non heritage dwelling at 41 Deanbank Drive located within the Thornhill 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 41 Deanbank Drive, Thornhill.

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

The owners of 41 Deanbank Drive wish to demolish a one and one half 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 Thornhill 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 request for demolition of the buildings on May 6, 2015 and had no objection.

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 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 1986, and is classified as a Class ‘C’ building, or modern buildings that either contribute or do not contribute to the heritage character of the District.

FINANCIAL CONSIDERATIONS

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

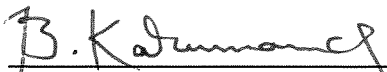
ALIGNMENT WITH STRATEGIC PRIORITIES:

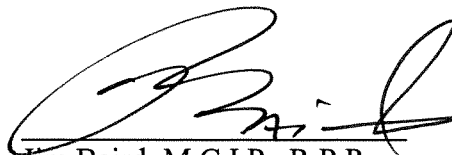
Not Applicable

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:

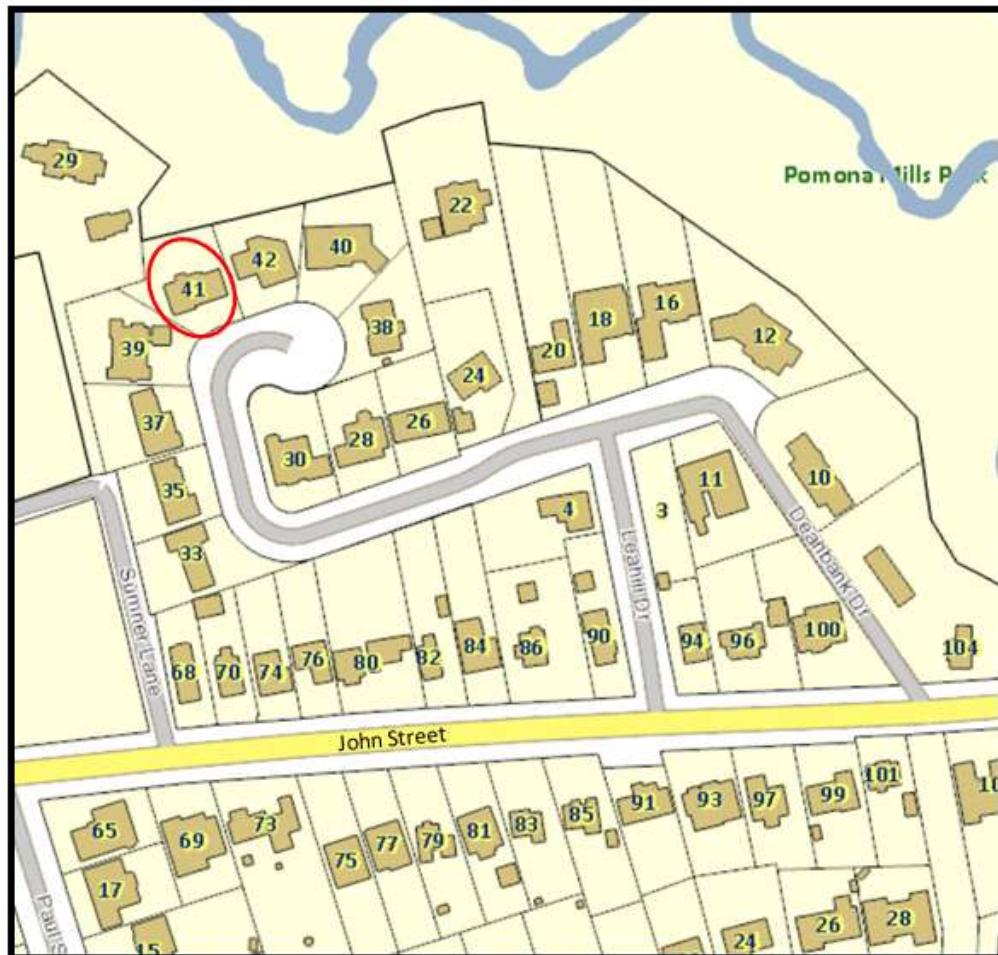
Appendix 'A' Photo of the Dwelling
Appendix 'B' Heritage Markham Extract of May 6, 2015

FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\DEANBANK\41\Demo Report 41 Deanbank Drive November 30 2015.doc

APPLICANT/OWNERS: Richard Belsito

LOCATION MAP



Appendix 'A'



Appendix 'B'

HERITAGE MARKHAM EXTRACT

DATE: May 13, 2015
TO: File
R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
R. Punit, Committee of Adjustment

EXTRACT CONTAINING ITEM #12 OF THE FIFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MAY 6, 2015.

12. **Committee of Adjustment Variance Application**
41 Deanbank Drive, Thornhill
Proposed New House and Demolition of Existing House (16.11)
File Number: A/41/15
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
R. Punit, Committee of Adjustment
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The Heritage Planner provided updated information regarding the Minor Variances required for the proposal at 41 Deanbank Drive, with respect to the lot area. Staff discussed the architectural character of homes in the immediate area, and a rationale for supporting the proposal.

Barry Nelson, representing Society for the Preservation of Historic Thornhill, spoke in opposition to the proposal, and discussed the extent and impact of the variances.

The Committee debated at length the heritage value and impacts of the proposal on the streetscape and the park. It was noted that the existing house exceeds the zoning by-law provisions, and that there is an existing precedent on the street of 51% FAR. The Committee agreed that the rear windows need to comply with bird strike requirements.

Heritage Markham Recommends:

That Heritage Markham receive the deputation by Barry Nelson, representing the Society for the Preservation of Historic Thornhill; and,

That Heritage Markham has no objection to requested variances for 41 Deanbank Drive to permit:

1. a maximum floor area ratio of 55 percent; whereas the By-law permits a maximum floor area ratio of 33 percent.
2. a maximum building depth of 19.35 metres; whereas, the By-law permits a maximum building depth of 16.8 metres.
3. a maximum garage floor area of 62.8 sq. metres; whereas the By-law permits a maximum garage floor area of 41.8 sq. metres.

provided that there are no significant revisions to the plans date stamped August, 2014; and,

That final review of the Variance application and future Site Plan application be delegated to Heritage Section Staff provided there are no significant revisions to the plans date stamped August, 2014; and,

That the architect adhere to the bird friendly guidelines; and

That the applicant enter into a Site Plan Agreement containing the standard conditions regarding materials, colours, windows etc.; and further,

That Heritage Markham has no objection to the demolition of the existing house at 41 Deanbank Drive as it has no architectural or historical significance.

CARRIED