



Report to: Development Services Committee

Meeting Date: November 2, 2015

SUBJECT:	Request for Demolition – Foundation and Rear Addition Jonathan Gowland House 598 Wilfred Murison Avenue
FILE NO.:	15 172782 DP
PREPARED BY:	George Duncan, Senior Heritage Planner, ext. 2296
REVIEWED BY:	Regan Hutcheson, Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) That the staff report entitled “Request for Demolition – Foundation and Rear Addition, Jonathan Gowland House, 598 Wilfred Murison Avenue ”, dated November 2, 2015 be received;
- 2) That Council endorse the demolition of the foundation and rear addition of the Jonathan Gowland House in preparation for its relocation;
- 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 the foundation and rear addition of the Jonathan Gowland House at 598 Wilfred Murison Avenue in preparation for its relocation.

BACKGROUND:

The Jonathan Gowland House is to be relocated on its existing property and restored

The owners of the Jonathan Gowland House have a Site Plan Control Application (File No. SC 15 147072) in progress to restore and add an addition to the heritage building. The application is under the former municipal address 9486 McCowan Road. The heritage portion of the house will be relocated a short distance to the east on the same property as part of the development to make room for the construction of street townhouses. The proposal is supported by staff and by the Heritage Markham Committee.

A demolition permit is required for the foundation and rear addition

As the property is individually designated under Part IV of the Ontario Heritage Act, review by Heritage Markham is required and the approval of Council is necessary to permit the demolition of the foundation and rear wing. The rear wing is relatively modern in date and is not of heritage significance. The foundation is to be demolished in preparation for the relocation of the house. Heritage Markham reviewed the request for demolition of the buildings on October 21, 2015 and had no objection (See Extract, Appendix ‘A’).

OPTIONS/ DISCUSSION:

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

The subject property is individually designated under Part IV of the Ontario Heritage Act. According to Section 34(1) of the *Act*, an owner is required to obtain a consent in writing from the municipality to demolish or remove a building or structure on the property.

The Act does allow a municipality to delegate its power to consent to the alteration of designated property 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 or partial demolition of buildings and structures that are individually designated must be considered by Council.

The proposed demolition of the foundation and rear addition can be supported

Staff support the proposed demolition as necessary steps in the preparation of the heritage building for relocation and restoration.

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:

Figure 1	Owner/Location Map
Figure 2	Photograph of the Jonathan Gowland House
Appendix 'A'	Heritage Markham Extract of October 21, 2015

FILE PATH: q:\development\heritage\property\mccowan\9486\dscnov162015.doc

APPLICANT/OWNER: Michael Larkin

E-mail: michael@larkindevelopments.com

LOCATION MAP

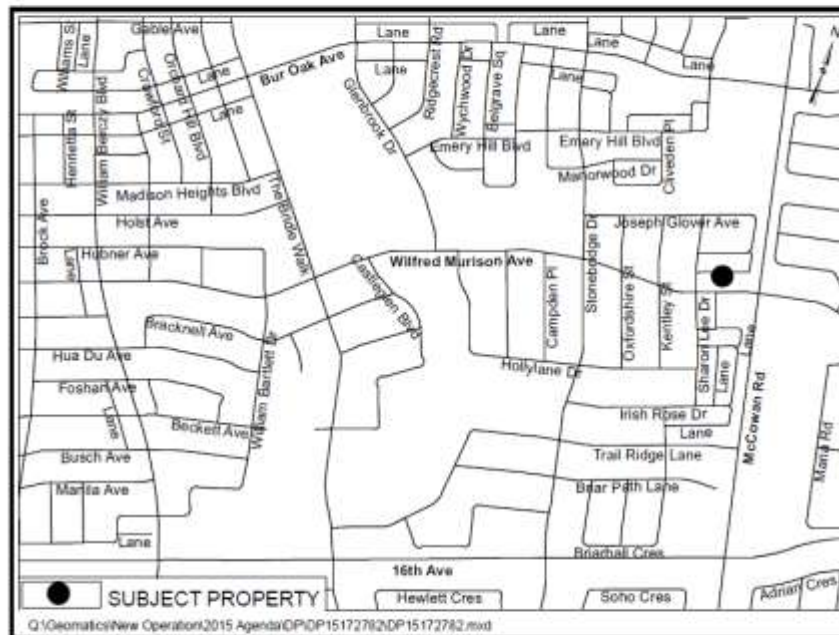


FIGURE 2

Photograph of the Jonathan Gowland House



HERITAGE MARKHAM EXTRACT

DATE: October 22, 2015

TO: File
R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner

EXTRACT CONTAINING ITEM #11 OF THE TENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON OCTOBER 21, 2015.

- 11. Building Permit Application (Demolition)**
Foundation and Rear Addition
Jonathan Gowland House
598 Wilfred Murison Avenue
Berczy Village Community
Demolition Permit (Partial)
File Number: 15 172782 DP (16.11)
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Heritage Markham Recommends:

That Heritage Markham has no objection to the Demolition Permit for the foundation and rear addition to the Jonathan Gowland House at 598 Wilfred Murison Road, subject to the submission of a Letter of Credit to protect the heritage resource during its relocation.

CARRIED