

**SUBJECT:** Request for Demolition – Single Detached Dwelling  
24 Rouge St., Markham Village

**PREPARED BY:** Peter Wokral, Heritage Conservation Planner, ext. 7955

**REVIEWED BY:** Regan Hutcheson, Manager of Heritage Planning, ext. 2080

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**RECOMMENDATION:**

- 1) That the staff report entitled “Request for Demolition – Single Detached Dwelling, 24 Rouge Street, Markham Village”, dated November 2, 2015 be received;
- 2) That Council endorse the demolition of the non heritage dwelling at 24 Rouge 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 non-heritage, single detached dwelling at 24 Rouge Street, Markham.

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

The owner of 24 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 and detached garage. Heritage Markham reviewed the request for demolition of the building on October 21, 2015 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 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 1960, and is classified as a Class ‘C’ building or buildings that do not contribute to the heritage character of the District.

**FINANCIAL CONSIDERATIONS**

None

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

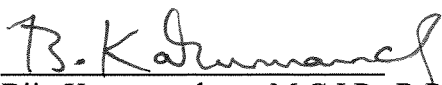
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

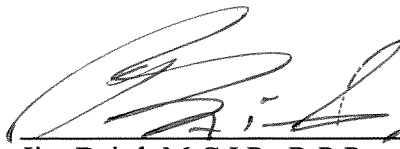
Not Applicable

**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 October 21, 2015

**FIGURE 1**

**FILE PATH:** Q:\Development\Heritage\PROPERTY\ROUGE\24\Demo Report 24 Rouge St. October 2015.doc

**APPLICANT/OWNERS:** Ali Raza

**LOCATION MAP**





## Appendix 'A'



Photograph of the existing single detached dwelling at 24 Rouge St. Markham Village

## HERITAGE MARKHAM EXTRACT

DATE: October 27, 2015  
TO: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner  
R. Punit, Committee of Adjustment

EXTRACT CONTAINING ITEM #18 OF THE TENTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON OCTOBER 21, 2015.

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**18. Site Plan Control and Minor Variance Application  
24 Rouge Street**

**Proposed Demolition of Existing House and  
Construction of New House**

**File Numbers: SC 15 167348 & A/132/15 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner  
R. Punit, Committee of Adjustment

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The Heritage Planner explained the proposal for the demolition of the existing house at 24 Rouge Street and the construction of a new house. The required variances were reviewed. The applicant has agreed to revisions suggested by staff; however, staff do not support the side yard variance.

The Committee discussed the variances, building height, and removal of the rear yard tree.

The applicant was in attendance and advised that the tree is causing damage to the roof and the foundation, and may be removed.

Heritage Markham Recommends:

That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling at 24 Rouge St.; and,

That Heritage Markham does not support any variances for the proposed two storey house except for the building depth; and,

That Heritage Markham recommends the following revisions to the design of the proposed house:

- That the front entrance tower be clad in stucco like the rest of the house, and not a stone veneer;
- That the use of a stone veneer be limited to a traditional foundation, or skirting no higher than the ground floor window sills;

- That the windows be revised to one over one, or two over two, single or double hung windows, with true divided lites, or externally adhered muntin bars on all elevations visible from the street;
- That the proposed skylight on the west facing roof slope be deleted;
- That the proposed pre-cast window hoods and front door surround with keystone be deleted; and further,

That Heritage Markham has no objection to the proposed house and delegates final review of the Site Plan application to Heritage Section Staff, provided that proposed house is revised to eliminate the need for reduced side yard setbacks, and the revisions to the architectural design recommended by Planning Staff are implemented.

CARRIED