

SUBJECT: Request for Demolition – Single Detached Dwelling
27 Princess St., 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 – Single Detached Dwelling, 27 Princess Street, Markham Village”, dated October 19, 2015 be received;
- 2) That Council endorse the demolition of the non heritage dwelling at 27 Princess 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 27 Princess Street, Markham.

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

The owners of 27 Princess Street wish to demolish a one storey, single detached, non-heritage dwelling and a detached garage 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 by 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 buildings on September 9, 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 buildings can be supported

A review of the existing buildings by the Heritage Markham committee and Heritage Section Staff has determined that the structures have no cultural heritage value and that there are no grounds upon which to object to their demolition. The existing dwelling and detached garage were constructed in 1954, and are classified as Class 'C' buildings or buildings that do not contribute to the heritage character of the District.

FINANCIAL CONSIDERATIONS

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

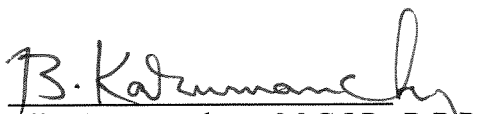
ALIGNMENT WITH STRATEGIC PRIORITIES:

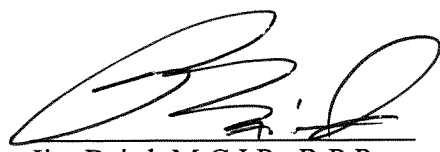
Not Applicable

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 September 9, 2015

FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\PRINCESS\27\Demo Report 27 Princess St. Sept 2015.doc

APPLICANT/OWNERS: Michael & Stephanie Ware

E-mail: Stephanie.bell@mediaprofile.com

LOCATION MAP

ATTACHMENTS:

Appendix 'A' Photo of the Dwelling

Appendix 'B' Heritage Markham Extract of September 9, 2015

FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\PRINCESS\27\Demo Report 27 Princess St. Sept 2015.doc

APPLICANT/OWNERS: Michael & Stephanie Ware

LOCATION MAP



Appendix 'A' –Photograph of the existing dwelling



APPENDIX B

HERITAGE MARKHAM EXTRACT

DATE: September 21
TO: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
R. Punit, Committee of Adjustment

EXTRACT CONTAINING ITEM #14 OF THE NINTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON SEPTEMBER 9, 2015.

14. **Committee of Adjustment Variance Application**
27 Princess Street, Markham Village
Proposed New House and Detached Garage
File Number: A/116/15 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
R. Punit, Committee of Adjustment
-

The Heritage Planner advised that the proposal for a new house and detached garage at 27 Princess Street has been revised to address tree preservation issues and objections from the adjacent neighbour. The Committee was provided with updated drawings. It was noted that the staff report is only dealing with the variances at this time, as the site plan application has not yet been submitted.

Mr. and Mrs. Ware, applicants, and their representative, Kevin Criarbi, were in attendance and advised that the new house will have the same front yard setback as the existing house, and is comparable to the neighbour's house.

Rick Talbot, adjacent property owner of 25 Princess Street, expressed concern for the 4-foot sideyard setback proposed for the detached garage with respect to fire protection access, proximity to his fuel tank, water run-off, and the amount of driveway asphalt. Mr. Talbot considers the proposal to have negative impacts on his property.

The Committee discussed the streetscape and the relation of the setback of the proposed house to the adjacent house, tree preservation, using permeable materials for the driveway, and general site plan issues. Discussions included the possible removal of a tree to enable the dwelling to be sited further back, and relocating the garage further from the sideyard property line.

Heritage Markham Recommends:



That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling and detached garage at 27 Princess St.; and,