
SUBJECT: Request for Demolition - 10 Albert Street, Markham Village
PREPARED BY: Regan Hutcheson, Manager-Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) THAT Council endorse the demolition of the non-heritage dwelling at 10 Albert Street located within the Markham Village Heritage Conservation District.
- 2) 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 dwelling at 10 Albert Street, Markham.

BACKGROUND:**Owner of the property proposes to demolish a dwelling**

The owner of 10 Albert Street wishes to demolish a one storey dwelling built in 1956.

The property is located within a heritage conservation district

As the property is designated under Part V of the *Ontario Heritage Act* (the "Act"), the review by Heritage Markham is required and the approval of Council is necessary to permit the demolition of the dwelling. Heritage Markham reviewed the request for demolition of the building 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 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.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not Applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

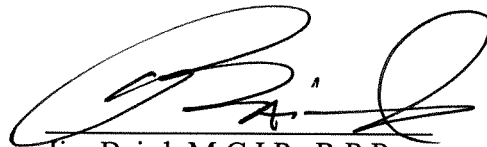
The demolition request was reviewed by Heritage Markham, Council's advisory committee on heritage matters.

RECOMMENDED

BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager (Acting)



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

ATTACHMENTS:

Figure 1	Location Map
Appendix 'A'	Photo of Building
Appendix 'B'	Heritage Markham extract

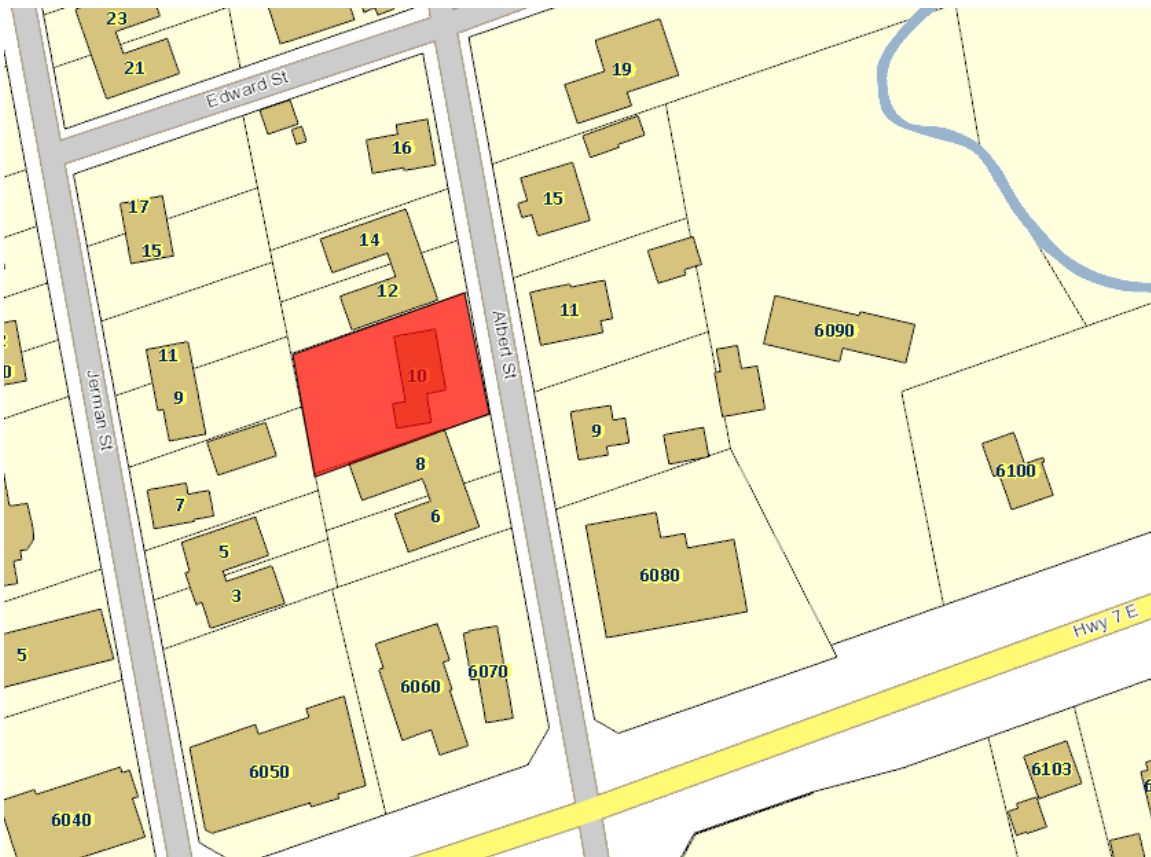
FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\ALBERT\10\DSC Demo Report Not Heritage Bldg.doc

APPLICANT: Cindy Derynck, owner
10 Albert Street
Markham, ON

LOCATION MAP

10 Albert Street



APPENDIX 'A'
10 Albert Street



HERITAGE MARKHAM
EXTRACT

APPENDIX B

DATE: May 12, 2015
TO: File
R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #8 OF THE FIFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MAY 6, 2015.

8. **Building Permit Application,
10 Albert Street, Markham Village,
Request for Demolition of Dwelling (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
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See attached staff memorandum and material.

Recommendation:

That Heritage Markham Committee has no objection to the demolition of the dwelling at 10 Albert Street, Markham Village.