

**SUBJECT:** Request for Demolition – Single Detached Non-Heritage Dwelling  
85 John Street, Thornhill Heritage Conservation District  
File Number: SC 14 113778

**PREPARED BY:** Peter Wokral (Heritage Planner) ext. 7955  
**REVIEWED BY:** Regan Hutcheson (Manager of Heritage Planning) ext. 2080

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**RECOMMENDATION:**

- 1) THAT the staff report titled “Request for Demolition-Single Detached Non-Heritage Dwelling, 85 John St., Thornhill Heritage Conservation District” File Number SC 14 113778 be received;
- 2) THAT Council endorse the demolition of the single detached non-heritage dwelling at 85 John St. located within the Thornhill 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 one storey single detached dwelling and detached garage/accessory building at 85 John St. located in the Thornhill Heritage Conservation District.

**BACKGROUND:**

The owners of 85 John St., wish to demolish a one storey, frame, detached dwelling and detached accessory building constructed in 1946 and have submitted a site plan control application to replace it with a new, two storey, brick, detached dwelling and detached garage/accessory building designed in accordance with the guidelines and policies for new dwellings 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 “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 building on February 11<sup>th</sup>, 2015 and had no objection.

**The existing dwelling is classified as a Class ‘C’ building and has been formally evaluated by Heritage Staff**

The subject dwelling was originally constructed in 1946 through the Veteran’s Land Act program, and has had a number of small architecturally compatible additions. In 2007, the existing building was classified as a Class ‘C’ building as part of the Review of

Thornhill Heritage Conservation District Plan. Class 'C' buildings are those primarily constructed post 1939, which are either considered compatible with the character of the heritage district by virtue of their design, scale, form, and materials, or they are buildings which are considered to be unsympathetic to the heritage character of the district. However, only Class A and B buildings are considered to contribute, support, and define the heritage character of the neighbourhood, according to the District Plan. The District Plan encourages improvements to Class C buildings intended to enhance the district's character, and states that demolition is to be considered on a case by case basis.

Heritage Staff formally evaluated the building with members of Heritage Markham's Building Evaluation Sub-Committee using the City of Markham's "Evaluating Heritage Resources in the City of Markham" evaluation system, and the building was rated as a Group 3 building, or buildings worthy of some form of documentation, but not necessarily retention, or preservation.

**The Society for the Preservation of Historic Thornhill (S.P.O.H.T.) does not support demolition of the existing house**

The Chair of S.P.O.H.T., Barry Nelson, appeared at the January and February 2015 meetings of Heritage Markham to inform the committee that his organization did not support the demolition of the existing dwelling for two key reasons;

- 1) Its association with the Veteran's Land Act and the returning veterans of World War II, and,
- 2) The existing house is considered to be architecturally compatible with the historic character of Thornhill.

The S.P.O.H.T. membership is concerned that there are only a few remaining homes associated with Veteran's Land Act in Thornhill, and that these will all be eventually demolished.

**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 significant architectural heritage value, it is located within the Thornhill 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 significant architectural value despite it having some cultural heritage value for its association with the Veteran's Land Act and returning veterans of the Second World War. However, given the Class 'C' classification of the existing dwelling in the Thornhill Heritage Conservation District Plan, the Group 3 evaluation by members of Heritage Staff and Heritage Markham, and the requirement of the owner to construct a new compatible dwelling in accordance with the policies for new homes contained in the Thornhill Heritage Conservation District Plan, Staff is of the opinion 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

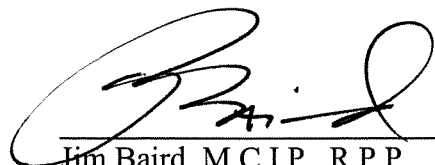
**BUSINESS UNITS CONSULTED AND AFFECTED:**

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:**

- Appendix 'A' Photo of Building
- Appendix 'B' Heritage Markham extract

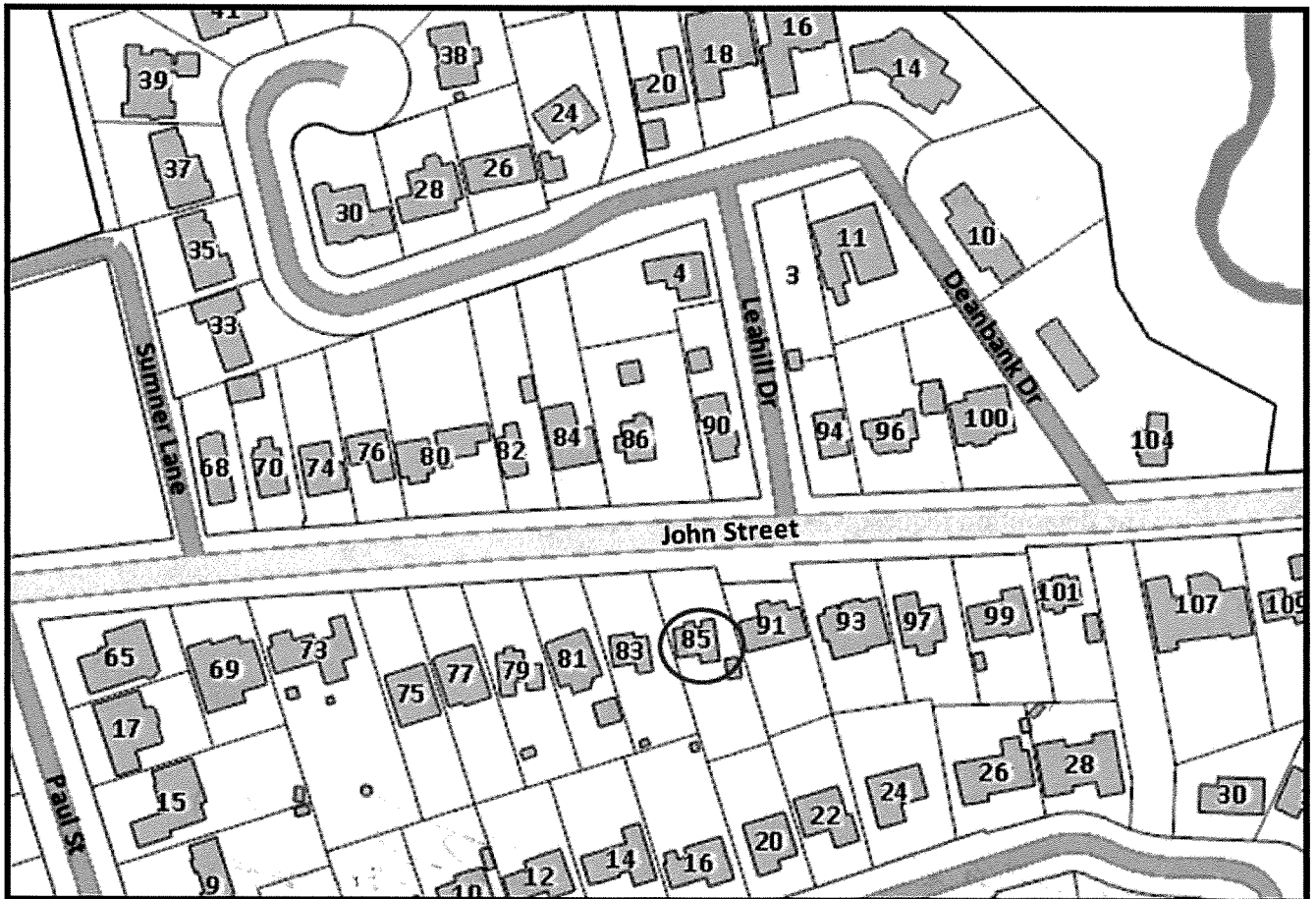
**FILE PATH:** Q:\Development\Heritage\PROPERTYJOHN\85\Demolition Report DSC APRIL 2015.doc

**APPLICANT:** Frank Bellini (Designer)

Email – [arcadesign@rogers.com](mailto:arcadesign@rogers.com)

**FIGURE 1**

**LOCATION MAP**



Appendix 'A'



Photograph of the existing dwelling

## Appendix 'B'

### HERITAGE MARKHAM EXTRACT

DATE: February 23, 2015  
TO: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner

EXTRACT CONTAINING ITEM #16 OF THE SECOND HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON FEBRUARY 11, 2015.

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- 16. Site Plan Control Application**  
**85 John Street, Thornhill,**  
**Proposed New Two Storey House (16.11)**  
File Number: SC 14 113778  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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The Heritage Planner reviewed the Site Plan Application for 85 John Street to demolish the existing dwelling and construct a new dwelling. Previous discussions and recommendations of Heritage Markham regarding this proposal with respect to the Veteran's Land Act house, were also reviewed. Notes from the Architectural Review Sub-Committee meeting held on February 9, 2015, were provided, confirming the building has a Group 3 rating and C classification in the Thornhill Conservation District Plan.

Barry Nelson, President of the Society for Preservation of Historic Thornhill, provided additional background information, suggesting the dwelling is a valuable heritage asset that should be preserved.

The Committee had lengthy discussion regarding the relevant sections of the Thornhill Heritage Conservation District Plan, the features of the dwelling, the heritage assessment by the Sub-committee, and appropriate development of the property. It was noted that the applicant could consider a design similar to the original dwelling as opposed to the Arts & Craft architectural style as proposed.

The owner was in attendance to discuss the proposal and indicated he would be willing to consider the suggestions of the Committee and would work with staff in this regard.

Committee member Marion Matthias requested that the minutes reflect her objection to the demolition.

#### HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling at 85 John St. given the Group 3 rating and C classification in the Thornhill Heritage Conservation District Plan; and,

That Heritage Markham has no objection to the proposed architectural style of the new single detached dwelling at 85 John St; and,

That Heritage Markham has no objection to a variance to the By-law to permit a Maximum Net Floor Area Ratio of 35% to construct the dwelling as proposed and date stamped November 26, 2014; and,

That Heritage Markham recommends that the applicant produce a streetscape elevation showing the existing neighbouring dwellings to the satisfaction of Heritage Section Staff; and,

That final review of any development application required to permit the proposed dwelling date stamped November 26, 2014, be delegated to Heritage Section Staff in consultation with the Ward Councillor; and,

That the applicant enter into a site plan agreement with the City containing the standard conditions regarding materials, colours, windows etc.

**CARRIED**