

**SUBJECT:** Request for Demolition – Detached Non-Heritage Accessory Building/Garage  
48 George St., Markham Village

**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 Council endorse the demolition of the detached accessory building/garage at 48 George St. 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 detached accessory building/garage at 48 George St. in Markham Village.

**BACKGROUND:****Owner of the property proposes to demolish a rear yard accessory building/garage**

The owner of 48 George St. wishes to demolish a one storey, non-heritage, detached, accessory building/garage and replace it with a proposed pool cabana/storage shed.

**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 accessory building/garage. Heritage Markham reviewed the request for demolition of the building on January 14, 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:**

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

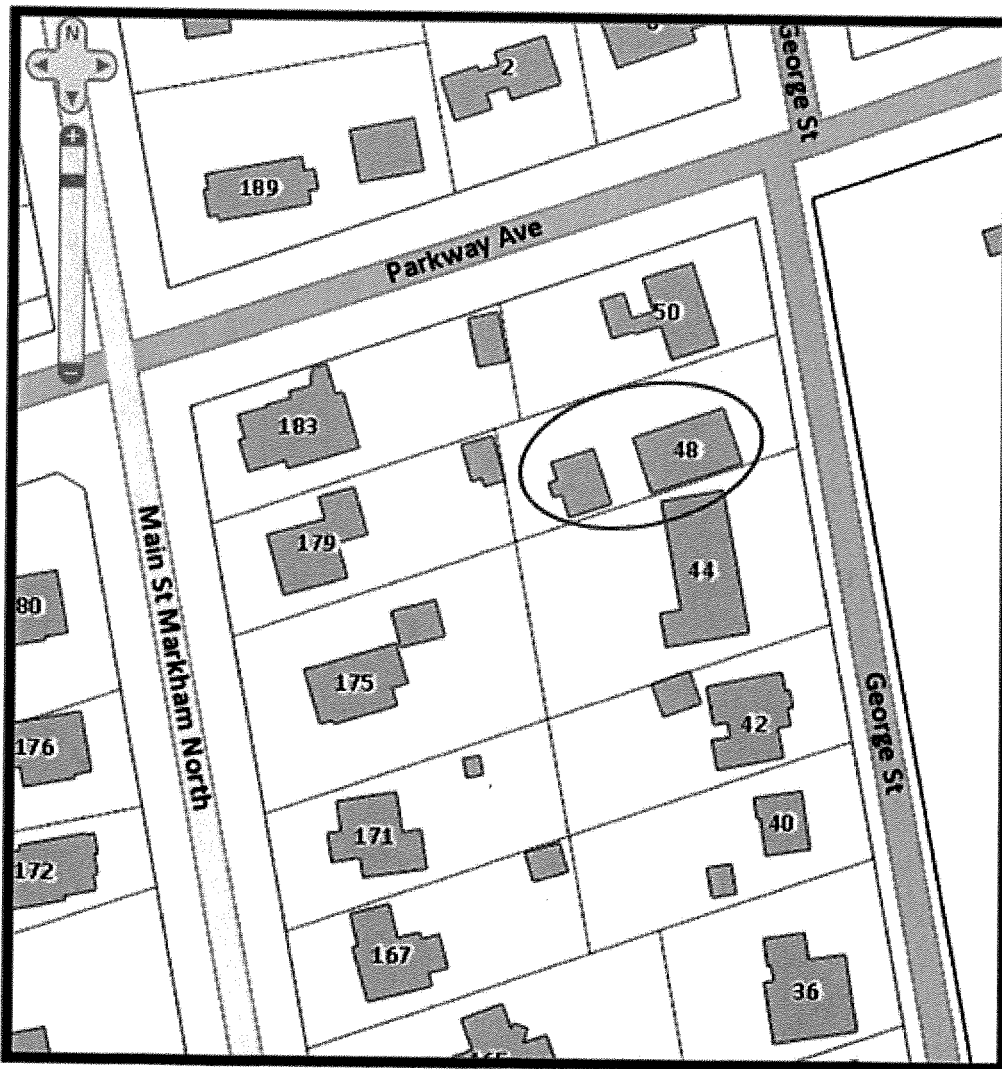
**FIGURE 1**

**FILE PATH:** Q:\Development\Heritage\PROPERTY\GEORGE\48\Demolition of Accessory Building.doc

**APPLICANT:** Shane Gregory

Email – [shane@gregorydesigngroup.net](mailto:shane@gregorydesigngroup.net)

**LOCATION MAP**



## Appendix 'A'



Photograph of the Building

## APPENDIX B

### HERITAGE MARKHAM EXTRACT

DATE: January 15, 2015  
TO: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner  
R. Punit, Committee of Adjustment

EXTRACT CONTAINING ITEM #11 OF THE FIRST HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON JANUARY 14, 2015.

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- 11. Committee of Adjustment Variance Application  
Demolition Permit Application  
48 George Street, Markham Village,  
Proposed Rear Yard Storage Shed/Pool Cabana (16.11)**  
File Number: A/183/14  
DP 14 135835  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner  
R. Punit, Committee of Adjustment
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The Heritage Planner discussed the proposed demolition and the setback variance for a rear yard storage shed and pool cabana at 48 George Street. From a heritage perspective, staff have no concerns.

Heritage Markham Recommends:

That Heritage Markham has no objection to the demolition of the existing one storey single garage at 48 George St.; and,

That Heritage Markham has no objection to the requested 2 ft rear and side yard setbacks of the proposed storage shed/pool cabana at 48 George St.

CARRIED