

**SUBJECT:** Request for Demolition- 36 George St. Markham Village  
**PREPARED BY:** Peter Wokral ext. 7955  
**REVIEWED BY:** Regan Hutcheson ext. 2080

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**RECOMMENDATION:**

- 1) THAT Council endorse the demolition of the single detached dwelling at 36 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 modern single detached dwelling at 36 George St. in the Markham Village Heritage Conservation District.

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

The owner of the property wishes to demolish the existing 2 storey, single detached dwelling constructed in 1967, and replace it with a new 2 storey single detached, or semi-detached dwelling.

**The property is located within the Markham Village 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 August 13, 2014 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

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“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:**

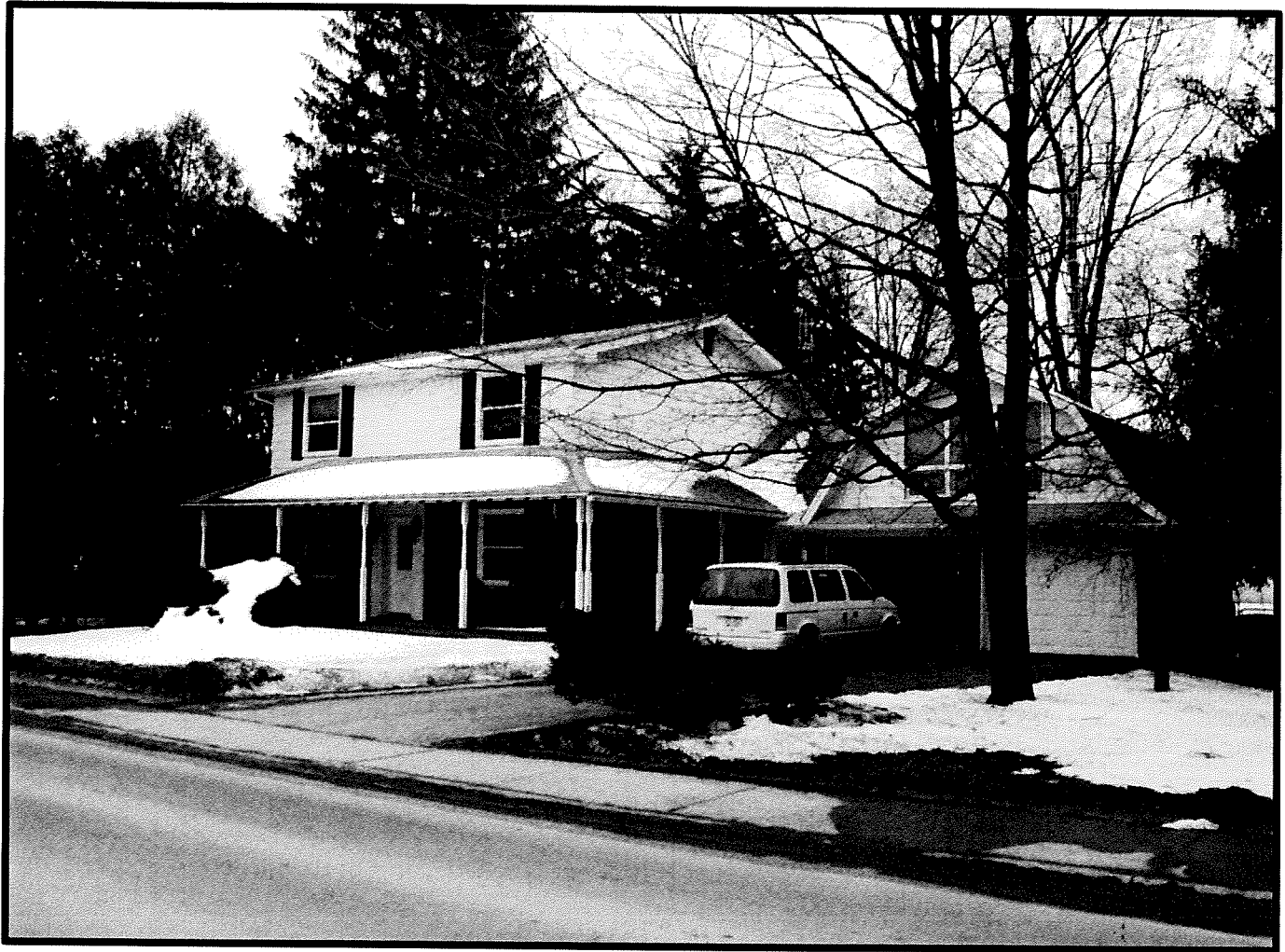
  
Biju Karumanchery, M.C.I.P., R.P.P.  
Director of Planning and Urban Design  
(Acting)

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

**ATTACHMENTS:**

|              |                          |
|--------------|--------------------------|
| Appendix ‘A’ | Photo of Building        |
| Appendix ‘B’ | Heritage Markham extract |

## APPENDIX A



## APPENDIX B

### HERITAGE MARKHAM EXTRACT

DATE: August 15, 2014  
TO: File  
R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner  
R. Punit, Committee of Adjustment

EXTRACT CONTAINING ITEM #5 OF THE EIGHTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON AUGUST 13, 2014.

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**5. Site Plan Control and Minor Variance Application –  
Proposed Semi-Detached**

**36 George Street, Markham Village (16.11)**

File number: SC14 114518 and A/92/14  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner  
R. Punit, Committee of Adjustment

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The Manager of Heritage Planning introduced the proposed semi-detached dwelling for 36 George Street and reviewed the previous discussions by the Committee. Outstanding issues include retaining tree preservation, deficient driveway width, and the neighbours' preference for a linked foundation as opposed to a traditional semi-detached design. The Chief Building Official has advised that the linked foundation, as proposed, cannot be approved as a semi-detached dwelling.

Russ Gregory, architect, and Mr. and Mrs. Globocki, applicants, were in attendance. Mr. Gregory suggested that a single dwelling option would create a 4100 ft<sup>2</sup> structure that would be too large for the streetscape, and suggested a severance may be a solution.

Photographs of the mature trees on the property were displayed and discussed.

Phil Taylor, adjacent neighbour, advised that he has worked out a solution with the applicant for the preservation of the trees, and he does not support a large joined semi-detached building.

Mrs. Globocki provided an update on the revised driveway width and tree preservation. The arborists report has been submitted and indicates only three of the existing 38 trees will be removed. Mrs. Globocki advised that the other adjacent owner is only concerned about tree preservation and they have worked out a satisfactory solution. Mr. Globocki indicated they did not want to build one large single family dwelling on the lot, and wanted to keep the buildings smaller to fit into the character of the neighbourhood.

The house and lot sizes were clarified for the current proposal (2750 and 2800 plus garages) and for a potential severance. The Committee suggested the designer work with the CBO to achieve

an acceptable plan for a semi-detached unit. This may require the driveways to be located along the property sides, and a common wall with staggered rooflines and other design options.

Carolina Moretti spoke in support of the deferral and suggested that the Committee provide some direction to the applicant regarding a severance, or one large dwelling, or 2 staggered houses.

Staff reviewed the arborists report and the Urban Design staff recommendations regarding tree preservation identifying the key trees to be retained. Design options for two joined houses were also discussed.

The Committee indicated some support for a severance, perhaps with smaller dwelling units, pending examination of an actual proposal.

Heritage Markham Recommends:

That Heritage Markham has no objection to the demolition of the existing house at 36 George St.; and,

That the proposal for a semi-detached building located at 36 George St. be deferred to the September 2014, Heritage Markham meeting, to allow the applicant to consider options; and,

That any revised plan be reviewed by the Architectural Review Sub-Committee prior to the September Heritage Markham meeting.

CARRIED