



Report to: Development Services Commission

Meeting Date: April 29, 2014

SUBJECT: Request for Demolition – Single Detached Dwelling
55 Rouge Street, Markham

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, 55 Rouge Street Markham”, dated April 1, 2014, be received;
- 2) That Council endorse the demolition of the non-heritage dwelling at 55 Rouge 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 55 Rouge Street, Markham.

BACKGROUND:

Owner of the property proposes to demolish a single detached non-heritage dwelling

The owner of 55 Rouge Street wishes to demolish the existing one storey, single detached, non-heritage dwelling, constructed in 1956 (See Appendix ‘A’) in order to construct a new two storey single 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. Heritage Markham reviewed the site plan application for the proposed new house on April 9, 2014 and had no objection to the demolition of the existing house.

OPTIONS/ DISCUSSION:

The Ontario Heritage Act requires Council to consider all demolition applications.

Although the subject building is not considered to possess cultural heritage value, it is located within the Markham Village Heritage Conservation District. According to the Ontario Heritage Act [section 42(1)], 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, the delegation of "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, and where no delegation provisions apply in these 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 limited cultural heritage value and that there is no objection to its demolition. The existing dwelling was constructed in 1956 and is classified as a Class 'C' building, or buildings that do not relate to the heritage character of the District.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable


ALIGNMENT WITH STRATEGIC PRIORITIES:

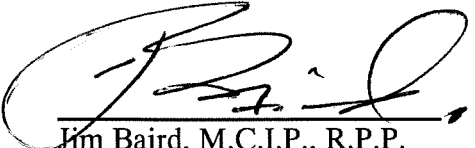
Not Applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

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

RECOMMENDED BY:


Rino Mostacci, 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' Photograph of the existing dwelling
Appendix 'B' Heritage Markham Extract of April 9, 2014

FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\ROUGE\55\Demolition Report April 2014.doc

APPLICANT/OWNERS: Mr. Ho Yan Yeung & Jane Taylor

LOCATION MAP



Appendix A- Photograph of Existing House



HERITAGE MARKHAM EXTRACT

DATE: April 16, 2014
TO: File
R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

EXTRACT CONTAINING ITEM #17 OF THE FOURTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON APRIL 9, 2014.

- 17. Site Plan Control Application and Committee of Adjustment Variance Application - Proposed New Infill House 55 Rouge Street, Markham Village (16.11)**
File Number: SC 14 107450 and A/56/14
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner provided an overview of the proposed new house at 55 Rouge Street, Markham Village, and the three variances relating to lot frontage, building depth, and net floor area ratio. Staff advised that the proposed dwelling generally complies with heritage design guidelines, with minor adjustments that will be requested.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling at 55 Rouge St.;

That the front elevation of the proposed house be revised to have a higher veranda roof and larger ground floor windows;

That Heritage Markham has no objection to the requested variances to permit:

- a) a minimum lot frontage of 16.23 m (53 ft), whereas the By-law requires a minimum lot frontage of 18.29 m (60 ft);
- b) a maximum building depth of 19.74 m, whereas the By-law permits a maximum building depth of 16.8m;
- c) a maximum net floor area ratio of 48.8%, whereas the By-law permits a maximum net floor area ratio of 45%.

That final review of the site plan application and minor variance application be delegated to Heritage Section staff provided there are no significant changes from the drawings dated stamped March 31, 2014;

And that the applicant enter into a site plan agreement with the City containing the standard conditions regarding materials, colour, windows etc.

CARRIED