



Report to: Development Services Commission

Meeting Date: April 1, 2014

---

**SUBJECT:** Request for Demolition – Detached One Storey Accessory Building/Garage  
118 Main Street, Unionville

**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 – Detached One Storey Accessory Building/Garage, 118 Main Street Unionville”, dated April 1, 2014, be received;
- 2) That Council endorse the demolition of the non heritage accessory building/garage at 118 Main Street within the Unionville 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 detached accessory building/garage located in the rear yard of 118 Main Street Unionville.

**BACKGROUND:**

**Owner of the property proposes to demolish a detached non-heritage accessory building/garage**

The owner of 118 Main Street Unionville wishes to demolish an existing one storey, detached, non-heritage accessory building/garage, constructed in 1978 (See Appendix ‘A’) in preparation for the construction of a proposed addition to the existing heritage house and a proposed new, two-car, one storey, detached garage.

**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 accessory building. Heritage Markham reviewed the demolition permit application for the existing accessory building on March 19, 2014 and had no objection to its demolition.

**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 Unionville 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

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

None

**HUMAN RESOURCES CONSIDERATIONS**

Not Applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

Not Applicable

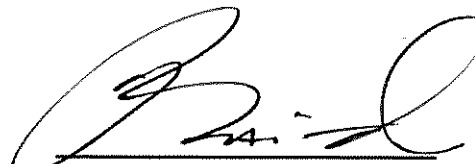
**BUSINESS UNITS CONSULTED AND AFFECTED:**

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 accessory building/garage  
Appendix 'B'      Heritage Markham Extract of March 19, 2014

**FIGURE 1**

**FILE PATH:** Q:\Development\Heritage\PROPERTYMAINSTUM18\Demolition Report April 2014.doc

**APPLICANT/OWNERS:** Mr. Roger Kortschot

**LOCATION MAP**



---

Appendix A- Photograph of Existing Accessory Building/Garage



Appendix B- Heritage Markham Extract of March 19th, 2014

**HERITAGE MARKHAM  
EXTRACT**

**DATE:** March 20, 2014  
**TO:** File  
R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner

**EXTRACT CONTAINING ITEM #16 OF THE THIRD HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON MARCH 19, 2014.**

---

- 16. DEMOLITION PERMIT -  
REAR YARD DETACHED ACCESSORY BUILDING  
118 MAIN STREET, UNIONVILLE (16.11)**  
**Extracts:** R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
- 

The Heritage Planner explained the proposal to demolish an accessory building at 118 Main Street. The Committee suggested the door be salvaged. It was noted that several trees were removed without a permit.

**HERITAGE MARKHAM RECOMMENDS:**

That Heritage Markham has no objection to proposed demolition of rear yard detached accessory building at 118 Main Street, Unionville; and,

That the side door to the shed be salvaged or donated.

**CARRIED**