

SUBJECT: Request for Demolition –Detached Accessory Building
11 Euclid 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 Accessory Building, 12 Euclid Street Unionville”, dated March 18 2014, be received;
- 2) That Council endorse the demolition of the non heritage Accessory Building at 11 Euclid Street located 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 detached accessory building/garage at 11 Euclid Street, Unionville.

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

The owner of 11 Euclid Street wishes to demolish a one storey, detached, accessory building/garage constructed c. 1920 in order to construct a new driveway which will lead to a new, one storey detached, 2-car garage located at the rear of the property. (See attached Site Plan, Figure 2 and photograph of the existing accessory building/garage Figure 3)

The property is located within a heritage conservation district

As the property is designated under Part V of the Ontario Heritage Act, a 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 proposed site plan application for the property which indicates that the accessory building is to be demolished and had no objection to its demolition. (See attached Heritage Markham Extract of February 12, 2014 Appendix ‘A’)

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:

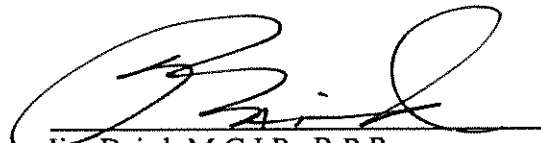
Not Applicable

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 of Planning & Urban Design


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

ATTACHMENTS:

Figure 1	Location Map
Figure 2	Proposed site plan for new garage and addition to 11 Euclid Street
Figure 3	Photograph of the existing accessory building/garage
Appendix 'A'	Heritage Markham Extract of February 12, 2014

+

FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\EUCLID\11\DSC Demolition Report February 2014.doc

APPLICANT/OWNER: Mr. Mansoor Naqi

LOCATION MAP

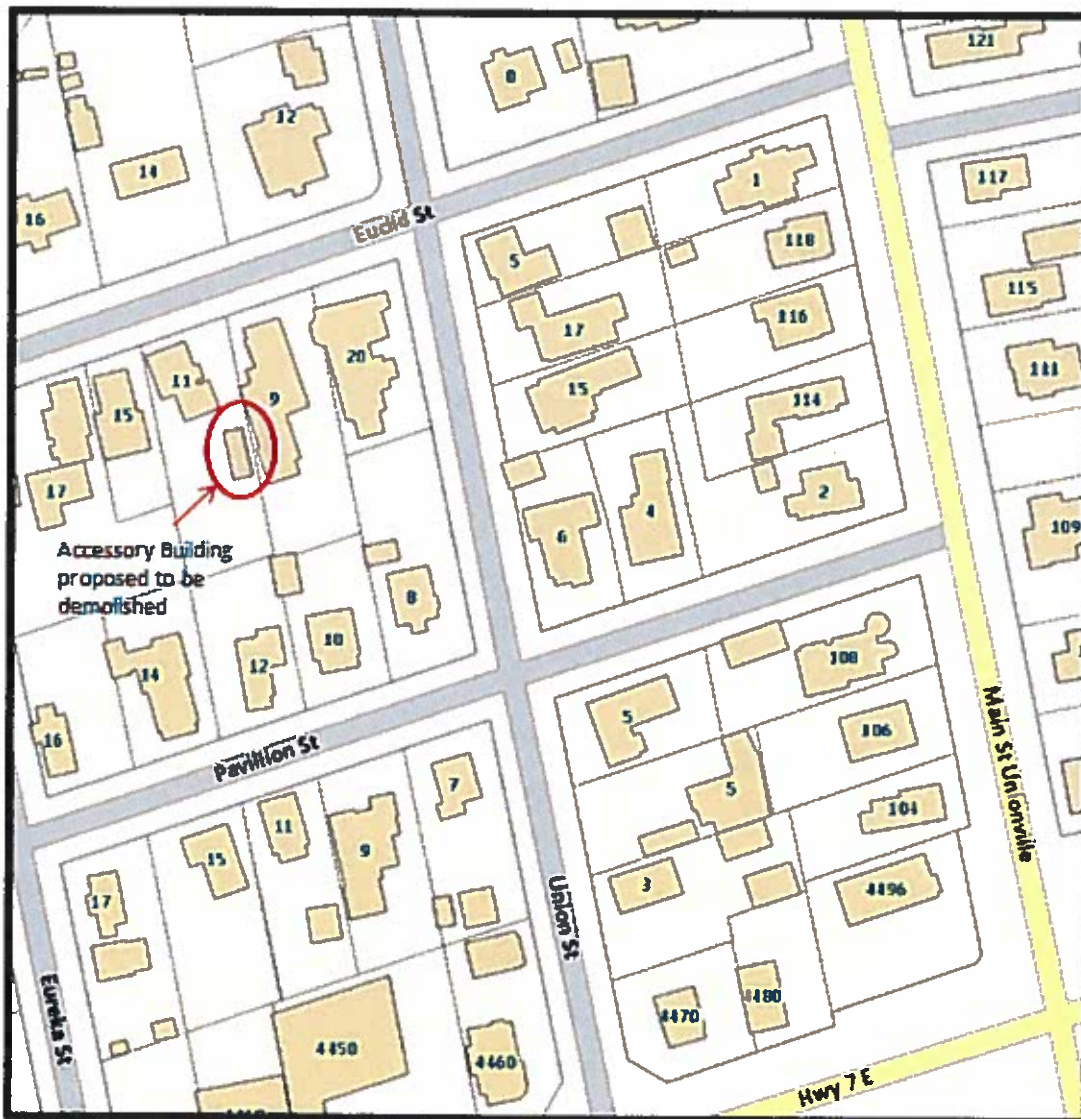


FIGURE 2

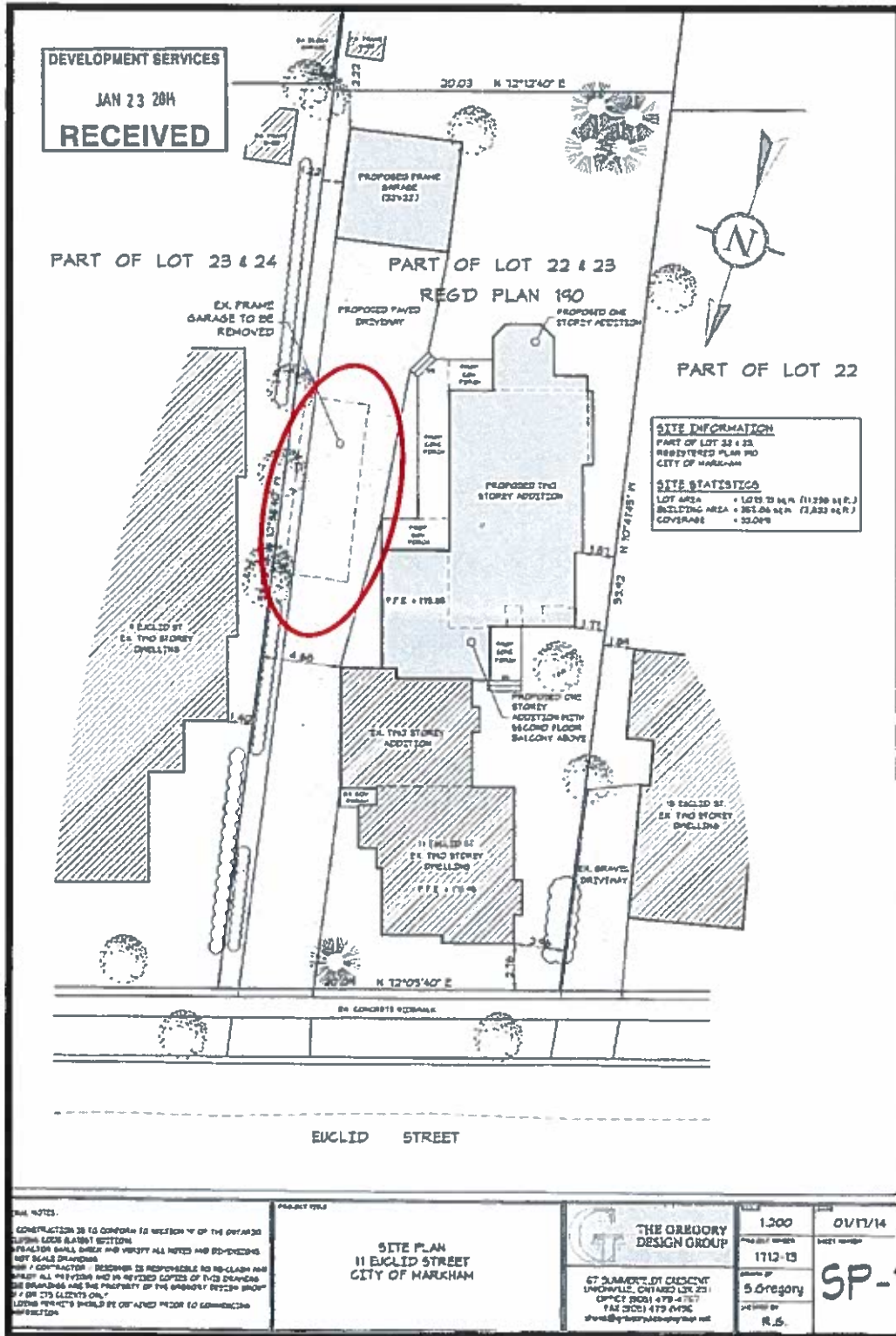


FIGURE 3

Detached Accessory
Building/ Garage

11 Euclid St.



APPENDIX 'A'

HERITAGE MARKHAM EXTRACT

DATE: February 18, 2014
TO: File
R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
Russ Gregory, Gregory Design Group

EXTRACT CONTAINING ITEM #15 OF THE SECOND HERITAGE MARKHAM
COMMITTEE MEETING HELD ON FEBRUARY 12, 2014.

15. Site Plan Control Application - Proposed Demolition of Accessory Building, and Proposed Detached Garage and Two Storey Addition to Existing House;
11 Euclid Street (16.11)
File Number: SC 14 136064
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

The Heritage Planner explained the proposal to demolish a garage and to construct a new detached garage and an addition to the existing house. Discussions included outstanding issues and the staff recommendations regarding the proposed skylight and the enclosed front veranda. Staff do not support a variance for lot coverage.

Russ Gregory, representing the owners, discussed the details of the proposal.

The Committee suggested mitigation of the visual impacts of the skylight and the rooftop railing. Mr. Gregory agreed to relocate the skylight and to skirt the rooftop railing to minimize their visibility.

The Committee discussed the building massing and the length of the driveway. With respect to the reintroduction of a street-facing door and appropriate windows to the enclosed front veranda, the Committee discussed the responsibility of the previous owner and the current opportunity to rectify this outstanding issue. Staff confirmed that the outstanding requirements associated with the previous site plan agreement were addressed and the file closed. However, given the new owners have submitted a new site plan application for a substantial addition, the requirement for restoration work on the front veranda was a legitimate and reasonable condition of approval. It was noted that a heritage grant may be available for this item, and Mr. Gregory indicated on behalf of the applicant in attendance, that the modification could be considered by the owner on that basis.

Heritage Markham Recommends:

That Heritage Markham has no objection to the form, massing and materials of the proposed addition and detached garage, but does not support the location of the proposed skylight on the addition, as it would be visible from the street; and,

That the proposed rooftop deck be further screened or built into the roof structure so that is not visible from the street; and,

That the existing enclosed front veranda be modified to resemble an early 20th century enclosed porch through the addition of appropriate windows and a false door; and,

That Heritage Markham has no objection to the demolition of the existing one storey accessory building; and,

That Heritage Markham does not support any variance to the Lot Coverage required to permit the construction of the proposed addition due to the potential loss of green space; and further,

That Heritage Markham delegates final review of the Site Plan and any related Variance application to Heritage Section Staff provided there are no significant revisions from the drawings date stamped January 23, 2014.

Carried