



Report to: Development Services Committee

Meeting Date: September 11, 2012

SUBJECT:	Request for Demolition – Garage 33 Joseph Street, Markham File DP 12-123978
PREPARED BY:	Regan Hutcheson, Manager-Heritage Planning , ext. 2080
REVIEWED BY:	Biju Karumanchery, Senior Development Manager, ext. 2970

RECOMMENDATION:

- 1) That the staff report entitled “Request for Demolition – Garage, 33 Joseph Street Markham”, dated September 11, 2012, be received;
- 2) That Council endorse the demolition of the garage at 33 Joseph 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 garage at 33 Joseph Street, Markham.

BACKGROUND:

Owner of the property proposes to demolish a rear yard garage

The owner of 33 Joseph Street wishes to demolish a one-storey, frame, detached single-car garage. The property has recently been severed and the garage is located on the new lot. It was understood during the severance application process that the existing garage would be removed to permit a future dwelling on the new lot.

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 garage. Heritage Markham reviewed the request for demolition of the building on August 8, 2012 and had no objection.

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 there is no objection to its demolition. The garage is in poor condition and appears to date from the 1920-30 period. The owner is currently restoring the existing 1883 heritage dwelling on the retained lot including the restoration of the wood siding, and is in the process of applying for Site Plan Approval for a dwelling on the new lot.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not Applicable

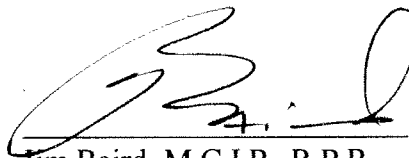
BUSINESS UNITS CONSULTED AND AFFECTED:

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:

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

FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\JOSEPH\33\DSC Sept 11 2012.doc

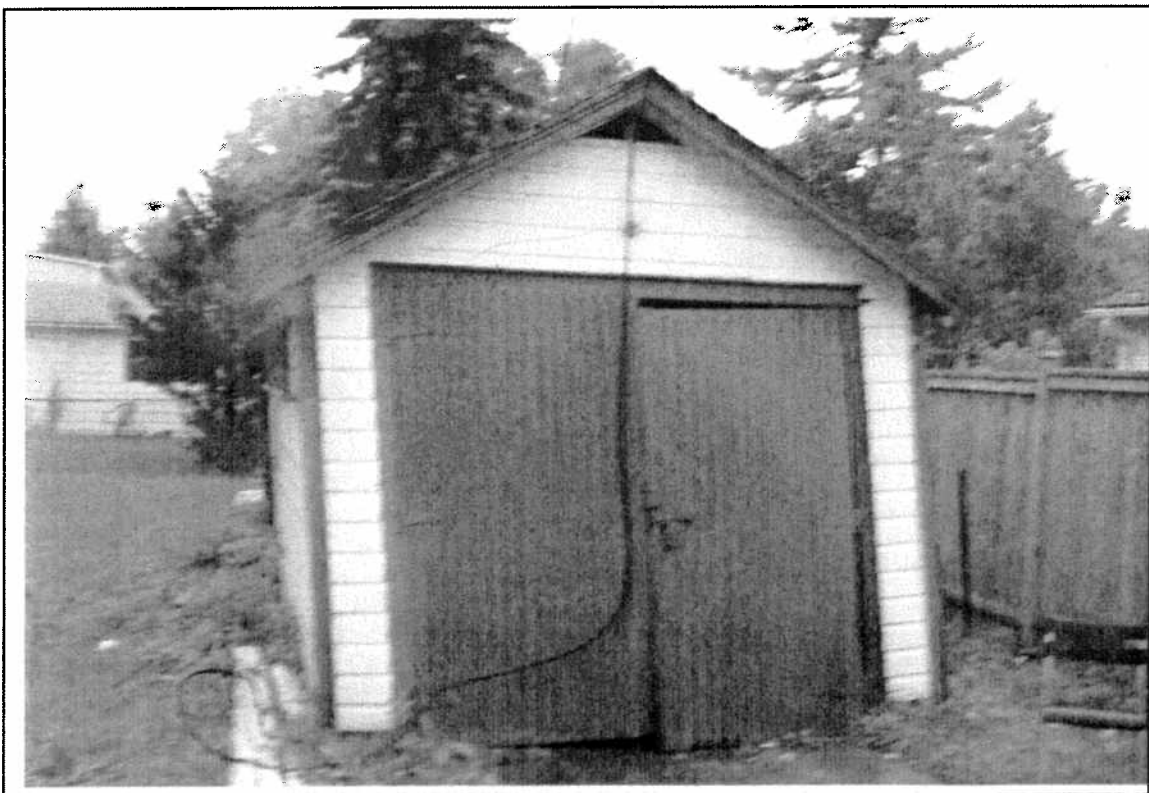
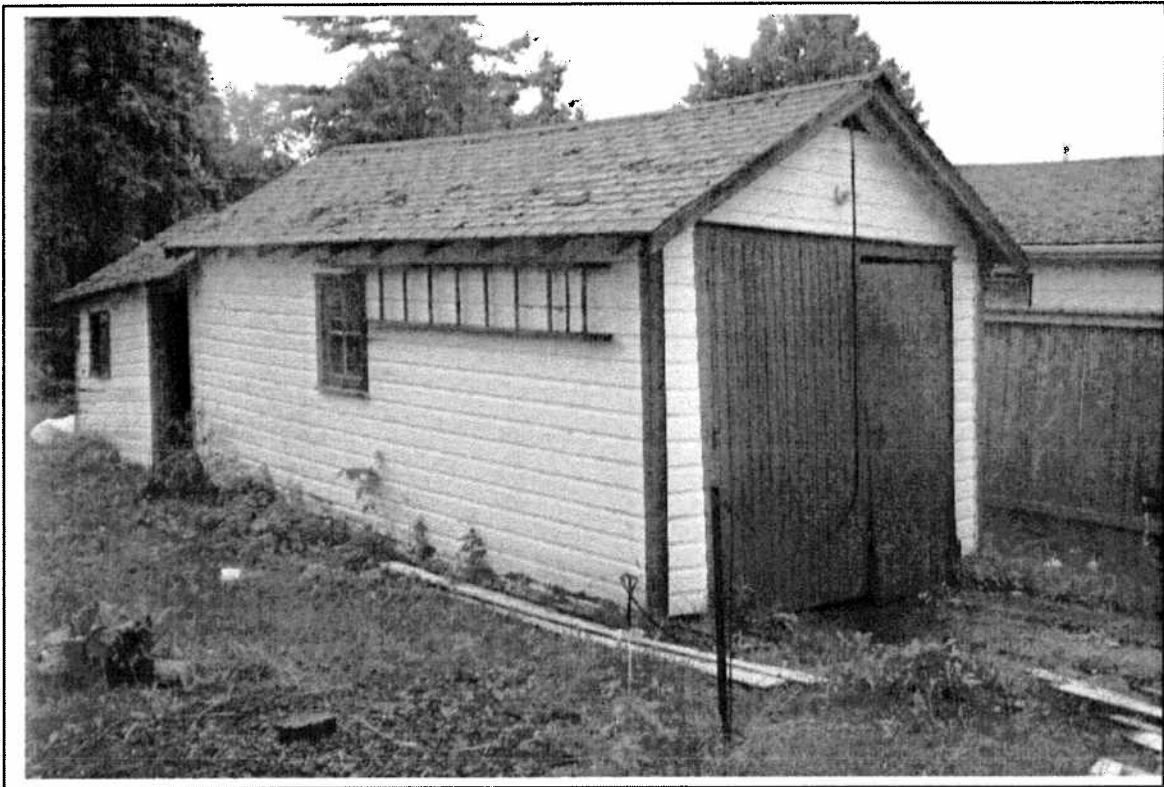
APPLICANT: Mr. Julian Angelone
24 Calafia Street, Markham

OWNER: Mr. Roger Kortschot

Email - julian@royallegpage.ca

LOCATION MAP





Appendix "A" – Building Photographs

HERITAGE MARKHAM
EXTRACT

DATE: August 14, 2012
TO: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

EXTRACT CONTAINING ITEM #6 OF THE EIGHTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON AUGUST 8, 2012

6. DEMOLITION PERMIT APPLICATION
DP 12 123978
33 JOSEPH STREET, MARKHAM VILLAGE
PROPOSED DEMOLITION OF ONE STOREY DETACHED GARAGE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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Staff responded to questions from the Committee regarding the restoration of the house on the property and the cultural value of the garage which appears to date from 1920-30.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed demolition of the one story detached accessory building located at 33 Joseph St. in Markham Village.

CARRIED