



Report to: Development Services Committee

Date: June 28, 2011

SUBJECT: Request for Demolition – Dwelling
10 Rouge Street, Markham Village
Demolition Permit #11 113572

PREPARED BY: Regan Hutcheson, Manager-Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) THAT Council endorse the demolition of the dwelling at 10 Rouge Street located within the Markham Village Heritage Conservation District subject to the following condition:
 - The applicant obtain site plan approval for a replacement dwelling that generally complies with the Markham Village Heritage Conservation District Plan, and is of a scale and massing compatible to the neighbourhood, prior to the issuance of the demolition permit;
- 2) THAT this matter go to the Council meeting on June 28, 2011;
- 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 dwelling at 10 Rouge Street, Markham.

BACKGROUND:

Owner of the property proposes to demolish a dwelling

The owner of 10 Rouge Street wishes to demolish the existing modern-era bungalow, built in 1964, and replace it with a proposed new house, with a detached garage in the rear yard. The existing dwelling is classified as a Class C building (non-heritage) in the Markham Village Heritage Conservation District (Vinegar Hill Area).

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 structure. Heritage Markham reviewed the request for a new replacement dwelling on May 11, 2011 and the proposed demolition of the existing dwelling on June 8, 2011 and had no objection to the removal of this structure.

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

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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 no cultural heritage value. It is recommended that the issuance of the demolition permit be conditional upon site plan approval of a replacement dwelling that generally complies with the policies and guidelines of the Markham Village Heritage Conservation District Plan and is of a scale and massing compatible to the neighbourhood.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

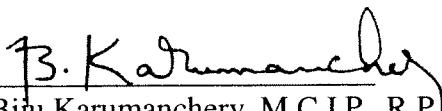
Not Applicable

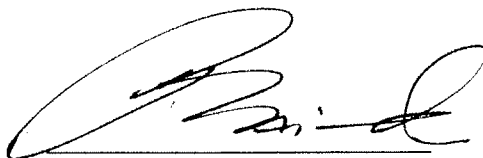
BUSINESS UNITS CONSULTED AND AFFECTED:

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.
Senior Development Manager


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

ATTACHMENTS:

Appendix 'A' Photo of Building

Appendix 'B' Heritage Markham extract – June 8, 2011

Appendix 'A'

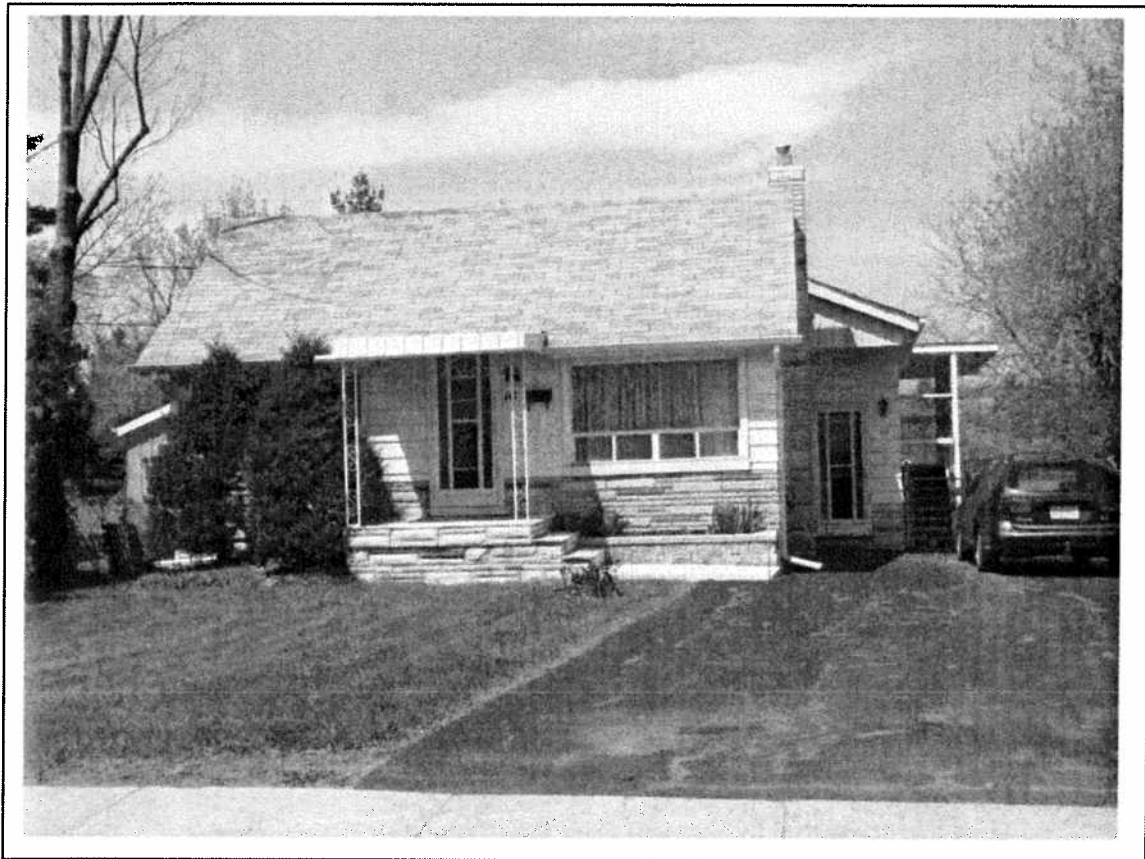


FIGURE 1

FILE PATH: Q:\Development\Heritage\PROPERTY\ROUGE\10\Demo Report june 29 2011.doc

APPLICANT:

Gregory Design Group
67 Summerfeldt Crescent
Markham, ON L3R 2B1
russ@gregorydesigngroup.net

OWNER:

Georgina Panagakos

LOCATION MAP

