



Report to: Development Services Committee

Date: June 21, 2011

SUBJECT: Request for Demolition – Garage
Reconstruction – Historic Shed
94 John Street, Thornhill
Building Permit File 11 116033

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

RECOMMENDATION:

- 1) THAT Council endorse the demolition of the garage at 94 John Street and the reconstruction of the historic shed located within the Thornhill Heritage Conservation District;
- 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 one-storey, detached garage and the dismantling and reconstruction of the historic shed located at 94 John Street, Thornhill.

BACKGROUND:

Owner proposes to demolish a rear yard garage and reconstruct shed

The owner of 94 John Street proposes to demolish a one-storey, detached, single-car garage. The frame garage is of mid 20th century construction and is located in the rear yard of the property. As part of this project, an existing historic shed has been dismantled and will be reconstructed on the property in the general vicinity of the garage. The shed will be converted to a one car garage. A site plan approval application has already been approved for the historic shed project.

The property is located within a heritage conservation district

As the property is designated under Part V of the Ontario Heritage Act, the approval of Council is necessary to permit any demolition. Heritage Section staff and Heritage Markham Committee have reviewed the request for demolition of the garage/reconstruction of the shed, and have 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 garage by Heritage Section Staff has determined that the structure has no cultural heritage value. Although the historic shed has been disassembled (technically a demolition), the shed is being reconstructed as part of a site plan control application for the property using the salvaged original structural members and siding to the highest extent possible. It will be used as a one car garage.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

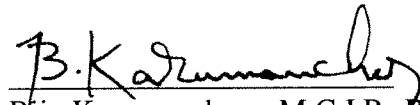
Not Applicable

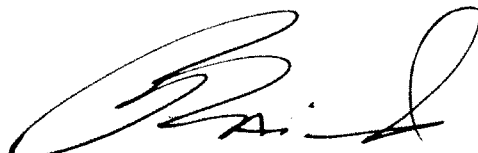
BUSINESS UNITS CONSULTED AND AFFECTED:

Not Applicable

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 Garage

FIGURE 1

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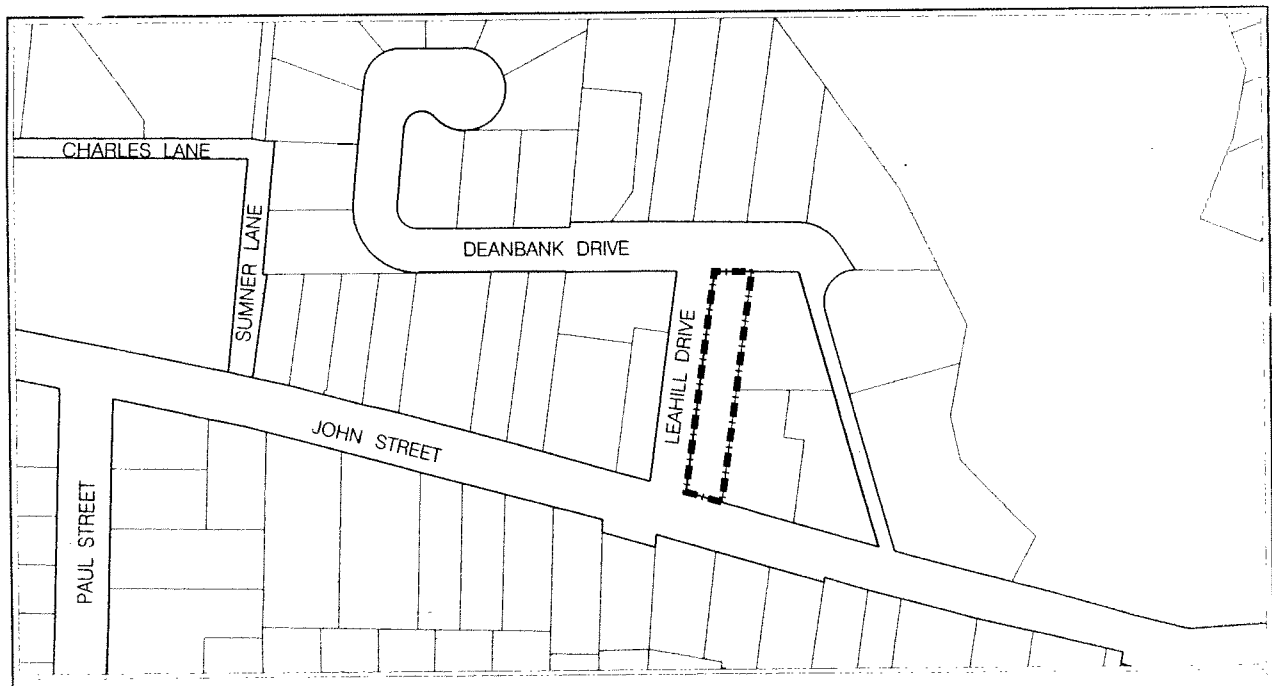
APPLICANT:

Mr. Carmen Naccarato
67 Tanjoe Crescent
Toronto, ON

M2M 1P6

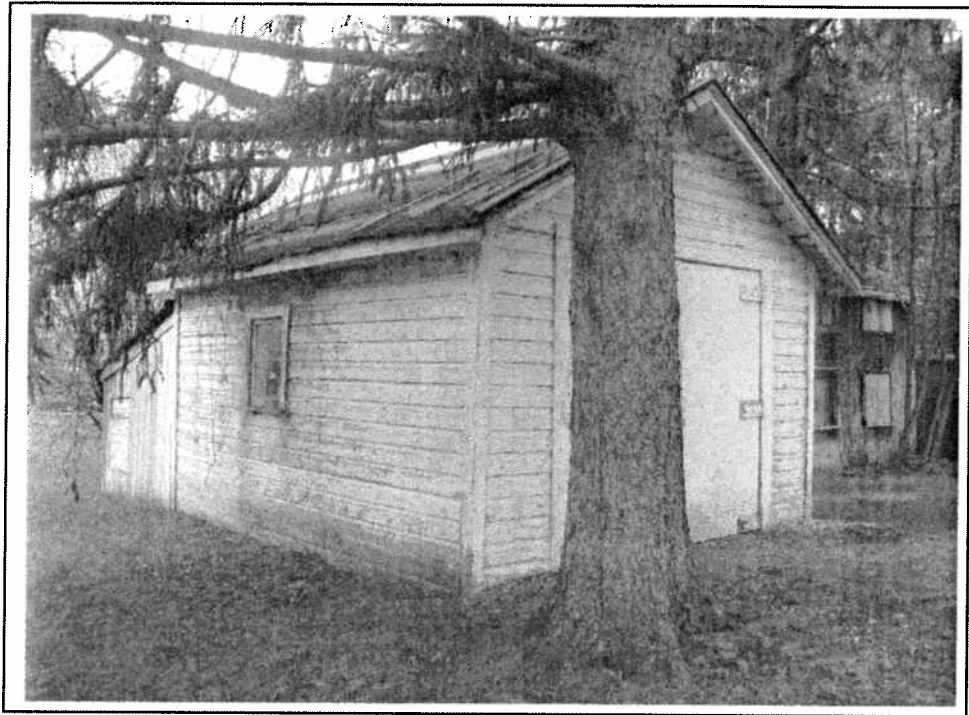
Email – carmennacc@sympatico.ca

LOCATION MAP



APPENDIX 'A'

Garage- 94 John Street, Thornhill



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