



Report to: Development Services Committee

March 6, 2012

SUBJECT: Request for Demolition of Dwellings
23 Princess St. and 59 Rouge St.
Markham Village Heritage Conservation District

PREPARED BY: Peter Wokral, Heritage Planner ext. 7955

REVIEWED BY: Regan Hutcheson, Manager-Heritage Planning, ext 2080

RECOMMENDATION:

- 1) That the staff report titled "Request for Demolition of Dwelling, 23 Princess St. and 59 Rouge St., Markham Village Heritage Conservation District" dated March 9, 2012, be received;
- 2) That Council has no objection to the demolition of the dwellings at 23 Princess St. and 59 Rouge St. subject to the following conditions:
 - a. The applicant to advertise in the local newspaper the availability of the dwellings for relocation and/or salvage of materials to promote diversion of materials from landfill;
 - b. The applicant or future owner obtain Site Plan Approval for a new dwelling which complies with the Markham Village Heritage Conservation District Plan prior to the issuance of a demolition permit; and
 - c. The applicant or future owner work with staff to retain mature trees on the property.
- 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 owners request to demolish single detached dwellings located at 23 Princess St. and 59 Rouge St., Markham.

BACKGROUND:

The owners of the properties propose to demolish the existing single detached dwellings

The owner of 23 Princess St. and the owners of 59 Rouge St. both wish to demolish existing one storey single detached dwellings constructed in the 1950's with new, two storey, single detached dwellings with attached garages. Both owners have submitted site plan application to the Town seeking approval for the proposed new houses. (See Appendix 'A' for photos of the existing dwellings)

The properties are both located within a heritage conservation district

As the properties are 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 single detached dwellings. Heritage Markham has reviewed the site plan applications for the proposed new houses at 23 Princess St. and 59 Rouge St.

and have no objections to the existing dwellings being demolished subject to the applicants obtaining site plan approval for the proposed new dwellings.

OPTIONS/ DISCUSSION:

The Ontario Heritage Act requires Council to consider all demolition applications.

Although the subject buildings are not considered to possess cultural heritage value, they are 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 existing dwellings can be supported

A review of the existing buildings by the Heritage Markham committee and Heritage Section Staff has determined that the two structures have no cultural heritage value.

If demolition is supported, staff recommends that it be subject to the following terms and conditions as per Section 42(4) of the Ontario Heritage Act:

- 1) The applicant to advertise in the local newspapers the availability of the dwelling for relocation and/or or salvage of materials to promote diversion of materials from landfill;
- 2) The applicant or future owner obtain Site Plan Approval for a new dwelling which complies with the Markham Village Heritage Conservation District Plan prior to the issuance of a demolition permit; and
- 3) The applicant or future owner work with staff to retain mature trees on the property.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

None

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Environment: If demolition is approved, it is recommended that mature trees on the property be retained and protected. It is also recommended that each applicant advertise the availability of the dwelling for relocation and/or salvage or materials in the local newspapers to promote diversion of materials from landfill.

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:

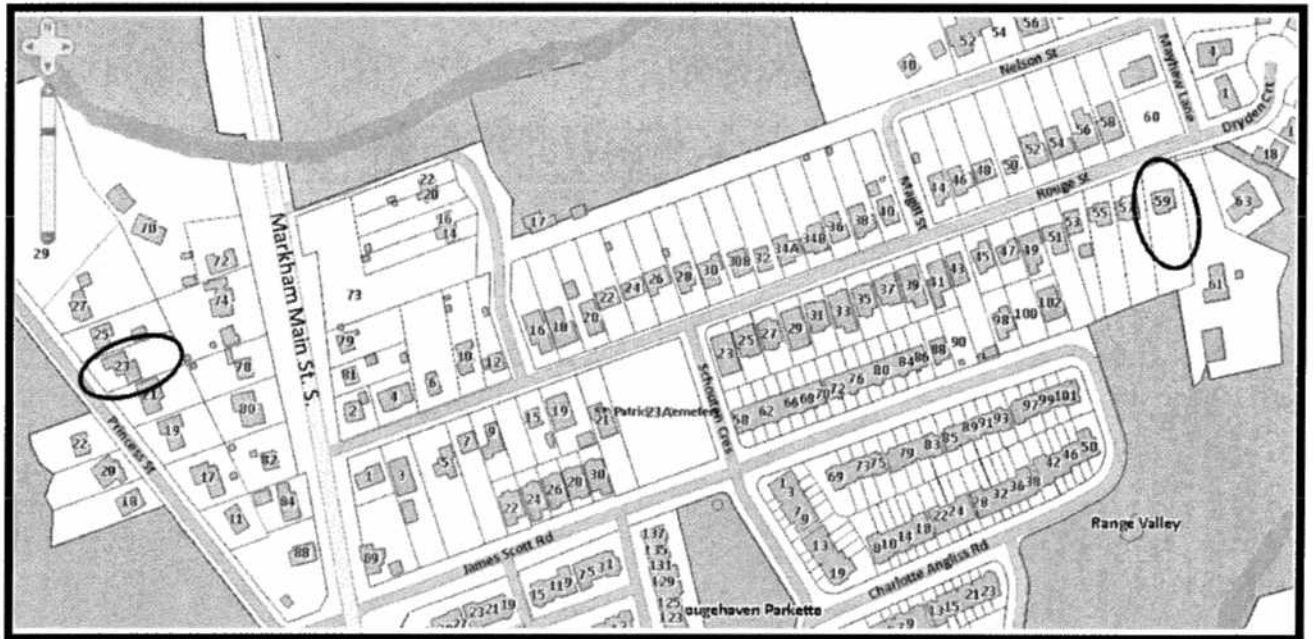
Appendix 'A' Photos of Buildings

FIGURE 1

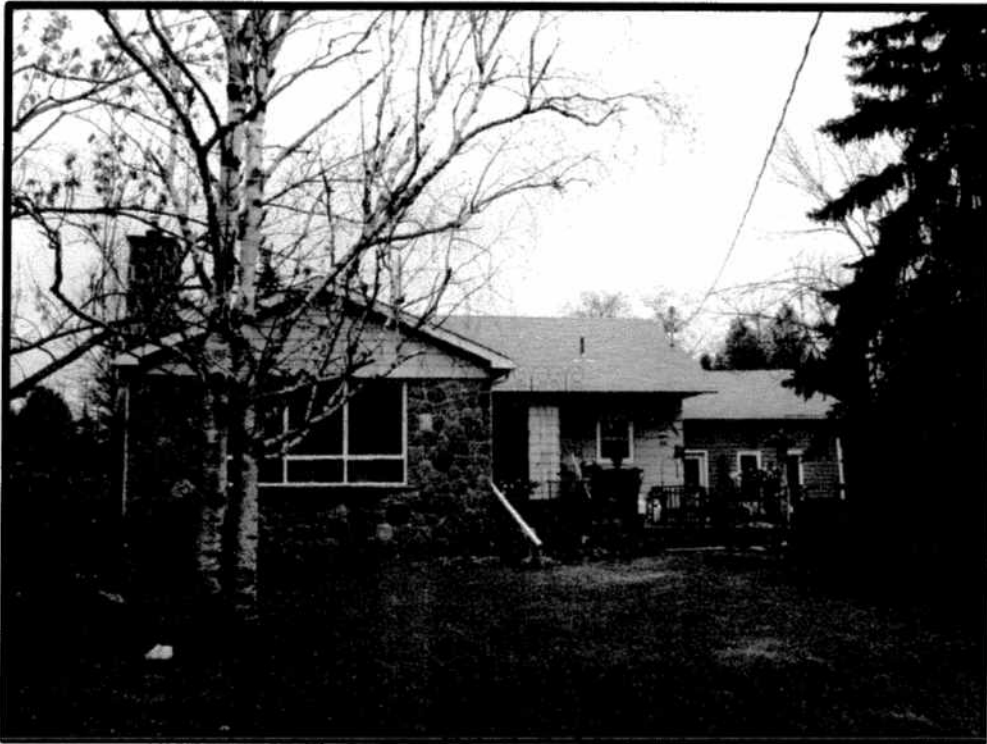
FILE PATH: Q:\Development\Heritage\PROPERTY\PRINCESS\23\DSC Report March 6 2012 demo.doc

APPLICANTS:	(For 23 Princess St.) Khanna Investments 4 Rouge St. Markham, ON L3P 1K6	(For 59 Rouge St.) Nadia Khan 59 Rouge St. Markham, ON L3P 1K7
--------------------	--	--

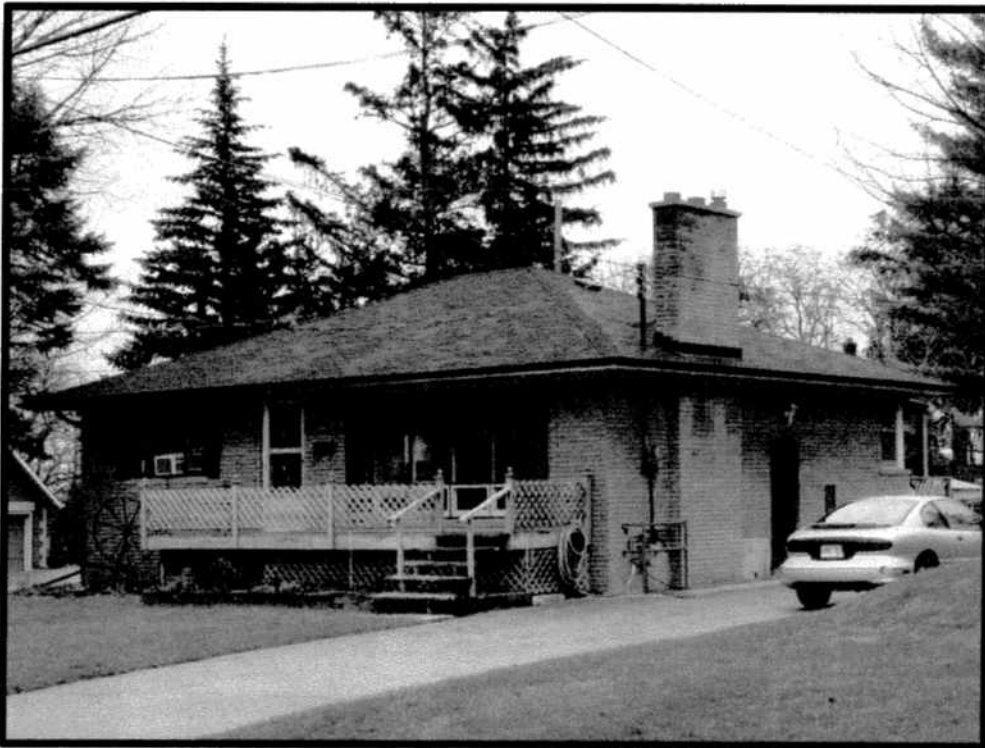
LOCATION MAP



Appendix 'A'



Existing House at 23 Princess St.



Existing House at 59 Rouge St.