




MEMORANDUM

TO: Mayor and Members of Council

FROM: Jim Baird, Commissioner of Development Services 

COPY: Rino Mostacci, Director, Planning and Urban Design

PREPARED BY: George Duncan, Senior Heritage Planner, ext. 2296

REVIEWED BY: Regan Hutcheson, Manager of Heritage Planning

DATE: March 27, 2012

SUBJECT: Revised Location for Casely Heritage House
198 Angus Glen Boulevard, Angus Glen West Village
Building Permit to Break Foundation 12 111426 DP

On June 28, 2011 Development Services Committee authorized the relocation of the Eleanor Lynn Casely House, currently located on its original site at 198 Angus Glen Boulevard, to a lot located at the south west corner of Major Mackenzie Drive and Angus Glen Boulevard. The purpose of the relocation was to place the heritage house on a site with grading more suitable than the situation on the original site. The Casely House is designated under Part IV of the Ontario Heritage Act and subject to a heritage easement agreement with the Town.

The owner, Angus Glen Development Limited, is now requesting that the alternate site approved by Council last year be changed to allow the Casely House to be located on Lot 26 of a yet-to-be approved draft plan of subdivision, as shown on the attached plan. This location is proposed to be adjacent to a park and the Francis Stiver farmhouse, another heritage building within the Angus Glen West Village. The owner is of the opinion that the new site will make the house more attractive to potential buyers than it would be on a corner lot location at a major intersection. The current size of the proposed lot will need to be increased in width to adequately accommodate the heritage house, and staff is working with the applicant to achieve an acceptable plan.

Heritage Markham reviewed the proposal at the March 14, 2012 meeting. The new proposed site is supported by staff and by Heritage Markham because the location is more sympathetic to the Casely House, being on the valley edge and near the historic Francis Stiver Farmhouse.

The Casely House needs to be relocated from its current site in order to allow for the completion of a neighbourhood park this spring. The owner has applied for a building permit to break the foundation of the heritage house to allow for its relocation. Recognizing that Angus Glen has not yet entered into a site plan agreement for the Casely House and that Council required that the house could only be relocated once a site plan agreement had been executed and financial securities posted, they are proposing to provide a Letter of Undertaking to the Town committing to complete these requirements.

Staff support the owner's proposal as outlined above, and the building permit application to break the foundation to allow the building to be relocated, and are seeking Council's authorization to allow these actions to occur. The following resolution is proposed for Council's consideration:

That the staff memorandum entitled "Revised Location for the Casely Heritage House, 198 Angus Glen Boulevard, Angus Glen West Village, Building Permit to Break Foundation 12 111426 DP," dated March 27, 2012, be received; and

That Council approve the new location for the Casely House on "Lot 26" of the proposed future plan of subdivision subject to:

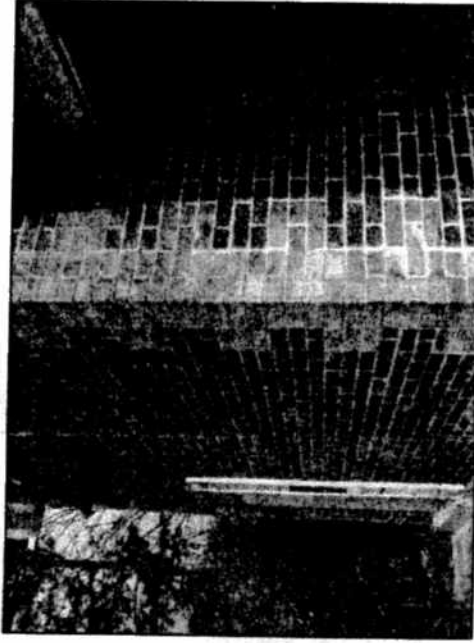
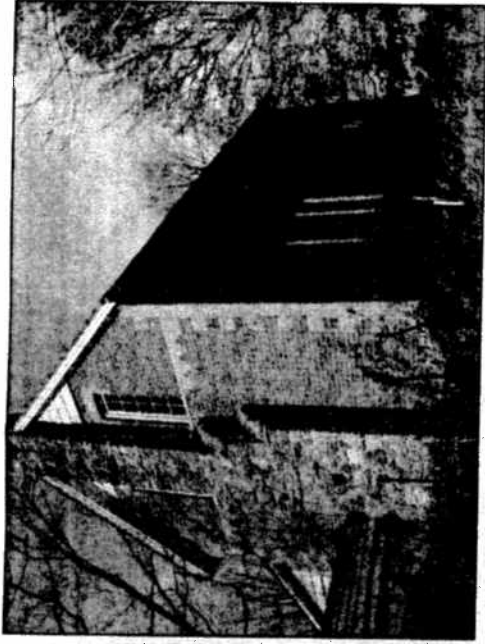
- a) the proposed lot in the future plan of subdivision being increased in size to adequately accommodate the size of the heritage dwelling;**
- b) the applicant providing a Letter of Undertaking with (i) a commitment to complete the site plan agreement for the Casely House within three (3) months, and (ii) a timeline for the Casely House to be placed on a new foundation acceptable to the Commissioner of Development Services;**
- c) the applicant providing the required financial security of \$100,000 along with the Undertaking prior to the issuance of the Building Permit to Break Foundation.**
- d) the building being properly secured/boarded and made weather-tight once it is removed from its foundation, including any openings in the floor and any window openings; and**
- e) the temporary relocation area being fenced off to provide security for the heritage building.**

That Council has no objection to the building permit submitted to allow the Casely House to be broken from its foundation and relocated to the property (Lot 26) where it will be stored pending the completion of the site plan agreement and approval of the future plan of subdivision for the specific area, but that the permit only be released once the Undertaking is signed by the applicant and the required financial security has been provided to the Town, to the satisfaction of the Commissioner of Development Services; and

That Staff be authorized and directed to do all things necessary to give effect to this resolution.

File:

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MSA

Angus Glen West Village

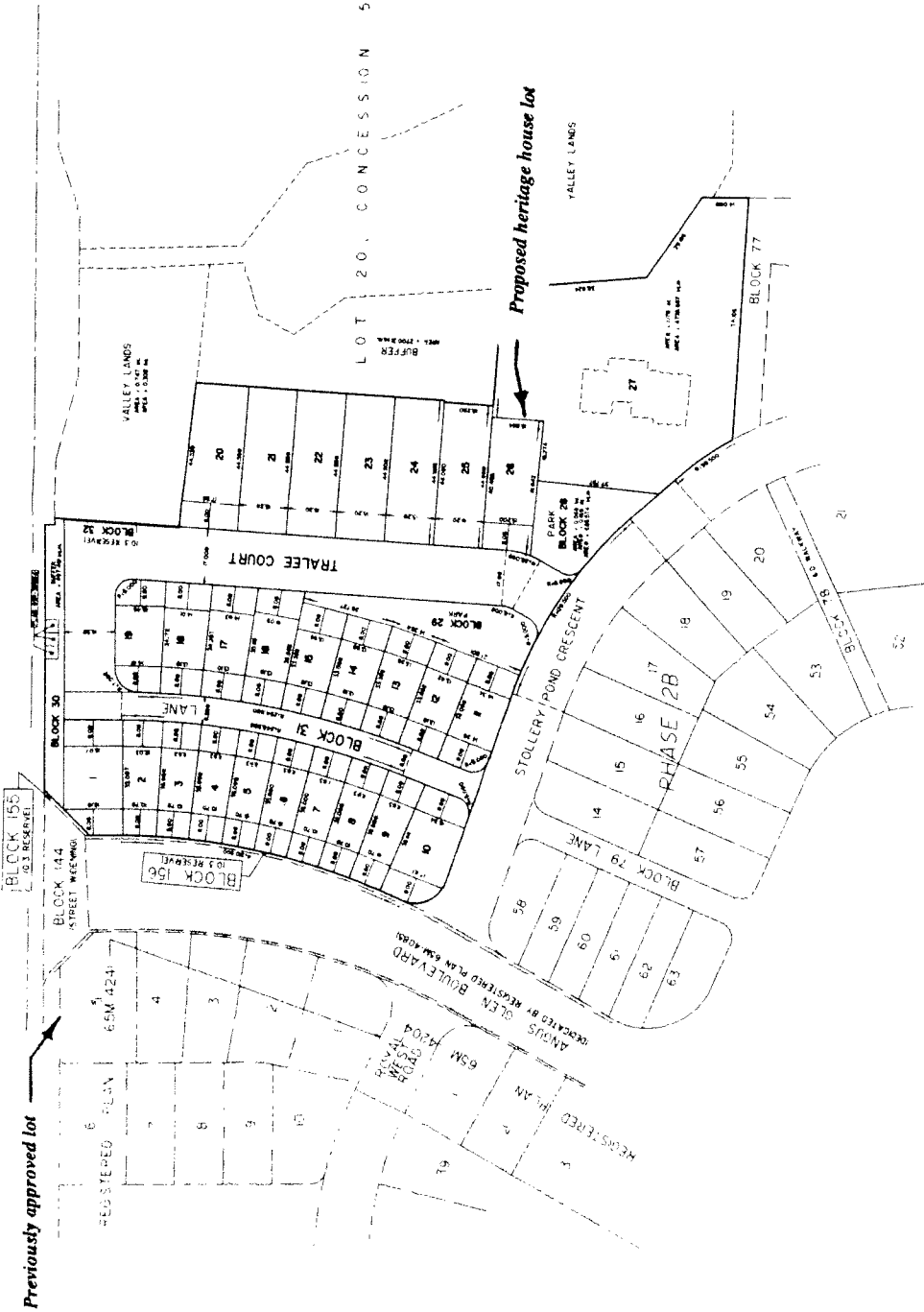
Casely House 198 Angus Glen Boulevard

Photos

Nov. 24, 2010

Proposed Revised Plan of Subdivision Angus Glen West Village

MAJOR MACKENZIE DRIVE (REGIONAL ROAD No 25)
(ROAD ALLOWANCE BETWEEN LOTS 20 AND 21 CONCESSION 5)



LAYOUT PLAN OF
PART OF LOT 20
CONCESSION 5
CECROPS TOWNSHIP OF MARKHAM,
COUNTY OF YORK
NOW IN THE
TOWN OF MARKHAM
REGIONAL MUNICIPALITY OF YORK

SCALE 1" = 50'

J. D. BARNES LIMITED

THIS PLAN AND THE CONVEYANCE THEREOF ARE NOT VALID UNLESS THEY ARE REGISTERED IN THE LAND REGISTRY ACT, R.S.O. 1990, CHAPTER L6.

DATE

PREPARED BY J. D. BARNES LIMITED
100 WEST 10TH STREET, TORONTO, ONT. M5S 1A5



J. D. BARNES LIMITED

REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL LAND SURVEYOR
REGISTERED PROFESSIONAL ARCHITECT
REGISTERED PROFESSIONAL PLANNER
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
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