

SUBJECT: Request for Demolition- 287 Main St. N. Markham Village
PREPARED BY: Peter Wokral ext. 7955
REVIEWED BY: Regan Hutcheson ext. 2080

RECOMMENDATION:

- 1) THAT Council endorse the demolition of the non-heritage single detached dwelling and detached accessory building at 287 Main St. N. located within the Markham Village Heritage Conservation District.
- 2) 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 single detached dwelling and detached accessory building at 287 Main St. N., Markham.

BACKGROUND:**Owner of the property proposes to demolish a single detached dwelling and a detached accessory building/garage**

The owner of 287 Main St. N. wishes to demolish the existing, one storey, single detached, dwelling and a detached accessory building/garage, both constructed in 1952. The owner plans to divide the property into two lots for the purpose of constructing two new, two storey, single detached, dwellings with detached, rear yard, garages.

The property is located within a heritage conservation district

As the property is designated under Part V of the *Ontario Heritage Act* (the "Act"), the review by Heritage Markham is required, and the approval of Council is necessary to permit the demolition of the existing structures. Heritage Markham reviewed the request for demolition of the structures on May 6th 2015 and had no objection.

OPTIONS/ DISCUSSION:**The *Ontario Heritage Act* requires Council to consider all demolition applications for designated properties.**

Although the subject buildings are not considered to possess cultural heritage value, it is located within the Markham Village Heritage Conservation District. According to Section 42(1) of the *Act*, 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, it has been determined that the delegation of the authority to approve "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. No delegation provisions apply in such 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 structures have no cultural heritage value, and that there are no grounds upon which to object to their demolition.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

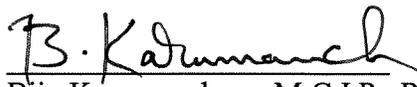
ALIGNMENT WITH STRATEGIC PRIORITIES:

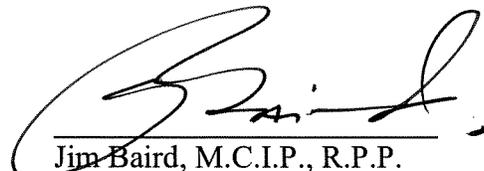
Not Applicable

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.
Director of Planning and Urban Design
(Acting)


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

ATTACHMENTS:

- Appendix 'A' Photo of Building
- Appendix 'B' Heritage Markham extract

FILE PATH: Q:\Development\Heritage\PROPERTY\MAINSTN\287\Demolition Report June 2015.doc

APPLICANT: Subasan Rajalingam

Email – subasan1.rajalingam@bmo.com

FIGURE 1

LOCATION MAP



Figure 1-Photograph of the Existing Dwelling



HERITAGE MARKHAM
EXTRACT

DATE: May 13, 2015
TO: File
R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
R. Punit, Committee of Adjustment

EXTRACT CONTAINING ITEM #13 OF THE FIFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON MAY 6, 2015.

- 13. Committee of Adjustment Variance Application
Consent Application
287 Main Street North, Markham Village
Proposal to Subdivide Existing Lot for Two New Dwellings (16.11)**
File Number: B/03/15, A/57/15, A/58/15
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
R. Punit, Committee of Adjustment
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The Heritage Planner explained the proposed severance and Minor Variances to create one additional lot at 287 Main Street North, Markham Village. A chart was provided to illustrate comparative variances for 293, 289, and 287 Main Street.

Russ Gregory, Designer, responded to questions from the Committee and indicated he was willing to work with staff on an alternate architectural style for the centre dwelling. The extent and impact of the Minor Variances were discussed.

Heritage Markham Recommends:

That Heritage Markham received the deputation by Russ Gregory, Designer for 287 Main Street North, Markham Village; and,

That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling at 287 Main St. N. Markham Village; and,

That Heritage Markham has no objection to the proposed severance of 287 Main St. N. to create the new lot addressed as 289 Main St. N.; and,

That Heritage Markham has no objection to the requested variances to permit the construction of new single detached homes and detached garages at 287 and 289 Main St. N.; and,

That Heritage Markham does not support the proposed Georgian Tradition architectural style, building foot print, hipped roof, of the new single detached dwelling at 289 Main St. N.; and,

That Heritage Markham recommends that the proposed new house at 289 Main St. have an L-shaped plan, gable roofs, a front veranda and reflect the late Victorian architectural styles of heritage homes in the Mount Joy neighbourhood, and that the applicant work with staff on design revisions to be consistent with the neighbourhood; and further,

That final review of the proposed severance and variance applications be delegated to Heritage Section staff provided there a no significant revisions to the requested variances.

CARRIED