

Subject: 5 Wellington Street, Demolition on a Municipal Heritage Register Property

Department: Infrastructure Services

Division: Planning

Report #: INS-2021-017

Meeting Date: 2021-03-22

Recommendations

That report INS-2021-017, 5 Wellington Street, Demolition on a Municipal Heritage Register Property, be received;

And that Council not oppose the demolition of the accessory building addition and detached garage on the property

Background

The subject property is known municipally as 5 Wellington Street and is located south of Armstrong and Front Street and west of Amanda Street. The property contains a two-storey detached brick dwelling constructed in 1904, with a wood frame addition constructed on the rear of the dwelling and an accessory detached garage. The property is listed on Orangeville's Municipal Register of Non-Designated Properties of Cultural Heritage Value or Interest due to the heritage attributes associated with the architectural features and period of construction of the detached dwelling.

The owner has advised the Town of their intent to demolish the rear accessory addition and detached garage on the property. This occurred by way of a building permit application submitted on February 10, 2021 for a new two-storey addition to be constructed in the same location as the existing addition and detached garage. The addition will provide additional living space along with an attached single-car garage for the existing dwelling. Demolishing these accessory structures is necessary to make way for the proposed new addition. Attachment 1 includes site plans illustrating the existing dwelling to be maintained with the addition and detached garage to be demolished, in comparison to the proposed new addition.

Analysis

The purpose of listing non-designated properties on the Municipal Heritage Register is to provide interim protection from demolition. The Ontario Heritage Act (“the Act”) requires the owner of a listed property to give Council at least 60 days written notice of an intention to demolish or remove a structure from the property, together with plans or other required information that justify the demolition or removal. Council may agree to the demolition or initiate the process to provide further protection of the property through designation under the Part IV of the Act. Council must consult with Heritage Orangeville before allowing the demolition or removal of a structure from a listed property.

This matter was reviewed by Heritage Orangeville at their meeting of February 18, 2021. The existing addition proposed to be demolished on the rear of the dwelling was constructed in the 1970's and has no attributes contributing to the heritage value of the property. The detached garage also has no attributes of heritage significance. Heritage Orangeville has expressed no issues with respect to this proposed demolition on the property. It should also be noted that in reviewing the building permit submission for this property, Building Division staff noted that the detached garage is in a severely dilapidated state and should be removed.

This report recommends that Council not oppose the accessory structure demolition on the subject property.

Strategic Alignment

Orangeville Forward – Strategic Plan

Priority Area: Community Stewardship

Objective: Maintain and Protect our Built and Natural Heritage

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities.

Notice Provisions

There are no public notification provisions applicable to this report.

Financial Impact

There are no financial impacts anticipated to the Town arising from this report.

Respectfully submitted

Prepared by

Douglas G. Jones, M.E.Sc., P. Eng.
General Manager, Infrastructure Services

Brandon Ward, MCIP, RPP
Manager, Planning, Infrastructure Services

Attachment(s): 1. Site Plans