

**Subject: 14 William Street, Residential Demolition Permit Application, File No. RD-2021-01**

**Department: Infrastructure Services**

**Division: Planning**

**Report #: INS-2021-036**

**Meeting Date: 2021-05-31**

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### **Recommendations**

That report INS-2021-036, 14 William Street, Residential Permit Application, File No. RD-2021-01, be received

And that the residential demolition permit application for 14 William Street, be approved, subject to the following conditions:

1. That the applicant allows Heritage Orangeville access to the subject property to document the existing structure and any existing historical elements on the property, prior to demolition;
2. That the owner salvages for reuse, any significant architectural artefacts or building materials as may be identified by Heritage Orangeville, and provides such artefacts to the Town or Museum of Dufferin, if requested; and
3. That the applicant constructs and substantially completes the new dwelling to be erected on the subject property not later than two (2) years from the date of the issuance of the demolition permit.

### **Background**

The subject property is known as 14 William Street and is located south of Church Street and west of Henry Street, as shown on the Location Map included in Attachment 1. The property contains a two-storey detached dwelling constructed in 1874, with a single-storey addition constructed on the side and rear of the dwelling. The property is listed on Orangeville's Municipal Register as a Non-Designated Property of Cultural Heritage Value or Interest, due to the heritage attributes associated with the unique architectural style (Second Empire) and period of construction of the detached dwelling.

On March 3, 2021, the owner applied for a building permit to demolish the addition on the side and rear of the dwelling and construct a larger two-storey addition in the same location. This work was part of an overall revitalization of the existing main dwelling, which included the new addition construction to create a second dwelling unit. Because of the property's listing on the Municipal Heritage Register, the proposed demolition was reviewed by Heritage Orangeville at their March 18<sup>th</sup> meeting. Heritage Orangeville expressed no concerns with this demolition, given that the building addition has no historical or architectural attributes contributing to the heritage value of the property.

As the owner proceeded with their renovation work for the existing dwelling, they discovered that the building is in a severe state of structural deterioration and disrepair. This necessitated additional unforeseen restoration work that would render project cost-prohibitive to the owner, with little benefit in comparison to a complete re-build of the dwelling. The owner therefore submitted a new building permit application to demolish the entire dwelling and construct a new and expanded replacement dwelling in its place. The proposed new dwelling would replicate the architectural design of the existing dwelling. It involves a building footprint that is generally similar to that of the existing dwelling, plus the additional dwelling space to the rear (as contemplated by the original building addition iteration). Floor plans and elevation drawings of the proposed new dwelling are included in Attachment 2.

Because this proposal now involves demolishing the entire dwelling, this necessitated the submission of a residential demolition permit application, which was submitted to the Town on April 8, 2021. The purpose of this report is to analyze the proposal relative to the demolition control framework and provide a recommendation for a Council decision concerning this application.

### **Demolition Control**

The Town's Demolition Control Area By-law (No. 2003-126) is administered in accordance with the Planning Act, which allows municipalities to establish a demolition control area prohibiting any residential demolition without approval by Council, or their delegated authority. Under this By-law, all lands within the Town's jurisdiction are subject to demolition control and require Council approval for any residential dwelling demolition. Circumstances where a dwelling is deemed an immediate safety hazard by the Chief Building Official are exempt from this demolition control requirement.

Demolition control intends to preserve residential properties by preventing premature demolition of viable housing stock and ensuring that any replacement development is approved and constructed within a reasonable time period thereafter. Demolition approvals can therefore include conditions to be fulfilled prior to, or in conjunction with the demolition occurrence.

Demolition control also avoids the creation of vacant lots for prolonged periods and susceptibility to property standards infractions (i.e. trespassing, vandalism). To achieve this, demolition control works in tandem with a property standards By-law, which ensures that properties are maintained to an appropriate standard. This prevents properties from being neglected in a way that could accelerate their deterioration to a point where demolition becomes an apparent necessity.

### **Ontario Heritage Act**

For any proposed demolition of a property listed on a Municipal Register as a Non-Designated Property of Cultural Heritage Value or Interest, the Ontario Heritage Act requires that the municipal council be provided with a 60-day Notice of the intent to demolish. The purpose of the notice period is to provide the municipality sufficient time to determine whether there is merit to initiate a process to designate the property in order to give it enhanced long-term protection under Part IV (individual designation) of the Act. The 60-day notification period is deemed to commence on the date that the residential demolition permit application is received by the Town.

### **Application Review**

The residential demolition permit application was circulated to Internal Divisions, as well as Heritage Orangeville, for review and comment. No concerns were received from the Internal Divisions circulated for review.

Heritage Orangeville reviewed this demolition permit application at their Committee meeting of May 13, 2021. The Committee was provided with information documenting the existing conditions of the building. Building Division staff also provided comments to the Committee with respect to the deteriorated conditions of the building, based on site inspections conducted by staff. The Committee expressed no concerns with the proposed demolition proceeding.

Staff recommend approval of this residential demolition permit application, subject to conditions to be fulfilled prior to the demolition proceeding. These conditions will enable Heritage Orangeville to document the existing structure at their discretion and will ensure that any salvageable building artefacts that may be of interest to Heritage Orangeville are reclaimed to the satisfaction of the Committee. The recommended conditions are consistent with the demolition control policies found under the Implementation section of the Town's Official Plan, which enable the inclusion of such conditions and requirements in the demolition control process. An additional recommended condition would require new building construction to be completed within two years of demolition approval, ensuring that the site does not remain vacant for a prolonged period.

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## **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.

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## **Notice Provisions**

There are no public notification provisions applicable to this report.

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## **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

**Attachments:**

1. Location Map
2. Proposed Dwelling Plans