

Subject: 22 John Street, Demolition on a Municipal Heritage Register Property

Department: Infrastructure Services

Division: Planning

Report #: INS-2021-035

Meeting Date: 2021-05-31

Recommendations

That report INS-2021-035, 22 John Street, Demolition on a Municipal Heritage Register Property, be received;

And that Council not oppose the demolition of the detached garage on the property.

Background

The subject property is known municipally as 22 John Street and is located on the west side of John Street, between Church Street to the north and Little York Street to the south. The property is more generally situated within a mature residential neighbourhood containing many properties of cultural heritage value or interest. There is a two-storey detached dwelling situated on the property, which was built in 1878 and consists of a wood-frame structure with shiplap siding. 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 design and period of construction of the dwelling.

The owner has advised the Town of their intent to demolish an existing 6.7m x 6.7m (22ft. x 22ft.) detached garage on the property. This occurred by way of a building permit application received in February 2021 for a slightly larger 7.3m x 7.6m (24ft. x 25ft.) detached garage to be constructed in the same location as the existing garage. Demolishing the existing garage is necessary to make way for the proposed new garage. Attachment 1 includes a survey plan illustrating the location of the existing garage, as well as building plans of the proposed new garage to be constructed in the same location.

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 any structure from the property, together with plans or other required information that justify the demolition. Council may agree to the demolition, or initiate the process to enhance the property’s heritage protection by designating it 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 April 22, 2021. The existing detached garage has no attributes contributing to the heritage value of the property and Heritage Orangeville expressed no concerns with respect to its demolition.

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. Survey Plan and Building Drawings