

Subject: 15-17 York Street: Demolition on a Municipal Heritage Register Property

Department: Infrastructure Services

Division: Planning

Report #: INS-2021-048

Meeting Date: 2021-09-13

Recommendations

That report INS-2021-048, 15-17 York Street, Demolition on a Municipal Heritage Register Property, be received;

And that Council not oppose the demolition of a one (1) storey rear portion of the existing dwelling on the property.

Background

The subject property is known municipally as 15-17 York Street and is located on the south side of York Street, between Bythia Street to the west and John Street to the east. The property is situated within a mature residential neighbourhood containing many properties of cultural heritage and value or interest. There is a two-storey detached dwelling situated on the property, which was built in 1876. This [property](#) is listed on the [Municipal Register of Non-Designated Heritage 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 is proposing to demolish a 23.4 square-metre (252 square-foot) rear part of the dwelling to make way for a new 60.3 square-metre (650 square-foot) two-storey addition to be built in the same location. A site plan and elevation drawings are included as Attachment 1, which illustrate the extent of the building demolition proposed, along with the proposed new addition.

Analysis

The purpose of listing non-designated properties on the Town's Municipal Heritage Register is to recognize properties of cultural heritage value or interest and 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 strengthen the property's protection 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.

The owner submitted their building permit application on July 6, 2021, and the proposal was considered by Heritage Orangeville at their meeting of July 22, 2021. Heritage Orangeville expressed no issues with respect to this demolition, indicating that the portion of the dwelling to be demolished will not impact the visual appearance of the dwelling. Therefore, this will not affect the heritage character of the property.

This report recommends that Council not oppose the demolition of the rear portion of the existing dwelling on the 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: 1. Site Plans and Elevation Drawings (existing and proposed)