

Subject: 257 Broadway, Demolition on a Municipal Heritage Register Property

Department: Infrastructure Services

Division: Planning

Report #: INS-2021-060

Meeting Date: 2021-11-08

Recommendations

That report INS-2021-060, 257 Broadway, Demolition on a Municipal Heritage Register Property, be received;

And that Council not oppose the demolition of a two-storey portion of rear of the existing building on the property

Background

The subject property is known municipally as 257 Broadway and is located on the north side of Broadway, between Louisa Street to the west and Faulkner Street to the east. The property is situated within a mixed-use area 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 1887 and currently contains an office use and a dwelling unit. This property is listed on the Town's Municipal Register of Non-Designated Heritage Properties of Cultural Heritage Value or Interest, due to the heritage attributes associated with its architectural style and period of construction.

The owner is proposing to convert the building from its current mixed-use format to two dwelling units. The primary dwelling would occupy the main level and an accessory dwelling unit would occupy the second storey. As part of this conversion, the owner is proposing to construct a 31.9 square-metre (343 square-foot) single-storey addition on the rear part of the building. To make way for this addition, the owner intends to remove a 26.2 square-metre (282 square-foot) second-storey portion of the rear part of the dwelling. The removal of this 2nd storey part is to make way for a larger roof area to cover the expanded ground-level addition. 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.

On September 28, 2021, the owner advised of their intent to demolish part of the existing building as part of their proposal and have sought feedback from Heritage Orangeville before proceeding to submit their Building Permit application. This matter was considered by Heritage Orangeville at their meeting of October 27, 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

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Attachment: 1. Site Plans and Elevation Drawings (existing and proposed)