



COMMUNITY SERVICES/PLANNING & BUILDING SERVICES
TOWN OF NEWMARKET
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April 23, 2015

DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES - REPORT 2015-17

TO: Committee of the Whole

SUBJECT: 351 Timothy Street
Request to demolish a portion of a structure listed on the Municipal Register of Non-Designated Heritage Properties

ORIGIN: Planning and Building Services

RECOMMENDATIONS

THAT Development and Infrastructure Services/Planning and Building Services Report 2015-17 dated April 23, 2015 regarding 351 Timothy Street and the owners request to demolish a portion of the structure listed on the Municipal Register of Non-Designated Heritage Properties be received and the following recommendation(s) be adopted:

1. THAT Council permit the demolition of the rear portion of 351 Timothy Street, a property listed on the Municipal Register of Non-Designated Heritage Properties of Interest;
2. AND THAT Montana Harrington, 351 Timothy Street Newmarket, ON L3Y 1P4 be notified of this action.

COMMENTS

The owner of 351 Timothy Street has indicated a desire to demolish the rear addition of the existing dwelling (see appendix 1). The property is listed on the Town's Municipal Register of Non-Designated Properties in accordance with the Ontario Heritage Act. Currently, the demolition of all or part of a building that is listed requires Council's approval.

A home inspection has identified structural issues with the foundation and roof which need repair and/or replacement. The owner intends to build a replacement structure on the same footprint and provide an exterior treatment that would be in keeping with the heritage nature of the original dwelling and the street.

351 Timothy, a two storey wood frame residence with a vinyl clad exterior, was built in 1905. The rear addition was erected at an unknown date. The main residence has a steep gable roof, symmetrical windows and a projecting 3-bay window on the front façade. As it would appear the historical value is in the main dwelling structure, staff have no objection to the demolition of the rear portion of the existing dwelling at 351 Timothy Street. The normal and usual building permit process would be required.

COMMUNITY CONSULTATION

While there is no legislative requirement to do so, the Heritage Newmarket Advisory Committee have been circulated the proposal and have no objection to the demolition of the rear portion of the dwelling.

BUDGET IMPACT (CURRENT AND FUTURE)

There are no budget impacts associated with the recommendations of this report.

CONTACT

For more information on this report, contact: Dave Ruggle, Senior Planner – Community Planning, at 905-953-5321, ext 2454; druggle@newmarket.ca



Commissioner, Development
& Infrastructure Services



Director of Planning & Building Services



Senior Planner - Community Planning

Appendix 1

Photographs of Existing rear Addition

