Report to Committee of the Whole

To: Mayor Linton and Members of Council
Prepared By: Mariana Iglesias, Senior Planner
Date: 17 Jun 2019

Report: PLN2019-34

RE: Partial Demolition at Listed Property - 249 St. Andrew St. E., Fergus (Detached Garage)

Recommendation:
THAT the Council of the Township of Centre Wellington approve the partial demolition request for the detached garage only at the listed property municipally known as 249 St. Andrew Street East, Fergus, in the Township of Centre Wellington;

AND THAT the property municipally known as 249 St. Andrew Street East, Fergus, remain on the Township’s Municipal Heritage Register.

Report:
The owner of 249 St. Andrew Street East, Fergus, has provided a notice of intent to demolish the detached garage on the property in accordance with the notice requirements of the Ontario Heritage Act. The property is listed on the Township’s Municipal Register of Cultural Heritage Properties but is not designated. The owner has requested demolition due to poor structural condition and plans to replace it with a new garage in a similar location. Photos of the garage are provided in Attachment 1 to this report.

Since the subject property is listed on the Register as a non-designated property, Council can either allow the demolition or designate the property pursuant to Part IV of the Ontario Heritage Act to stop the demolition. Heritage Centre Wellington has evaluated the application to demolish based on Ontario Regulation 9/06 "Criteria for Determining Cultural Heritage Value or Interest". The Regulation outlines three main categories: design, historical and contextual values. The reason for the listing of the subject property on the Municipal Register was due to the potential heritage value of the main dwelling as seen from the street. Planning staff and the heritage committee have reviewed the request and are of the opinion that demolition of the detached garage does not negatively impact the property’s heritage value.

It is staff’s recommendation that the garage be permitted to be demolished, but that the property remain on the Register due to the potential heritage value of the main dwelling.
Corporate Strategic Plan:
Good Government - The Township will make well-informed decisions, operate efficiently, get results, communicate openly and engage the public in important decisions.

Consultation:
Heritage Centre Wellington

Attachments:
● PLN2019-34 Att 1 Photo

Approved By:
Brett Salmon, Managing Director of Planning and Development
Andy Goldie, Chief Administrative Officer
Attachment 1: 249 St. Andrew St. E., Fergus, Photo (c. 2019)

Image 1: Detached Garage