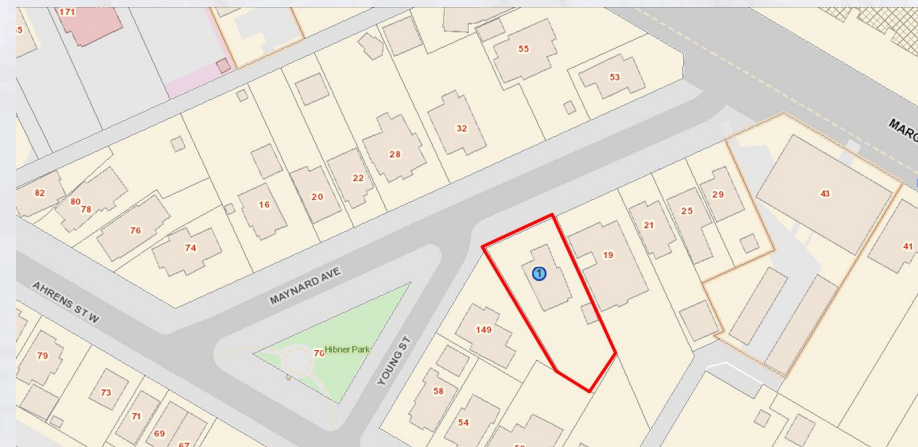


4.2 Heritage Permit Application HPA-2026-V-006

11 Maynard Avenue

Background:

- Located within Civic Centre Neighbourhood Heritage Conservation District and designated under Part V of the Ontario Heritage Act
- Group B building
- Contains a duplex detached dwelling constructed c. 1895 in the Attic Gable design
- Proposal: demolition of detached accessory building and construction of a new detached accessory building

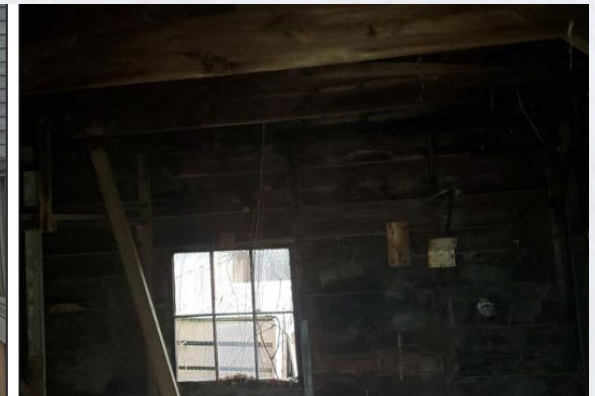


4.2 Heritage Permit Application HPA-2026-V-006

11 Maynard Avenue

Proposal:

Removal of Detached Accessory Structure



4.2 Heritage Permit Application HPA-2026-V-006

11 Maynard Avenue



Proposal:

Construction of Detached Accessory Structure



4.2 Heritage Permit Application HPA-2026-V-006

11 Maynard Avenue



Merits of the Application:

- Existing detached accessory building does not contribute to the heritage value of the property
- Demolition of the detached accessory building will not detract from the heritage value of the property, the character of the CCNHCD, or the integrity of the Maynard Avenue streetscape
- Design of the proposed detached accessory building is compatible with the design guidelines of the CCNHCD Plan
- Proposed building may be partially visible from the Maynard Avenue right-of-way, but will not detract from the heritage value of the property, the Maynard Avenue streetscape, or the CCNHCD as a whole

4.2 Heritage Permit Application HPA-2026-V-006 11 Maynard Avenue



Recommendation:

That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2026-V-006 to permit the demolition and reconstruction of a detached accessory building located on the property municipally addressed as 11 Maynard Avenue **be approved** in accordance with the supplementary information submitted with this application and subject to the following condition:

1. That final building permit drawings be reviewed and heritage clearance provided by Heritage Planning staff prior to the issuance of a building permit.