



# Town of Newmarket Agenda

## Heritage Newmarket Advisory Committee

Date: Tuesday, April 16, 2019  
Time: 7:00 PM  
Location: Cane Room  
Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

Pages

1. **Additions & Corrections to the Agenda**

2. **Declarations of Pecuniary Interest**

3. **Presentations/Deputations**

3.1 Orientation Session

4. **Approval of Minutes**

4.1 Heritage Newmarket Advisory Committee Meeting Minutes of July 3, 2018

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1. That the Heritage Newmarket Advisory Committee Meeting Minutes of July 3, 2018 be approved.

5. **Correspondence**

5.1 Correspondence from the Committee of Adjustment re: Notice of Deferred Application - 951 Srigley Street

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1. That the Correspondence from the Committee of Adjustment re: Notice of Deferred Application - 951 Srigley Street be received.

6. **Items**

6.1 Appointment of Chair and Vice-Chair

6.2 Appointments to Other Boards and Committees

6.2.1 Elman W. Campbell Museum Board

6.2.2 Lower Main Street South Heritage Conservation District  
Advisory Group

6.3 Requests for Removal from the Heritage Registry of Non-  
Designated Properties - 578 Lydia Street and 270 Prospect Street

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**7. Reports of Committee Members**

7.1 Designated Property Maintenance and Concerns

7.1.1 Site Plaques

7.1.2 Residence Plaques

7.1.3 Heritage Location Plaques

**8. Committee Reports**

8.1 Elman W. Campbell Museum Board

8.2 Lower Main Street South Heritage Conservation District Advisory  
Group

**9. New Business**

**10. Adjournment**



## Town of Newmarket

### Minutes

### Heritage Newmarket Advisory Committee

Date: Tuesday, July 3, 2018  
 Time: 7:00 PM  
 Location: Mulock Room  
 Municipal Offices  
 395 Mulock Drive  
 Newmarket, ON L3Y 4X7

Members Present: Athol Hart, Chair  
 Billie Locke, Vice-Chair  
 Joan Seddon  
 Malcolm Watts  
 Rohit Singh

Members Absent: Councillor Hempen  
 Soni Felix Raj

Staff Present: M. White, Planner  
 A. Walkom, Council Committee Coordinator

Guest: Deborah Alexander, Alexander Planning Inc.

#### 1. Additions & Corrections to the Agenda

None.

#### 2. Declarations of Pecuniary Interest

None.

#### 3. Presentations/Deputations

##### 3.1 292-294 Court Street

Deborah Alexander presented to the Committee on behalf of the owners of 292-294 Court Street. She advised the Committee of the owner's intention to demolish the existing structure and construct two single

detached homes. She advised that the new homes are intended to match the heritage character of the neighbourhood.

Moved by: Joan Seddon

Seconded by: Rohit Singh

1. That the Heritage Newmarket Advisory Committee request that the owner of 292-294 Court Street provide drawings of the proposed single detached homes and details on how they will interface with the neighbourhood.

**Carried**

#### **4. Approval of Minutes**

Moved by: Malcolm Watts

Seconded by: Joan Seddon

1. That the Heritage Newmarket Advisory Committee Meeting Minutes of June 5, 2018 be approved

**Carried**

#### **5. Correspondence**

##### **5.1 Correspondence from the Town of Newmarket Planning Department - Notice of Complete Application (18095 & 18099 Leslie Street)**

Moved by: Joan Seddon

Seconded by: Rohit Singh

1. That the correspondence from the Town of Newmarket Planning Department - Notice of Complete Application (18095 & 18099 Leslie Street) be received.

**Carried**

##### **5.2 Correspondence from the Town of Newmarket Planning Department - Notice of Public Meeting (Urban Centres Zoning By-law)**

Moved by: Joan Seddon

Seconded by: Rohit Singh

1. That the Heritage Newmarket Advisory Committee request that Malcolm Watts attend the Urban Centres Zoning By-law public meeting and report back to the Committee.

**Carried**

## **6. Items**

### **6.1 Operating Results for the Five Months Ending May 31, 2018**

The Committee discussed the budget for the 2018 year to date.

### **6.2 292-294 Court Street**

This item was addressed under Item 3.1.

## **7. Reports of Committee Members**

### **7.1 Designated Property Maintenance and Concerns**

#### **7.1.1 Stickwood Walker site visit**

Athol Hart provided an update on the recent visit to the Stickwood Walker site and provided the Committee the details on the condition of the property. He provided the Committee with a list of concerns that should be remedied to protect the building from further damage.

Moved by: Malcolm Watts

Seconded by: Billie Locke

1. That the Heritage Newmarket Advisory Committee approve the recommendations by Athol Hart on the Stickwood Walker site; and,
2. That the recommendations be provided to the Town of Newmarket.

**Carried**

#### **7.1.2 Site Plaques**

There was no update on this item.

7.1.3 Residence Plaques

There was no update on this item.

7.1.4 Heritage Location Plaques

There was no update on this item.

**8. Sub Committee Reports**

**8.1 Architecture, Recreation, Culture, Heritage (ARCH) Committee**

There was no update on this item.

**8.2 Elman W. Campbell Museum Board**

Billie Locke provided an update on the recent Canada Day event, and advised that fewer people had attended the Museum than the previous year.

**8.3 Lower Main Street South Heritage Conservation District Advisory Group**

Athol Hart advised that the Noodle Shop had submitted an application to replace the awnings on the building.

**8.4 Newmarket Historical Society Board of Directors**

Joan Seddon advised that the Board has no meetings scheduled for the summer months.

**9. New Business**

**9.1 Union Hotel**

The Committee discussed the Union Hotel building. The Planner advised that the Site Plan Agreement has not yet been signed by York Region and that any future owner would be held to the terms of this agreement.

**10. Adjournment**

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Chair

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Date



## COMMITTEE OF ADJUSTMENT

Town of Newmarket

395 Mulock Drive

P.O. Box 328

Newmarket, ON L3Y 4X7

www.newmarket.ca

ltraviss@newmarket.ca

T: 905.953.5300 Ext. 2457

F: 905.953.5140

## NOTICE OF DEFERRED APPLICATIONS

**MADE BY:** ESHOO, Givargis

**FILE NUMBERS:** D10-B04-18; D13-A23-18; D13-A24-18

**SUBJECT LAND:** Part Lot 3, Plan 113  
951 Srigley Street

The above noted applications were before Committee of Adjustment at the hearing on October 24, 2018, at which time the matter was deferred by Committee to provide time for a heritage review to be conducted.

The applications were before Committee of Adjustment for a second time at the hearing on December 12, 2018, at which time the matter was deferred again, in order to be referred to Council to determine whether or not to designate the existing structure under the *Ontario Heritage Act*.

A heritage review was conducted and a staff report was brought forward to the February 25, 2019 Committee of the Whole meeting, wherein Council made the decision to not proceed through a designation process under the *Ontario Heritage Act* for 951 Srigley Street.

Please be advised the above noted returning applications have been placed on the agenda for **Wednesday, April 17, 2019 at 9:30 a.m.** in the Council Chambers, in the Municipal Offices at 395 Mulock Drive, Newmarket, Ontario.

If more information is required, you may contact the Alternate Secretary-Treasurer at 905-953-5300, Extension 2457 or by email at [ltraviss@newmarket.ca](mailto:ltraviss@newmarket.ca).

DATED at the Town of Newmarket this 29th day of March, 2019.

Alternate Secretary-Treasurer  
Committee of Adjustment



**PLANNING AND BUILDING SERVICES****Town of Newmarket**

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

TO: Heritage Newmarket Advisory Committee

DATE: April 9, 2019

SUBJECT: **Requests for Removal from the Heritage Registry of Non-Designated Properties**  
**578 Lydia Street**  
**270 Prospect Street**

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For discussion and consideration.

Two property owners have requested their property be removed from the Heritage Registry of Non-Designated Properties with the intent to demolish and rebuild on the lot.

The demolition of a building that is listed on the Register requires Council's approval. Owners of listed properties must give the Council at least 60 days notice of their intention to demolish or remove a building or structure on the property. This allows time for council to decide whether to begin the designation process or consent to the permit request. If Council does not proceed to initiate the process to designate the property, the property will be removed from the Register and the demolition will be permitted. Prior to Council adding or removing properties from the Registry, they must consult with Heritage Newmarket.

578 Lydia Street - Current



Undated file Photo



James Wetherill house (From Registry)  
 Plan 85, Lot 2  
 C. 1855

#### Historical Context

Lot was purchased by James Wetherill in 1854.

- Wetherill's son was a charity student of the 1868 Grammar School, and went on to later be a high school teacher.
- Wetherill used the property as security on various mortgages that were obtained to finance the construction of the house.
- In 1865, Donald Sutherland (a prominent merchant) took ownership of the property through default of the first mortgage.

#### Architectural Context

2 storey wood- frame, vernacular style, residence with vinyl clade exterior

- Gently sloped gable roof.
- Wrap-around porch covered by roof that is supported by Wooden columns.
- Many improvements and/or changes have been made to the house over the years.

270 Prospect Street



John Mitchell House (From Registry)

Plan 15, Lot 8

1877

#### Architectural Context

Single-storey residence with painted brick exterior on a stone rubble foundation.

- Hip roof.
- Small enclosed veranda addition.
- All windows have been replaced.

When evaluating a property for heritage review, the Town has endorsed evaluation criteria consistent with the recommendations from the Ministry of Tourism, Culture and Sport. There are four categories that are reviewed: Design or Physical Value, Contextual Value, Integrity and Historical or Associative Value & Significance. I have provided my comments on both properties below.

	<i>578 Lydia Street</i>	<i>270 Prospect Street</i>
<b><i>Design or Physical Value</i></b>		
<b>Style</b> Is this a notable, rare or unique example of a particular architectural style or type?	<b>No - Vernacular – gable roof – large covered porch</b>	<b>No - Vernacular – Hip roof – veranda addition</b>
<b>Construction</b> Is this a notable, rare, unique or early example of a particular material or method of construction?	<b>No – stone rubble foundation/wood frame construction</b>	<b>No – painted brick exterior/stone rubble foundation</b>

<p><b>Design</b> Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details? Does this structure demonstrate a high degree of technical or scientific achievement?</p>	<p><b>No – simple composition with no defining features</b>  <b>Does not display a high degree of technical or scientific achievement</b></p>	<p><b>No - simple composition with no defining features</b>  <b>Does not display a high degree of technical or scientific achievement</b></p>
<p><b>Interior</b> Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>	<p><b>Unknown</b></p>	<p><b>Unknown</b></p>

<b>Contextual Value</b>		
<p><b>Continuity</b> Does this structure contribute to the continuity or character of the street, streetscape, neighbourhood or area?</p>	<p><b>No – Lydia street has a number of homes of various styles and ages.</b></p>	<p><b>No – Prospect Street has a number of homes of various styles and ages.</b></p>
<p><b>Setting</b> Is the setting or orientation of the structure or landscaping noteworthy?</p>	<p><b>No – typical setting on a public road. Close to the right of way</b></p>	<p><b>No – encroaching or nearly encroaching on public right of way</b></p>
<p><b>Landmark</b> IS this a particularly important visual landmark within the Region, Town or neighbourhood?</p>	<p><b>This property is not a landmark</b></p>	<p><b>This property is not a landmark</b></p>
<p><b>Completeness</b> Does this structure have other original outbuildings, notable landscaping or external features that complete the site?</p>	<p><b>No</b></p>	<p><b>No</b></p>

<b>Integrity</b>		
<p><b>Site</b> Does the structure occupy its original site?</p>	<p><b>Yes</b></p>	<p><b>Yes</b></p>
<p><b>Alterations</b> Does this building contain most of its original materials and design features? Is this a notable structure due to sympathetic alterations that have taken place over time?</p>	<p><b>Number of alterations over the years</b></p>	<p><b>Appears to retain original materials</b></p>
<p><b>Condition</b> Is this building in good condition?</p>	<p><b>Requires structural remediation</b></p>	<p><b>Unknown</b></p>

<b>Historical or Associative Value &amp; Significance</b>		
<p>Does this property or structure have strong associations with and/or contribute to the understanding of a belief, person, activity, organization or institution that is significant or unique within the Town?</p> <p>Is the original, previous or existing use significant?</p> <p>Does this property meet the definition of a significant built heritage resource or cultural landscape, as identified in the Provincial Policy Statement under the Ontario Planning Act?</p>	No	No

Staff currently are recommending both properties be removed from the Registry of Non Designated Heritage Properties and the demolition be allowed.

Respectfully,



Dave Ruggle, BAA, MCIP, RPP  
Senior Planner – Community Planning