

Additions & Corrections to Agenda

Declarations of Interest

Approval of Minutes

1. Heritage Newmarket Advisory Committee Minutes of January 5, 2016. p. 1

Presentations/Deputations

Correspondence

2. Correspondence from Lighthouse Press dated January 14, 2016 regarding an Introduction to Lighthouse Press. p. 7
3. Correspondence from the Town of Newmarket Planning and Building Services Department dated January 19, 2016 regarding a Public Information Centre Open House concerning an application for Site Plan Approval to permit a parking lot expansion at 120 Bayview Parkway. p. 8
4. Correspondence from the Town of Newmarket Planning and Building Services Department dated January 20, 2016 regarding a Notice of Complete Application, Proposed Official Plan Amendment and Zoning By-law Amendment - 429/445 Harry Walker Parkway South. p. 9

Correspondence from the Town of Newmarket Planning and Building Services Department dated January 25, 2016 regarding Application for Official Plan and Zoning By-law - 429/445 Harry Walker Parkway South.

5. Correspondence from the Town of Newmarket Planning and Building Services Department dated February 5, 2016 regarding a Notice of Complete Application - Proposed Zoning By-law Amendment - 596, 602, 606 and 610 Grace Street. p. 24

Correspondence from the Town of Newmarket Planning and Building Services Department dated February 10, 2016 regarding an Application for Zoning By-law Amendment - 596, 602, 606 and 610 Grace Street.

6. Correspondence from the Town of Georgina dated February 10, 2016 regarding Discontinued Heritage Property Grant Program. p. 32
7. Correspondence from the Town of Newmarket Planning and Building Services Department dated February 12, 2016 regarding Notice of Passing of Zoning By-law 2016-05 - East side of Leslie Street south of Kingdale Road. p. 35

Items

8. Designated Property Maintenance and Concerns
 - a) Stickwood Walker Farmhouse
 - b) Main Street Clocktower - 178-180 Main Street. p. 37
9. Plaques
 - a) Site plaques
 - b) Residence plaques
 - c) Heritage location plaques
10. Discussion regarding upcoming conferences and training seminars.
11. Heritage Newmarket Budget p. 131
12. Reports of Committee Members
 - a) Architecture, Recreation, Culture, Heritage (ARCH) Committee
 - b) Elman W. Campbell Museum Board
 - c) Lower Main Street South Heritage Conservation District Advisory Group
 - d) Newmarket Historical Society Board of Directors

New Business

Adjournment

The meeting of the Heritage Newmarket Advisory Committee was held on Tuesday, January 5, 2016 in the Mulock Room, 395 Mulock Drive, Newmarket.

Members Present: Councillor Hempen
Athol Hart, Chair
Billie Locke
Joan Seddon
Rohit Singh
Malcolm Watts

Absent: Soni Felix Raj

Staff Present: D. Ruggle, Senior Planner, Community Planning
C. Finnerty, Council/Committee Coordinator

The meeting was called to order at 7:00 p.m.

A. Hart in the Chair.

Additions & Corrections to Agenda

None.

Declarations of Interest

None.

Approval of Minutes

1. Heritage Newmarket Advisory Committee Minutes of December 1, 2015.

Moved by: Joan Seddon
Seconded by: Councillor Hempen

THAT the Heritage Newmarket Advisory Committee Minutes of December 1, 2015 be approved.

Carried

Presentations/Deputations

None.

Correspondence

2. Correspondence from the Town of Newmarket Planning and Building Services Department dated December 14, 2015 regarding an Application for Official Plan and Zoning By-law Amendments, 16333 Leslie Street - Northeast corner of Leslie Street and Veterans Way, Block 102, Plan 65M-3963, 724 Ontario Inc., Files: D14-NP1523 (ZBA) and D9-NP1523 (OPA).

The Senior Planner – Community Planning provided an overview of the application and advised that there are no heritage related concerns with the proposal. Discussion ensued regarding the density of the proposal.

Moved by: Billie Locke
Seconded by: Councillor Hempen

THAT the correspondence from the Town of Newmarket Planning and Building Services Department dated December 14, 2015 regarding an Application for Official Plan and Zoning By-law Amendments, 16333 Leslie Street - Northeast corner of Leslie Street and Veterans Way, Block 102, Plan 65M-3963, 724 Ontario Inc., Files: D14-NP1523 (ZBA) and D9-NP1523 (OPA) be received.

Carried

3. Correspondence from the Town of Newmarket Planning and Building Services Department dated December 18, 2015 regarding Notice of the Adoption by the Town of Newmarket of Official Plan Amendment Number 12.

The Senior Planner – Community Planning provided an overview of Official Plan Amendment Number 12 related to 955 and 995 Mulock Drive and the associated proposal. The amendment has been approved and is currently in its appeal period in accordance with the Planning Act.

Moved by: Malcolm Watts
Seconded by: Joan Seddon

THAT the correspondence from the Town of Newmarket Planning and Building Services Department dated December 18, 2015 regarding Notice of the Adoption by the Town of Newmarket of Official Plan Amendment Number 12 be received.

Carried

4. Correspondence from Ms. Barbara Horvath, Clerk, Yonge Street Quaker Meeting House and Ms. Evelyn Schmitz-Hertzberg, Clerk, Accessibility Project dated December 21, 2015 regarding a request for financial contribution for the Quaker Meeting House Accessibility Project.

The Chair provided a summary of the process that resulted in the application. Discussion ensued regarding the balance of the heritage fund account, the project and means of increasing the balance of the heritage fund. The Committee inquired on the methods that other municipalities utilize to fund heritage projects with a discussion to occur on the next agenda.

Moved by: Councillor Hempen
Seconded by: Joan Seddon

THAT the correspondence from Ms. Barbara Horvath, Clerk, Yonge Street Quaker Meeting House and Ms. Evelyn Schmitz-Hertzberg, Clerk, Accessibility Project dated December 21, 2015 regarding a request for financial contribution for the Quaker Meeting House Accessibility Project be received;

AND THAT the Heritage Newmarket Advisory Committee provide financial support in the amount of \$5000.00 from the Heritage Reserve Fund to the Quaker Meeting House Accessibility Project.

Carried

Items

5. Designated Property Maintenance and Concerns

- a) Fernbank House

The Senior Planner – Community Planning provided an update on painting of the tail wing at the Fernbank House. Discussion ensued regarding the home lease, maintenance and plans for repurposing the house.

- b) Designation Requests

The Chair advised that the review panel for the Request for Proposal for a heritage consultant will be meeting on January 6, 2016 to evaluate the proposals that were received.

c) Inventory

The Chair advised that a matter related to demolition of a plaqued home on Tecumseth Street has been brought to his attention. The Committee inquired why the property was not noted on the Cultural Map and discussion ensued regarding the Committee of Adjustment decision and circulation of the application to Heritage Newmarket.

6. Plaques

a) Site plaques

The Chair advised that he has been communicating with Town staff with respect to plaques related to the establishment of the Town and noting the location of the World War Two Military Camp. He is currently awaiting confirmation that funding for each plaque project has been secured.

b) Residence plaques

M. Watts provided a verbal update on the work of the Plaque Subcommittee and advised files are being reviewed and sorted. He provided a further update with respect to plaque creation. Discussion ensued regarding plaque approval mechanisms, and it was suggested that in future, plaque requests be formally approved by the Committee and subsequently adopted by Council to ensure that the properties are listed on the cultural map and registered with the Building Department.

c) Heritage location plaques

No update to provide.

7. Discussion regarding Heritage Conservation District Signage Guidelines.

The Senior Planner – Community Planning provided an update on the request made at the Lower Main Street South Heritage Conservation District Advisory Group meeting with respect to guidelines for signage and outdoor patios. Discussion ensued regarding engineering, accessibility and heritage considerations for outdoor patios. The Chair suggested that a subcommittee be formed to review outdoor patio and signage considerations.

Moved by: Councillor Hempen

Seconded by: Billie Locke

THAT a subcommittee be established to develop guidelines for signage and patios on Main Street to address their cultural significance and visual appearance;

AND THAT Athol Hart, Malcolm Watts and Councillor Hempen be appointed to the subcommittee, with the Senior Planner – Community Planning to participate in a resource capacity.

Carried

8. Discussion regarding a Vacant Heritage Property By-law.

The Senior Planner – Community Planning provided background information related to a previous Heritage Newmarket request for enactment of a Heritage Property Standards By-law and advised that the By-law Department will be working on a review of the Property Standards By-law in Q3, 2016. He suggested that the Committee work with By-law staff to ensure that heritage considerations are noted in the by-law review. Discussion ensued regarding prioritizing the Property Standards By-law review.

9. Heritage Newmarket Budget

No update to provide.

10. Reports of Committee Members

a) Architecture, Recreation, Culture, Heritage (ARCH) Committee

No update to provide.

b) Elman W. Campbell Museum Board

No update to provide.

c) Lower Main Street South Heritage Conservation District Advisory Group

No update to provide.

d) Newmarket Historical Society Board of Directors

No update to provide.

New Business

None.

Adjournment

Moved by: Councillor Hempen

Seconded by: Billie Locke

THAT the meeting adjourn.

Carried

There being no further business, the meeting adjourned at 8:32 p.m.

Date

Athol Hart, Chair



LIGHTHOUSE PRESS

39 Bayview Crescent, Cobourg, Ontario K9A 4C5
 Telephone: 905-372-3984 www.lighthousepress.ca info@lighthousepress.ca

January 14, 2016

Mr. Athol Hart, Chairperson
 Heritage Newmarket
 c/o Chrisanne Finnerty, Committee Coordinator
 395 Mulock Drive, P O Box 328, Station Main
 Newmarket, ON L3Y 4X7

Dear Mr. Hart,

Thank you for this opportunity to introduce you to Lighthouse Press. Our firm specializes in heritage research, photo restoration, and the writing, editing and production of heritage marketing materials and books. With a new year upon us we wanted to reach out to you as you prepare your 2016 wish list for your heritage committee.

The City of Markham excels at preserving heritage properties and over the years has recognized several property owners with awards to thank them for their dedication. Recently we had the honour of working with the Markham Heritage Committee to produce a book to celebrate their 40th Anniversary. ***"Heritage in Markham - Celebrating 40 Years of Preservation Excellence"*** is the result of this collaboration.

We appreciate these kind words from Ron Waine, Past Chair – Heritage Markham; Chair, Heritage Markham 40th Anniversary Book Committee, "I enthusiastically provide this testimonial for Lighthouse Press for their quality and prompt work on the Heritage Markham anniversary book. Valuable advice and creative options were provided for our consideration and proactive key improvements were made to photos and graphics. Suzanne and Gerry were a pleasure to cooperate with, brought our vision to life and exceeded expectations."

Please contact us if we can help you preserve the heritage of your community. We can be reached at 905-372-3984 or by email at info@lighthousepress.ca.

Sincerely,

Gerry Brown
 Co-Publisher

Suzanne Séguin
 Co-Publisher

By preserving our past, we enrich our futures.



PLANNING & BUILDING SERVICES
 Town of Newmarket
 395 Mulock Drive
 P.O. Box 328, STN Main
 Newmarket, ON L3Y 4X7



Lake Simcoe Region
 conservation authority

PUBLIC INFORMATION CENTRE OPEN HOUSE

CONCERNING AN APPLICATION FOR SITE PLAN APPROVAL TO PERMIT A PARKING LOT EXPANSION 120 BAYVIEW PARKWAY

LAKE SIMCOE REGION CONSERVATION AUTHORITY

You are invited to attend a Public Information Centre in an open house format on **TUESDAY, FEBRUARY 9, 2016 FROM 6:00 P.M. TO 8:00 P.M.** in the Main Boardroom at the Lake Simcoe Region Conservation Authority Offices, 120 Bayview Parkway, to view and discuss the proposed Site Plan Application.

The application is to permit the reconstruction of the existing parking lot to expand the capacity from 63 to 83 spaces, improve emergency access and introduce Low Impact Development (LID) measures for stormwater management as shown on the proposed Site Plan on the reverse side of this page.

The application was considered by Council's Site Plan Review Committee at its December 14, 2015 meeting. Prior to finalization of the plans, Council has requested that the applicant present the plans to the neighbourhood residents.

Project drawings will be on display and representatives from the Lake Simcoe Region Conservation Authority, Town officials and staff will be available to answer questions and provide information.

Any questions concerning the information session should be directed to the Town of Newmarket Planning Division at 905-895-5193 or Lake Simcoe Region Conservation Authority, Attention: Steve Auger, Stormwater Management Specialist at 905-895-1281.

If you are unable to attend the meeting, but still wish to learn more about the proposed development or provide comments relating to the site plan application, please contact the Town of Newmarket, Planning Division, Attention: Linda Traviss at ltraviss@newmarket.ca.

DATED: January 19, 2016

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

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.caplanning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

**Notice of Complete Application
Proposed Official Plan Amendment and Zoning By-law Amendment**

PROPERTY DESCRIPTION: 429/445 Harry Walker Parkway South
East side Of Harry Walker Parkway, North of Mulock Drive

APPLICANT: Regional Municipality Of York

FILE NUMBER: D9NP16 01 (OPA); D14NP16 01 (ZBA)

The Town of Newmarket has received an application for a proposed Official Plan Amendment and Zoning By-law Amendment. The application proposes to amend the Official Plan and Zoning Bylaw to permit outdoor storage uses related to a proposed snow storage facility and to seek relief for parking standards for the York Regional Police Station proposed on the subject lands.

This application is deemed complete under the Planning Act. At this time there are no other applications pertaining to the subject land. A map detailing the location of the subject lands is on the reverse of this page.

A statutory public meeting as required by the Planning Act will be held at a future undetermined date. Notice of the future statutory public meeting will be mailed from the Town of Newmarket no less than 20 days prior to the meeting date.

More information:

The public may view planning documents and background material at the Legal and Development Services Planning Department between 8:30 a.m. and 4:30 p.m., Monday through Friday. Questions, written submissions or requests for notification may be directed to:

Dave Ruggle, BAA, MCIP, RPP, Senior Planner – Community Planning
Planning and Building Services: Planning Division
Town of Newmarket
395 Mulock Drive
PO Box 328 Stn Main
Newmarket, ON L3Y 4X7
druggle@newmarket.ca

Dated at the Town of Newmarket this 20 day of January, 2016



**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: Region of York, Planning Department
 Region of York, Environmental Services
 Heritage Newmarket
 Lake Simcoe Region Conservation Authority
 Rogers Cable TV
 York Region District School Board
 York Catholic District School Board
 Bell Canada
 Bell Canada/Right-of-Way-Call Centre
 Newmarket Hydro
 Enbridge Consumers Gas
 Hydro One Networks Inc.
 Health and Social Services
 Conseil scolaire de district catholique Centre-Sud
 Canada Post
 York Regional Police
 Town of Whitchurch Stouffville
 Ministry of Transportation

DATE: January 25, 2016

SUBJECT: Application for Official Plan and Zoning By-law Amendment
 429/445 Harry Walker Parkway South
 East side Of Harry Walker Parkway, North of Mulock Drive
 Town of Newmarket
 Regional Municipality of York
 File No.: D9NP16 01 (OPA); D14NP16 01 (ZBA)

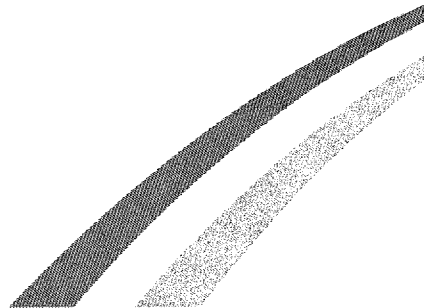
Please find attached a copy of the above captioned Official Plan and Zoning By-law Amendment application, survey and site plan package. The application proposes to amend the Official Plan and Zoning Bylaw to permit outdoor storage uses related to a proposed snow storage facility and to seek relief for parking standards for the York Regional Police Station proposed on the subject lands.

Please direct any comments you may have on this proposal to Planning Services by February 25, 2016.

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

Copy: Mayor Tony Van Bynen
 R.N. Shelton, Chief Administrative Officer
 Dave Kerwin, Councillor Ward 4
 Lauren Capilongo, Malone Given Parsons Ltd.

Attachments: Application, Survey, Site Plan Package





PLANNING & 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

PLANNING APPLICATION FORM USE FOR ALL APPLICATIONS	FOR OFFICE USE
	RECEIVED BY: _____
	DATE RECEIVED: _____
	APPLICATION FEE: _____
	FILE NUMBER: <u>D9NP1601</u>

APPLICATION IS SUBMITTED FOR: (Mark all appropriate boxes)

- ☒ OFFICIAL PLAN AMENDMENT D9
☐ DRAFT PLAN OF SUBDIVISION
- ☒ ZONING BYLAW AMENDMENT D14
☐ DRAFT PLAN OF CONDOMINIUM
- ☐ SITE PLAN APPROVAL
 ☐ PART LOT CONTROL
- ☐ AMENDMENT TO SITE PLAN APPROVAL
 ☐ OTHER: _____

REGISTERED OWNER: Regional Municipality of York

ADDRESS: 17250 Yonge Street

CITY: Newmarket

POSTAL CODE: L3Y 6Z1

PHONE: 905-830-4444

FAX:

E-MAIL ADDRESS: vikas.more@york.ca

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

BENEFICIAL OWNER: (If applicable)

ADDRESS:

CITY:

POSTAL CODE:

PHONE:

FAX:

E-MAIL ADDRESS:

AGENT: (If other than either of the above) Malone Given Parsons

ADDRESS: 140 Renfrew Drive

CITY: Markham

POSTAL CODE: L3R 6B3

PHONE: 905-513-0170

FAX:

E-MAIL ADDRESS: lcapilongo@mgp.ca

SEND INVOICES TO: (Mark appropriate boxes)

- ☒ OWNER
 ☐ BENEFICIAL OWNER
 ☒ AGENT

SEND CORRESPONDENCE TO: (Mark appropriate boxes)

- ☒ OWNER
 ☐ BENEFICIAL OWNER
 ☒ AGENT

LOCATION AND DESCRIPTION OF PROPERTY

MUNICIPAL ADDRESS: 429/445 Harry Walker Parkway

LOT:

CONCESSION:

LOT:

REGISTERED PLAN:

AND/OR

PART:

REFERENCE PLAN (If relevant):

SEE ATTACHED
DOCUMENT

LOT AREA (ha): 3.14 ha

LOT FRONTAGE (m): 71 m

LOT DEPTH (m): 225 m

EXISTING STRUCTURES: (Give height & floor area)

N/A

PROPOSED STRUCTURES: (Give height & floor area)

Snow management facility - 346 sq.m., York Region Police (YRP) facility - 5,575 sq.m.

DOES THE APPLICANT HAVE AN INTEREST IN ANY ADJACENT LANDS? IF YES, PLEASE DESCRIBE:

Yes. York Region owns 415 Harry Walker Parkway South and is currently in the process of seeking approval for the development of the land for a proposed 627 sq.m. EMS facility.

LAND USES

PRESENT USE: Vacant

PROPOSED USE: Snow management facility, YRP Facility

PRESENT OFFICIAL PLAN DESIGNATION: Business Park - Mixed Employment

PROPOSED OFFICIAL PLAN DESIGNATION: (If applicable) Business Park - Mixed Employment with outdoor storage permissions

PRESENT ZONING BYLAW CLASSIFICATION: Mixed-use - Employment Zone (EM-107)

PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable) Mixed-use - Employment Zone with outdoor storage permissions

- ☒ Pre-consultation with municipal staff on application - Date: July 22, 2015
- ☒ Indicate whether this application conforms to the Provincial Policy Statements (2005)
- ☒ Indicate whether this application conforms (or does not conflict) with all other Provincial Plans

(Further details may be required in a Planning Justification Report)

CERTIFICATE

(TO BE SIGNED BY OWNER, EVEN IF AGENT HAS BEEN APPOINTED)

As of the date of this application, I am the registered owner of the lands described in the application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf by:

DINO BASSO AND/OR Malone Given Parsons Ltd.
 (Please Print) (Please Print)
 BENEFICIAL OWNER (If applicable) WHOM I HAVE APPOINTED AS MY AGENT


With the submission of my application, I hereby undertake to not permit the cutting down of any trees or the disturbance of any vegetative cover in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to not permit the demolition and/or destruction of any building and/or structure in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to have any sign, which is required to be erected to provide notification of a public meeting, removed within seven days after the public meeting is held.

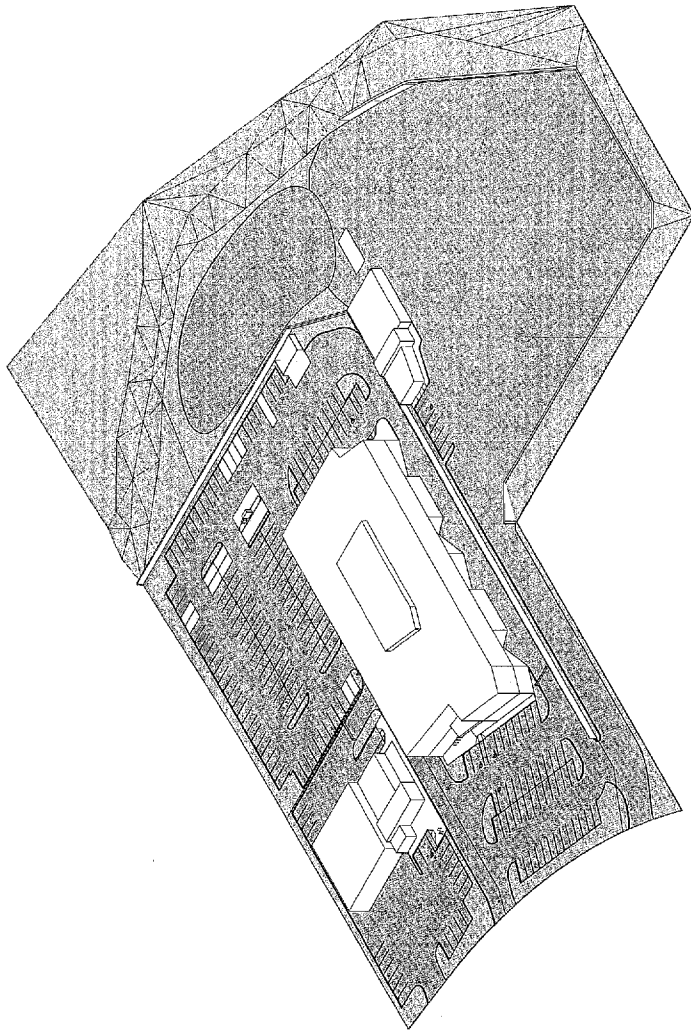
I hereby acknowledge that the Town or its representatives, and applicable public agencies have permission to access the property for the purposes of reviewing this application.

I hereby agree and acknowledge that the information contained in this application and any supporting information, including reports, studies, and drawings, provided with this application by me, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I hereby consent to the Town of Newmarket making this application and its supporting information available to the general public, including copying, posting on the Town's website and/or releasing a copy of the application and any of its supporting information to any third party upon their request, and as part of a standard distribution of copies of such documentation, I consent to the Town releasing copies of any of the documentation to additional person, including but not limited to members of Council and ratepayers' associations.

DATE: DEC 9 2015 SIGNED: 
 Signature of Owner
DINO BASSO
 Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)

DRAWING LIST		
#	SHEET NAME	DATE OF ISSUE
001	CONCEPTUAL SITE PLAN	2016.11.25
002	CONCEPTUAL SITE PLAN	2016.11.25
003	CONCEPTUAL SITE PLAN	2016.11.25
004	CONCEPTUAL SITE PLAN	2016.11.25
005	CONCEPTUAL SITE PLAN	2016.11.25
006	CONCEPTUAL SITE PLAN	2016.11.25
007	CONCEPTUAL SITE PLAN	2016.11.25
008	CONCEPTUAL SITE PLAN	2016.11.25
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012	CONCEPTUAL SITE PLAN	2016.11.25
013	CONCEPTUAL SITE PLAN	2016.11.25
014	CONCEPTUAL SITE PLAN	2016.11.25
015	CONCEPTUAL SITE PLAN	2016.11.25
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018	CONCEPTUAL SITE PLAN	2016.11.25
019	CONCEPTUAL SITE PLAN	2016.11.25
020	CONCEPTUAL SITE PLAN	2016.11.25



ATA ARCHITECTS
415, 429 & 445 HARRY WALKER PKW
NEWMARKET, ONTARIO

PROJECT TITLE
415, 429 & 445 HARRY WALKER PKW
NEWMARKET, ONTARIO

DATE
2016.11.25

SCALE
1:50

PROJECT NUMBER
15-1076

CLIENT
ATA ARCHITECTS

DESIGNER
ATA ARCHITECTS

ARCHITECT
ATA ARCHITECTS

ENGINEER
ATA ARCHITECTS

LANDSCAPE ARCHITECT
ATA ARCHITECTS

INTERIOR DESIGNER
ATA ARCHITECTS

PROJECT MANAGER
ATA ARCHITECTS

PROJECT COORDINATOR
ATA ARCHITECTS

PROJECT ASSISTANT
ATA ARCHITECTS

PROJECT OFFICE
ATA ARCHITECTS

PROJECT ADDRESS
415, 429 & 445 HARRY WALKER PKW
NEWMARKET, ONTARIO

PROJECT PHONE
905-884-4384

PROJECT FAX
905-884-4384

PROJECT EMAIL
info@ataarchitects.com

PROJECT WEBSITE
www.ataarchitects.com

PROJECT SOCIAL MEDIA
Facebook: ATA Architects
Twitter: ATA_Architects
Instagram: ata_architects

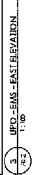
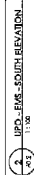
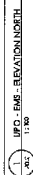
PROJECT LEGEND
1. SITE
2. BUILDING
3. LANDSCAPE
4. PARKING
5. UTILITIES
6. FENCE
7. SIGNAGE
8. LIGHTING
9. FURNITURE
10. PLANTING
11. WATER
12. SEWER
13. GAS
14. ELECTRICITY
15. TELEPHONE
16. CABLE
17. FIBER OPTIC
18. RAILROAD
19. HIGHWAY
20. AIRPORT
21. PORT
22. MARINA
23. BEACH
24. PARK
25. GOLF COURSE
26. ZOO
27. BOTANICAL GARDEN
28. MUSEUM
29. THEATRE
30. CONVENTION CENTER
31. CASINO
32. HOTEL
33. RESTAURANT
34. BAR
35. CLUB
36. GYM
37. SPA
38. SWIMMING POOL
39. TENNIS COURT
40. BASKETBALL COURT
41. SOFTBALL FIELD
42. BASEBALL FIELD
43. FOOTBALL FIELD
44. RUGBY FIELD
45. HOCKEY RINK
46. ICE SKATING RINK
47. SKI LIFT
48. SKI RESORT
49. SNOWMAKING
50. SNOWBLADES
51. SNOWMAINTENANCE
52. SNOWSTORAGE
53. SNOWPLOWING
54. SNOWBLASTING
55. SNOWMELTING
56. SNOWHEATING
57. SNOWWATER
58. SNOWWASTE
59. SNOWWATER TREATMENT
60. SNOWWATER REUSE
61. SNOWWATER RECYCLING
62. SNOWWATER DISPOSAL
63. SNOWWATER MONITORING
64. SNOWWATER RECORDING
65. SNOWWATER ANALYSIS
66. SNOWWATER TREATMENT
67. SNOWWATER REUSE
68. SNOWWATER RECYCLING
69. SNOWWATER DISPOSAL
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80. SNOWWATER TREATMENT
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83. SNOWWATER DISPOSAL
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93. SNOWWATER ANALYSIS
94. SNOWWATER TREATMENT
95. SNOWWATER REUSE
96. SNOWWATER RECYCLING
97. SNOWWATER DISPOSAL
98. SNOWWATER MONITORING
99. SNOWWATER RECORDING
100. SNOWWATER ANALYSIS

415, 429 & 445 HARRY WALKER PKW

NEWMARKET, ONTARIO
PROJECT NO. 15-1076

ARCHITECTURAL
ATA ARCHITECTS INC.
3711 LAWRENCE ROAD EAST
SCARBOROUGH, ONTARIO M1S 4T8
TEL: 905-884-4384
F: 905-884-4384

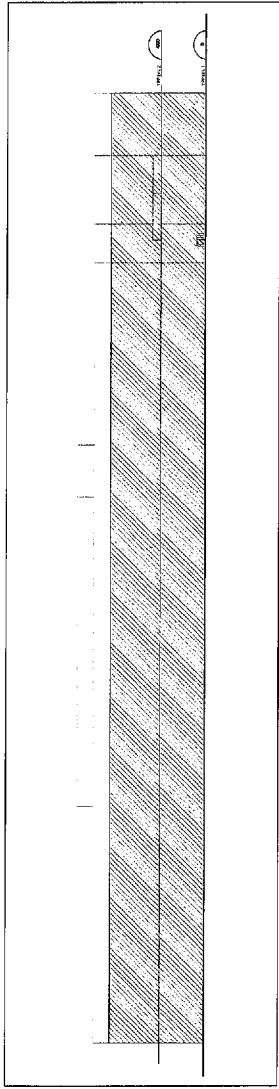
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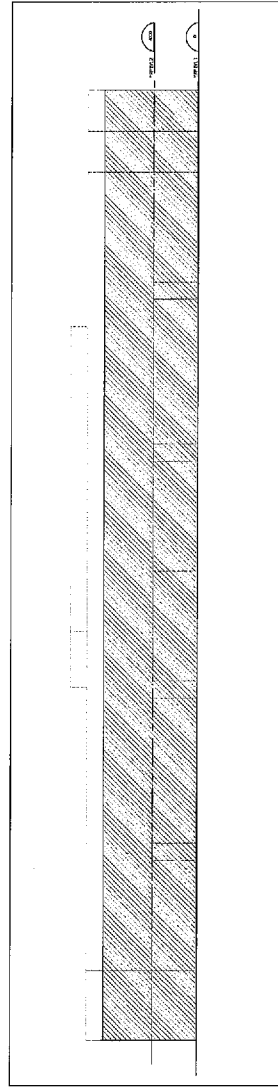
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1:10

415. 429 & 445 HARRY WALKER PKW	NEWMARKET, ONTARIO	FORMING TITLE	CBC MATRIX - 415 HARRY WALKER - BMS	SA	As indicated	207 511 25	AT	15-1076
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		SCALE						
		DATE						
		DATE						
		PROJECT NUMBER						
		PROJECT NUMBER						

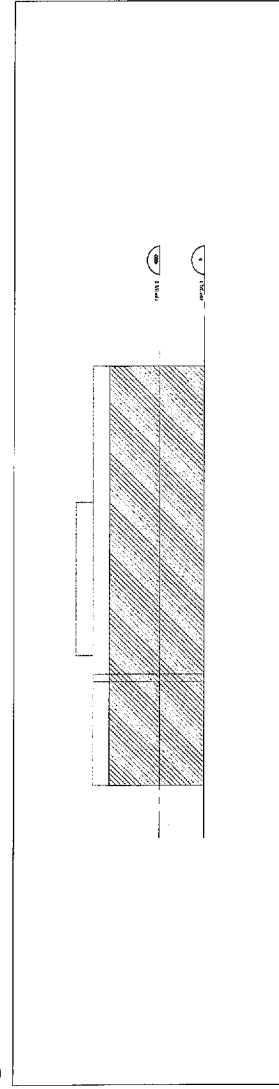
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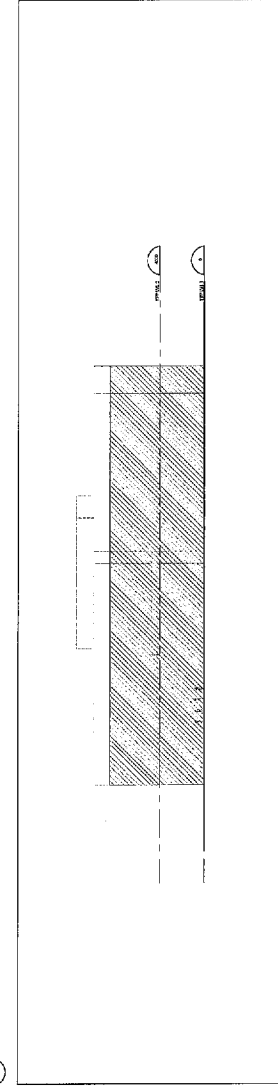
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1:20



2 FAC. - SP. - SIDE ELEVATION
1:20



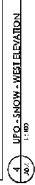
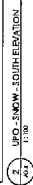
3 FAC. - RE. - REAR ELEVATION
1:20



4 FAC. - WE. - WEST ELEVATION
1:20

PROJECT INFORMATION										
CONTRACT INFORMATION: CLIENT: HARRY WALKER PROJECT: 415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO LOCATION: 415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO										
1	PROJECT DESCRIPTION	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		2	DATE	2015.11.25		3	SCALE	As indicated
4	ARCHITECT	ATA ARCHITECTS		5	SCALE	As indicated		6	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO
7	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		8	DATE	2015.11.25		9	SCALE	As indicated
10	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		11	DATE	2015.11.25		12	SCALE	As indicated
13	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		14	DATE	2015.11.25		15	SCALE	As indicated
16	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		17	DATE	2015.11.25		18	SCALE	As indicated
19	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		20	DATE	2015.11.25		21	SCALE	As indicated
22	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		23	DATE	2015.11.25		24	SCALE	As indicated
25	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		26	DATE	2015.11.25		27	SCALE	As indicated
28	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		29	DATE	2015.11.25		30	SCALE	As indicated
31	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		32	DATE	2015.11.25		33	SCALE	As indicated
34	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		35	DATE	2015.11.25		36	SCALE	As indicated
37	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		38	DATE	2015.11.25		39	SCALE	As indicated
40	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		41	DATE	2015.11.25		42	SCALE	As indicated
43	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		44	DATE	2015.11.25		45	SCALE	As indicated
46	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		47	DATE	2015.11.25		48	SCALE	As indicated
49	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		50	DATE	2015.11.25		51	SCALE	As indicated
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56	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		57	DATE	2015.11.25		58	SCALE	As indicated
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76	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		77	DATE	2015.11.25		78	SCALE	As indicated
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89	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		90	DATE	2015.11.25		91	SCALE	As indicated
92	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		93	DATE	2015.11.25		94	SCALE	As indicated
96	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		97	DATE	2015.11.25		98	SCALE	As indicated
99	PROJECT NO.	415, 429 & 445 HARRY WALKER - NEWMARKET, ONTARIO		100	DATE	2015.11.25		101	SCALE	As indicated

5 FAC. - WE. - WEST ELEVATION
1:20



○ OBC - PART 3 - PHASE 2
1:45

PROJECT TITLE	QBC MATRIX - 445 HARRY WALKER - 101
PROJECT NO.	SA
SCALE	As indicated
DATE	2015 11 25
DESIGNER	AT
PROJECT NUMBER	15-1076
DRAWN BY	

AO.4



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TOTAL			
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[illegible][illegible][illegible]

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DIMENSIONS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE CORRESPONDENCE OF THE CONSULTANT AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

ATA ARCHITECTS

ATA ARCHITECTS

674 ARCHITECTS INC.
 311 SALGROVE ROAD EAS
 DAVENPORT ARIZONA 86005
 TEL 931 687 1536 FAX 931 439 0505
 E-MAIL info@architectsinc.com
www.architectsinc.com
 SIGNS

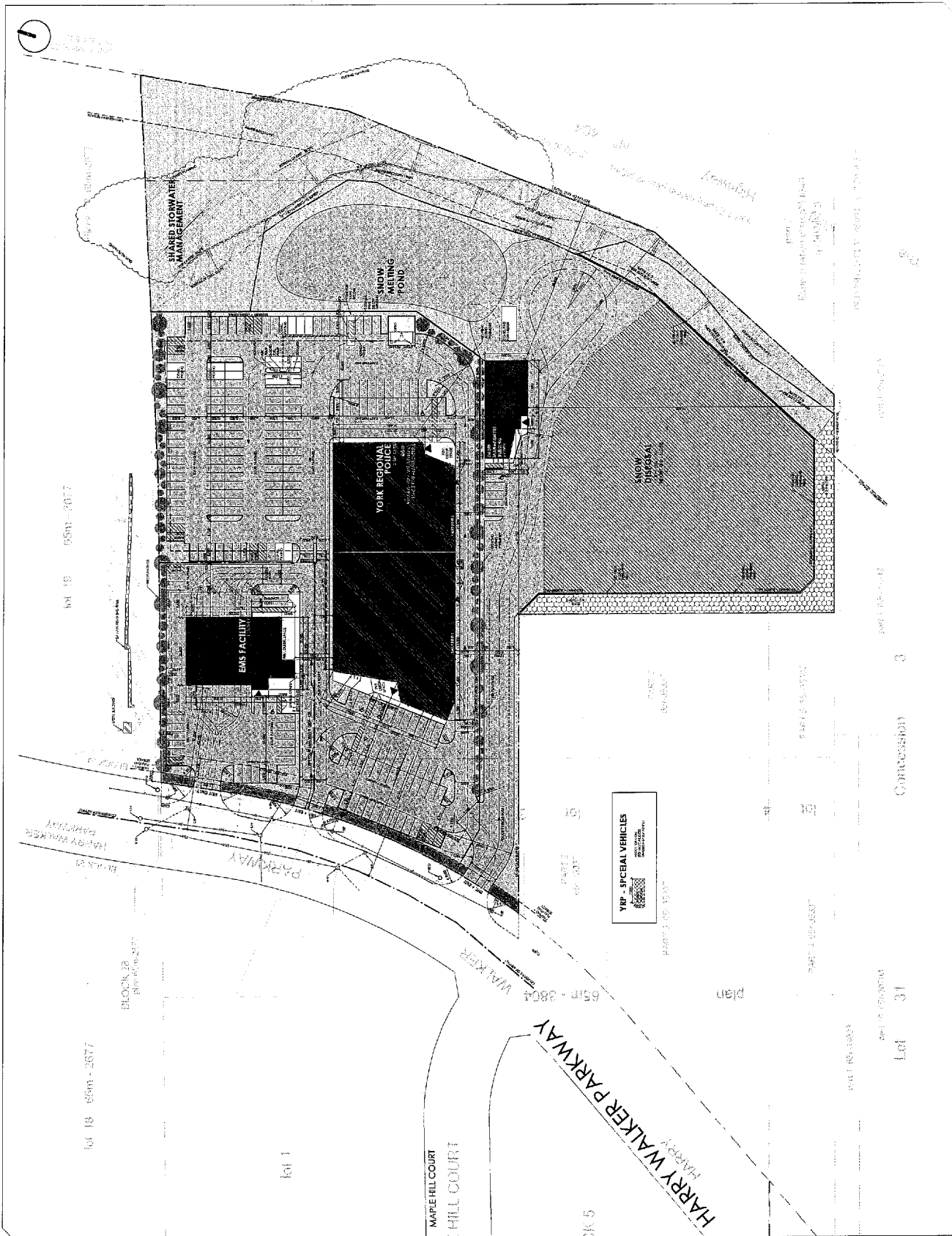
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ISSUANCE TYPE	PRICING AND MATURITIES	
OFFERING SIZE	1	5A
ISSUE	20A-2	At Issuance
SIZE	251F	2012 11 25
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PRODUCT NUMBER		15-107A
ISSUANCE TYPE		

A1.1

NO.	DATE	REVISION
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415, 429 & 445 HARRY WALKER PKW
NEWMARKET, ONTARIO

DATE: 2015.11.25
SCALE: 1:200
PROJECT: HARRY WALKER PKW
SHEET: A1.2



YRP - SPECIAL VEHICLES
YORK REGIONAL POLICE
HARRY WALKER PARKWAY

REVISION	NUMBER	DATE	REMARKS
	012	2017.11.28	FOR REVISION
	011	2017.11.14	FOR COMPLETION
	010	2017.11.13	FOR COMPLETION
	008	2017.11.10	FOR COMPLETION
	006	2017.10.25	FOR COMPLETION
	007	2017.10.22	FOR COMPLETION
	004	2017.10.09	FOR COMPLETION
	005	2017.10.05	FOR COMPLETION
	004	2017.08.17	FOR REVISION
	003	2017.08.23	FOR REVISION
	002	2017.08.14	FOR REVISION

CONTRACTOR TO CHECK AND VERIFY ALL SANITATION AND VENTILATION SYSTEMS TO BE INSTALLED IN THE BUILDING BEFORE PROCEEDING WITH THE REMAINING WORK. THE CONTRACTOR SHALL SUBMIT A PROPOSED SCHEDULE FOR THE REMAINING WORK TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE PROJECT.

PROJECT TITLE 415, 429 & 445 HARRY
WALKER PKW
NEWMARKET, ONTARIO

ORANGE COUNTY
AXONOMETRIC 01

AS NAMED

SCALE	SA
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[illegible]

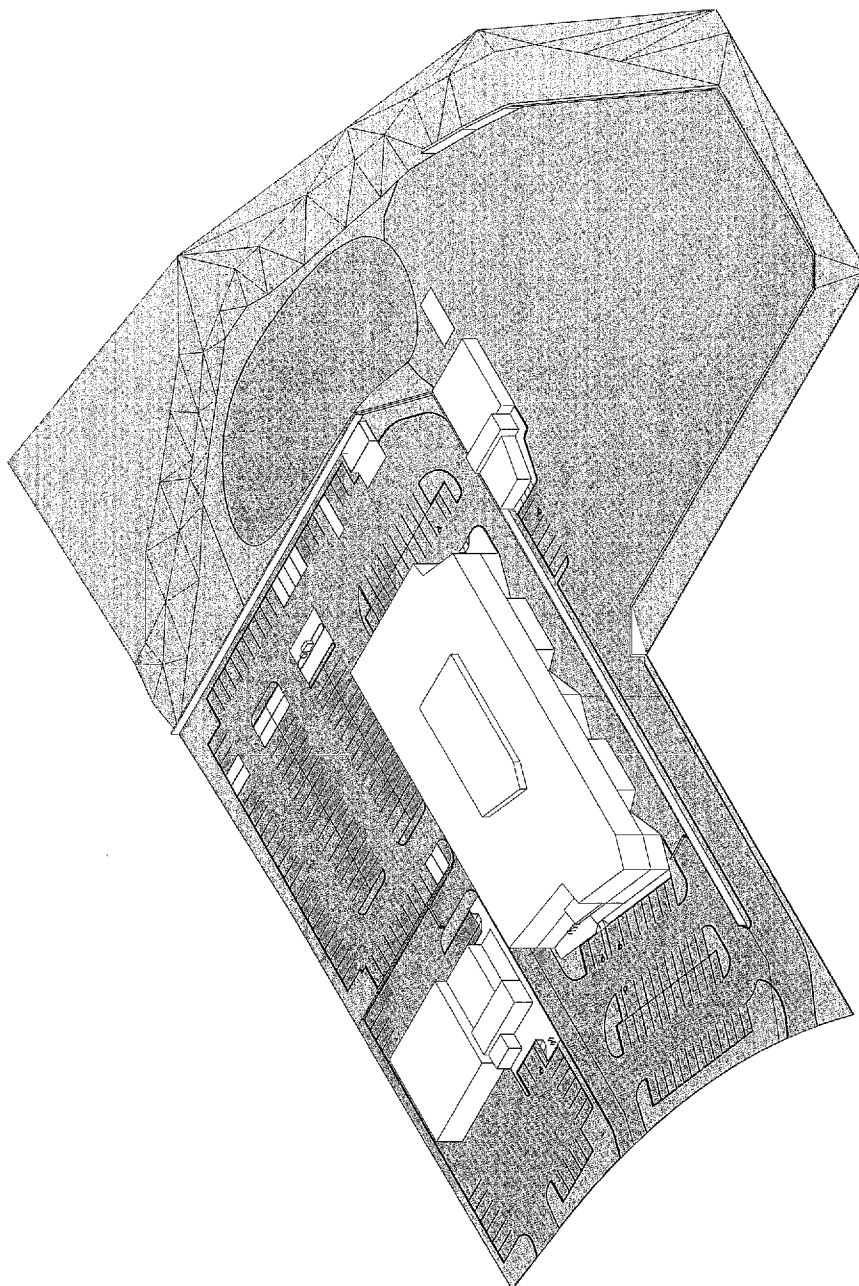
2015 11 25

CHECKED BY:

PRO. SEC. NUMBER	AI
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DRAWING NUMBER 15-1076

A10.1



PRELIMINARY

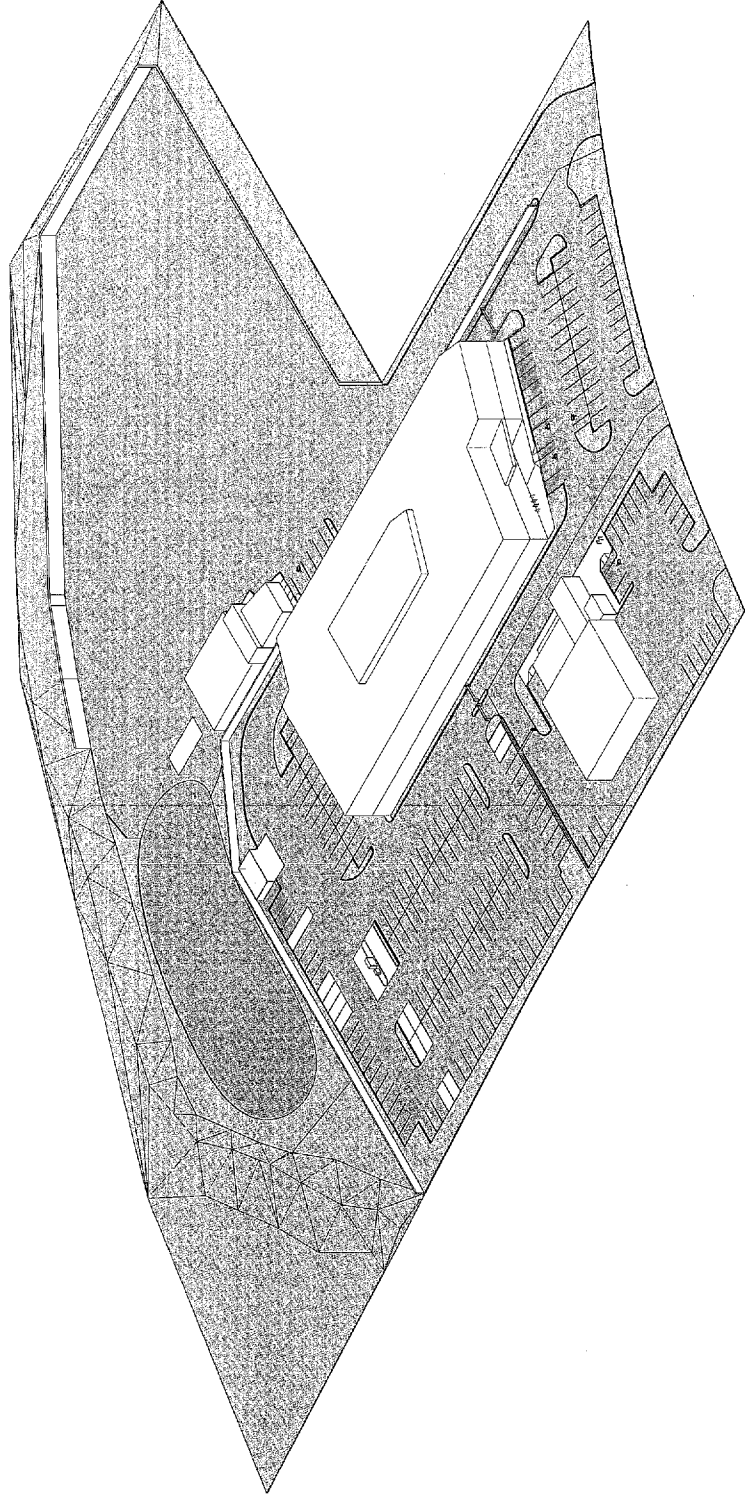
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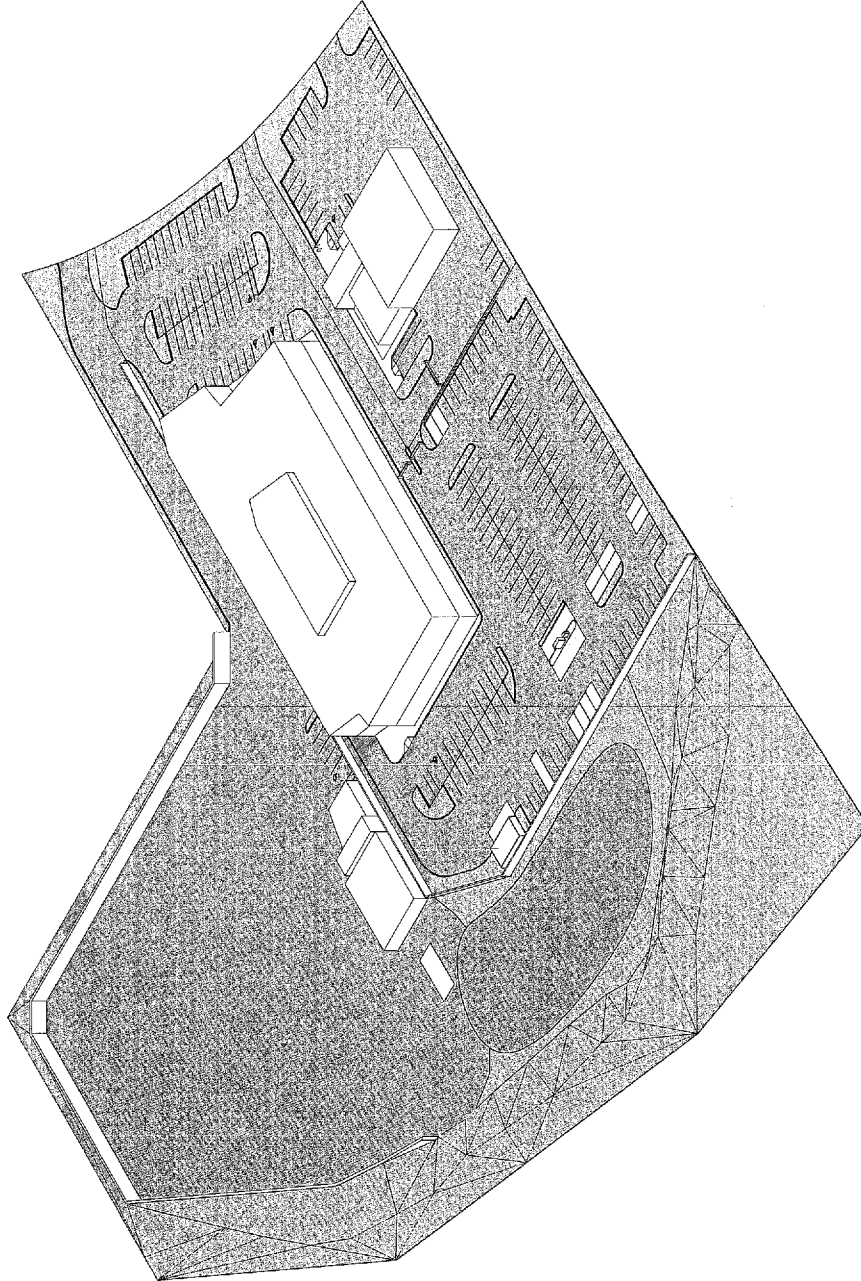
ATA ARCHITECTS
415, 429 & 445 HARRY
WALKER PKW
NEWMARKET, ONTARIO

PROJECT TITLE	ANDROMEDIC HQ
CLIENT	ANDROMEDIC HQ
SCALE	1:500
DATE	2015.11.26
DESIGNED BY	ATA
PROJECT NUMBER	15-1076
EXAMINER'S NAME	

A10.2



PRELIMINARY



NO.	DATE	REVISIONS
010	2015.11.05	FOR REVIEW
011	2015.11.16	FOR COORDINATION
012	2015.11.13	FOR COORDINATION
013	2015.11.14	FOR COORDINATION
014	2015.11.14	FOR COORDINATION
015	2015.11.14	FOR COORDINATION
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ATA ARCHITECTS
415, 429 & 445 HARRY
WALKER PKW
NEWMARKET, ONTARIO

ARCHITECTS
415, 429 & 445 HARRY
WALKER PKW
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NEWMARKET, ONTARIO

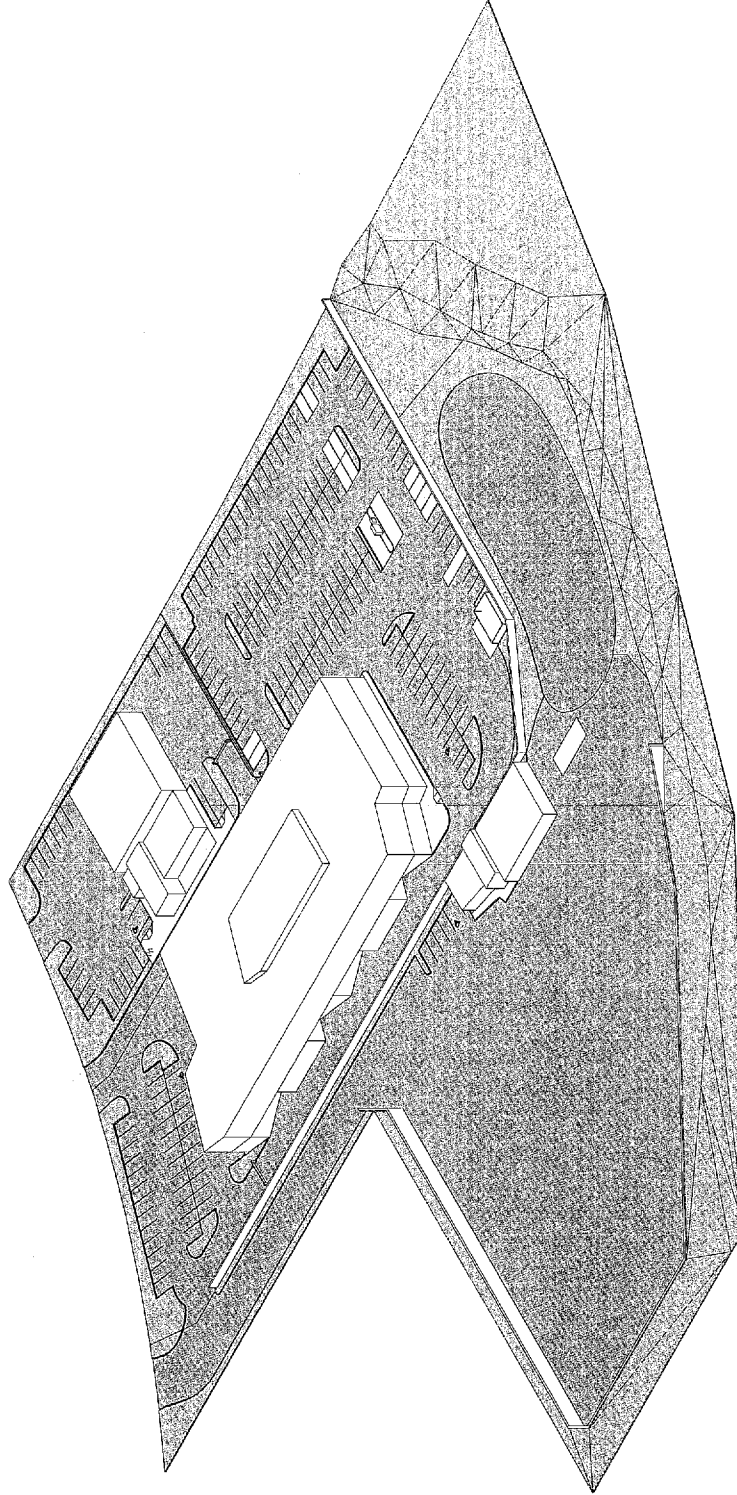
ARCHITECTS
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WALKER PKW
NEWMARKET, ONTARIO

ARCHITECTS
415, 429 & 445 HARRY
WALKER PKW
NEWMARKET, ONTARIO

PRELIMINARY



NO.	DATE	REVISIONS
01	2013.11.25	NOT SUBMITTED
02	2013.11.25	FOR COORDINATION
03	2013.11.25	FOR COORDINATION
04	2013.11.25	FOR COORDINATION
05	2013.11.25	FOR COORDINATION
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100	2013.11.25	FOR COORDINATION

ATA ARCHITECTS
 415, 429 & 445 HARRY
 WALKER PKW
 NEWMARKET, ONTARIO

PROJECT TITLE
 415, 429 & 445 HARRY
 WALKER PKW
 NEWMARKET, ONTARIO

DRAWING TITLE
 AXONOMETRIC DM

DATE
 2013.11.25

SCALE
 1:100

PROJECT NUMBER
 13-1076

DATE OF ISSUE
 2013.11.25

AXONOMETRIC DM

13-1076

A10.4

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

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.caplanning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

**Notice of Complete Application
Proposed Zoning By-law Amendment**

PROPERTY DESCRIPTION: **596, 602, 606 and 610 Grace Street**
 South side of Grace Street, East side of Queen's Lane

APPLICANT: **Southlake Regional Health Centre (SRHC)**

FILE NUMBER: **D14 NP1602 (ZBA)**

The Town of Newmarket has received an application for a proposed Zoning By-law Amendment. The application proposes to amend the Zoning By-law to permit the development of a 55-space surface parking lot for Southlake Regional Health Centre (SRHC) staff.

This application is deemed complete under the Planning Act. At this time there are no other applications pertaining to the subject land. A map detailing the location of the subject lands is on the reverse of this page.

A statutory public meeting as required by the Planning Act will be held at a future undetermined date. Notice of the future statutory public meeting will be mailed from the Town of Newmarket no less than 20 days prior to the meeting date.

More information:

The public may view planning documents and background material at the Legal and Development Services Planning Department between 8:30 a.m. and 4:30 p.m., Monday through Friday. Questions, written submissions or requests for notification may be directed to:

Adrian Cammaert, MCIP, RPP, CNU-A
 Senior Planner, Policy
 Planning and Building Services: Planning Division
 Town of Newmarket
 395 Mulock Drive
 PO Box 328 Stn Main
 Newmarket, ON L3Y 4X7
 Email: acammaert@newmarket.ca

Dated at the Town of Newmarket this 5th day of February, 2016

LOCATION MAP

896, 602, 606, 610 Grace St



Subject Lands

Town of Newmarket Planning Department



Newmarket



TOWN OF NEWMARKET
395 Mulock Drive
P.O. Box 328
Newmarket, ON L3Y 4X7

www.newmarket.ca
info@newmarket.ca
905.895.5193

February 10, 2016

To: Region of York, Planning Department
Region of York, Environmental Services
Heritage Newmarket ✓
Lake Simcoe Region Conservation Authority
Rogers Cable TV
York Region District School Board
York Catholic District School Board
Bell Canada
Bell Canada/Right-of-Way-Call Centre
Newmarket Hydro
Enbridge Consumers Gas
Hydro One Networks Inc.
Health and Social Services
Conseil scolaire de district catholique Centre-Sud
Canada Post
York Regional Police

Re: **Application for Zoning By-Law Amendment**
596, 602, 606 and 610 Grace Street
Southlake Regional Health Centre (SRHC)
File: D14 NP1602 (ZBA)

Please find attached a copy of the above captioned Zoning By-law Amendment application form, survey and site plan. The application proposes to amend the Zoning By-law to permit the development of a 55-space surface parking lot for Southlake Regional Health Centre (SRHC) staff.

Please direct any comments you may have on this proposal to the undersigned by February 26, 2016.

Adrian Cammaert, MCIP, RPP, CNU-A
Senior Planner, Policy

cc: Mayor Tony Van Bynen
R.N. Shelton, Chief Administrative Officer
Dave Kerwin, Councillor Ward 2
Angela Sciberras, MSH

Attachments: Application Form, Survey, Site Plan (additional technical material provided to the Region of York Planning Department and the Lake Simcoe Region Conservation Authority)

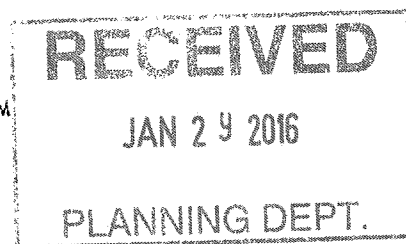


PLANNING & BUILDING SERVICES
 Town of Newmarket
 395 Mulock Drive
 P.O. Box 320, STN Main
 Newmarket, ON L3Y 4X7
 www.newmarket.ca
 planning@newmarket.ca
 T: 905.953.5321
 F: 905.953.5140

PLANNING APPLICATION FORM USE FOR ALL APPLICATIONS	FOR OFFICE USE
	RECEIVED BY: _____
	DATE RECEIVED: _____
	APPLICATION FEE: _____
	FILE NUMBER: _____

APPLICATION IS SUBMITTED FOR: (Mark all appropriate boxes)

- | | |
|--|--|
| <input type="checkbox"/> OFFICIAL PLAN AMENDMENT | <input type="checkbox"/> DRAFT PLAN OF SUBDIVISION |
| <input checked="" type="checkbox"/> ZONING BYLAW AMENDMENT | <input type="checkbox"/> DRAFT PLAN OF CONDOMINIUM |
| <input type="checkbox"/> SITE PLAN APPROVAL | <input type="checkbox"/> PART LOT CONTROL |
| <input type="checkbox"/> AMENDMENT TO SITE PLAN APPROVAL | <input type="checkbox"/> OTHER: _____ |



REGISTERED OWNER: Southlake Regional Health Centre (SRHC) c/o Peter Green

ADDRESS: 596 Davis Drive CITY: Newmarket

POSTAL CODE: L3Y 2P9 PHONE: 905-895-4521 FAX: _____

E-MAIL ADDRESS: pgreen@southlakeregional.org

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

BENEFICIAL OWNER: (If applicable)

ADDRESS: _____ CITY: _____

POSTAL CODE: _____ PHONE: _____ FAX: _____

E-MAIL ADDRESS: _____

AGENT: (If other than either of the above) Angela Sciberras

ADDRESS: 471 Timothy Street CITY: Newmarket

POSTAL CODE: L3Y 1P9 PHONE: 905-868-8230 FAX: 905-868-8501

E-MAIL ADDRESS: sciberras@mshplan.ca

SEND INVOICES TO: (Mark appropriate boxes)

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> OWNER | <input type="checkbox"/> BENEFICIAL OWNER | <input checked="" type="checkbox"/> AGENT |
|---|---|---|

SEND CORRESPONDENCE TO: (Mark appropriate boxes)

- | | | |
|--------------------------------|---|---|
| <input type="checkbox"/> OWNER | <input type="checkbox"/> BENEFICIAL OWNER | <input checked="" type="checkbox"/> AGENT |
|--------------------------------|---|---|

LOCATION AND DESCRIPTION OF PROPERTY

MUNICIPAL ADDRESS: 596, 602, 606 and 610 Grace Street

LOT:

CONCESSION:

LOT: 11, 12, 13 & 14

REGISTERED PLAN: 111

AND/OR

PART:

REFERENCE PLAN (If relevant):

LOT AREA (ha): 0.22

LOT FRONTAGE (m): 60.23

LOT DEPTH (m): 47.55

EXISTING STRUCTURES: (Give height & floor area)

None

PROPOSED STRUCTURES: (Give height & floor area)

None

DOES THE APPLICANT HAVE AN INTEREST IN ANY ADJACENT LANDS? IF YES, PLEASE DESCRIBE:

Subject property is part of the larger Southlake Regional Health Centre
lands including 59 Queen's Lane

LAND USES

PRESENT USE:

Vacant

PROPOSED USE:

Surface Parking Lot

PRESENT OFFICIAL PLAN DESIGNATION:

Transition Area (within the Regional Healthcare Centre on Schedule A)

PROPOSED OFFICIAL PLAN DESIGNATION: (If applicable)

N/A

PRESENT ZONING BYLAW CLASSIFICATION:

TR - Transitional Zone

PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable)

- ☒ Pre-consultation with municipal staff on application - Date: November 10, 2015
- ☒ Indicate whether this application conforms to the Provincial Policy Statements (2005)
- ☒ Indicate whether this application conforms (or does not conflict) with all other Provincial Plans

(Further details may be required in a Planning Justification Report)

PROPOSED TENURE TYPE: (If applicable)

☐ FREEHOLD ☐ CONDOMINIUM ☐ RENTAL

SERVICING

SANITARY SERVICING: ☒ MUNICIPAL ☐ PRIVATE SEPTIC SYSTEM
☐ OTHER: _____

WATER SUPPLY: ☒ MUNICIPAL ☐ PRIVATE WELL
☐ OTHER: _____

DATE OF ACQUISITION OF LAND

596 Grace St (26 April 2006), 602 Grace St (26 April 2006), 606 Grace St (19 May 2000),
BY OWNER: 610 Grace St (26 April 2006)

AND IN THE CASE OF A BENEFICIAL OWNER, ANTICIPATED DATE OF CLOSING:

The personal information on this form is collected under the *Planning Act, R.S.O. 1990, c.P.13*, as amended. The information is used for the purpose of processing your application. If you have any questions about this collection of personal information, please contact the Planning Division, Town of Newmarket, at (905) 953-5321.

DECLARATION

I Angela Sciberras
of the Town of Newmarket
in the Region of York

SOLEMNLY DECLARE THAT:

ALL THE WITHIN STATEMENTS AND THE STATEMENTS CONTAINED IN ALL OF THE EXHIBITS TRANSMITTED HERewith, ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH AND BY VIRTUE OF THE CANADA EVIDENCE ACT.

FOR PURPOSES OF THE *MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT*, I AUTHORIZE AND CONSENT TO THE USE BY OR DISCLOSURE TO ANY PERSON OR PUBLIC BODY OF ANY PERSONAL INFORMATION IN THIS APPLICATION THAT IS COLLECTED UNDER THE AUTHORITY OF THE *PLANNING ACT* FOR THE PURPOSE OF PROCESSING YOUR APPLICATION.

Declared before me at the Town of Newmarket
in the Region of York
this 29th day of January A.D. 2016

Eileen Jane Card
A Commissioner, etc.

ASciberras
Signature of Owner, Beneficial Owner or Agent

CERTIFICATE

(TO BE SIGNED BY OWNER, EVEN IF AGENT HAS BEEN APPOINTED)

As of the date of this application, I am the registered owner of the lands described in the application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf by:

(Please Print) AND/OR Angela Sciberras
BENEFICIAL OWNER (If applicable) WHOM I HAVE APPOINTED AS MY AGENT (Please Print)

With the submission of my application, I hereby undertake to not permit the cutting down of any trees or the disturbance of any vegetative cover in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to not permit the demolition and/or destruction of any building and/or structure in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

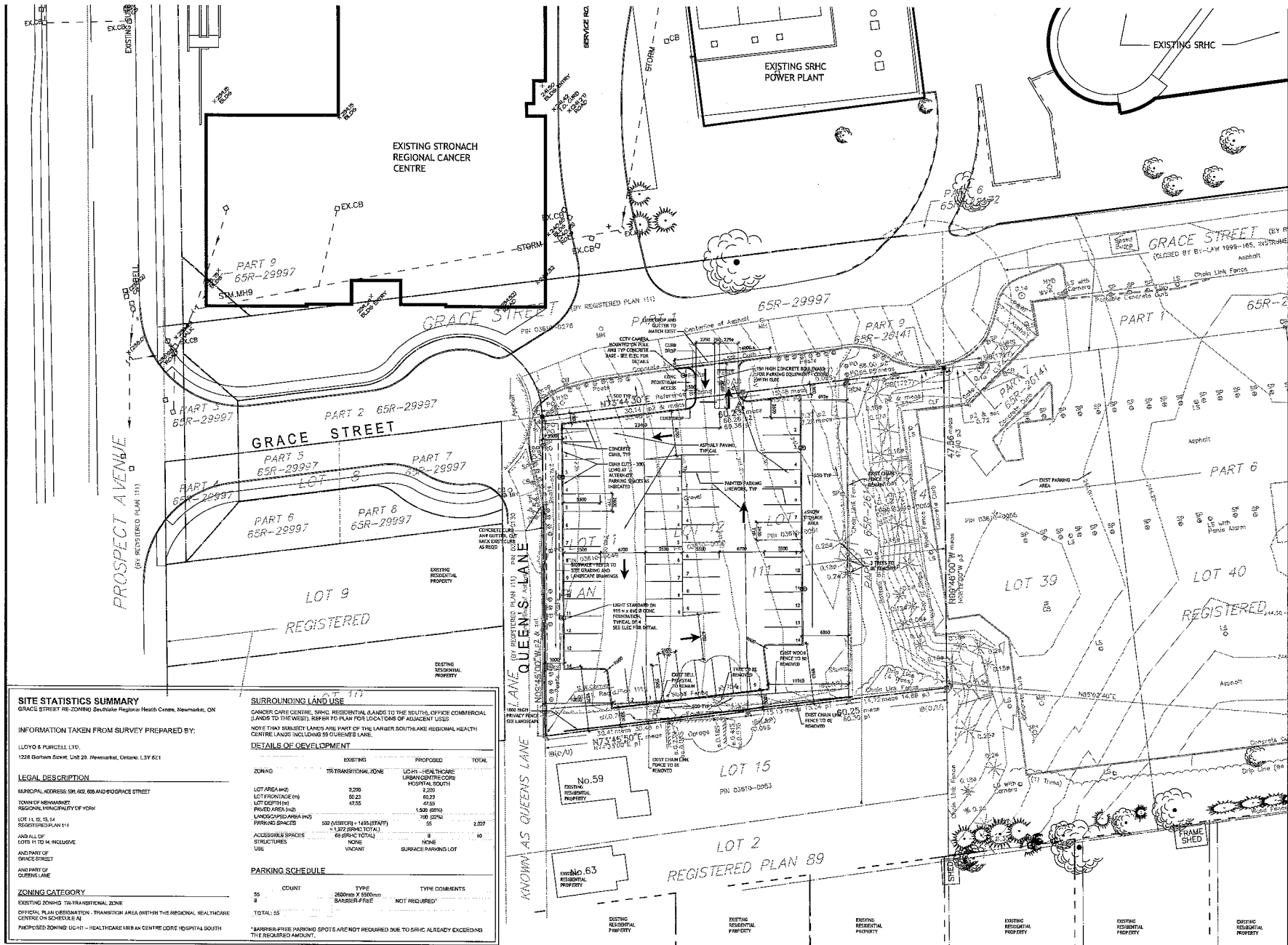
I hereby also undertake to have any sign, which is required to be erected to provide notification of a public meeting, removed within seven days after the public meeting is held.

I hereby acknowledge that the Town or its representatives, and applicable public agencies have permission to access the property for the purposes of reviewing this application.

I hereby agree and acknowledge that the information contained in this application and any supporting information, including reports, studies, and drawings, provided with this application by me, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I hereby consent to the Town of Newmarket making this application and its supporting information available to the general public, including copying, posting on the Town's website and/or releasing a copy of the application and any of its supporting information to any third party upon their request, and as part of a standard distribution of copies of such documentation, I consent to the Town releasing copies of any of the documentation to additional person, including but not limited to members of Council and ratepayers' associations.

DATE: Jan 13/16 SIGNED: Helena Hutton
Signature of Owner
Helena Hutton, Southlake Regional Health Centre
Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)



PERKINS + WILL

15 Penderby Street
 Toronto, ON
 Canada M5H 2H9
 T 416.593.8800
 F 416.593.8800
 www.perkinswill.com

GRACE ST. LOT RE-ZONING

Southlake Regional Health Centre

595 Devis Drive
 Newmarket, Ontario L3Y 2P9

In association with:

HHAngus & Associates
 1127 Leslie Street
 Toronto, ON, M6H 2J5

BaseTech Consulting Inc.
 399 Roper Street
 Newmarket, ON, L3Y 1A8

Mark Selter Associates
 219 Lake Shore East
 Newmarket, ON, L3Y 3C3

GENERAL NOTES:

1. REFER TO GRADING PLAN FOR ALL PROPOSED CURB ELEVATIONS.
2. REFER TO LANDSCAPE DRAWINGS FOR PROPOSED PLANTING LAYOUT NOT SHOWN HERE.

31



Revisions

NO.	ISSUE	DATE

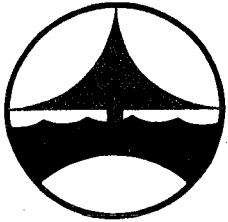
Sheet Information

Date: OCT-2015
 Job Number: 351410.003
 Drawn: JP
 Checked: KS
 Approved: BC
 Title:

SITE PLAN

Sheet

A04-01



TOWN OF GEORGINA

26557 Civic Centre Rd., Keswick, Ontario L4P 3G1

Wednesday, February 10, 2016

Town of Newmarket
Heritage Committee, C/O Planning Department
395 Mulock Dr
Newmarket ON L3Y 4X7

Attn: Heritage Committee and Council

RECEIVED

FEB 12 2016

PLANNING DEPT.

Re: Discontinued Heritage Property Grant Program

We are respectfully writing to you today to request your support. The Georgina Heritage Committee (GHC) has written to the Ministry of Tourism, Culture and Sport and Parks Canada to request that heritage grants be revived. GHC has received concerns related to the discontinuation of the provincial heritage grant programs, which provided some financial support to the owners of designated properties. The concern is that without financial support some owners will either opt to challenge designation or fail to maintain designated properties.

The Committee requests your assistance in lobbying the upper levels of government to revive the Heritage Grant Program. Should your Committee and Council be interested, enclosed you will find our template for letters requesting the upper levels of government revival of the heritage grant programs. Please feel free to amend the template to your liking.

Sincerely,

FOR THE GEORGINA HERITAGE
COMMITTEE FOR THE TOWN OF GEORGINA,

C. Sarah A. Brislin
Committee Services Coordinator



DATE

Ministry of Tourism, Culture and Sport

Hearst Block, 9th Floor

900 Bay Street

Toronto, ON M7A 2E1

Attn: Honorable Minister Michael Coteau

Honorable Minister:

Re: Discontinued Heritage Property Grant Program

We are respectfully writing to you today to request the revival of heritage grants for owners of heritage/cultural designated properties. The **MUNICIPALITY NAME HERE** Heritage Committee has growing concerns that there are designated buildings in our area continuing to deteriorate. Some owners are unable to carry the cost of preserving the heritage significant features of their property. The previous grants were an incentive to owners of heritage properties which encouraged them to keep their properties in good repair. We are encountering situations where the owner has had to face a sudden and unexpected financial upset. This often results in the dilapidation of the property and a loss of the significant heritage and culturally relevant features. In some cases the property may be beyond repair. In extreme cases there may be a transfer of ownership and then financial burden of repair becomes a cost born by the municipality.

The Heritage Committee recognizes in response to these types of concerns the Heritage Act provides tools that are meant to assist the municipality, such as tax incentives and a heritage property standards by-law. It is however, the **MUNICIPALITY NAME HERE** Committee's position that more could be done for the owners in need. A tax incentive it will not be of significant assistance to the owners that are most in need of assistance furthermore a property standards by-law specific to heritage properties may help the municipality in enforcing preservation, however it does not change the circumstances owners are facing and the fact that they are struggling financially to preserve the property.

We thank you for your consideration and will patiently await your response.

Sincerely,

FOR THE **MUNICIPALITY NAME HERE** HERITAGE
COMMITTEE FOR THE **TOWNSHIP/TOWN/CITY OF MUNICIPALITY NAME
HERE,**

Staff member, Position.

DATE

Parks Canada National Office

30 Victoria Street
Gatineau, Quebec J8X 0B3

Attn: Mr. Daniel Watson

Honorable Minister:

Re: Discontinued Heritage Property Grant Program

We are respectfully writing to you today to request the revival of heritage grants for owners of heritage/cultural designated properties. The **MUNICIPALITY NAME HERE** Heritage Committee has growing concerns that there are designated buildings in our area continuing to deteriorate. Some owners are unable to carry the cost of preserving the heritage significant features of their property. The previous grants were an incentive to owners of heritage properties which encouraged them to keep their properties in good repair. We are encountering situations where the owner has had to face a sudden and unexpected financial upset. This often results in the dilapidation of the property and a loss of the significant heritage and culturally relevant features. In some cases the property may be beyond repair. In extreme cases there may be a transfer of ownership and then financial burden of repair becomes a cost born by the municipality.

The Heritage Committee recognizes in response to these types of concerns the Heritage Act provides tools that are meant to assist the municipality, such as tax incentives and a heritage property standards by-law. It is however, the **MUNICIPALITY NAME HERE** Committee's position that more could be done for the owners in need. A tax incentive it will not be of significant assistance to the owners that are most in need of assistance furthermore a property standards by-law specific to heritage properties may help the municipality in enforcing preservation, however it does not change the circumstances owners are facing and the fact that they are struggling financially to preserve the property.

We thank you for your consideration and will patiently await your response.

Sincerely,

FOR THE **MUNICIPALITY NAME HERE** HERITAGE
COMMITTEE FOR THE **TOWNSHIP/TOWN/CITY OF MUNICIPALITY NAME
HERE,**

Staff member, Position.



PLANNING AND BUILDING SERVICES

Town of Newmarket www.newmarket.ca
 395 Mulock Drive planning@newmarket.ca
 P.O. Box 328, STN Main T: 905.953.5321
 Newmarket, ON L3Y 4X7 F: 905.953.5140

NOTICE OF THE PASSING OF A ZONING BY-LAW BY TOWN OF NEWMARKET

Zoning By-Law Amendment: 2016-05
 Applicant: Town of Newmarket Initiated
 Location: East side of Leslie Street south of Kingdale Road (Lots 105, 106, 107, 118, 119, 120, 140, 141, 142, 156, 157 and 158 on Plan 65M-4378)
 File Number: Copper Hills Technical Amendment

TAKE NOTICE that the Council of the Town of Newmarket passed **By-Law Number 2016-05** on the **8th day of February, 2016**, under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

AND TAKE NOTICE any person or agency may appeal to the Ontario Municipal Board in respect to the by-law by filing with the Clerk of the Town of Newmarket not later than the **3rd day of March, 2016**, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection. The notice of appeal must set out the reasons for the appeal and must be accompanied by a fee of \$125.00 which is required by the Ontario Municipal Board. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca. In addition, to the fees listed above, pursuant to By-law No. 2012-81, a processing fee of \$150.00 per Ontario Municipal Board appeal, payable to the Town of Newmarket is required to be paid at the time of filing a Notice of Appeal.

An explanation of the purpose and effect of the by-law, describing the lands to which the bylaw applies, and a location map showing the location of the lands to which the by-law applies (or alternatively, an explanation as to why a location map is not provided) are attached. The complete by-law is available for inspection in the Town Clerk's office during regular office hours.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

DATED at the Town of Newmarket this **12th day of February, 2016**.

Andrew Brouwer, Clerk
 Town of Newmarket
 P.O. Box 328, 395 Mulock Drive
 NEWMARKET, ON L3Y 4X7

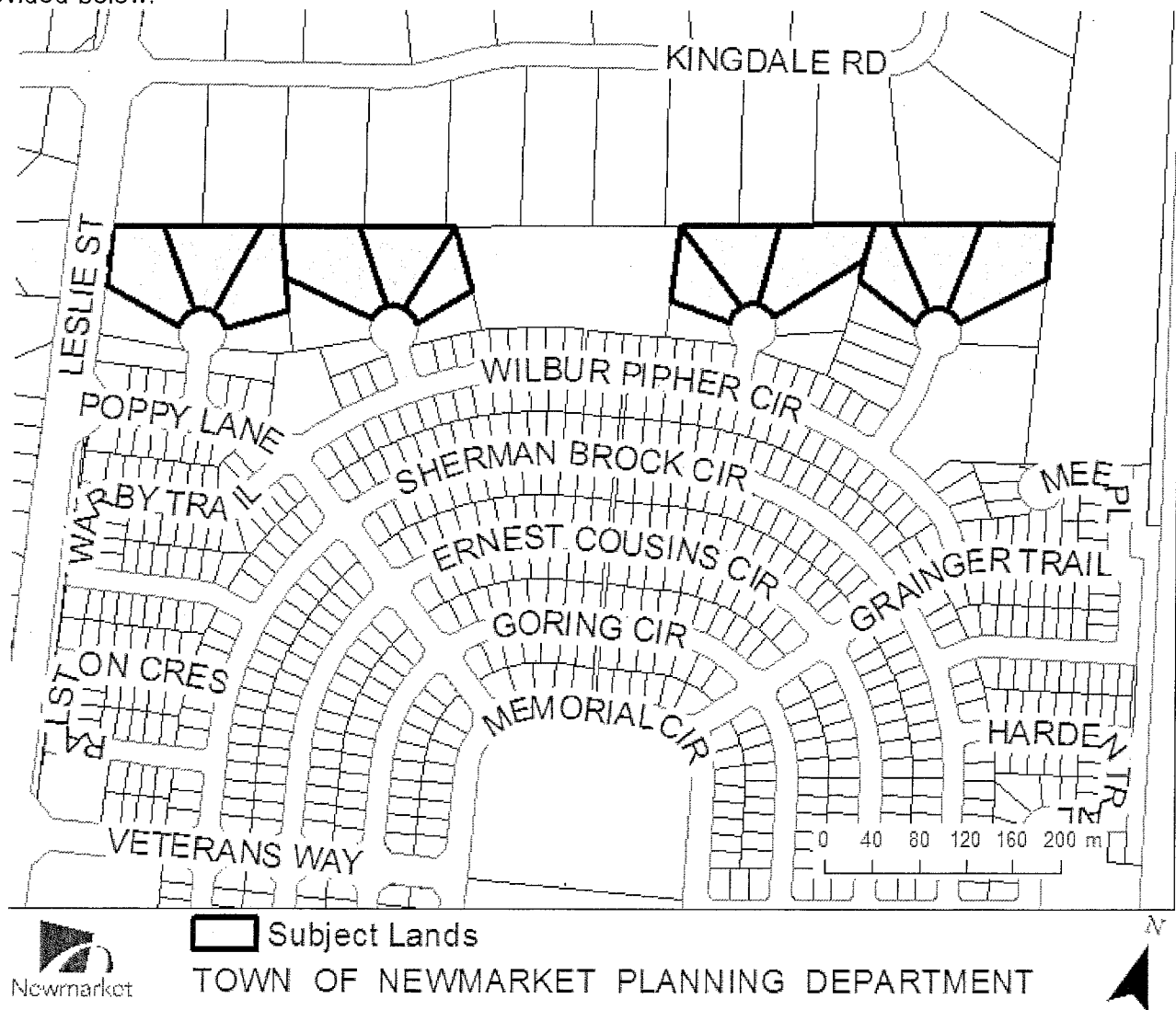
EXPLANATORY NOTE:

By-Law Number 2016-05 applies to the lands located east side of Leslie Street south of Kingdale Road. Specifically, Lots 105, 106, 107, 118, 119, 120, 140, 141, 142, 156, 157 and 158 on Plan 65M-4378

By-Law 2016-05 has the purpose and effect of requiring a 45m setback to the northerly lot line for dwellings on the subject lands.

By-Law 2015-28 has the purpose and effect of requiring dwellings with walkout basements to be bungalow style for dwellings on the subject lands.

A Location Map showing the location of the subject land to which By-Law Number 2016-05 applies is provided below.



**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

MEMORANDUM

TO: Heritage Newmarket Advisory Committee

DATE: February 9, 2016

SUBJECT: **Application for Zoning By-Law Amendment
178, 180, 184, 188, 190 and 194 Main Street
Main Street Clock Inc.
Files: D14 NP 13-19**

Please find attached to this memorandum a copy of a revised site plan, elevations and perspective drawings for the above noted development proposal along with an updated Heritage Impact Assessment (HIA). Please be advised that the HIA will be peer reviewed.

A handwritten signature in black ink, appearing to read "Dave Ruggle".

Dave Ruggle, BAA, MCIP, RPP

Senior Planner – Community Planning



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NO.	DATE	DESCRIPTION
1	07/25/2013	ZONING APPLICATION
2	02/02/2016	AMENDED ISSUE FOR ZONING

NO.	DATE	DESCRIPTION
REVISIONS		

38



FORREST GROUP
ASSERTIVELY GREEN

We Merchandise Space Inc.
590 Alden Road, Suite 211 Markham, Ont. L3R 8N2
Tel. 905.752.6776 Fax. 905 752 6781
www.forrestgroup.ca

--	--

CLIENT:

MAIN STREET CLOCK INC.

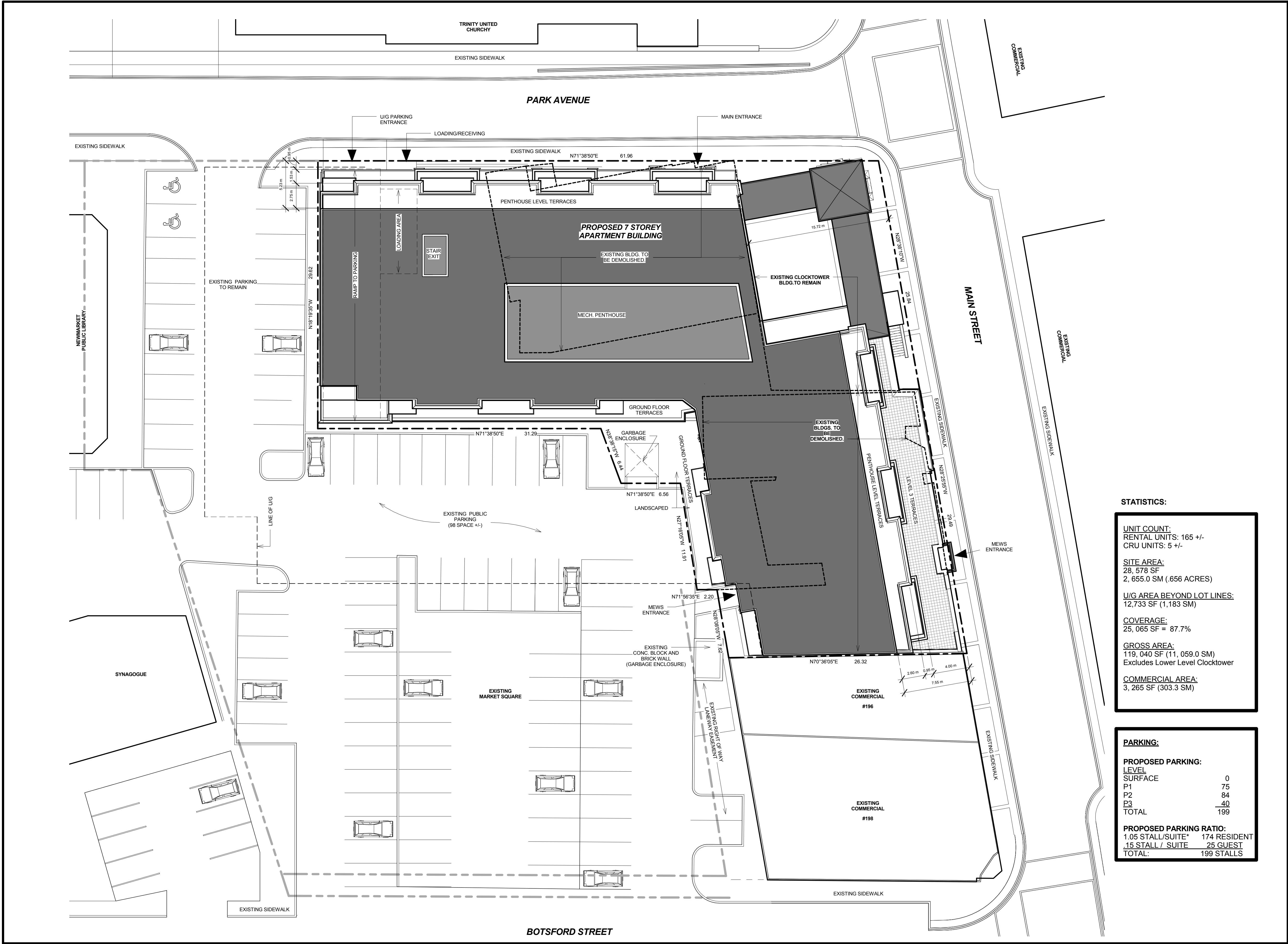
PROJECT:

**PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO**

DRAWING:

MAIN STREET PERSPECTIVE

Designer: PR	Project number: 6392	DRAWING NO: A0
Drawn by: FM	Date: JUNE 2015	
Checked by: PR	SCALE: N.T.S	



STATISTICS:

UNIT COUNT:
RENTAL UNITS: 165 +/-
CRU UNITS: 5 +/-

SITE AREA:
28,578 SF
2,655.0 SM (.656 ACRES)

U/G AREA BEYOND LOT LINES:
12,733 SF (1,183 SM)

COVERAGE:
25,065 SF = 87.7%

GROSS AREA:
119,040 SF (11,059.0 SM)
Excludes Lower Level Clocktower

COMMERCIAL AREA:
3,265 SF (303.3 SM)

PARKING:

PROPOSED PARKING:

LEVEL	
SURFACE	0
P1	75
P2	84
P3	40
TOTAL	199

PROPOSED PARKING RATIO:
1.05 STALL/SUITE* 174 RESIDENT
.15 STALL / SUITE 25 GUEST
TOTAL: 199 STALLS

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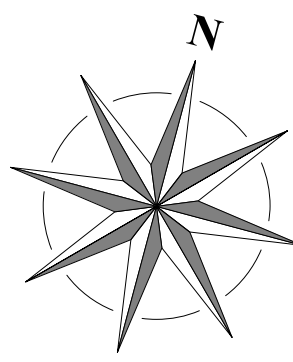
1	07/25/2013	ZONING APPLICATION
1	02/02/2016	AMENDED ISSUE FOR ZONING

NO. DATE DESCRIPTION

REVISIONS



We Merchandise Space Inc.
590 Alden Road, Suite 211 Markham, Ont. L3R 8N2
Tel. 905.752.6776 Fax. 905.752.6781
www.forrestgroup.ca



CLIENT:

MAIN STREET CLOCK INC.

PROJECT:

PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO

DRAWING:

SITE PLAN

Designer:

Project number:
6392

DRAWING NO:

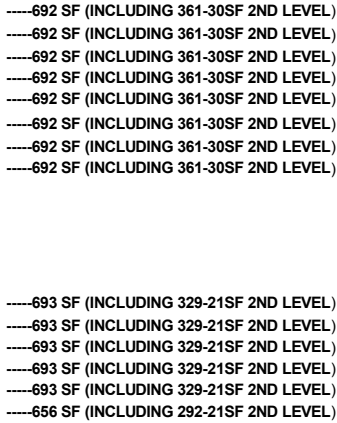
Drawn by:

FM
JULY 2013

Checked by:

PR
SCALE: 1 : 200

A1



1/29/2016 3:34:54 PM



Loft Area Schedule (Rentable)				
Number	Name	Area	Comments	Level
201	1+D-C	806 SF	Suite	Level 2
202	2+D-A	876 SF	Suite	Level 2
203	1-C	450 SF	Suite	Level 2
204	1-V	426 SF	Suite	Level 2
205	2+D-A	876 SF	Suite	Level 2
206	2+D-A	876 SF	Suite	Level 2
207	2+I+D	914 SF	Suite	Level 2
208	2+D-E	900 SF	Suite	Level 2
209	1-Z	605 SF	Suite	Level 2
210	2-T	727 SF	Suite	Level 2
211	1+D-W	564 SF	Suite	Level 2
212	2+D-D	1103 SF	Suite	Level 2
213	2+D-G	1078 SF	Suite	Level 2
214	1+D-X	662 SF	Suite	Level 2
215	1-G	675 SF	Suite	Level 2
Grand total: 15		11538 SF		

Gross Floor Area: 13, 594 SF (Exc. 4,266 SF 2nd Level of 2 storey units)
Includes: Elevators / Stairs / Shaft/ Corridor

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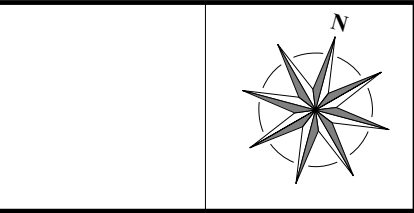
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2	02/02/2016	AMENDED ISSUE FOR ZONING

NO.	DATE	DESCRIPTION
REVISIONS		



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We Merchandise Space Inc.
590 Alden Road, Suite 211 Markham, Ont. L3R 8N2
Tel. 905.752.6776 Fax. 905 752 6781
www.forrestgroup.ca



CLIENT:

MAIN STREET CLOCK INC.

PROJECT:

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

DRAWING:

2nd Floor

Designer:	Project number:	A3
Designer	6392	
Drawn by:	Date:	
Author	JUNE 2015	
Checked by:	SCALE:	
Checker	1 : 125	



2nd Fl. Area Schedule (Rentable)				
Number	Name	Area	Comments	Level
301	1+D-C	806 SF	Suite	Level 3
302	1-V	426 SF	Suite	Level 3
303	1-C	450 SF	Suite	Level 3
304	1-C	450 SF	Suite	Level 3
305	1-V	426 SF	Suite	Level 3
306	2+D-A	876 SF	Suite	Level 3
307	2+D-A	876 SF	Suite	Level 3
308	2+D-1	914 SF	Suite	Level 3
309	2+D-E	900 SF	Suite	Level 3
310	1-I	663 SF	Suite	Level 3
311	1+D-K	781 SF	Suite	Level 3
312	1+D-K	781 SF	Suite	Level 3
313	1+D-K	781 SF	Suite	Level 3
314	1+D-K	781 SF	Suite	Level 3
315	1+D-G	790 SF	Suite	Level 3
316	1+D-Q	689 SF	Suite	Level 3
317	1+D-J	778 SF	Suite	Level 3
318	1-E	628 SF	Suite	Level 3
319	2-M	756 SF	Suite	Level 3
320	2-L	786 SF	Suite	Level 3
321	2+D-F	907 SF	Suite	Level 3
322	1+D-D	722 SF	Suite	Level 3
323	1+D-D	722 SF	Suite	Level 3
324	1-D	453 SF	Suite	Level 3
325	1-G	675 SF	Suite	Level 3
Grand total: 25		17816 SF		

Gross Floor Area: 19, 741 SF
Includes: Elevators / Stairs / Shaft/ Corridor

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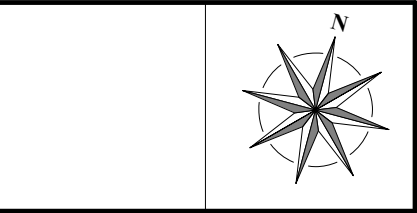
NO. DATE DESCRIPTION

REVISIONS



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590 Alden Road, Suite 211 Markham, Ont. L3R 8N2
Tel. 905.752.6776 Fax. 905 752 6781
www.forrestgroup.ca



CLIENT:

MAIN STREET CLOCK INC.

PROJECT:

**PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO**

DRAWING:

3rd Floor

Designer:	Project number:	DRAWING NO:
Designer	6392	A4
Drawn by:	Date:	
Author	JUNE 2015	
Checked by:	SCALE:	
Checker	1 : 125	



4th Fl. Area Schedule (Rentable)				
Number	Name	Area	Comments	Level

401	1+D-C	804 SF	Suite	Level 4
402	1-V	426 SF	Suite	Level 4
403	1-C	450 SF	Suite	Level 4
404	1-C	450 SF	Suite	Level 4
405	1-V	426 SF	Suite	Level 4
406	2+D-A	876 SF	Suite	Level 4
407	2+D-A	876 SF	Suite	Level 4
408	2+D-1	914 SF	Suite	Level 4
409	2+D-E	900 SF	Suite	Level 4
410	1-I	663 SF	Suite	Level 4
411	1+D-K	781 SF	Suite	Level 4
412	1+D-K	781 SF	Suite	Level 4
413	1+D-K	781 SF	Suite	Level 4
414	1+D-K	781 SF	Suite	Level 4
415	1+D-G	790 SF	Suite	Level 4
416	1+D-V	835 SF	Suite	Level 4
417	1+D-P	768 SF	Suite	Level 4
418	1+D-H	792 SF	Suite	Level 4
419	1+D-Q	689 SF	Suite	Level 4
420	1+D-J	778 SF	Suite	Level 4
421	1-E	628 SF	Suite	Level 4
422	2-M	755 SF	Suite	Level 4
423	2-L	785 SF	Suite	Level 4
424	2+D-F	907 SF	Suite	Level 4
425	1+D-D	722 SF	Suite	Level 4
426	1+D-D	722 SF	Suite	Level 4
427	1-D	453 SF	Suite	Level 4
428	1-G	678 SF	Suite	Level 4

Grand total: 28 20211 SF

Gross Floor Area: 21, 955 SF
Includes: Elevators / Stairs / Shaft.

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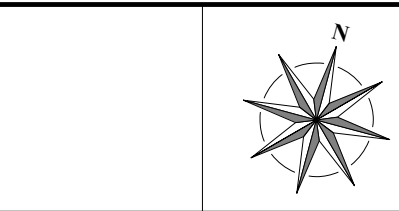
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NO.	DATE	DESCRIPTION



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We Merchandise Space Inc.
590 Alden Road, Suite 211 Markham, Ont. L3R 8N2
Tel. 905.752.6776 Fax. 905 752 6781
www.forrestgroup.ca



CLIENT:
MAIN STREET CLOCK INC.

PROJECT:
**PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO**

DRAWING:
4th Floor

Designer: Designer	Project number: 6392	DRAWING NO: A5
Drawn by: Author	Date: JUNE 2015	
Checked by: Checker	SCALE: 1 : 125	



4th and 5th. Fl. Area Schedule (Rentable)				
Number	Name	Area	Comments	Level
501	1+D-C	804 SF	Suite	Level 5
502	1-V	426 SF	Suite	Level 5
503	1-C	450 SF	Suite	Level 5
504	1-C	450 SF	Suite	Level 5
505	1-V	426 SF	Suite	Level 5
506	2+D-A	876 SF	Suite	Level 5
507	2+D-A	876 SF	Suite	Level 5
508	2+D-1	914 SF	Suite	Level 5
509	2+D-E	900 SF	Suite	Level 5
510	1-R	575 SF	Suite	Level 5
511	1+D-S	693 SF	Suite	Level 5
512	1+D-S	693 SF	Suite	Level 5
513	1+D-S	693 SF	Suite	Level 5
514	1+D-S	693 SF	Suite	Level 5
515	1+D-N	756 SF	Suite	Level 5
516	1+D-L	662 SF	Suite	Level 5
517	1+D-A	714 SF	Suite	Level 5
518	1-B	562 SF	Suite	Level 5
519	2-K	693 SF	Suite	Level 5
520	1-F	649 SF	Suite	Level 5
521	2+D-F	907 SF	Suite	Level 5
522	1+D-D	722 SF	Suite	Level 5
523	1+D-D	722 SF	Suite	Level 5
524	1-D	453 SF	Suite	Level 5
525	1-G	675 SF	Suite	Level 5
Grand total: 25		16986 SF		

Gross Floor Area: 18, 916 SF
Includes: Elevators / Stairs / Shaft.

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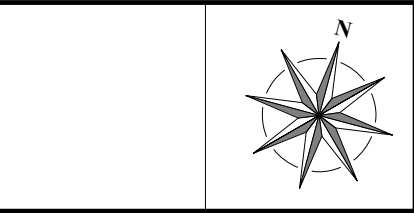
ISSUES		
NO.	DATE	DESCRIPTION
1	07/25/2013	ZONING APPLICATION
2	02/02/2016	AMENDED ISSUE FOR ZONING

NO.	DATE	DESCRIPTION
REVISIONS		



FORREST GROUP
ASSERTIVELY GREEN

We Merchandise Space Inc.
590 Alden Road, Suite 211 Markham, Ont. L3R 8N2
Tel. 905.752.6776 Fax. 905 752 6781
www.forrestgroup.ca



CLIENT:

MAIN STREET CLOCK INC.

PROJECT:

**PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO**

DRAWING:

5th and 6th Floor (Typical)

Designer:	Project number:	DRAWING NO: A6
Designer	6392	
Drawn by:	Date:	
Author	JUNE 2015	
Checked by:	SCALE:	
Checker	1 : 125	



6th. Fl. Area Schedule (Rentable)				
Number	Name	Area	Comments	Level
701	1+D-C	804 SF	Suite	Level 7
702	2+D-A	876 SF	Suite	Level 7
703	2+D-A	876 SF	Suite	Level 7
704	2+D-A	876 SF	Suite	Level 7
705	2+D-A	876 SF	Suite	Level 7
706	2+D-1	914 SF	Suite	Level 7
707	1+D-R	718 SF	Suite	Level 7
708	1-U	413 SF	Suite	Level 7
709	1-A	531 SF	Suite	Level 7
710	1-A	531 SF	Suite	Level 7
711	1-A	531 SF	Suite	Level 7
712	3-A	1115 SF	Suite	Level 7
713	1-N	533 SF	Suite	Level 7
714	1+D-B	562 SF	Suite	Level 7
715	2-C	618 SF	Suite	Level 7
716	2-D	751 SF	Suite	Level 7
717	2+D-F	907 SF	Suite	Level 7
718	1+D-D	722 SF	Suite	Level 7
719	1+D-D	722 SF	Suite	Level 7
720	1-D	453 SF	Suite	Level 7
721	1-G	675 SF	Suite	Level 7
Grand total: 21		15004 SF		

Gross Floor Area: 16, 728 SF
Includes: Elevators / Stairs / Shaft.

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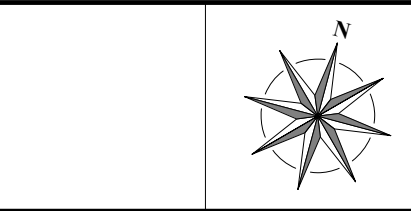
ISSUES		
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CLIENT:

MAIN STREET CLOCK INC.

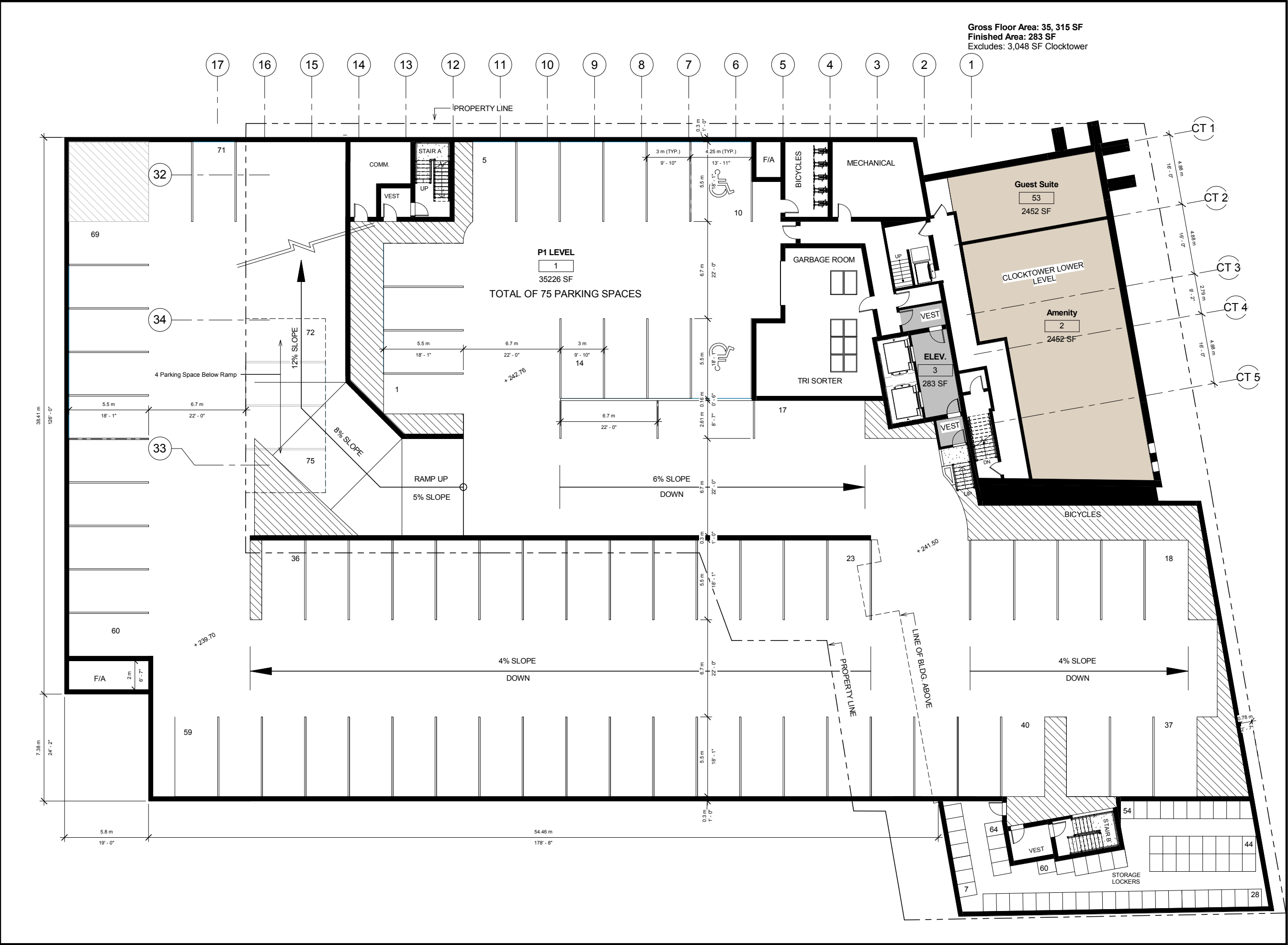
PROJECT:

**PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO**

DRAWING:

7th Floor (Penthouse)

Designer:	Project number:	DRAWING NO:
PR	6392	A6a
Drawn by:	Date:	
FM	JUNE 2015	
Checked by:	SCALE:	
PR	1 : 125	



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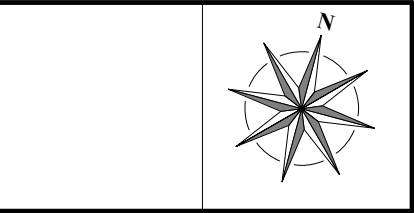
ISSUES		
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CLIENT:

MAIN STREET CLOCK INC.

PROJECT:

**PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO**

DRAWING:

Parking Level P1

Designer:	Project number:	A7
PR	6392	
Drawn by:	Date:	
FM	JUNE 2015	
Checked by:	SCALE:	
PR	1 : 125	

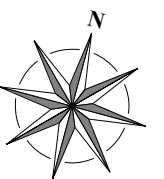
The floor plan for Level P3 is a complex layout with various rooms and parking areas. The main section is a large rectangular area with a central corridor and several smaller rooms. The plan includes the following details:

- Parking Spaces:** A total of 40 parking spaces are indicated, with dimensions such as 3 m (TYP.), 9' - 10", 6.8 m, 19' - 1", 6.7 m, 22' - 0", 5.5 m, 18' - 1", 2.8 m, 9' - 0", 6.7 m, 22' - 0", and 0.3 m, 1' - 0".
- Stairs:** STAIR A is located in the top left corner, and STAIR B is located in the bottom right corner.
- Elevators:** An elevator (ELEV.) is located in the center-right area, with a size of 305 SF.
- Utility Areas:** Several utility areas are shown, including VEST (Vestibule) and F/A (Fire Alarm) rooms.
- Other Features:** The plan includes a 6% SLOPE DOWN and a 4% SLOPE DOWN, as well as a BICYCLES storage area.
- Room Numbers:** Various rooms are numbered, including 1, 4, 11, 12, 19, 20, 23, 24, 26, 27, 32, 33, 40, 54, 55, 60, 64, and 7.
- Dimensions:** The overall dimensions of the plan are 237.06 m by 19.06 m.

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[illegible]

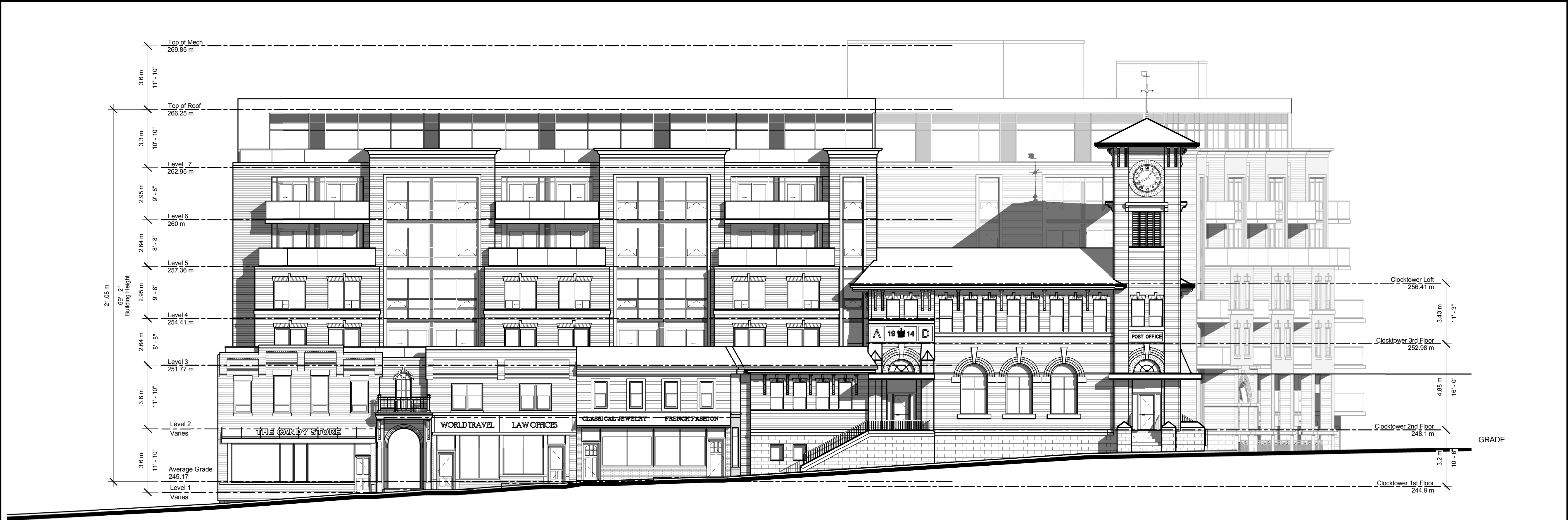
REVISIONS _____ 48



SCALE: 1 : 125

A8a

1/29/2016 3:35:45 PM



① MAIN STREET - EAST ELEVATION
1 : 125



② PARK AVENUE - NORTH ELEVATION
1 : 125

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CLIENT:

MAIN STREET CLOCK INC.

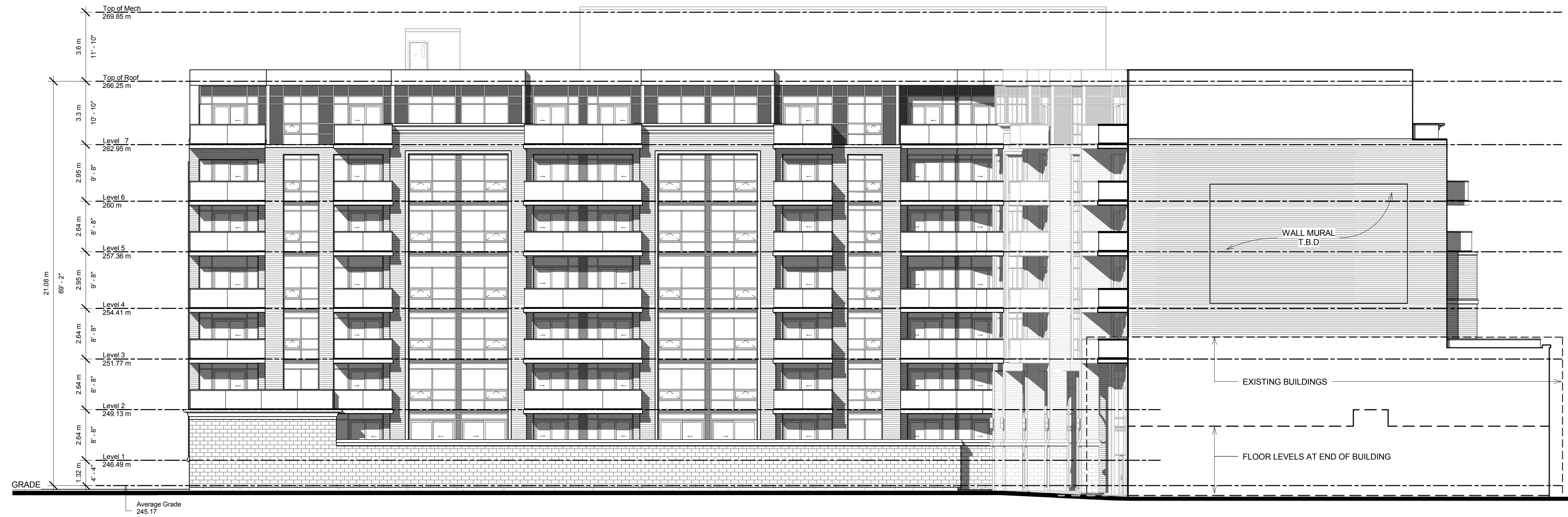
PROJECT:

**PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO**

DRAWING:

**MAIN STREET ELEVATION &
PARK AVENUE ELEVATION**

Designer:	Project number:	DRAWING NO: A9
PR	6392	
Drawn by:	Date:	
FM	JUNE 2015	
Checked by:	SCALE:	
PR	1 : 125	



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ISSUES

[illegible]

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CLIENT:

MAIN STREET CLOCK INC.

PROJECT:

PROJECT: **PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO**

DRAWING:

SOUTH & WEST MARKET SQUARE ELEVATIONS

Designer:

Designer:	Project number:
-----------	-----------------

DRAWING NO:

PR

639

Drawn by:

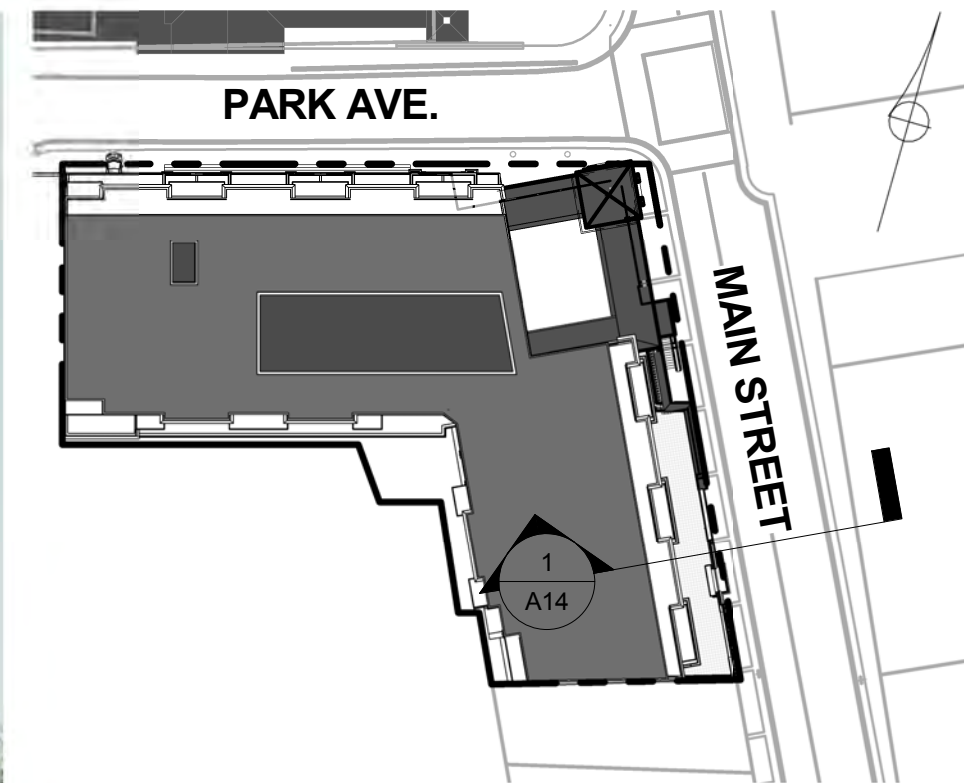
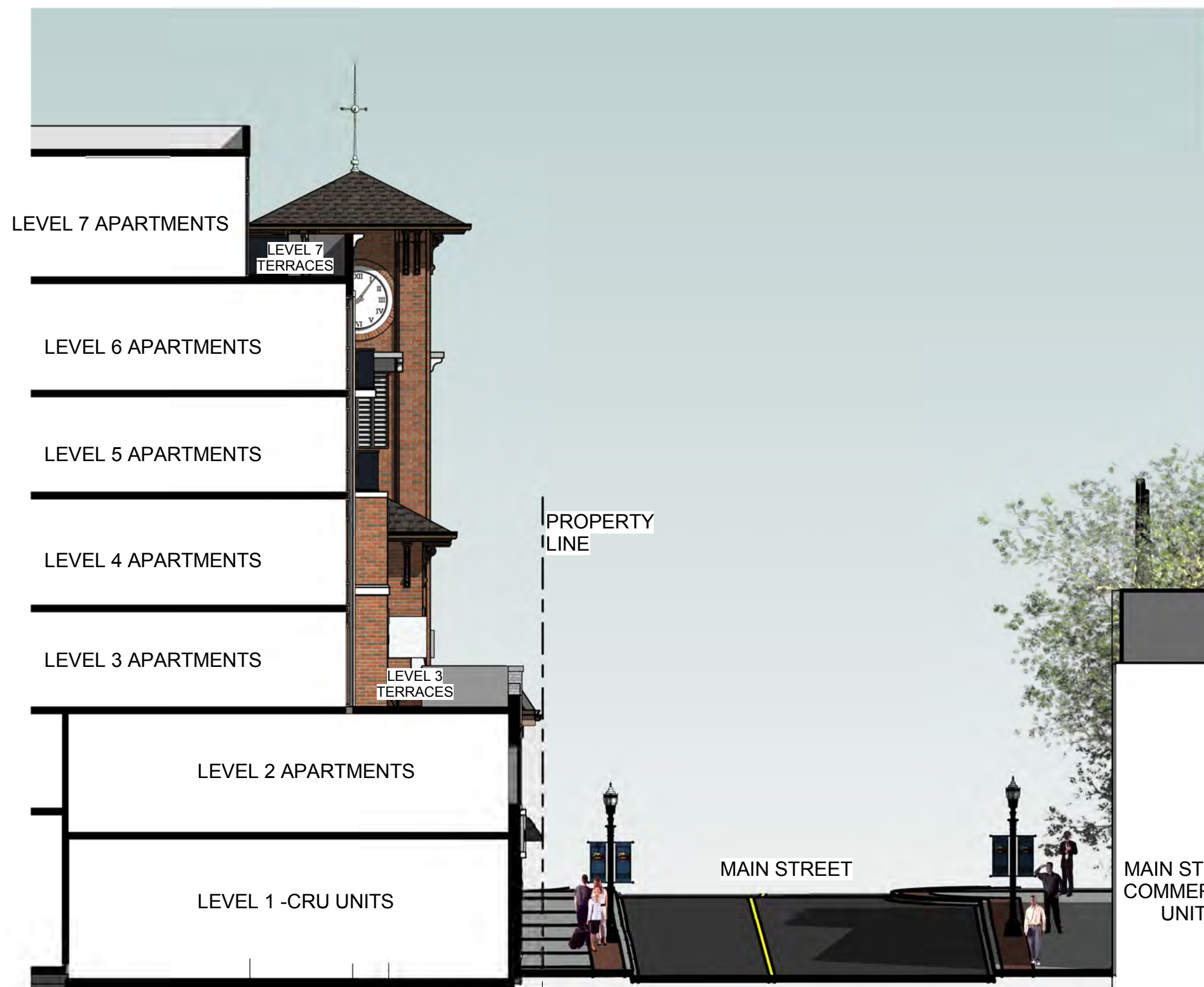
Date:

JUNE 2011

Checked by:

	SCALE
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A10



② KEY PLAN 1
1 : 800

① Apartment Section
1 : 125

Version 1.0
A-14 Apartment Section
PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Client: MAIN STREET CLOCK INC.
Date: 16/02/02 - NO. 2 AMENDED ISSUE FOR ZONING
Project number: 6392 Scale: As indicated

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LEVEL 7 APARTMENTS

LEVEL 6 APARTMENTS

LEVEL 5 APARTMENTS

LEVEL 4 APARTMENTS

LEVEL 3 APARTMENTS

LEVEL 2 APARTMENTS

LEVEL 1 APARTMENTS

CLOCKTOWER 3RD FLOOR

CLOCKTOWER 2ND FLOOR

PROPERTY
LINE

MAIN STREET

15.72 m
51' - 7"

3.25 m
10' - 8"

1 Clock Tower Section
1 : 125

PARK AVE.

1
A15

MAIN STREET

2 KEY PLAN 2
1 : 800

52

Version 1.0

A-15 Clock Tower Section

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Client: MAIN STREET CLOCK INC.

Date: 16/02/02 - NO. 2 AMENDED ISSUE FOR ZONING

Project number: 6392 Scale: As indicated

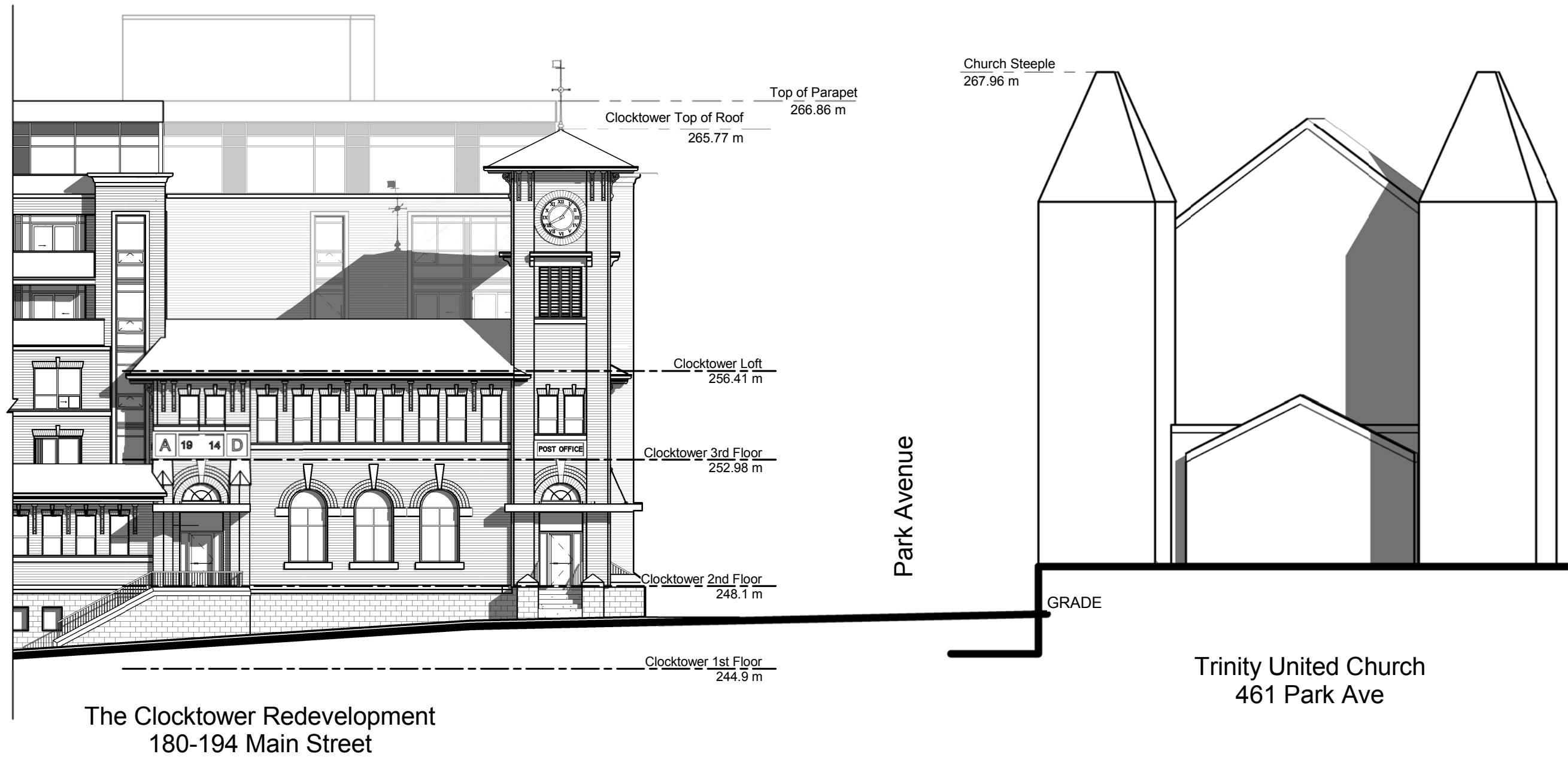


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TOP OF PARAPET FOR THE PROPOSED DEVELOPMENT IS 1M BELOW
THE NEIGHBOURING CHURCH STEEPLE.



Version 1.0
A-16 HEIGHT STUDY

PROPOSED CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO
Client: MAIN STREET CLOCK INC.
Date: 16/02/02 - NO. 2 AMENDED ISSUE FOR ZONING
Project number: 6392 Scale: 1 : 175



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www.forrestgroup.ca

--	--

CLIENT:

MAIN STREET CLOCK INC.

PROJECT:

**PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO**

DRAWING:

View from Market Square

Designer:	Project number:	R2
Designer	6392	
Drawn by:	Date:	
Author	JUNE 2015	
Checked by:	SCALE:	
Checker		



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--	--

CLIENT: MAIN STREET CLOCK INC.		
PROJECT: PROPOSED CLOCK TOWER REDEVELOPMENT NEWMARKET, ONTARIO		
DRAWING: Park Avenue		
Designer: Designer	Project number: 6392	DRAWING NO: R3
Drawn by: Author	Date: JUNE 2015	
Checked by: Checker	SCALE:	



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CLIENT:

MAIN STREET CLOCK INC.

PROJECT:

PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO

DRAWING:

NW Corner of Water St. & Prospect St.

Designer: Designer	Project number: 6392	DRAWING NO: <div>R6</div>
Drawn by: Author	Date: JUNE 2015	
Checked by: Checker	SCALE:	



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--	--

CLIENT: MAIN STREET CLOCK INC.		
PROJECT: PROPOSED CLOCK TOWER REDEVELOPMENT NEWMARKET, ONTARIO		
DRAWING: Church St. & Park Ave		
Designer: Designer	Project number: 6392	DRAWING NO: R9
Drawn by: Author	Date: JUNE 2015	
Checked by: Checker	SCALE:	

57



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CLIENT:
MAIN STREET CLOCK INC.

PROJECT:
**PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO**

DRAWING:
View Main Street North Looking South 1

Designer: Designer	Project number: 6392	DRAWING NO: R10
Drawn by: Author	Date: JUNE 2015	
Checked by: Checker	SCALE:	



**178, 180, 184, 188, 190, 194 Main Street South
Newmarket**

(GBCA Project No: 13003)

Heritage Impact Assessment

February 1, 2016

Prepared by GBCA

GOLDSMITH BORGAL & COMPANY LTD. ARCHITECTS
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1. EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) considers the properties at 178 through 194 Main Street South, Town of Newmarket. The owner of the properties is proposing to develop the site with a multi-storey, multi-unit residential building with below-grade parking and ground-level commercial units on Main Street.

These properties are located within the boundaries of the Heritage Conservation District (HCD) Study Area for Lower Main Street South, Newmarket. In addition to the Part V designation, the property at 178-180 Main Street South (the Newmarket Federal Building/Old Post Office) is designated under Part IV of the *Ontario Heritage Act*. The Federal Heritage Buildings Review Office also recognized the former Federal Building in 1984.

When GBCA was retained in January 2013 to prepare an HIA, the Heritage Conservation District (HCD) Plan for Lower Main Street South (2011) was not yet adopted by Council. A Heritage Impact Assessment was completed in February 2013. Following revisions to the development another HIA was prepared in August 2013.

In October 2013 the Town of Newmarket Council passed a motion that the Heritage Conservation District area be designated by By-law in accordance with Section 41 of the *Ontario Heritage Act*.

Despite the pending designation at the time of our initial assessment, GBCA prepared the HIAs under the assumption that the HCD Plan was a valid tool when analyzing developments within the district boundaries. We believed that, in the role as heritage consultant for the proposed development, it was incumbent on GBCA to consider the communities obvious desire to maintain and protect the heritage of Main Street South regardless of the official designation.

Subsequently, a revised HIA was issued January 2014 removing reference to the “pending designation” of the district and presenting a revised scheme with revisions that were made in response to comments from the Town and from the public.

This current HIA analyzes the development as it has been again revised since those initial reports and submissions.

Previous iterations are described in this current document to illustrate the ways in which the design has adapted to the comments and concerns.

This HIA lays out an objective analysis of the cultural heritage significance of the subject property and the buildings thereon. Focusing on the history of the immediate area and the key character-defining architectural elements of the buildings on the subject properties, the assessment was completed using accepted principles in the conservation of historic properties (see listed in Appendix I). The Recommendations are based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*, specifically the Guidelines for Cultural Landscapes, including Heritage Districts.

The Town of Newmarket has a number of documents/plans/studies that provide direction with regards to future developments in the Town. For example, beyond the OP and the HCD Plan, there are: the Cultural Master Plan 2009-2019; the Historic Downtown Community Improvement Plan (2001); the Urban Design Guidelines (2003); and, the Heritage Improvement Plan for Lower Main Street South (2005).

A review of these plans reveals numerous competing interests that ultimately must be weighed by Town Council. It is Town policy to **revitalize** Lower Main Street South while **preserving** its historic character. The OP states: “the mix and design of retail and service, office, institutional, entertainment, recreational and residential uses located along Main Street will continue to foster a sense of vibrancy and community in the Historic Downtown at an urban scale in harmony with the rich heritage of the surrounding residential neighbourhoods.” However, throughout these various plans, the realistic ability to achieve these two goals simultaneously has not been outlined/illustrated. This current proposed development requires an analysis of all of the Town’s interests and a solution for concurrently achieving these interests.

The proposed development has undergone numerous revisions based on the many meetings with City officials, the Municipal Heritage Committee and other stakeholders, including the local BIA and the community. In addition to the changes precipitated by Town staff and members of the Heritage Committee, the development has also been amended to integrate earlier recommendations by GBCA (those recommendations that appeared in the earlier versions of the HIA), this includes the conservation and integration of the existing heritage resources on the property, the reconfiguration of building mass, and the consideration of appropriate materials for the new construction.

In this current development proposal, the new commercial/residential building seeks to balance the complementary interests of increasing density, while preserving heritage character as best as possible. The proscribed goal of maintaining two-to-three-storey buildings throughout the HCD boundaries is weighed against the goals of increased density, sustainability, financial viability and vibrancy in the historic Downtown.*

Conclusion

An analysis of the heritage impacts are discussed in this HIA, which concludes that the proposed development, while not meeting the HCD Plan in terms of height restrictions, could be mitigated in order to allow the Town to meet a number of other planning goals in the Historic Downtown Core. This HIA includes examples of how architectural design can further enhance the compatibility of new construction in Heritage Conservation Districts. The conservation and rehabilitation of four heritage buildings as part of the development is in keeping with the intent of the Lower Main Street South Heritage Conservation District Plan.

* A Heritage District is a cultural landscape defined as “a place comprising a group of buildings, structures, landscapes and/or archaeological sites and their spatial relationships where built forms are often the major defining features and where the collective identity has heritage value for a community, province, territory or the nation.”

2. PROJECT DESCRIPTION

2.1 Location Description

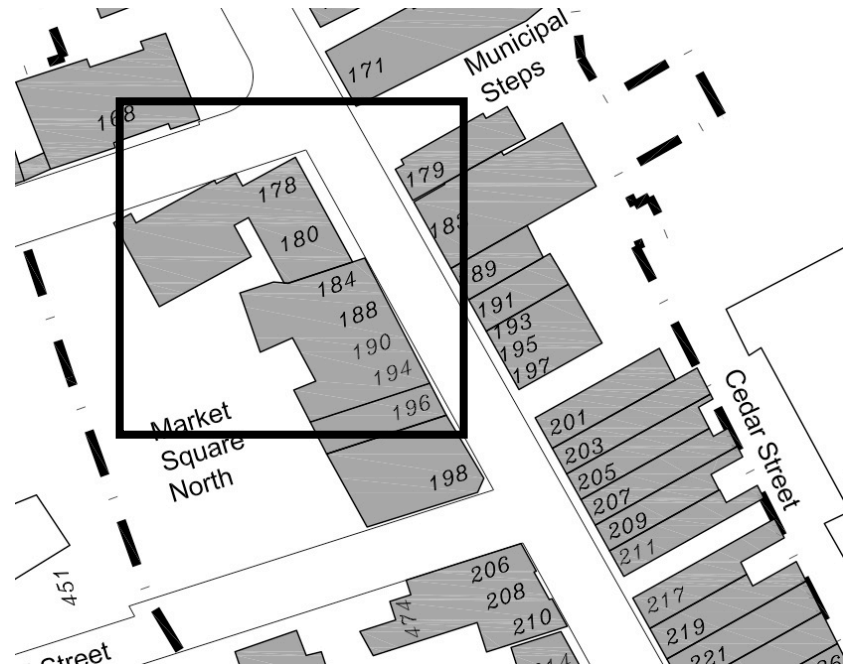
This Heritage Impact Assessment considers the properties at 178 through 194 Main Street South, Town of Newmarket. The owner of these properties, which are located within the boundaries of the Heritage Conservation District Study Area (HCD) for Lower Main Street South, Newmarket, is proposing to develop the site with a multi-storey, multi-unit residential building with below-grade parking and ground-level commercial units on Main Street South.

The development property is located in the same block as the Newmarket Public Library (Park Avenue), and a large portion of the block, known as Market Square North, is devoted to surface parking, all of which will be retained following construction of the new multi-storey, multi-unit residential building. The development site is adjacent to the Newmarket Town Hall and Market Building (1883) at 460 Botsford Street—a building that is designated under Part IV of the *Ontario Heritage Act*. It is also adjacent to the former Wesleyan Methodist Church (now Trinity United Church) (1879) at 461 Park Avenue/168 Main Street South—a building that is classified within the HCD as a Historic Landmark Building, a classification also applied to both the Town Hall and the Post Office buildings.

2.2 Owner/Contact

Bob Forrest
Main Street Clock Inc.
590 Alden Road, Suite 211
Markham, ON L3R 8N2
(416) 573-1776
BobFor@bobfor.com

2.3 Location Plan



3. BACKGROUND

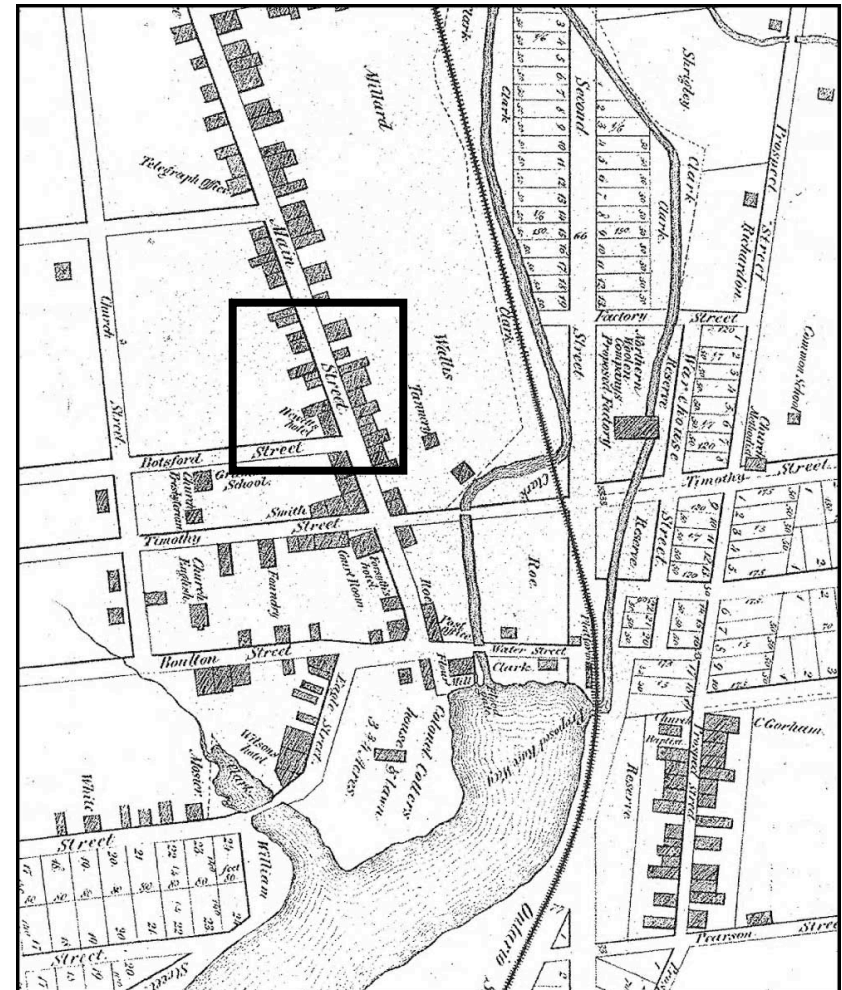
3.1 Historical and Contextual

The subject property is located within the historic centre of the Town of Newmarket.

In 1800, John Stegman began the survey of the Township of Whitchurch within the County of York. Newmarket was founded in 1801 at the northern boundary of the Township along the east branch of the Holland River. Quaker and United Empire Loyalist, Timothy Rogers, who arrived in 1801 and obtained the Crown Patent of 600 acres of land in the northwest corner of Whitchurch Township, led the first settlers in the Newmarket area, creating a small Quaker hamlet.

During the first quarter of the nineteenth century, Newmarket became a centre for the fur trade and, in time, evolved as a location for trade between both the natives and the settlers. The numerous mills drove the economic prosperity, and as the mill production and area farms prospered the settlers found this northern settlement to be a more convenient, local market for their produce, rather than transporting it to the Town of York (Toronto). Thus the settlement was referred to as the “new market,” distinguishing it from the old market in the Town of York.

By mid-century the settlement had grown around the mills and tanneries into a flourishing village (incorporated 1857) with several churches, a school, a post office, and several hotels. In 1851, W.H. Smith, writing in *Canada: Past, Present and Future*, described Newmarket as a “considerable village, containing nearly 800 inhabitants.” Most of the commercial development concentrated around Water Street (at the head of the Mill Pond) and along Main Street South. In 1853 Ontario’s first railway, the Ontario, Simcoe and Huron Railroad (later the Northern Railway, and later still, amalgamated with the Grand Trunk Railway) reached Newmarket and further spurred development, making Newmarket one of the most successful villages on the rail line. Running just east of and parallel to Main Street, the railway reinforced Main Street’s importance in the village.



Detail from William Gibbard's "Plan of W.A Clark's Property in the Town of New Market, Laid Out for the Proprietor Into Building Lots," Oct. 1853, Heritage Newmarket

Even by the mid-nineteenth century, Gibbard's plan showed a tight arrangement of buildings along Main Street where the bulk of the buildings in Newmarket were then located.

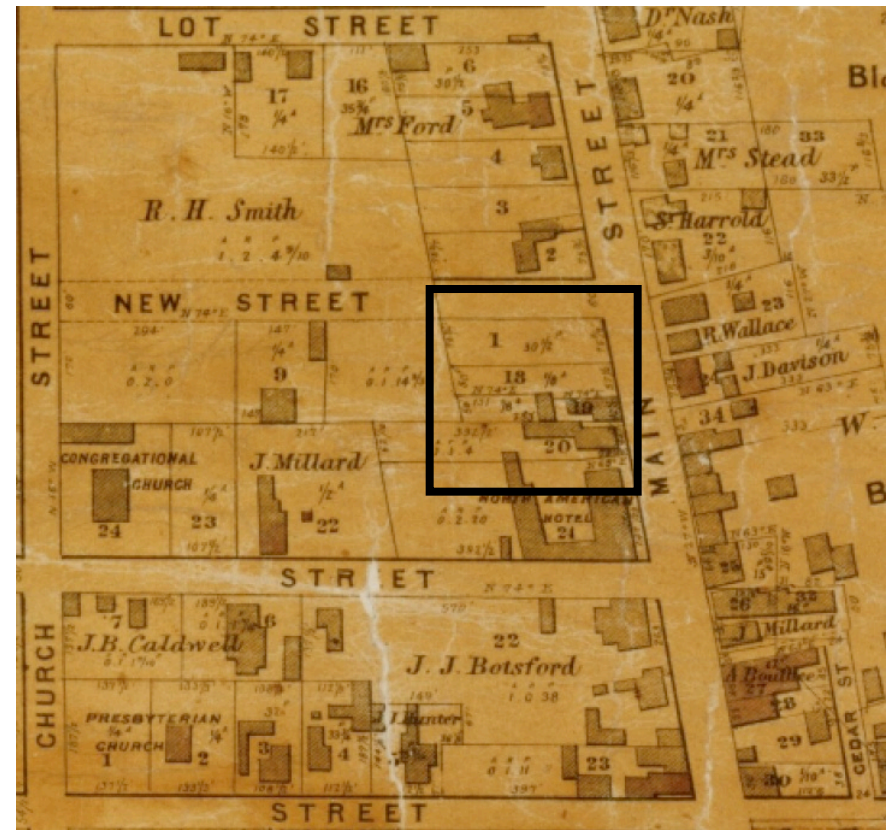
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GEORGE ROBB ARCHITECT

At the time of incorporation in 1857, the need for a proper farmers' market was the subject of much discussion. Subsequently, in 1869, the village acquired land and the first market opened June 1, 1871 in a small shed on the present Market Square—the area behind the subject property. Eventually, in 1883, the buff brick building opposite Market Square (on the south side of Botsford Street) was opened to serve as the Town Hall and Market (William Henry Mallory Sr., architect). By 1885, this market was singled out as one of the best in the county (*The History of Toronto and County of York*).

In 1880, with a population of 2,000, Newmarket was incorporated as a Town. As evident on the 1878 County Map, the Concession Lots closest to the river and the train tracks were by this time subdivided into individual building lots for residential areas. The commercial enterprise remained focused along Main Street South.

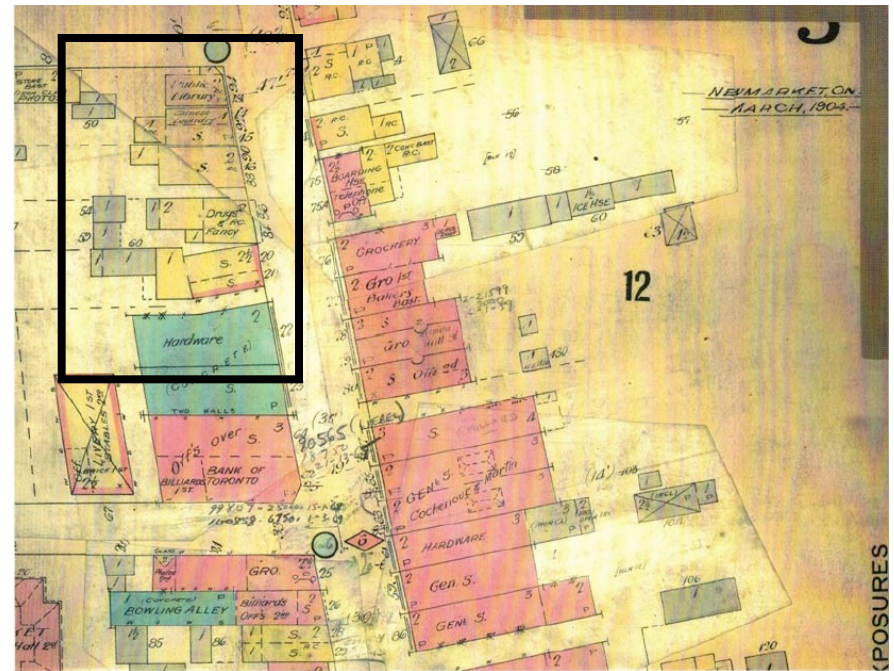
The Town endured several major fires in the nineteenth century, which destroyed most of the original wood-frame structures on Main Street South. In 1862, fire wiped out two blocks on the east side of Main Street South. In 1872 the buildings on the west side of Main Street, between Botsford and Timothy Streets, were burned to the ground. Later still, in 1878, the east side of Main Street, south of Timothy Street, was destroyed by fire. The result of these catastrophes was the passing of a Bill that prohibited the construction of wood buildings on Main Street South between Water and Mill/Queen Streets.

By 1910, Main Street South had a mixture of building types, including detached frame buildings with brick exteriors; attached brick buildings; and, brick commercial rows. Other prominent buildings included the Wesleyan Methodist Church, at the northwest corner of Main Street and Park Street (1879 either by Charles Hartnoll Bishop or Langley, Langley & Burke) and hotels such as Forsyth's at the southwest corner of Timothy and Main, and the North American Hotel at the northwest corner of Botsford and Main.



Detail from S.W. Hallen's "Plan of the Village of Newmarket," 1862

As is the case with many early Town's in Ontario, during the latter part of the twentieth century, lifestyle changes and automobile dependence has seen development shift away from the historic core, with the concentration of development found closer to the major arterials and highways.



1904 Fire Insurance Plan (revised to 1910)

3.2 Architectural

194 Main Street South

This two-storey commercial building was erected c1900 along with the adjoining 196 Main Street South. Concrete construction, incorporating sawn timber-framed floor and roof structures, with brick exterior, the attached buildings were typical of early twentieth century commercial design, with shop fronts on the ground level and residential or office use on the upper level. The slightly irregular plan of the northern portion of the adjoining building (194) is a result of the skewed property line established by the North American Hotel, which previously stood on the site.

The shop fronts, with recessed doors in the centre, exploited the use of plate glass windows to create display windows for the commercial enterprises operating out of the building. A wood or metal shop cornice above the transom windows defined the lower level and allowed for signage. (see image of G.A. Binns Hardware and Stoves). The upper levels were defined by four evenly spaced rectangular double-hung windows with stone sills and lintels. The two central windows were slightly longer than the outer, flanking windows and a stepped parapet wall rose slightly above the central windows on each of the two buildings. The parapet was detailed with brick coursings, creating recessed panels, and was further embellished with decorative stone finials at the roofline.

As is typical of commercial structures on main streets throughout the Province, the original façade of 194 Main Street South has been altered many times—most notably the ground floor which has been reconfigured. Another common renovation, undertaken in attempts to modernize the façades, was the application of new materials, often installed over the original building fabric. In the case of 194 Main Street South, a cementitious board siding was applied in 1970s (Adams Furniture) completely covering the windows. It was also in the 1970s that a small addition on the north side of 194, filling in an alley space, was inserted allowing for a small commercial use on Main Street (#190) and for a staircase providing access to the second floor of 194 Main Street. Currently the façades of both 194 and 190 are covered in a pre-finished corrugated metal siding with two of the original four windows on 194 facing onto Main Street.



Above: 194 Main Street South is on the far right of the image.

Below: 194 Main Street South shopfront.

188 Main Street South

This two-and-one-half storey, wood-frame building with brick exterior on the south and east facades, dates to the late-nineteenth century. The gable-roofed structure is set perpendicular with Main Street South, however, the gable end was concealed by a brick façade with high parapet wall, which extends to just below the peak of the gable end. The ground floor originally had projecting bay windows for the display of goods, while the upper floor had two double-hung windows. The buff brick façade was plain with only minimal detailing in the brick courses and panels near the parapet.

Again, numerous alterations have removed the original shop front configuration and a pre-finished corrugated metal siding conceals the brick facing of the building. Archival documentation shows that the brick facing had been painted over the years. The building has also had numerous rear additions.



Above right: 188 Main Street South is on the far right of the image showing the brick facade and ground floor shop windows

Below right: 188 Main Street South on the far right of the image showing painted brick facade.

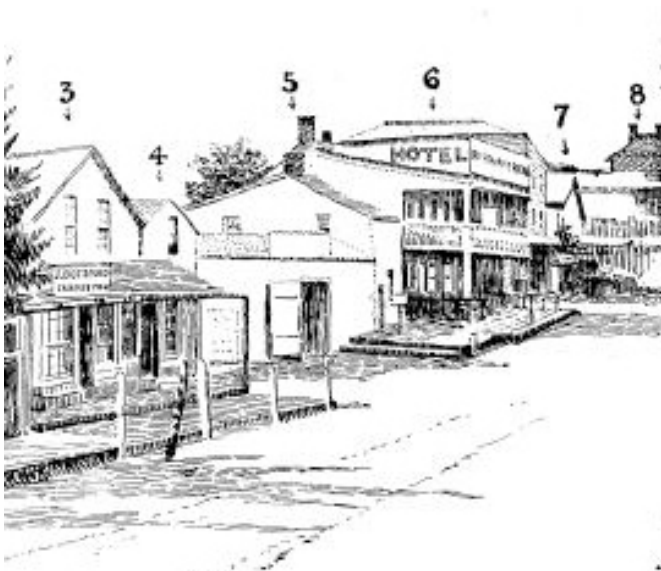
184 Main Street South

This two-storey frame structure is the oldest extant building on the block, and perhaps one of the oldest buildings on Main Street South. Dating to the early nineteenth century (likely c1840), it may be the building referenced in an early drawing of the street as the Smith & Empey General Store. Smith & Empey was established in 1837 and was located immediately north of the North American Hotel. The building at 184 Main Street South is also represented on the 1862 plan of the Village on Lot 19. Charles Hargrave Simpson, whose wife, Anne Mary Simpson, was the Ontario's first woman druggist, once owned the building. Simpson operated an apothecary from 1886 to 1914.

An early photograph of Main Street South reveals extensive glazing on the ground floor. Three bays wide, with double-hung rectangular window openings on the second floor, the building has a side gable design with brick chimneys on the north and south ends. As with 188 Main Street South, numerous rear additions have extended the building into the core of the block.



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Left: Drawing representing Main Street South as in 1856. The building annotated as number 7 is the Smith & Empey General Store.

Above: View looking south with 184 Main Street South ground floor shop windows visible.

Below: View of 194 Main Street South.

180 Main Street South

In 1914, three wood-frame buildings at the corner of Main Street South and Park Avenue were demolished to make way for a new Federal Building (Post Office and Customs House). The two-storey, plus basement, public building was designed by the Canadian Department of Public Works under chief architect David Ewart and was erected 1914-1915. The clock tower quickly became a prominent feature on the landscape of the town centre.

Shortly after Confederation the Federal Department of Public Works began an unprecedented national project to supply new buildings to meet the growing demand for federal services. Hundreds of Postal buildings, designed by the Chief Architects Branch of the Department, were constructed across Canada between 1871 and 1939—buildings that came to dominate the central core spaces of their respective towns and cities.

In 1896 David Ewart was selected chief architect of the Federal Department. Ewart had been employed in the Architects Branch for 25 years and finally assumed the mantle of the Chief in time for economic prosperity to precipitate a design explosion. More than 50 Post Office buildings were constructed from his designs in Ontario alone (1897-1914), including those in Ingersoll, Kenora, Woodstock, Deseronto, Paris, Picton, Sarnia, Fort William, Clinton, Sault Ste. Marie, Alexandria, Bowmanville, Oshawa, Wingham, St. Marys, Kincardine, Owen Sound, Markham, Parkhill, Renfrew, Whitby, and Waterloo. Outside of Ontario Ewart's Public Buildings include those in Humboldt, Saskatchewan (1911) and the Public Building in Rock Island, Quebec (1911).

The volume of construction necessitated a standardized design that could be repeated throughout the country. The basic configuration of the designs often included a corner clock tower. A growing trend toward simplification and economy of design in response to bureaucratic strictures of economy and restraint, resulted in the use of brick instead of stone as the standard building material and decorative detail was reduced to a minimum. The visual effect of Ewart's designs depended on good massing and a rhythmic distribution of openings. Cut-stone dressing added a little decoration and gave definition to the principal elements of the façade.



Above: Newmarket Federal Building

Below: Examples of other Federal Buildings/Post Offices by the architect David Ewart - Humboldt, Saskatchewan (left) and Rock Island, Quebec (right)



The Newmarket building is a steel frame and concrete two-storey structure with stone-faced foundation and red brick walls. An irregularly shaped, one-storey wing extends to the south along the Main Street frontage. A 65-foot tall bell tower of brick with Georgetown stone trim marks the north-east corner of the building. Both the Main Street South and the Park Avenue elevations feature large, semi-circular arched windows on the first storey and smaller grouped windows on the second-storey. Stone accents include the window sills on the ground floor, keystones over all of the windows, and a continuous stone stringcourse running along the sill-line of the second floor windows. The hipped roof creates a deep eaves supported by wood brackets.

The main entrance (originally leading to the Post Office) forms the base of the clock tower. Entrance doors on the north and east elevations of the tower are both topped with stone panels with the words "POST OFFICE." Like the main building, the tower has a hipped roof with deep eaves supported by wood brackets.

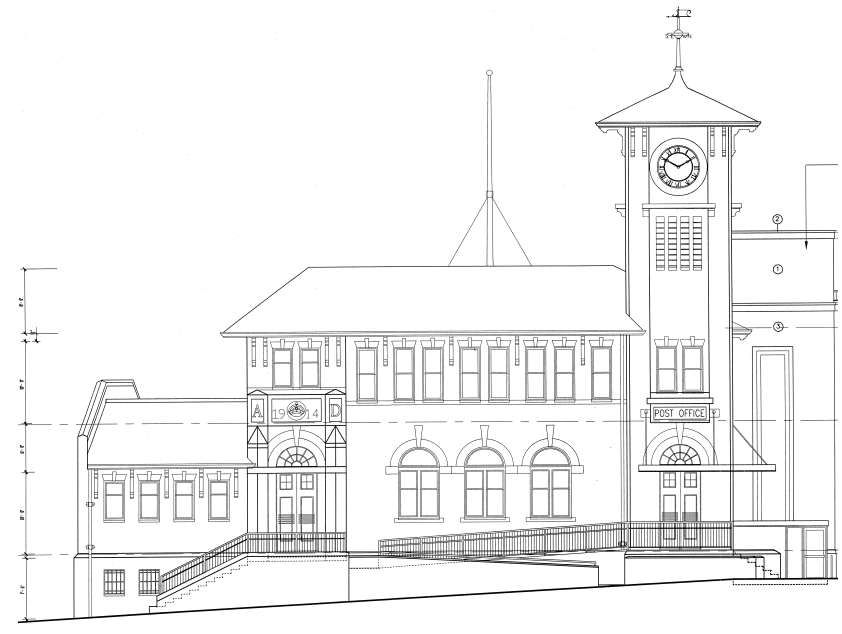
Due to the slope of Main Street, the secondary entrance (originally leading to the Customs Office) is raised on the stone foundation and accessed by an exterior staircase. A stone panel above is inscribed with the construction date.

The small, one-storey wing is detailed in a similar manner as the second floor, with rectangular windows with stone sills and keystones.

Ewart's design for the Newmarket Public Building introduced a novel use of a distinctive Italianate style of architecture. Adopting many of the same basic components as the Humboldt Public Building, but with a low pitch for the hipped roof, semicircular windows, and wide overhanging eaves with heavy wood brackets giving an Italianate character to the design.

In 1956, a two-storey rear addition, along Park Street, was constructed. Typical of Postal buildings at mid-century, the building is a stripped modern design of red brick and limestone.

The building was subsequently converted to a retirement residence.



Above: East elevation of 180 Main Street South (Drawing for the 1998 adaptive reuse project by Plaston Architect Limited).

4. HERITAGE STATUS AND PLANNING POLICIES

At the time that GBCA was retained (January 2013) to prepare the Heritage Impact Assessment (HIA) for the subject properties, the Heritage Conservation District (HCD) Plan for Lower Main Street South (2011) was not yet adopted by Council. The original HIA was completed in February 2013 and following revisions to the development another HIA was prepared in August 2013.

Despite the pending status of the designation at the time of our initial assessments in 2013, GBCA prepared those earlier versions of the HIA under the hypothesis that the properties were part of a defined Heritage Conservation District. We believe that, in the role as heritage consultant, it is incumbent on GBCA to consider the communities obvious desire to maintain and protect the heritage of Main Street South regardless of the official designation.

In October 2013, the Town of Newmarket Council passed a motion that the area be designated by by-law in accordance with Section 41 of the *Ontario Heritage Act*. Subsequently another HIA was issued in January 2014 to reflect not only the updated heritage status but also the further revisions to the development - revisions that were made in response to comments from the Town and from the public.

At the time of writing this current HIA, the designation by-law is under appeal at the OMB. As with the earlier HIAs, this current HIA has been prepared in accordance with the HCD Guidelines, despite the current appeal of the HCD By-law.

The following pages of this HIA briefly summarize various planning documents that affect the subject property. It should be noted that the Town of Newmarket has a number of documents/plans/studies that provide direction with regards to future developments in the Town.

Town of Newmarket Official Plan 2006-2026

As described in the 2006 Town of Newmarket Official Plan, the town is devoted to planning, servicing, and managing growth, as well as expanding commercial areas to meet the growing demands of its residents. The five to ten year forecast in 2006 was that new development would no longer be growing outward as growth and change would be focused in specific areas of the Town that already served as the commercial centres and employment areas. At the time of writing of the Official Plan in 2006, it was noted that managing this form of change would be the challenge for Newmarket's future.

The Town of Newmarket's Official Plan is structured around six core goals, two of which refer directly to heritage: "Protect and Enhance the Natural and Cultural Heritage;" and, "Revitalize the Historic Downtown."

The Council of the Town of Newmarket has adopted Official Plan policies that recognize and conserve cultural heritage resources. The following policies have been extracted due to their relevance to this proposed project.

Section 1.3.2 – The protection of the Town's cultural heritage will be an equal priority for the Plan. Promoting cultural achievements, fostering civic pride and enhancing the quality of life for Newmarket residents through the preservation, restoration and utilization of the Town's heritage resources is vital for the retention of the Town's cultural identity.

Section 1.3.6 – The Historic Downtown is the traditional Central Business District of Newmarket. It has a significant opportunity for growth and change that would facilitate the achievement of all of the Plan's strategic directions. Additional development in the Historic Downtown would achieve the sustainability goal by providing an opportunity to live close to services without the need to burden the road system. Revitalization of the Historic downtown will also assist in achieving additional recreational, arts, culture, entertainment and fine dining facilities in the appropriate location.

The Official Plan goes on to state, even with the additional development, the rich history of the area will be protected for the enjoyment of Town residents and visitors to Newmarket as the Plan builds on the Newmarket Historic Downtown Community Improvement Plan. The mix and design of retail and service, office, institutional, entertainment, recreational and residential uses located along Main Street will continue to foster a sense of vibrancy and community in the Historic Downtown at an urban scale in harmony with the rich heritage of the surrounding residential neighbourhoods.

Section 4.3.4 Historic Downtown Centre

The Historic Downtown Centre is intended to be the heart of historic Newmarket and the cultural and community focus of the Town. One of the Official Plan's primary goals is to revitalize the Historic Downtown. Appropriate developments in the Historic Downtown Centre will help facilitate the achievement of all of the Plan's strategic directions. The rich history of the area will be protected and enhanced. A portion of the Historic Downtown Centre is recognized as a Community Improvement Policy Area and is subject to an approved Community Improvement Plan. The OP states that Council will continue to follow the goals, objectives and policies of the Community Improvement Plan for the Historic Downtown when making decisions on improvements to the area.

Newmarket Historic Downtown Community Improvement Plan, 2001

GHK International; Markson Borooah Hodgson Architects Ltd., and TSH Associates

This Community Improvement Plan was prepared under Section 28 of the Planning Act to create an effective implementation vehicle, changes to land use regulations, capital improvements as well as a range of financial tools. Covering an area bounded by Davis Drive on the north and Water Street on the south, the plan covers the area that is defined by the Heritage Conservation District boundaries. The Plan was prepared under the direction of a steering committee which included Councilors, the Main Street Network, local businessmen and community representatives.

Undertaken in 2001, the objective of this planning exercise was to create a revitalization plan for the downtown area with Main Street as its focus—an area noted as having a limited presence within the Town. As part of the plan the “Newmarket Historic Downtown Community Improvement Plan – Design Guidelines” were prepared and provided further detailed guidance for changes within the area.

While the plan notes that Newmarket has a unique history that can play a vital role in promoting the Main Street area, heritage was not considered in-depth. Rather, it was noted that the decreased activity along Main Street has created concern for the viability of the street and its historic buildings. The Plan stated “the challenge for the future is to address the changing nature and role of Main Street in order to ensure that this attractive and historic area remains a vital and vibrant part of Newmarket.” (p4) It was further noted that Main Street has a “limited presence in Newmarket.”

The Plan considered wider planning issues such as the implications of demographics, economic viability, marketing, streetscape, recreation, etc.

Lower Main Street South, Heritage Conservation District Plan, 2011

The Town of Newmarket recognized Lower Main Street South as a Heritage Conservation District (HCD) Study Area under Part V of the *Ontario Heritage Act*. As such, they have acknowledged that the preservation and enhancement of this area is important to the Town. Designating the lands along and near Lower Main Street South as a heritage conservation district would formally recognize the area's historic value, ensure its long-term conservation, and permit its gradual improvement according to a plan developed in consultation with the district's property owners, business owners and residents.

The subject buildings are categorized in the HCD Plan as follows:

178-180 Main Street South/the Newmarket Federal Building (Old Post Office) = Historic Landmark Building – one of four buildings considered a district landmark, prominent in the townscape

184 Main Street South, 188 Main Street South, 194-196 Main Street South = Historic Commercial Buildings – buildings, blocks and rows that contribute to the district's historic commercial character

190 Main Street South = Other Existing Buildings – buildings that are neither historic nor complementary

3.0 Plan's Goals and Objectives of the Designation**Section 3.2.2 – Objectives (as related to Buildings)**

- To ensure the prevalence of brick for exterior walls
- To retain historic buildings, maintain their integrity, improve them with respect for historic materials and distinctive features, and where possible, restore their lost features or damaged materials
- To base restorations on documentary and as-found evidence

- To care for complementary buildings, to improve them without making them look as if they were old, and to replace them only when the new design demonstrates even greater harmony with adjacent and nearby historic buildings
- To maintain buildings that are neither historic nor complementary until such time as they can be redesigned or replaced with new two-or three-storey buildings that conform to the district's architectural patterns and are in harmony with adjacent and nearby historic buildings
- To encourage investment in building improvement that enhances the district's historic character
- To encourage the restoration of historic buildings

4.0 Policies**Section 4.2.1 – Policies (as related to Buildings)**

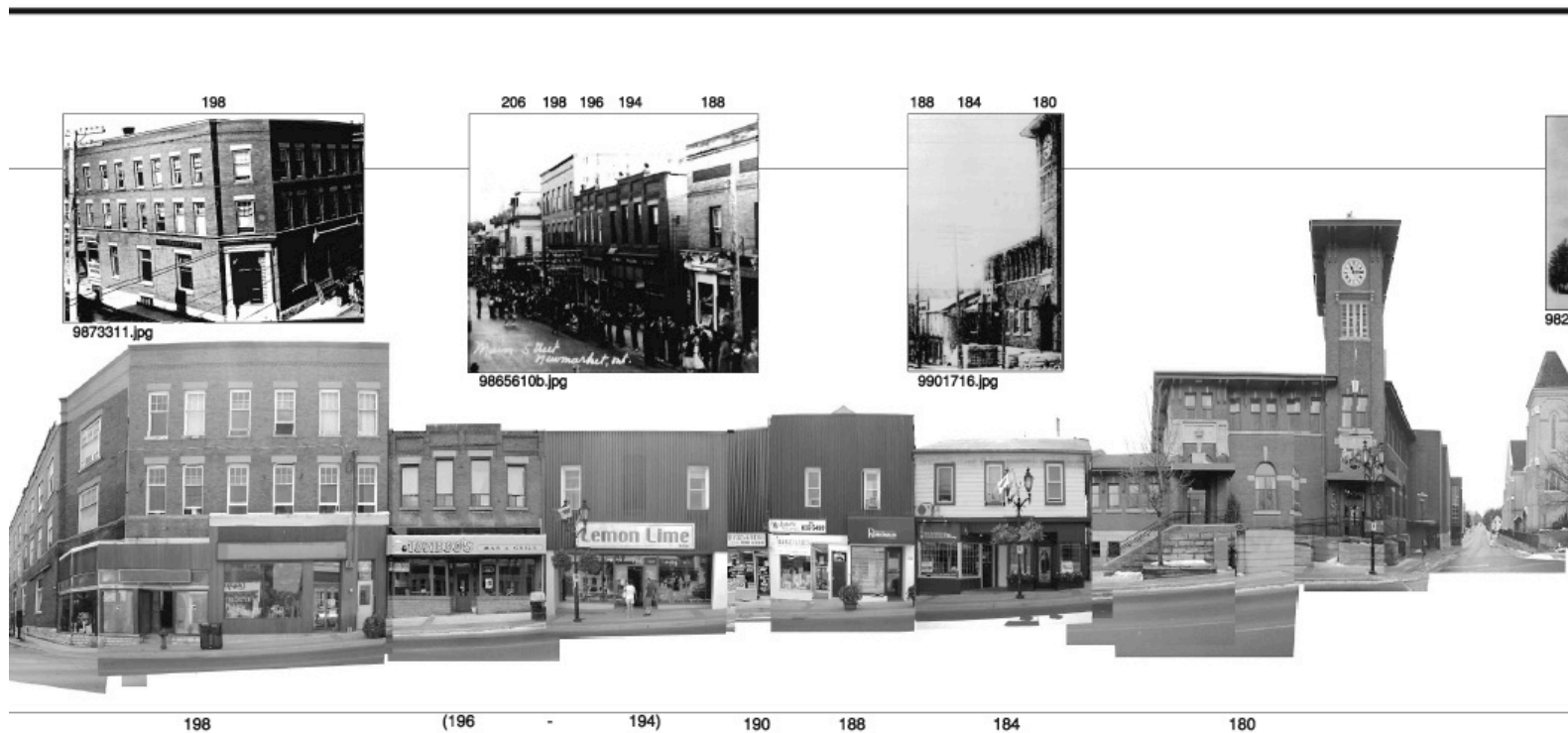
4.2.1.1 Recognition - The Town recognizes the importance of four forms of historic buildings in the district and their heritage attributes.

4.2.1.2 Retention – The Town supports the retention of historic buildings in the district. If a property owner proposes to demolish or remove an historic building, a heritage impact assessment may be required at the discretion of Council to ascertain whether there are alternatives to demolition or removal. Notwithstanding the findings of the heritage impact assessment, the Town reserves its right to refuse the application for demolition or relocation; and the property owner has right of appeal. (The importance of the district's historic buildings supports a policy of retaining them in situ.)

4.2.1.3 Maintenance – Property owners will care for historic buildings in ways consistent with the plan's guidelines so that each building's heritage attributes are safeguarded and the building's physical life is extended.

4.2.1.4 Improvement – The Town encourages improvements to historic buildings when the improvements are respectful of historic materials, distinctive features and physical function. When altering historic buildings, property owners will follow the step-by-step process for building improvements or restoration that is outlined in the guidelines. Property owners should avoid improvements that make restoration at a later date impossible.

4.2.1.5 Restoration – The Town especially encourages restoration of damaged materials or lost features on historic buildings where it is possible. Property owners will base any restoration or partial restoration of documentary and as-found evidence, following the step-by-step process for building improvement or restoration that is outlined in the guidelines. A restoration will not falsify the appearance of an historic building by making it look older or newer than it is or by introducing elements that are uncharacteristic of the district.



5. DEVELOPMENT PROPOSAL/SITE ALTERATION

The current proposal is to develop the properties at 178, 180, 184, 188, 190 and 194 Main Street South with a multi-storey multi-unit residential building with below-grade parking and ground-level commercial units on Main Street South.

The development conserves and incorporates several heritage resources in the Heritage Conservation District. The facades of the nineteenth-century commercial buildings at 184, 188 and 194 Main Street South will be integrated into the new design. The final details of this integration of these three buildings will be determined following further materials and structural investigations. The former Post Office at 178-180 Main Street South (excluding the 1956 rear addition) will be preserved/maintained and adaptively reused. The building at 190 Main Street South is a late twentieth century commercial infill that is defined in the HCD Plan as neither historic nor complementary and will be demolished. This narrow footprint (that was historically an alley between 194 and 188 Main Street) will serve as the location of a pedestrian access, allowing foot traffic from Main Street to Market Square behind.

The proposed development has been considered during several pre-consultation meetings with Town staff and members of the Newmarket Heritage Committee. Numerous changes to the overall design have been considered and incorporated into the current proposal being assessed in this Report. The various iterations are discussed in the following section of this report.

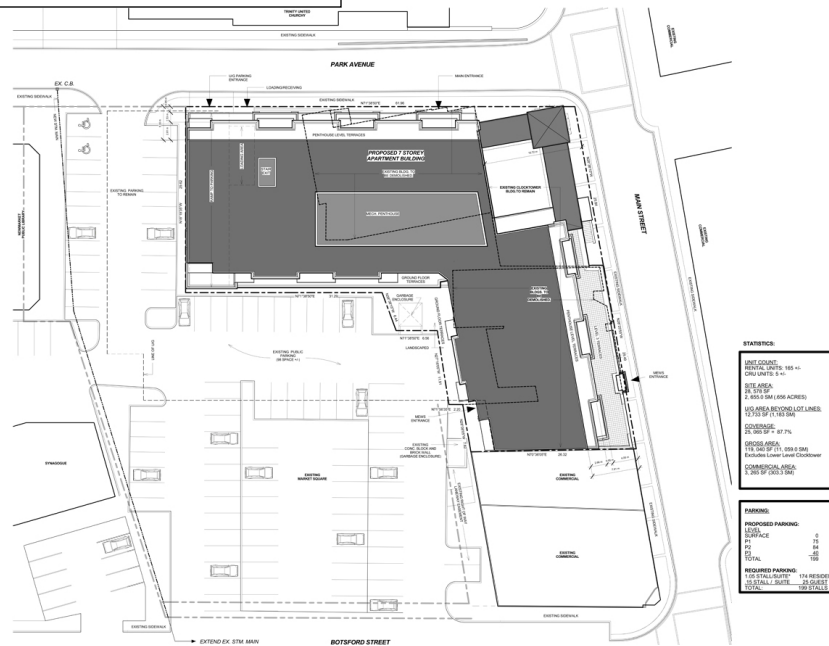
In addition to the changes precipitated by Town staff and members of the Heritage Committee, the development has also been amended to integrate earlier recommendations by GBCA (those recommendations that appeared in the earlier versions of the HIA), this includes the integration of the existing heritage resources, the reconfiguration of building mass, and the consideration of appropriate materials for the new construction.

In summary, the current proposal:

- is a multi-storey, multi-unit residential building with below-grade parking, with commercial units along Main Street South.
- To mitigate the height of the new structure within the two-to-three storey context of the Lower Main Street South Heritage Conservation District, the height has been confined to correspond with the height of the existing Clocktower and remains consistent with the height of the adjacent steeple of Trinity United Church, just north of the site.
- The historic Clocktower remains prominent due to the design that maintains the hipped-roof of the former Post-Office building, setting the new construction well-back of the tower on both sides.
- Also stepped-back are the upper levels of the new building along the Main Street South elevation - the set-back ranges from 4 metres (from the parapets/roof-lines of the existing heritage structures at 184, 188 and 194 Main Street South) to 7 metres (at the top floor of the new building).
- The Clocktower will remain as a landmark in the Heritage Conservation District as it will remain visible/prominent by means of the set-backs of the new building along Main Street South - views from both the north and south will not be affected, nor is the view from the east/from Riverwalk Commons. Approaching from the west along Park Street, the Clocktower will be somewhat blocked from view by the new construction.
- The historic commercial uses along Main Street South will be enhanced by rehabilitating the two-storey structures at 184, 188 and 194. Small-scale commercial spaces will encourage and enable independent commercial ventures as opposed to "big-box" retail, allowing for the type of niche retail envisioned in the Newmarket Historic Downtown Community Improvement Plan.



North elevation - Park Avenue



Site Plan



Conceptual Rendering of Main Street South with new development above and behind the Main Street South heritage buildings.



East elevation - Main Street South

6. HERITAGE IMPACT ASSESSMENT AND MITIGATIVE STRATEGIES

The research conducted for this report, as outlined above in section 3 of this report, has been used to direct GBCA's evaluation of the impact of the proposed development. Focusing on the history of the properties contained within the proposed development and acknowledging the key character-defining architectural elements of those properties (including their relation to the immediate area adjacent to the properties), the following assessment was completed using accepted principles in the conservation of historic properties (see listed in Appendix I).

The Recommendations are based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*, specifically the Guidelines for Cultural Landscapes, including Heritage Districts.

The current proposal to increase density is a means to make a development on this site financially viable. The HCD Plan states (p3) "as the district's economic potential revives in time, building restoration will become more viable; and the plan is encouraging of this development. In the meantime, the planning framework serves to work out alternatives to project proposals that otherwise would obscure character-defining materials and features or undermine building structure and fabric."

In order to allow for increased density, the impact on heritage has been mitigated by:

- Integrating the existing building facades through retention or reuse (as discussed above) thereby maintaining the character-defining features of the area, such as traditional height of the streetscape, setbacks of the facades and the textural diversity along street level.
- Stepping back the bulk of the new construction so that it has less of an impact on the two to three-storey streetscape.

As illustrated in this HIA, the character-defining features of the existing buildings on Main Street South (the facades and general scale) will be conserved, while the mitigative strategies will help to preserve the character-defining feature of the streetscape as a whole, while allowing for the increased density.

Critical factors in the evaluation of any change affecting a heritage building or its setting are consideration of "**displacement effects**" (those adverse actions that result in the damage, loss or removal of valued heritage features) and "**disruption effects**" (those actions that result in detrimental changes to the setting or character of a heritage feature).

The proposed development will result in disruption to the heritage setting - however, mitigative options, as outlined below, have been developed in an attempt to minimize the disruption. In addition, the proposed development, while disrupting the heritage setting, has, in fact, encouraged the retention and rehabilitation of existing heritage buildings. The analysis to follow is broken into two main impacts of the proposed development:

6. a) Conservation of several heritage structures, along with their original use value (that is, commercial), within the HCD
6. b) Construction of a multi-storey, multi-unit residential building with below-grade parking and commercial units along Main Street South within the primarily two-to-three storey scale of the HCD

6. a) Conservation of heritage structures, along with their original use value (that is, commercial), within the HCD.

Portions of the buildings at 184, 188, and 194 Main Street South will be incorporated into the development thereby maintaining heritage resources within the Heritage Conservation District. 178-180 Main Street South will be partially demolished (that is the non-character defining portion of the 1956 addition) and the retained portion (the original 1914-1915 Post Office and Customs building) will be rehabilitated and adaptively reused.

HCD Guidelines (Extracts)

5.6 - Demolition and replacement of historic buildings need to be avoided since the conservation of historic buildings is essential to maintaining the district's authentic historic character and revitalizing the district.(p64)

4.2.1.2 Retention – The Town supports the retention of historic buildings in the district.

184 Main Street South – After the siding is removed from the storefront and upper floor of this early building and the roughcast plaster beneath is exposed, restoration should occur.

188 Main Street South – The siding on the ground floor and upper floor should be removed. If the underlying brick veneer is not irretrievably damaged, restoration should occur.

194 Main Street South – The siding covering No. 194 should be removed, and restoration of the upper floor and storefront should proceed if the underlying brick is not irretrievably damaged.

180 Main Street South/Old Post Office – The greatest care should be exercised when treating the five Historic Landmark Buildings in the HCD. Maintaining, preserving and restoring them should be carefully conceived and carried out.

Analysis and Mitigative Strategies

As per the Town of Newmarket's Official Plan, the protection of the Town's cultural heritage is an equal priority to additional development, whereby the rich history of the area will be protected for the enjoyment of Town residents and visitors. Similarly, one of the objectives of the HCD Plan is to retain historic buildings, maintain their integrity, improve them with respect for historic materials and distinctive features, and where possible, restore their lost features or damaged materials.

This development proposal will integrate the existing heritage facades at 184, 188 and 194 into the new construction. The final details of the integration will be determined following further structural investigations and a Conservation Plan will be required to determine the appropriate conservation strategy for each of the three buildings (whether retention in situ, or salvage/reuse) – for example, the frame building at 184 will require different strategies than the brick buildings at 188 and 194. A preliminary on-site investigation was undertaken by GBCA during the preparation of this HIA and the original fabric under the modern facade materials was revealed and appears to be in repairable condition.

In conserving the individual heritage properties on Main Street South, the diversity of the streetscape will also be maintained - indeed the assortment of building forms, types and materials is one of the heritage character-defining features of the HCD.

The proposed commercial/rental space along Main Street South will maintain the historic Main Street use of small-scale shops, as opposed to a continuous building base that would disrupt that heritage character defining feature of the HCD. The niche retailers envisioned in the Newmarket Historic Downtown Community Improvement Plan can be accommodated in such spaces.



184 Main Street South

- Wood frame building that was originally rendered in stucco and later clad in metal, and eventually clad in siding. Preliminary on-site investigation revealed that some original materials remain and could be considered for retention/reuse.
- As perhaps the oldest extant building on the site and on the block, the heritage significance will be acknowledged through preservation and interpretation.
- The key character-defining features that will be conserved are the two-storey scale with the slopped roof configuration, the pattern of fenestration on the second floor, and the shopfront configuration on the ground floor. The original materials beneath the current siding can salvaged and the facade reconstructed as part of the new construction.
- Archival documentation shows an extensively glazed ground floor and some original materials exist - in keeping with the *Standards and Guidelines for the Conservation of Historic Places in Canada* the shopfronts can be recreated.
- For further details, see Conservation Strategy in Section 7 of this report.

188 Main Street South

- Archival documentation and on-site investigation shows the original brick facade - now painted and covered with the metal siding. From this preliminary on-site investigation, the brick appears to be in good condition.
- Mitigative options include retention and reuse of the main heritage-character defining features.
- Character-defining features include the original facade materials (single-whythe brick), the tall brick roof parapet, the fenestration pattern on the second floor and shopfront configuration on the ground floor.
- Shopfronts have been altered over time and do not include original heritage fabric.
- For further details, see Conservation Strategy in Section 7 of this report.



194 Main Street South

- Archival documentation and on-site investigations show a brick facade, identical to the neighbouring building to the south. From the preliminary on-site investigation, the brick appears to be in good condition.
- Mitigative options include retention in-situ of the main heritage-character defining features.
- The key heritage-character defining features include the materials (double-whythe brick with stone window lintels and sills), the decorative stepped parapet with brick corbelling, the fenestration pattern on the second floor (which mirrors the fenestration pattern on the adjacent building to the south - a row of four windows), and the shopfront configuration on the ground floor.
- Archival documentation exists and shows a typical nineteenth century shopfront configuration on the ground floor. The shopfront had extensive glazing with display windows, recessed entrance and transom glass, topped with a shopfront wood cornice. This original shopfront could be recreated, according to the *Standards and Guidelines for the Conservation of Historic Places in Canada*, based on the archival documentation. Alternatively, distinctly modern shopfronts could be constructed to serve the current commercial needs.



178-180 Main Street South

- The former Post Office and Customs House will be conserved and adaptively reused. The rear 1956 addition will be demolished.
- The clocktower will be conserved and will remain legible from the rest of the development, continuing to serve as a distinct heritage feature in the HCD.
- No alterations will be made to the primary elevations (east and north).

6. b) Construction of a multi-storey, multi-unit residential building with below-grade parking and commercial units along Main Street South.

HCD Guidelines (Extracts)

New construction should maintain the current range of building height. The usual height of buildings on Main Street South is two-storeys, but there are a few at two-and-a-half storeys and three-storeys.

Four landmarks exceed the norm and dominate the street including the four-storey clock tower on the Old Post Office. As noted in the Newmarket Historic Downtown Community Improvement Plan, Main Street has an intimate atmosphere and can provide a shopping experience that cannot be found in the nearby malls.

HCD Goal's and Objectives

3.2.3. Landscape - To protect views of the district's four historic landmarks - the cupola atop Old Town Hall, the steeples of Trinity United Church, the tower on the Old Post Office and the spire of Christian Baptist Church.

Due to the introduction of additional height within the HCD, the proposed development will have an impact on the heritage character of the district study area. Those impacts can be mitigated as discussed in this HIA.

Analysis and Mitigative Strategies

The Town's objectives for heritage preservation on Lower Main Street South, as defined in the HCD Plan, is to maintain the current range of building height to two to three-storey buildings. This objective can be seen as conflicting with the Town's objectives for increasing urban density in the Historic Downtown (OP Section 1.3.6). In its policies and programs, the Town has aimed to revitalize Lower Main Street South while preserving its historic character. The OP states: "the mix and design of retail and service, office, institutional, entertainment, recreational and residential uses located along Main Street will continue to foster a sense of vibrancy and community in the Historic Downtown at an urban scale in harmony with the rich heritage of the surrounding residential neighbourhoods."

The proposed development addresses the Town's policies, such as:

- Developing a site within the Historic Downtown that has been identified as an area with a significant opportunity for growth as it would achieve the sustainability goal of providing an opportunity to live close to services without the need to burden the road system.
- Including multi-unit residential and commercial uses to achieve a mix of uses within the Historic Downtown.
- Proposing a use that has the potential to revitalize the Historic Downtown.
- Protecting heritage by retaining and restoring existing buildings.

In addressing the Town's policy of maintaining the historic scale at two, two-and-one-half, or three stories, the current development proposal has been redesigned several times. The revisions are based on the many meetings with Town Staff and officials, the Municipal Heritage Committee and other stakeholders, including the local BIA and the community. The result is the current proposal where the new commercial/residential building seeks to balance the complementary interests of increasing density, while preserving heritage character.

Summary of previous versions

Version 1. Six-stories on both Main Street South and Park Avenue with limited setback above the building base (which was comprised of the two-storey commercial facades) and around the Clocktower. The existing heritage buildings, except for the former Post Office at 178-180 Main Street South, were going to be recreated. At the request of the Municipal Heritage Committee, prior to the submission of this version, the materials for the new construction were amended to be buff and red brick.

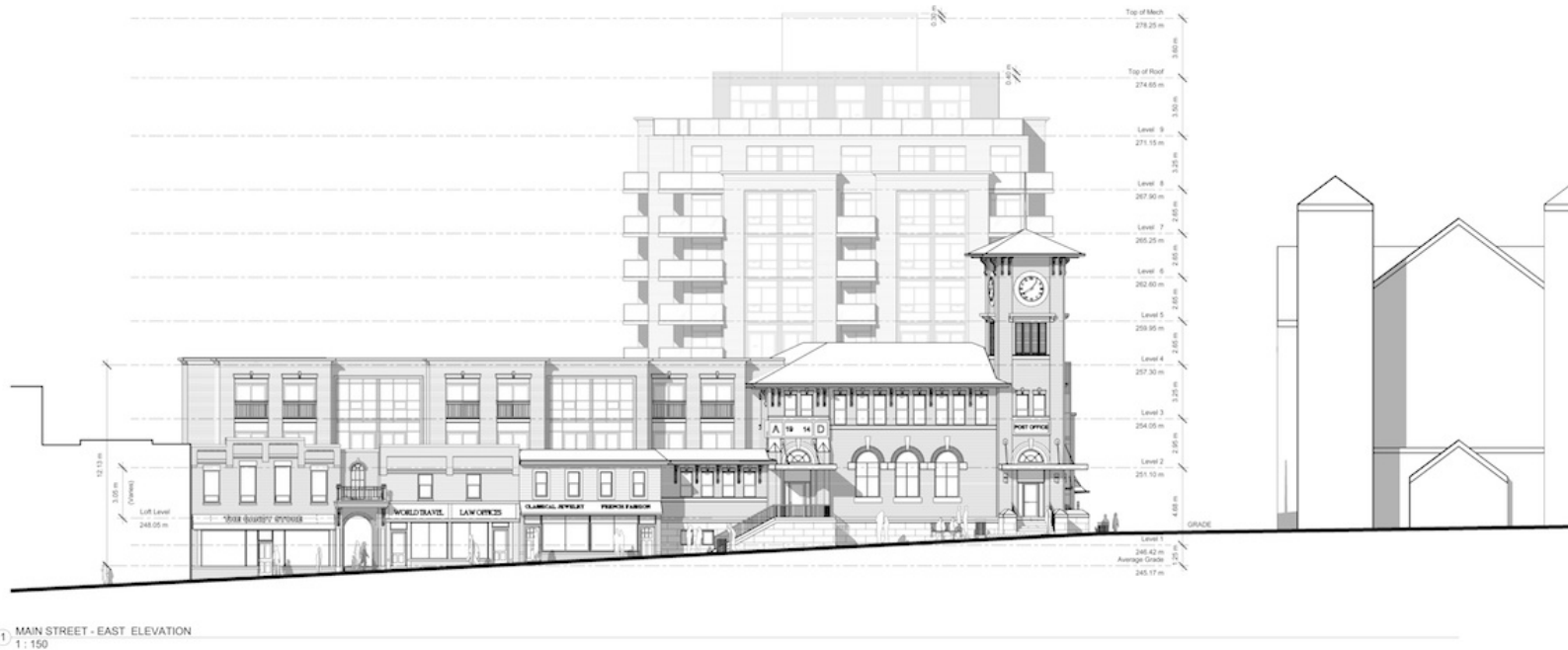
VERSION 1



Version 2. Three-stories on Main Street South and nine-stories on Park Avenue with a greater setback above the two-storey base and the integration of the existing heritage buildings along Main Street South.

The redesign of the development, with the bulk of the height relegated to the rear/Park Avenue elevation, supported the retention of the low-scale historic character along the Main Street South elevation and conformed to HCD Guidelines. Due to the variation in the street slope, the height of the new construction along Main Street did not rise higher than the roof of the existing Post Office. The additional floor above the Main Street facades was set back and that set back had been greatly increased from the previous rendition. The set back immediately adjacent to the tower of the Clocktower building had also been greatly increased, thereby protecting the view of one of the district's four historic landmarks (as referenced in the HCD Plan, Section 3.2.3).

VERSION 2



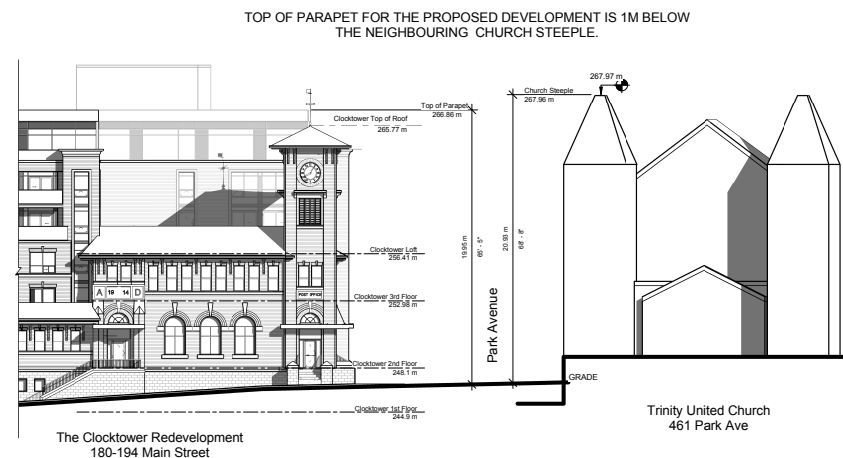
The **current proposal** has been developed due to the comments and concerns of the various stakeholders. The nine-storey height on Park Avenue (Version 2), while pushed back from the historic Main Street South corridor to the less-prominent frontage on Park Avenue, was considered too high, especially since it was taller than the adjacent towers - both the Clocktower and the steeple of the adjacent Trinity United Church. A redistribution of stories on both portions of the site has enabled the design to be lowered to be consistently below the height of the adjacent steeple. The lowering of the height was also made possible through the reduction of floor to ceiling heights throughout the building.

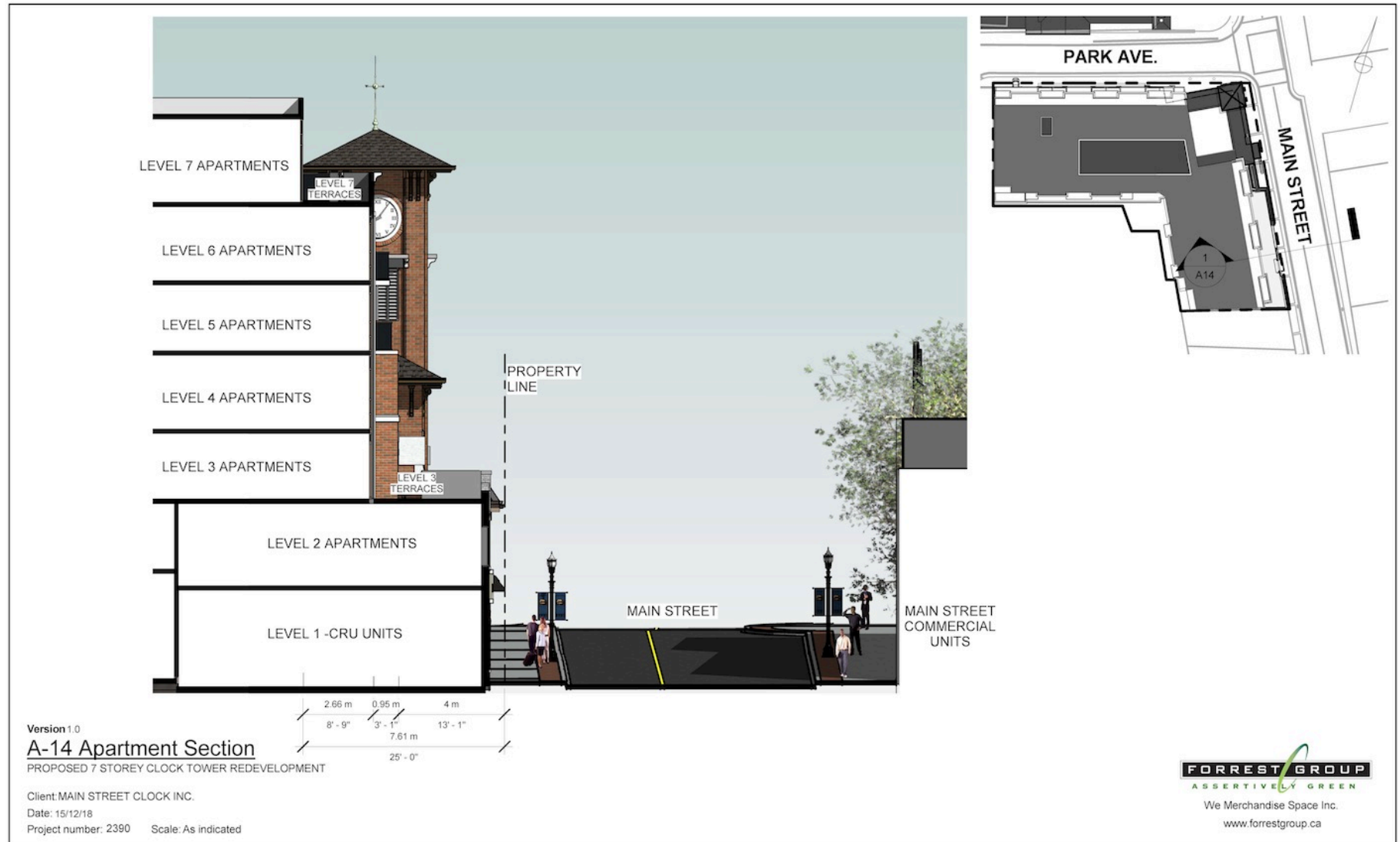
The set-back of the new construction at the corner of Main and Park has been substantially increased since the earlier iterations - as currently proposed, over 15 meters behind the Clocktower. This will help to mitigate the impact on the existing heritage views, whereby the Clocktower serves as a key heritage feature. All four sides of the Clocktower will remain visible and the existing hipped roof form will remain intact.

The Clocktower will remain as a landmark in the Heritage Conservation District as it will remain visible/prominent by means of the set-backs of the new building along Main Street South - views from both the north and south will not be affected, nor is the view from the east/from Riverwalk Commons. The same stands for the steeple of Trinity United Church.

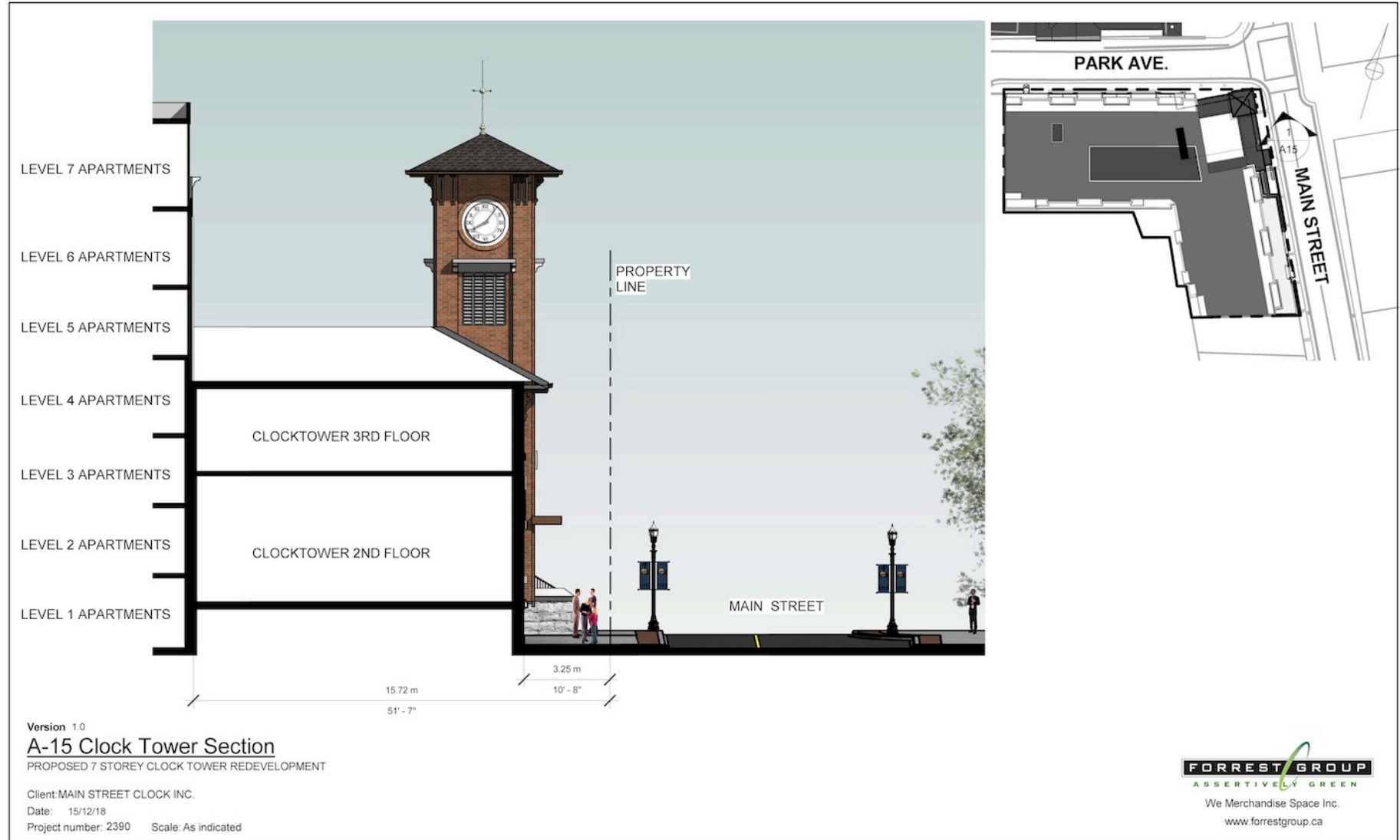
Approaching from the west along Park Street, the Clocktower will be somewhat blocked from view by the new construction.

CURRENT PROPOSAL





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OLD TOWN HALL

CLOCKTOWER

TRINITY CHURCH

CHRISTIAN BAPTIST CHURCH

Top: View from the river looking west towards the proposed development - the four landmark towers are visible.

Bottom left: Identified views in the Lower Main Street South Heritage Conservation District Plan.

Bottom right: Aerial view showing relationship of Clock tower to the Old Town Hall. The open space of the Market Place Parking Lot between the new development and the Old Town Hall will remain as is.



Mitigative Strategies (through architectural design and materials)

The final architectural design of the new multi-storey, multi-unit residential building will be developed following Zoning Amendment approval.

The Conservation District plan's statement of cultural heritage value contains a description of the district's architectural patterns and calls for the reinforcing of these when a new building is erected so that the new building contributes to, rather than diminishes, the district's historic character. The Plan also noted that it is important to study the character of historic buildings that are adjacent to, or nearby, the building site.

HCD Guidelines (Extracts)

New construction in the district can have contemporary or traditional styling, but should never pretend to be old.

It is important to note that the guidelines for new construction set out in the HCD Plan clearly speak to replacement or infill buildings of the same typology – that is, the Main Street Commercial building type. The guidelines prescribe flat-roofed fronts with brick cornices; flat-headed or segmentally-arched window openings; glazed ground floors; building with zero-setback; and, red or buff brick cladding.

These guidelines cannot be transferred to a building type (multi-level, multi-unit residential) that has an architectural vocabulary that is, by necessity, notably different.

While these types of design elements will be retained on the existing Main Street frontage, these design guidelines are not appropriate for the design of a building other than a Main Street Commercial type.

The *Standards and Guidelines for the Conservation of Historic Places in Canada* recommends that new work in heritage districts be physically and visually compatible with, subordinate to, and distinguishable from the historic place. (See Appendix I for Conservation Principles) Appropriate aesthetics for new construction is generally a “lighter” and/or modern material to avoid drawing the eye away from the heritage portion or from appearing too heavy on-top of the original building. The Standards require that one not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted - that is, a contemporary architectural vocabulary should be used.

When new construction is required to satisfy new requirements (in this case, increased density and vitality in the Historic Downtown Core), the new construction should echo contemporary ideas in design, while respecting the original. The new construction should endeavour to not overpower the heritage building and thus materials can play a large role in diminishing the aesthetic impact.

Within the Town's Official Plan, reference is made to Cultural Heritage Resources policies, which states:

OP Policy 11.2.6 Where an area is designated as a Heritage Conservation District, partial demolition, alterations, renovations, repairs, or additions may be allowed provided that the proposed changes are compatible and consistent with the building and its heritage attributes. Infill buildings must also be compatible with the surrounding buildings and streetscape. In both cases, compatibility may include building materials, colour, height, scale and design.

The following pages show examples of new/modern construction incorporated onto properties containing heritage resources. There are many mitigative strategies using materials and architectural details that can be employed to lessen the visual impact of the new construction, thereby allowing the heritage buildings to remain the visual focus of attention. Further details on materials should be detailed in a Conservation Plan as the project is developed.



Red River College, Winnipeg, example of modern infill behind existing heritage buildings on a commercial streetscape. A number of three-storey brick buildings (above) were integrated into the new construction, increasing density within the downtown block (seen below).



City of Toronto Archives, Fonds 124 r0124_r0002_id0083

King Street East, Toronto, example of infill beside and behind existing heritage buildings. The original streetscape (above) was preserved and the new construction stepped back from the streetwall thereby increasing density (seen below).



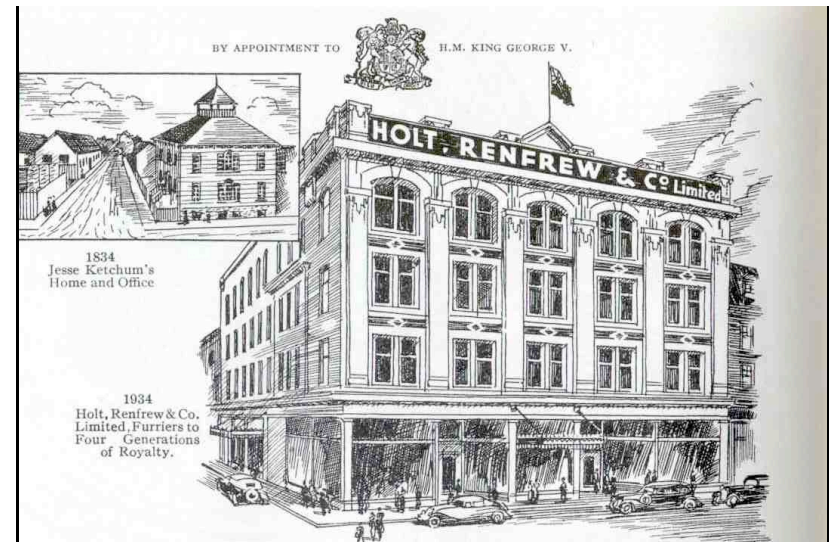


City of Toronto Archives, Series 1465, File 43, Item 38

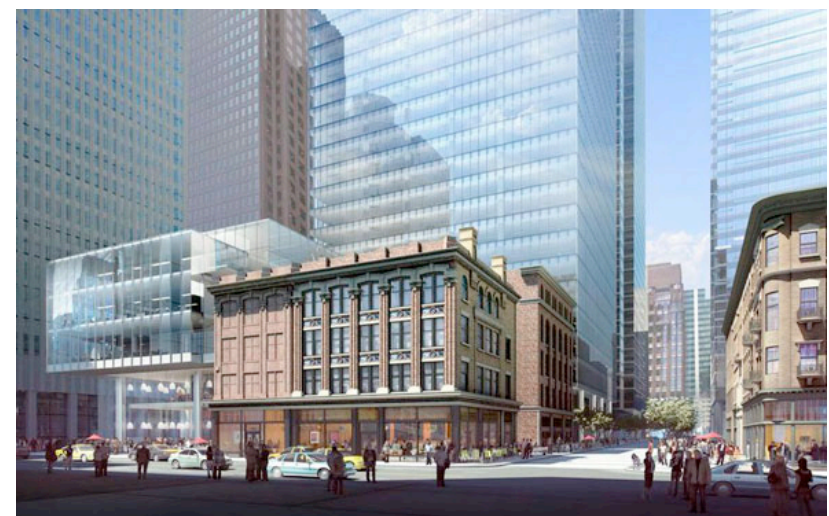
100 Yorkville Avenue/Former Mount Sinai Hospital building, Toronto, example of multi-storey new construction behind existing heritage building. The original two-storey building (at centre of the above image) became the base of the modern tower behind (seen below).

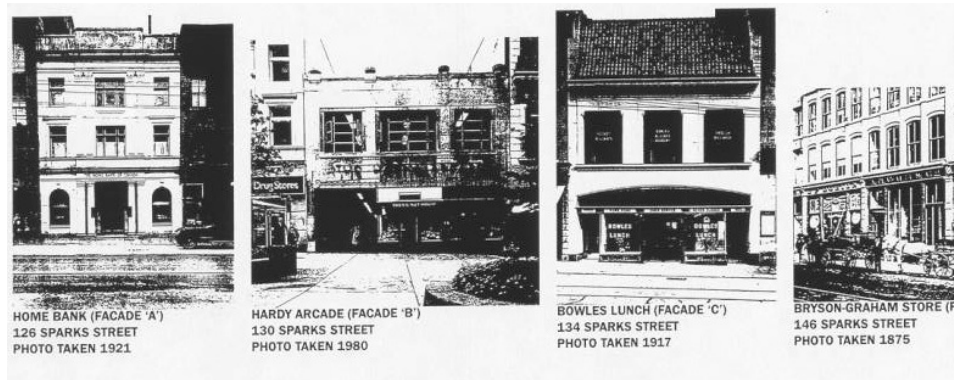


GOLDSMITH BORGAL & COMPANY LTD. ARCHITECTS



Bay Adelaide Centre (Yonge Street portion), Toronto, example of modern, new construction integrated with salvaged heritage building (archival rendering above), allowing the heritage building to remain distinct from the primarily glazed addition.





Sparks Street, Ottawa, example of infill beside and behind existing heritage buildings along a low-rise commercial streetscape. The original heritage structures (above) are two to three-storey commercial buildings. The proposed design (shown in the drawing below) added floors above to increase density on site. The completed project (seen to the right - above and below) maintains the historic scale, while the new construction is not visible by pedestrians on the street.



7. CONSERVATION STRATEGY

Internationally recognized principles of heritage conservation have been established in documents such as the Venice Charter, which has become the basis for statements directing or encouraging conservation and maintenance of historic buildings in Canada. Heritage Conservation may encompass a range of activities dedicated to the protection and enhancement of heritage buildings, provided these are rooted in respect for the heritage character of those buildings.

Successful conservation demands identification of the areas in which value lies, and some sense of their proportional importance. Essential to their protection is a full understanding of the heritage character of the properties. For the proposed development, interventions must be based on the unique values and circumstance of the subject property located on Main Street South in the Town of Newmarket.

According to the policies of the HCD Plan, Property owners shall base any restoration or partial restoration on documentary and as-found evidence. The Plan goes on to recommend that restoration will not falsify the appearance of an historic building by making it look older or newer than it is or by introducing elements that are uncharacteristic of the district.

While conservation, in recognizing the rights of future generations, prefers the most conservative approaches (those involving preservation of the existing state) and the most conservative principles, to ensure adequacy of evidence supporting proposals, no one approach or one set of principles is consistently suitable or universally applicable to all circumstances. Some situations demand a mix of approaches and principles, in reflecting the mixed values of complex sites.

Many approaches to conservation can be applied to the subject site. The approaches include preservation, stabilization, restoration, reconstruction, replacement, and rehabilitation. All approaches represent various levels of intervention and in this case a variety of solutions is possible. The double-wythe brick facade of the building at 194 Main Street South can be conserved in-situ. The single-wythe brick facade of the building at 188 Main Street South can be reconstructed. Original materials of the wood frame building at 184 Main Street South can be salvaged and retained as part of the reconstruction. And the entire clocktower building at 178-180 Main Street South will be rehabilitated.

Any of the approaches will be subject to further engineering analysis and detailed specifications for the conservation techniques of the key heritage character features for each building would need to be prepared at the subsequent stages of design, following a comprehensive condition assessment.



The ground floors of 194 and 184 (including glazing pattern and shop front cornice) can be restored to their original configuration based on the available archival documentation and existing heritage fabric.

8. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of the GBCA and the client.

9. SOURCES

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APPENDIX I

Conservation Principles

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

APPENDIX II
Select Plans and Drawings
Provided by Forrest Group



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This drawing is not to be scaled.

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ISSUES		
NO.	DATE	DESCRIPTION
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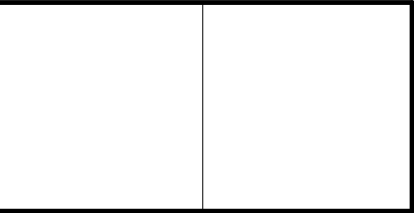
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REVISIONS		

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CLIENT:

MAIN STREET CLOCK INC.

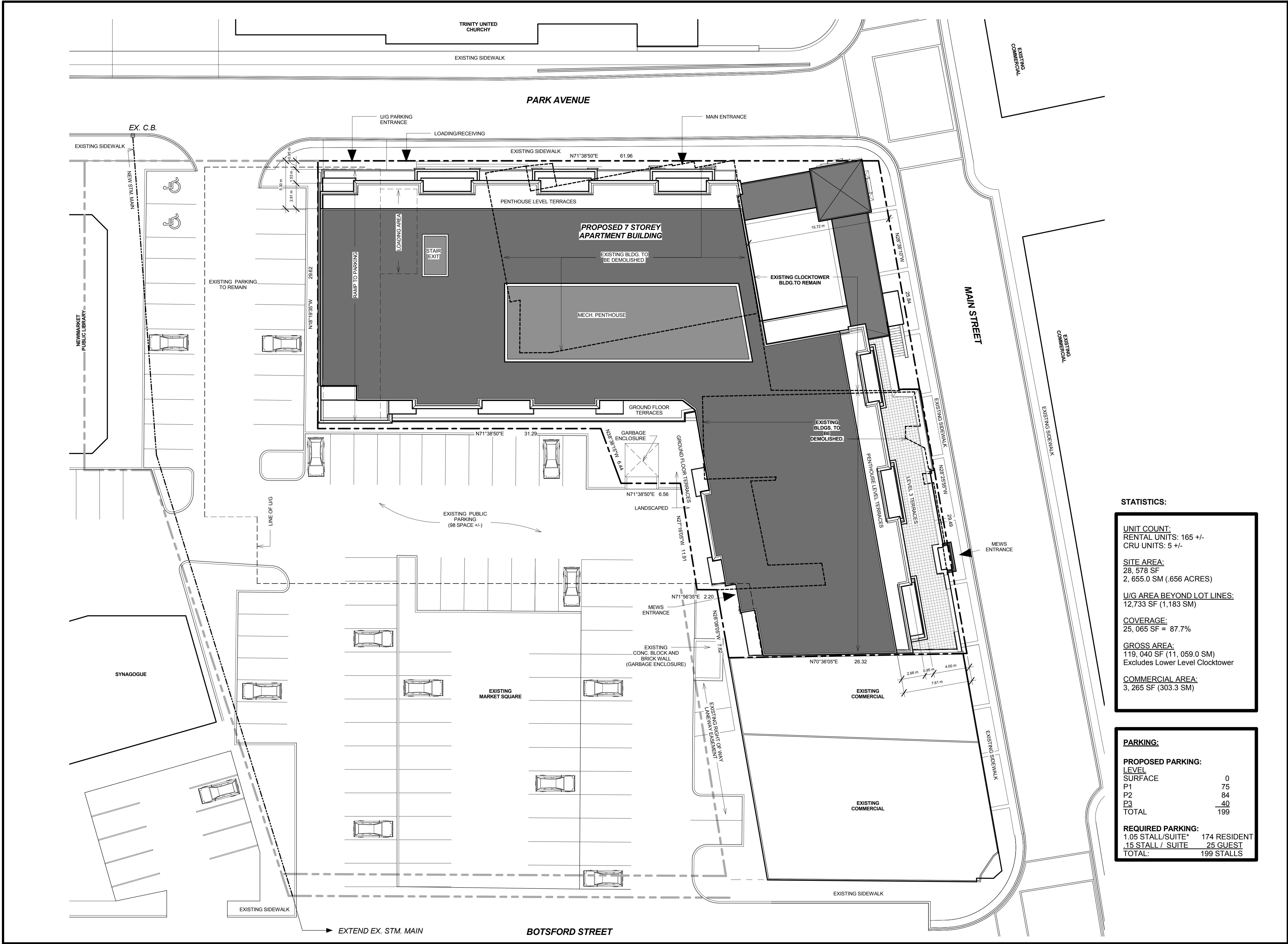
PROJECT:

**PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO**

DRAWING:

MAIN STREET PERSPECTIVE

Designer: PR	Project number: 2390	DRAWING NO: A0
Drawn by: FM	Date: JUNE 2015	
Checked by: PR	SCALE:	



STATISTICS:

UNIT COUNT:
RENTAL UNITS: 165 +/-
CRU UNITS: 5 +/-

SITE AREA:
28,578 SF
2,655.0 SM (.656 ACRES)

U/G AREA BEYOND LOT LINES:
12,733 SF (1,183 SM)

COVERAGE:
25,065 SF = 87.7%

GROSS AREA:
119,040 SF (11,059.0 SM)
Excludes Lower Level Clocktower

COMMERCIAL AREA:
3,265 SF (303.3 SM)

PARKING:

PROPOSED PARKING:

LEVEL	
SURFACE	0
P1	75
P2	84
P3	40
TOTAL	199

REQUIRED PARKING:

1.05 STALL/SUITE*	174 RESIDENT
.15 STALL / SUITE	25 GUEST
TOTAL:	199 STALLS

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ISSUES

NO.	DATE	DESCRIPTION
1	11/24/2015	ISSUED FOR REVIEW

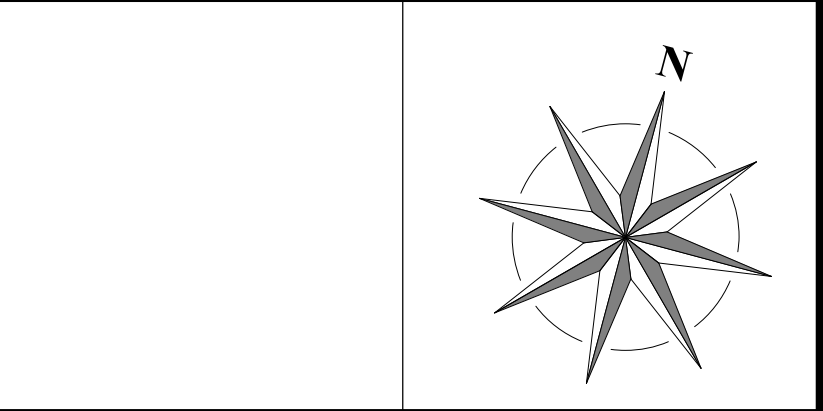
REVISIONS

NO.	DATE	DESCRIPTION
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ASSERTIVELY GREEN

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590 Alden Road, Suite 211 Markham, Ont. L3R 8N2
Tel. 905.752.6776 Fax. 905.752.6781
www.forrestgroup.ca



CLIENT:

MAIN STREET CLOCK INC.

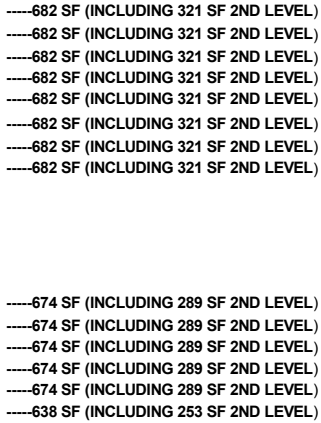
PROJECT:

**PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO**

DRAWING:

SITE PLAN

Designer:	Project number:	DRAWING NO:
PR	2390	A1
Drawn by:	Date:	
FM	JULY 2013	
Checked by:	SCALE:	
PR	1 : 200	



A2



Loft Area Schedule (Rentable)			
Name	Area	Comments	Level
1+D-C	806 SF	Suite	Level 2
1+D-W	564 SF	Suite	Level 2
1+D-X	662 SF	Suite	Level 2
1-C	450 SF	Suite	Level 2
1-G	675 SF	Suite	Level 2
1-V	426 SF	Suite	Level 2
1-Z	605 SF	Suite	Level 2
2+D-A	876 SF	Suite	Level 2
2+D-A	876 SF	Suite	Level 2
2+D-A	876 SF	Suite	Level 2
2+D-D	1103 SF	Suite	Level 2
2+D-E	900 SF	Suite	Level 2
2+D-G	1078 SF	Suite	Level 2
2+I+D	914 SF	Suite	Level 2
2-T	727 SF	Suite	Level 2
Grand total:		11538 SF	15

Gross Floor Area: 13, 954 SF
Includes: Elevators / Stairs / Shaft/ Corridor

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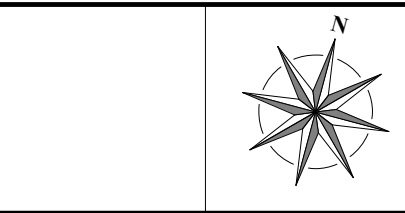
ISSUES		
NO.	DATE	DESCRIPTION
1	11/24/2015	ISSUED FOR REVIEW

NO.	DATE	DESCRIPTION

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590 Alden Road, Suite 211 Markham, Ont. L3R 8N2
Tel. 905.752.6776 Fax. 905 752 6781
www.forrestgroup.ca

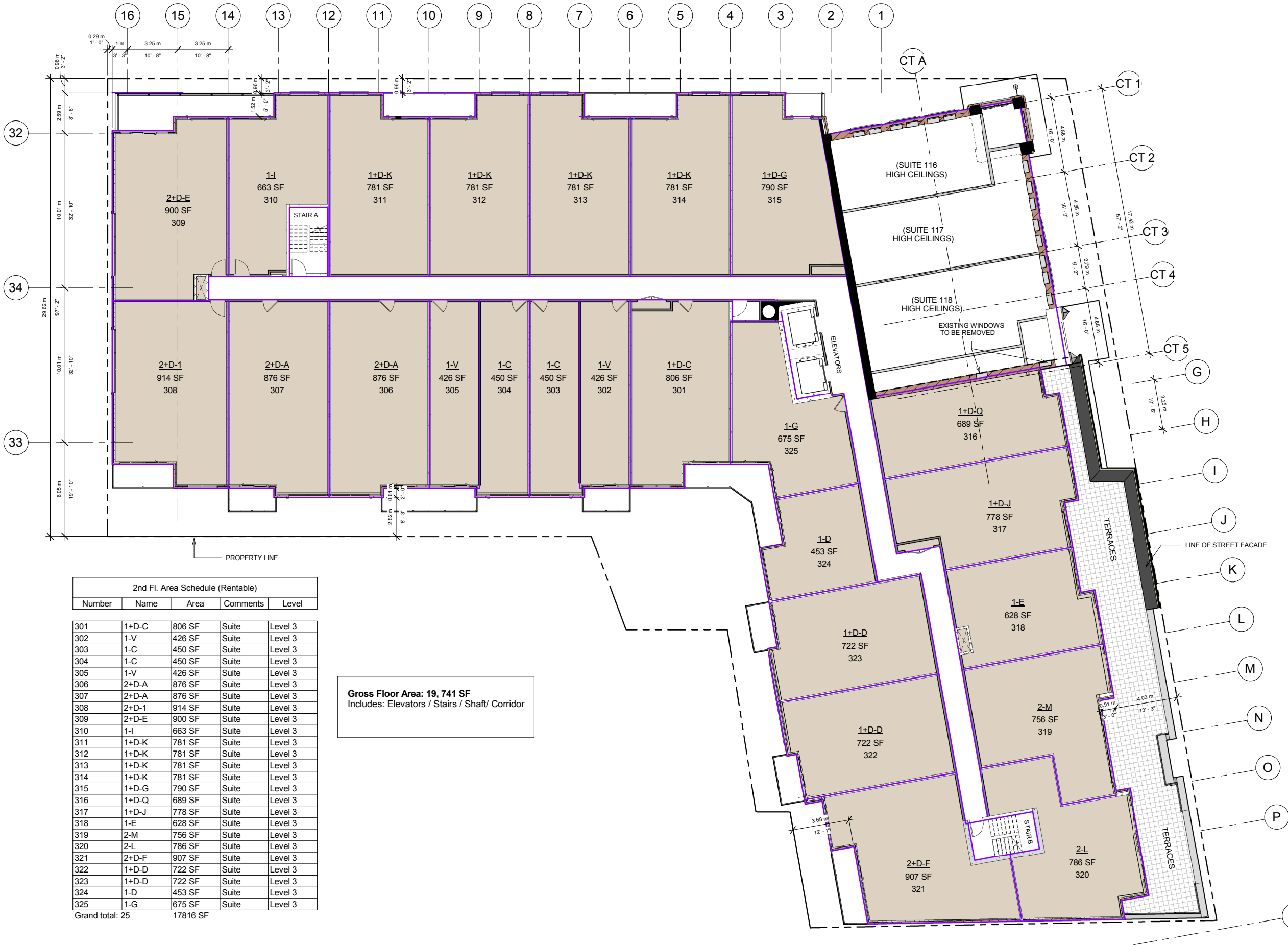


CLIENT:
MAIN STREET CLOCK INC.

PROJECT:
PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

DRAWING:
2nd Floor

Designer:	Project number:	DRAWING NO: A3
Designer	2390	
Drawn by:	Date:	
Author	JUNE 2015	
Checked by:	SCALE:	1 : 125
Checker	1 : 125	



2nd Fl. Area Schedule (Rentable)				
Number	Name	Area	Comments	Level
301	1+D-C	806 SF	Suite	Level 3
302	1-V	426 SF	Suite	Level 3
303	1-C	450 SF	Suite	Level 3
304	1-C	450 SF	Suite	Level 3
305	1-V	426 SF	Suite	Level 3
306	2+D-A	876 SF	Suite	Level 3
307	2+D-A	876 SF	Suite	Level 3
308	2+D-1	914 SF	Suite	Level 3
309	2+D-E	900 SF	Suite	Level 3
310	1-I	663 SF	Suite	Level 3
311	1+D-K	781 SF	Suite	Level 3
312	1+D-K	781 SF	Suite	Level 3
313	1+D-K	781 SF	Suite	Level 3
314	1+D-K	781 SF	Suite	Level 3
315	1+D-G	790 SF	Suite	Level 3
316	1+D-Q	689 SF	Suite	Level 3
317	1+D-J	778 SF	Suite	Level 3
318	1-E	628 SF	Suite	Level 3
319	2-M	756 SF	Suite	Level 3
320	2-L	786 SF	Suite	Level 3
321	2+D-F	907 SF	Suite	Level 3
322	1+D-D	722 SF	Suite	Level 3
323	1+D-D	722 SF	Suite	Level 3
324	1-D	453 SF	Suite	Level 3
325	1-G	675 SF	Suite	Level 3
Grand total: 25		17816 SF		

Gross Floor Area: 19,741 SF
Includes: Elevators / Stairs / Shaft/ Corridor

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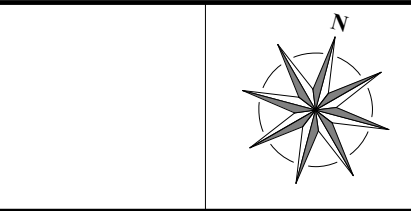
ISSUES		
NO.	DATE	DESCRIPTION
1	11/24/2015	ISSUED FOR REVIEW

NO.	DATE	DESCRIPTION
REVISIONS		



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CLIENT:

MAIN STREET CLOCK INC.

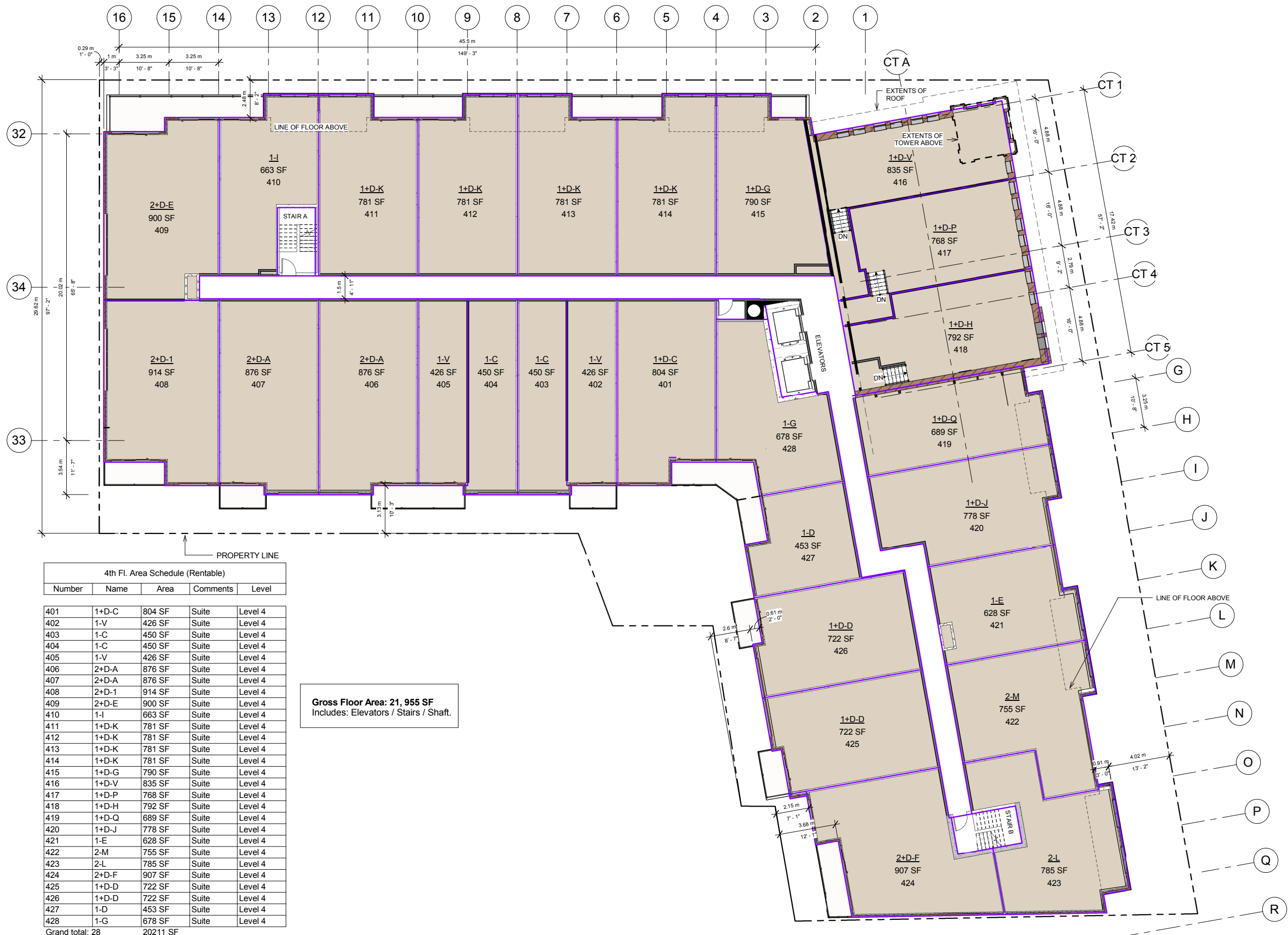
PROJECT:

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

DRAWING:

3rd Floor

Designer:	Project number:	DRAWING NO:
Designer	2390	A4
Drawn by:	Date:	
Author	JUNE 2015	
Checked by:	SCALE:	
Checker	1 : 125	



4th Fl. Area Schedule (Rentable)				
Number	Name	Area	Comments	Level

401	1+D-C	804 SF	Suite	Level 4
402	1-V	426 SF	Suite	Level 4
403	1-C	450 SF	Suite	Level 4
404	1-C	450 SF	Suite	Level 4
405	1-V	426 SF	Suite	Level 4
406	2+D-A	876 SF	Suite	Level 4
407	2+D-A	876 SF	Suite	Level 4
408	2+D-1	914 SF	Suite	Level 4
409	2+D-E	900 SF	Suite	Level 4
410	1-I	663 SF	Suite	Level 4
411	1+D-K	781 SF	Suite	Level 4
412	1+D-K	781 SF	Suite	Level 4
413	1+D-K	781 SF	Suite	Level 4
414	1+D-K	781 SF	Suite	Level 4
415	1+D-G	790 SF	Suite	Level 4
416	1+D-V	835 SF	Suite	Level 4
417	1+D-P	768 SF	Suite	Level 4
418	1+D-H	792 SF	Suite	Level 4
419	1+D-Q	689 SF	Suite	Level 4
420	1+D-J	778 SF	Suite	Level 4
421	1-E	628 SF	Suite	Level 4
422	2-M	755 SF	Suite	Level 4
423	2-L	785 SF	Suite	Level 4
424	2+D-F	907 SF	Suite	Level 4
425	1+D-D	722 SF	Suite	Level 4
426	1+D-D	722 SF	Suite	Level 4
427	1-D	453 SF	Suite	Level 4
428	1-G	678 SF	Suite	Level 4

Grand total: 28 20211 SF

Gross Floor Area: 21, 955 SF
Includes: Elevators / Stairs / Shaft.

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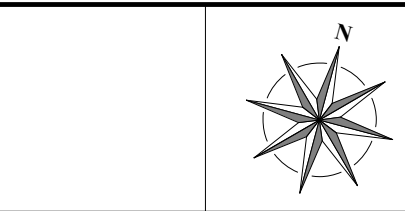
ISSUES		
NO.	DATE	DESCRIPTION
1	11/24/2015	ISSUED FOR REVIEW

NO.	DATE	DESCRIPTION



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590 Alden Road, Suite 211 Markham, Ont. L3R 8N2
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CLIENT:
MAIN STREET CLOCK INC.

PROJECT:
PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

DRAWING:
4th Floor

Designer:	Project number:	DRAWING NO: A5
Designer	2390	
Drawn by:	Date:	1 : 125
Author	JUNE 2015	
Checked by:	SCALE:	1 : 125
Checker	1 : 125	



4th and 5th. Fl. Area Schedule (Rentable)				
Number	Name	Area	Comments	Level
501	1+D-C	804 SF	Suite	Level 5
502	1-V	426 SF	Suite	Level 5
503	1-C	450 SF	Suite	Level 5
504	1-C	450 SF	Suite	Level 5
505	1-V	426 SF	Suite	Level 5
506	2+D-A	876 SF	Suite	Level 5
507	2+D-A	876 SF	Suite	Level 5
508	2+D-1	914 SF	Suite	Level 5
509	2+D-E	900 SF	Suite	Level 5
510	1-R	575 SF	Suite	Level 5
511	1+D-S	693 SF	Suite	Level 5
512	1+D-S	693 SF	Suite	Level 5
513	1+D-S	693 SF	Suite	Level 5
514	1+D-S	693 SF	Suite	Level 5
515	1+D-N	756 SF	Suite	Level 5
516	1+D-L	662 SF	Suite	Level 5
517	1+D-A	714 SF	Suite	Level 5
518	1-B	562 SF	Suite	Level 5
519	2-K	693 SF	Suite	Level 5
520	1-F	649 SF	Suite	Level 5
521	2+D-F	907 SF	Suite	Level 5
522	1+D-D	722 SF	Suite	Level 5
523	1+D-D	722 SF	Suite	Level 5
524	1-D	453 SF	Suite	Level 5
525	1-G	675 SF	Suite	Level 5
Grand total: 25		16986 SF		

Gross Floor Area: 18, 916 SF
Includes: Elevators / Stairs / Shaft.

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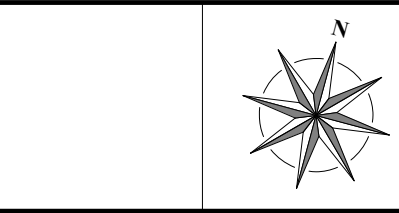
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NO.	DATE	DESCRIPTION
1	11/24/2015	ISSUED FOR REVIEW

NO.	DATE	DESCRIPTION
REVISIONS		



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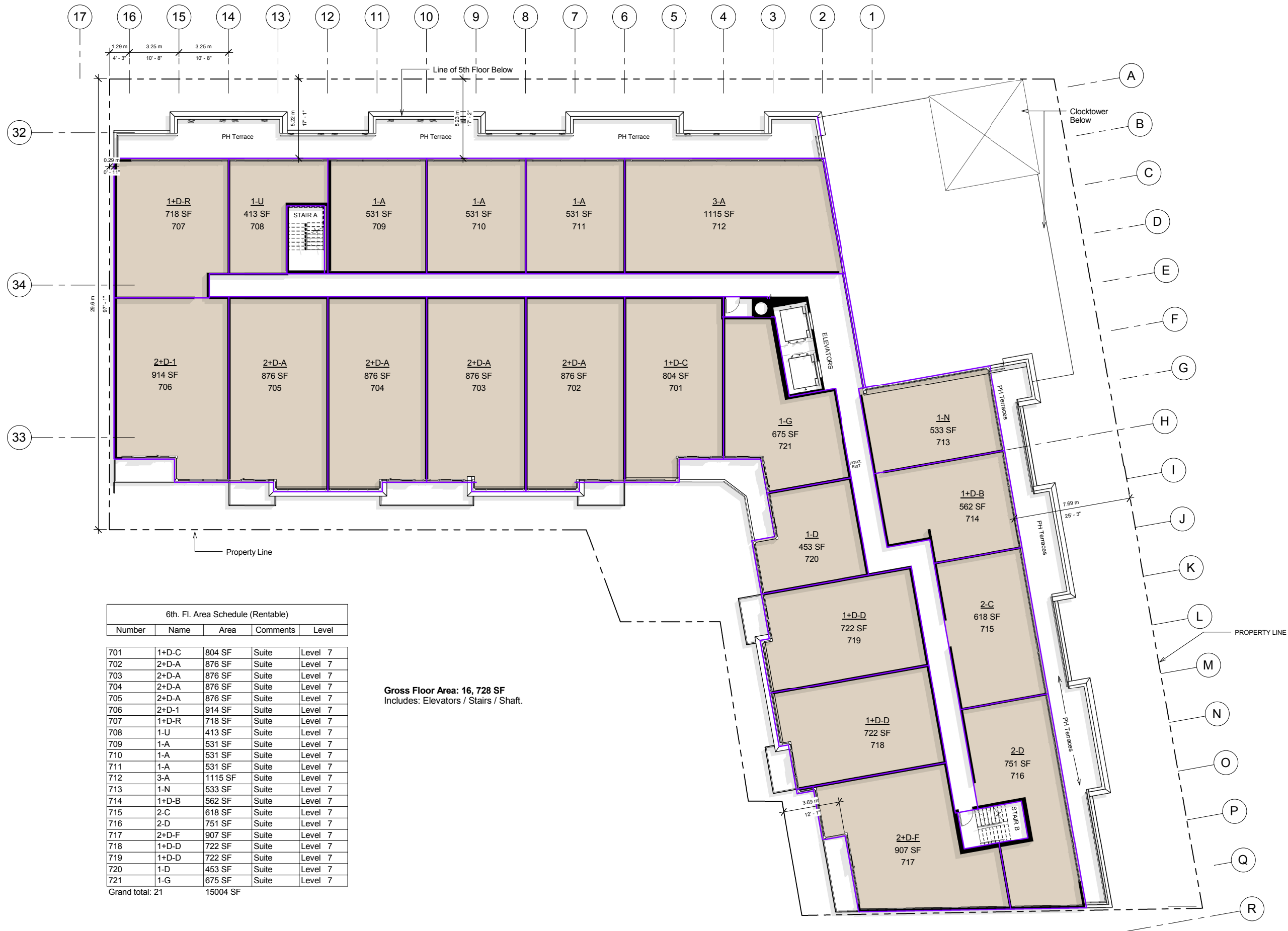


CLIENT:
MAIN STREET CLOCK INC.

PROJECT:
PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

DRAWING:
5th and 6th Floor (Typical)

Designer: Designer	Project number: 2390	DRAWING NO: A6
Drawn by: Author	Date: JUNE 2015	
Checked by: Checker	SCALE: 1 : 125	



6th. Fl. Area Schedule (Rentable)				
Number	Name	Area	Comments	Level
701	1+D-C	804 SF	Suite	Level 7
702	2+D-A	876 SF	Suite	Level 7
703	2+D-A	876 SF	Suite	Level 7
704	2+D-A	876 SF	Suite	Level 7
705	2+D-A	876 SF	Suite	Level 7
706	2+D-1	914 SF	Suite	Level 7
707	1+D-R	718 SF	Suite	Level 7
708	1-U	413 SF	Suite	Level 7
709	1-A	531 SF	Suite	Level 7
710	1-A	531 SF	Suite	Level 7
711	1-A	531 SF	Suite	Level 7
712	3-A	1115 SF	Suite	Level 7
713	1-N	533 SF	Suite	Level 7
714	1+D-B	562 SF	Suite	Level 7
715	2-C	618 SF	Suite	Level 7
716	2-D	751 SF	Suite	Level 7
717	2+D-F	907 SF	Suite	Level 7
718	1+D-D	722 SF	Suite	Level 7
719	1+D-D	722 SF	Suite	Level 7
720	1-D	453 SF	Suite	Level 7
721	1-G	675 SF	Suite	Level 7
Grand total: 21		15004 SF		

Gross Floor Area: 16, 728 SF
Includes: Elevators / Stairs / Shaft.

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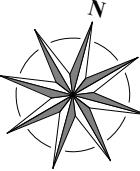
ISSUES		
NO.	DATE	DESCRIPTION
1	11/24/2015	ISSUED FOR REVIEW

NO.	DATE	DESCRIPTION
REVISIONS		



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Tel. 905.752.6776 Fax. 905 752 6781
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CLIENT:

MAIN STREET CLOCK INC.

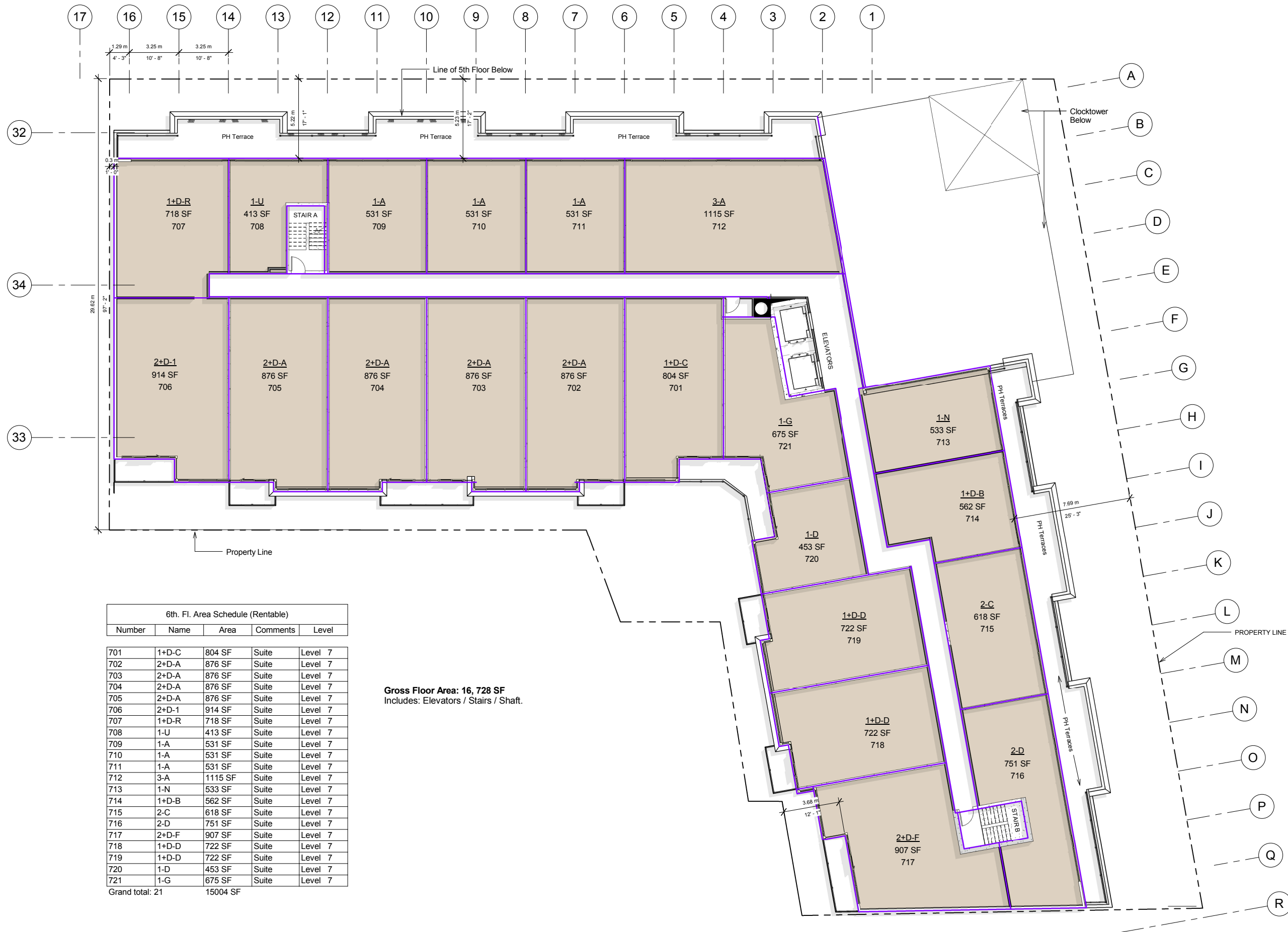
PROJECT:

**PROPOSED
CLOCK TOWER REDEVELOPMENT
NEWMARKET, ONTARIO**

DRAWING:

6th Floor (Penthouse)

Designer:	Project number:	DRAWING NO:
PR	2390	A6a
Drawn by:	Date:	
FM	JUNE 2015	
Checked by:	SCALE:	
PR	1 : 125	



6th. Fl. Area Schedule (Rentable)				
Number	Name	Area	Comments	Level
701	1+D-C	804 SF	Suite	Level 7
702	2+D-A	876 SF	Suite	Level 7
703	2+D-A	876 SF	Suite	Level 7
704	2+D-A	876 SF	Suite	Level 7
705	2+D-A	876 SF	Suite	Level 7
706	2+D-1	914 SF	Suite	Level 7
707	1+D-R	718 SF	Suite	Level 7
708	1-U	413 SF	Suite	Level 7
709	1-A	531 SF	Suite	Level 7
710	1-A	531 SF	Suite	Level 7
711	1-A	531 SF	Suite	Level 7
712	3-A	1115 SF	Suite	Level 7
713	1-N	533 SF	Suite	Level 7
714	1+D-B	562 SF	Suite	Level 7
715	2-C	618 SF	Suite	Level 7
716	2-D	751 SF	Suite	Level 7
717	2+D-F	907 SF	Suite	Level 7
718	1+D-D	722 SF	Suite	Level 7
719	1+D-D	722 SF	Suite	Level 7
720	1-D	453 SF	Suite	Level 7
721	1-G	675 SF	Suite	Level 7
Grand total: 21		15004 SF		

Gross Floor Area: 16, 728 SF
Includes: Elevators / Stairs / Shaft.

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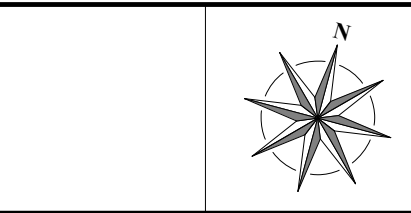
ISSUES		
NO.	DATE	DESCRIPTION
1	11/24/2015	ISSUED FOR REVIEW

NO.	DATE	DESCRIPTION
REVISIONS		



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CLIENT:

MAIN STREET CLOCK INC.

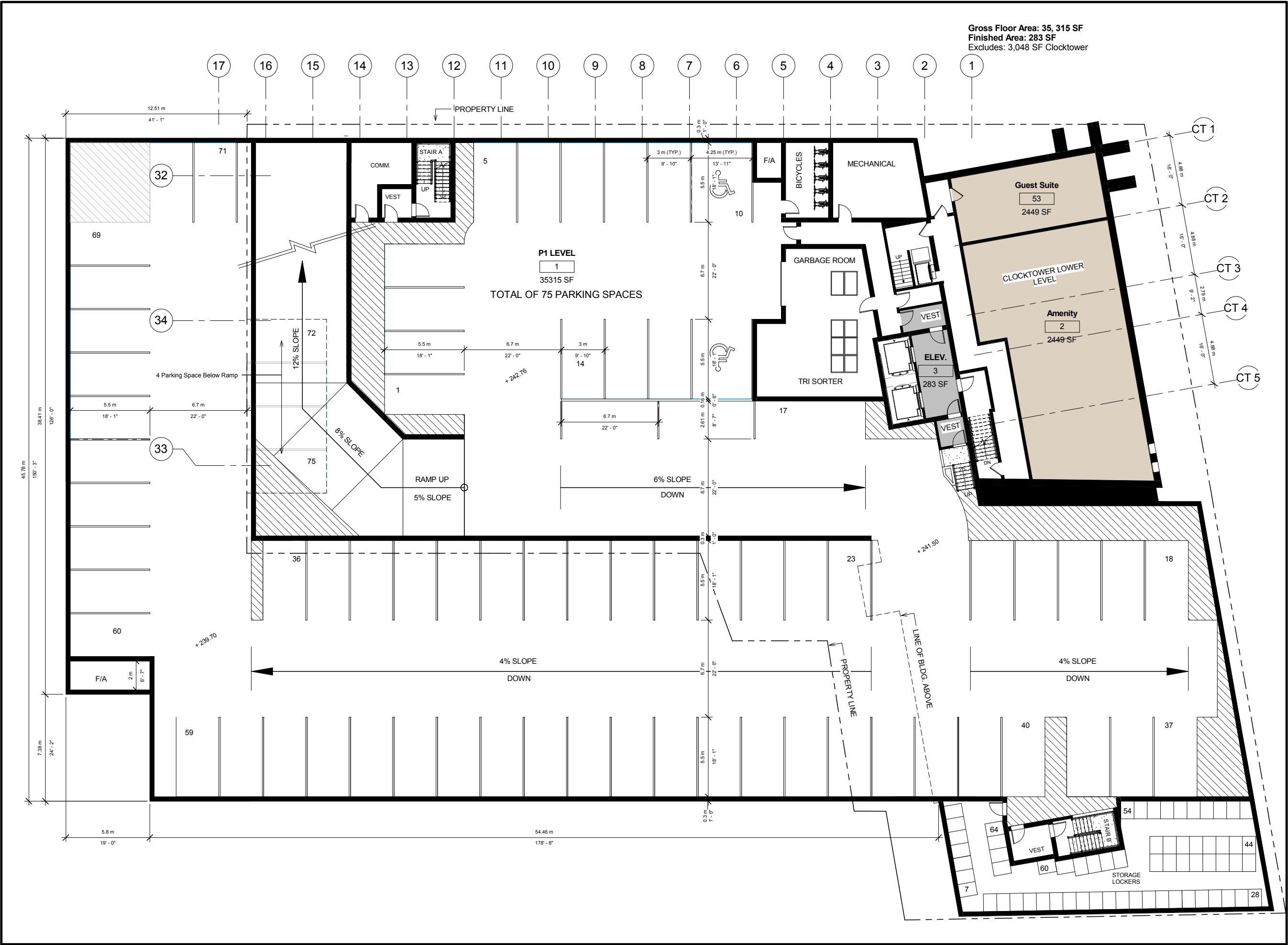
PROJECT:

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

DRAWING:

7th Floor (Penthouse)

Designer:	Project number:	DRAWING NO:
PR	2390	A6a
Drawn by:	Date:	
FM	JUNE 2015	
Checked by:	SCALE:	
PR	1 : 125	



Gross Floor Area: 35,315 SF
Finished Area: 283 SF
Excludes: 3,048 SF Clocktower

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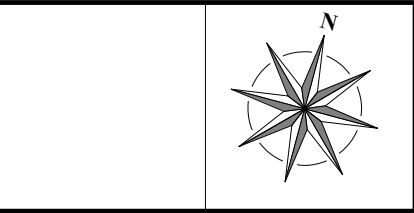
ISSUES		
NO.	DATE	DESCRIPTION
1	11/24/2015	ISSUED FOR REVIEW

NO.	DATE	DESCRIPTION

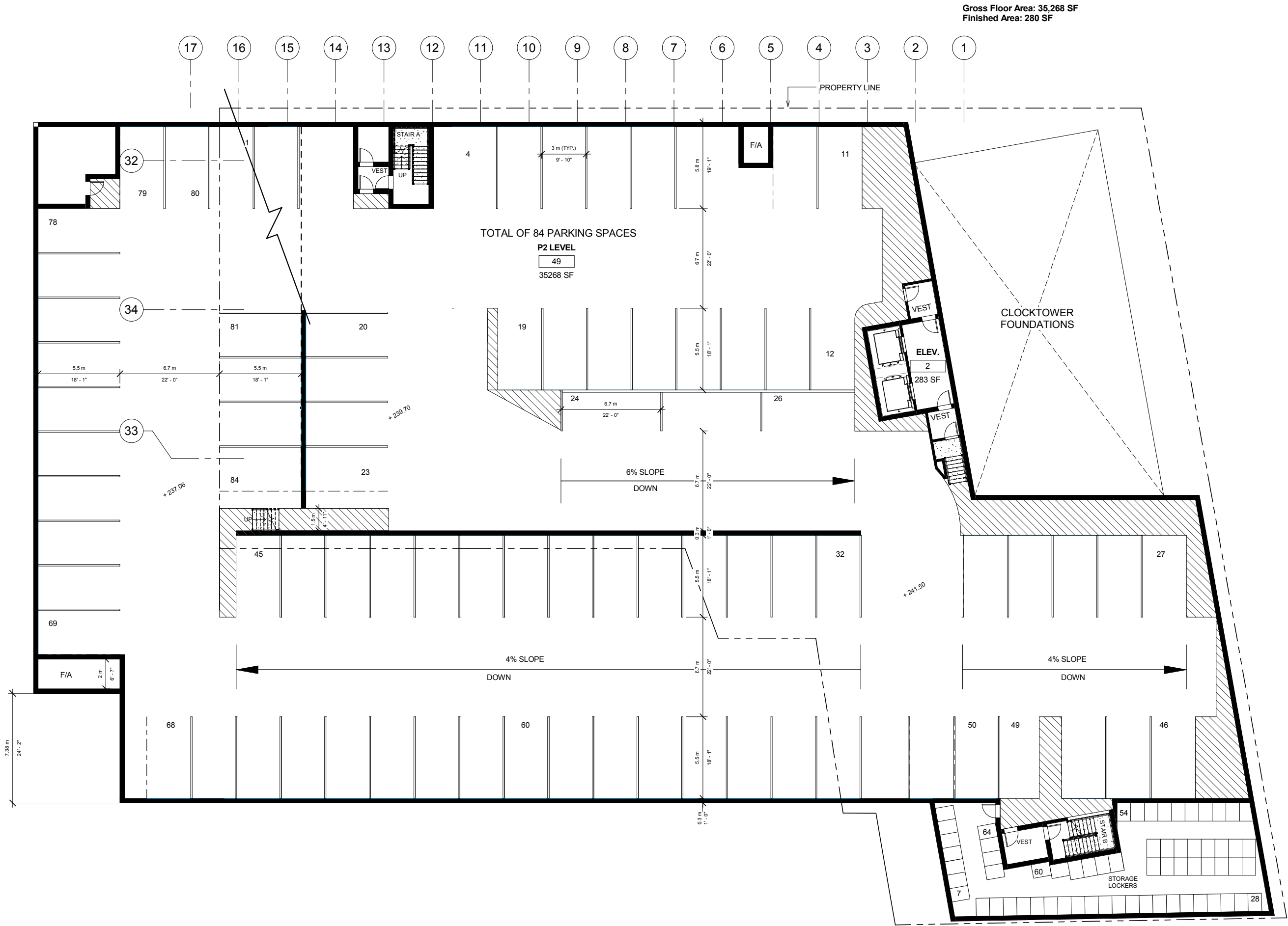


FORREST GROUP
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We Merchandise Space Inc.
590 Alden Road, Suite 211 Markham, Ont. L3R 8N2
Tel. 905.752.6776 Fax. 905 752 6781
www.forrestgroup.ca



CLIENT: MAIN STREET CLOCK INC.		
PROJECT: PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT		
DRAWING: Parking Level P1		
Designer: PR	Project number: 2390	DRAWING NO: A7
Drawn by: FM	Date: JUNE 2015	
Checked by: PR	SCALE: 1 : 125	



Gross Floor Area: 35,268 SF
Finished Area: 280 SF

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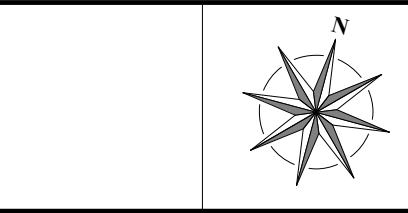
ISSUES		
NO.	DATE	DESCRIPTION
1	11/24/2015	ISSUED FOR REVIEW

NO.	DATE	DESCRIPTION
REVISIONS		



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CLIENT:

MAIN STREET CLOCK INC.

PROJECT:

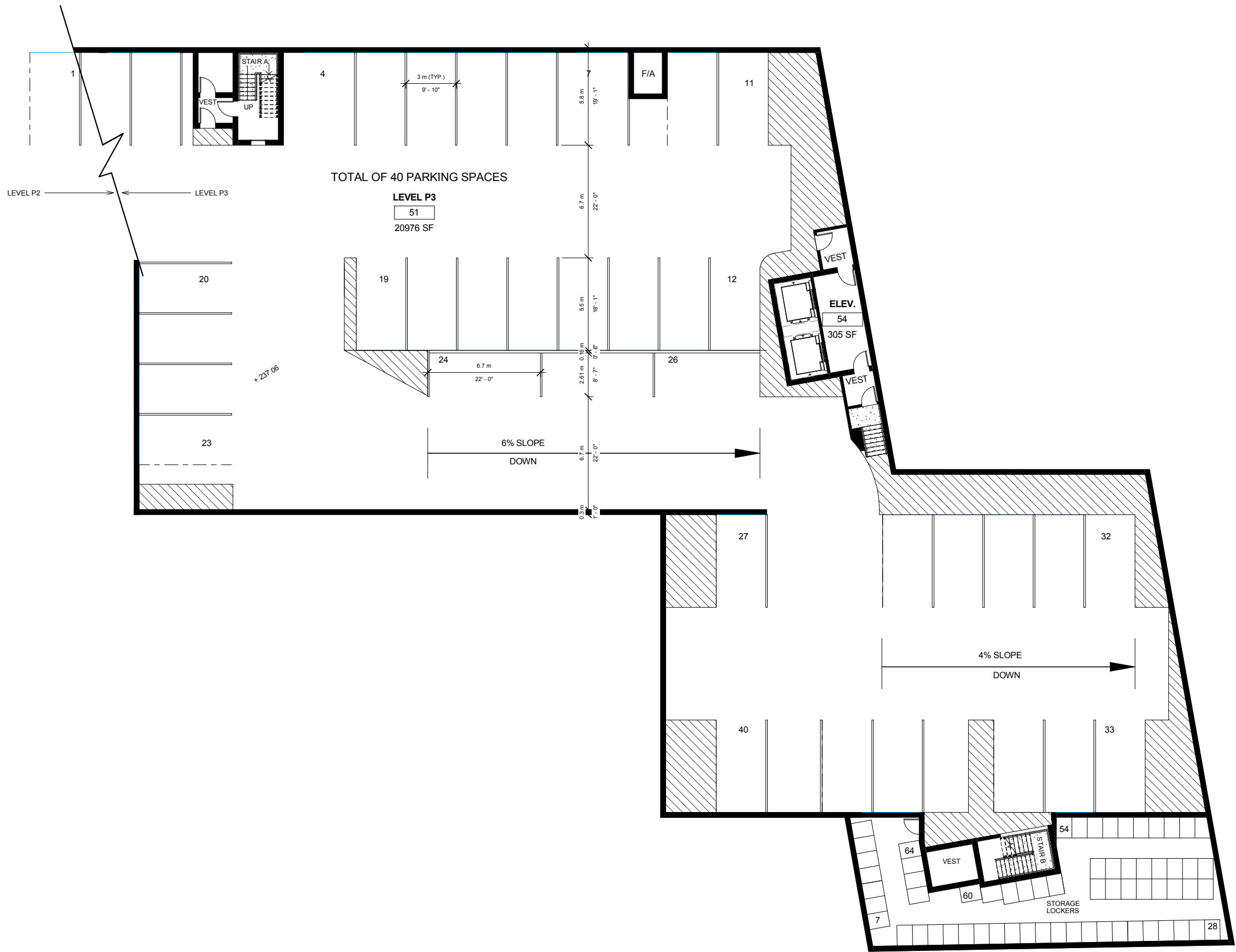
PROPOSED 7 STOREY CLOCK TOWER
REDEVELOPMENT

DRAWING:

Parking Level P2

Designer: PR	Project number: 2390	DRAWING NO: A8
Drawn by: FM	Date: JUNE 2015	
Checked by: PR	SCALE: 1 : 125	

Gross Floor Area: 20,976 SF
Finished Area: 280 SF



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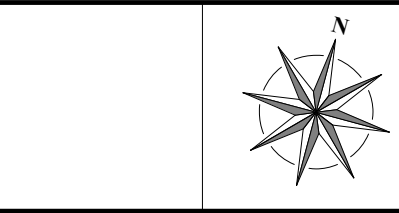
ISSUES		
NO.	DATE	DESCRIPTION
1	11/24/2015	ISSUED FOR REVIEW

NO.	DATE	DESCRIPTION
REVISIONS		



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CLIENT:
MAIN STREET CLOCK INC.

PROJECT:
PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

DRAWING:
Parking Level P3

Designer:	Project number:	DRAWING NO: A8a
Designer	2390	
Drawn by:	Date:	
Author	JUNE 2015	
Checked by:	SCALE:	1 : 125
Checker		

APPENDIX III

Shadow Study



Shadow Study Report

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Newmarket, Ontario

Project number: 2390

Scale:

Date: 12/17/2015 11:30:00 AM



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Spring Equinox 9am 2015

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Newmarket, Ontario

Project number: 2390

Scale: 1 : 1200

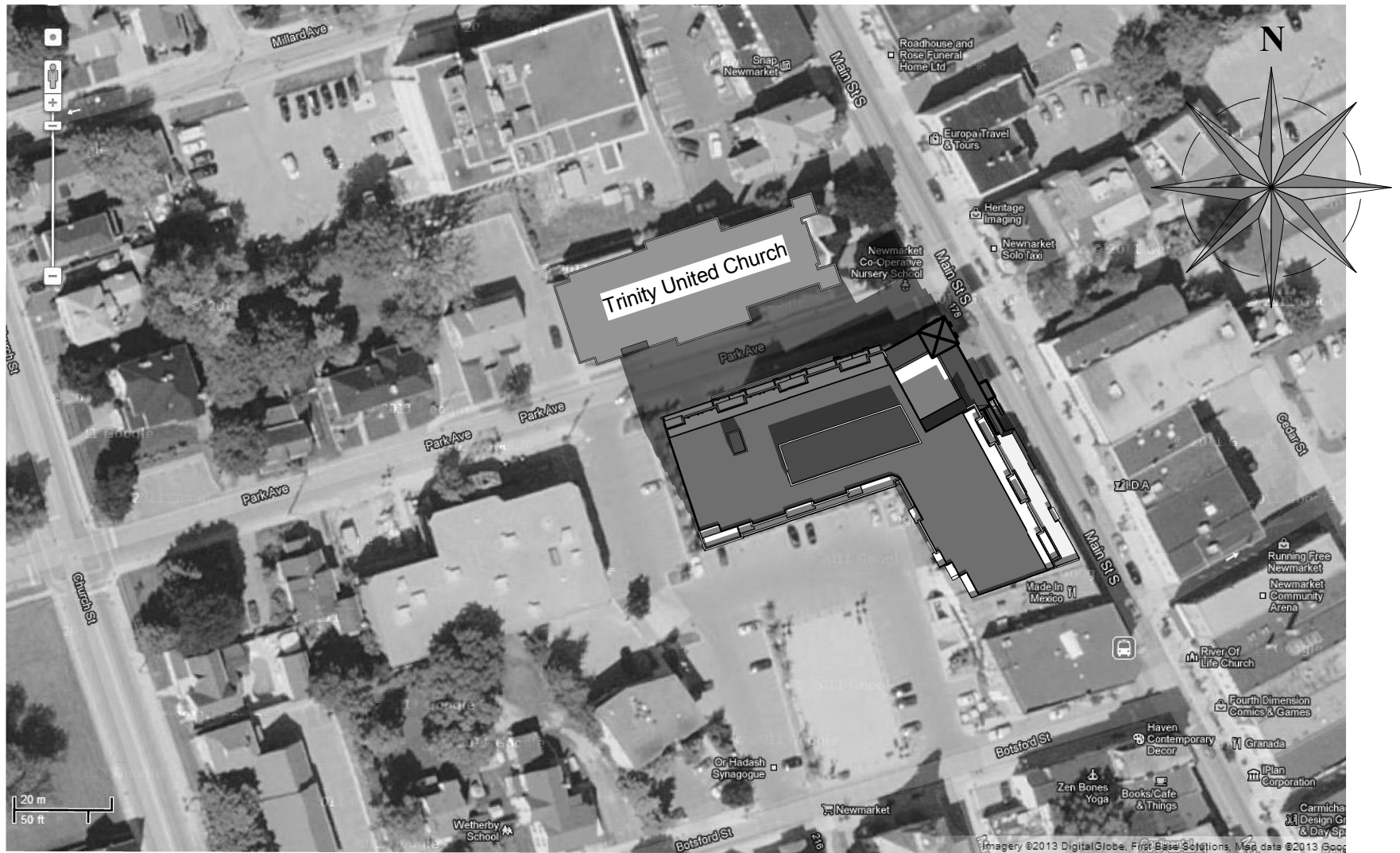
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Spring Equinox 12pm 2015

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Newmarket, Ontario

Scale: 1 : 1200

Project number: 2390

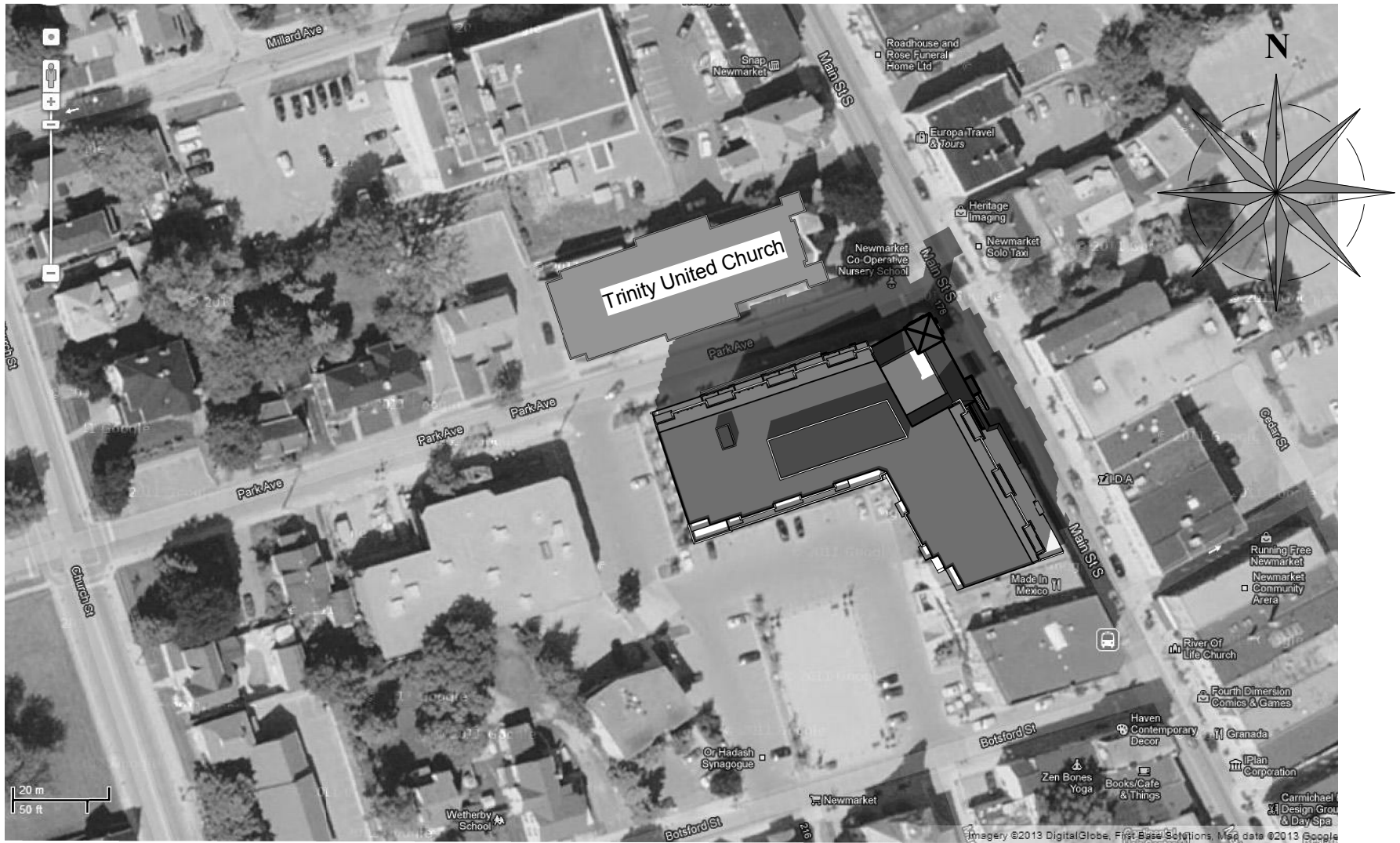
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Spring Equinox 2pm 2015

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Newmarket, Ontario

Project number: 2390

Scale: 1 : 1200

Date: 12/15/2015 2:40:15 PM

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Spring Equinox 4pm 2015

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Newmarket, Ontario

Scale: 1 : 1200

Project number: 2390

Date: 12/15/2015 2:40:29 PM

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Summer Solstice 9am 2015

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Newmarket, Ontario

Scale: 1 : 1200

Project number: 2390

Date: 12/15/2015 2:40:42 PM



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Newmarket, Ontario

Project number: 2390

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Summer Solstice 2pm 2015

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Newmarket, Ontario

Project number: 2390

Scale: 1 : 1200

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PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Newmarket, Ontario

Scale: 1 : 1200

Project number: 2390

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Fall Equinox 9am 2015

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Newmarket, Ontario

Scale: 1 : 1200

Project number: 2390

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Fall Equinox 12pm 2015

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Newmarket, Ontario

Project number: 2390

Scale: 1 : 1200

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Fall Equinox 2pm 2015

PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Newmarket, Ontario

Scale: 1 : 1200

Project number: 2390

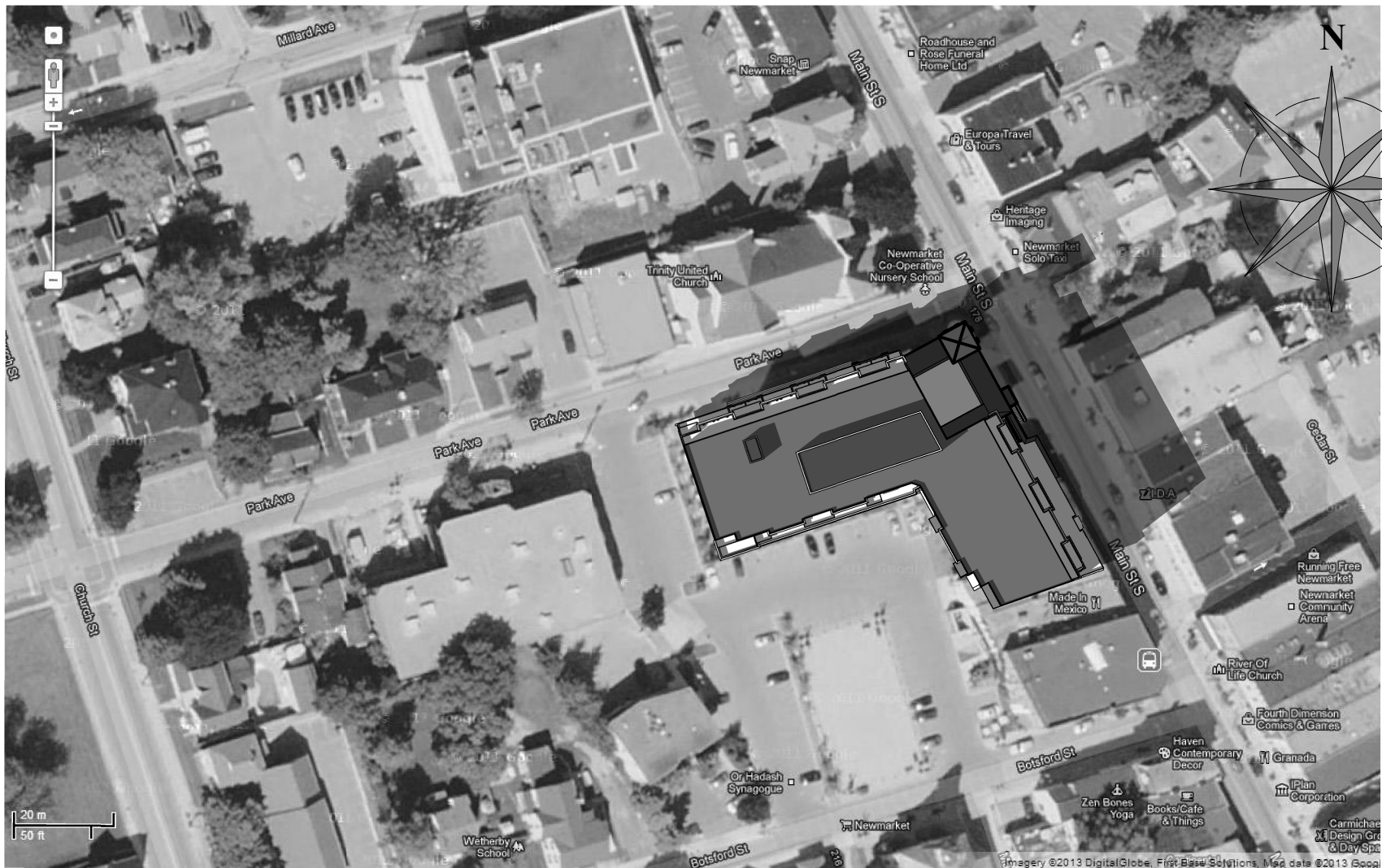
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PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT

Newmarket, Ontario

Scale: 1 : 1200

Project number: 2390

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APPENDIX IV
Terms of Reference for HIA from HCD Plan

What does a heritage impact assessment cover?

A complete heritage impact assessment contains:

- a brief explanation of the purpose of the proposal, why the assessment is needed, and how the specialist(s) conducted research for the assessment;
- a description of the site's location, surroundings and setting;
- a description of current use, and an appraisal of apparent physical condition, of the building, buildings or other structures on site;
- a building or site history as documented in pictorial and textual records and secondary historical sources and as observed in as-found evidence;
- an architectural description of the as-found appearance of the building/structure(s);
- an evaluation of the cultural heritage value of the site and a description of the site's heritage attributes;
- a discussion of the potential impacts the proposal may have on the site's cultural heritage value and heritage attributes;
- recommendation of measures for protecting the site's heritage attributes and for mitigating impacts from the proposal (the measures may be presented as options/alternatives);
- a list of primary and secondary sources consulted in documenting the building's or site's history;
- a summary of the qualifications of the report's author(s); and,
- an appropriate amount of illustration for the subject of the assessment – to show site location, the findings of historical research, the site's as-found appearance and the proposal's appearance in relation to the existing site and its context (landscape, streetscape, field of view).

Depending on the nature of the proposal and the scope of the assessment, Town staff may not require all the content outlined above. Town staff will specify the textual and graphic content required for any heritage impact assessment.

It is expected that the preferred protective and mitigative measures will be consistent with recognized standards of heritage conservation, including the International Charter for the

Conservation and Restoration of Monuments and Sites (the Venice Charter), the Appleton Charter for the Protection and Enhancement of the Built Environment and Standards and Guidelines for the Conservation of Historic Places in Canada.

Who prepares a heritage impact assessment?

Members in good standing of the Canadian Association of Heritage Professionals (CAHP) are qualified to prepare heritage impact assessments. Any consultant who is hired to prepare a heritage impact assessment should limit his or her contribution to the specialty in which he or she is expert. The CAHP directory is available on-line at www.caphc.ca; it lists members by their specialization.

Who accepts a heritage impact assessment?

Town staff will consult Heritage Newmarket (the municipal heritage committee) and, as appropriate, the Lower Main Street South Advisory Group before accepting a heritage impact assessment as complete.

Questions?

For further information about heritage impact assessments, please contact the senior planner at the Town of Newmarket: (905) 953-5300 x. 2454.

APPENDIX V
Summary of the author's qualifications

COMPANY PROFILE

Goldsmith Borgal & Company Ltd. Architects (GBCA) provide a full range of architectural services to clients for a wide range of built projects including adaptive reuse, restoration, rehabilitation and new design. At GBCA, we bring together the skills, sensitivity, specialized knowledge and commitment to undertake technically demanding work that not only conserves our built and cultural heritage but also creates contemporary environments that support our clients' needs and objectives.

In addition to our design and built work GBCA has established itself as a leading heritage firm. We provide consultancy services for projects across the country, including the preparation of heritage impact assessments, conservation reports, master plans and feasibility studies, as-found documentation, and construction drawings.

Led by the Principal of the firm, Christopher Borgal, GBCA Associates and architectural and support staff, all bring to the firm distinct specialties in the heritage and conservation field. Years of successful, award-winning projects and satisfied clients are a testament to our dedicated staff.



SHARON VATTAY, ASSOCIATE

Sharon Vattay has been an Associate at GBCA since 2008. She brings to the firm a diverse set of skills and experiences developed over the course of 20 years in the field of architectural history and historic preservation. Her expertise includes primary archival research and analysis, heritage assessments and report writing and the preparation of heritage conservation and management strategies. She not only has a demonstrated knowledge of building restoration techniques and the application of the *Standards and Guidelines for the Conservation of Historic Places in Canada*, but also of municipal and provincial heritage approvals.

Sharon holds a Ph.D. from the University of Toronto, where she teaches courses in architectural history. She regularly lectures on related topics and has presented and published scholarly papers. Prior to joining GBCA, contract work included research projects for federal heritage programs, including the National Historic Sites Directorate and the Federal Heritage Buildings Review Office. Several years working as a municipal heritage planner honed skills in assessing official plan and zoning applications with relation to heritage properties and advising owners of heritage properties on conservation techniques and adaptive reuse.

Sharon is committed to the conservation and reuse of Canada's built heritage. To this end, she was appointed to the Toronto Preservation Panel, served a term as Vice-President of the Architectural Conservancy of Ontario, and was a member of Heritage Canada. As part of this commitment to architecture, Sharon contributes to the education of the field, teaching at the University of Victoria's Graduate Professional Program in Cultural Heritage Studies. She is also active with a number of related organizations, such as the Society for the Study of Architecture in Canada, the Society of Architectural Historians, and the Association of Preservation Technology. Professional service also included jury member of the City of Toronto Heritage Grant Program Selection Committee (2009-2010).

Goldsmith Borgal
& Company Ltd.
Architects
362 Davenport
Road Suite 100
Toronto Ontario
M5R 1K6 Canada
T 416 929 6556
F 416 929 4745
www.gbca.ca

Sharon Vattay
PH.D., CAHP

SAMPLE OF GBCA PROJECTS

- Massey Music Hall Revitalization Project, with KPMB Architects
- Legislative Assembly of Ontario, Historic Metalwork Conservation Report and Life Safety Upgrades
- MacDonald / Whitney Block, Queens Park (Toronto) Historic Landscape Assessment
- Humber College Lakeshore Campus (Toronto), Renovation Project (with MTA)
- Camp 30 / Former Bowmanville Boys School National Historic Site, Mothballing Plan
- Massey Music Hall (Toronto), Heritage Impact Assessment and Conservation Plan for Revitalization Project (with KPMB Architects)

PROFESSIONAL DEVELOPMENT & TRAINING

- Guastavino Tile Vault Construction Workshop (Association of Preservation Technology)
- Willowbank (Centre for Cultural Landscape) and Canova Association Field School Program in Northern Italy
- Historic Masonry Conservation Workshop (Parks Canada)
- Le Sabranenque Traditional Building Techniques in Southern France
- Windows Conservation for Historic Places Workshop (Parks Canada)
- Fire Risk Management for Historic Places Workshop (Parks Canada)
- Conserving the Modern Workshop (Parks Canada)

R55090002
CLKLIC

Corp. of the Town of Newmarket
Operating Results
Clerks & Licencing
For the Eleven Months Ending November 30, 2015

12.07.15 10:50:35
Page 21 of 21

Description	Year To Date			Annual	
	Actual	Budget	Difference	Budget	Remaining Budget
58311 Heritage Newmarket - L.A.C.A.C					
REV Revenues					
EXP Expenses					
4035 Regular Part-Time Wage		4,267.00	4,267.00	4,800.00	4,800.00
4109 Direct Payroll Benefits		670.00	670.00	753.00	753.00
4216 Stationery & Office Supplies		422.00	422.00	460.00	460.00
4269 Misc. 25.30	25.30	390.00	364.70	425.00	399.70
4418 Advertising		279.00	279.00	304.00	304.00
4471 Mileage/Parking/Tolls		28.00	28.00	30.00	30.00
4472 Memberships & Subscriptions 75.00	75.00		(75.00)		(75.00)
4478 Conferences & Seminar Fees		46.00	46.00	50.00	50.00
4784 Plaques		1,073.00	1,073.00	1,170.00	1,170.00
EXP Expenses	100.30	7,175.00	7,074.70	7,992.00	7,891.70
58311 Heritage Newmarket - L.A.C.A.C	100.30	7,175.00	7,074.70	7,992.00	7,891.70