

## **Additions & Corrections to Agenda**

### **Declarations of Interest**

### **Approval of Minutes**

1. Heritage Newmarket Advisory Committee Minutes of May 3, 2016. p. 1

### **Presentations/Deputations**

### **Correspondence**

2. Correspondence from the Town of Newmarket Planning and Building Services Department dated April 18, 2016 regarding Notice of Complete Application - Zoning By-law Amendment - 507 Mulock Drive. p. 8
3. Correspondence from the Town of Newmarket Planning and Building Services Department dated May 5, 2016 regarding Notice of the Adoption by the Town of Newmarket of Official Plan Amendment Number 13 (429 and 445 Harry Walker Parkway South) p. 10
4. Correspondence from the Town of Newmarket Planning and Building Services Department dated May 5, 2016 regarding Notice of the Passing of a Zoning By-law by the Town of Newmarket - By-law 2016-19 (429 and 445 Harry Walker Parkway) p. 12
5. Correspondence from the Town of Newmarket Planning and Building Services Department dated May 10, 2016 regarding a Public Meeting concerning a proposed Official Plan and Zoning By-law Amendment - 16333 Leslie Street. p. 14
6. Correspondence from the Town of Newmarket Planning and Building Services Department dated May 30, 2016 regarding a Public Meeting concerning a proposed Official Plan and Zoning By-law Amendment - 1166-1186 Nicholson Road. p. 15

7. Correspondence from the Town of Newmarket Planning and Building Services Department dated June 14, 2016 regarding Application for Official Plan and Zoning By-law Amendment - 751 and 757 Gorham Street, Town of Newmarket, File No.: D9NP1609 (OPA) and D14NP1609 (ZBA). (Full size drawings available at the meeting). p. 16

## Items

8. Designated Property Maintenance and Concerns
- a) Designation Requests
    - i) 379 Botsford Drive p. 22
    - ii) 411 Millard Avenue p. 43
    - iii) 17030 Yonge Street p. 57
  - b) Inventory
9. Plaques
- a) Site plaques
  - b) Residence plaques
  - c) Heritage location plaques
10. Verbal Update on the Ontario Heritage Conference - May, 2016. p. 86
11. Discussion regarding Delegation of Authority and associated processes for Heritage Permits.
12. Heritage Newmarket Budget p. 91
13. 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, May 3, 2016 in the Mulock Room, 395 Mulock Drive, Newmarket.

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

Absent: Soni Felix Raj

Staff Present: 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**

Councillor Hempen declared an interest in Items 1 and 3 of the Agenda, being the Heritage Newmarket Advisory Committee Minutes of April 5, 2016 and correspondence from the Town of Newmarket Planning and Building Services Department regarding a Public Meeting concerning a Proposed Zoning By-law Amendment - 178, 180, 184, 188, 190 and 194 Main Street South as he owns a business on Main Street and the Committee has made a recommendation that business on Main Street may be adversely impacted by the application. He advised that he would not take part in the discussion or voting of the foregoing matters.

### **Approval of Minutes**

1. Heritage Newmarket Advisory Committee Minutes of April 5, 2016.



Moved by: Billie Locke  
 Seconded by: Joan Seddon

THAT the Heritage Newmarket Advisory Committee Minutes of April 5, 2016 be approved.

### **Carried**

Councillor Hempen did not take part in the discussion or voting of the foregoing matter.

### **Presentations/Deputations**

None.

### **Correspondence**

2. Correspondence from the Town of Newmarket Planning and Building Services Department dated April 18, 2016 regarding Notice of Complete Application - Zoning By-law Amendment - 507 Mulock Drive.

The Committee discussed the location of the subject lands, however they were unable to ascertain, based on the map provided, which property the application applied to and requested that staff provide further information at the next scheduled Heritage Newmarket Advisory Committee meeting.

Moved by: Malcolm Watts  
 Seconded by: Rohit Singh

a) THAT the correspondence from the Town of Newmarket Planning and Building Services Department dated April 18, 2016 regarding Notice of Complete Application - Zoning By-law Amendment - 507 Mulock Drive be received;

b) AND THAT staff provide additional information to the Committee in order to determine the subject location.

### **Carried**

3. Correspondence from the Town of Newmarket Planning and Building Services Department dated April 19, 2016 regarding a Public Meeting on Monday, May 9, 2016 concerning a Proposed Zoning By-law Amendment - 178, 180, 184, 188, 190 and 194 Main Street South.

The Chair advised that the correspondence relates to an application by Main Street Clock Inc. and requested that the building be referred to as the Federal Building or the Post Office as opposed to the Clock Tower. Discussion ensued regarding the upcoming public meeting and the deputation process.

Moved by: Billie Locke  
Seconded by: Joan Seddon

THAT the correspondence from the Town of Newmarket Planning and Building Services Department dated April 19, 2016 regarding a Public Meeting on Monday, May 9, 2016 concerning a Proposed Zoning By-law Amendment - 178, 180, 184, 188, 190 and 194 Main Street South be received.

### **Carried**

Councillor Hempen did not take part in the discussion or voting of the foregoing matter.

4. Correspondence from the Town of Newmarket Planning and Building Services Department dated April 25, 2016 regarding Application for Official Plan and Zoning By-law Amendments - 1166 and 1186 Nicholson Road.

Moved by: Councillor Hempen  
Seconded by: Billie Locke

THAT the correspondence from the Town of Newmarket Planning and Building Services Department dated April 25, 2016 regarding Application for Official Plan and Zoning By-law Amendments - 1166 and 1186 Nicholson Road be received.

### **Carried**

### **Items**

5. Designated Property Maintenance and Concerns
  - a) Designation Requests & Inventory

Discussion ensued regarding the work of the Heritage Consultant with respect to the research associated with the designation requests that have been received to date. The Committee requested that an update on the consultant's work to date be provided at the next scheduled Heritage Newmarket Advisory Committee meeting.

Moved by: Councillor Hempen  
 Seconded by: Joan Seddon

THAT the Heritage Newmarket Advisory Committee be consulted by the Heritage Consultant after any preliminary research is conducted on any designation request that is received in order to review the work completed to date.

**Carried**

b) Christian Baptist Church

Discussion was referred to the next scheduled Heritage Newmarket Advisory Committee meeting in order to receive an update from the Senior Planner – Community Planning on the status of the letter to the property owner with respect to the deterioration of the exterior of the Church.

c) Stickwood Walker Farmhouse

The Chair advised that some painting has been completed on the exterior of the property. Discussion ensued regarding tail repairs. M. Watts offered to visit the site to observe the progress of any repairs and report back to the Committee at the next scheduled meeting.

6. Plaques

a) Site & Heritage Location plaques

The Chair advised that the Senior Planner – Community Planning will be meeting with Recreation and Culture staff to review the site plaque process.

b) Residence plaques

M. Watts provided a verbal update on details of the plaque research and production completed to date. Discussion ensued regarding research sources.

7. Building Permit Application - Quaker Meeting House, 17030 Yonge Street (designated under the Ontario Heritage Act by By-law 1994-49).

Moved by: Councillor Hempen  
Seconded by: Rohit Singh

THAT the Heritage Newmarket Advisory Committee support the Building Permit Application for the Quaker Meeting House, 17030 Yonge Street.

**Carried**

8. Discussion regarding the 'Walking Tour' booklets.

The Chair provided a copy of the Walking Tour of the Historical District brochure. Discussion ensued regarding reprinting the brochure and whether there is potential to generate revenue through sale of the brochure or hosted walking tours of the heritage district.

Moved by: Billie Locke  
Seconded by: Rohit Singh

THAT staff determine the cost to print Walking Tours of the Historical District brochures and report back at the next scheduled Heritage Newmarket Advisory Committee meeting.

**Carried**

9. Discussion regarding the 2016 Heritage Conference

Discussion ensued regarding whether a per diem and mileage is reimbursed to Committee members who are attending the Conference.

10. Heritage Newmarket Budget

The Council/Committee Coordinator provided an overview of the budget to date.

11. Reports of Committee Members

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

The Chair advised that ARCH has not recently met pending further information on site plaques.

b) Elman W. Campbell Museum Board

B. Locke advised that the Museum hosted a number of successful March Break programs. She advised of the upcoming events, being the Mother's Day tea and a garage sale on May 28, 2016.

c) Lower Main Street South Heritage Conservation District Advisory Group

The Chair advised that Committee members have been consulted by email on various applications but have not met in a formal capacity in some time.

d) Newmarket Historical Society Board of Directors

R. Singh advised that the archive locks have been changed to avoid any further theft. The Board is working on the World War Centennial exhibit, with plans for the event to be presented to the membership. R. Singh to provide the Board minutes for distribution.

## New Business

a) M. Watts inquired on the plans and status of the former Union Hotel building located at the northeast corner of Davis Drive and Main Street. Discussion ensued regarding heritage designation of the former hotel and future plans for building by the property owner. The Chair to reach out and inquire with Metrolinx staff in order to receive a presentation on future plans for the building.

b) The Chair advised of a request from Soni Felix Raj to be excused from meetings for the summer months for personal reasons. Discussion ensued regarding the previous request for additional members and the position of the Appointment Committee on said request.

Moved by: Councillor Hempen

Seconded by: Billie Locke

a) THAT Soni Felix Raj be excused from Committee duties for the period of July to September, 2016;

b) AND THAT the Appointment Committee be requested to replace Ms. Felix Raj for the duration of her leave with an experienced heritage representative.

**Carried**

Moved by: Billie Locke  
 Seconded by: Rohit Singh

THAT Members of the Appointment Committee be requested to attend an upcoming Heritage Newmarket Advisory Committee meeting in order to understand the complexity of the Committee's work.

### **Carried**

- c) M. Watts circulated copies of Heritage Matters magazine to Committee members for their review.
- d) B. Locke inquired with respect to the surface finish of the gateway feature sign at Main Street and Davis Drive. Discussion ensued regarding the finish and heritage attributes.

### **Adjournment**

Moved by: Councillor Hempen  
 Seconded by: Joan Seddon

THAT the meeting adjourn.

### **Carried**

There being no further business, the meeting adjourned at 8:44 p.m.

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Date

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A. Hart, Chair



Planning and Building Services

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

www.newmarket.ca  
planning@newmarket.ca  
905.953.5321

## Notice of Complete Application

### Zoning By-law Amendment

PROPERTY DESCRIPTION: 507 Mulock Drive  
North side of Mulock Drive, west of Bayview Avenue

APPLICANT: Gianni Kinno Developments Inc.

File Numbers: D14-NP1605 (ZBA)

The Town of Newmarket has received an application for a proposed Zoning By-law Amendment. The applicant is proposing to amend the existing Mixed Employment (EM) zone on the subject lands to permit a 2 storey medical office containing a clinic, pharmacy, retail use, and a medical laboratory with a gross floor area of approximately 3,800 square feet.

This application is deemed complete under the Planning Act. 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 Development and Infrastructure 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 18<sup>th</sup> day of April, 2016*

**LOCATION MAP**  
**507 Mulock Drive**  
**North Side of Mulock Drive,**  
**West of Bayview Avenue**



Subject Lands

TOWN OF NEWMARKET PLANNING DEPARTMENT



Designed & Produced by Information Technology - GIS Printed April 2016. Land Parcel Boundaries - © Target Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2016 Zoning - Town of Newmarket 2015  
 DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.

T:\01 Services\Planning\Dave\file related documentation\507 mulock\location map for complete application.mxd





Planning and Building Services

TOWN OF NEWMARKET

395 Mulock Drive

P.O. Box 328

Newmarket, ON L3Y 4X7

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905.953.5321

## NOTICE OF THE ADOPTION BY THE TOWN OF NEWMARKET OF OFFICIAL PLAN AMENDMENT NUMBER 13

**TAKE NOTICE** that the Council of the Town of Newmarket passed **By-law Number 2016-18** being a By-law to adopt Official Plan Amendment Number 13 on the **25<sup>th</sup> day of April, 2016**, under Section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**AND TAKE NOTICE** that the Official Plan Amendment **requires approval** by the Regional Municipality of York, under subsections 21(1) and 17(22) of the *Planning Act*.

**ANY PERSON OR PUBLIC BODY** will be entitled to receive notice of the decision of the Regional Municipality of York if a written request to be notified of the decision, including the person's or public body's name and address is made to:

Director, Community Planning  
Transportation and Community Planning Department  
York Region Administrative Centre  
17250 Yonge Street  
Newmarket, ON  
L3Y 6Z1

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

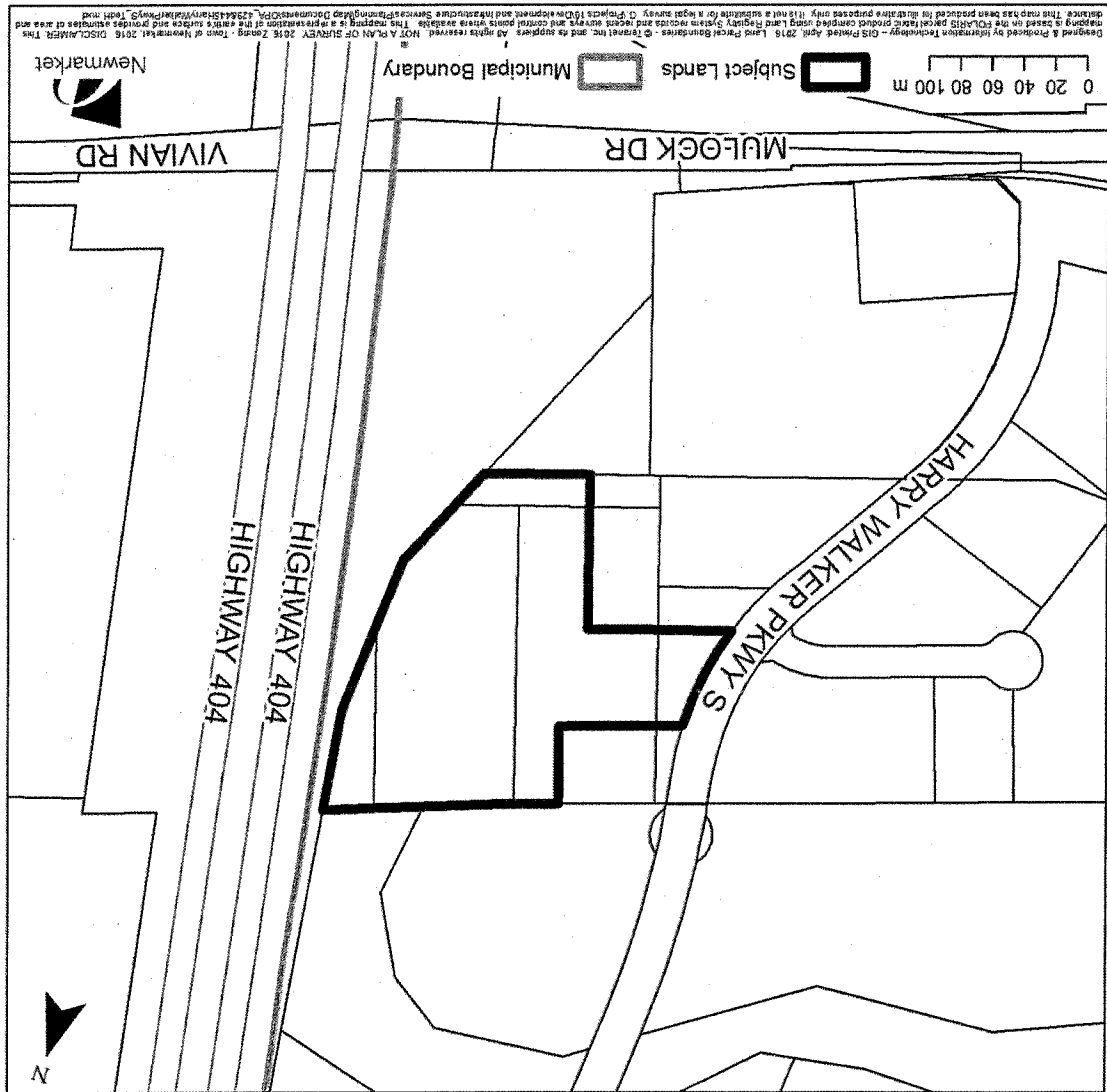
No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds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

The purpose of Amendment Number 13 is to amend the policies applying to the subject lands, currently being within the *Business Park – Mixed Employment* designation to allow outdoor storage for a snow storage facility for the Regional Municipality of York.

The subject lands of this application are also subject to a zoning by-law amendment application; file D14 NP16 01 to provide for a reduced parking requirement for a York Region Police station.

**ADDITIONAL INFORMATION** relating to Official Plan Amendment Number 13 is available for inspection between 8:30 a.m. and 4:30 p.m. on weekdays at the Municipal Offices, 395 Mulock Drive, Newmarket. Direct any inquiries to the Planning Department 905-953-5300 Extension 2458. Please refer to File No. D9 NP16 01 - Official Plan Amendment Number 13.

**Dated: May 5, 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

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

Zoning By-Law Amendment:

2016-19

Location:

429 and 445 Harry Walker Parkway South

East side of Harry Walker Parkway South, north of Mulock Drive

File Number:

File: D14 NP16 01

**TAKE NOTICE** that the Council of the Town of Newmarket passed **By-Law Number 2016-19** on the **25<sup>th</sup> day of April, 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 **25<sup>th</sup> day of May, 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.

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 is on the reverse of this page. 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.

The subject lands of this application are also subject to an Official Plan amendment application; file D9 NP16 01 - Official Plan Amendment Number 13 to permit outdoor storage for a snow storage facility for the Regional Municipality of York.

DATED at the Town of Newmarket this **5th day of May, 2016**.

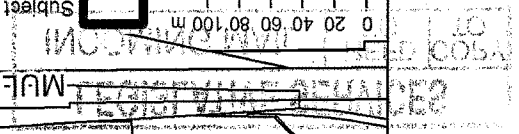
Andrew Brouwer, Clerk

Town of Newmarket

P.O. Box 328, 395 Mulock Drive

NEWMARKET, ON L3Y 4X7

LEGISLATIVE SERVICES		
INCOMING MAIL	REFD TO	COPY TO
MAY 06 2016		



By-Law Number 2016-19 applies to the lands located on the east side of Harry Walker Parkway South opposite Maple Hill Court, municipally known as 429 and 445 Harry Walker Parkway South.

By-Law Number 2016-19 has the purpose and effect of amending the zoning of the subject land's Mixed Employment 107 (EM-107) Zone to permit a reduced parking requirement of 200 spaces for a York Region Police facility.

By-Law Number 2016-19 has the purpose and effect of amending the zoning of the subject land's Mixed Employment 107 (EM-107) Zone to permit outdoor storage for a snow storage facility for the Regional Municipality of York.

**EXPLANATORY NOTE:**

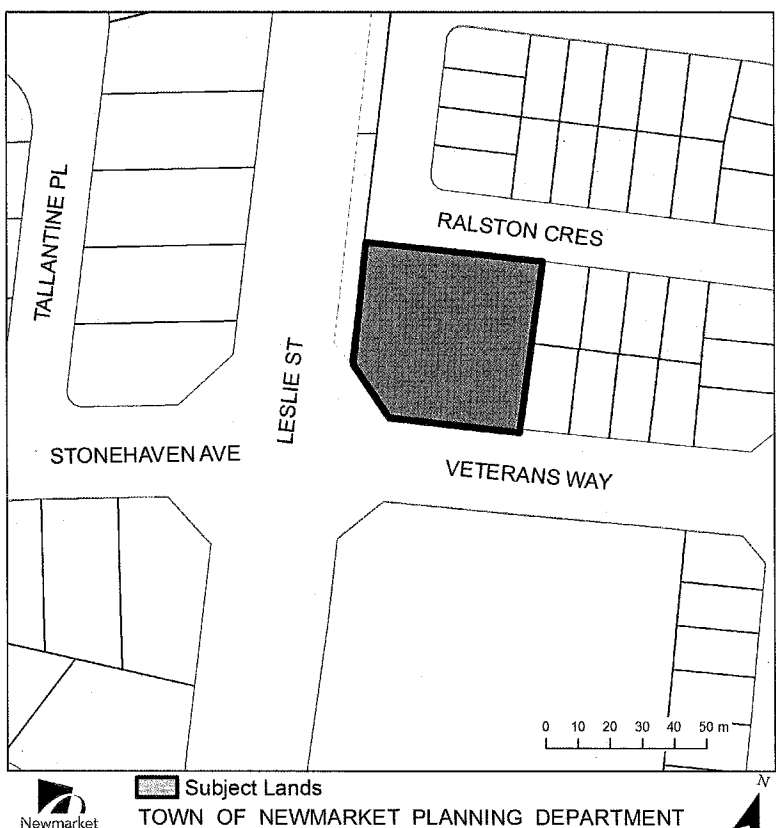
**PUBLIC MEETING CONCERNING  
 PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

**TAKE NOTICE** that the Council of the Corporation of the Town of Newmarket will hold a Public Meeting on:

**MONDAY MAY 30, 2016 AT 7:00 P.M.**

in the **Council Chambers at the Municipal Offices, 395 Mulock Drive**, to consider a proposed Zoning By-Law Amendment under Section 34 of the Planning Act, RSO 1990, c. P. 13 as amended and a proposed Official Plan amendment under Section 17 of the Planning Act, RSO 1990, c. P. 13 as amended.

An application has been submitted for an Official Plan Amendment and Zoning By-Law Amendment for lands located on the northeast corner of Leslie Street and Veterans Way, municipally known as 16333 Leslie Street. The applicant is proposing to re-designate the subject lands from the Commercial designation to the Emerging Residential Designation and rezone the lands from the Convenience Commercial – Exception 78 (CC) zone to the Residential Townhouse Condominium Plan Dwelling (R4-CP) zone to permit a proposed development consisting of ten townhouse dwellings on a private road.



**ANY PERSON** may attend the public meeting to make a written or verbal representation either in support of or in opposition to the proposed Official Plan and Zoning By-Law Amendments. If you wish to use the Town's audio/visual system, please contact the Clerk's Office not later than noon on the day of the meeting to make the appropriate arrangements. Should you be unable to attend the public meeting, your written submission will be received up to the time of the meeting.

**IF YOU WISH TO BE NOTIFIED** of the adoption of the proposed Official Plan and Zoning By-Law Amendments, you must make a written request to the Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN MAIN NEWMARKET, ON L3Y 4X7

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting or make written submissions to the Town of Newmarket before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Newmarket to the Ontario Municipal Board.

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting, or make written submissions to the Town of Newmarket before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

**ADDITIONAL INFORMATION** relating to the proposed Official Plan and Zoning By-Law Amendments is available for inspection between 8:30 a.m. and 4:30 p.m. on weekdays at the Municipal Offices, 395 Mulock Drive, Newmarket.

**Dated May 10, 2016**

**Direct any inquiries to the  
 Planning Department 905-953-5321  
 Please refer to File No. D09NP1523, D14NP1523**



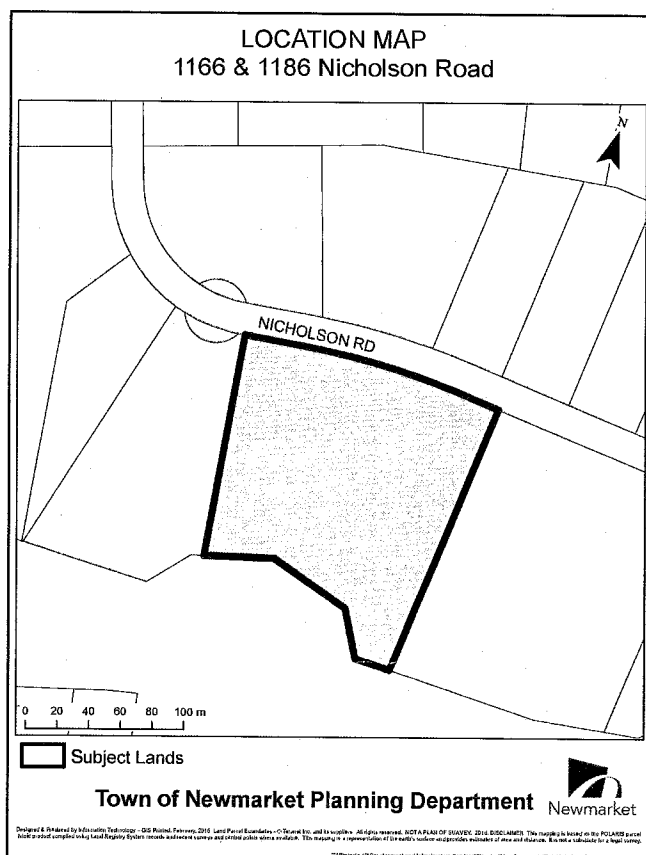
**PUBLIC MEETING CONCERNING  
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

**TAKE NOTICE** that the Council of the Corporation of the Town of Newmarket will hold a Public Meeting on:

**MONDAY JUNE 20, 2016 AT 7:00 P.M.**

in the **Council Chambers at the Municipal Offices, 395 Mulock Drive**, to consider a proposed Zoning By-Law Amendment under Section 34 of the Planning Act, RSO 1990, c. P. 13 as amended and a proposed Official Plan amendment under Section 17 of the Planning Act, RSO 1990, c. P. 13 as amended.

An application has been submitted for an Official Plan Amendment and Zoning By-Law Amendment for lands located on the south side of Nicholson Road, municipally known as 1166-1186 Nicholson Road. The effect of this application is to permit accessory outdoor storage as a permitted use to a maximum of 30% of the lot, provided the storage is screened in such a way as to not be visible from the street.



**ANY PERSON** may attend the public meeting to make written or verbal representation either in support of or in opposition to the proposed Official Plan and Zoning By-Law Amendments. If you wish to use the Town's audio/visual system, please contact the Clerk's Office not later than noon on the day of the meeting to make the appropriate arrangements. Should you be unable to attend the public meeting, your written submission will be received up to the time of the meeting.

**IF YOU WISH TO BE NOTIFIED** of the adoption of the proposed Official Plan and Zoning By-Law Amendments, you must make a written request to the Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN MAIN NEWMARKET, ON L3Y 4X7

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting or make written submissions to the Town of Newmarket before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Newmarket to the Ontario Municipal Board.

**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a public meeting, or make written submissions to the Town of Newmarket before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

**ADDITIONAL INFORMATION** relating to the proposed Official Plan and Zoning By-Law Amendments is available for inspection between 8:30 a.m. and 4:30 p.m. on weekdays at the Municipal Offices, 395 Mulock Drive, Newmarket.

**Dated May 30, 2016**

**Direct any inquiries to the  
Planning Department 905-953-5321  
Please refer to File No. D9NP16 03 (OPA),  
D14NP16 03 (ZBA)**



**16**

**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, Intake Team  
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

DATE: June 14, 2016

SUBJECT: Application for Official Plan and Zoning By-law Amendment  
751 and 757 Gorham Street  
Town of Newmarket  
Region of York  
File No.: D9NP1609 (OPA) and D14NP1609 (ZBA)

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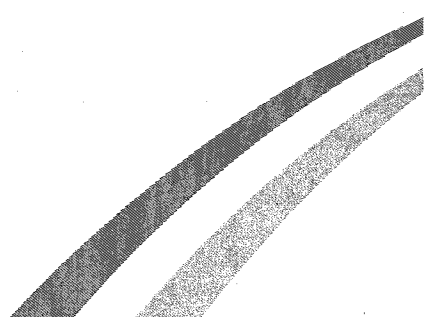
Please find attached a copy of the above captioned Official Plan and Zoning By-law Amendment application. Also included is the proposed conceptual site plan, elevations, landscape plan and survey. The applicant is proposing to amend the existing Stable Residential designation and Residential Detached Dwelling zone on the subject lands to permit a proposed development of a 4 storey apartment containing 82 apartment units.

Please direct any comments you may have on this proposal to the Planning Department by July 14, 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 2  
Howard Friedman, HBR Planning Centre

Attachments: Application, Site Plan, Elevation, Landscape Plan, Survey





## PLANNING &amp; 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: \_\_\_\_\_

APPLICATION IS SUBMITTED FOR: (Mark all appropriate boxes)

☒ OFFICIAL PLAN AMENDMENT

D9NP1609

☐ DRAFT PLAN OF SUBDIVISION☒ ZONING BYLAW AMENDMENT

D14NP1609

☐ DRAFT PLAN OF CONDOMINIUM☐ SITE PLAN APPROVAL☐ PART LOT CONTROL☐ AMENDMENT TO SITE PLAN APPROVAL☐ OTHER: \_\_\_\_\_

## REGISTERED OWNER:

2439107 Ontario Inc. Attn. David Beswick

ADDRESS: 1270 Vandorf Sideroad

CITY: Aurora

POSTAL CODE: L4G 0N8

PHONE: 905-841-5873

FAX: \_\_\_\_\_

E-MAIL ADDRESS: dbeswick@beswickgroup.com

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

## BENEFICIAL OWNER: (If applicable)

N/A

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

POSTAL CODE: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

## AGENT: (If other than either of the above) HBR Planning Centre Attn. H. Friedman

ADDRESS: 66 Prospect Street, Unit A

CITY: Newmarket

POSTAL CODE: L3Y 3S9

PHONE: 905-853-1841

FAX: 905-830-1451

E-MAIL ADDRESS: howard.friedman@bellnet.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: 757 Gorham Street and 751 Gorham St.

LOT: Pt. Lot 33 CONCESSION: II

LOT: ~~see attached~~ REGISTERED PLAN: ~~see attached addendum~~

AND/OR

PART: REFERENCE PLAN (If relevant):

LOT AREA (ha) ~~to~~ 0.65 LOT FRONTAGE (m) ~~±22.03m~~ <sup>±14.6 m</sup> Muriel St. LOT DEPTH (m): ~~±78m~~ <sup>±78m</sup> from Gorham St. (irregular shape)

## EXISTING STRUCTURES: (Give height &amp; floor area)

2 sty stucco dwelling, 1 sty, frame dwelling, frame garage, vinyl shed, and frame shed -- all structures to be demolished

## PROPOSED STRUCTURES: (Give height &amp; floor area)

4 storey rental apartment building

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

NO

## LAND USES

PRESENT USE: Residential

PROPOSED USE: Residential

PRESENT OFFICIAL PLAN DESIGNATION: Stable Residential

PROPOSED OFFICIAL PLAN DESIGNATION: (If applicable)

Stable Residential with special provision to allow for apartment building and associated uses. See Addendum attached

PRESENT ZONING BYLAW CLASSIFICATION:

R1-D-119

PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable)

See attached Addendum



Pre-consultation with municipal staff on application - Date: January 6, 2016



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

SERVICINGSANITARY SERVICING:☒

MUNICIPAL

☐

PRIVATE SEPTIC SYSTEM

☐

OTHER: \_\_\_\_\_

WATER SUPPLY:☒

MUNICIPAL

☐

PRIVATE WELL

☐

OTHER: \_\_\_\_\_

DATE OF ACQUISITION OF LAND

BY OWNER: February 2015 and December 2015 (Lydia St. portion)

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 David Beswick

of the Town

of Aurora

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 day of MAY A.D. 2016

Marilyn Yvonne Lowe, a Commissioner, etc.,  
Province of Ontario  
for CEC Mechanical Ltd.  
Expires May 12, 2017

A Commissioner, etc.

Signature of Owner, Beneficial Owner or Agent

David Beswick, A.S.O.  
2439107 Ontario Inc.

I have the authority to  
bind the  
Corporation.

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 HBR Planning Centre  
BENEFICIAL OWNER (If applicable) (Please Print)  
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: May 2016

SIGNED: \_\_\_\_\_

Marilyn Yvonne Lowe, a Commissioner, etc.,  
Province of Ontario  
for CEC Mechanical Ltd.  
Expires May 12, 2017

\_\_\_\_\_  
David Beswick  
A.S.O. 2439107 Ontario Inc.

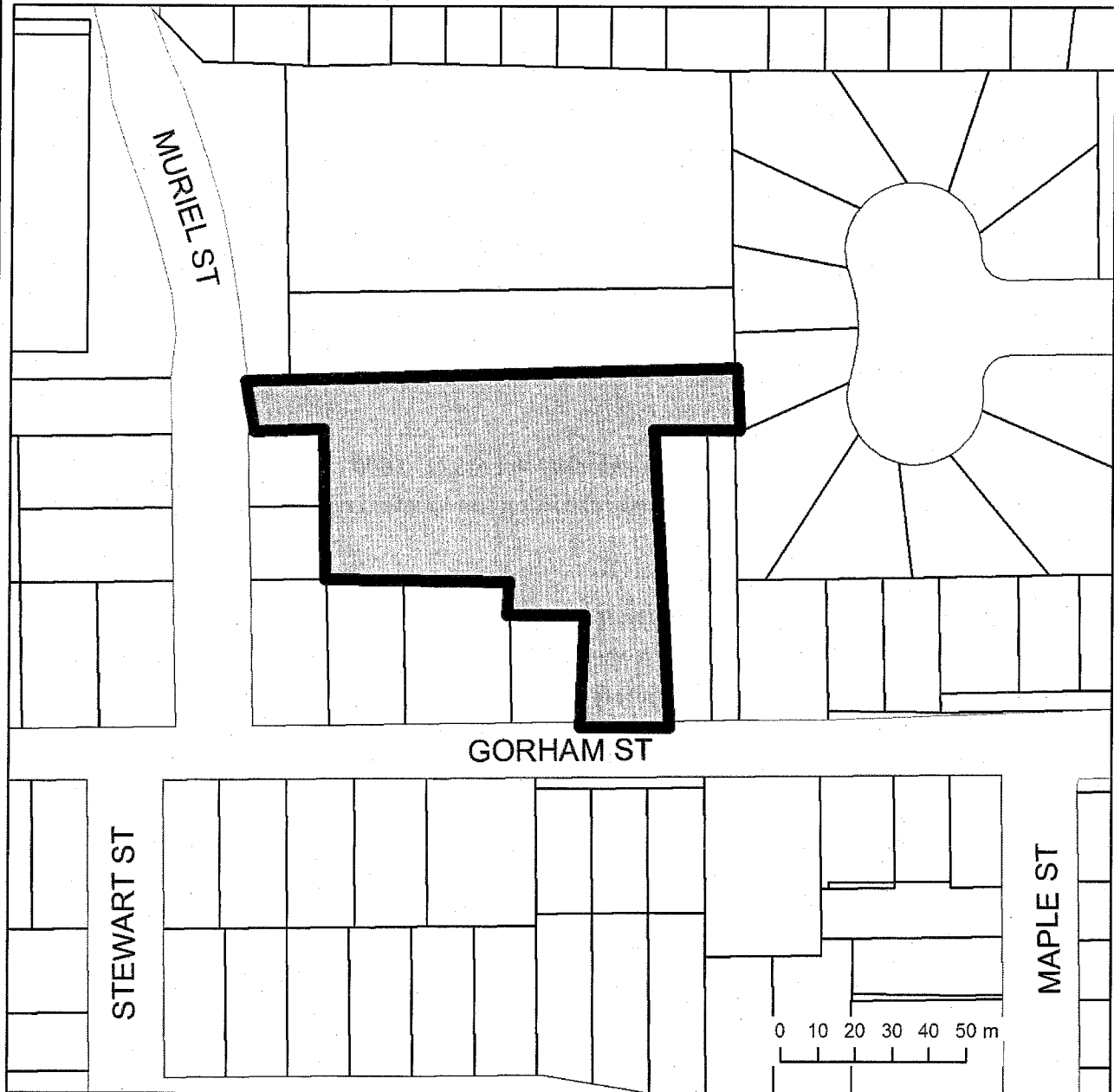
Signature of Owner

Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)

I have the authority to bind  
the Corporation.

**LOCATION MAP**  
**751 and 757 Gorham Street**  
**North side of Gorham Street/East side of Muriel Street**  
**Newmarket**



**Subject Lands**

**TOWN OF NEWMARKET PLANNING DEPARTMENT**



Designed & Produced by Information Technology - GIS Printed: June, 2016. Land Parcel Boundaries - © Teraset Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2015 Zoning - Town of Newmarket, 2015  
 DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.

T:\DI Services\Planning\QaveFile related documentation\757 Gorham st\Location map 757 Gorham St.mxd

## 1.0 PROPERTY INFORMATION

Civic Address: 379 Botsford Drive

Common Name: George Alexander Binns House

Legal Description: Plan 81, Part Lot 85

## 2.0 PHOTOGRAPHS



**Image 1: Façade of Property at 379 Botsford Drive**  
(Photo taken on April 7, 2016; Facing North)



**Image 2: Detail of Façade at 379 Botsford**  
(Photo taken on April 7, 2016; Facing North)

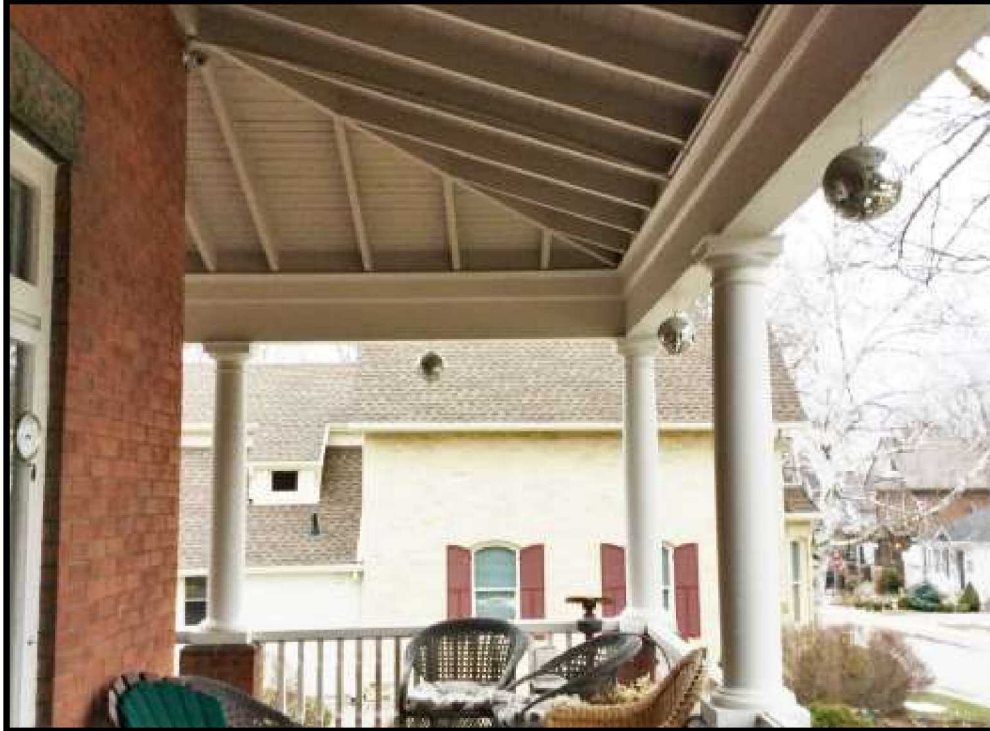


**Image 3: Detail of Pediment and Bay on Façade of 379 Botsford Drive**  
(Photo taken on April 7, 2016; Facing North)



**Image 4: Detail of Cut-stone Foundation**  
(Photo taken on April 7, 2016; Facing West)





**Image 5: Covered Porch on Façade at 379 Botsford Drive**  
(Photo taken on April 7, 2016; Facing East)



**Image 6: Interior View of Stained Glass Transom on Façade at 379 Botsford Drive**  
(Photo taken on April 7, 2016; Facing South)

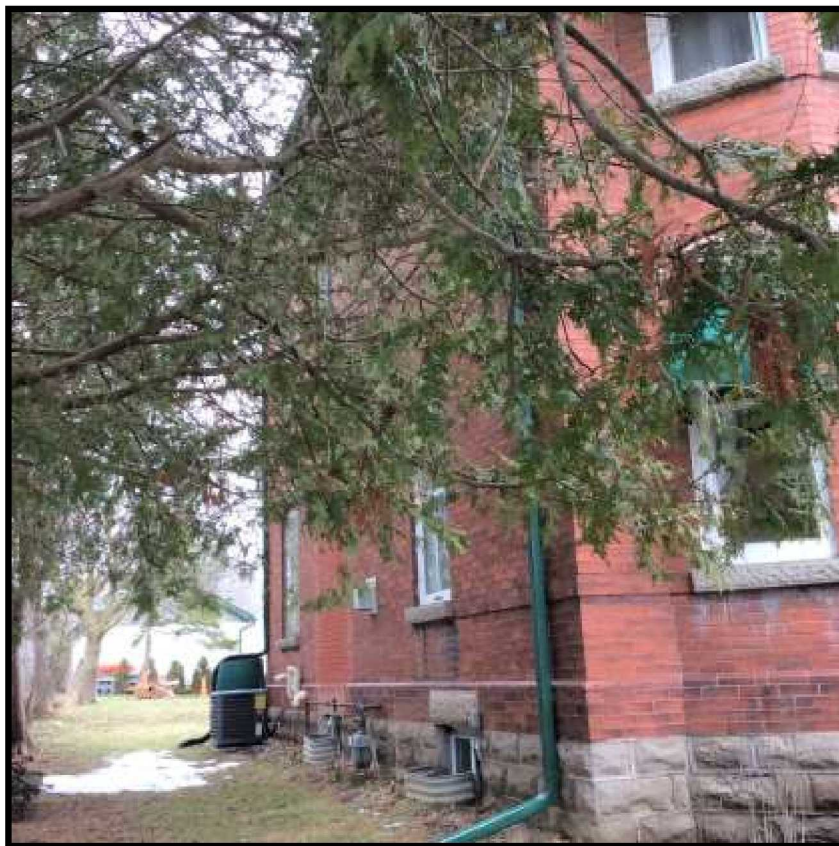


**Image 7: Oval Stained Glass Window on Façade at 379 Botsford Drive**  
(Photo taken on April 7, 2016; Facing North)

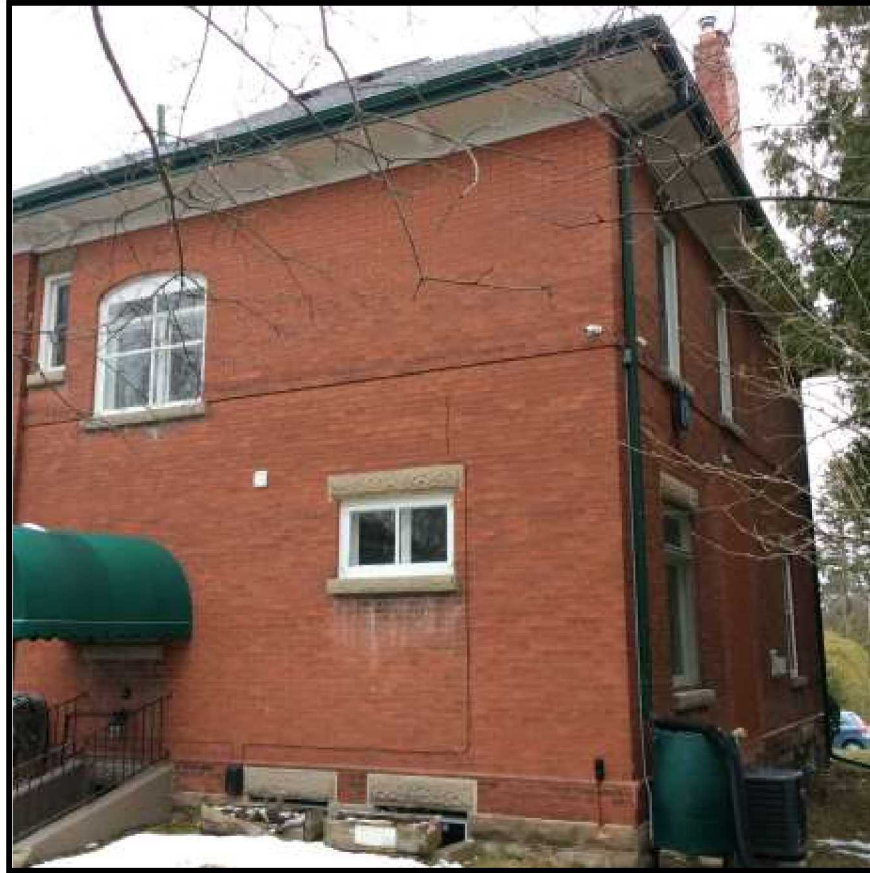


**Image 8: Interior View of Oval Stained Glass Window**  
(Photo taken on April 7, 2016; Facing South)





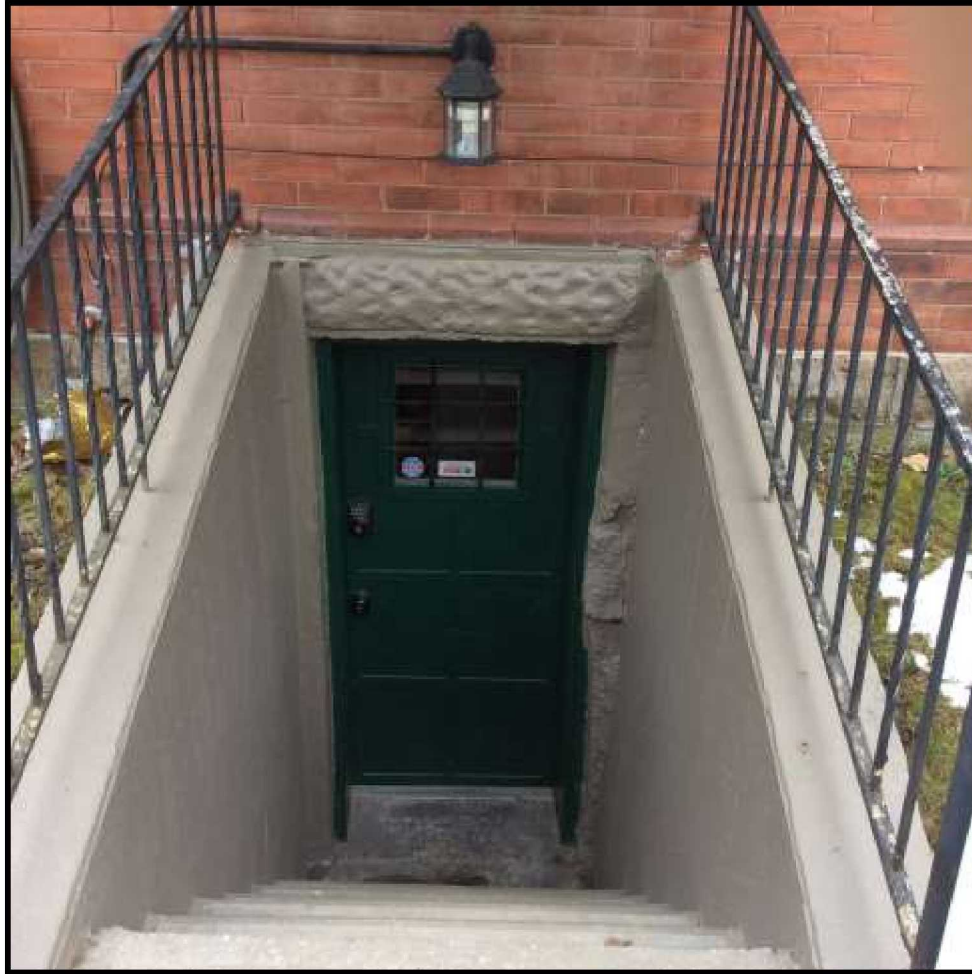
**Image 9: View of West Elevation**  
(Photo taken on April 7, 2016; Facing Northeast)



**Image 10: North and West Elevations**  
(Photo taken on April 7, 2016; Facing Southeast)

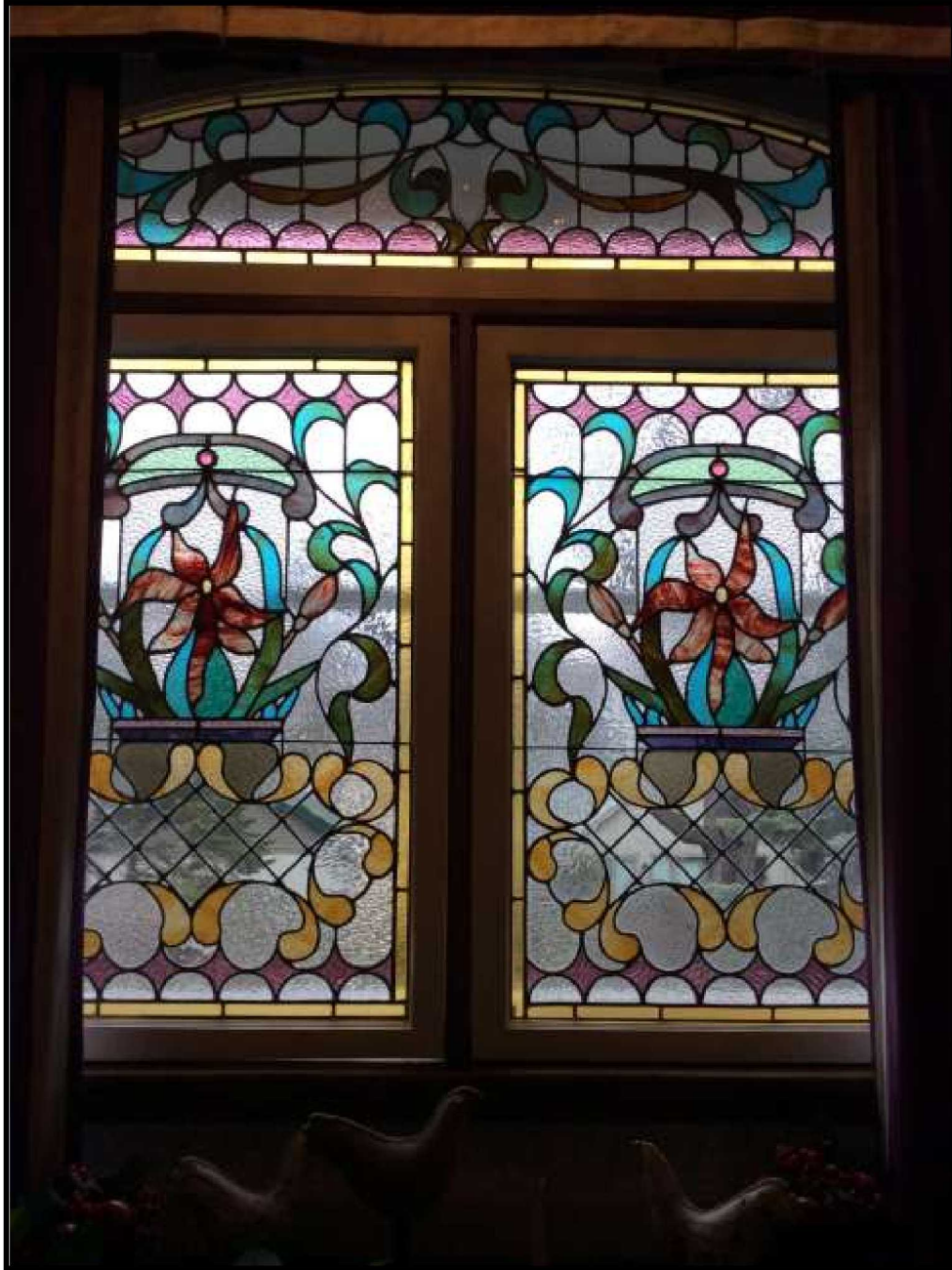


**Image 11: North (Rear) Elevation**  
(Photo taken on April 7, 2016; Facing South)



**Image 12: Basement Stairwell on North Elevation**  
(Photo taken on April 7, 2016; Facing South)





**Image 13: Stained Glass from Interior at Second Storey Landing**  
(Photo taken on April 7, 2016; Facing North)



**Image 14: North and East Elevations of 379 Botsford Drive**  
(Photo taken on April 7, 2016; Facing Southwest)





**Image 15: East Elevation and Façade of 379 Botsford Drive**  
(Photo taken on April 7, 2016; Facing Northwest)



**Image 16: West Elevation of Garage**  
(Photo taken on April 7, 2016; Facing East)



**Image 17: South Elevation of Garage**  
(Photo taken on April 7, 2016; Facing Northeast)



### 3.0 MAPS



**Map 1: Location of the Property at 379 Botsford Drive  
(Queens Printer for Ontario 2016)**



## 4.0 BACKGROUND INFORMATION

### 4.1 Architecture or Design

- Representative of the Edwardian style with some Queen Anne elements
- L-shaped plan
- Two-and-a-half storey red brick construction laid in stretcher bond with projecting band of brick courses located under the second storey window openings as well as the top of the basement window openings, both bands run around the entire house
- Cut stone foundation
- Hip roof with wide eaves with brackets
  - The hip roof has a hip roof dormer with wide eaves and an offset pediment gable over a two-storey bay
  - The pediment has a small window
  - The pediment is decorated with fish scale shingles and a fan motif in the peak of the gable
- A covered verandah wraps from the façade around the east elevation, supported by columns sitting atop brick bases and a sawed post balustrade
- The façade is two-bay with a projecting bay window on the west side
  - The first storey exhibits a single entranceway and a large window with a rectangular stain glass transom as well as a small oval window opening with radiating brick voussoirs with a wood frame and stain glass window
  - All window openings (save for the oval window) have rusticated lug stone lintels and rusticated sills
  - A continuous border of lintel stones carries across the tops of the three window openings of the protruding bay window on both levels
- The west elevation is two-bay, the scar of a filled in window opening is evident between two first storey window openings
  - There are two basement window openings, one with a stone lintel
  - All other windows on the west elevation have rusticated stone lintels and sills
- The north elevation has stairs leading down to a basement door opening flanked to the west by two basement window openings and one to the east
  - A random assortment of window opening placement and size is exhibited on the north elevation: three rectangular openings on the first storey and three on the second storey
  - One second storey window is a large arched window with radiating brick voussoirs with a large stain glass window
  - All other windows on the north elevation are topped by large rusticated lintels and sills
  - Evidence of an original chimney runs up the elevation to the east of the basement door
- East elevation is two bay; one of the upper storey windows was filled halfway

- A wood siding clad vestibule shelters the entrance way into the rear end of the elevation; the vestibule has a door in both the north and south sides, a narrow walkway connects the verandah to the vestibule
- A large hip roof dormer breaks the roofline
- Banded red brick chimney at the west elevation, evidence of an original chimney at the rear
- A one storey hip roof stuccoed two-car garage is located at the northeast corner of the property
  - The north, east and west elevations are two-bay
  - The property owner indicated that this garage may have been used to store inventory from Binns' business, however research could not verify this use

## 4.2 History

- Constructed in 1906 (Heritage Newmarket Advisory Committee n.d.:15)
- Home of George Alexander Binns (1867–1940)
  - Binns started in the hardware business in Newmarket in 1890 after learning the trade with J.C. Robertson (at the 1932 location of Bolton's Bakery) (Newmarket Era 1932:2)
  - Binns purchased the former tinsmith and plumbing business of D.S. Wright – the 1932 location of Gibney's Barber Shop and the Dominion Express Office in Newmarket (Newmarket Era 1932:2)
  - He started his own business in 1902 with a focus on hardware, carriage, woodenware and sports (Pilfrey 2016)
  - He operated the business on Newmarket's main street for over 35 years (Emanuel 2016)
  - He retired in 1928 after selling his business to Mr. Rowland (later known as MacNab Hardware)
  - Binns resided in the home with wife Emily (Watson) Binns, daughters Florence and Marjorie, and son Gordon
    - Binns owned the property from 1904 until his death in 1940, it was sold by his executors in 1941
  - He was a prominent citizen in Newmarket
    - George Binns served on Town Council, high school board, and cemetery board
    - He was a board member of the bicycle club, curling and bowling clubs, a charter member of the High Wheel Newmarket Bicycle Club (1885), and a Master of the Masonic Lodge
    - The Binns family was one of the first to own a summer cottage at Orchard Beach on Lake Simcoe
    - Newmarket has a street "Binns Avenue" named for him (Emanuel 2016)

- George Alexander Binns was the son of GM Binns, printer of the first conservative newspaper in Newmarket, the **Newmarket Courier** (established in December 26, 1867) (Elder 1985:30;Carter 2011:148)

### 4.3 Context

- The house is set back from the road on a small rise
- Supports the rich heritage character of the historic neighbourhood

## 5.0 EVALUATION OF SIGNIFICANCE

**Table 1: Evaluation of the Cultural Heritage Value or Interest of the Property  
According to Ontario Regulation 9/06**

EVALUATION OF PROPERTY		
Criteria	Description	✓
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓
	Displays a high degree of craftsmanship or artistic value	
	Displays a high degree of technical or scientific achievement	
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
	Yields or has the potential to yield information that contributes to the understanding of a community or culture	
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area	✓
	Is physically, functionally, visually or historically linked to its surroundings	
	Is a landmark	

## 6.0 RECOMMENDATION

RECOMMENDATION FOR PROPERTY	
Recommendation	✓
The property has no cultural heritage value or interest, therefore it requires no further work.	
The property should be considered for addition to the Municipal Heritage Register.	✓

RECOMMENDATION FOR PROPERTY	
Recommendation	✓
The property should be considered for designation under Part IV of the <i>Ontario Heritage Act</i> .	✓

## 7.0 STATEMENT OF SIGNIFICANCE

### Introduction and Description of Property

The George Binns House, located at 379 Botsford Drive, is situated on the north side of the road, in the Town of Newmarket. The property contains a two-and-a-half storey hip roof red brick house constructed circa 1906.

### Statement of Cultural Heritage Value/Statement of Significance

#### *Physical/Design Value*

The George Binns House is a good example of a two-and-a-half storey Edwardian house with Queen Anne elements. The L-shaped plan two-and-a-half storey house is constructed with red brick laid in stretcher bond with projecting bands of coursing at the sill level of the second storey window openings as well as at the lintel level of the basement window openings that both run around the entire perimeter of the house. The foundation is cut stone. Typical of Edwardian style, the house has a high hip roof with bracketed wide eaves broken by a hip roof dormer, a wrap-around verandah and a projecting pedimented over the two storey bay window. The Queen Anne influence is seen in the variety of decorative details and window openings including the projecting two storey bay on the west wing with a continuous border of lintel stones that carry across the tops of the three window openings. The wing is topped with a fish scale decorated pediment within which is a small window decorated with a fan motif in the peak. The façade is two-bay with an additional decorative oval stained glass window with a wood surround and radiating brick voussoirs. Several other stained glass windows are also found on the house: the single entranceway and large window opening with a stained glass transom and the large centrally placed stain glass arched window on the north elevation with has radiating brick voussoirs and a stone sill. The windows are topped with single lug rusticated stone lintels and sills. The verandah with sawed post balustrade is covered by a hip roof supported by half columns resting on brick stone foundations.

#### *Historical/Associative Value*

The George Binns House is associated with George Binns, who was a prominent citizen and shop owner in Newmarket. The house was built for George Alexander Binns (1867–1940) in 1906 where he lived until his death in 1940 when it was sold by his executors. George was the son of G.M. Binns, a printer of the first conservative newspaper in Newmarket, the *Newmarket Courier*. Binns began working in the hardware industry in

1890 with J.C. Robertson. By 1902 he started his own business in Newmarket with a focus on hardware, carriage, woodenware and sports. Two years later he bought the land for this house. He operated the business on Newmarket's main street for over 35 years. He sold his interest in his company to Mr. Rowland when he retired in 1928. The store was later known as MacNab Hardware. George Binns lived in the home with his wife, Emily (Watson) Binns, daughters Florence and Marjorie and son Gordon. George Binns was a prominent citizen in Newmarket; he served on Town Council, the high school board and cemetery board. He was a board member of the bicycle club, curling and bowling clubs, a charter member of the High Wheel Newmarket Bicycle Club (1885), and a Master of the Masonic Lodge. George Binns' contribution to the Town of Newmarket is commemorated through the naming of "Binns Avenue" after him.

### *Contextual Value*

The George Binns House's distinctive architecture and situation on a slight rise from the street makes it a landmark along Botsford Drive. The house supports the heritage character of the historic neighbourhood.

### **Cultural Heritage Attributes**

- Two-and-a-half storey red brick construction
- Hip roof with two hip roof dormers
- Two bay façade with projecting two-storey bay window
- Fish scale decorate pediment on the façade with a rectangular window opening
- Off-centre oval stain glass window with radiating brick voussoirs and wood frame
- Central entranceway
- Large façade window with stain glass rectangular transom
- All window openings with stone lintels and sills
- Hip roof covered verandah
- Two-bay east and west elevations
- Large arched rear stain glass window with radiating brick voussoirs and stone sill
- Banded brick chimney

## 8.0 BIBLIOGRAPHY AND SOURCES

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2011 **Stories of Newmarket: An Old Ontario Town**. Toronto: Dundurn Natural Heritage.

City of Newmarket

2016 Information Provided by the City  
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<http://jps.library.utoronto.ca/index.php/bsc/article/viewFile/17577/14511>.

Emanuel, C.

2016. **Ward Seven Street Names**. Accessed online at: <http://chrisemanuel.com/-ward-7-street-names>.

Heritage Newmarket Advisory Committee

n.d. **Municipal Register of Non-Designated Properties Part 1**. Accessed online at:  
<http://www.newmarket.ca/LivingHere/Pages/Planning%20and%20development/Heritage%20Conservation%20planning/Heritage-Registry.aspx>.

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1921 *Census of Canada* accessed at: ancestry.ca

1911 *Census of Canada* accessed at: ancestry.ca

Pilfrey, Ron

2016 'G.A. Binns Compilation'. Newmarket Historical Society.

The Newmarket Era

1940 *Eminent Citizen, Sportsman, 'Al' Binns Mourned by Town* in **The Newmarket Era**. November 7, 1940. Accessed online at:  
[https://archive.org/stream/NewmarketEra\\_998/newmarket\\_era\\_1940\\_11\\_07#page/n0/mode/2up](https://archive.org/stream/NewmarketEra_998/newmarket_era_1940_11_07#page/n0/mode/2up)

1932 *Who's Who in Newmarket: Let's Get Acquainted* in **The Newmarket Era**. September 9, 1932. Accessed online at:  
<http://news.ourontario.ca/newmarket/115231/page/2>

Special thanks to the volunteers at the Ellman Campbell Museum for their research assistance.

## Appendix A: Background Material



**Image 18: George Alexander Binns and Family in the 1911 Census  
(LAC 1911)**



**Image 19: George Alexander Binns Family in the 1921 Census  
(LAC 1921)**



**Image 20: Article About George Alexander Binns, 1932  
(The Newmarket Era 1932:2)**



## Eminent Citizen, Sportsman, 'Al' Binns Mourned By Town

### SERVICE CONDUCTED TO- DAY FOR RETIRED HARD- WARE MAN

There was laid to rest on Thursday afternoon one of Newmarket's life-long, best known citizens, George Alexander (AL) Binns. He died on Tuesday.

Rev. A. J. Patstone conducted the service. Pallbearers were Theodore Bolton, T. F. Doyle, Fred Chantler, W. L. Bosworth, Joseph Brammar, W. C. Landy. Interment was in Newmarket cemetery.

"AL" Binns was one of Newmarket's best liked citizens. He was always friendly and cheerful, full of fun and good humor, and he will be greatly missed, particularly by friends along Main St. and fellow members of the bowling club, where he was a great favorite.

He was born in Newmarket in 1867, learning the hardware trade with J. C. Robertson, in the store where Bolton's bakery now stands. After working in Orillia, Toronto, Montreal and other places, he started business in 1890 in Newmarket, where the T. Eaton office is now located, later moving across the street to the site now occupied by the Bank of Toronto.

He married Emily Watson of Newmarket.

His last business move was to build the store which is now occupied by Macnab Hardware, selling out to Mr. Rowland about 1928. Since then Mr. Binns has been retired.

As a young man he was always keen on all kinds of sports, being one of the charter members

of the High Wheel Newmarket Bicycle club of 1885. He has held office in curling, bowling and bicycle clubs and been a member of the town council, high school and cemetery company boards, and past master of the Masonic lodge.

The family was one of the first to open a summer cottage at Orchard Beach, Lake Simcoe.



G. A. BINNS

Besides his widow, he leaves two daughters, Florence, of Toronto, and Mrs. T. H. Scott (Marjorie), of Newmarket, and one son, Gordon, of Newmarket. Also surviving are a sister, Mrs. Howard Porter (Effie), of Ottawa, and two brothers, Frank, of Montreal, and George, of Halifax.

Image 21: George Alexander Binns Mourned  
(The Newmarket Era 1940:2)



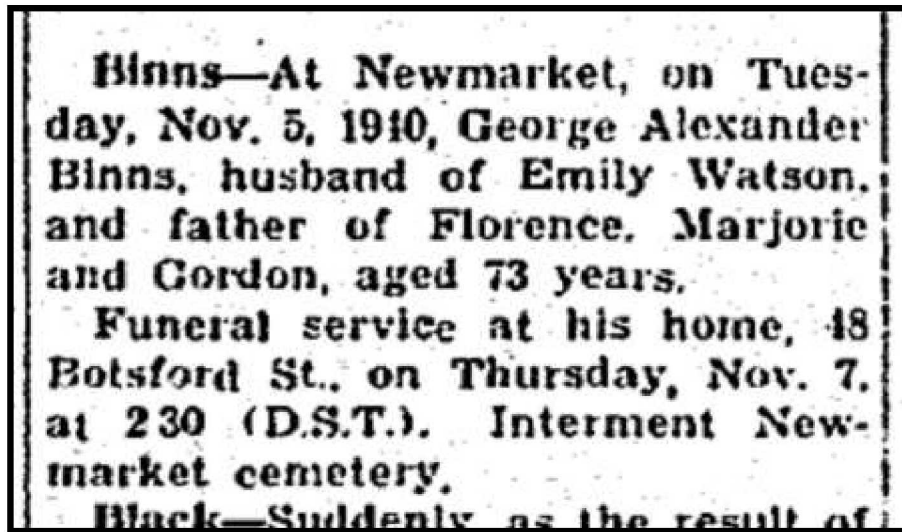


Image 22: George Alexander Binns Obituary  
(The Newmarket Era 1940)

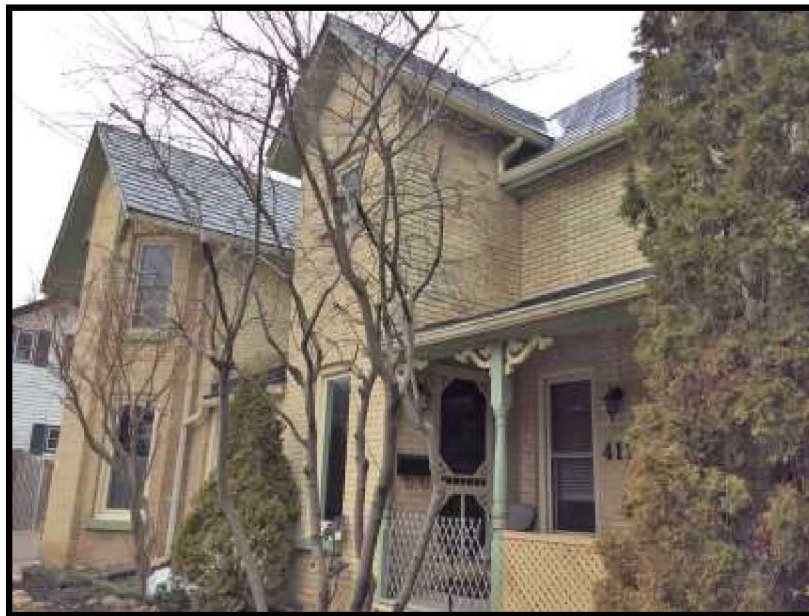
## 1.0 PROPERTY INFORMATION

Civic Address: 411 Millard Avenue  
Common Name: John Armitage House  
Legal Description: Plan 222, Lot 19

## 2.0 PHOTOGRAPHS



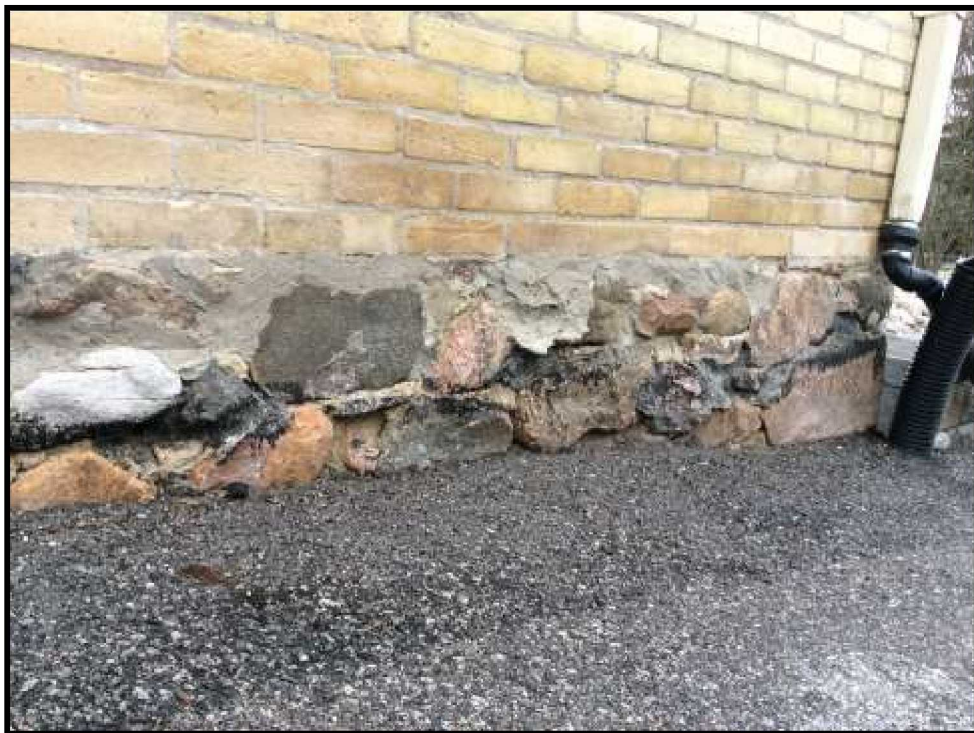
**Image 1: Façade of Property at 411 Millard Ave**  
(Photo taken on April 7, 2016; Facing North)



**Image 2: Detail of Façade**  
(Photo taken on April 7, 2016; Facing Northwest)



**Image 3: Façade and West Elevation of 411 Millard Ave**  
(Photo taken on April 7, 2016; Facing Northeast)



**Image 4: Stone Foundation, West Elevation**  
(Photo taken on April 7, 2016; Facing Southeast)





**Image 5: West Elevation of 411 Millard Avenue**  
(Photo taken on April 7, 2016; Facing Northeast)



**Image 6: North Elevation of 411 Millard Avenue**  
(Photo taken on April 7, 2016; Facing Southeast)



**Image 7: North Elevation Showing Filled Door and Window Openings and Chimney Addition**  
(Photo taken on April 7, 2016; Facing Southwest)



### 3.0 MAPS



**Map 1: Location of the Property at 411 Millard Avenue  
(Queen's Printer for Ontario 2015)**

## 4.0 BACKGROUND INFORMATION

### 4.1 Architecture or Design

- Vernacular two storey yellow brick house with a Queen Anne elements
- L-shaped floor plan
- Yellow brick laid in stretcher bond
- Field stone foundation
- All window and door openings have wood sills and exhibit radiating brick voussoirs topped with a course of headers
- Side gable roof with a central steep-pitch gabled two storey projection and a projecting gabled west wing with a two storey two-window bay
  - The centrally located projection consists of one small upper storey window opening (that looks to have been partially filled in) and one large rectangular window opening below; the entranceway is in the east elevation of the projection above which was a large rectangular opening that is now filled in
  - The two storey bay has two window openings on each storey and is decorated with gingerbread at the gable roofline
- There is a sun room addition between the two projections – built in 1989 according to information provided by the city
- The façade has one first storey window opening beside the entranceway
- A shed roof covered verandah with supporting columns and decorative spandrels, extends eastward and wraps around the house
- The west elevation has one window opening on each storey and one basement window opening
- The north elevation had two window openings and a door opening in the front gable portion, two first storey openings were filled in and a new chimney was installed; the side gable portion has one visible window opening, the majority of this portion of the elevation is obscured by a new one storey addition
- The east elevation had an entranceway from the verandah that has since been filled in, a second storey window opening and a basement window opening

### 4.2 History

- Constructed in 1892 (Newmarket Era 1892)
- Owned by John Armitage (1822–1904)
  - Armitage family were pioneers to Newmarket, John Armitage is the grandson of pioneer Amos Armitage
    - Amos Armitage was instrumental in the founding of the Orthodox Quaker Meeting House in Newmarket at 17030 Yonge Street (Beers & Co. 1907:453)
  - Armitage was a carpenter in Newmarket and member of the Society of Friends (Quakers)



- Woodwork in the gable may represent the type of carpentry that John Armitage would have designed
- Prior to the settlement of the Millard Avenue neighbourhood, Armitage owned a portion of Lot 94, Concession 1 East of Yonge Street in the Township of Whitchurch, west of the subject property (Miles & Co. Illustrated Historical Atlas of the County of York 1878)
- The construction date of the house aligns with the year that the widower married his second wife, Harriet Soules (his first wife Caroline died in 1888)
- According to the abstract index, the property was purchased by Armitage's daughter Martha Jane in 1891 and sold by another daughter, Jennie, following his death in 1905

#### **4.3 Context**

- The house is set on a rise from the road at a prominent location on the corner of Millard Ave
- Supports the rich heritage character of the historic neighbourhood

## 5.0 EVALUATION OF SIGNIFICANCE

**Table 1: Evaluation of the Cultural Heritage Value or Interest of the Property  
According to Ontario Regulation 9/06**

<b>EVALUATION OF PROPERTY</b>		
<b>Criteria</b>	<b>Description</b>	<b>✓</b>
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓
	Displays a high degree of craftsmanship or artistic value	
	Displays a high degree of technical or scientific achievement	
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
	Yields or has the potential to yield information that contributes to the understanding of a community or culture	
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area	✓
	Is physically, functionally, visually or historically linked to its surroundings	
	Is a landmark	

## 6.0 RECOMMENDATION

<b>RECOMMENDATION FOR PROPERTY</b>	
<b>Recommendation</b>	<b>✓</b>
The property has no cultural heritage value or interest, therefore it requires no further work.	
The property should be considered for addition to the Municipal Heritage Register.	
The property should be considered for designation under Part IV of the <i>Ontario Heritage Act</i> .	✓

## 7.0 STATEMENT OF SIGNIFICANCE

The John Armitage House, located at 411 Millard Avenue, is situated on the north side of the road, in the Town of Newmarket. The property contains a two storey yellow brick house constructed in 1892.

### Statement of Cultural Heritage Value/Statement of Significance

#### *Physical/Design Value*

The John Armitage House is a representative example of a two storey Ontario vernacular house with Queen Anne elements. The L-shaped plan two storey house is constructed with yellow brick laid in stretcher bond on field stone foundation. The two storey bay with two windows on each of the storeys has a gable roof with gingerbread, reminiscent of the Queen Anne style. Typical of the Queen Anne style the house also has a centrally located steep-pitch gabled two storey projection. The centrally located projection consisted of identical upper and lower storey window openings, the upper is now partially filled in. The entranceway is in the east elevation of the projection. A shed roof covered verandah with supporting columns and decorative spandrels wraps around the house from the central projection to the east elevation. All window openings have wood sills and exhibit the same radiating brick voussoirs topped with a course of headers.

#### *Historical/Associative Value*

The John Armitage House is associated with John Armitage (1822–1904) a carpenter in Newmarket and a member of the Society of Friends (Quakers). He owned a portion of Lot 94, Concession 1, East of Yonge Street in the Township of Whitchurch (west of the subject property) before the Millard Avenue neighbourhood was settled. The house was constructed in 1892, which aligns with the year widower John Armitage married his second wife, Harriet Soules (his first wife Caroline died in 1888). The Millard Avenue property was purchased by Armitage's daughter Martha Jane in 1891 and sold in 1905 by another daughter Jennie following his death.

#### *Contextual Value*

The John Armitage House's unique architecture and situation on a slight rise from the street makes it a landmark at the corner of Millard Avenue and Church Street. The house supports the heritage character of the historic neighbourhood.

### Cultural Heritage Attributes

- Two storey yellow brick construction
- Field stone foundation
- L-shaped floor plan with cross gable roof

- 
- All window openings including the basement openings have wooden sills as well as radiating brick voussoirs topped with a course of headers
  - Central located two storey projection with one window opening on each storey and the entrance way in the east elevation
  - Two storey projecting bay with two window openings on each storey with gingerbread in the gable
  - Shed roof covered verandah with supporting columns and decorative spandrels

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Special thanks to the volunteers at the Ellman Campbell Museum for their research assistance.

## Appendix A: Background Material

His Name.	John Armitage
Age.	68 years
Residence when Married.	Newmarket Co York
Place of Birth.	Newmarket Co York
Single or Widower. (s. or w.)	W
Rank or Profession.	Gentleman
Names of Parents.	Seth Armitage Ann Armitage
Her Name.	Harriet Soules
Age.	57 years
Residence when Married.	Toronto
Place of Birth.	Sharon Co York
Single or Widower. (s. or w.)	W
Names of Parents.	Jonathan Hartley Matilda Hartley
Names and Residences of Witnesses.	William Armitage - Toronto Mary Wilson - Toronto
Date and place of Marriage.	Toronto 26 Dec 1892
Religious Denomination of Bridegroom.	Friends or Quakers
Religious Denomination of Bride.	Christian Church
By whom Married.	John Alexander

Image 8: John Armitage and Harriet Soules Marriage  
(County of York 1892:Schedule 'B')

11. Rosamond Bertha	F	29	25 yrs	Victoria Ave	OOO. maid
12. Armitage John	M	March 7 <sup>th</sup>	82-4-15	Millard Ave	M. or B. Single
13. Fitchell, Sarahella	F	12	15 y	Main Street	OOO. Carpenter
					M. or B. Married
					OOO. Housewife
					M. or B. Married
					OOO. Carpenter

Image 9: John Armitage Death, March 7, 1904 (part 1)  
(County of York 1904:439)

Dr. Simcoe Chronic Indigestion	Dr. Richardson Episcopal	C. Richardson	031668
Sp. of Whitcomb Complication of the Grip	Dr. A. Webb & Dr. R. H. H. Friends	R. J. Roadhouse	031669
Markham Heart disease 9 days	J. H. Wesley	Perkytown or J. H. Wesley	031670
			031684

Image 10: John Armitage Death, March 7, 1904 (part 2)  
(County of York 1904:439)

ARMITAGE—In Newmarket, March 7th, 1904, John Armitage—aged 82 years, 4 mos. and 15 days.

Image 11: John Armitage Obituary  
(The Newmarket Era 1904:2)

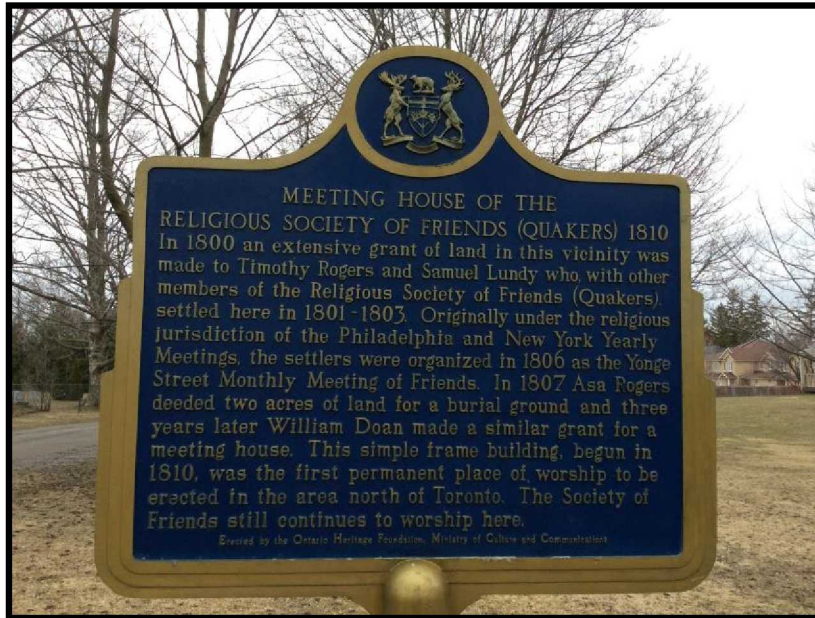


## 1.0 PROPERTY INFORMATION

Civic Address: 17030 Yonge Street

Common Name: Orthodox Friends Meeting House and Cemetery

## 2.0 PHOTOGRAPHS



**Image 1: Provincial Commemorative Plaque (former Ministry of Culture and Communications)**

(Photo taken on April 7, 2016; Facing Southeast)



**Image 2: View of Eastern Boundary of Cemetery along Yonge Street**

(Photo taken on April 7, 2016; Facing South)





**Image 3: Cemetery View from Northeast Corner**  
(Photo taken on April 7, 2016; Facing Southwest)



**Image 4: Cemetery View from Northeast Corner**  
(Photo taken on April 7, 2016; Facing West)





**Image 5: Absence of Grave Markers at the Centre of the Southern Half**  
(Photo taken on April 7, 2016; Facing South)



**Image 6: View up the Southern Boundary of Cemetery from Southwest Corner**  
(Photo taken on April 7, 2016; Facing East)





**Image 7: View from Southwest Corner**  
(Photo taken on April 7, 2016; Facing Northeast)



**Image 8: View of Northwest Corner of the Cemetery**  
(Photo taken on April 7, 2016; Facing West)





**Image 9: View of Earlier West Facing Grave Markers**  
(Photo taken on April 7, 2016; Facing Southeast)



**Image 10: View of Later East Facing Grave Markers**  
(Photo taken on April 7, 2016; Facing Southwest)



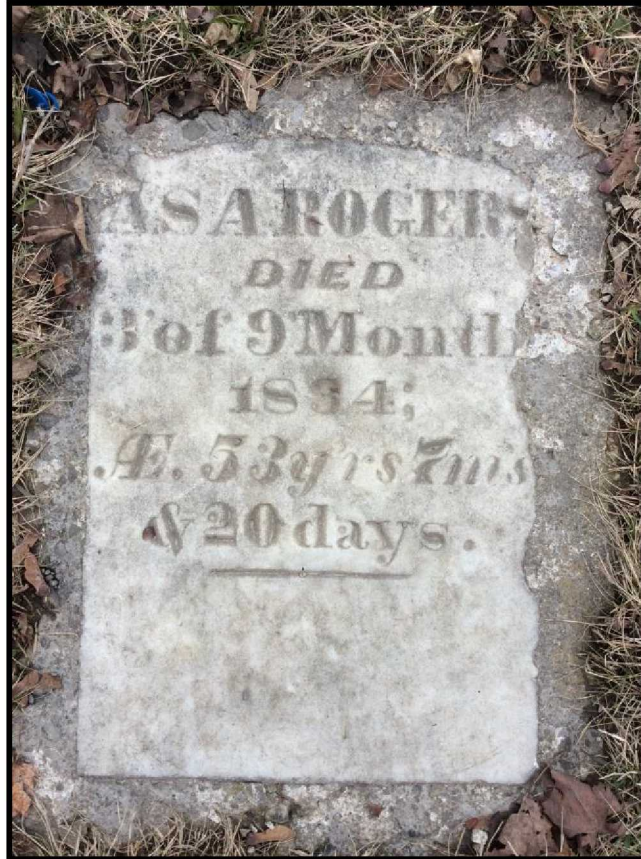


**Image 11: View of the Northeast Corner of the Cemetery**  
(Photo taken on April 7, 2016; Facing East)



**Image 12: View of Cemetery from the Orthodox Friends Meeting House**  
(Photo taken on April 7, 2016; Facing South)





**Image 13: Gravestone of Asa Rogers, Land Donor**  
(Photo taken on April 7, 2016; Facing East)



**Image 14: A Commemorative Stone for a Founding Family Member  
of the Doan Family**  
(Photo taken on April 7, 2016; Facing West)





**Image 15: Example of a Stone Grave Marker Set in Concrete**  
(Photo taken on April 7, 2016; Facing East)



**Image 16: Example of a Stone Grave Marker Set in Concrete**  
(Photo taken on April 7, 2016; Facing East)





**Image 17: Example of a Cast Iron Grave Marker Supported by a Concrete Block**  
(Photo taken on April 7, 2016; Facing East)



**Image 18: Example of Off-Centre Undulating Engraving**  
(Photo taken on April 7, 2016; Facing East)





**Image 19: Example of Off-Centre Undulating Engraving**  
(Photo taken on April 7, 2016; Facing East)



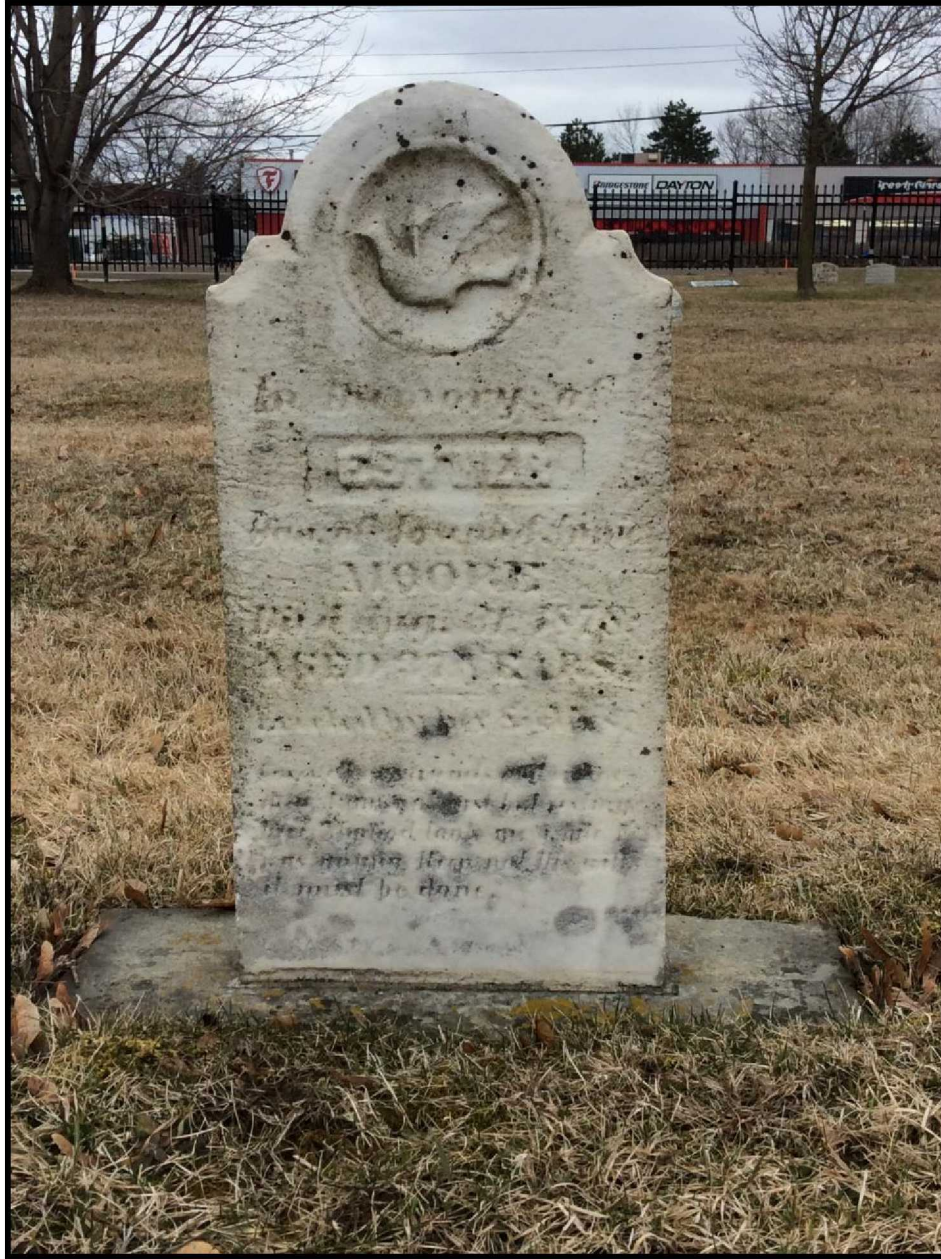
**Image 20: Time Capsule at Entrance to Property**  
(Photo taken on April 7, 2016)





**Image 21: Example of Hand Pointing to Heaven Iconography**  
(Photo taken on April 7, 2016)





**Image 22: Example of Dove Iconography**  
(Photo taken on April 7, 2016)





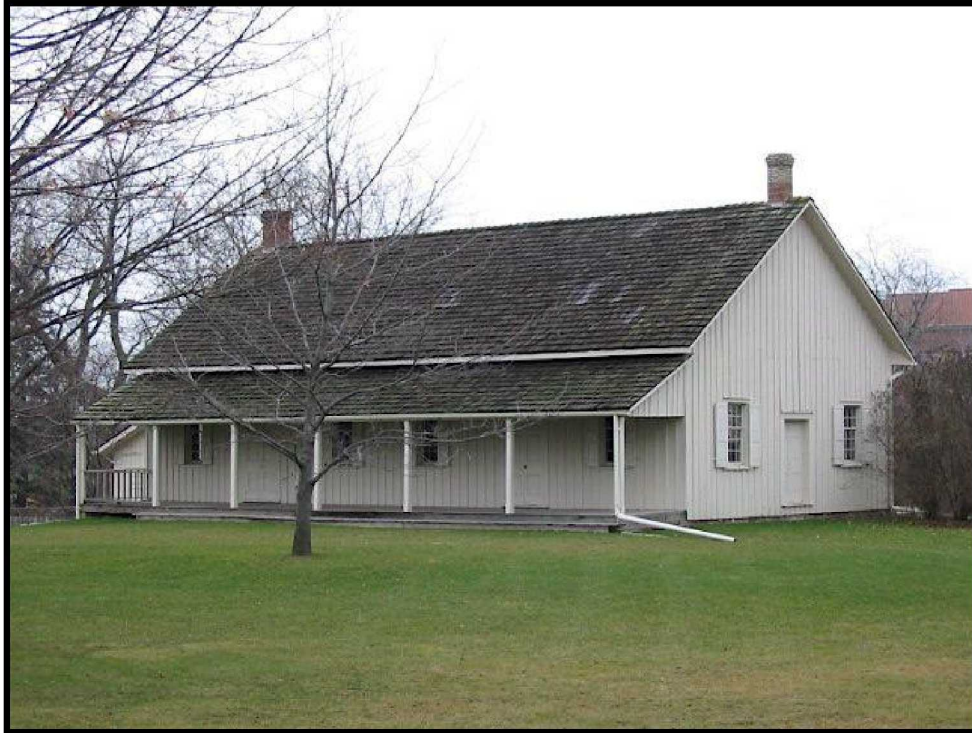
**Image 23: Example of Tulip Iconography on Stone Carved to Appear like a Scroll**  
(Photo taken on April 7, 2016)





**Image 24: Example of Lamb Iconography**  
(Photo taken on April 7, 2016)





**Image 25: View of Façade of Orthodox Friends Meeting House**  
(ontarioplaques.com, Facing Northwest)



**Image 26: View of East Elevation of Orthodox Friends Meeting House**  
(Photo taken on April 7, 2016, Facing West)



**Image 27: Detail of Window on North Elevation**  
(Photo taken on April 7, 2016, Facing South)



### 3.0 MAPS



**Map 1: Location of the Property at 17030 Yonge Street  
(Queens Printer for Ontario 2015)**



## 4.0 BACKGROUND INFORMATION

### 4.1 Architecture or Design

- The subject property contains a cemetery associated with the Orthodox Friends Meeting House located on the same site
- Cemetery:
  - The land donor, Asa Rogers, is buried and has his grave marker as well as some of the Rogers family are located at the front, Row 1 (closest to Yonge Street) within their own small section that extends slightly from the rest of the fence line (see Image 2 and Image 13)
  - There are two voids within the cemetery where there are no markers visible (see Image 5)
  - Oldest gravestones are generally located along the east and south portions of the cemetery (see Image 9), while the more recent burials are located around the north and western portions (see Image 10)
    - Quaker burials are generally conducted in the east-west axis of the typical Christian burial
    - It should be noted the older monuments and grave markers face west while the more modern stones tend to be oriented eastward (though according to Mahoney 2011, Quaker burial orientation is 'immaterial to the fate of the soul on the Day of Judgement' [Mahoney 2011:64])
    - Burials are not usually familially based, but rather took place methodically to fill the cemetery rather than by family based plots
  - Gravestones and monuments are a range of sizes and materials, including: wood (no examples of which remain visible), stone, cast iron (see Image 15–Image 24)
    - The grave markers also exhibit a range of engraving techniques, writing (font) styles and decoration/iconography
  - While Quaker Cemeteries are not generally ornate in stone decoration, some grave stone iconography can be seen in the Orthodox Friends' Cemetery in Newmarket, namely:
    - Hand with finger pointing up, symbolizing the deceased's journey to heaven (see Image 21)
    - Dove, often symbolizing the death of a child although in this case an adult woman (see Image 22)
    - Tulip, generally an extension of the traditional use of flowers for commemoration (see Image 23)
    - Lamb, representing the death of a child (see Image 24)
- Meeting House:
  - Construction began in 1810 and was completed in 1812
  - A simple and understated one storey rectangular plan frame construction on rubble stone foundation
  - Side gable roof with one red brick chimney at each gable end, one repaired

- All window and door openings have simple, unadorned wood surrounds
- The existing board and batten vertical board is dated to the mid-19<sup>th</sup> century (Bylaw 1994-49)
- The symmetrical façade is six-bay with a covered porch, supported by square columns, that runs the length of the entire façade
  - Two double door entranceways are each flanked by two window openings
- West elevation is partially obscured by a shed roof addition with a single south facing entranceway
  - Since the Meeting House is built on a slight hill, this elevation shows the rubble stone foundation
- The six-bay north elevation exhibits symmetrically placed six-over-nine sash windows
  - A small shed roof vestibule has been added to this elevation
- The three-bay east elevation has a single entranceway flanked by two large eight-over-twelve sash windows
- The access road/driveway runs between the cemetery and the Meeting House

## 4.2 History

- The Orthodox Friends Meeting House was constructed between 1810–1812 (see Image 1)
- Orthodox and Hicksite Friends:
  - In 1828 there was a separation in the Yonge Street Friends Meeting House
    - The Orthodox Friends remained at the Meeting House and burial ground at 17030 Yonge Street
    - The Hicksite Friends established a meeting house and burial ground at what is now 16580 Yonge Street (burying ground designated under Part IV of the Ontario Heritage Act; Bylaw 1984-54)
- Orthodox Friends Cemetery established in 1807 (NHS)
  - In 1807, Asa Rogers deeded two acres of land for a burial ground for the Yonge Street Monthly Meeting of Friends (NHS)
  - This land was quickly used for burials and additional lands were obtained for the purpose of constructing the Meeting House
  - The burial ground is situated adjacent to the Meeting House in a typical fashion of the Friends (Newlands 1983:2)
  - Burials were conducted in the east-west axis of the typical Christian burial
    - In general, Quaker burial orientation was 'immaterial to the fate of the soul on the Day of Judgement' (Mahoney 2011:64)
  - Burials are not usually familially based, but rather took place methodically to fill the cemetery rather than by family based plots
  - Grave markers were not used at the cemetery until the 1830s (Newlands 1983:2)

- Early grave markers in the cemetery were constructed of field stone, wood, cast iron or granite
  - In 1968, John McSkimming, P.L.S. drew a survey of the burial grounds to comply with the provisions of the *Cemeteries Act* (R.S.O. 1990)
  - In 1983, only one cast iron grave marker remained
- Following an epidemic from 1808–1809 causing many deaths and necessitating the burial ground, additional lands for the construction of the Meeting House were obtained from William Doan in 1810 (NHS)
- The Quaker Meeting House/Society of Friends Meeting House was municipally designated (Bylaw 1994-49), the By-law did not include the cemetery
  - The building was constructed by members of the Religious Society of Friends who immigrated to the area from Pennsylvania after 1800 under the leadership of Timothy Rogers
    - The Yonge Street settlement was the third Quaker community established in Upper Canada
    - The settlement led to the development of the future Town of Newmarket
  - The Orthodox Friends Meeting House was the first building constructed north of the Town of York (City of Toronto) for religious purposes
  - The Orthodox Friends Meeting House is provincially recognized as the oldest surviving Meeting House in Canada and an important example of Quaker architecture in the country (Bylaw 1994-49)
  - The Orthodox Friends Meeting House has been in continuous use for almost 200 years

#### 4.3 Context

- The property is located along the historic thoroughfare, Yonge Street
  - The cemetery has several mature trees; two at each gated entryway and one in the west quarter near the centre
- The Meeting House is located on a slight hill looking over the cemetery on the west side of Yonge Street
  - Set back from the road in a park-like setting
  - The Meeting House and cemetery are historically and functionally linked

## 5.0 EVALUATION OF SIGNIFICANCE

**Table 1: Evaluation of the Cultural Heritage Value or Interest of the Property  
According to Ontario Regulation 9/06**

<b>EVALUATION OF PROPERTY</b>		
<b>Criteria</b>	<b>Description</b>	<b>✓</b>
<b>Design or Physical Value</b>	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	✓
	Displays a high degree of craftsmanship or artistic value	
	Displays a high degree of technical or scientific achievement	
<b>Historical or Associative Value</b>	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
	Yields or has the potential to yield information that contributes to the understanding of a community or culture	✓
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	
<b>Contextual Value</b>	Is important in defining, maintaining or supporting the character of an area	✓
	Is physically, functionally, visually or historically linked to its surroundings	✓
	Is a landmark	✓

## 6.0 RECOMMENDATION

<b>RECOMMENDATION FOR PROPERTY</b>	
<b>Recommendation</b>	<b>✓</b>
The property has no cultural heritage value or interest, therefore it requires no further work.	
The property should be considered for addition to the Municipal Heritage Register.	
The property should be considered for designation under Part IV of the <i>Ontario Heritage Act</i> .	✓ (Amendment to Bylaw 1994-49)

## 7.0 STATEMENT OF SIGNIFICANCE

### Introduction and Description of Property

The Orthodox Friends Meeting House and Cemetery, located at 17030 Yonge Street, is situated on the west side of the road in the Town of Newmarket. The property consists of a cemetery established in 1807 and a one-storey wood clad meeting house constructed between 1810 and 1812.

### Statement of Cultural Heritage Value/Statement of Significance

#### *Physical/Design Value*

The Orthodox Friends Meeting House and Cemetery is an excellent example of a simple Quaker Meeting House with an adjacent Quaker Cemetery. It is one of the oldest surviving Meeting Houses in Canada and an important example of Quaker architecture in Canada.

The Orthodox Friends Cemetery is located to the south of the meeting house. Grave markers were not used in the cemetery until the 1830s. The oldest gravestones are generally located along the east and south portions of the cemetery, while the more recent burials are located around the north and western portions; the older monuments and grave markers face west while the more modern stones tend to be oriented eastward. The cemetery features gravestones and monuments that range in size and material, including: wood (no examples of which remain visible), stone, cast iron. By 1983, only one cast iron marker remained. The grave markers also exhibit a range of engraving techniques, writing (font) styles and decoration/iconography. Friends' gravestones are not generally ornate, some grave stone iconography can be seen in the Orthodox Friends' Cemetery in Newmarket, namely: hand with finger pointing up, symbolizing the deceased's journey to heaven; dove, often symbolizing the death of a child though in this case an adult woman; tulip, generally an extension of the traditional use of flowers for commemoration; lamb, representing the death of a child.

The Orthodox Friends Meeting House is a one-storey simple frame rectangular plan structure on a rubble stone foundation with a side gable roof. The gable roof features banded brick chimneys at each end. The board and batten board vertical board is a mid-nineteenth century addition. Typical of Quaker style architecture, the six-bay symmetrical façade features evenly spaced double entryway doors flanked by six-over-nine sash windows. The six-bay north elevation has the same six-over-nine windows, all in unadorned wood surrounds. The east elevation has one single door opening flanked on each side by a large window opening with eight-over-twelve sash windows.

#### *Historical/Associative Value*

The Orthodox Friends Meeting House and Cemetery is associated with the Quaker Religion and has been in continuous use for almost 200 years. The Orthodox Friends



Cemetery was established first in 1807 after Asa Rogers deeded two acres of land for a burial ground for the Yonge Street Monthly Meeting of Friends. The donated land was used right away for burials following an epidemic that caused many deaths between 1808 and 1809. Soon after this initial land-use as a cemetery, additional lands were obtained in 1810 for the purpose of constructing the Meeting House.

The Orthodox Friends Meeting House was the first building constructed north of the Town of York (City of Toronto) for religious purposes. The Orthodox Friends Meeting House was constructed between 1810 and 1812 on lands obtained from William Doan. The building was constructed by members of the Religious Society of Friends who immigrated to the area from Pennsylvania after 1800 under the leadership of Timothy Rogers. This was the third established Quaker community in Upper Canada. In 1828, there was a separation in the Yonge Street Friends Meeting House; the Orthodox Friends remained at the Yonge Street Meeting House and burial ground at 17030 Yonge Street, while the Hicksite Friends established a meeting house and burial ground at what is now 16580 Yonge Street.

### *Contextual Value*

The Orthodox Friends Meeting House and Cemetery is situated along Yonge Street, a historic thoroughfare. The Cemetery and Meeting House are historically and functionally linked. Mature Trees remain on the cemetery site, two at each gated entryway and one in the west quarter near the centre. The Meeting House overlooks the cemetery on a slight rise and is surrounded by lawns giving it a park-like atmosphere.

### **Cultural Heritage Attributes**

- Gravestones' surviving inscriptions that commemorate early Friends settlers in Canada
- Original gravestones and monuments including their range of sizes and materials
- Orientation on an east-west axis and placement of grave markers
- Intricate designs on the gravestones including lambs, doves, hands pointing heavenward and tulips
- The Meeting House's location on a slight rise from the cemetery
- Side gable roof
- Rubble stone foundation
- Symmetrical façade and elevations
- Two brick chimneys in each gable end (one restored)
- Shed roof supported by square posts that shelters the open verandah that runs the length of the façade
- Four evenly spaced six-over-nine sash windows that flank two double-door entryways on the façade
- Symmetrical six-bay north elevation with six-over-nine sash windows
- East elevation with centrally located single entryway flanked on each side by one large eight-over-twelve sash window

- All window openings with simple unadorned wood surrounds

## 8.0 BIBLIOGRAPHY AND SOURCES

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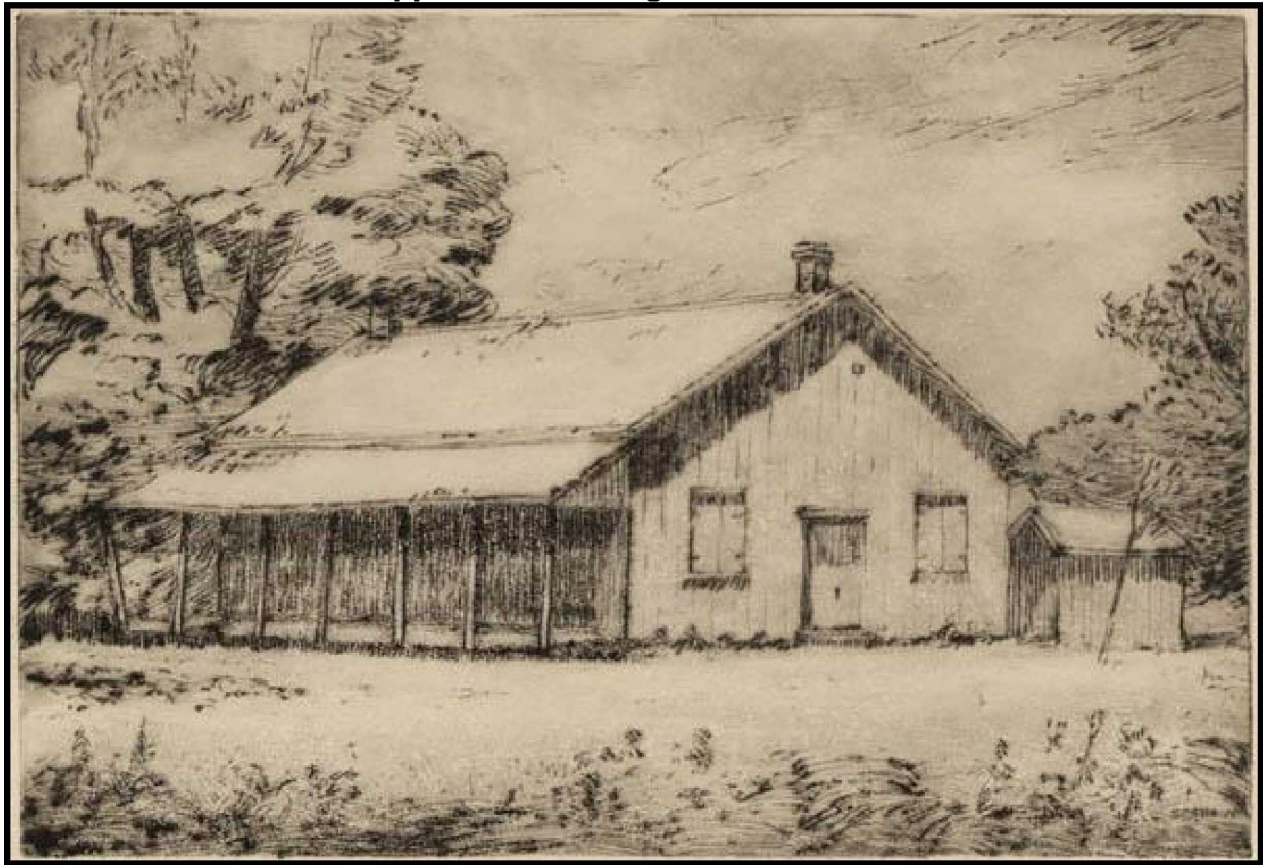
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Special thanks to the volunteers at the Ellman Campbell Museum for their research assistance.

**Appendix A: Background Material**

**Image 28: Friends Meeting House, Newmarket**  
(Shaw 1933)





**Image 29: Yonge Street Friends Burial Ground, 2004**  
(Elman Campbell Museum)



**Image 30: Quaker Burial Ground, 2004**  
(Elman Campbell Museum)





***Report: Ontario Heritage Conference: Stratford 2016***

Stratford is a beautiful city that is a great example of a community that assigns priority to the preservation and reuse of its heritage landscape.

The centre of the town is a large open hub with streets that run at angles from the town centre like spokes in wheel. The city planners get an A+ for the wide streets and the large square that allows great site lines and ample parking space. The planners understood the importance of open space and open sightlines in each direction in the town core.

Stratford illustrates the importance of open space and open sight-lines in heritage districts.

Newmarket's market square with its view of heritage buildings on its perimeter is a distinct asset we currently enjoy that must be recognized as integral to our town's heritage character, and something that will be lost forever if the massive Clock-tower building allowed to proceed. The current sight-lines allow our Town Hall to be visible from the sidewalk on Park Ave, and most of the Trinity United Church from Botsford Street. The proposed Clock-tower development will erase these lines of sight and the open feeling of market square forever.

At the centre of the Stratford Town centre is a marvelous 19<sup>th</sup> century town hall with a wonderful Victorian period stone exterior. The building has been carefully restored twice – most recently in the past fifteen years or so.

The Stratford Town hall's exterior red sandstone is clean and in good condition with restoration work carried out on an ongoing basis, and promptly when needed. One part of the two exterior stairwells was closed on the day we were there for repairs to the concrete steps.

The town hall continues to serve as a vibrant hub for the community housing both the council chambers and a large theatre auditorium/multipurpose room with an elegant stage. This large room with a thirty foot frescoed ceiling boasts a wonderful balcony with significant seating.

There are various offices for town departments in the building and the interior woodwork and decoration is lovingly restored to original beauty and maintained while modern additions such as elevators and air-conditioning have been installed in a manner that does not detract from the building's heritage appearance.

The retail stores that line the perimeter of the town square are located, for the most part, in heritage buildings lovingly restored. The shop signs are tasteful and range from the traditional to the contemporary with most adding to a overall ambiance that is pleasing,

neither prescribed or Disneyland in character, but rather a pleasing mixture of the quality heritage and modern design.

There are many lovely historic homes in the centre of the town that have been lovingly restored and maintained in their 19<sup>th</sup> and early 20<sup>th</sup> century style.

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Stratford is not without its own struggles over heritage preservation versus modern development. For example is a wonderful brick Georgian Manor house with columns in the Stratford town centre whose owner is seeking a demolition permit to redevelop the site. The white paint has been deliberately scraped from the exterior as if being prepped for repainting but apparently has been left in this condition for some-time, demolition to give the property less visual appeal. This lovely home, now in peril, is an example of the need for town council to use proactive designation of especially significant buildings where efforts to engage the owners interest in preservation and designation have failed.

The Stratford community is keenly aware and proud of its past heritage as a railway centre where locomotives were repaired and serviced in an immense building near the town centre. That building is currently the subject of discussions as to how the building, and the overall site that covers several blocks, can be repurposed. Likely, part of the building exterior will be repurposed to maintain the railway heritage. The rest of the building will likely be demolished to permit redevelopment of the site that once employed several thousand workers working on railway locomotives.

The Stratford town council and community had the foresight in the early 1950's to invest in the creation of the Shakespearean festival which now boasts several theatres, supports a vibrant bed and breakfast industry in the heritage district as well as many fine restaurants in the heritage district. Tourism is a major contributor to the local economy. In recent years, other industrial buildings have been repurposed to house a satellite campus of the University of Waterloo. Already this campus has spawned local high tech start-ups that will diversify the tax base and provide quality local jobs.

Bike trails, gardens and the Festival Theatre grace the banks of the meandering Avon River.

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## Heritage Conference hi-lites

Wayne Morgan:

- Dealing with change means considering/thinking about the needs of other stakeholders whose priority is not heritage.
- Critical to ensure that the role of heritage is understood by the public and other stakeholders.
- We cannot simply be reactive or passive in our role.
- "We must be cultural warriors."

David Prosser: Director of the Stratford Festival address:

- The imperfection of old buildings does not diminish their worth – it enhances their worth, just as we ourselves are imperfect beings.
- Buildings are not static – they are organic, evolutionary, interesting in their imperfection.
- Architecture is a primary means whereby form and structure are given to our experience of the world.
- Heritage enlarges our sense of what we are as humans individually and collectively.
- Parklands, buildings, landscape are a legacy we leave. They confirm that civilization is alive.

Panel Discussion: Heritage preservation – a political perspective.

- Responses to heritage too often reactive rather than proactive.
- It is essential that councils, communities, be prepared to "walk the walk" when it comes to heritage preservation.
- We need to encourage champions who can imagine/manage adaptive re-use of heritage buildings.
- Celebrate heritage with walking tours, story- telling, lectures
- Story-telling is very important. History telling is important.
- Municipal secondary plans can be catalysts for heritage awareness and preservation.
- OMB reform: The OMB needs to assign more priority to heritage.
- There must be funding for heritage preservation projects. Owners, church congregations, cannot be expected to fund heritage preservation alone.



- Museums and libraries are support services for heritage. They are venues for discussion and public awareness of heritage. There must be more money for these services and heritage outreach to the public, the real estate brokers, and developers.
- How do we prioritize heritage projects: The public must be engaged in this process and provide the “push” to the elected representatives.
- There need to be significant activation grants for heritage building repair and façade development.
- Problem of silos: Various committees related to heritage, development, planning, culture ... operate in isolation from one another rather than operating as part of an overall scheme. For example, water conservation may be focused only on fish while ignoring other elements of watercourses including heritage elements.
- Heritage issues need to be reframed as opportunities as opposed to problems or obstacles.
- There must be an overriding positive and proactive attitude to heritage by town councils that will resonate and establish an overall awareness and priority to heritage with town staff and department policies.
- Architectural design, landscape and town planning efforts must enhance and reflect and showcase the activities of the community within.

**Other Issues:**

The conference noted the significant “graying” of heritage advocates. Ways must be found to involve young people in awareness and activities related to heritage preservation.

- Have young people use volunteer hours to help museums, libraries, heritage committee. Involve them in interesting projects such as walking tours, Facebook pages, reenactment of important heritage and historical events related to heritage properties.
- Young people must be engaged in the culture of heritage preservation from early years if they are going to be supportive of heritage in the future.

Malcolm Watts - Heritage Newmarket

## Council refuses to designate without owners' consent

*Bid to assign heritage status on controversial White House denied*

CHET GREASON

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The neighbours' squabble that has sprung up around 265 St. David Street, popularly known as The White House, has been going on for years. The property's upcoming date in front of the Ontario Municipal Board (OMB) later this week will not even be its first; the last occurred in 2007 while under different ownership.

The White House, built in the 1860s, has an antebellum plantation look to it thanks to its massive yard and huge white pillars that were added in the 1930s. The building's white colour is due to paint; the original structure is red brick.

This latest OMB case sees the current owners, Damlar Inc., appealing a decision by

the city's committee of adjustment board, which turned down the owners' application to sever the lot into four separate properties. Co-owner Kevin Larson argued that doing so would ease the tax burden on the house, allowing for additional funds needed to carry out repairs and maintenance.

Damlar's proposal was met with backlash from a group of concerned neighbours who began calling themselves the Friends of the Stratford White House. They've been fighting Damlar Inc.'s attempts to sever the lot in hopes of keeping the property in its current state, arranging a presence at the upcoming OMB hearing and presenting delegations to Council urging the body to take their side.

CONTINUED ON PAGE 2

further galvanizing the neighbourhood.

That permit currently sits in the city's planning department, uncompleted.

The Friends' latest bid to preserve the property came when they appealed to Heritage Stratford to begin the process of designating it as officially having heritage value. Doing so might have staved off the demolition of the property, or even preserved the lot from being severed.

The Heritage Stratford committee, an advisory group tasked with recommending heritage buildings to Council, includes one member of the Friends among its ranks- Patrick O'Rourke. Although he refrained from participating and voting in the decision regarding 265 St. David Street, the committee still found cause to recommend the property for heritage designation due to its historical context as an early Stratford building, as well as some of the notable residents who have lived there. They forwarded their recommendation to the Planning and Heritage Committee, despite the property owners' opposition to the designation.

However, Council, while sitting as the Planning and Heritage Committee at their meeting on Monday, May 10, refused to move the issue forward without the owners' consent.

### A DRACONIAN MEASURE

Presenting a delegation on behalf of the Friends that evening was professional planner David Cuming, who reasserted Heritage Stratford's evaluation of the property's heritage value, assuring the committee of their legal ability to issue a notice to designate without the consent of the property owners.

Cuming will also be appearing at the OMB hearing as an expert witness retained by the Friends.

However, a majority on Council were not in favour of applying a designation on a privately owned property unless the owners asked for it. Coun. Frank Mark was among the most vocal of these

the table.

"This feels like a draconian measure," she said.

McManus introduced a motion to defer the matter and retain an impartial heritage expert, which was seconded by Coun. Tom Clifford but failed to pass.

Coun. Bonnie Henderson said she was torn on the subject, but ultimately sided against it.

"As a Council, are we not setting the homeowners up for extra expense?" she queried, noting the property owners, should the designation pass or be appealed, could be forced to spend "...thousands of dollars on something they don't want."

Coun. Tom Clifford said he could not support the recommendation either, noting he would not want a designation declared upon a property he owned if he didn't want it. Coun. Kathy Vassilakos strived to understand the process of designation, hoping that individual aspects of the property could be designated rather than the lot as a whole. She was told by the city's manager of development services Jeff Leunissen that such details would likely be decided during an appeal process.

In the end, only three members of council supported designation in a recorded vote: councillors Vassilakos, Danielle Ingram, and Brad Beatty.

### NO OFFICIAL POSITION

Further, Council discussed their legal position in the upcoming OMB hearing during an in-camera discussion prior to the meeting. Acting CAO Andre Morin read Council's official position once the public meeting was underway, saying that a great deal of effort was made to resolve the matter prior to the hearing, but council and staff were unable to help the parties reach a consensus.

Therefore, he stated, it is the city's position "not to support either party."

The OMB hearing commences on Thursday, May 12 at 10 a.m. in the Stratford City Hall Council Chambers.

Corp.of the Town of Newmarket  
Operating Results  
Clerks & Licencing  
For the Five Months Ending May 31, 2016

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		1,836.00	1,836.00	4,776.47	4,776.47
4109 Direct Payroll Benefits		295.00	295.00	764.00	764.00
4216 Stationery & Office Supplies	31.32	191.00	159.68	460.00	428.68
4269 Misc.		177.00	177.00	425.00	425.00
4418 Advertising		126.00	126.00	304.00	304.00
4471 Mileage/Parking/Tolls		13.00	13.00	30.00	30.00
4472 Memberships & Subscriptions	135.00		(135.00)		(135.00)
4478 Conferences & Seminar Fees	1,509.07	20.00	(1,489.07)	50.00	(1,459.07)
4784 Plaques	127.20	488.00	360.80	1,170.00	1,042.80
EXP Expenses	1,802.59	3,146.00	1,343.41	7,979.47	6,176.88
58311 Heritage Newmarket - L.A.C.A.C	1,802.59	3,146.00	1,343.41	7,979.47	6,176.88