



Town of Newmarket **AGENDA**

Heritage Newmarket Advisory Committee

Tuesday, April 4, 2017 at 7:00 PM

Mulock Room, 395 Mulock Drive

Additions & Corrections to Agenda

Declarations of Interest

Presentations/Deputations

Approval of Minutes

1. Heritage Newmarket Advisory Committee Minutes of March 7, 2017.

Correspondence

2. Correspondence from the Planning and Building Services Department regarding Notice of Passing of a Zoning By-law 2017-11, Ganni Kinno Developments Inc. - 507 Mulock Drive.

Items

3. Correspondence dated March 22, 2017 from the Senior Planner-Policy regarding Pickering College request for demolition of noted buildings.
4. Correspondence dated March 22, 2017 from Mr. Gaeme Walker regarding a project at the property known as 170 Lorne Avenue.
5. E-mail correspondence from Mr. Bert Duclos, Heritage Outreach Consultant regarding Ontario Heritage Conference, Ottawa - June 8 to 10, 2017.
6. E-mail correspondence dated March 28, 2017 from the Senior Planner - Policy regarding 395 Main Street North.
7. E-mail correspondence from the Senior Planner - Policy regarding Christian Baptist Church.

8. Discussion regarding the property known as 425 and 432 Davis Drive (former Union Hotel building)
9. Elman W. Campbell Museum Sign Proposal.
10. Designated Property Maintenance and Concerns a) Site Plaques b) Residence Plaques c) Heritage Location Plaques
Heritage Conservation District Signage Discussion

Reports of Committee Members

- 11 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, March 7, 2017 in the Mulock Room, 395 Mulock Drive, Newmarket.

Members Present: Councillor Hempen (7:16 to 8:58 p.m.)
Athol Hart, Chair
Soni Felix Raj
Billie Locke
Joan Seddon
Rohit Singh
Malcolm Watts

Staff Present: S. Niezen, Records and Project Coordinator

Guest: D. Clark, Acting Design Chief, Infrastructure & Development
York Region Rapid Transit

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

A. Hart in the Chair.

Additions & Corrections to Agenda

The Chair advised of a status update presentation by Mr. David Clark of York Region Rapid Transit regarding the property known as the former Union Hotel at the corner of Main Street and Davis Drive.

Declarations of Interest

Councillor Hempen declared a conflict of interest in Item 9 being discussion regarding the Ontario Municipal Board Pre-Hearing with respect to Main Street Clock Inc. as he owns a business within close proximity of the subject lands.

Presentations/Deputations

1. Mr. David Clark, Acting Design Chief, Infrastructure & Development, York Region Rapid Transit addressed those present with a status update regarding the properties known as 425 and 431 Davis Drive (former Union Hotel). He provided a review of the history with respect to the rapid transit construction project on Davis Drive, the heritage

buildings located along the thoroughfare, issues associated with the relocation of the buildings further back from the street and the restoration efforts of the structures. Mr. Clark also advised of concerns related to the restoration of the building bricks versus the clapboard that existed on the structure in its early days. He requested the Heritage Committee's observations related to restoration of clapboard or brick before commencement of such project.

The Chair advised that the presentation information related to the property known as 425 and 432 Davis Drive be received and brought back to the April meeting of the Heritage Newmarket Advisory Committee for further discussion and that Mr. Clark be invited to the April meeting for follow-up.

Approval of Minutes

2. Heritage Newmarket Advisory Committee Minutes of February 14, 2017.

Discussion ensued regarding the e-mail circulated by the Senior Planner – Community Planning with respect to the property known as the John Bogart House on Leslie Street and the demolition of the garage and associated charges and fine penalties.

Moved by: Malcolm Watts
Seconded by: Joan Seddon

THAT the Heritage Newmarket Advisory Committee Minutes of February 14, 2017 be approved.

Carried

Correspondence

3. Correspondence dated February 23, 2017 from the Committee of Adjustment regarding 770 Gorham Street.

Moved by: Councillor Hempen
Seconded by: Rohit Singh

THAT the Heritage Newmarket Advisory Committee has concerns regarding the side yard setback and the setback from the street of the property known as 770 Gorham Street as the proposed building will diminish the streetscape and appearance of the heritage home.

Carried

4. Correspondence from National Trust for Canada regarding Launch Pad Coaching Grants.

Moved by: Joan Seddon
Seconded by: Billie Locke

THAT the correspondence from National Trust for Canada regarding Launch Pad Coaching Grants be received;

AND THAT the Heritage Newmarket Advisory Committee consider utilizing the Young Canada Works Internship Program.

Carried

Items

5. Notice of the Passing of a Zoning By-law Amendment by the Town of Newmarket regarding By-law 2017-05 with respect to Yonge Street and Davis Drive Urban Centres.

Moved by: Soni Felix Raj
Seconded by: Malcolm Watts

THAT the Notice of Passing of Zoning By-law Amendment regarding By-law 2017-05 with respect to Yonge Street and Davis Drive Urban Centres be received for information.

Carried

6. Walking Tour Historical District Brochure Discussion.

Discussion ensued and the Committee members agreed that they would like to see a separate heritage conservation district map contained within the walking tour historical district brochure. A suggestion was made to confirm with the Town's Graphic Designer how this can be accomplished.

7. Designated Property Maintenance and Concerns.

a) Site plaques

The Chair advised he is awaiting an update from the Town's Senior Planner – Community Planning regarding site plaques.

b) Residence plaques

The Chair advised that a resident contacted him regarding a dwelling plaque having what they believed to be incorrect information. He advised that he is awaiting evidence confirmation of accuracy. The Chair advised that the Committee members would like to know where the Municipal Property Assessment Corporation obtains structure build dates which they provide to residents on their assessment notices. The Chair requested that the Town's Supervisor of Property Tax & Assessment obtain and provide this information for the Heritage Newmarket Advisory Committee.

c) Heritage location plaques

There was no discussion regarding the Heritage location plaques at this time.

8. Heritage Newmarket Budget.

Moved by: Rojit Singh

Seconded by: Joan Seddon

THAT a representative from the Town's Financial Services Department attend an upcoming Heritage Newmarket Advisory Committee meeting to provide a verbal explanation of the budget report.

Carried

9. Ontario Municipal Board Pre-Hearing re: Clock Tower Proposal Discussion.

Discussion ensued regarding the upcoming Ontario Municipal Board Pre-Hearing for the property known as Main Street Clock Inc. and Committee members requested participation status at the pre-hearing. A suggestion was made to have the Senior Planner – Community Planning follow up with the Legal Department regarding this ask.

Councillor Hempen took no part in the discussion of the foregoing matter.

10. Request for Heritage Conservation District Designation of Paddytown.

The Chair provided an update regarding a recent request by a resident for heritage designation of Paddytown. He advised that he will provide an explanation to the resident that there are several other areas of Town that are of interest for possible designation before any work on the possible designation of the area known as Paddytown will commence.

Moved by: Rojit Singh
Seconded by: Joan Seddon

THAT the verbal update by the Chair regarding the resident request for heritage designation of Paddytown be received.

Carried

11. Reports of Committee Members.

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

The Chair advised that Mr. Rob Wilson is now the Manager of Culture and Community Events and is now the Town's liaison to the ARCH Committee. ARCH Members are awaiting input from the Planning and Building Services Department regarding the architectural piece known as 'Colonel Cotter's Gazebo'. The ARCH Committee has proposed that this piece be relocated to Fairy Lake Park as a Canada 150 project and is now waiting on information on how to proceed with such.

b) Elman W. Campbell Museum Board

The Chair advised that E-Signs Canada has submitted a proposal for a new sign at the museum at the estimated cost of \$21,997.00. The museum is a designated heritage building and the Heritage Newmarket Advisory Committee must approve the sign design. This matter will be added to the April, 2017 agenda for further discussion. B. Locke to e-mail the proposed new sign design to Heritage Newmarket Advisory Committee Members.

c) Lower Main Street South Heritage Conservation District Advisory Group

The Chair advised that the Lower Main Street South Heritage Conservation District Advisory Group is currently looking at several properties within the district; there is a proposal for the refurbishment of the property known as the Widdifield House at the southwest corner of Botsford Street and Main Street. The Advisory Group has also requested that the owner of the property known as the former King George Hotel work with the Chair of Heritage Newmarket on the refurbishment efforts of that property. The Chair also provided an update regarding the application for a sign permit for the proposed restaurant known as Snakmrkt in the lower portion of the Buckley's Insurance building. He advised that the sign permit application is for neon and the Lower Main Street South Heritage Conservation District Advisory Group has objected to this type of advertisement.

c) Newmarket Historical Society Board of Directors

J. Seddon provided a verbal update regarding the Newmarket Historical Society Board of Directors recent discussions with respect to Canada 150 celebration proposals and advised of a recommended event entitled 'On Bogart Pond' in June, 2017 in conjunction with a paper written by Mr. Malcolm Watts detailing the history of Bogarttown and Upper Canada.

New Business

12. J. Seddon inquired regarding the possible sale of the Baptist Church.

Moved by: Councillor Hempen
Seconded by: Joan Seddon

a) THAT the site plan that includes the Baptist Church and the neighbouring manse property be brought to the next Heritage Newmarket Advisory Committee meeting along with information of potential purchaser's options of purpose and use of the property.

Carried

Adjournment

Moved by: Billie Locke
Seconded by: Joan Seddon

THAT the meeting adjourn.

Carried

There being no further business, the meeting adjourned at 8:58 p.m.

Date

A. Hart, Chair



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 BYLAW BY TOWN OF NEWMARKET

Zoning By-Law Amendment: 2017-11
Applicant: Ganni Kinno Developments Inc.
Location: 507 Mulock Drive
File Number: D14 NP1605

TAKE NOTICE that the Council of the Town of Newmarket passed **By-Law Number 2017-11** on the **6th day of March, 2017**, under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

AND TAKE NOTICE THAT any person or public body may appeal to the Ontario Municipal Board in respect to the By-law by filing with the Clerk of the Corporation of the Town of Newmarket no later than **4:30 p.m. on the 3rd day of April, 2017** a notice of appeal setting out the objection to the By-Law and the reasons for the appeal, accompanied by the prescribed appeal fee(s), made payable to the Minister of Finance in the amount of \$125.00. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca. In addition, to the fees listed above, pursuant to By-law No. 2012-81, a processing fee of \$150.00 per Ontario Municipal Board appeal, payable to the Town of Newmarket is required to be paid at the time of filing a Notice of Appeal

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

Only individuals, corporations and public bodies may appeal a zoning bylaw 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 option of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

DATED at the Town of Newmarket this **14th day of March, 2017**.

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

EXPLANATORY NOTE:

By-Law Number 2017-11 applies to the lands located at 507 Mulock Drive

By-Law 2017-11 has the purpose and effect of amending the existing Mixed Employment (EM) zone on the subject lands to support a development consisting of the following uses along with the parking, loading and buffering.

Medical Office – 1,045.47 sq.m.

Medical Clinic – 139.00 sq.m.

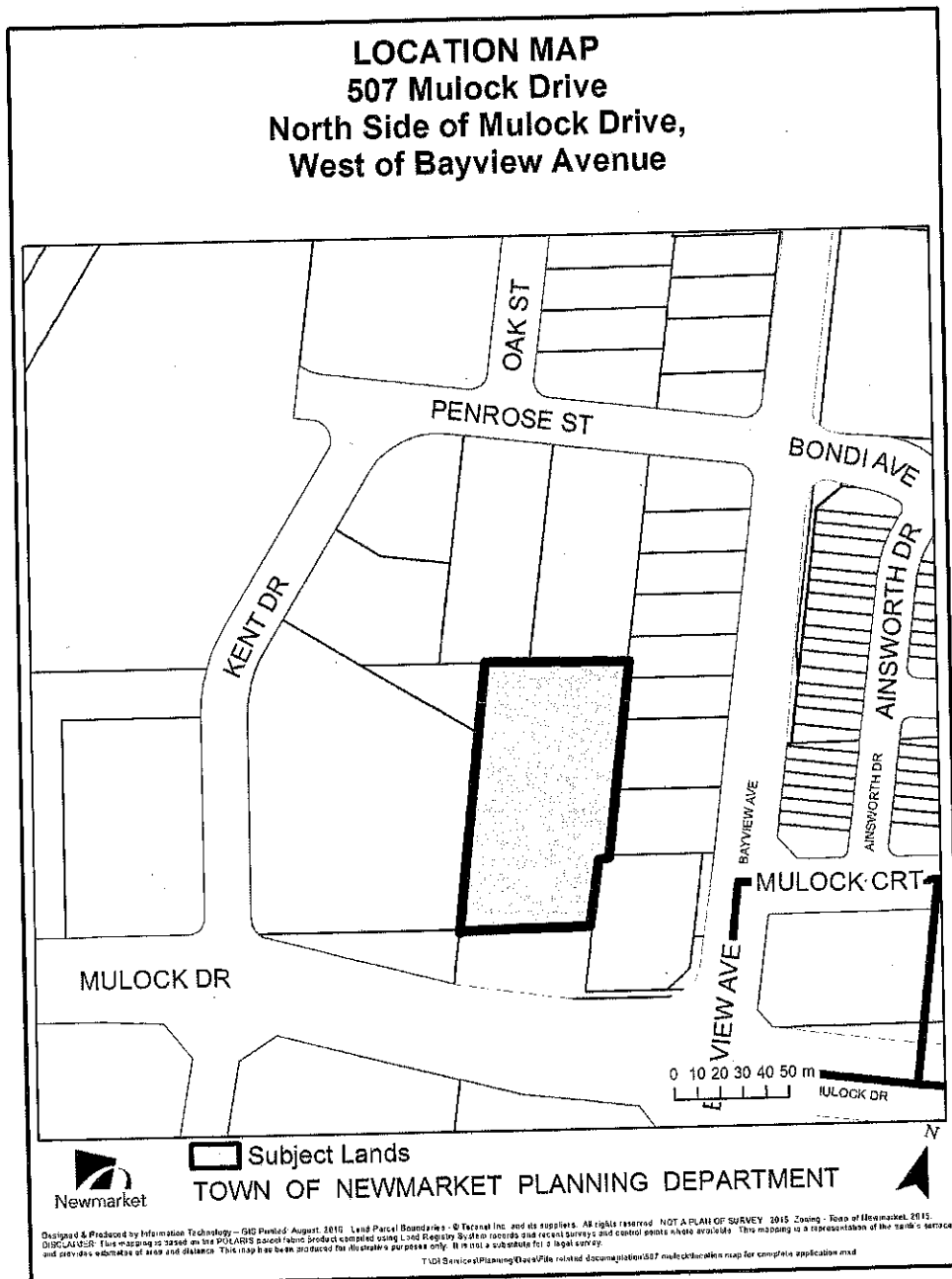
Medical Laboratory - 580.72 sq.m.

Pharmacy and other retail – 741.07 sq.m

By-Law 2017-11 provides for specific lot, siting and building specifications

By-Law 2017-11 provides for site specific parking and buffering requirements

A Location Map showing the location of the subject land to which By-Law Number 2017-11 applies is provided below



From: Ruggle, Dave
Sent: March-22-17 9:38 AM
To: Moor, Linda
Cc: White, Meghan
Subject: FW: Pickering College Heritage Committee
Attachments: Demo Page Arch Drawings March 6th, 2017.pdf; Site Plan Arch Drawings March 6th, 2017.pdf; air photo of buildings to be demolished.pdf

Importance: High

Hi Linda,

The below and attached is for the next Heritage Newmarket meeting. Pickering College is listed under the Municipal Register on non-designated properties. As they are requesting a demolition of the noted buildings, Council approval is required after obtaining the advice of the Newmarket Heritage Advisory committee.

Can you please add this to the agenda.

Thanks,
Dave

From: Stacey Williams
Sent: March-22-17 9:24 AM
To: White, Meghan
Cc: Ruggle, Dave;
Subject: FW: Pickering College Heritage Committee
Importance: High

Hi Meghan

Further to your email below, please be advised that it is our client's wish to demolish the three cottages, and New House building, that are shown on the attached Demolition Drawing, and air photo. These demolitions are required to implement the approved (in principle) site plan for Pickering College's Phase II development, the technical design of which is currently in process.

The three cottages were built during or after World War II to attract faculty to come to Pickering College. They are simple war time homes. The proposed demolition of these dwellings would likely be imminent. However, New House is the current boy's residence for Pickering College, and as such, its demolition is currently undetermined. Phase II of development, on the Pickering Campus, will consist of a three storey new academic building that will house the main academic teaching areas and their required support spaces, an auditorium, as well as some of the College's administration. The new academic building will be serviced with new parking areas, and looped driveway system, as well as several outside amenity/play areas for students. As you will see from the attached site plan drawing these parking, driveway and amenity areas are proposed where the buildings to be demolished are currently located. Accordingly, can you please have this matter brought before the Heritage Committee for consideration of our proposed demolition request?

Thank you.

Stacey Williams, M.C.I.P., R.P.P.

HBR Planning Centre

66 Prospect Street, Unit A

Newmarket, Ontario

L3Y 3S9

Tel. (905) 853-1841

Fax (905) 830-1451

Email stacey.williams@bellnet.ca

From: White, Meghan [<mailto:mwhite@newmarket.ca>]

Sent: March 13, 2017 2:45 PM

To: Stacey Williams

Cc: Ruggle, Dave

Subject: Pickering College

Hi Stacey,

In order to process the demolition permit of buildings on a listed property, approval is required from Council. Council receives advice from Heritage Newmarket about these demolitions. In order for Dave to take it to Heritage Newmarket, could you please send me the following:

1. A brief (one paragraph) explanation of which buildings will be removed and why
2. A simple drawing showing which buildings will be removed

Thank you kindly.

Sincerely,
Meghan



Meghan White, MCIP RPP

Planner

Planning and Building Services

905-953-5300, press 2, ext. 2460

mwhite@newmarket.ca

newmarket.ca


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<p>Orientation</p> 	<p>Seal</p>
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All dimensions to be checked and verified on the job. Any discrepancies are to be reported to the Consultant. All drawings remain the property of the Consultant. Only latest approved drawings to be used for construction.

salte

on

architecture

151 Ferris Lane, Suite 400 Barrie, Ontario
salterpilon.com t: 705.7

Project
Pickering College
Newmarket Campus

Location
16945 Bayview Ave. Newmarket, On, L3Y 4X2

For
Pickering College Newmarket Private School

Drawing Title

Site Plan - Existing
Demolition Plan

Date	May 11 2016	Project No	Drawing No
Drawn by	Author	15036	A101
Scale	1 : 400		

BUILDINGS PROPOSED TO BE DEMOLISHED



3 Cottages



New House



Pickering College

© 2016 Google

Google

Bayview Ave

34

March 22, 2017

Town Clerk
Town of Newmarket
395 Mulock Drive
Newmarket, Ontario
L3Y4X7

Heritage Newmarket Advisory Committee;

We are planning a significant project for the exterior of 170 Lorne Avenue. The existing stucco is failing in many areas and needs to be replaced. We have two options;

- 1) Remove all the existing stucco and replace with the same 'pebble dash' method
- 2) Fix specific areas with the same process and repaint the entire exterior.
The final colour will remain very close to the existing off-white.

The contractor suggests that this be done as early in the spring as possible, so the stucco doesn't dry overly quickly as it would in mid-summer. We have not yet decided in which direction to proceed.

I don't believe this will require a building permit but I wanted the Heritage Newmarket Advisory Committee to be aware and let us know if they have any concerns. Please respond as soon as possible. Thanks.

Sincerely



Graeme Walker
170 Lorne Avenue
Newmarket, Ontario
L3Y 4J9
905-898-0927
graeme_walker@hotmail.com

From: Duclos, Bert (MTCS) <Bert.Duclos@ontario.ca>
Sent: March-20-17 11:00 AM
Subject: Ministry of Culture Information for Municipal Heritage Committee - 2017 Ontario Heritage Conference
Attachments: 2017 Ontario Heritage Conference Registration.pdf

(To municipal staff liaison: Please pass this on to the chairperson of your municipal heritage committee)

Dear Municipal Heritage Committee Chairperson,

Sponsored by Community Heritage Ontario, please see the attached from the organisers of the 2017 Ontario Heritage Conference, held this year in Ottawa, June 8 – 10, 2017.

Detailed information is available at the conference websites
<http://www.ontarioheritageconference.ca/> and <https://www.facebook.com/2017OHC/>

Best regards,

Bert

Bertrand (Bert) Duclos
Heritage Outreach Consultant
Program Planning and Delivery Unit
Ministry of Tourism, Culture and Sport
401 Bay Street, Suite 1700
Toronto, ON M7A 0A7
Tel: 416-314-7154
Fax: 416-212-1802

Ensuring the Past~Enlightening the Present~Enriching the Future

I am working with OPSEU and Proud to Serve You



2017 Ontario Heritage Conference Registration Now Open!

To view our program go to

www.ontarioheritageconference.ca

REGISTER NOW!



Early Bird Rate

until May 8, 2017

Accommodation

To get more information
about our main venue
and book your room [click
here](#)

VIA Rail Discount

To view our VIA Rail
discount and make your
reservation [click here](#)

From: Ruggle, Dave
Sent: March-28-17 11:31 AM
To: Moor, Linda
Subject: RE: HN
Attachments: 395 main St North Heritage Demo permit.pdf

The owner of 395 Main Street North has applied for a demolition permit to remove the small detached garage on the property and replace it with a new garage structure. This property is on the Municipal Register of Non-designated Heritage Properties and as such, any request for demolition of a structure on the property requires Council decision after hearing from Heritage Newmarket.

I have attached plan detailing the location of the existing garage and proposed new garage along with elevations of the proposed.

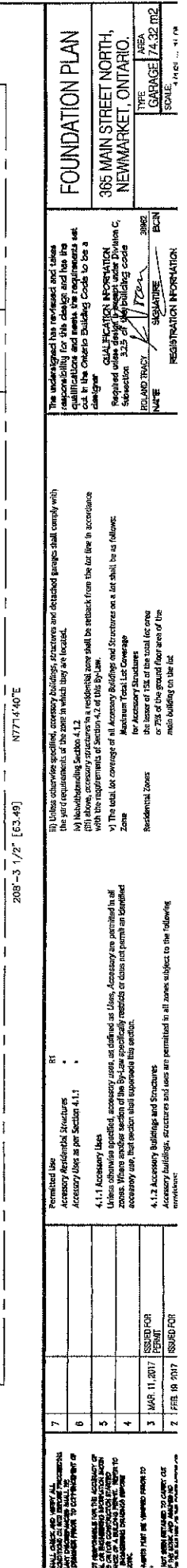
Athol and I have reviewed and discussed and believe Council should consent to the demo permit.

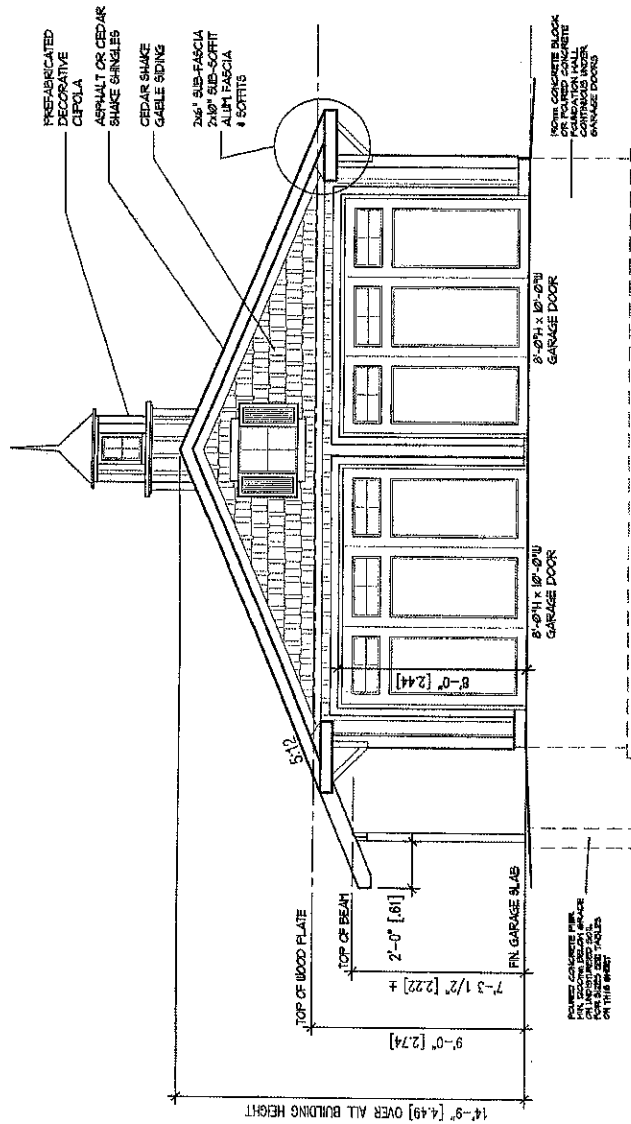
As an aside, but for Committee discussion, I think we should consider expanding the delegation by-law to allow the decision for these types of requests to be delegated to staff with the same heritage review for permits for designated structures. i.e, I would discuss with the Chair and if we are satisfied, we consent and if there is an issue we bring it to the committee and ultimately council for final decision.

Thanks,
Dave



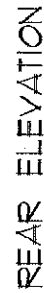
Dave Ruggle, BAA, MCIP, RPP
Senior Planner – Community Planning
Planning and Building Services
905-953-5300, press 2, ext. 2454
druggle@newmarket.ca
www.newmarket.ca
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FRONT ELEVATION

<p>The undersigned has prepared and issues this plan and specification for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>QUALIFICATION INFORMATION Required under the Ontario Building Code, Section 3.2.5 of the building code.</p> <p>DESIGNER K. R. TRACY 07 MAR 17</p>		<p>FRONT ELEVATION</p> <p>385 MAIN STREET NORTH, NEWMARKET, ONTARIO.</p> <p>TYPE: GARAGE AREA: 74.32 m² SCALE:</p>	
<p>REGISTERED PROFESSIONAL ENGINEER K. R. TRACY 07 MAR 17</p>		<p>DATE: 07 MAR 17</p>	
7		3	APPROVED FOR PERMIT
6		4	
5		5	
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3		7	

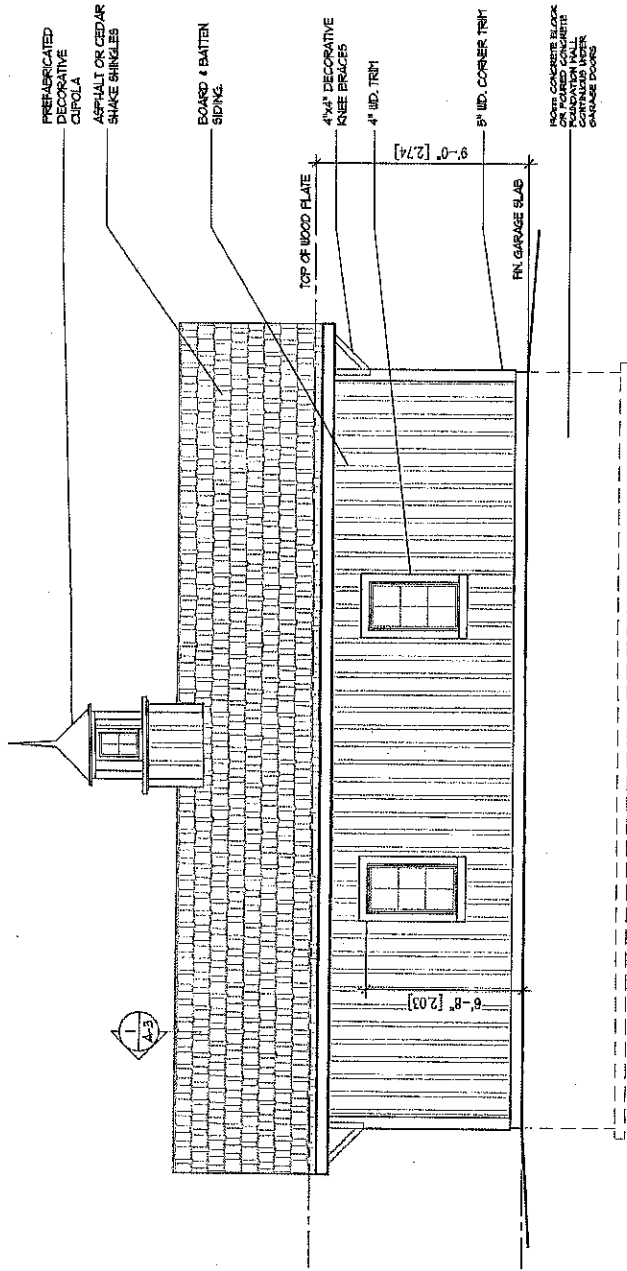


REAR ELEVATION

365 MAIN STREET NORTH,
NEWMARKET, ONTARIO.

TYPE	AREA
GARAGE	74.32

SCALE:



RIGHT ELEVATION

<p>7. I, the undersigned, hereby certify that all the information contained herein is true and correct to the best of my knowledge and belief.</p> <p>8. I, the undersigned, hereby certify that I am a duly licensed and qualified professional engineer in the Province of Ontario.</p> <p>9. I, the undersigned, hereby certify that I am a duly licensed and qualified professional engineer in the Province of Ontario.</p> <p>10. I, the undersigned, hereby certify that I am a duly licensed and qualified professional engineer in the Province of Ontario.</p>		<p>RIGHT ELEVATION</p>	
<p>365 MAIN STREET NORTH, NEWMARKET, ONTARIO.</p>		<p>TYPE: GARAGE DATE: 7/4/2017 SCALE: 1/8"=1'-0"</p>	
<p>QUALIFICATION INFORMATION Required under the Professional Engineers Act, R.S.O. 1990, c. 19, s. 2(1) and the Professional Engineers Regulation, R.R.O. 1990, c. 19, s. 2(2).</p> <p>REGISTERED PROFESSIONAL ENGINEER K.R. TRACY 07 MAR 17</p>		<p>REGISTERED PROFESSIONAL ENGINEER K.R. TRACY 07 MAR 17</p>	

From: Ruggle, Dave
Sent: March-29-17 3:14 PM
To: Moor, Linda
Subject: RE:

Hi Linda,

I'm having the site plan file sent over from OPs. Not sure when we will get it.

I have attached a pdf detailing OP and zoning as well as what the HCD plan indicates for this property.

In a nutshell, the lands use permissions are a wide variety of commercial and residential uses. Built form, subject to HCD plan conformity, is min 2 storey, max 3 storey no yard setbacks.

Dave

From: Moor, Linda
Sent: March-29-17 2:05 PM
To: Ruggle, Dave
Subject:

Moved by Co. Hempen
Seconded by: Joan Seddon

THAT the site plan that includes the Baptist Church and the neighbouring manse property be brought to the next Heritage Newmarket Advisory Committee meeting along with information of potential purchaser's options of purpose and use of the property.



Official Plan: Historic Downtown Centre: The Historic Downtown Centre designation permits a number of uses including residential uses up to 80 units per net hectare. The Official Plan allows for greater densities provided background studies demonstrate that the proposed development will not create an unacceptable level of traffic, and will be compatible with the existing surrounding development. To demonstrate this, the Official Plan requires a number of studies to be submitted including a Shadow Impact Study, Traffic Impact Study, Heritage Impact Assessment, Environmental Site Assessment, Functional Servicing Report and Planning Justification Report ect.

Section 11 of the OP discusses Cultural Heritage Resources indicating that the Downtown Centre is the focal point of the Town's Cultural Heritage and that the plans policies anticipate additional development that will enhance the rich history of the Historic Downtown Centre. The objectives of this section read:

It is the objective of the cultural heritage resources policies to:

- a. conserve significant built heritage resources and significant cultural heritage landscapes;
- b. ensure that all new development has regard for cultural heritage resources and appropriately accommodates such resources in development and redevelopment proposals;
- c. ensure that cultural heritage resources are appropriately recognized through designation pursuant to the Ontario Heritage Act; and,
- d. ensure that the cultural heritage of the Historic Downtown Centre is protected for the enjoyment and edification of existing and future Town residents and visitors.

The Official Plan policies under this section indicate that where an area is designated as a Heritage Conservation District, partial demolition, alterations, renovations, repairs, or additions may be allowed provided that the proposed changes are compatible and consistent with the building and its heritage attributes. Infill buildings must also be compatible with the surrounding buildings and streetscape. In both cases, compatibility may include building materials, colour, height, scale and design.

Zoning By-law: Historic Downtown Urban Centre Zone (UC-D1) by comprehensive zoning By-Law 2010-40. The UC-D1 zone includes a number of commercial and residential uses. The performance standards for this zone have a minimum height of 2 storeys and a maximum height of 3 storeys, a minimum floor space index of 0.5 and a maximum floor space index of 1.0. There are no yard setbacks in this zone category as many of the existing buildings are built to the lot lines.

Individually designated under the Ontario Heritage Act by By-Law 1998-13.

Heritage Conservation District: Christian Baptist Church is designated under Part IV of the Heritage Act and Within the HCD identified as a historic landmark building

The plan indicates that there are some privately owned spaces that are important to the district's character including the open space around the cross-shaped Christian Baptist Church, preserving the crest of the hill. This is mentioned in a few places in the Plan.

It is a goal of the plan to protect views of the district's four historic landmarks – the cupola atop Old Town Hall, the steeples of Trinity United Church, the tower on the Old Post Office and the spire of Christian Baptist Church

4.2.4.2 Design of New Buildings on Millard Avenue

If property owners wish to apply for rezoning of the properties at 476 Millard Avenue and 479

Millard Avenue, they may be required to prepare a heritage impact assessment in order to demonstrate the appropriateness of the buildings associated with the new use.

In reviewing any application for new construction on Millard Avenue, the Town favours proposals where:

- the site plan includes a publicly accessible outlook over the Holland River valley at the terminus of Millard Avenue;
- driveways, surface parking and storage area are kept to a minimum and located away from the hillside framing the Holland River valley;
- buildings follow the contours of the hillside framing the Holland River valley;
- buildings are at a height that does not detract from the rear elevation of Christian Baptist Church or the view of the landmark church from afar and that does not exceed three storeys; and,
- wall cladding is clay brick of red colour.

(Any proposal for new construction on Millard Avenue should show respect for features of the unique location – the prominence of Christian Baptist Church and the crest of the hill, the hillside topography, the view of the Holland River valley.)

127 Main Street South: identified as a historic house. a two-storey brick house – formerly the manse for Christian Baptist Church – set on a spacious lot and distinguished by its side porch, arched fenestration, pedimented bay, complex roof and tall chimney;

The plan recommends for 127 Main Street South – The building's heritage attributes, including its spacious setting, should be maintained; and the building kept in good repair. A periodic condition assessment is advised to catch minor problems before they exacerbate.

York Region Rapid Transit Corporation



Newmarket Heritage Committee Meeting | March 7, 2017
Union Hotel – 425, 431 Davis Drive Status Update

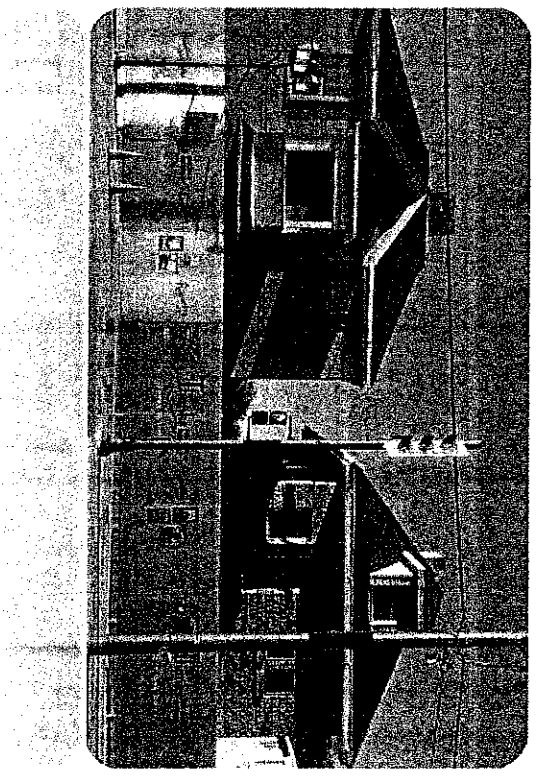
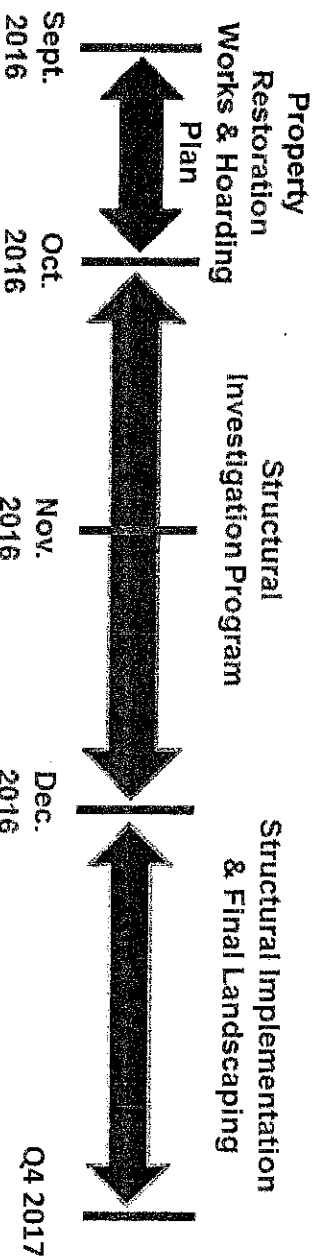
vivanext
be moved

Union Hotel Update

Work plan and timeline

1. Relocation Program (complete)
2. Site Plan Approval; Building Permit
3. Structural Rehabilitation
 - a) Interior/exterior site analysis (complete)
 - b) Roof integrity
 - c) Exterior brick repair
4. Landscaping

Target completion: Q4 2017



March 7, 2017

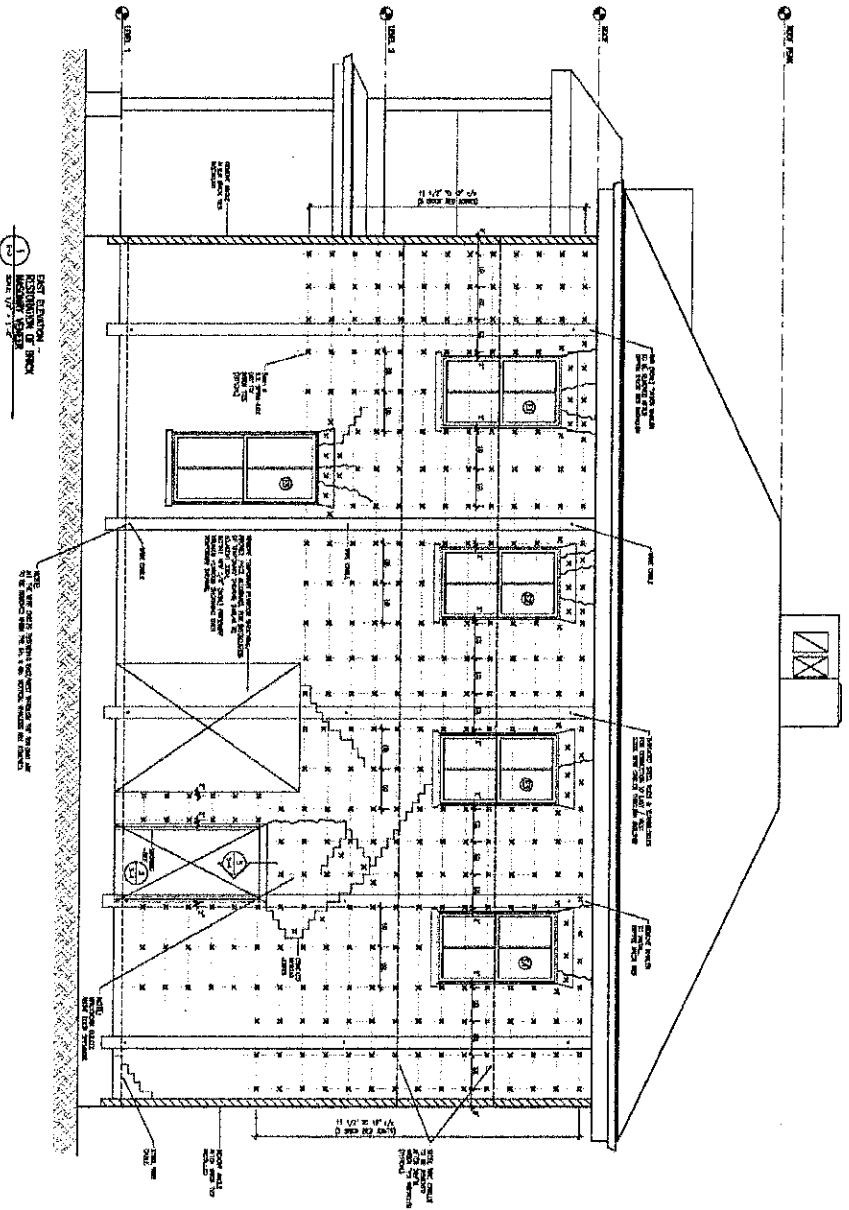
Newmarket Heritage Committee Meeting

Union Hotel Update

Brick Stabilization - East Elevation



NOT FOR CONSTRUCTION,
FOR COST ESTIMATING ONLY.



<p>Architect</p> <p>JOHN ANDERSON & ASSOCIATES</p> <p>2000 Lakeshore Blvd. N.</p> <p>Winnipeg, MB R2V 1A9</p> <p>204-581-1111</p> <p>www.jaandassociates.com</p>	<p>Knowledgeable Structural</p> <p>307-2045 Dufferin St. W.</p> <p>Toronto, Ontario M6H 1Y5</p> <p>416-758-3204</p> <p>patrick.burns@burnsfirm.com</p>	<p>L.M. Cowi Engineering Limited</p> <p>Consulting Structural</p> <p>Majority Shareholder</p> <p>416-593-5111</p> <p>lmc@lmc.ca</p>	<p>York Region</p> <p>The Regional Corporation of York</p> <p>1000 Yonge Street, 10th Floor</p> <p>Toronto, Ontario M4W 2B7</p> <p>416-392-4411</p>	<p>Union Hotel</p> <p>425 Dufferin St.</p> <p>Winnipeg, MB R2V 1A9</p>	<p>No. Description Date</p>	<p>Temporary Stabilization</p> <p>of Exterior Brick</p> <p>Masonry Walls</p>	<p>EAST ELEVATION</p>	<p>Project number: 2008.07</p> <p>Date: 21 Dec 2016</p> <p>Drawn by: Barry Smith</p> <p>Checked by: JWC</p>	<p>S-2</p> <p>1/2" = 1'-0"</p>
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March 7, 2017

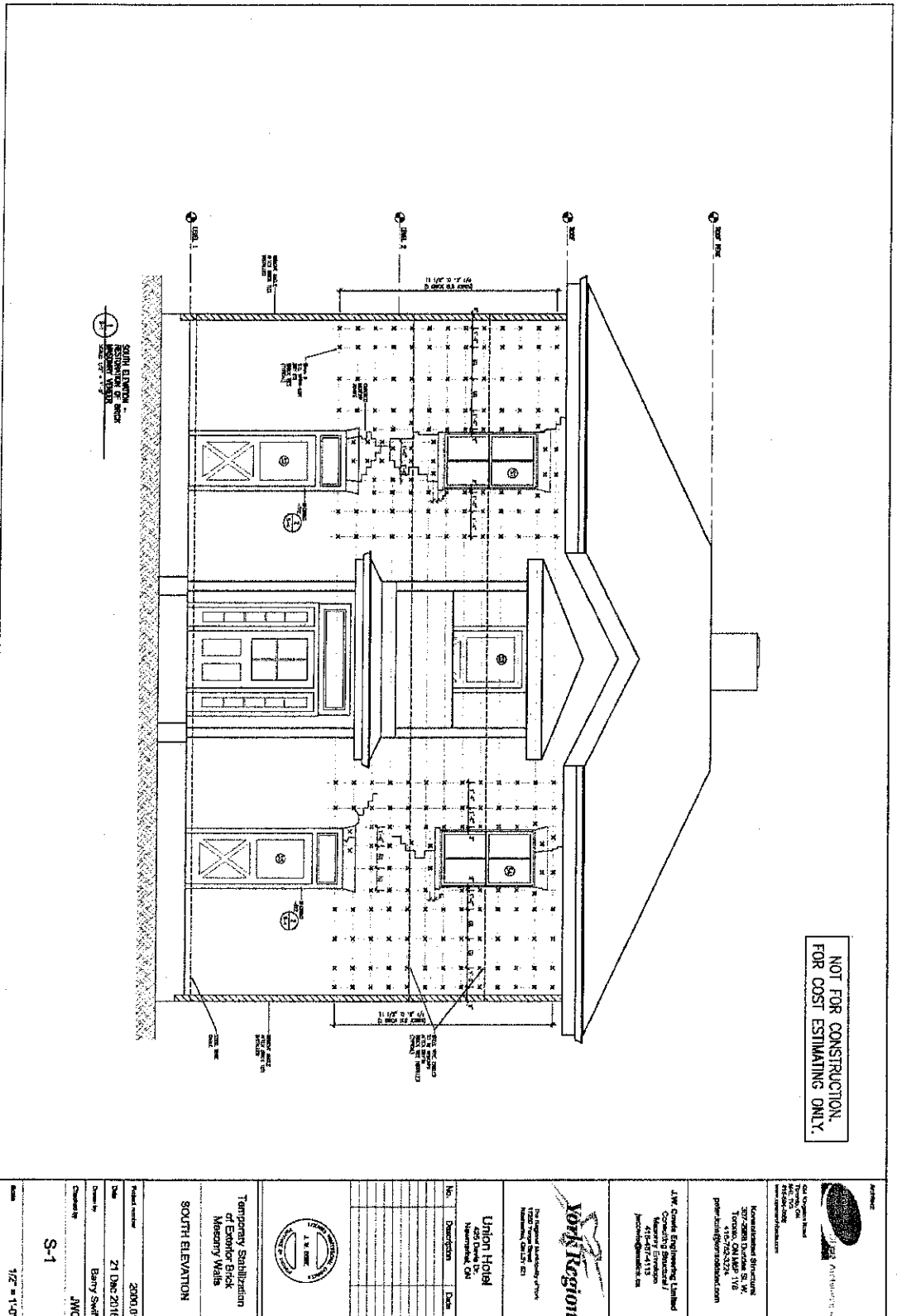
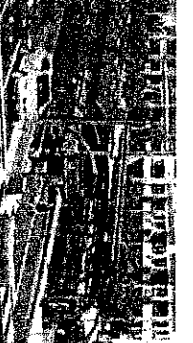
Newmarket Heritage Committee Meeting

vivanext

be moved

Union Hotel Update

Brick Stabilization - South Elevation



March 7, 2017

Newmarket Heritage Committee Meeting

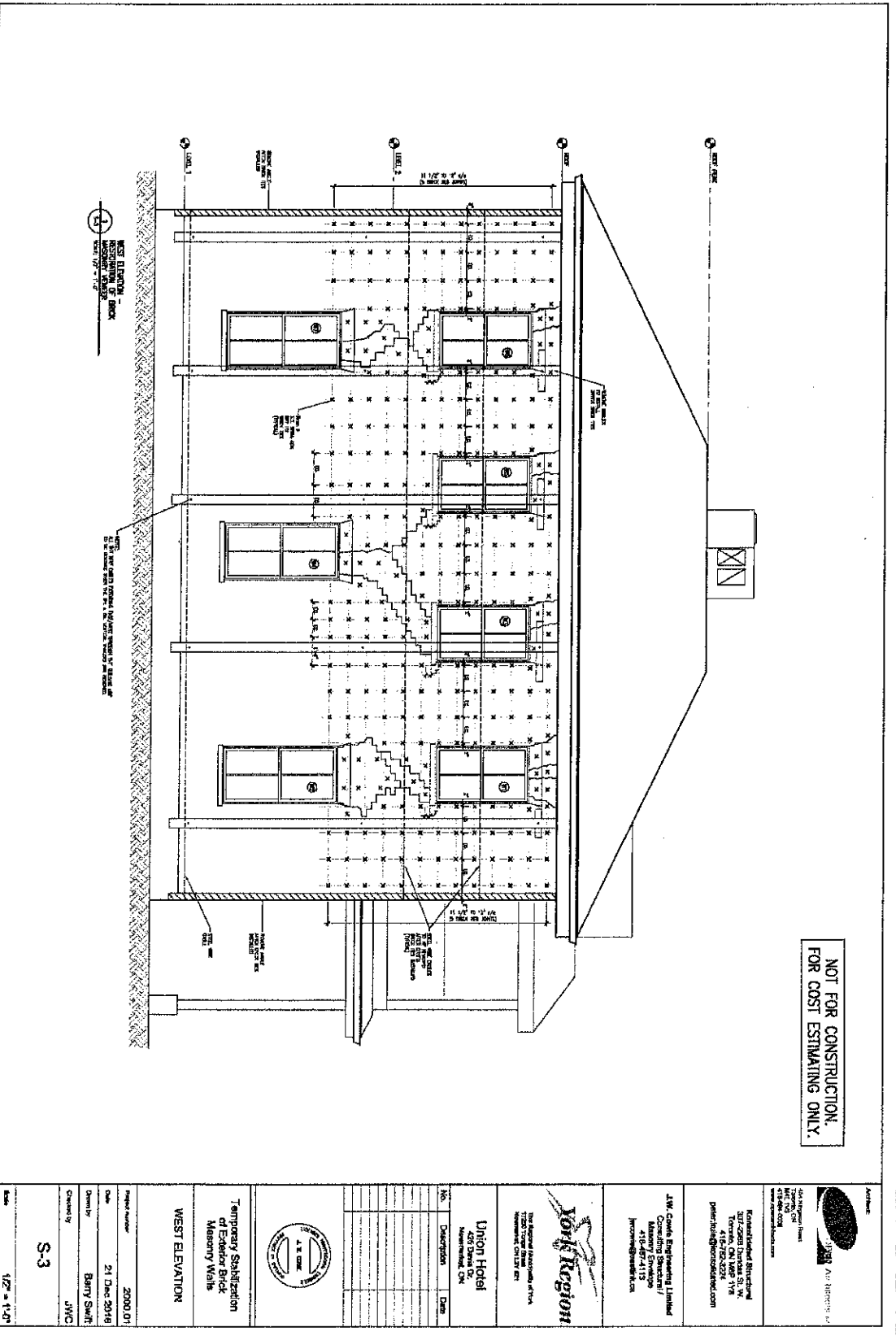
vivanext
be moved

Union Hotel Update

Brick Stabilization - West Elevation



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FOR COST ESTIMATING ONLY.



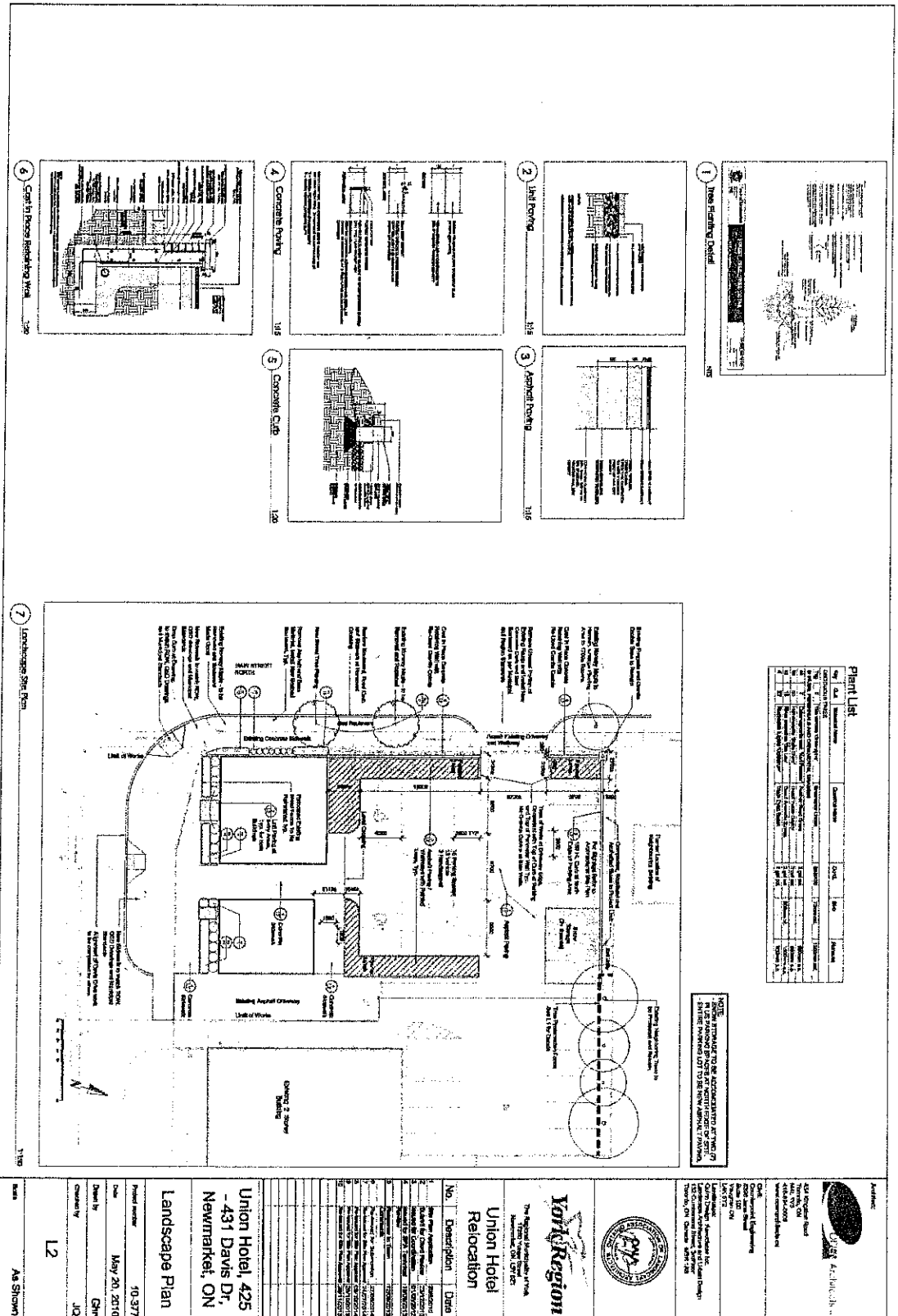
March 7, 2017

Newmarket Heritage Committee Meeting

WVAN
next
he mive6

Union Hotel Update

Landscape



March 7, 2017

Newmarket Heritage Committee Meeting

vivanext
has moved

Thank you
vivavox

From: billie@rogers.com
Sent: March-24-17 8:13 PM
To: Moor, Linda
Cc: Athol Hart
Subject: Museum sign proposal for Heritage Committee Agenda package
Attachments: Elman Campbell Sign proposal.pdf

Linda,
Please include the attached in the Agenda Package for the next heritage meeting.
Thanks
Billie Locke



A Family Business of Signmasters for 30 years

905 775-9112
info@esignscanada.ca
eSignsCanada.ca



1963 Line 11, Bradford, ON L3Z 3N2

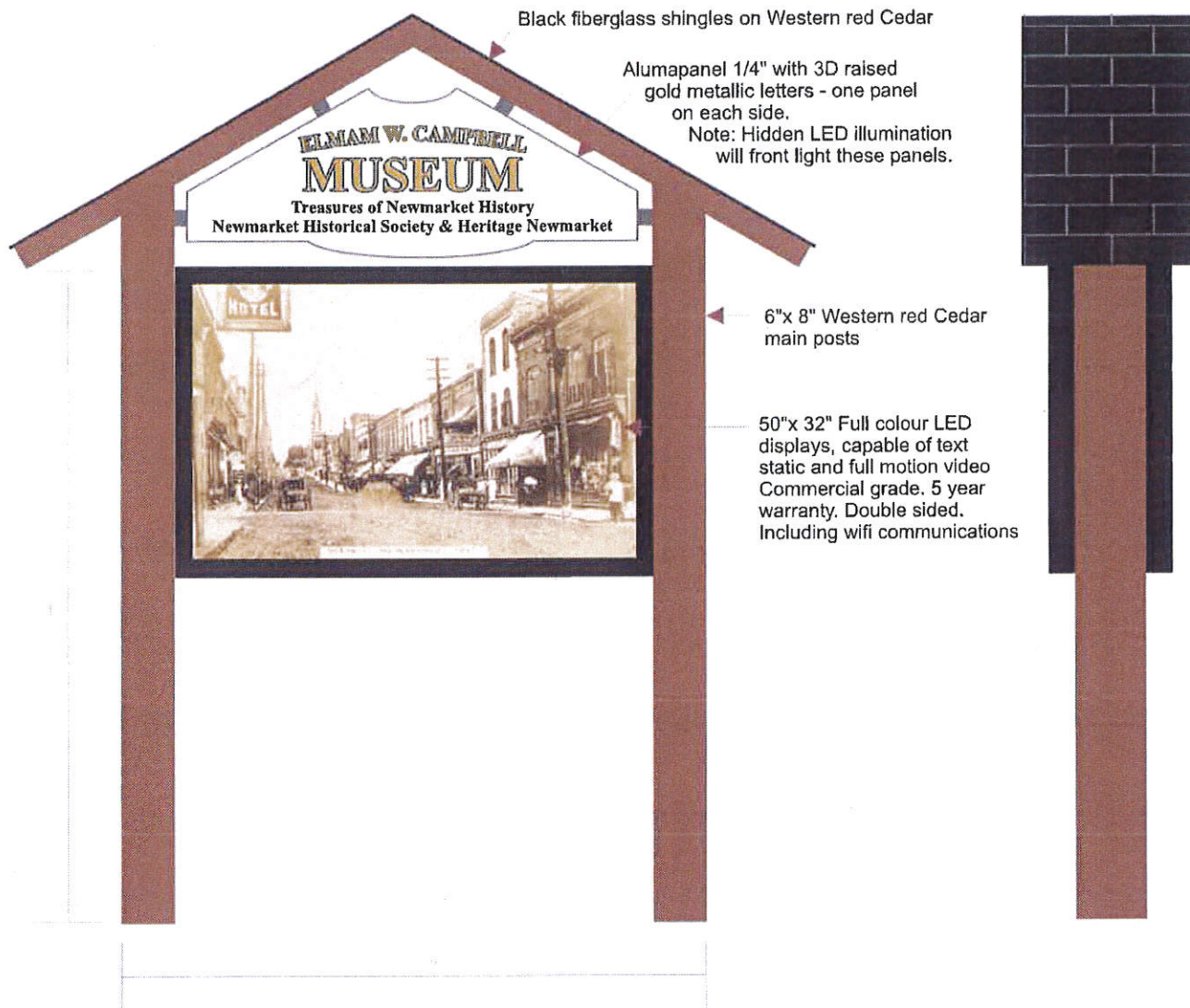
PROPOSAL

This design prepared for you remains the copyright property of eSIGNS Canada and may not be used without payment to eSIGNS Canada. The cost of preparing the proposed design is incorporated into the quoted cost of the production.

CLIENT : ELMAM W. CAMPBELL MUSEUM attn: Ross Caister 905 235-4063, ross.caister@rogers.com

DATE : November 30, 2016

PROJECT : design, build, install a new museum pylon sign, durable, traditional in appearance, with an electronic high quality double sided display, easily programmed from an indoor PC.



COST : As shown \$21,997. +hst installed, with training and ongoing support.

TERMS : 50% deposit to confirm order, balance at installation

Customer will provide 120v 15a power line to sign location.

Sign permit extra (if required)

Your Response:

Please phone or e-mail to edit or approve the design and authorize us to start.

Thanks - Gary Brickell 905- 775-9112

John Ross Caister

From: eSignsCanada [info@esignscanada.ca]
Sent: Wednesday, November 30, 2016 5:44 PM
To: John Ross Caister
Subject: RE: Museum Sign Proposal
Attachments: N161130 Newmarket Museum Pylon PROPOSAL.pdf; 2016 Master Fitness sign.jpg

Hello Ross, Per our conversation this morning I have refreshed our Proposal drawing to include the illumination of the upper 3D sign panels (at no extra charge). I would also point out that our commercial grade LED displays are manufactured in York Region, so parts, service and support are close at hand if needed.

As mentioned I was the founder and president of Instant Custom Signs in 1985. We began the company in Newmarket and grew the business to eight locations and thirty-five staff across Ontario, before I sold the chain in 1992. eSigns Canada is now one of the largest and best equipped sign companies in this region. We are a family business, with my two top managers being my son Jesse and son-in-law Chris. We have served the Newmarket area since 1985 and Lord willing plan to continue to serve here for future decades.

Respectfully

Gary

G.J. Brickell, President
eSigns Canada.ca
905.775.9112

From: John Ross Caister [mailto:ross.caister@rogers.com]
Sent: Wednesday, November 30, 2016 9:53 AM
To: eSignsCanada <info@esignscanada.ca>
Subject: RE: Museum Sign Proposal

Thanks Gary:

I will tae your proposal to the Museum Board when we meet on December 15th.

Ross Caister

From: eSignsCanada [mailto:info@esignscanada.ca]
Sent: Tuesday, November 29, 2016 10:53 PM
To: ross.caister@rogers.com
Subject: Museum Sign Proposal

Hello Ross. Please find our proposal attached for a new pylon sign as requested for the museum. I have selected only materials that will provide long term durability without maintenance, while giving the traditional appearance to compliment the museum building. I looked carefully at the existing sign structure and determined that a fresh build would provide the best long life solution. Please feel free to call or write with any questions.

Picture of a recent project we did on Davis Drive is included.

11/30/2016

Respectfully.

Gary

G.J. Brickell, President

eSigns Canada.ca

905.775.9112