



Town of Newmarket
AGENDA

**Heritage Newmarket
Advisory Committee**

Tuesday, June 13, 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 May 2, 2017.

Correspondence

2. Correspondence from the Planning and Building Services Department regarding Notice of Passing of Zoning By-law 2017-28 for the properties known as 400 Park Avenue and 405/407 Botsford Street.
3. Correspondence from the Planning and Building Services Department regarding Notice of Adoption of Official Plan Amendment Number 18.
4. Correspondence from Mr. Ehsan Velayati dated May 8, 2017 regarding 770 Gorham Street.

Items

5. Operating Budget Discussion
6. Property Standards By-law Discussion

Reports of Committee Members

7. Designated Property Maintenance and Concerns a) Site Plaques b) Residence Plaques c) Heritage Location Plaques
8. 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



Town of Newmarket
MINUTES

**HERITAGE NEWMARKET
 ADVISORY COMMITTEE**

Tuesday, May 2, 2017 at 7:00 PM
 Mulock Room

The meeting of the Heritage Newmarket Advisory Committee was held on Tuesday, May 2, 2017 in the Mulock Room, 395 Mulock Drive, Newmarket.

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

Staff Present: D. Ruggle, Senior Planner – Community Planning
 A. Mollicone, Senior Solicitor
 M. Mayes, Director of Financial Services/Treasurer
 L. Moor, Council/Committee Coordinator

Guests: D. Clark, Acting Design Chief, York Region Rapid Transit
 C. Webber, Communications Department, York Region Rapid Transit
 W. Morgan, Heritage Consultant

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

A. Hart in the Chair.

The Chair advised that the order of the agenda items will be rearranged to accommodate guests in attendance.

Declarations of Interest

None.

Additions & Corrections to Agenda

None.

Presentations/Deputations

1. York Region Rapid Transit – VivaNext

Mr. David Clark, Acting Design Chief, York Region Rapid Transit provided a verbal update regarding the proposed course of action for remediation of the building known as the former Union Hotel at the northeast corner of Davis Drive and Main Street. The Chair requested clarification regarding reference to shiplap and clapboard siding. The Chair provided a fact sheet defining the two types of siding. Mr. Wayne Morgan, Heritage Consultant provided his opinion with respect to the exterior of the building which was wood siding in early years that was then covered with brick overlay. Mr. Clark further advised that the interior of the structure would need significant investment to bring it to a useable standard. Discussion ensued regarding potential salvageable bricks, could they be donated to Heritage Newmarket, storage accommodation and possible re-uses. Mr. Morgan provided a copy of a Heritage detail report to the Chair. Mr. Clark advised that should Town of Newmarket Council choose to designate the building known as the former Union Hotel, that the York Region Rapid Transit Corporation would have no objection.

The Chair thanked Mr. Clark, Mr. Morgan and Ms. Webber for their attendance and advised that the Heritage Newmarket Advisory Committee Members are comfortable with the proposed exterior wood siding remediation efforts to the building known as the former Union Hotel.

2. Items - Financial Statements/Reports

The Chair introduced Mr. Mike Mayes, Director of Financial Services/Treasurer. Mr. Mayes distributed copies of the Heritage Newmarket Advisory Committee's budget balance as of March 31, 2017. The Chair expressed his concern on behalf of the Committee with respect to the budget allotment figures and lack of communication. The Director of Financial Services/Treasurer provided a verbal explanation of the line items contained within the Committee's budget as well as a reserve fund balance. He advised that the Committee does not have the authority to spend the budget monies on behalf of the Town of Newmarket, only the authority to recommend expenditures. Mr. Mayes suggested that the Committee Members compile a business case for submission to the Legislative Services Department in an effort to secure budget allotment for the 2018 fiscal year. Discussion ensued regarding operating expenses/sustainability and potential fundraising methods to increase the reserve fund account. Mr. Mayes advised that he would provide quarterly financial statements to the Committee. The Chair requested that the Council/Committee Coordinator organize a meeting with the Director of Legislative Services/Town Clerk, the Director of Financial Services/Treasurer and the Senior

Planner – Community Planning to examine the requirements of the Heritage Newmarket Advisory Committee and to establish a 2018 budget business case.

3. **New Business – Legal Description of 470, 474 Davis Drive**

The Senior Planner – Community Planning and the Senior Solicitor provided a verbal update regarding a proposed Amendment to Designating By-law 1987-110, modification to the legal description of the properties known as 470 and 474 Davis Drive by excluding a portion of roadway that was needed for the Davis Drive VivaNext road re-construction project. The Chair advised that the portion of roadway to be excluded has no heritage impact.

Moved by: Billie Locke
Seconded by: Malcolm Watts

1. That the verbal update by the Senior Planner – Community Planning and the Senior Solicitor regarding a proposed Amendment to Designating By-law 1987-110, modification to the legal description of the properties known as 470 and 474 Davis Drive by excluding a portion of roadway be received as information; and,
2. That the Heritage Newmarket Advisory Committee has no objection to the proposed modification to the legal description of the properties known as 470 and 474 Davis Drive.

Carried

Approval of Minutes

4. Heritage Newmarket Advisory Committee Minutes of April 4, 2017.

An amendment was made to Item 8 of the Heritage Newmarket Advisory Committee Minutes of April 4, 2017 by replacing the words “shiplap” in Recitals # 1 and 2 to “wood siding finish” and “siding” respectively.

Moved by: Rohit Singh
Seconded by: Joan Seddon

1. That the Heritage Newmarket Advisory Committee Meeting Minutes of April 4, 2017, with the above referenced amendments be approved.

Carried

New Business

5. The Chair requested staff involvement in securing a location to store the salvaged bricks from the building known as the former Union Hotel should they be recoverable and usable.

Moved by: Councillor Hempen

Seconded by: Joan Seddon

1. That the Heritage Newmarket Advisory Committee requests that the salvageable bricks from the building known as the former Union Hotel be donated to the Committee's ownership; and,
2. That the Senior Planner – Community Planning find a suitable storage location for the quantity of bricks; and,
3. That a donation for value be contemplated as a possible revenue source for the Heritage Fund to increase the reserve fund and assist area homeowners with heritage home repair who need that pattern of bricks for heritage renovation projects as there is no existing source for bricks of this type and size.

Carried

Correspondence

6. Correspondence from the Planning and Building Services Department regarding a Public Meeting on May 8, 2017 at 7:00 p.m. concerning Proposed Official Plan and Zoning By-law Amendments – 751 and 757 Gorham Street.

Moved by: Billie Locke

Seconded by: Rohit Singh

1. That the Correspondence from the Planning and Building Services Department regarding a Public Meeting on May 8, 2017 at 7:00 p.m. concerning Proposed Official Plan and Zoning By-law Amendments – 751 and 757 Gorham Street be received for information.

Carried

Reports of Committee Members

7. Correspondence from the Planning and Building Services Department regarding a Public Meeting on May 8, 2017 at 7:00 p.m. concerning Proposed Official Plan and Zoning By-law Amendments – 751 and 757 Gorham Street.

Moved by: Billie Locke
 Seconded by: Rohit Singh

1. That the Correspondence from the Planning and Building Services Department regarding a Public Meeting on May 8, 2017 at 7:00 p.m. concerning Proposed Official Plan and Zoning By-law Amendments – 751 and 757 Gorham Street be received for information.

Carried

8. a) Designated Property Maintenance and Concerns

The Chair advised that a Heritage Permit has been issued for the property known as 336 Millard Avenue.

The Chair advised that the Committee collectively is in favour of the designation of the building known as the former Union Hotel.

The Heritage Newmarket Advisory Committee recommends to Council:

Moved by: Councillor Hempen
 Seconded by: Billie Locke

1. That the Heritage Newmarket Advisory Committee recommends Council designate the property under the Ontario Heritage Act with the process commencing at such time as the restoration has been substantially complete; and,
2. That the Heritage Newmarket Advisory Committee recommends that York Region Rapid Transit have their Heritage Consultant provide a report which can be used in support of the designation and inform the necessary designation by-law.

Carried

- b) Site Plaques

Nothing to report at this time.

c) Residence Plaques

Nothing to report at this time.

d) Heritage Location Plaques

Discussion ensued regarding updates to the non-designated heritage registry. The Chair advised that he and Mr. Watts will investigate the status of the plaque inventory using previous term Heritage Advisory Committee Minutes as reference.

John Bogart House

The Senior Planner – Community Planning provided a verbal update regarding the property known as the John Bogart House. He advised that the owner has retained a heritage architect to conduct a conservation report to show short and long term options associated with restoration efforts of the house on the property.

Christian Baptist Church

The Senior Planner – Community Planning distributed a document providing details of the Official Plan designation and zoning of the property known as the Christian Baptist Church and provided a verbal update with respect to the property. He advised that representatives of the Church are currently in the process of obtaining quotations for repairs to the derelict portions which have been recognized as Property Standards offences. Discussion ensued regarding the condition of the Church steeple, front steps and exterior deterioration. The Senior Planner – Community Planning advised he would request an update regarding the Property Standards order from By-law Enforcement staff and report back.

Moved by: Joan Seddon
 Seconded by: Soni Félix Raj

1. That the verbal update by the Senior Planner – Community Planning regarding the property known as the Christian Baptist Church be received.

Carried

9. Reports of Committee Members

M. Watts advised that he has sent correspondence to the Municipal Property Assessment Corporation requesting assistance in their process used in establishing heritage dates and information relevant to residence plaques however he has not received a formal response as yet. Discussion ensued regarding Town staff access to realtor software in an effort to conduct research associated with heritage dates.

Moved by: Joan Seddon

Seconded by: Billie Locke

1. That Councillor Hempen investigate with Town staff any opportunity available to access realtor software associated with Municipal Property Assessment Corporation services and information relative to property heritage dates.

Carried

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

The Chair advised the Architecture, Recreation, Culture and Heritage Committee is moving forward with an initiative to raise funds, refurbish and relocate Colonel Cotter's gazebo to Fairy Lake Park and ARCH will be using Soni Felix Raj's expertise in setting up a GoFundMe Account to accept donations.

The Chair advised of a company in Town willing to produce heritage plaques and a sub-committee task force has been struck within ARCH to obtain and document historical information of buildings on Main Street.

Moved by: Billie Locke

Seconded by: Joan Seddon

1. That coordination efforts with representatives of the Architecture, Recreation, Culture, Heritage Committee and Heritage Newmarket Advisory Committee take place regarding Heritage Conservation District signage.

Carried

The Chair advised that ARCH has received a commitment from the Director of Recreation and Culture regarding funding and location for a Rebel Heartland event scheduled for September, 2018.

b) Elman W. Campbell Museum Board

Billie Locke advised of the upcoming Victorian Tea for Mother's Day at the Museum and a garage sale scheduled for May 31, 2017. She advised that the proposed new Museum signage matter has been discussed at the Board and the Town's Manager of Culture and Community Events will be invited to a future Board meeting to provide clarification regarding signage.

c) Lower Main Street South Heritage Conservation District Advisory Group

The Chair advised that he has had some interactions with the owner of the new restaurant ("Snckmrkt") and there are various alterations to the building taking place as well as construction of concrete columns in the Holland River. The Senior Planner – Community Planning advised that he will provide an update regarding the construction alterations as soon as he obtains one.

The Senior Planner – Community Planning advised that he will send copies of building elevation drawings to Members of the Heritage Newmarket Advisory Committee of the former York Blueprint building which is being re-developed into a restaurant.

d) Newmarket Historical Society Board of Directors

Joan Seddon advised that the Historical Society has their Annual General Meeting scheduled for May 17, 2017 with a speaker scheduled who attended Vimy Ridge recently. She further advised that the Historical Society Members are exploring ways to fundraise.

New Business (continued)

a) The Senior Planner – Community Planning suggested that a budget framework for 2018 commence as soon as possible.

b) Councillor Hempen advised that the photographs of designated properties will be taken within the next couple months.

Adjournment

Moved by: Billie Locke
Seconded by: Rojit Singh

That the meeting adjourn at 9:35 PM.

Carried

Date

A. Hart, Chair



PLANNING AND BUILDING SERVICES

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

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

Zoning By-Law Amendment: 2017-28
 Applicant: 400 Park Avenue Inc.
 Location: 400 Park Avenue, 405 and 407 Botsford Street
 File Number: File: D14 NP1616

TAKE NOTICE that the Council of the Town of Newmarket passed **By-Law Number 2017-28** on the 15th day of May, 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 June 12th** 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 \$300.00. 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. 2015-57, a processing fee of \$155.00 per Ontario Municipal Board appeal, payable to the Town of Newmarket is required to be paid at the time of filing a Notice of Appeal

An explanation of the purpose and effect of the by-law, describing the lands to which the bylaw applies, and a location map showing the location of the lands to which the by-law applies are attached. The complete by-law is available for inspection in the Town Clerk's office during regular office hours.

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

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

The subject lands of this application are also subject to an Official Plan Amendment application; file D9 NP16 16 to amend the Official Plan to allow for the proposed development.

DATED at the Town of Newmarket this 23rd day of May, 2017.

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

EXPLANATORY NOTE:

By-law Number 2017-28 applies to the lands located at 400 Park Avenue, 405 and 407 Botsford Street.

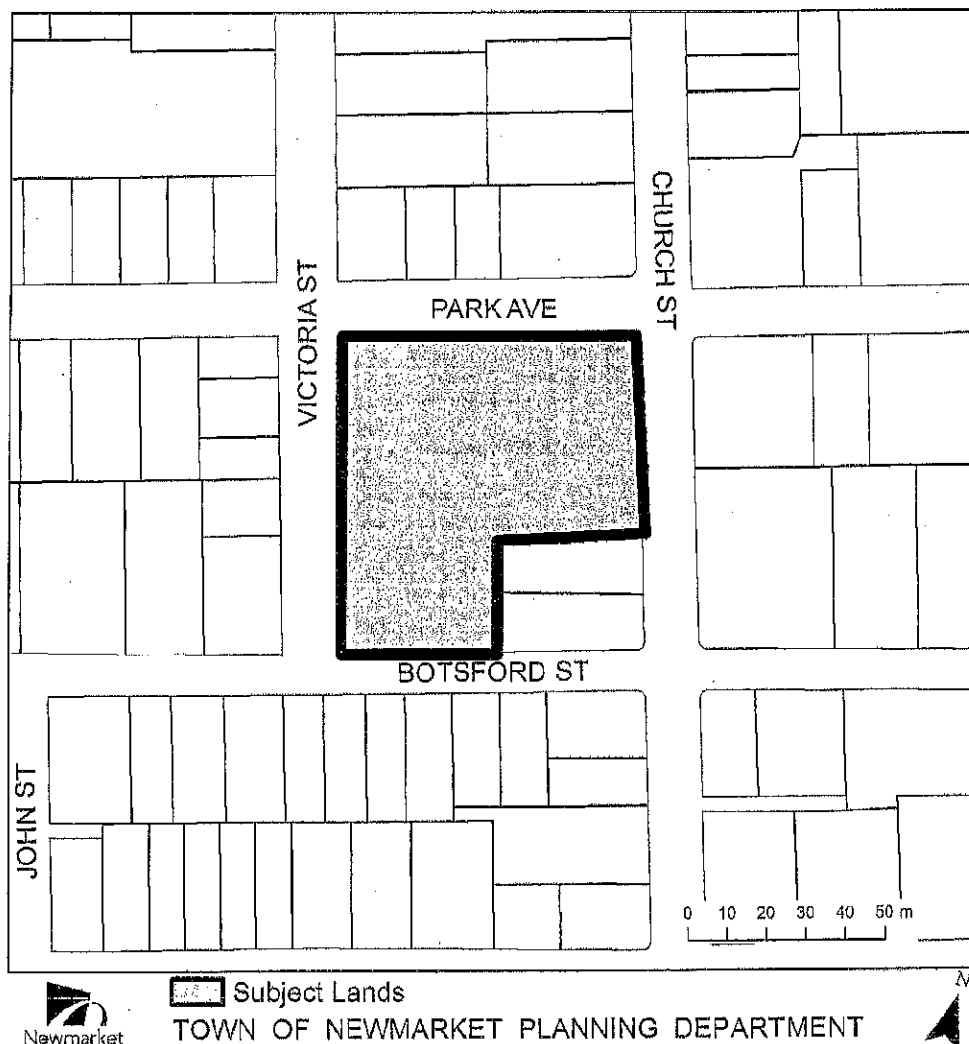
By-law Number 2017-28 has the purpose and effect of permitting townhouse dwellings on the subject lands and apartment units within the existing former school building.

By-law Number 2017-28 has the purpose and effect of providing site specific setbacks and encroachments for townhouse dwellings.

By-law Number 2017-28 has the purpose and effect of providing relief from the bylaw as it relates to the access road and surface parking spaces regarding location and snow accommodation criteria.

By-law Number 2017-28 has the purpose and effect of requiring a minimum of 1.25 parking spaces per apartment unit.

A Location Map showing the location of the subject land to which By-law Number 2017-28 applies is provided below.





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 THE ADOPTION BY THE TOWN OF NEWMARKET
OF OFFICIAL PLAN AMENDMENT NUMBER 18**

TAKE NOTICE that the Council of the Town of Newmarket passed **By-law Number 2017-27** being a By-law to adopt Official Plan Amendment Number 18 on the **15th day of May, 2017**, under Section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

AND TAKE NOTICE that the Official Plan Amendment **does not require approval** by the Regional Municipality of York, under subsection 17.1 (1) of the *Planning Act*. The proposed official plan amendment is exempt from approval by the Regional Municipality of York. The decision of Newmarket council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

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 June 12th 2017** a notice of appeal setting out the objection to the amendment and the reasons for the appeal, accompanied by the prescribed appeal fee(s), made payable to the Minister of Finance in the amount of \$300.00. 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. 2015-57, a processing fee of \$155.00 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

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.

PURPOSE OF AMENDMENT

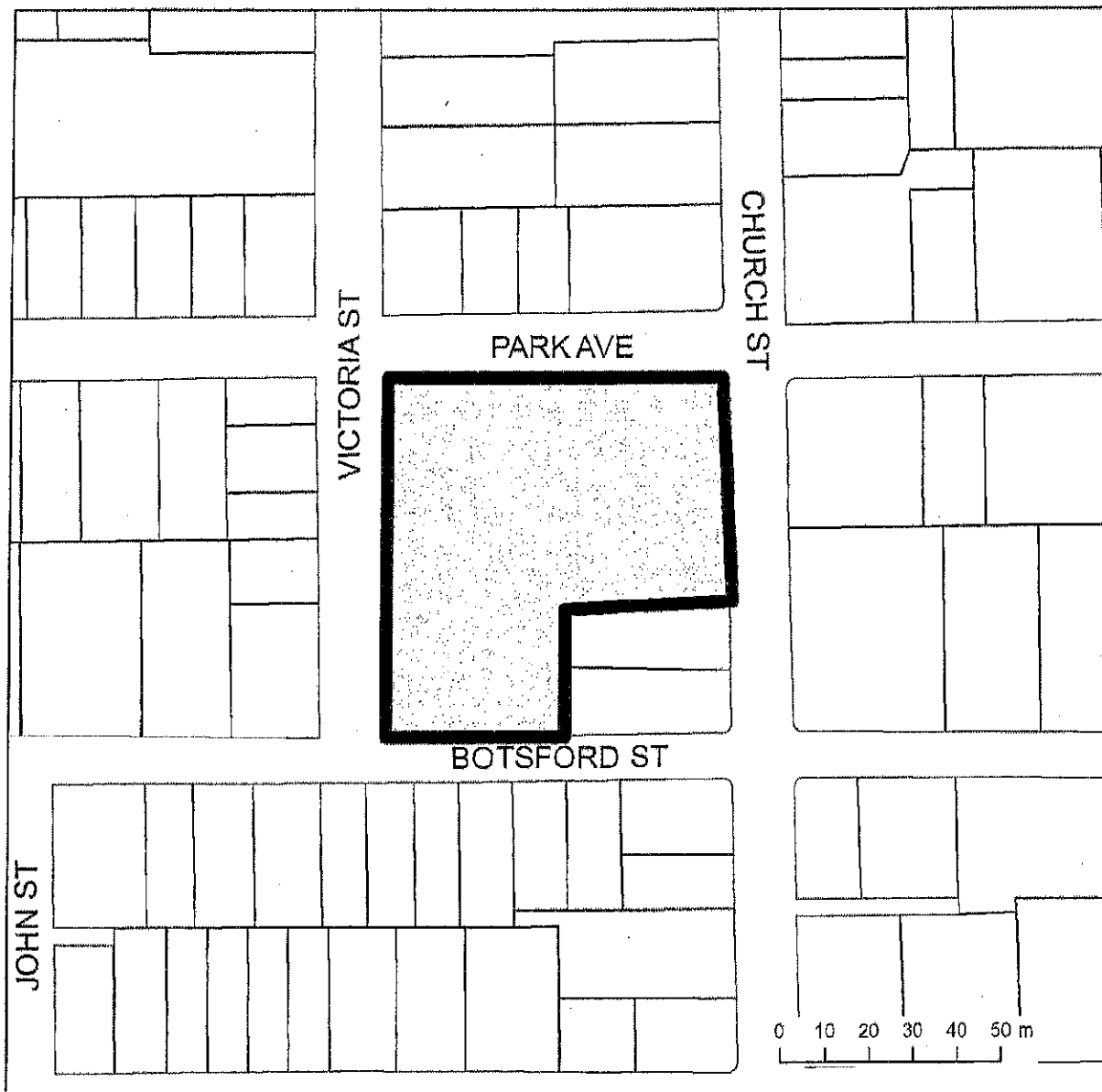
The purpose of Amendment Number 18 is to amend the policies applying to the subject lands, currently being within the *Stable Residential* designation to allow townhouse units on a private lane and apartment units within an existing former school building

The subject lands of this application are also subject to a zoning by-law amendment application; file D14 NP1616 to implement the proposed development.

ADDITIONAL INFORMATION relating to Official Plan Amendment Number 18 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 NP1616 - Official Plan Amendment Number 18.

Dated: May 23, 2017

Official Plan Amendment Number 18
400 Park Avenue
405 and 407 Botsford Street



 Subject Lands

TOWN OF NEWMARKET PLANNING DEPARTMENT



a

From: Athol Hart
Sent: May-09-17 3:10 PM
To: Ruggle, Dave; Moor, Linda
Subject: Re: 770 gorham st

Hi,
 We have a file on the building saying it was built in 1914. A plaque was requested by Mr. Lee and was provided to him on July 2, 2002. The house was built for R.H. Meek.
 Plaque done by Wayne Morgan
 Hope this helps,
 Athol

From: "Ruggle, Dave"
To: "Moor, Linda" Athol Hart <
Sent: Tuesday, May 9, 2017 12:19 PM
Subject: FW: 770 gorham st

Hi Linda and Athol,
 Can we put this on the next agenda for discussion?

Athol can you see if there is any info in the heritage files for this property?
 Thanks,
 Dave

-----Original Message-----
From: Ehsan.velayati
Sent: May-08-17 9:19 AM
To: Ruggle, Dave
Subject: 770 gorham st

Dear Dave please kindly find attached

From: Ehsan Velayati

To: Dave Ruggle, Senior Planner

City of Newmarket

Re: 770 Gorham St.

Date: May 8, 2017

Dear Mr. Ruggle,

I and my wife are the new owners of the property located at 770 Gorham St. we took the possession on May 1, 2017. When I was putting the offer to purchase this property, I had a concern if the house was a heritage house (because of being more than one hundred years old). So, I added a clause indicating that "the seller, to the best of his knowledge, warrants that this property is not a heritage property". My offer with this clause was accepted and the deal was closed on May 1, 2017. However, I then realized that if somebody goes to the City of Newmarket and asks the City staff about this property, he or she would be told that **this property is a heritage property.**

Dear Sir,

Based on this introduction and the fact that removing the title of being a heritage house from my property is very crucial for me, I would like to ask you to:

1. Provide me with all the information related to this property regarding the issue of being a heritage house.
2. To advise me / guide me with the steps that I need to take to remove my property from the list of the heritage houses.

I thank you very much in advance.

Regards,

Ehsan Velayati

Corp. of the Town of Newmarket
Operating Results
Clerks & Licensing
For the Four Months Ending April 30, 2017

Description	Year To Date			Annual	
	Actual	Budget	Difference	Budget	Remaining Budget
58311 Heritage Newmarket - L.A.C.A.C					
REV Revenues					
EXP Expenses					
4216 Stationery & Office Supplies	152.00	152.00	0.00	460.00	460.00
4269 Misc.	141.00	141.00	0.00	425.00	425.00
4418 Advertising	100.00	100.00	0.00	304.00	304.00
4471 Mileage/Parking/Tolls	10.00	10.00	0.00	30.00	30.00
4472 Memberships & Subscriptions	75.00	(75.00)	150.00	50.00	(75.00)
4478 Conferences & Seminar Fees	282.46	16.00	(266.46)	50.00	(232.46)
4784 Plaques		390.00	390.00	1,170.00	1,170.00
EXP Expenses	357.46	809.00	451.54	2,439.00	2,081.54
58311 Heritage Newmarket - L.A.C.A.C	357.46	809.00	451.54	2,439.00	2,081.54