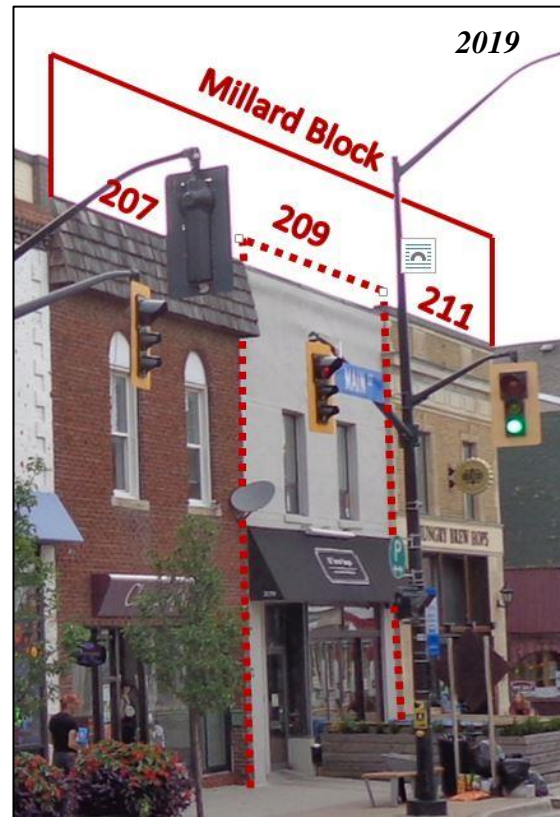
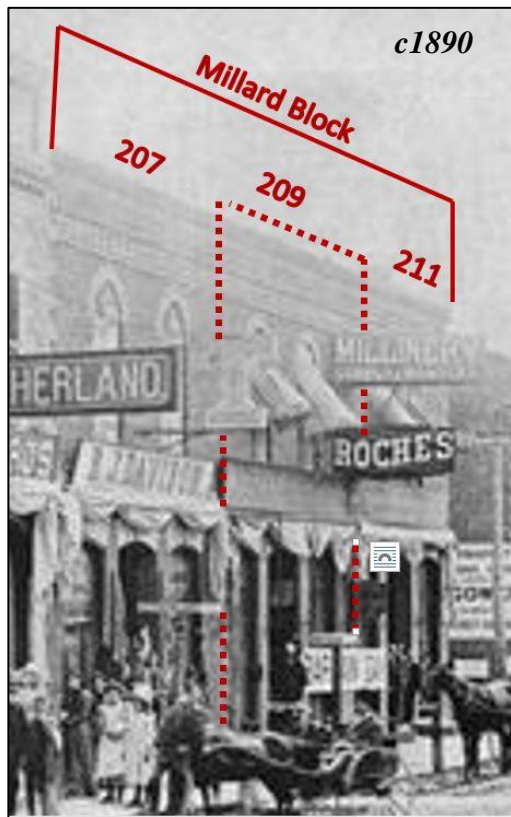


# HERITAGE IMPACT ASSESSMENT



*West Elevation*

**PART OF THE MILLARD BLOCK  
209 MAIN STREET SOUTH  
(PART OF LOT 28, PLAN NO. 81)  
TOWN OF NEWMARKET, ONTARIO**

**October 2019**

**Prepared for:  
Canprop Inc.**

**Prepared by:  
WAYNE MORGAN  
HERITAGE PLANNER**

## **HERITAGE IMPACT ASSESSMENT**

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(PART OF LOT 28, PLAN NO. 81)  
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**October 2019**

**Prepared for:**

**Canprop Inc.**

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## EXECUTIVE SUMMARY

Policies in the Newmarket Official Plan (OP) and the Lower Main Street South Heritage Conservation District (HCD) Plan require a Heritage Impact Assessment (HIA) for alterations to protected heritage resources and for development adjacent to such resources. The Town has designated the property at 209 Main Street South and adjacent properties under Part V of the *Ontario Heritage Act (OHA)*. The subject property contains the centre unit of the building known historically as the Millard Block (the Building). The owner proposes developing the property consistent with the OP and the HCD Plan by retaining the Building in situ, adding a third storey set back from the Main Street existing building front, extending the rear of the Building towards Cedar Street and restoring / renovating the existing front façade based on documentary and as-found evidence. Wayne Morgan, Heritage Planner, was retained to prepare this HIA which identifies, evaluates and assesses both the heritage values on and near the subject property and the proposed alterations, and recommends mitigation and conservation measures to protect and conserve the heritage resource.


The Building is a 2 storey, flat roofed, dichromatic (red and white) brick clad commercial structure, where the front façade has been refaced in stucco cladding. According to a contemporary newspaper report, it rests on a stone foundation. The Building was constructed in 1863 after fire destroyed an earlier building and part of the east side of Main Street. The Building is a vernacular commercial interpretation of the Italianate architectural style. On the upper floor of the front façade, it had a pair of semi-circular headed window openings, now reduced in size, with white brick voussoirs. There was also decorative brick banding immediately below the cornice. The Building's architect may have been John T. Stokes of Sharon and the mason, T. Bishop of Newmarket.

Joseph Millard had the Building constructed for his furniture and undertaking business. It was later rented out to dry goods businesses until 1966 when it became a restaurant. The Millard family owned the Building until 1941. The Building continues to be used as a restaurant on the ground floor and basement with residential units on the upper floor.

The property was evaluated using criteria established under the *OHA* after documenting the resource and its historical development. The Building has sufficient heritage value to warrant conservation. Heritage resource management options were considered. The proposed work will not adversely impact the heritage values and attributes of the Building or adjacent protected heritage properties. Based on this evaluation, the proposed development of the Building is supported.

Detailed recommendations are contained in Section 9.2 of this HIA. Briefly, it is recommended that:

1. The Town of Newmarket grant Planning and Heritage approval to the proposed development subject to:
  - a. the submission by the owner of a scoped Conservation Plan for restoration / renovation work on the Main Street façade of the Building; and
  - b. any Community Improvement grant provided by the municipality be subject to completion of the façade work in accordance with approved plans including the scoped Conservation Plan.

  
Wayne Morgan, Heritage Planner

## PROJECT PERSONNEL

**Wayne Morgan**  
Heritage Planner

Member, Canadian Association of Heritage Professionals  
Member, Canadian Institute of Planners  
Member, Ontario Professional Planners Institute  
President, Community Heritage Ontario



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## 1.0 INTRODUCTION

The Newmarket Official Plan, policy 11.8, and the Lower Main Street South Heritage Conservation District (HCD) Plan both address the requirement for a Heritage Impact Assessment (HIA) when there is a potential to affect the heritage values and attributes of protected heritage properties. The property at 209 Main Street South, and adjacent properties, are designated by the municipality under the *Ontario Heritage Act* by virtue of their inclusion in the Lower Main Street South HCD. 209 Main Street South contains a heritage resource which is the centre unit (the Building) of three properties collectively known as the Millard Block.

The owner is proposing to develop the property in accordance with both the Newmarket Official Plan and the Plan for the HCD. The owner is proposing to retain the Building in situ, add an additional storey to the Building, extend the Building to the rear of the property and restore / renovate the original façade.

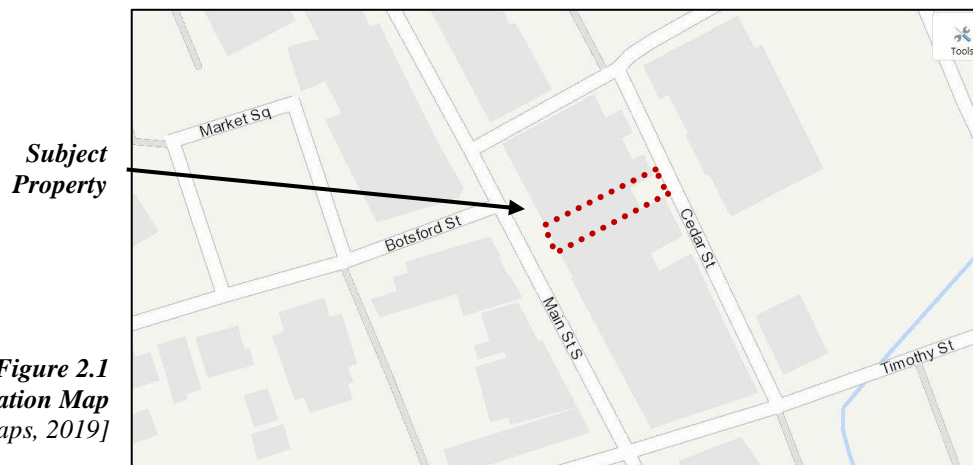
Wayne Morgan, Heritage Planner, was retained by the owner to prepare this HIA in accordance with the provincial, regional and municipal policies and to recommend any mitigation actions with respect to the heritage resources and values of the property and adjacent heritage resources. Wayne Morgan's curriculum vitae is contained in ***Appendix M***.

The study area contains lands and building on the east side of Main Street South (209 Main Street South) just south of the intersection of Botsford and Main Streets. The property is within the original surveyed lot known as Lot 94 in the first concession east of Yonge Street (EYS) in the Town of Newmarket. This part of Newmarket was originally (prior to 1857) within the Township of Whitchurch.

## 2.0 DESCRIPTION OF THE PROPERTY AND ITS CONTEXT

### 2.1 Location

The property is located in the Town of Newmarket in the Regional Municipality (formerly County) of York in Lot 28, Registered Plan No. 81 which is within the original Lot 94 in Concession One EYS. The subject property is on the east side of Main Street South opposite the intersection of Main and Botsford Street in the older part of the community of Newmarket (**Figures 2.1 and 2.2**). The property is bounded on the west by Main Street South, on the south by the north property boundary for 211 Main Street South, on the east by Cedar Street and on the north by the south property boundary for 207 Main Street South.



## 2.2 Ownership and Legal Description

Currently the property is owned by:

Jimgate Inc.  
145 Hill view Road  
Aurora, Ontario L4G 2M6

The short legal description of property is:

*Part of Lot 28 in Plan 28 Newmarket as in R653639 (firstly described); in the geographic township of Whitchurch (now the Town of Newmarket) in the former County (now Regional Municipality) of York.*

**Appendix A** contains a survey of the property which is approximately 220 square metres (2,368 square feet) in size.

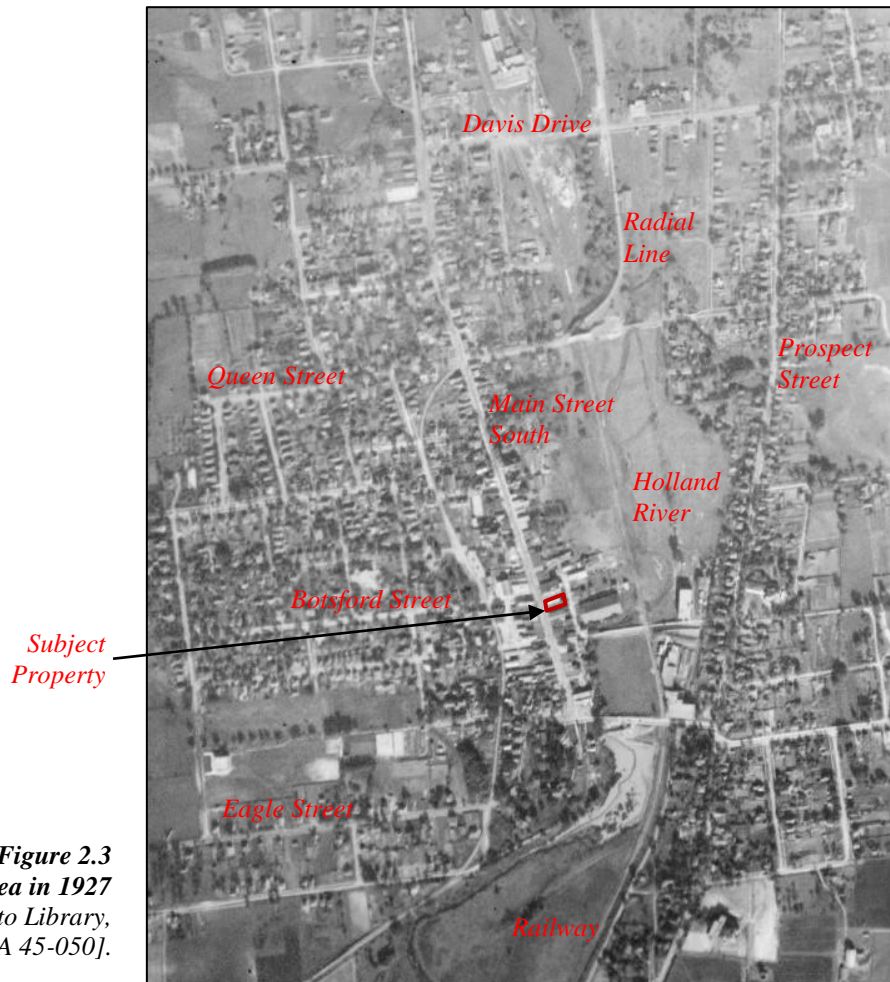
The property has been addressed by the municipality as 209 Main Street South, although prior to 1958, it was addressed as 86 Main Street East.

## 2.3 Area Character and Physiography

As shown on the maps (**Appendix C**), the subject lands are on the south-east side of the Main Street hill, the top of which is occupied by the Christian Church and the former Registry Office (now Town Museum). The slope of the subject land is to the south and east. As a result, the Main Street grade is higher than the Cedar Street grade; the Building height is two storeys on Main Street and three storeys on Cedar Street. The land drains to the south and east to the Holland River, which drains north to Lake Simcoe. Although there are no creeks on the property, a sketch map of the early development of the area (Figure 4.4) shows that, historically, there was a small creek either crossing the property or immediately north of the property. The subject property is within an area that was urbanized as early as the 1840s. There are no tree or grassed surfaces on the property. The Building, like the structures to the north and south, abuts the Main Street right-of-way with no setback. Historically, Main Street, is a minor road connecting Newmarket to lands to the north. The Street was the original focus for Newmarket's development, with buildings constructed on either side of the Street from Water Street north to Davis Drive and beyond. All maps, starting with 1853, show the built up area initially along Main Street and then extending to the east and west of Main Street, although some of the Holland River lands remained undeveloped except for mill sites near the south end of Main Street.

The area character identified in the maps is shown in a 1927 aerial photograph (Figure 2.3) in which the subject property is within a built up urban area generally focused on Main Street.

Since 1927, there has been little change in area land uses within the immediate Main Street area, with isolated pockets of redevelopment. Substantial development in Newmarket has largely been beyond the Main Street area.



**Figure 2.3**  
**The Area in 1927**  
[Source: National Airphoto Library,  
Photo RA 45-050].

Detailed aerial photographs of the subject property in its immediate context in 1927, 1946, 1970 and 2018 are found in **Appendix D**.

The property is located in the Schomberg Clay Plains physiographic region<sup>1</sup>. The Schomberg Clay Plain is described as:

*Located near Schomberg, Newmarket, and to the north of Lake Scugog, the three larger areas, taken together cover about 475 square miles, and are included under the name of the Schomberg clay plains. In the first two areas the surface under the clay is that of a drumlinized till plain. The smaller drumlins are completely covered, but many of the larger ones escaped complete burial although the clay may occur well up the slopes of the hills. The average depth of the clay deposit seems to be about 15 feet ... Since the rolling relief of the underlying till plain has not entirely been eliminated these areas are not so flat as many lake plains. ... In the area along the Holland River between Newmarket and*

<sup>1</sup> Chapman and Putnam, pp 296 – 299 & 299 - 307.



*Holland Landing considerable dissection has taken place giving rise to rough topography.*

## **2.4 Context - General Character**

The subject property is within an immediate area that remains urban in character (Figures 2.2 and 2.3).

As shown by the photographs in **Appendix B**, the properties surrounding the subject property are similar in character. Urban development, in the form of two and three storey, nineteenth century commercial buildings exist to the north, south and west of the subject property. A large one storey Community Centre and Lion's Hall is located to the east of the subject property on the east side of Cedar Street. Beyond the Centre, there are recreational uses, parking and the rail line in the Holland River valley

Main Street South is a moderately traveled, paved two lane local road with an urban character – storm drains, curbs and sidewalks. There is signalized intersection close to the subject property at Main Street and Green Lane. There are also signalized intersections at Main Street and Water Street and at Main Street and Queen Street.

## **2.5 Context - Adjacent and Nearby Heritage Properties**

Since the subject property and properties to the south and north of it are within the Lower Main Street South HCD, 207 and 211 Main Street South are heritage properties. Both were originally the end units of the Millard Block. Across Main Street from the subject property, 206 and 208 Main Street South are also within the HCD and are heritage properties. These heritage properties have been identified in the relevant photographs in **Appendix B**.

.

### 3.0 HERITAGE POLICIES

#### 3.1 The Planning Act and Provincial Policy Statement (2014)

Section 2 of the *Planning Act* identifies “matters of provincial interest, which includes the conservation of significant features of architectural, cultural, historical, archaeological or scientific interest.”<sup>2</sup>

Section 3 of the *Planning Act* enables the Province to issue Policy Statements on matters of Provincial Interest. The Provincial Policy Statement (2014) (PPS) issued under the *Act* applies to the subject site. Section 2.6 of the PPS, which addresses Cultural Heritage, states:

*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

The PPS provides the following definitions to the italicized terms.

*Significant* means in regard to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.”

*Built heritage resources* “means a building, structure, monument, installations or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.”

*Cultural heritage landscape* means a defined geographical area that may have been modified by human activities and is identified as having cultural heritage value or interest by a community including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship meaning or association. ...

*conserved* means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

---

<sup>2</sup>Ontario Ministry of Culture. Heritage Resources in the Land Use Planning Process, p 1.

There are other policies in the PPS that do not deal with cultural heritage but may apply to the subject site. In such situations, the PPS states that “when more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together.” This HIA examined only section 2.6 of the PPS.

### **3.2 Ontario Heritage Act (OHA - 2019)**

Parts IV (individual properties) and V (Heritage Conservation Districts - HCDs) of the *OHA* enables a municipality to list and designate properties and areas of cultural value or interest after consultation with its heritage advisory committee. Section 27 of the *OHA* requires the municipal clerk to keep a register of properties of cultural heritage value or interest. Subsection 27.1 of the *OHA* allows municipal councils to include properties of cultural heritage value that have not been designated (listed properties) on the register.

The Provincial Government has established criteria for determining the cultural heritage value or interest of Part IV properties through Regulation 9/06. It has not established criteria for evaluating properties within a HCD.

Once a property is designated, demolition or alterations affecting its heritage attributes may not occur without municipal council approval. Council’s may delegate its approval to staff. HCDs are required to have plans providing guidance to council, staff and property owners on alterations, demolitions and new construction within a HCD. Owners may appeal Council’s decision on an application to alter or demolish to the Local Planning Appeals Tribunal.

The *OHA* also enables municipalities to enter into easement agreements to conserve property of cultural heritage value or interest (section 37). Such easements run with the title to the property. Municipalities may enforce such easements. The decision of a municipal council with respect to an easement is final.

### **3.3 Greenbelt Plan**

In 2005, the Province approved the Greenbelt Plan for the Greater Golden Horseshoe and amended it effective July 1, 2017. The Greenbelt Plan “identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape”.

The Greenbelt Plan does not apply to the subject property which is identified in the Plan as ‘Settlement Area Outside of the Greenbelt’.

### **3.4 Places to Grow – Growth Plan for the Greater Golden Horseshoe (2019)**

In 2006, the Provincial Government approved the Growth Plan for the Greater Golden Horseshoe and recently amended it in May 2019. The Growth Plan is the Government’s

framework for development and the management of growth in the area to 2041. On Schedule 2, Places to Grow Concept, the subject property is shown as ‘Built-Up Area - Conceptual’ and ‘Urban Growth Centres’.

The Growth Plan requires that municipalities develop and implement official plan policies and other strategies in support of cultural heritage resource conservation (Section 4.2.7, policy 2).

### **3.5 York Region Official Plan**

The Official Plan of the Regional Municipality of York (ROP) was adopted by Regional Council on December 16, 2009 and approved by the Minister with modifications. The ROP has been appealed in part to the Ontario Municipal Board (OMB). Parts of the Plan have been approved by the OMB. The Plan has also been amended in part by Regional Council since 2009. The January 2019 consolidated ROP has been reviewed for this report. The Region is currently undertaking a review of the ROP.

Section 3.4 of the ROP provides the following relevant cultural heritage policies:

3. *To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.*
8. *To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas’ heritage, character and streetscape.*
11. *To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent properties will conserve the heritage attributes of that property.*

With respect to policy 3, the Newmarket Official Plan (OP) contains policies for the conservation of significant cultural heritage resource.

With respect to policy 8, the Town of Newmarket has adopted a Heritage Conservation District Plan for the Lower Main Street Area, the historic core of Newmarket.

With respect to policy 11, the Newmarket OP has policies addressing the conservation of heritage resources which are discussed below.

In the ROP, the subject property is designated ‘Urban Area’ on the Regional Structure Map (**Appendix M**). There are no additional policies in this land use designation regarding the conservation of cultural heritage resources.

### 3.6 Newmarket Official Plan and Zoning By-law

The Official Plan (OP) for the Town of Newmarket was adopted in April 2008 with subsequent amendments consolidation in the September 2014 versions currently available on the Town's website. This version was reviewed for this report.

Cultural Heritage Resource policies are contained in section 11 of the Newmarket OP.

The following cultural heritage resource objectives of the Newmarket OP are relevant to the subject property:

- 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;*
- 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.*

Newmarket OP cultural heritage conservation policies relevant to the subject property are:

#### Policy 2

*Designated cultural heritage structures involved in planning applications shall be carefully and sensitively retained as part of any new development or redevelopment to ensure that the cultural heritage value of the building or lands is not compromised. ...*

#### Policy 4

*In order to examine an area's cultural heritage potential, council may wish to establish a Heritage Conservation Study Area.*

#### Policy 5

*Specifies the scope of studies for Heritage Conservation Study Areas.*

#### Policy 6

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

### Policy 8

*Development and site alteration on adjacent lands to a protected heritage property designated under Parts IV, V and VI of the Ontario Heritage Act may require, at the discretion of Council, or as provided for in an approved Heritage District Plan, a Cultural Heritage Impact Assessment to evaluate and demonstrate, to the satisfaction of the Town, in consultation with Heritage Newmarket, that the heritage attributed of the designated heritage property will be conserved (OPA #7, By-law 2012-42).*

### Policy 9

*Development and site alteration adjacent to a protected heritage property shall be designed to conserve, be compatible with, and minimize the impact on the identified heritage attributes of the designated heritage property (OPA #7, By-law 2012-42).*

### Policy 10

*Council may consider the use of heritage design guidelines specific to areas of historic significance such as the Historic Downtown Centre. The guidelines will assist in the design and review of adaptive reuse proposals.*

In the Newmarket OP, the area is designated ‘Urban Centre’. Lands immediately east of the subject property have a ‘Flood Plain’ overlay. (**Appendix M**). One of the primary goals for the Urban Centre policy area in the ‘Historic Downtown Centre’ as discussed in section 4.3.4 of the Newmarket OP is to revitalize the area. As a result the subject property is within a Community Improvement Policy Area as designated in the OP (Schedule 7). Policy 3 in this section encourages “the improvement of the streetscape and facades along Main Street”. Policy 8 in this section encourages improvements in the form of upgrading and rehabilitation.

The subject property is zoned UC-D1, Historic Downtown Urban Centre Zone with a FP, Floodplain overlay on the rear of the property (**Appendix M**). The zone permits a range of commercial, institutional and residential uses with a minimum and maximum building height of 2 and 3 storeys respectively. This zone does not have any additional heritage requirements.

## **3.7 Lower Main Street South Heritage Conservation District**

The Newmarket Council approved a Heritage Conservation District (HCD) designation for the Lower Main Street South area by By-law 2013-51. The By-law include a plan for the area. The subject property is included with the designated District (**Appendix M**). The Plan classifies buildings/properties as Historic, Complimentary or neither Complementary or Historic. The District Plan contains policies for each of the three categories of buildings/properties.

For buildings/properties classified as Historic, the relevant Plan policies are:

- 4.21.2 Retain historic buildings subject to a heritage impact assessment;
- 4.21.3 Conserve heritage attributes;
- 4.21.4 Improvements are encouraged that respect historic materials, features and functions;
- 4.21.5 Restoration of damage or lost features are encouraged based on documentary and as-found evidence; and
- 4.21.6 Conserve historic masonry.

For buildings/properties classified as Historic Commercial, the relevant Plan guideline in section 5.2 is to follow the four-step process:

- Step 1: Identify historic materials and distinctive features of the building;
- Step 2: Discover the building's history;
- Step 3: Assess the building's condition; and
- Step 4: Plan the design of the building taking into consideration the findings of steps 1 to 3.

Additional guidelines are included in the Plan for masonry conservation, painting, window repair and storefront.

It is noted that, in the HCD Plan under New Construction, policy 4.2.4.1, "*building height is not less than two storeys and not more than three storeys and is complementary to adjacent historic buildings and the streetscape*".

Appendix D of the HCD plan specifies that a heritage impact assessment is required "*for demolition or removal of an historic building, demolition and replacement of complementary buildings and other existing buildings, facade redesign or replacement, and erection of a new building*".

### **3.8 Standards and Guidelines for the Conservation of Historic Places in Canada**

In 2005, Parks Canada produced a set of standards and guidelines for the conservation of historic places in Canada. These standards and guidelines are intended to identify best practices in the management of heritage resources which include buildings, landscapes and archaeological sites. The approach taken in developing the standards and guidelines was informed by international charters for the conservation of heritage resources developed under the auspices of ICOMOS, the international council on historic sites and monuments, a body of heritage professionals which advises the United Nations Educational and Scientific Committee.

In 2010, Parks Canada updated and expanded the document in a second edition.

In general the Standard and Guidelines seek to:

- preserve the heritage attributes of the historic places;
- ensure that restoration work is consistent with documentary evidence;
- ensure that alterations are reversible and do not create a false sense of history; and
- ensure that additions to a heritage place are distinguishable from the heritage character of the place, yet sympathetic to that character.

The Standards and Guidelines have been adopted as policy by the Town through policy 6.2.5 of the Town's OP.

### **3.9 Municipal Heritage Status of the Subject and Adjacent/Nearby Heritage Properties**

The Millard Block, including 209 Main Street South, has been designated by the Town by By-law No. 2013-51 under Part V of the *Ontario Heritage Act*. The property at 209 Main Street South is within the Lower Main Street Heritage Conservation District (HCD), is classified as Historic Commercial Buildings in the District Plan (**Appendix M**) and is subject to the District Plan policies for Historic Commercial Buildings.

The following table lists the heritage status of properties adjacent or nearby to the subject property. The column titled Comment on Status refers to the 'Built Form and Classification in the HCD Plan.

<b>TABLE 3.1 HERITAGE STATUS OF ADJACENT / NEARBY PROPERTIES</b>				
Address	Historic Building Name	Location	Heritage Status	Comment on Status
207 Main St S	Millard Block	Adjacent	Designated - HCD	Historic Commercial
211 Main St S	Millard Block	Adjacent	Designated - HCD	Historic Commercial
206 Main St S	Reformer Block	Across the Street	Designated - HCD	Historic Commercial
208 Main St S		Across the Street	Designated - HCD	Historic Complementary
200 Cedar St	Community Centre	Across the Street	None	not a potential heritage resource



## 4.0 HISTORICAL SUMMARY

In 1783, the chiefs of the Mississaugas agreed to sell to the British government a tract of land stretching from the Trent River in the Bay of Quinte to the Etobicoke Creek along the north shore of Lake Ontario. Additional land surrenders in this area, which were made in 1784, 1787 and 1788, were reputed to include all lands between the south shore of Lake Simcoe and Lake Ontario.<sup>3</sup> A confirmatory treaty with the Mississaugas made in 1805 attempted to clarify these land acquisition.<sup>4</sup> However, seven townships south of Lake Simcoe continued to be claimed by the Mississaugas. In April 1923, the Ojibwas and Mississaugas gave up rights to land between Lake Simcoe and Lake Ontario by the Williams treaty.<sup>5</sup> However, “final legal extinction of Indian title in this area was not achieved until 1973.”<sup>6</sup> Lands forming the Town of Newmarket, which include the subject property, were part of that 1973 treaty.

The area of the Town of Newmarket which includes the subject property was originally part of Whitchurch Township. The Township was named after the town of Whitchurch in Herefordshire, England where Elizabeth Simcoe, wife of the Lieutenant-Governor was born. The Township was established as an administrative unit within the Home District and became a municipality in 1849. In 1851, the Home District was divided into York, Peel and Ontario counties with Whitchurch in York.<sup>7</sup> In 1858, the village of Newmarket was created as a separate administrative unit from the northwest corner of the Whitchurch Township. In 1880, the village of Newmarket was elevated to the status of a town. The Regional Municipality of York was created in 1971 from the then County of York which included Newmarket. The Town is bounded on the south, east and north by the Towns of Aurora, Whitchurch-Stouffville and East Gwillimbury; and on the west by the Township of King.

In 1794, Lieutenant-Governor John Graves Simcoe instructed the surveyor Augustus Jones to layout Yonge Street as a military road providing access, via Lake Simcoe, to Georgina Bay. Also in 1794, Abraham Iredell laid out lots on either side Yonge Street, including Whitchurch Township, with the numbering of the Yonge Street lots starting with one at Eglinton Avenue in Toronto. In Newmarket, these lots start in the south at number 87 with the subject lands in lot 94. The rest of the Township was surveyed by John Stegman in 1800-02 with Yonge Street being the base for the concessions which numbered to the east from this base. The Township was laid out in a ‘single front’ system<sup>8</sup> dividing the Township into lots, concessions, concession roads and sideroads. In Whitchurch, north-south roads are concession roads with the land between termed a concession. The subject lands are in the first concession east of Yonge Street (EYS). Each concession, including the Yonge Street concession, is divided into two hundred acre, rectangular lots extending from one concession road to the next. Sideroads run east to west, generally occurring after every fifth lot.

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<sup>3</sup> Gentilcore, plate 82.

<sup>4</sup> Champion, Isabel, 5.

<sup>5</sup> McGillivray, Allan, 3.

<sup>6</sup> Gentilcore, plate 82.

<sup>7</sup> Dean, plate 98.

<sup>8</sup> Dean, plate 99.

Generally “the system resulted in a settlement pattern consisting of single rows of farmsteads along the concession road.

The initial survey imposed a settlement grid on the land. The subject lands are part of Lot 94, Concession 2 EYS of this initial grid system of land division. Subsequent subdivision of Lot 94 created new land parcels within the Lot. In 1895 the Town hired Peter Gibson, surveyor, to rationalize the land divisions within the Town. His Plan is numbered 81, with the subject lands part of Lot 28 of that Plan.

Selections from the Registry Office’s abstract index to deeds and mortgages for the subject property are contained in **Appendix K**.

#### **4.1 Development of the Area**

##### *The Larger Geographic Area and Whitchurch Township*

To understand development of the subject property, it is essential to place it within the context of development of the larger area.

The area is within the Schomberg Clay Plain physiographic region. The general development of this region up to the 1960s has been described by Chapman and Putnam.

*Being associated with well-drained upland soils of drumlinized areas, such as the Bondhead series, and being fairly easily accessible to colonization routes from York, these clay plains were well settled and thoroughly cleared during the first half of the nineteenth century. Little forest cover remains except in the wettest places. Mixed farming was the rule with a dominance of grain in the cropping program. ... With the extension of paved roads these areas come with the range of the Toronto milk shed and some of the farms became fluid milk suppliers<sup>9</sup>.*

More specific detail about the development of the area is described below.

The opening of the area to early settlement was facilitated by the survey of Yonge Street and adjacent lands starting in the late 1790s. Yonge Street had the dual purpose of developing the adjacent new Townships (King and Whitchurch in this area) and serving as a military road. Initial clearing of Yonge Street was undertaken in 1795 by the Queen’s Rangers. Subsequent clearing and maintenance of the Street was the responsibility of adjacent land owners. As a result, the Government’s priority was to accelerate continuous settlement along Yonge Street. Therefore, Crown and Clergy Reserve lands, which were not open to settlement, were dispersed from Yonge Street throughout the inner concessions of the adjacent Townships. Lots bordering the Street were the amongst the earliest granted. As well, for the lots adjacent to Yonge Street, settlement duties, which facilitated the transfer of land from the Crown to settlers, were shortened to twelve months from the usual two years.

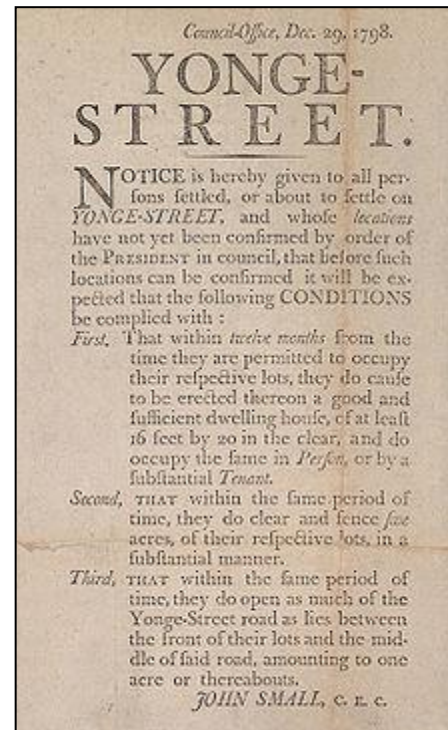
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<sup>9</sup> Chapman and Putnam, pp 298 – 299.

In a 1792 proclamation, Figure 4.1, the Governor of Upper Canada, John Graves Simcoe, offered free land grants, subject to settlement conditions.

In response to the availability of land and to escape American military duties, a number of Americans were early settlers to the area.

*Timothy Rogers, a Quaker from Vermont, was responsible for the settlement of forty mostly Quaker (Society of Friends) families in Whitchurch. Rogers acted as a land agent for the upper Canadian government, ... Rogers was offered one thousand acres in 1801 if he could bring a set number of people and settle a certain number of farm lots. The forty families Rogers persuaded to locate in Whitchurch came from Vermont, New York and Pennsylvania.<sup>10</sup>*



This initial wave of settlement was followed by others from the United States and the United Kingdom.

**Figure No. 4.1**  
Yonge Street Proclamation, 1798.

In 1846, William Smith, in the Canada Gazetteer, described Whitchurch Township as:

*A Township in the Home District... In Whitchurch 43,463 acres are taken up, 15,330 of which are under cultivation. This is an old settled township containing many fine farms, which are generally well cultivated and many of which are beautifully situated, and have excellent orchards attached to them. Most of the land is rolling. Whitchurch was originally settled by Pennsylvanian Quakers, most of whom or their descendants still hold the land. The village of Newmarket is situated in the north-west corner of the township. There are four grist and thirteen saw mill in the township.*

*Population in 1842, 3,836.*

*Ratable property in the township £51,392.<sup>11</sup>*

The development of the land for agriculture, including clearing of the land of trees, facilitated the building of saw and grist mills in the area. These were located on streams and rivers with sufficient water to power the operations. These included mills in the village of Newmarket as described by Smith in 1846:

<sup>10</sup> Whitchurch History Book Committee, 14.

<sup>11</sup> Smith, 219.

*A Village in the Township of Whitchurch, three miles and a-half from Holland Landing, and about thirty miles from Toronto. It is situated on the east branch of the Holland River, in the midst of a finely undulating, old settled, and well cultivated country, and is surrounded by very fine farms. The village was commenced about thirty years since, and was originally settled by Pennsylvanian Quakers. The principal part of it is built on the south side of a gently sloping hill, forming one long narrow street; the remainder of the village is built on the side of a hill, a little to the east. Newmarket contains about 600 inhabitants. There are six churches and chapels, viz.. Episcopalian, Presbyterian, Catholic, Congregational, Methodist, and Christian.*

*Post Office, post every day in summer, and three times a week in winter.*

*Professions and Trades.—Three physicians and surgeons, two grist-mills, two breweries, one distillery, one tannery, one foundry, one carding machine and cloth factory, five stores, three taverns, one druggist, one painter, two ladies seminaries, one gunsmith, two cabinet makers, three blacksmiths, one watch maker, one tinsmith, six shoemakers, three waggon makers, two saddlers, three tailors, four carpenters, one hatter.<sup>12</sup>*

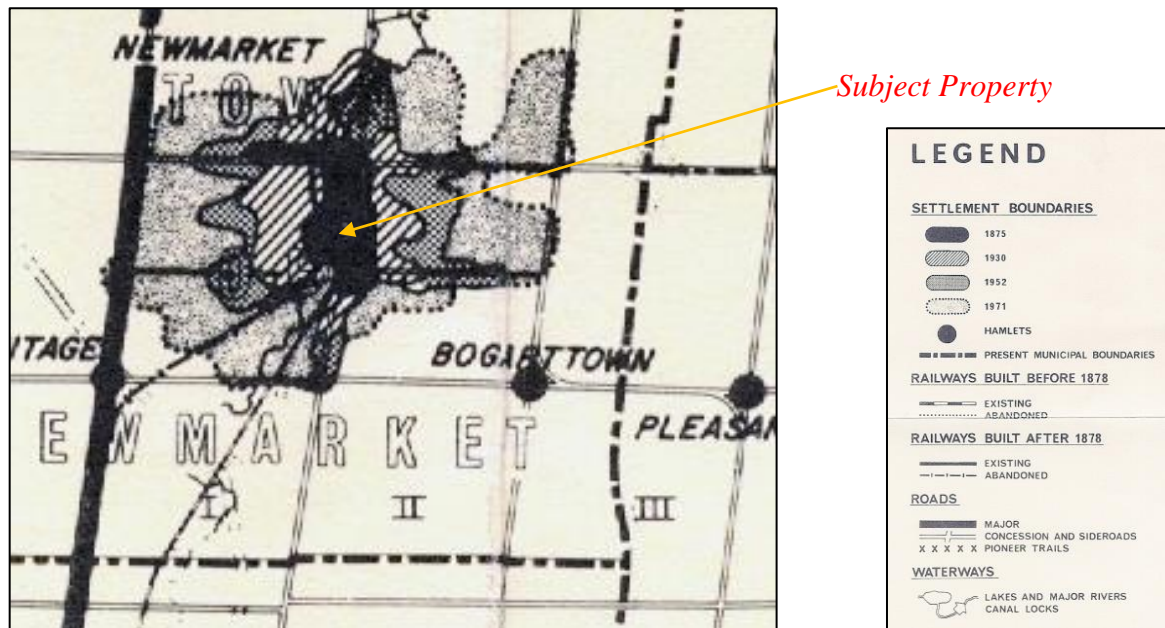
By 1853, the Ontario, Simcoe and Huron Union Railway was operating from Toronto as far north as Aurora. Later that year it was extended as far north as Newmarket, running roughly parallel to Yonge Street but by-passing the hamlet of Bogartown. This rail line was extended to Collingwood via Barrie in 1855.

In 1906, a second rail line, the Toronto and York Radial Railway (the Metropolitan), was constructed on Yonge Street to north of Aurora and then across country to the village of Newmarket, again by-passing Bogartown. The radial line provided improved accessibility to the Toronto area for passengers and freight. Both rail lines are shown of Figure 4.2. The railways stimulated some development in the area, with development focused on the settlements of Newmarket and Aurora as shown in Figure 4.2.

With the provision of large scale sewerage services, the construction of Highway 404 on the east boundary of Newmarket and Aurora and GO train service, development in the area has accelerated during the last thirty years.

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<sup>12</sup> Ibid, 124.



**Figure No. 4.2**  
**Historical Development of the Aurora / Newmarket area up to 1974**  
[Source: Region of York].

### *Town of Newmarket*

In addition to the description of the village of Newmarket in 1846 cited above, various other sources have described the early development of Newmarket:

*Two of the original settlers helped create the centre of business and commerce in Newmarket. Joseph Hill erected the first mill and dam on the west bank of the river at the south side of today's Water Street. ... Nearby, Hill built a store and to the west ... a wooden residence. South of this first mill ... Elisha Beaman built a second mill about 1803.<sup>13</sup>*

*By 1830, Newmarket had established itself as the most important trading centre in the northern part of York County. ... by 1846, there were perhaps 500-600 people living there with most of the houses and shops stretching along Eagle, Water and Main Streets.*

*In 1853 the Ontario, Simcoe and Huron Railway reached Newmarket from Toronto, thus encouraging the growth and development of Newmarket. ... On January 1, 1858, Newmarket was separated from the Township of Whitchurch and incorporated as a municipality.<sup>14</sup>*

<sup>13</sup> Whitchurch History Book Committee, p. 44.

<sup>14</sup> Regional Municipality of York, Historical Development, p. 19.



During the latter quarter of the nineteenth century, Newmarket experienced considerable growth with a number of factories moving to Newmarket as a result of municipal bonusing and other financial incentives. Like Aurora, Newmarket was connected to the radial line. Newmarket also received a number of County services including a registry office for the north part of the County and the Industrial Home (later York Manor).

Although growth was slow in the first half of the twentieth century, Newmarket experienced considerable growth in the latter half with the provision of infrastructure to accommodate the overflow growth from Toronto – sewage services from the York/Durham Sewage Scheme, the extension of Highway 404 on the east and Highway 9 on the west and the provision of GO transit service.



**Figure No. 4.3**

*Main Street in Newmarket, looking north from Timothy Street, circa 1900.*

## 4.2 The Subject Property

<b>Table 4.1 HISTORICAL TIMELINE – Centre Unit, Millard Block (part Lot 28, Plan 81)</b>	
<b>Key Date</b>	<b>Historical Event</b>
1794 - 1800	Yonge Street and adjacent township lots surveyed
1804	Crown grant of land (Lot 94 - 190 acres) to Henry Crone who conveys it two months later to Timothy Rogers
1812	Rogers conveys 200 acres in Lots 94 and 95 to Timothy Millard
1838	Timothy sells a part of Lot 94 containing subject property to son John
1846	John Millard sells subject property to son Joseph who built a frame structure for his furniture / undertaking business or as a commercial rental property
1862	Fire destroys Millard's Main Street store and other buildings in area.
1863	Millard rebuilds a three unit brick, two storey structure – the Millard Block
1876	Danford Roche opens dry goods store in centre and south unit of Millard Block
1909	Joseph Millard gives centre unit of Millard Block to daughters – Jane Rumsey & Elizabeth Millard; around this time W. A. Brunton opens a dry goods store in the centre unit
1939	Elizabeth Millard gives centre unit to nieces – Florence & Beatrice Rumsey
1941	The Rumseys sell centre unit to Robert & Maxwell Smith; Carl Gable's dry goods store becomes the tenant
1953	Robert Smith dies; estates sells centre unit to Maxwell Smith
1966	Maxwell Smith dies; estate sells centre unit to George Tsapoitis and others for the Granada Restaurant
2019	W. J. Tsapoitis and others sell centre unit to Jimsgate Inc.

Shortly after arriving in the area in 1800, Henry Crone petitioned for the land in Lot 94. Henry Crone, a Quaker, headed one of the families brought by Timothy Rogers from the United States to settle in the area. To secure ownership (the patent) to the Lot, Crone must have fulfilled settlement duties specified in the 1792 proclamation including building and residing in a dwelling at least 16 feet by 20 feet, clearing a portion of the Lot and opening and maintaining Yonge Street in front of the Lot. He secured the patent in 1804<sup>15</sup> but within two months he conveyed all 190 acres to Timothy Rogers.<sup>16</sup> Roger's interest in 200 acres in Lots 94 and 95, was transferred to Timothy Millard in 1812.

Timothy Millard (1776 – 1840) was from the United States but moved to the Markham area in 1805.

<sup>15</sup> Land Records, York Region, Lot 94, Con 1 EYS, Newmarket, patent.

<sup>16</sup> Ibid, Instrument No. 2005.

*Timothy Millard ... The Millards were of Huguenot descent who, in 1764, had fled France ... to settle in Wales. From Wales they emigrated to America... In the spring of 1805, Timothy, with his wife Katharine Yeiser, set out on horseback – from ... Pennsylvania ... they settled in Markham township near Stouffville ... After seven years they came on to the Newmarket settlement where Timothy Millard ... procured 200 acres, parts of lots Nos. 94 and 95.*

*This farm ... extended from Yonge Street to the Second Concession ... At the east end of this farm, facing the trail (Main Street) he erected his farm dwelling.<sup>17</sup>*

Timothy Millard, a farmer, built a farm house, a saw mill and one of his sons erected a grist mill, all on the Millard property. The house was built close to, if not on, the subject site facing Main Street as shown in Figure 4.4. In 1838 Timothy sold part of his farm, including the subject property, to his son John Millard<sup>18</sup> when Timothy probably moved his farm house from Main Street to the south side of Timothy Street. John Millard continued the farming tradition of his father for, in the 1861 Census, at the age of 75 he is listed as a farmer on 34 acres of Lot 95<sup>19</sup>. The relocated Millard farm house was destroyed in the flood of 1878.

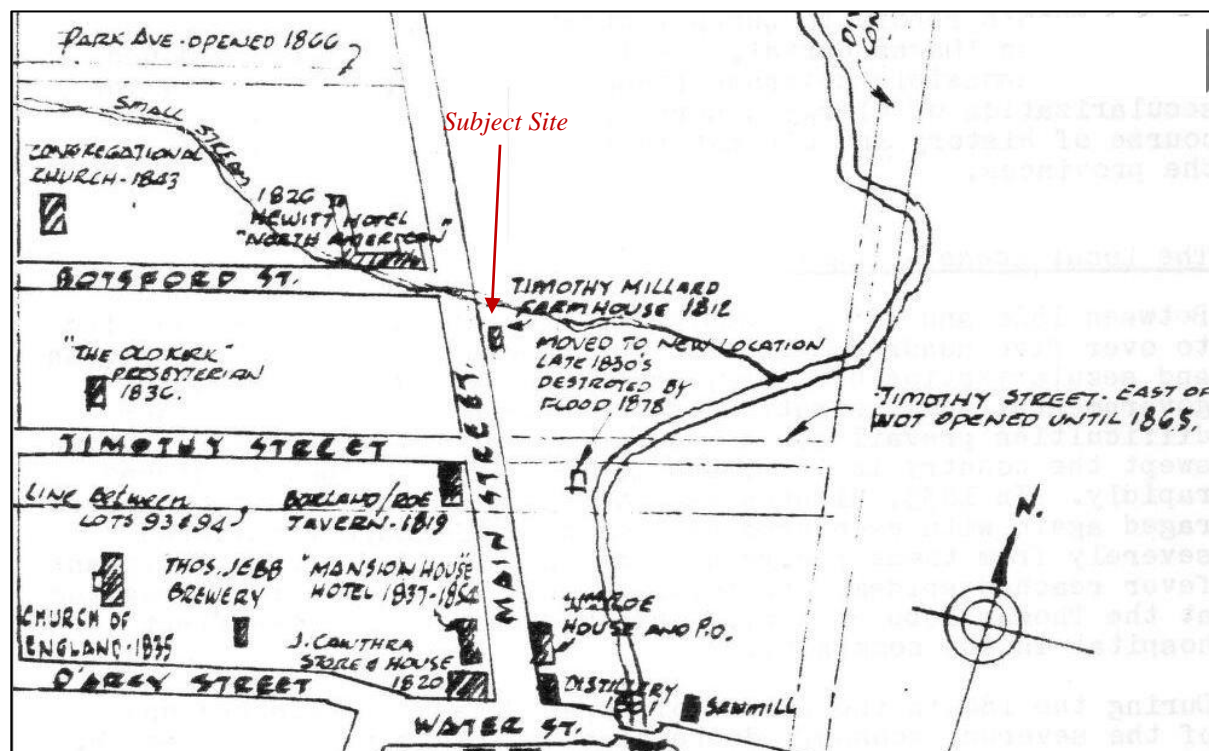


Figure No. 4.4 Early Development of the Area and Subject Site [Source: McCaffrey and Luesby, 15].

<sup>17</sup> Trehwella, 42-43.

<sup>18</sup> Land Records, York Region, Lot 28, Plan 81, Newmarket, Instrument No. 15697.

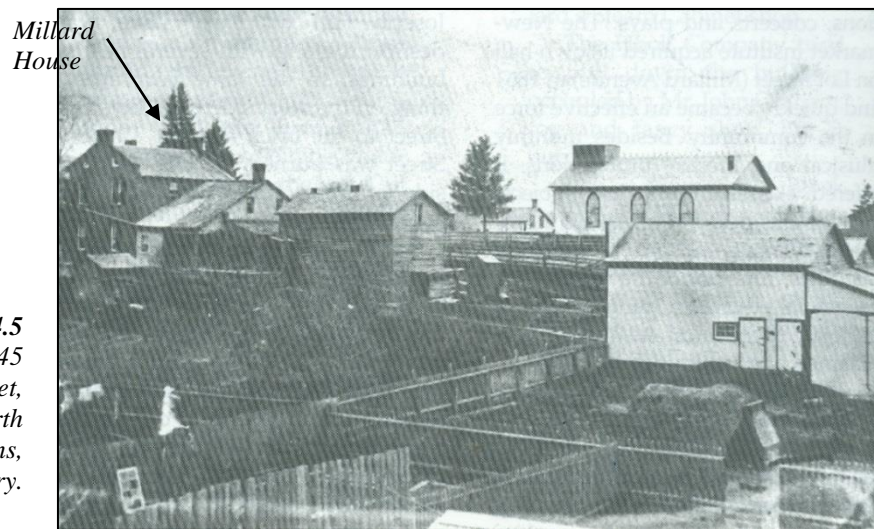
<sup>19</sup> 1861 Population Census of Canada, Whitchurch Township, Enumeration Area No. 1, p. 11; and 1861 Agriculture Census of Canada, Whitchurch Township, Enumeration Area No. 1, p. 47.



In 1846, John Millard conveyed a portion of the farm containing the subject property to his son, Joseph Millard (1816 – 190?).

*Joseph Millard, furniture manufacturer and undertaker, was born in the Township of Whitchurch, York County, in 1816 and is of Welsh descent. He first commenced farming, also worked in a saw-mill, and in 1839 commenced his furniture business in Newmarket with limited capital of twenty-five dollars. This business has steadily increased, and the modest dimensions of its original existence, compared with its present large proportions, is very creditable to Mr. Millard's talent and enterprise and he is now [1885] considered one of the wealthiest men in this section. In 1840 he married Miss Susan Hollingshead, of Whitchurch, by whom he has a family of eight children living, three sons and five daughters. Mr. Millard's parents, John and Mary Millard, emigrated in 1805 ... with their parents, timothy and Mary Millard.<sup>20</sup>*

Joseph Millard built the brick house on Botsford Street just west of Main Street (Figure 4.5) between 1838 and 1846. Joseph's sons included John H., while his daughters included Jane and Elizabeth.



**Figure No. 4.5**  
Millard House, 445  
Botsford Street,  
East and North  
Elevations,  
mid 19<sup>th</sup> century.

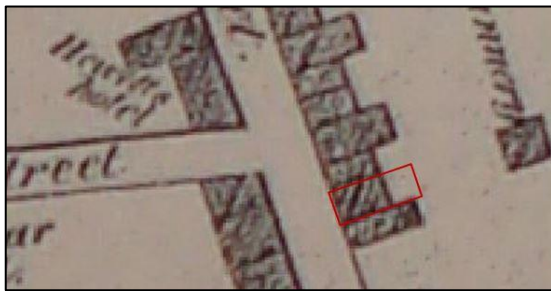
Around 1846, Millard constructed a frame building on the subject property (Figure 4.6 and **Appendix C**) to serve as his 'sash, door and furniture factory'. This building is also shown in Hallen's 1962 map prior to being destroyed by fire (Figure 4.6 and **Appendix C**). No images of this earlier structure could be found. In the 1861 Census, Joseph Millard was listed as a cabinet maker operating a factory producing household furniture with an annual value of \$4,000. His factory consumed 50,000 feet of soft wood and 2,500 feet of hardwood. His factory was powered by a 6 horse power, steam driven planing mill with three turning lathes. He employed five people and had \$6,000 capital invested in the business, including buildings and real estate.<sup>21</sup>

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<sup>20</sup> Adam, 478.

<sup>21</sup> 1861 Population Census of Canada, Whitchurch Township, Enumeration Area No. 1, p. 11.

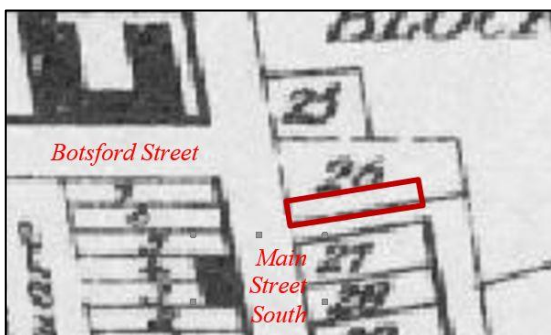
1853



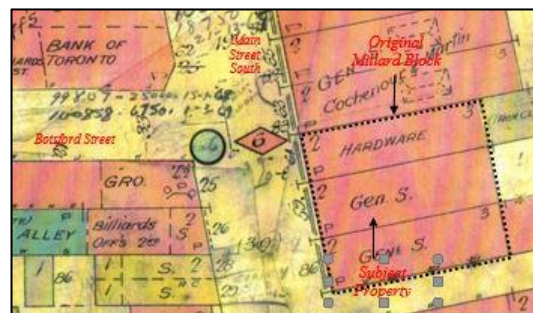
1862



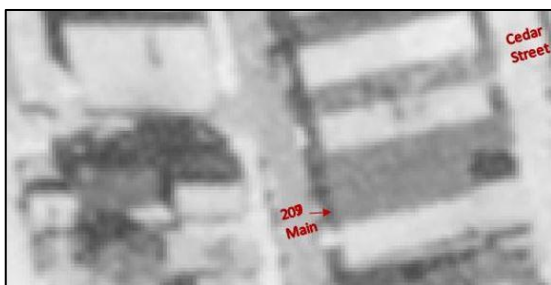
1878



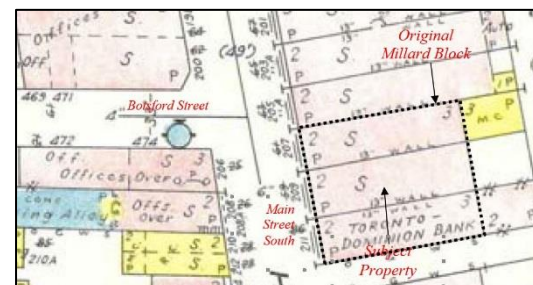
1910



1946



1959



1970



2018



Figure No. 4.6 The Millard Block & Subject Site in Maps and Aerial Photographs, 1853 – 2018.

On December 6, 1862:

*a fearful fire broke out a half-past three in the morning, in a wooden tenement occupied by Mr. Dieterle, a watchmaker, and because the fire engine did not function satisfactorily at the beginning, the flames spread until all buildings between, and partly inclusive of the Central Hotel, on the east side of Main Street to opposite the Railroad Hotel, were consumed.*

*... The flames spread to the Caldwell Chair factory .. in a section of which Mr. Saxton conducted his jewellery business, and the second story of which factory was used as a hall for public purposes and was known as the Temperance Hall. Next the flames reached the sash, door and furniture factory of Joseph Millard, in which was located the first planning mill north of Toronto. This was saved by the ingenuity of Robert Murrar, who with the assistance of other willing helpers, placed it on rollers and shoved it out the burning building.*

*Losses were very heavy:- Joseph Millard, \$7000.00; ... There were other smaller losses which later came under the list of repairs.<sup>22</sup>*

A few days later Joseph Millard announced in an advertisement in the local newspaper, the Newmarket Era, that he was carrying on business temporarily on the west side of Main Street – household furniture for sale and funerals as usual.<sup>23</sup>

Joseph Millard quickly decided to rebuild, but this time in brick. The Newmarket Era noted on July 24, 1863, under Local Improvement that he was building a workshop on Timothy Street and stores on Main Street:

*Some idea of the rapid progress Newmarket is making the present season may be learned from the number of buildings now in course of construction and contemplated erection this season. Mr. Joseph Millard, since the fire in December last, has built an immense workshop [on Timothy Street] in which he has fitted up a powerful engine for driving machinery and which is now in successful operation. He is also building two large brick store, three stories high, on Main street – a credit alike to the proprietor and the workmen and a decided improvement to the village.*

By October 9, 1863 the Era reported:

*Mr. Joseph Millard has now removed to his new premises, recently erected on Main Street, and known as the Millard Block. During the Summer he has been manufacturing largely, - thus enabling him to be prepared for the fall trade with an immense assortment of household furniture. His show room is well worth an inspection. Speaking of the “Millard Block” reminds us, that just four months ago, the first stone of these very creditable buildings, was laid – in which no less*

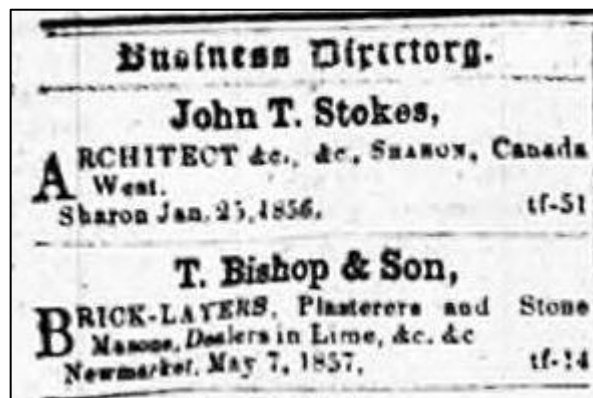
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<sup>22</sup> Trehwella, 181.

<sup>23</sup> Newmarket Era, January 23, 1863.

*than 121,000 bricks were used, besides the stone work in the foundation. The block is an ornament to the village.*

No information could be found identifying either the builder or the designer of the Millard Block. It is possible that John Thomas Stokes (1824 – 1891) of Sharon was the architect. Stokes is the only person who advertised architectural services in the local newspaper at the time (Figure 4.7). He designed the York North Registry Office on Main Street, also built in 1863, the same year as the Millard Block, a number of houses in the area<sup>24</sup> and the Presbyterian and Christian churches at the head and foot of Main Street. He also designed the Stoddard commercial block on the Main Street of Bradford<sup>25</sup>. Similarly, T. Bishop and Son were the only bricklayers advertising locally (Figure 4.7) immediately prior to construction of the Millard Block. However, no evidence could be found confirming that either Stokes was the designer and Bishop the builder of the Millard Block.



*Figure No. 4.7  
Business Advertisement in the Local Newspaper  
[Source: Newmarket Era, January 23, 1863].*

Although no photographs of the Millard Block when it was first constructed could be found, some 19<sup>th</sup> century photographs exist (**Appendix H** and Figure 4.8) from which it is possible to determine the Main Street elevation of the Block and, in particular, 209 Main Street South. An early photograph of 207 Main Street (the north unit in the Block) can be used to determine the original west elevation of 209 Main Street South. The early appearance and construction of the west elevation is summarized as follows:

Construction: Solid red brick (at least 2 wythes) with white (yellow) brick detailing;  
flat roof; stone foundation

Consists of 3 units – 207, 209 and 211 Main Street South

Details: *Brick Work* - Bricks laid in Flemish bond; white brick voussoirs over all openings; white & red brick banding in parapet; white brick quoins only at ends of block (not on 209 Main Street)

*Ground Floor Façade:* 3 bay façade (centre door flanked by large plate glass windows); 209 Main Street has an extra door to the north to access upper floor residential units; centre door recessed; red brick ‘pillars’ between openings; narrow stone base

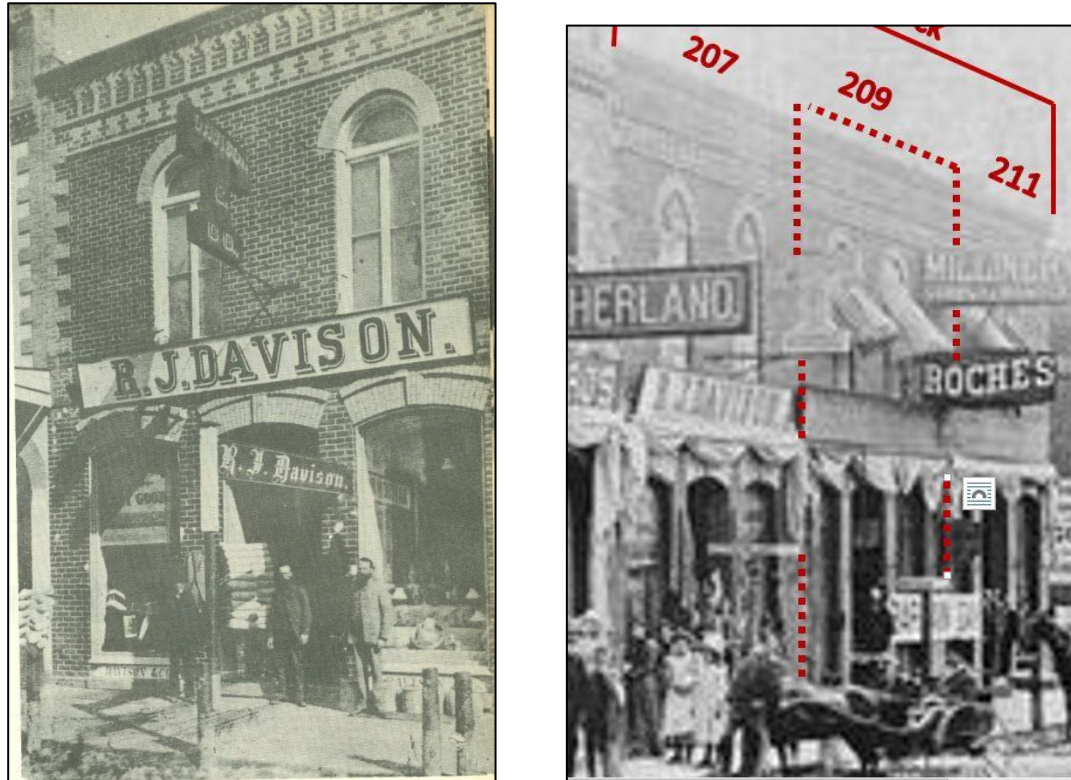
*Upper floor façade:* 2 bays of tall rectangular window openings – semi-circular heads with casement windows

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<sup>24</sup> Newmarket Era, September 23, 1870.

<sup>25</sup> Biographical Dictionary of Canadian Architects, 1800 – 1950. website.





**Figure 4.8** *Millard Block West Elevation, c1880 – 1895 (right); 207 Main St S (left).*

Although the Millard family continued to own all of the Millard Block until 1904 and the centre unit (209 Main Street South) of the Block until 1941, Joseph Millard appears to have used it only briefly after 1863 for his showroom. Unfortunately assessment rolls held by the Newmarket Historical Society in their archives were not available to the author during the preparation of this Assessment. They could have been used to determine tenants in the Building. Nevertheless, from photographs, during the latter part of the 19<sup>th</sup> century, Danford Roche, operating as “Roches”, occupied 209 and 211 Main Street South and R. J. Davison, operating as the “Big T”, occupied 207 Main Street South.

Danford Roche (1852 – 1924) opened his first Newmarket store, which was a general and dry-goods store, in the Millard Block in 1876. In advertisements for his store, he referred to his store as ‘the Leading House’. In 1884, he opened a store in Toronto. He later opened other stores in his business in Collingwood, Aurora, Ottawa and Barrie. However, by 1900 his businesses were in liquidation.

In 1908-1909, Joseph Millard gave the centre unit (209) of the Millard Block to his daughters, Jane Rumsey and Elizabeth Millard.<sup>26</sup>

<sup>26</sup> Land Records, York Region, Lot 28, Plan 81, Newmarket, Instrument Nos. 5007 and 5275.

Tenants from c1900 to 1930 could not be determined. However, the 1910 insurance plan (*Appendix C* and Figure 4.5) shows that both 209 and 211 Main Street South were general stores, while 207 was a hardware store. The 1910 insurance plan also shows that additions had been built on the rear of 207 and 209 Main Street South, but not on the rear of 209.

From at least 1930 to 1941, the centre unit of the Millard Block, then addressed as 86 Main Street East, was tenanted by W. A Brunton and Company, a dry goods store. In 1942, the centre unit was occupied by Carl E. Gable, who also operated a dry goods store.<sup>27</sup>

Later historic photos show 209 Main Street South in streetscape scenes, although the names of tenants are not discernable. Although the ground floor of the Main Street elevation of 209 may have changed, the upper floor remained unaltered through 1941 (*Appendix H*). However the street elevations of 211 Main Street South was substantially altered around 1937 – 1938 when Samuel Bondi sold the south unit (211) to the Bank of Toronto<sup>28</sup> and the Bank proceeded to renovate and add a new façade to their unit.

In 1939, Elizabeth Millard, the surviving daughter of Joseph Millard gave the centre unit (209) of the Millard Block to her nieces, Florence and Beatrice Rumsey.<sup>29</sup> The Rumseys then sold the centre unit (209) to Robert C. and Maxwell Smith in 1941.<sup>30</sup>

The 1959 Insurance Plan (*Appendix C* and Figure 4.5) does not specify any occupant in 209 Main Street South and there was no addition to the rear of 209.

In 1966, Laura Smith, the executrix of the estate of Maxwell Smith, the last surviving Smith brother sold 209 Main Street South to Tommy Tsapotis and George Mandrozo who developed the centre unit of the Millard Block as the Granada Restaurant (Figure 4.9).<sup>31</sup>

**Figure No. 4.9**  
**Notice of the Opening of the Granada Restaurant**  
**in the Local Newspaper**  
[Source: *Newmarket Era*, October 5, 1966].



<sup>27</sup> McCaffrey and Luesby.

<sup>28</sup> Ibid, Instrument No. 11416.

<sup>29</sup> Ibid, Instrument No. 11700.

<sup>30</sup> Ibid, Instrument No. 12041.

<sup>31</sup> Ibid, Instrument No. 20901B.

Sometime in 1994 there was a fire in the Granada Restaurant. Although the fire caused substantial to the building, it was not completely destroyed. The owners retained Elie Catsaros, a Toronto architect to prepare plans for the rehabilitation of the restaurant. Part of the plans from his renovation are contained in *Appendix H*. Some of the major alterations arising from this renovation are the application on the Main Street facade of an “architectural textured protective coating on existing masonry wall”, installation of new second windows on the second floor and replacing the existing ground floor store front. On the east or rear of the building, a new concrete block, three storey addition was constructed. The results of this renovation are seen in the 2009 and 2014 photographs (*Appendix H*).

In 2015, the Granda Restaurant closed and a new tenant, Lil’ Brew Hops retained Mitch Sauder, an architectural technologist, to prepare plans for the further renovation of 209 Main Street South. A copy of the 2015 alterations to the Main Street façade are contained in *Appendix H*. The changes in this renovation were focused on the interior although a new ground floor window on the Main Street Elevation was proposed. The photographs of the results of these renovations are contained in *Appendices E* and *G*.

In 2019 Winnifret Janet Tsapoitis and Sam and Angela Mandrozios sold the subject property to Jimsgate Inc.<sup>32</sup> The building at 209 Main Street South is currently occupied by Lil’ Brew Hops on the ground and basement levels and by two residential tenants on the upper floor.

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<sup>32</sup> Ibid, Instrument No. YR2955412.

## 5.0 BUILT AND LANDSCAPE RESOURCE DESCRIPTIONS

In July 2019, an on-site survey of all built and landscape resources on the subject property was conducted.

The following components of the property are documented in photographs and plans in:

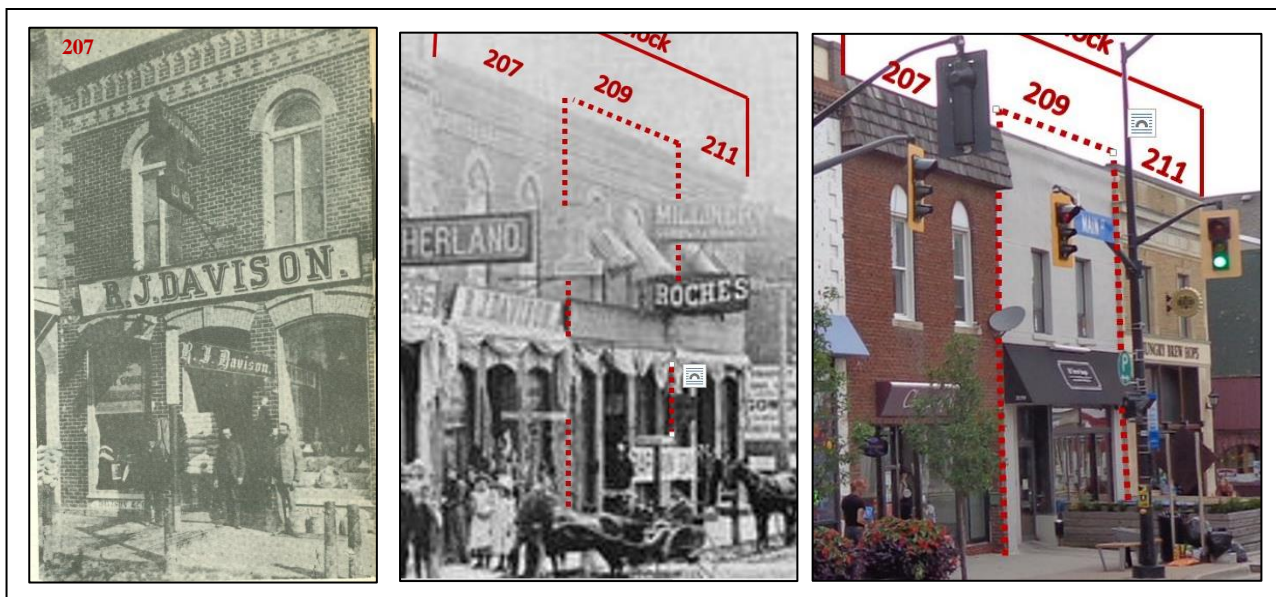
- **Appendix E** – Building Exterior,
- **Appendix F** – Floor Plans; and
- **Appendix G** – Building Interior.

Landscape photographs of the property are found in the Context Photographs (**Appendix B**) and the Building Exterior Photographs (**Appendix E**).

The measuring stick that appears in some of the photographs is marked in one foot intervals.

### 5.1. Millard Block, Centre Unit (209 Main Street South) - Building

As discussed in section 4.2, the Millard Block, which consists of 207, 209 and 211 Main Street South, was constructed in 1863. Later alterations to the centre unit (209) were made ground floor storefront early in the 20<sup>th</sup> century and to all of the west elevation in 1994. As constructed, its architectural style is a vernacular commercial variation of ‘Italianate’ as shown in Figure 5.1. The style was common in Ontario from 1850 to 1900<sup>33</sup>.



**Figure 5.1**  
*Millard Block as constructed (centre, with details for 207 Main Street South, left) and in 2019 (right)), West Elevation.*

<sup>33</sup> Blumenson, 52-70.



The Millard Block has a zero setback from the Main Street right-of-way. The Block is two storey commercial structure attached to 205 Main Street South on the north and adjacent to a pedestrian lane on the south. The Block has a three storey rear, or Cedar Street, elevation. The Millard Block is a solid brick structure that rests on a stone foundation (as reported in the 1863 newspaper). The type of foundation stone work could not be determined in the site visit. Although the Main Street elevation was originally brick, all three units of the Block have had various claddings applied to the brick. A paneled “architectural protective coating” has been applied to the Main Street elevation of the centre unit (209). The 2015 renovation drawings specify that the panels are stucco clad. At the top of 209 on the Main Street facade, the bulge in this cladding is evident where it has been applied over the original projecting brick cornice. The rear elevation of 209 is a recent small addition clad in modern concrete block. Larger rear additions were built on the end units of the Block prior to 1910. Since the centre unit is attached to the south (211) and north (207) units of the Block, the centre unit does not have any exposed side walls.

The centre unit (209) of the Block is rectangular in plan measuring 25’ by 89’ (*Appendix F*). Although early photographs of the Block (*Appendix H*) show a one storey flat roofed veranda across the west elevation of the Block, protecting the wooden sidewalks, the veranda has long since been removed. It was replaced by canvas, roll-up awnings, which have also been removed. A narrow decorative awnings current exists above the store front of the centre unit (209).

The Millard Block is capped by a flat roof that slopes slightly to the rear to Cedar Street. The roofing material, which is not visible from the street, could not be determined on the site visit. Although there are no chimney stacks visible from either street, there may be a very small stack on the north side as shown in the aerial photograph (*Appendix F*). On the Cedar street elevation, there is a large metal exterior ventilation duck extending from the mechanical unit on the balcony of the ground floor to the roof (*Appendix F*).

**West Elevation** – This is the principal elevation of the Block and the centre unit (209). The south two thirds of the ground floor of the centre unit (*Appendix E*) consists of four metal framed, rectangular operable windows with flat transoms above pairs of windows, while the north third has a metal framed restaurant entrance door with a flat transom above and a solid metal door accessing the second floor residences. The two entrances are recessed. At the north and south ends of the ground floor, the stucco clad front wall extends to ground level and frames the openings. The upper floor of this elevation consists of the paneled stucco cladding and two symmetrically arranging window openings with lug sills. The openings have narrow metal or vinyl framed single glazed units with slider openings at the base. There is dark metal flashing at the top of front wall.

**East Elevation** – The rear modern concrete block elevation has three floors. On the basement floor there is solid metal door and a one storey projection housing the electrical room. A metal staircase provides access to the roof of the electrical room. On the ground floor there is a metal balcony containing the building’s mechanical unit and a solid metal person door.

On the upper floor, there are two square window openings on the south have and a metal ladder providing access to the roof. There window openings contain modern sash with bottom sliders. The metal duct from the mechanical unit to the roof is located between the window openings

**Exterior Alterations** – Much of the exterior of the centre units (209) of the Millard Block has been altered from its original construction, although the basic bones of the structure – height, roof shape, ground floor storefront, upper floor paired windows, remains intact and the upper floor brickwork may remain under the recent cladding. Despite the following alterations, the existing building, because of its context and retention of the basic bones, is important to the cultural heritage value of the District. The alterations include:

- Removal of:
  - o the ground floor storey front;
  - o the upper floor casement window sash and replacement with modern sliders;
- Addition of:
  - o Concrete block three storey addition to the rear of the structure;
- Alteration to:
  - o the cladding of the west elevation with the addition of stucco over the brick; and
  - o the second floor window openings changing them from large round headed rectangular openings to smaller rectangular openings

Although early photographs could be found of the building, the quality was not the best possible since originals held by the Historical Society Archives were not made accessible to the author despite several requests. The early photographs and more recent renovation plans are contained in **Appendix H**.

The architectural style of this house is a vernacular variation on the commercial application of Italianate‘.

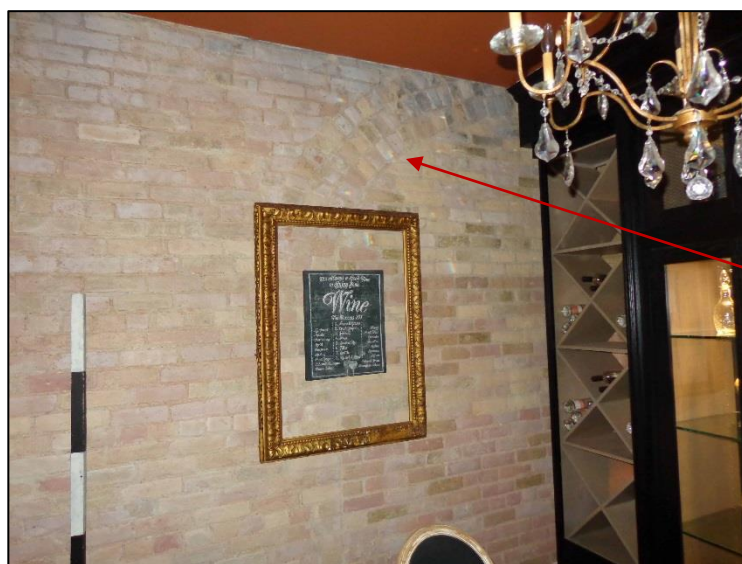
*This style is inspired by Italian Renaissance villas and palazzos and linked to the picturesque movement. Inigo Jones (1573-1652) was the first architect to bring Italianate architecture to England. British architects Charles Barry (1795-1860) and John Nash (1752-1835) developed and popularized the style. The style borrows classical vocabulary, which tends to be concentrated around the doors and windows. Trademark features of this style include deeply round arches, overhanging eaves and robust eave brackets, shallow roofs, corner quoins and asymmetrical square towers. The Italianate style was a popular style for commercial and residential buildings, but less commonly used for religious buildings in Ontario.<sup>34</sup>*

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<sup>34</sup> Ontario Heritage Trust, *Architectural Styles*.

The Millard Block, including the centre unit (209), exhibited many of the characteristics of the Italianate style as constructed, including, the white brick corner quoins and voussoirs, the semi-circular headed window openings and the double tier of brick corbelling in the cornice, all of which add to the picturesque quality of the exterior of this commercial building.

On the interior, little heritage fabric remains visible. Only part of the original brick wall on the south wall of the ground floor remains visible (Figure 5.2). There is an arch in the brickwork suggesting there may have been an opening between 209 and 211 Main Street South when both were occupied by 'Roches', a department type store. All other space that were examined during the site visit have been renovated with modern materials or have been covered with modern wall and ceiling finishes.



*Brick Arch*

*Figure 5.2  
Part of the South Wall,  
Ground Floor, Rear Dining  
Area.*

## **5.2 Millard Block, Centre Unit (209 Main Street South) - Landscape**

Since the Building is constructed adjacent to the edge of the Main Street South right-of-way, with a zero setback, there is no front yard.

The rear yard is an asphalt paving parking and loading area, as shown in *Appendices B* and *E*, measuring approximately 27' 3" between the Building and the Cedar Street right-of-way.

## **5.3 Adjacent/Nearby Heritage Properties**

Table 5.1 describes the heritage resources of the adjacent / nearby heritage properties.

<b>TABLE 5.1 DESCRIPTION OF ADJACENT / NEARBY HERITAGE PROPERTIES</b>		
Address	Historic Building Name	Description
207 Main St S	Millard Block	North end unit of Millard Block – 2 storey (Main St); originally Italianate architectural style; still has upper floor, semi-circular headed windows.
211 Main St S	Millard Block	South end unit of Millard Block – 2 storey (Main St); originally Italianate architectural style; Main and laneway façades completely remodeled and faced in stone
206 Main St S	Reformer Block	3 storey, 2 <sup>nd</sup> Empire styled building; book end of block face
208 Main St S		2 storey building

## **6.0 HERITAGE RESOURCE EVALUATION**

### **6.1 Introduction**

The property at 209 Main Street South merits conservation under the *Ontario Heritage Act* by its inclusion and designation as part of the Lower Main Street South Heritage Conservation District (HCD) and identification in the HCD Plan as “Historic Commercial Buildings”.

However, for the purposes of determining the cultural heritage values of the property and its heritage attributes, the criteria for determining cultural heritage value or interest in Ontario Regulation 9/06 made under the *Act* (**Appendix J**) were used. Municipalities use the criteria to evaluate properties for designation. The criteria are grouped into three categories – design or physical value, historical or associative value and contextual value. Newmarket Council has not adopted any additional criteria. These criteria were supplemented by two other factors: resource condition – the extent of deterioration in the attributes and fabric of a resource – and heritage integrity – the extent to which heritage attributes (character defining features) remain in place.

### **6.2 Application of Provincial Criteria**

In this report, the application of provincial criteria, in addition to consideration of condition and heritage integrity, are based on a thorough examination of the property. They have been applied to the Building and landscape. Table 6.1 summarizes the evaluation. The following discussion deals only instances only where the heritage resource meets the criteria.

#### **6.2.1 Building - 209 Main Street South - Cultural Heritage Value**

*Design or Physical Value:*

- i. Example of a style, type, expression, material or construction method

The Building, as constructed, is representative example of a mid-19<sup>th</sup> century vernacular, commercial interpretation of the Italianate architectural style.

The Building is an early example of a two to three storey commercial brick building having replaced an earlier wood structure in 1863 following an 1862 fire that destroyed many commercial buildings on the east side of the Street.

- ii. Display a high degree of craftsmanship

The west elevation of the Building displayed a moderately high degree of craftsmanship in the exterior brick work. Evidence of this brick work survives in photographs and may survive under the existing stucco cladding.

Table 6.1 Application of Heritage Criteria to 209 Main Street South, Newmarket		
Criteria	Resource	
	Building	Landscape
<b>Design or Physical Value</b>		
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	No
ii. Displays a high degree of craftsmanship or artistic merit.	Yes – as constructed	No
iii. Demonstrates a high technical or scientific achievement	No	No
<b>Historical or Associative Value</b>		
i. Has direct association with a theme, event, belief, person, activity, organization or institution of community significance	Yes	No
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Yes	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist significant to a community	*	No
<b>Contextual Value</b>		
i. Is important in defining, maintaining, or supporting the area character.	Yes	Yes – front yard only
ii. Is physically, functionally, visually or historically linked to its surroundings.	Yes	Yes – front yard only
iii. Is a landmark	*	No
<b>Condition / Heritage Integrity</b>		
3 i. Significant condition problems -	No	N/A
i. Integrity – retains much of its original built heritage character -	Exterior, upper floor, south elevation only	N/A

N/A – Not Applicable; \* - Marginal

*Historical or associative value:*

- i. It is directly associated with Joseph Millard who was a successful furniture maker, undertaker and land owner, and third generation of a prominent family that settled this area and contributed to the development of this area's agriculture and commerce.
- ii. It may be associated with a prominent area 19<sup>th</sup> architect, John T. Stokes.

Although no documentation of the designer of the Millard Block could be found, John Thomas Stokes of Sharon may have designed it. Stokes, who was living and practicing in the area at the time, designed area churches and houses and when the Millard Block was under construction, he was designing the Registry office, also on Main Street. The front façade of the Block exhibits

Stokes' work, particularly in the overall style of the facade and the use of dichromatic brickwork. Since research could not confirm Stokes' involvement in the Building, this criteria was determined to be only marginal.

*Contextual Value:*

- i. The Building is important in defining, maintaining and supporting the Main Street character of the area.

209 Main Street South, which is the central unit of the Millard Block, together with other two to three storey 19<sup>th</sup> century commercial buildings, define the physical character of Lower Main Street. The visual presence of the Block is important as a reminder of the commercial, 'Main Street' character of the area that has persisted for almost 180 years.

- ii. The Building is physically, visually and historically linked to its surroundings:

The Building at 209 Main Street South is physically, visually and historically linked to its site and surroundings. Physically it is the central unit of the Millard Block, sharing party walls since 1863 with 207 and 211 Main Street South. The Millard Block is physically attached to building to the north, the Caldwell Block, which was constructed in 1865. Visually 209 Main Street South forms an integral part of the wall of 19<sup>th</sup> century commercial buildings on the east side of Main Street. Historically, 209 Main Street South has been link to its site since 1863.

### **6.2.2 Landscape - 209 Main Street South - Cultural Heritage Value**

The absence of any front yard setback from the east side of the Main Street right-of-way is an important feature of this cultural heritage landscape. The wall of 19<sup>th</sup> century commercial buildings, of which 209 Main Street South is an integral part, abutting the Main Street right-of-way, has existed since at least 1853 (*Appendix C*).

The rear yard – the paved parking and loading area – has no cultural heritage value.

### **6.3 Summary of Cultural Heritage Values**

Based on the above evaluation, 209 Main Street South has sufficient cultural heritage value or interest as defined by regulation issued under section 29 (1) under the *Act*. The Building has:

- significant design value or physical value;
- significant historical or associative value; and
- contextual value.



Even the absence of any front yard setback is a significant cultural heritage value.

## **6.4 Statement of Cultural Heritage Value and Heritage Attributes**

### Description

The property at 209 Main Street South, containing the centre unit of the Millard Block, is worthy of designation under the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the east side of Main Street South immediately adjacent to the east property line, between Botsford and Timothy Streets, is a two storey (Main Street) commercial building with a three storey Cedar Street elevation.

### Statement of Cultural Heritage Value

The property at 209 Main Street South, (part Lot 28, Plan 81), was patented in 1804 by Henry Crone who, shortly thereafter, sold it to Timothy Rogers. In 1812, Rogers sold it to Timothy Millard. The subject property was originally part of a large farm. The Millard family, through succeeding generations, used parts of the farm for various other uses, including mills and commercial operations. Timothy Millard had his house on or close to the subject site until 1838, when it was moved to Timothy Street. In that year he sold part of his land, including the subject site, to his son John. In 1846, John sold the subject property and other lands to his son Joseph for his furniture and undertaking business. In December 1862, fire destroyed Joseph's shop and other buildings on the east side of Main Street South. In 1863 Joseph rebuilt a two storey, brick commercial structure, known as the Millard Block, on the site. It is possible, although not confirmed, that the architect, John T. Stokes, designed it and T. Bishop constructed it. The Millard family owned the centre unit of the Millard Block until 1941. The centre unit of the Block was occupied in the late nineteenth century by Roche's general store, from about 1909 to 1941 by Brunton's dry goods store, from 1942 to 1965 by Gable's dry goods store and from 1966 to about 2015 by the Granda Restaurant.

The Millard Block, as built, was a well-crafted two storey, flat roofed commercial structure, clad in red brick with white (yellow) brick detailing. The west elevation of the centre unit has had a stucco finish applied over the bricks. The building is distinguished by its principal elevation, which contains a store front and door to the upper floor units on the ground floor and, on the upper floor, two symmetrically arranged window openings. These window openings were originally tall rectangular openings with semi-circular heads with casement sash surmounted by semi-circular transoms. The window openings have been reduced in height and contain a single fixed glazing unit with sliders at the base of the opening. There was also a double band of decorative brick work below the projecting cornice, all of which has since

been clad in stucco. In the interior on the ground floor, part of the south brick party wall with a brick arch remains visible.

Contextually, 209 Main Street South is historically, physically and visually linked to its setting on the east side of Main Street South since 1863 where it is an integral part of a continuous wall of commercial, two and three storey brick buildings.

#### Heritage Attributes:

The heritage attributes of 209 Main Street South are

- The two storey commercial building with a three storey rear elevation;
- The scale, form and massing of the rectangular plan;
- The flat roof that slopes slightly to the rear of the structure;
- On the west elevation, the dichromatic brick work laid in Flemish bond, since covered in stucco;
- The parallel lines of decorative brick work below the projecting cornice, since covered in stucco;
- On the upper floor of the west elevation, the pair of tall window openings with semi-circular heads, white brick voussoirs and lug sills; since reduced to small window openings;
- The casement window sash with semi-circular transoms in the upper floor window openings, west elevation; since replaced with modern slider sash;
- On the ground floor of the west elevation, the four bay façade consisting of arched door and window openings, with a centre recessed door for the store flanked by two large plate glass windows and a door on the north side for access to the upper floor units; since replaced with modern metal framed glass windows and doors; and
- On the interior, part of the south brick party wall containing a brick arch.

## **6.5 Adjacent/Nearby Heritage Properties Cultural Heritage Values**

Table 6.2 lists the cultural heritage values of adjacent or nearby heritage properties.

<b>TABLE 6.2 CULTURAL VALUES OF ADJACENT / NEARBY HERITAGE PROPERTIES</b>		
Address	Historic Building Name	Cultural Heritage Values
207 Main St S	Millard Block	2 storey height; flat roof; not setback from Main St.; still upper floor, semi-circular headed windows; ground floor store front
211 Main St S	Millard Block	2 storey height; flat roof; not setback from Main St.; 1930's façades
206 Main St S	Reformer Block	3 storey, 2 <sup>nd</sup> Empire styled facades; flat roof; chimneys
208 Main St S		2 storey, flat roofed building

## 7.0 DEVELOPMENT PROPOSAL

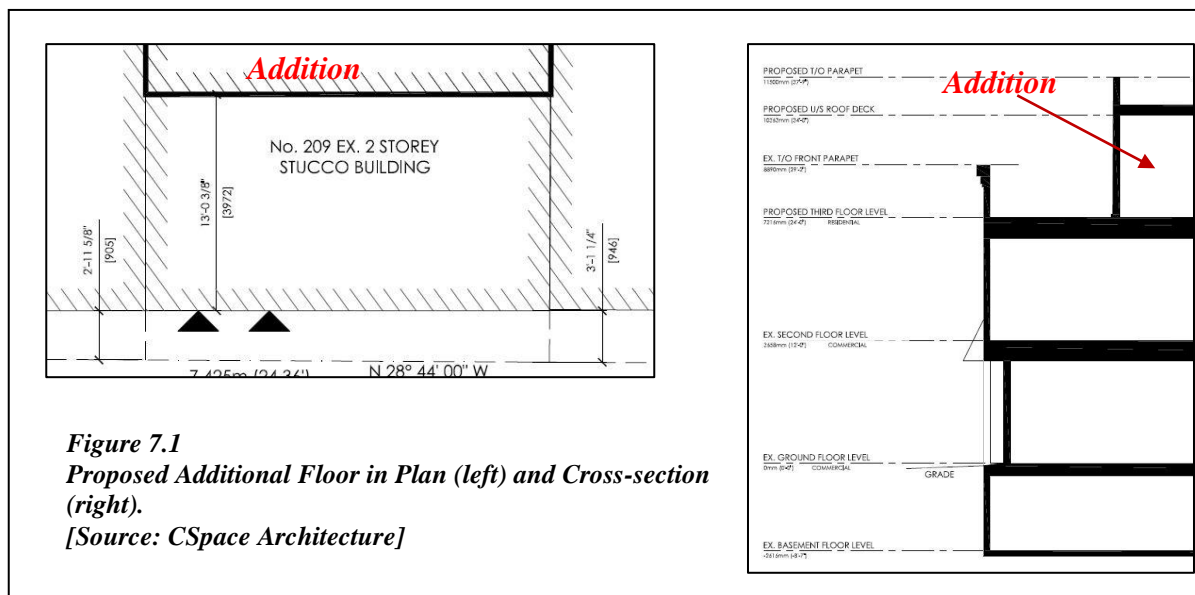
### 7.1 Overview of the Development Proposal

As shown in *Appendix K*, the owner is proposing to retain the building at 209 Main Street South and make the following alterations:

- construct an additional floor;
- extend the existing upper and additional floors towards the rear property line; and
- restore/renovate the west or Main Street elevation of the structure.

#### 7.1.1 Details of the Development Proposal

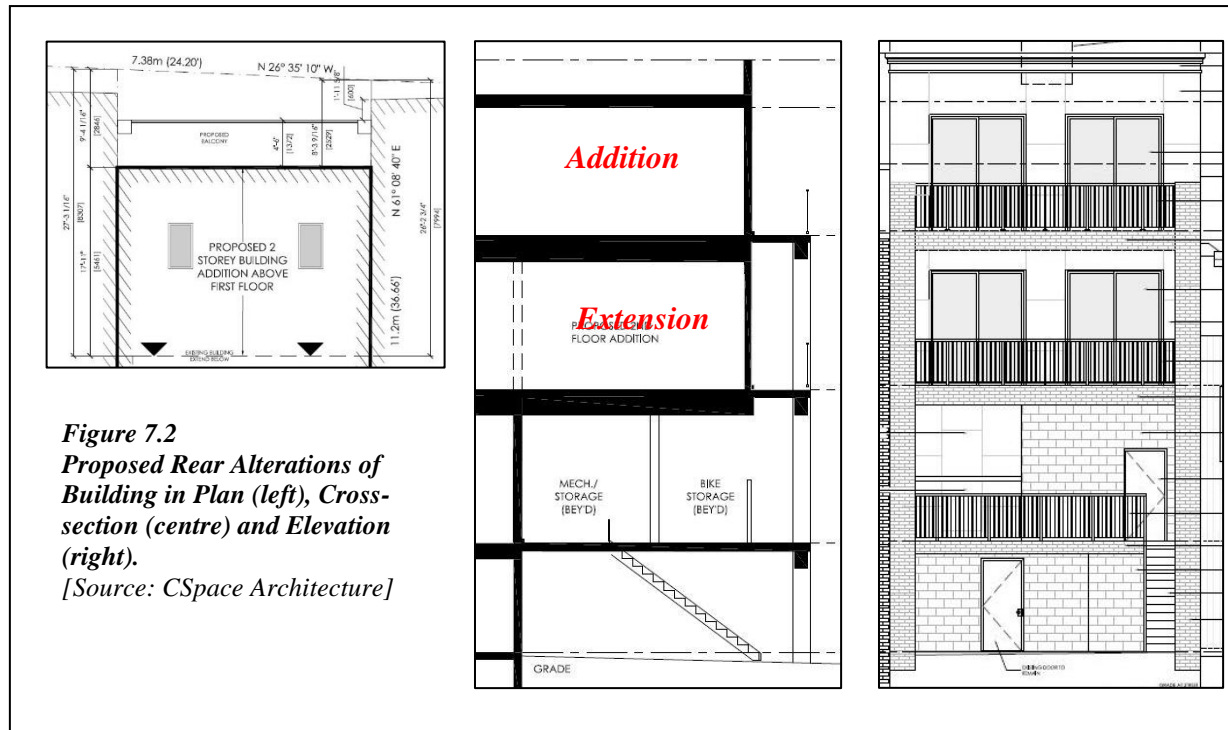
*Additional Floor:* As shown on the plans (*Appendix K*) and Figure 7.1, the owner proposes to construct an additional floor on the existing roof of the building. The front or west wall of the addition will be set back approximately 13 feet (3.96 metres) from the front wall of the existing building. The addition will have a flat roof. Some of the mechanical units for the building will be placed on top of the addition and set back from the end walls. A court yard will be located on the middle of the south side of the addition.



*Rear Extension:* As shown on the plans (*Appendix K*) and Figure 7.2, the owner proposes to

- create a balcony on the first floor that would include storage for bicycles;
- extend the east wall of the upper floor to the east and add a small balcony;
- construct the additional floor as far east as the extension to the existing upper floor below and add a small balcony;

- have sliding glazed patio doors on the rear wall of the existing upper floor and the new addition; and
- clad the new parts of the east wall with a brick veneer and metal cladding.



**Main Street Façade:** As shown on the plans (**Appendix K**) and Figure 7.3, the owner is proposing to restore the Main Street façade above the store front entrance. The proposal is shown next to an early photograph of 211 Main Street South; the latter was the north unit of the Millard Block. The early photograph shows what the façade of 209 Main Street South would have looked like shortly after its constructed in 1863, excluding the quoins on the extreme north end of 211.

The owner has had sample areas of the existing stucco coating removed and found the original brick (Figure 7.4), although, once the stucco is removed, there may be areas where the brick is damaged or badly weathered. The owner will repair the brick using similarly coloured and sized bricks and appropriate mortar. The upper floor windows will replicate the design of the earlier windows based on historical photographs contained in Appendix H. On the ground floor of this façade, the proposal is to have a store front (for the restaurant) and door to the upper units similar to the existing, although the brickwork at either end of the ground floor will be restored. In addition, an awning / sign band will be located between the brick ends of the ground floor.



**Figure 7.3**  
**Proposed Main Street Façade for 209 (right) and a c1880 photograph of 207 (left).**  
[Source: Proposal - CSpace Architecture]



**Figure 7.4**  
**Removal of Existing Stucco – sample area.**  
[Source: CSpace Architecture]



## 8.0 DEVELOPMENT IMPACTS

### 8.1 Impact of the Proposed Development on the Heritage Resource

The following discussion of impacts of the proposed alterations on the cultural heritage values of the property at 209 Main Street South relate to the specific three alterations discussed in Section 7.1 above.

#### *Additional Floor:*

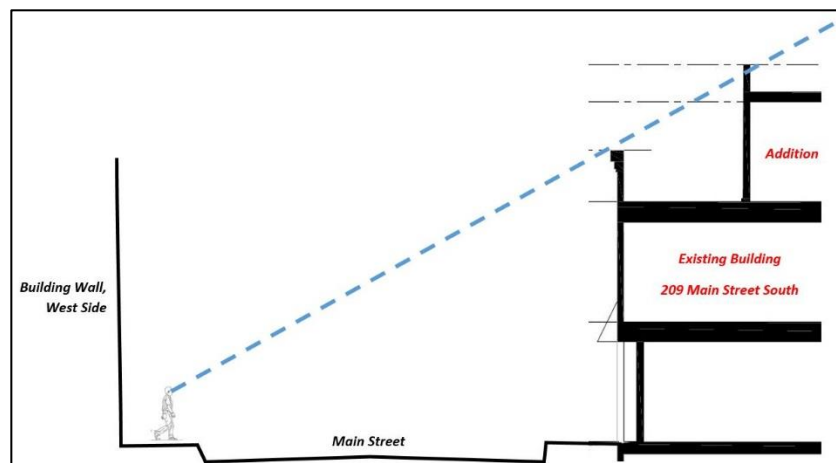
The east wall of buildings on Main Street South between Doug Duncan Drive and Timothy Street is largely two storeys high, although there are some variations and exceptions. The Millard Block (207 – 211 Main Street South), of which the subject property is the centre unit, is two storeys high. To the immediate north, the Caldwell Block (203 – 205 Main Street South), is also two storeys high, although it has a higher parapet than the Millard Block giving a higher appearance to the Caldwell Block. Historically, two buildings in this section of Main Street are three storeys high (201 and 225 Main Street South) and one with a recent third storey addition (219 Main Street South). This character of this section of Main Street is illustrated in the context photographs in *Appendix B*.

The proposal will add a third storey to 209 Main Street South. However, the visual impact of this addition will be mitigated by the roof shape, set back and use of materials.

The third storey addition to 209 Main Street South will have a flat roof, like the roof of the existing building. The flat roof reduces the visual impact of the addition to pedestrians on Main Street, unlike the existing gable roofed third storey addition at (219 Main Street South).

Furthermore, the third storey addition at 209 Main Street South will be set back almost four metres from the existing front or west wall of the building. As shown in Figure 8.1, a pedestrian on the opposite side of Main Street will see little of the third storey addition. The overall visual impression of the subject building will remain as a two storey structure.

**Figure 8.1**  
*Visual Impact of the  
Proposed Third Storey  
Addition.*



In addition, the west elevation of the third storey addition will be clad in light grey metal cladding in contrast to the brick of the original building.

On the west elevation, the third storey addition, relative to the original building, will be distinguishable, subordinate, but sympathetic in design and visual presence.

*Rear Extension:*

The rear or east elevation of the subject building was not identified as a heritage attribute since it was entirely modern in materials and fenestration. The rear landscape was also not identified as a heritage attribute as it is an asphalt paved parking and loading area. Therefore the proposed extension of the existing building together with the third storey addition will not have an impact on the cultural heritage value of the property.

*Main Street Façade:*

The proposal will result in the removal of the stucco cladding of the Main Street façade, restoration of the brickwork above and on either side of the ground floor ‘store front’ and the reinstatement of similarly designed upper floor windows.

## **8.2 Impact of the Proposed Development on Adjacent/Nearby Heritage Resources**

As shown in Table 6.2, there are two adjacent heritage properties (207 and 211 Main Street South – the end units of the original Millard Block) and two nearby heritage properties (206 and 208 Main Street South). Potential heritage impacts were examined relative to adjacent properties first and then relative to nearby properties.

*Adjacent Properties:* On the Main Street elevations, the almost 13 foot setback of the additional storey to 209 Main Street South means that, when viewed from the street, the two storey frontage of the adjacent and subject properties will be continued; the additional storey will not interrupt that view. Even when it is possible to see the additional storey from the street, the flat roof of the additional storey will maintain the roof type of the adjacent properties. Finally, reinstatement of the original window type on the existing upper floor of the subject property will continue the original window types still evident in the adjacent property to the north (207). Overall, there will be no adverse impacts on the heritage attributes of the Main Street elevations adjacent properties from the proposed development on the subject property.

On the Cedar Street elevations, the adjacent properties do not have any heritage attributes which could be adversely impacted by the additional storey and rear extension on the subject property.

*Nearby Properties:* Since there is an approximately 47 foot separation between the subject property and the nearby properties and the additional storey on the subject property is setback almost 13 feet, there will be no impact on the heritage attributes of the nearby properties.



## 9.0 OPTIONS, CONSERVATION / MITIGATION AND POLICY COMPLIANCE

### 9.1 Options for Managing the Heritage Resource

Since the owner is proposing to retain the existing Building, options involving demolition were not examined. The following options involving design changes were considered:

1. *Replicate a historical architectural style in the third storey addition;*
2. *Maintain the existing design of the Main Street elevation of the Building;*
3. *Reface the Main Street elevation similar to 211 Main Street South; and*
4. *Reinstate the original ground floor Main Street elevation*

Option 1 – Replicate a historic architectural style in the third storey addition:

This option involves adding the third storey but designing the Main Street façade of the addition in a style that mimics the original construction of the Building as shown in **Appendix H**. This option could include no setback for the addition; it could be built flush to the existing Main Street frontage.

This option would create a false sense of history – that the Building had always been three storeys in height. It is contrary to one of the main principles of heritage conservation – that new works should be distinguishable, but sympathetic and subordinate to the design of the heritage resource. This principle is specified in the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The proposed Main Street façade for the third storey as shown in **Appendix K** meets the requirements of being distinguishable yet sympathetic and subordinate to the heritage resource.

On this basis, *replication of a historic architectural style of the Main Street design of the third storey addition, is not recommended.*

Option 2 – Maintain the existing design of the Main Street elevation of the Building:

This option involves maintaining, through repair, the existing stucco cladding and window shapes of the Main Street façade of the Building.

The existing stucco cladding on the Building is deteriorating. This is a good opportunity to remove it and repair / restore the underlying brickwork to more closely resemble the Main Street elevation as originally constructed. The existing cladding on the façade detracts from the character of Main Street as shown in the

context photographs in **Appendix B**. The existing cladding lacks the texture of the brick buildings in the area. Stucco was not commonly used in the HCD when buildings were first constructed and its use remains relatively rare. The plain white colour of the cladding also detracts from the character of the HCD. In addition, retention of the small flat headed window openings is contrary to the original design of the Building and inconsistent with the windows in the three buildings to the north which are large, semi-circular headed openings.

Therefore, for the above reasons *retention of the existing Main Street façade is not recommended.*

Option 3 – Reface the Main Street façade to look like the building to the north:

This option involves recladding the Main Street elevation of the Building to resemble the building to the north as shown in Figure 9.1.



**Figure 9.1**  
*Earlier Proposal for the West Elevation, 209 Main St S (Left) with 211 Main St S on the right.*

This option would create a false sense of history – that the Building had been altered at the same time that the façade on 211 Main Street South was created. The latter alteration occurred in the late 1930s, when the Bank of Toronto acquired the south unit in the Millard Block and converted it to a bank. This option is also contrary to the original design of the Millard Block.

For the above reasons, *it is recommended that 209 Main Street South not be altered to resemble the front façade of 211 Main Street South.*

#### Option 4 – Reinstatement the original ground floor façade of the Building:

This option involves recreating the original ground floor façade largely as shown in Figure 9.2 and *Appendix H*. Although Figure 9.2 is a photograph of 207 Main Street South, 207 was part of the Millard Block and this design was replicated in 209 Main Street South. However, there is a question about historic access to the upper floor. Based on the historic photographs, there was not an additional door for access to the upper floor. Access to the upper floor was either through the main door and/or through the rear of the Building. It should also be noted that the centre door shown in Figure 9.2 was recessed within the opening.



**Figure 9.2**  
*Ground Floor Façade  
of 207 Main St S,  
circa 1880.*

Although there is considerable photographic documentation to recreate the ground floor façade on 209 Main Street South, recreation of it would create problems both in accessing the upper floor units and with the ground floor use.

Access to the upper floor units cannot be limited to point of entry for safety reasons. The treatment of the ground floor façade would have to include an entrance to the upper floor units.

The existing restaurant makes use of outdoor seating. The current fenestration allows for servicing and access to the outdoor seating area separate from access to the restaurant itself. A single point of entry would create problems for the restaurant.

Therefore, for the above reasons reinstatement of the original ground floor façade is **not** recommended.

In summary, options to the proposed design of the development were considered but rejected for various reasons. The proposed development is the best option for conserving this heritage building.

## **9.2 Conservation / Mitigation Measures**

In order to conserve the Building at 209 Main Street South and mitigate any adverse heritage impacts, the following measures are recommended.

### **9.2.1 Scoped Conservation Plan**

As a condition of development approval, the owner provide a scoped Conservation Plan for the treatment of the front façade of the Building at 209 Main Street South satisfactory to the heritage consultant and the Town.

A Conservation Plan:

*is a document that details how a cultural heritage resource can be conserved. The conservation plan may be supplemental to a heritage impact assessment, but it is typically a separate document. The recommendations of the plan should include descriptions of repairs, stabilization and preservation activities.<sup>35</sup>*

For the Building at 209 Main Street South it is recommended that the Conservation Plan be limited to the treatment of the front or Main Street façade. The scoped Conservation Plan should include plans and specifications for:

- a. the repair or replication of the masonry design of the façade including detailing of the upper floor window openings and the decorative brick work above those openings and in the cornice and below the cornice;
- b. the size and colour of the bricks;
- c. mortar specifications, including the profile of mortar joints;
- d. specifications for upper floor window sash, including framing and the transom;
- e. details on the flashing above the cornice;
- f. details on any protective barrier, if required, for the third floor outdoor deck; and
- g. details on the ground floor windows and doors.

The Conservation Plan will be prepared to the satisfaction of the heritage consultant and the Town of Newmarket.

---

<sup>35</sup> Ontario Ministry of Culture, Heritage Resources in the Land Use Planning Process, InfoSheet #5, 2.

## 9.2.2 Community Improvement Grant

As a condition of development approval, any Community Improvement grant for this project provided by the municipality should be conditional on completion of the exterior façade work in accordance with approved plans.

The subject property is within a Community Improvement area and the work is eligible for a Community Improvement Grant provided by the Town of Newmarket. This project merits such a grant. However, payment of the grant should be conditional upon the project being completed according to the approved plans for the Main Street façade of the Building.

## 9.3 Policy Compliance

The proposals for 209 Main Street South was evaluated using the heritage policies applicable to the subject property. The evaluation is summarized in Table 9.1.

Table 9.1 Policy Evaluation of the Proposal for 209 Main Street South, Newmarket				
Policy Source	Policy No.	Summary of Policy	House Options	Compliance
Provincial Policy Statement	2.6.3	Conserve significant heritage resources & landscape	Building will be conserved in situ	Complies
<i>Ontario Heritage Act</i>		Municipality may designate properties	Property determined to be worthy of designation – is designated in HCD.	Complies
Places to Grow	Sec. 4.2.7, policy 2	Municipality OP heritage policies	Property will be conserved in situ in compliance with municipal OP policies	Complies
York Region OP	3	Municipality have OP policies to conserve heritage	Property will be conserved in n compliance with municipal OP policies	Complies
York Region OP	11	Municipal OP policies to conserve heritage	Property and its heritage attributes will be conserved in situ in compliance with municipal OP policies	Complies
Newmarket OP	11.2	Conserve heritage resources in planning application	Property will be conserved ensuring no compromise of heritage values.	Complies
Newmarket OP	11.8	HIA required – HIA shows heritage values conserved	This report fulfills the requirement for a HIA; heritage values will be conserved	Complies
Newmarket OP	11.9	Adjacent heritage property impacts minimized	This HIA supports proposal as have no adverse heritage impacts on adjacent heritage properties.	Complies
Lower Main St HCD Plan	4.21.2	Retain heritage buildings subject to HIA	This HIA shows heritage building will be retained with minimal impact.	Complies
HCD Plan	4.21.3	Conserve heritage attributes	Heritage attributes will be conserved	Complies
HCD Plan	4.21.4	Appropriate improvements	Improvements respect historic materials, features and functions	Complies
HCD Plan	4.21.5	Restoration based on documentary & as-found	Alterations are based on documentary and as-found features	Complies
HCD Plan	4.21.6	Conserve historic masonry	Historic masonry will be conserved	Complies
HCD Plan	5.2	Follow 4 step process	Development proposal follows the 4 step process	Complies
HCD Plan	4.2.4.1	Building height between 2 & 3 storeys	Development proposal is between 2 & 3 storeys	Complies

In summary, the proposed development complies with Provincial, Regional and municipal heritage policies, including the policies contained in the Lower Main Street Heritage Conservation District (HCD) Plan. The Building will be retained in situ. The Main Street height of the proposal will not exceed three storeys. A Heritage Impact Assessment was prepared for the proposed development. Alterations to the front façade of the Building at 209 Main Street South have been based on historical documentation and as-found evidence. The heritage attributes of the Building will be conserved and enhanced through implementation of the development proposal.

## 10.0 CONCLUSIONS AND RECOMMENDATIONS

The owner of an approximately 220 m<sup>2</sup> (2,368 ft<sup>2</sup>) property at 209 Main Street South on the east side of Main Street South between the intersections with Botsford and Timothy Streets in Newmarket proposes to develop the property by adding an additional floor, extending the rear of the Building towards Cedar Street and altering the Main Street façade. The property is designated by the Town under Part V of the *Ontario Heritage Act (OHA)* by Lower Main Street South Heritage Conservation District (HCD) by By-law 2013-51. The property contains a heritage structure known as the centre unit of the Millard Block. In the owner's development application, it is proposed to retain the Building, setback the new addition from Main Street and restore / renovate much of the Main Street South façade of the original structure based on documentary and as-found evidence.

### 10.1 Conclusions

The cultural heritage significance of the whole property was evaluated after examining the structure and property, including a detailed inspection of the interior and exterior of the Building. The property has significant cultural heritage value or interest warranting conservation under the *OHA* and restoration of the front façade for the following reasons:

1. design value or physical value because the Building:
  - as constructed, is a representative example of a vernacular, commercial interpretation of the Italianate architectural style;
  - constructed in 1863, is an early example of a two to three storey commercial brick building on Main Street, built following an 1862 fire which destroyed an earlier wood structure and part of the east side of Main Street South; and
  - as constructed, has a moderately high degree of craftsmanship in the brickwork on the Main Street façade.
2. historical or associative values because the Building:
  - is directly associated with Joseph Millard, a member of a prominent area pioneer family and successful furniture maker, undertaker and land owner; and
  - may be associated with a prominent local architect, John T. Stokes.
3. contextual values, because the Building is:
  - important in defining, maintaining and supporting the Main Street character of the area; and
  - physically, visually and historically linked to its site and surroundings.

The landscape of the property does not have sufficient cultural heritage value to warrant conservation under the *OHA* although it is noted that the zero setback from Main Street (i.e., no front yard) is an important characteristic of the Building and its context.

A development plan submitted on behalf of the owner shows the proposed alterations to the retained Building cited above. Options to the proposed development were considered, but it



was determined that the development as proposed by the applicant is acceptable from a heritage conservation perspective. The proposed development complies with applicable Provincial, Regional and Municipal heritage policies, including the policies in the plan for the Lower Main Street South HCD. The proposed development is also consistent with good heritage conservation practice in that it will retain the Building, setback the additional floor from the existing Main Street façade by an acceptable distance and restore / renovate the façade based on good historical evidence. It was also determined that the proposed development at 209 Main Street South will not have any adverse impacts on adjacent/nearby heritage properties.

It was concluded that the proposed development should be approved under the *Planning Act* and a heritage permit under the *Ontario Heritage Act* should be granted subject to a scoped Conservation Plan for the Main Street façade and any Community Improvement Grant be conditional upon completion of the work in accordance with approved plans.

## 10.2 Recommendations

***Recommendation –The Town approve, subject to conditions, the proposed development of property at 209 Main Street South under the Planning Act and the Ontario Heritage Act subject to two conditions.***

1. The Council of the Town of Newmarket, with respect to the proposed development at 209 Main Street South as shown in the drawings contained in ***Appendix K*** of this Heritage Impact Assessment ('HIA'):
  - a. approve the proposed development under the *Planning Act* substantially in accordance with the drawings in ***Appendix K***; and
  - b. approve a heritage permit for the proposed development under Section 42 of the *Ontario Heritage Act*;

subject to following conditions, which are described in detail in the Sections of this HIA specified in brackets below:

- i. the owner, to the satisfaction of the Town and the heritage consultant, prepare a scoped Conservation Plan for restoration / renovation of the Main Street façade of the Building (Section 9.2.1); and
- ii. any Community Improvement Grant for the proposed development be payable upon completion of the façade work in accordance with approved plans, including the scoped Conservation Plan (Section 9.2.2).

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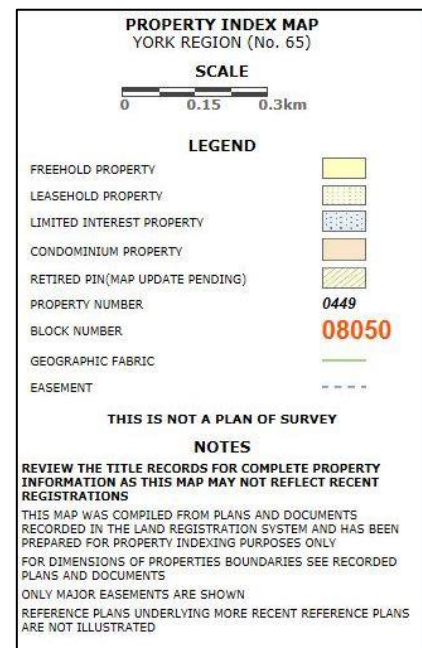
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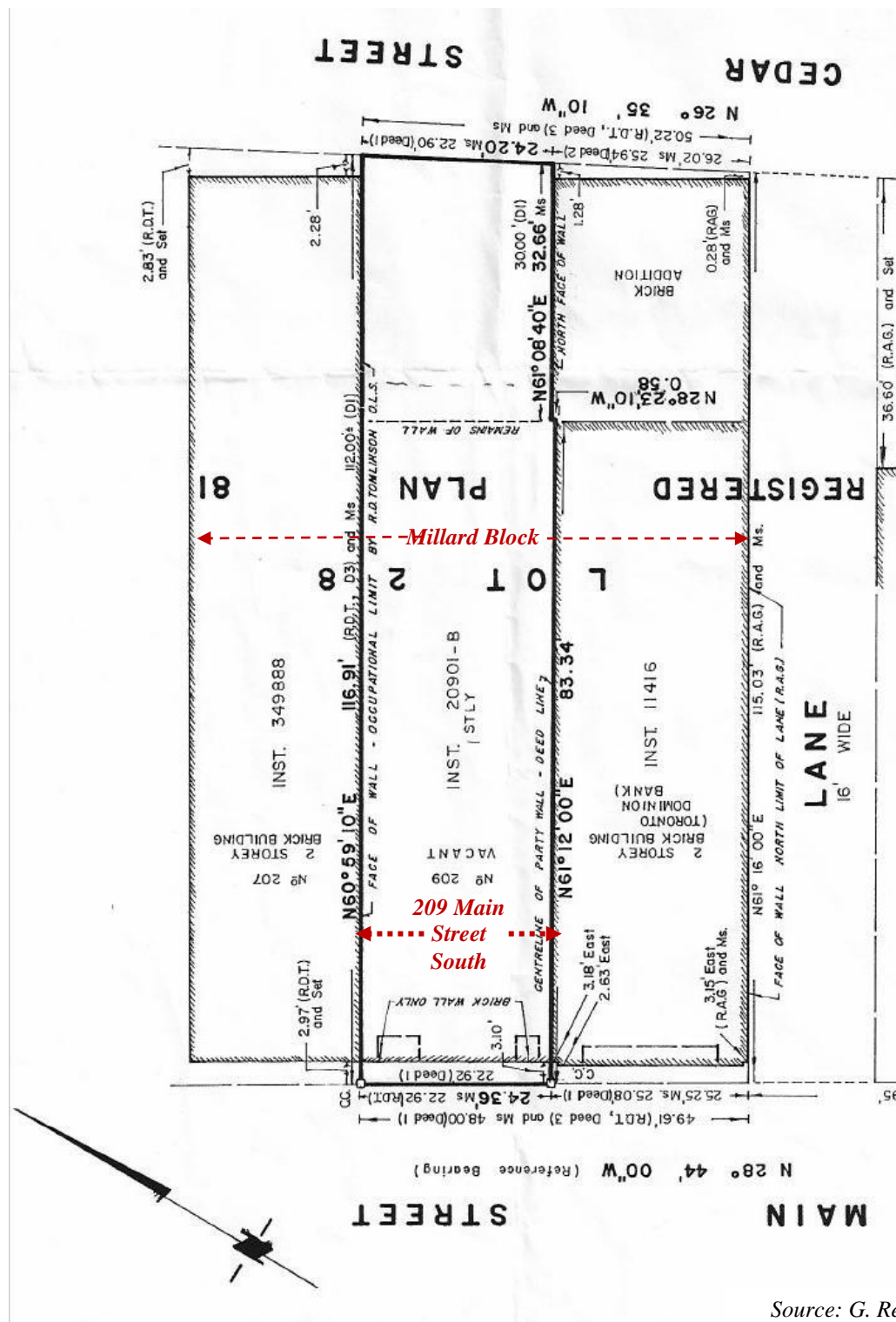
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## **Appendix A: Property Survey**

Source: Lloyd & Purcell Ltd, Ontario Land Surveyors, June 6, 2013.



Survey - 1994



Source: G. Rentis, Ontario Land Surveyor, March 23, 1994.



## **Appendix B: Photographs - Context**

### *Main Street South*



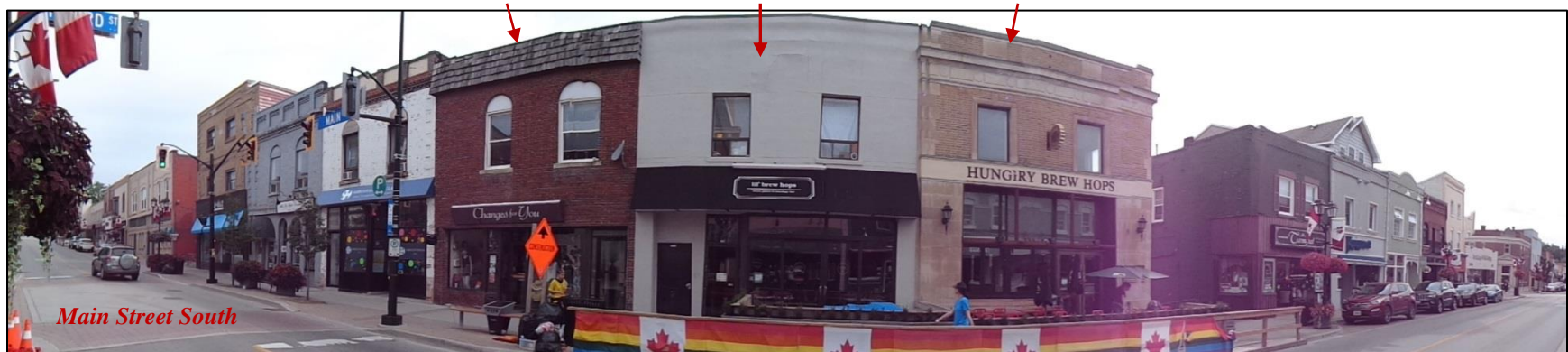
East side of Main Street  
South from Doug Duncan  
Drive looking south.

*207 Main Street  
South*

*209 Main Street  
South*

*2011 Main Street  
South*

East side of Main Street South; view  
centred on 209 Main Street South



*Main Street South*



### *Main Street South*

East side of Main Street  
South from 217 Main Street  
South looking north.



West side of Main Street South  
opposite 209 Main Street South



*Main Street South*



East side of Main Street South from Timothy Street looking north.

West side of Main Street South from Timothy Street looking north.



*Cedar Street*



View north on Cedar Street  
from the rear of 209 Main  
Street South.

West side of Cedar Street  
centred on 209 Main  
Street South.

*209 Main Street  
South*





*Cedar Street*



View south on Cedar Street from the rear of 209 Main Street South.

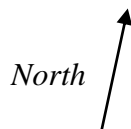
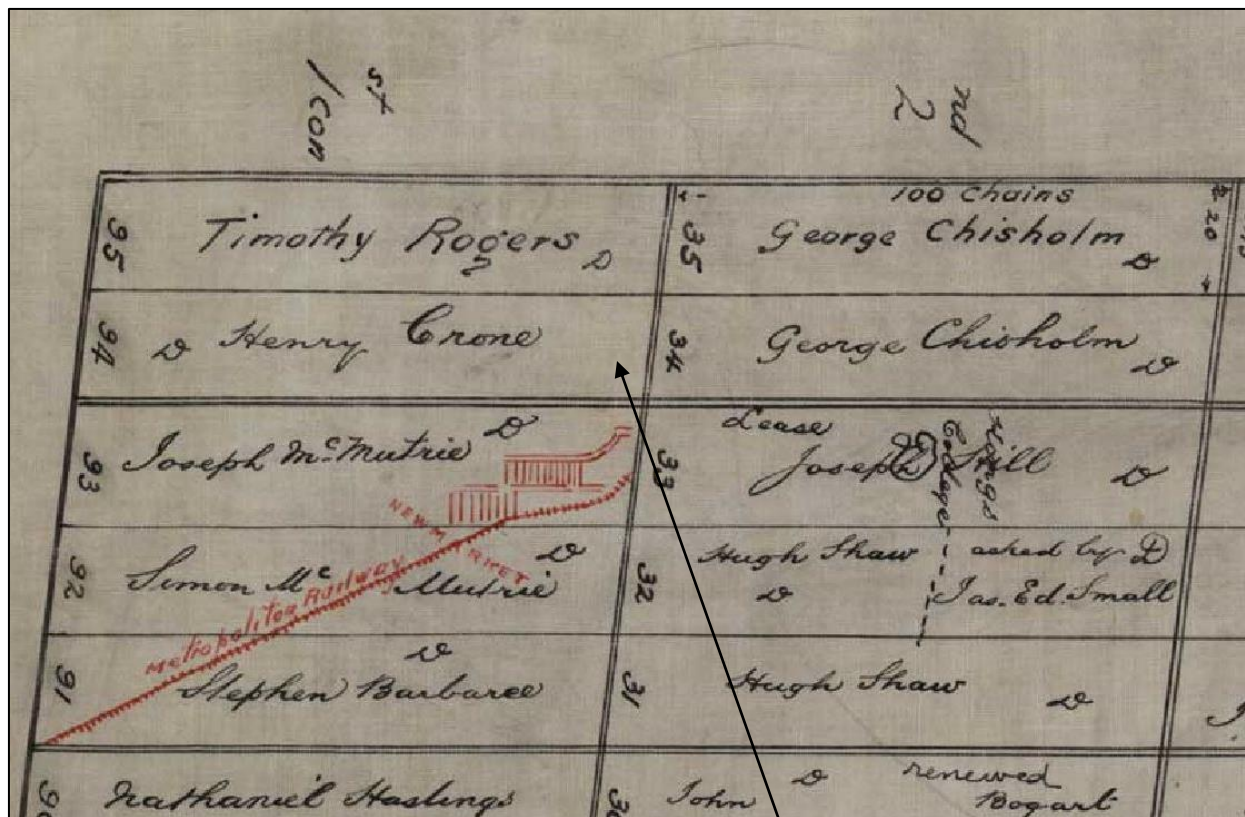
East side of Cedar Street opposite the rear of 209 Main Street South.



## **Appendix C: Maps**



**Patent Plan**



Subject Property  
209 Main Street South

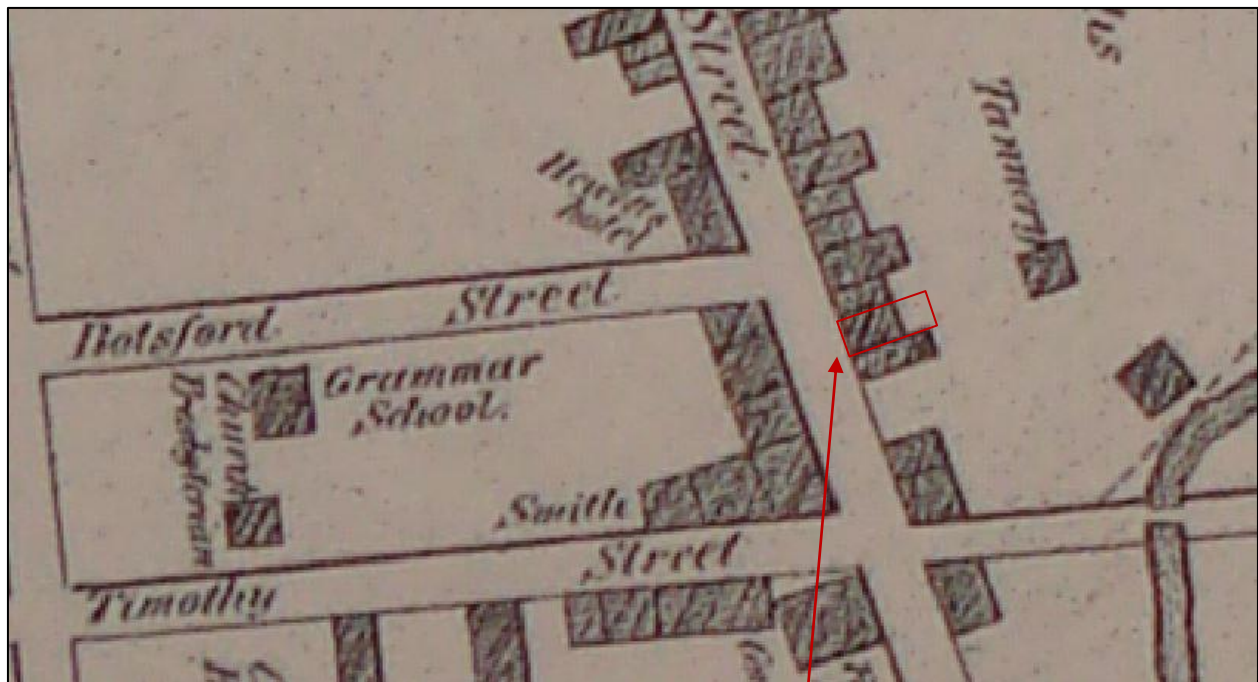
## 1853 – Gibbard

### CONTEXT



**1853 – Gibbard**

**DETAIL**

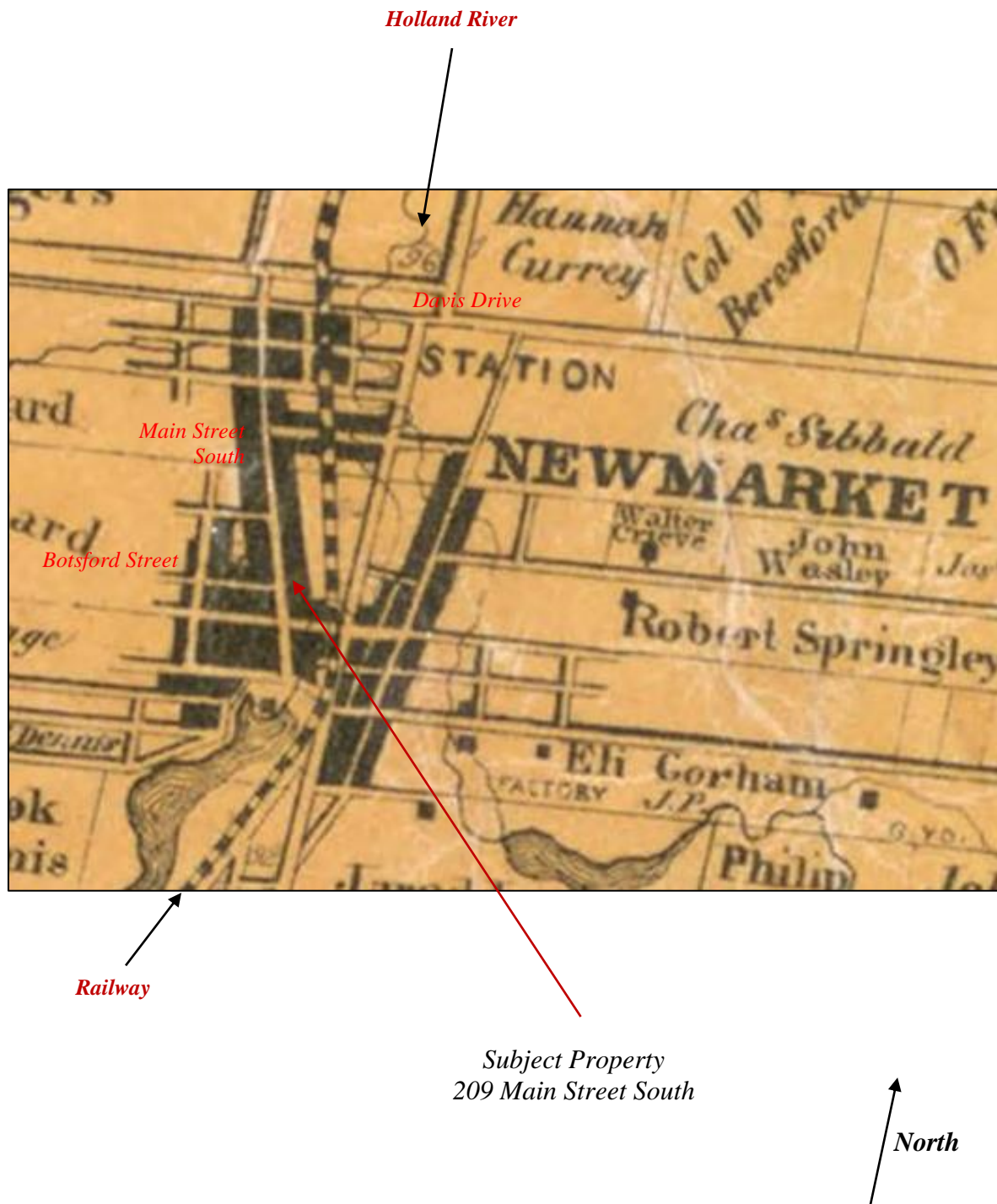


*Subject Property  
(approximate)*



**1860 – Tremaine**

**CONTEXT**



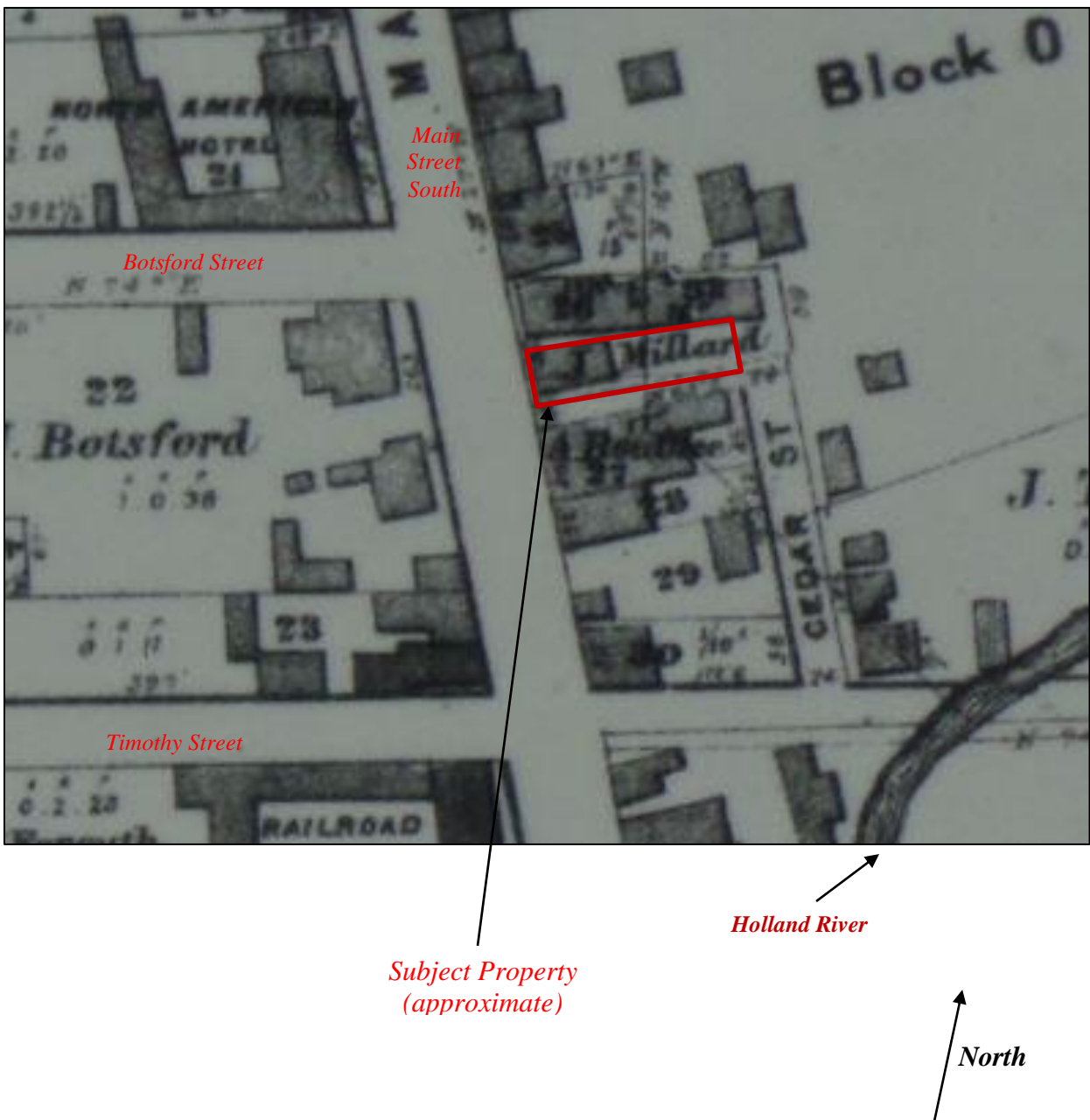
1862 – Hallen

CONTEXT



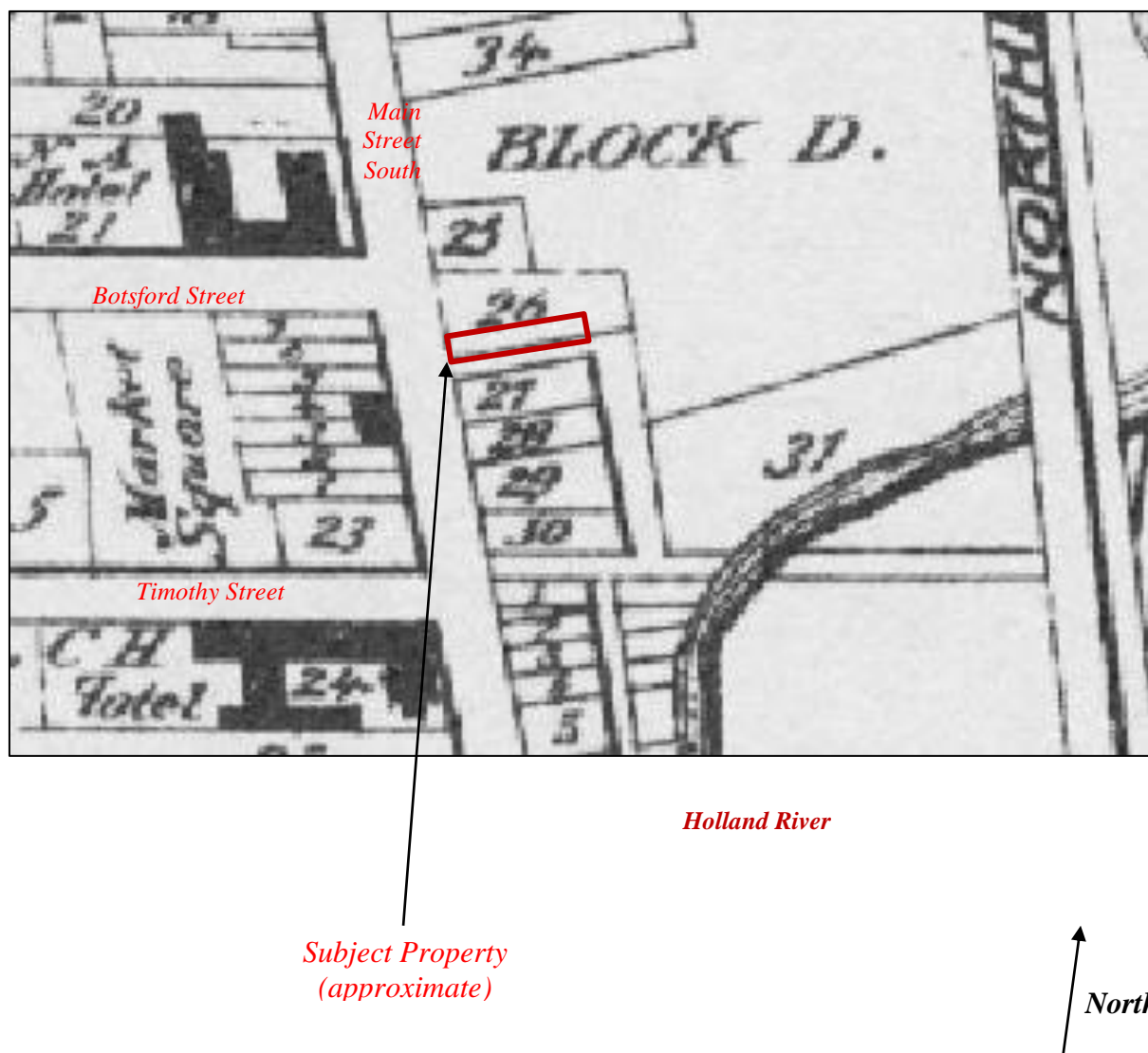
**1862 – Hallen**

**DETAIL**



**1878 – York County Illustrated  
Historical Atlas**

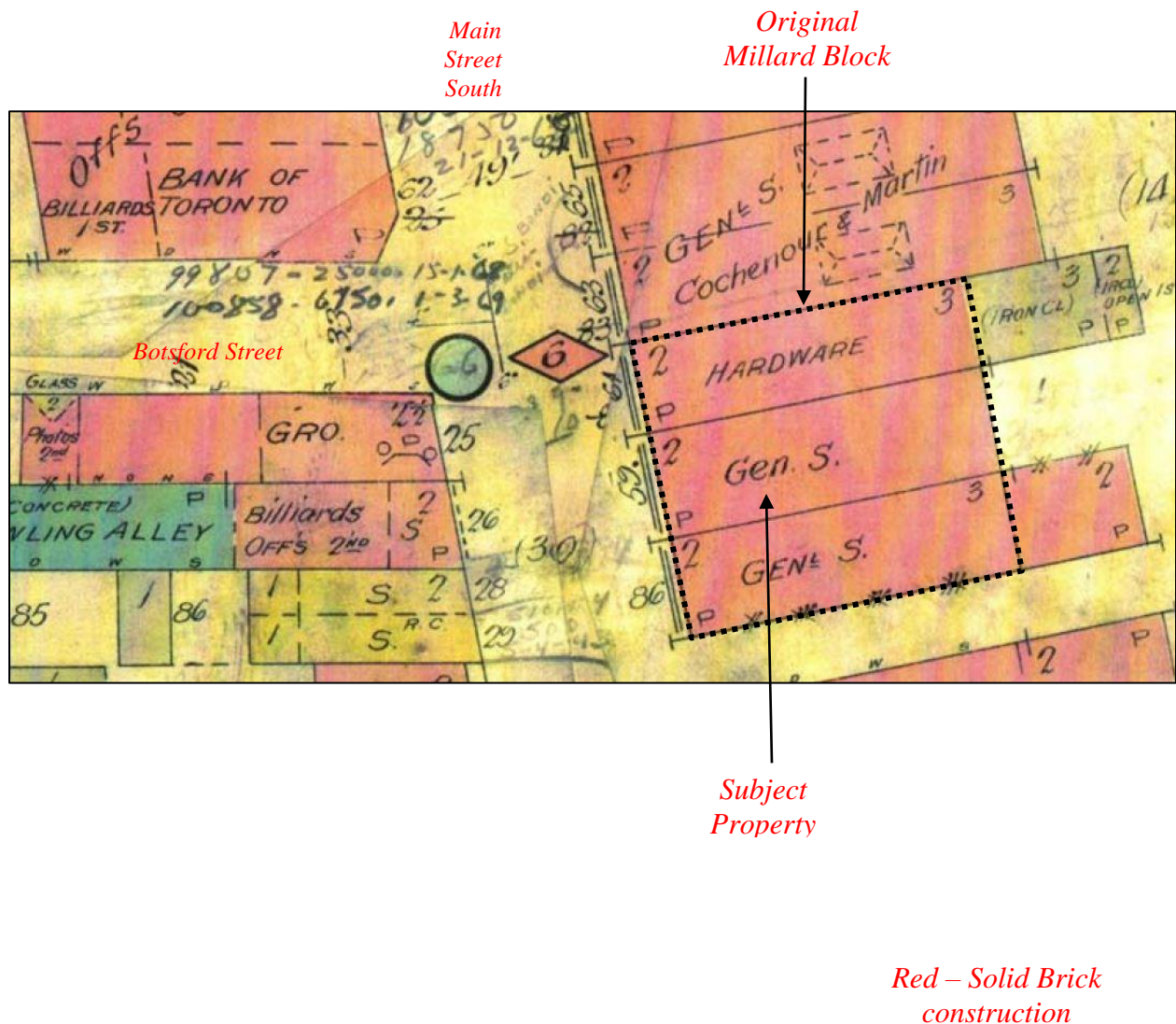
**DETAIL**





## 1910 – Fire Insurance Plan

### DETAIL



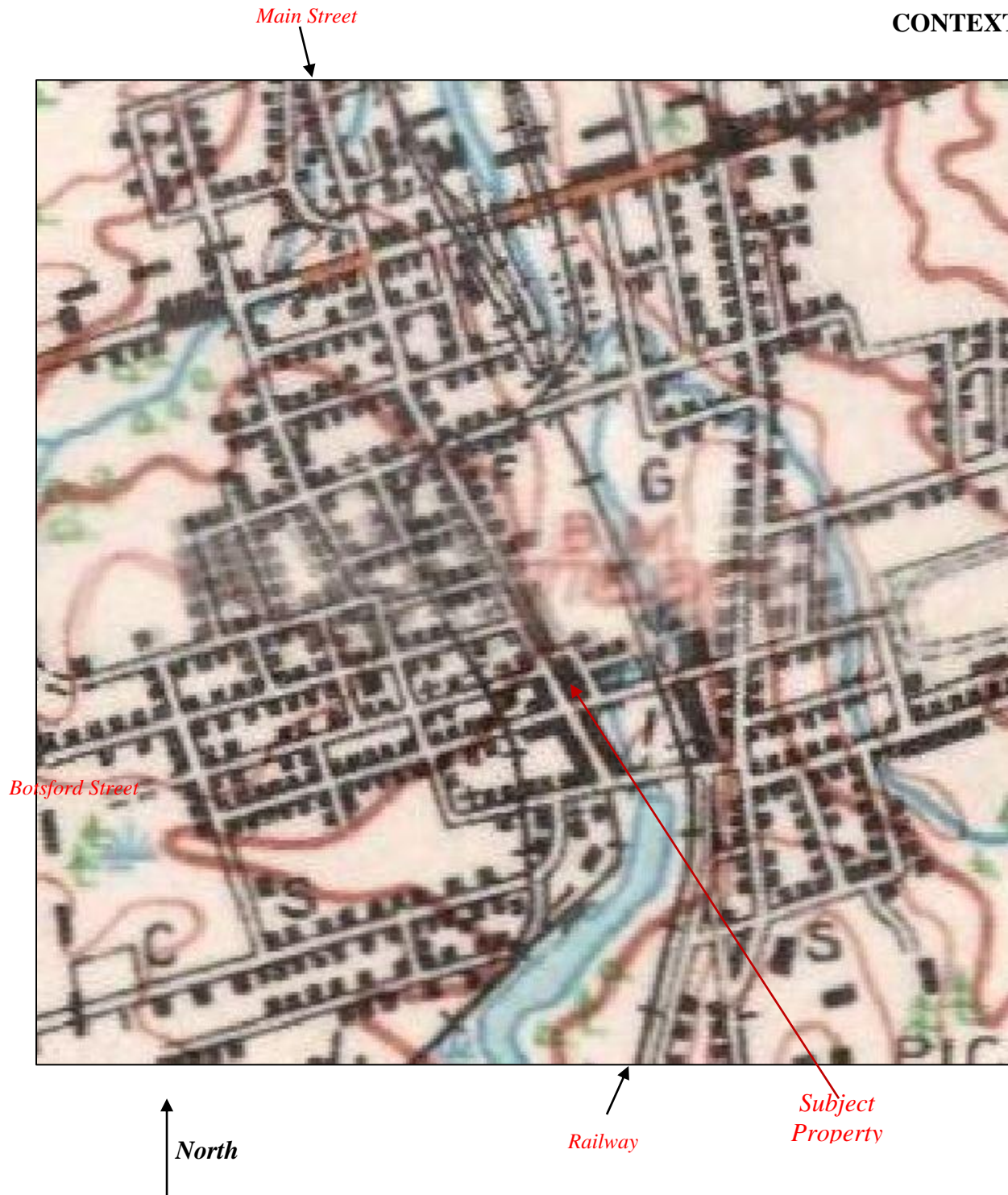


**1928 National Topographic Map**

Scale 1:63,360

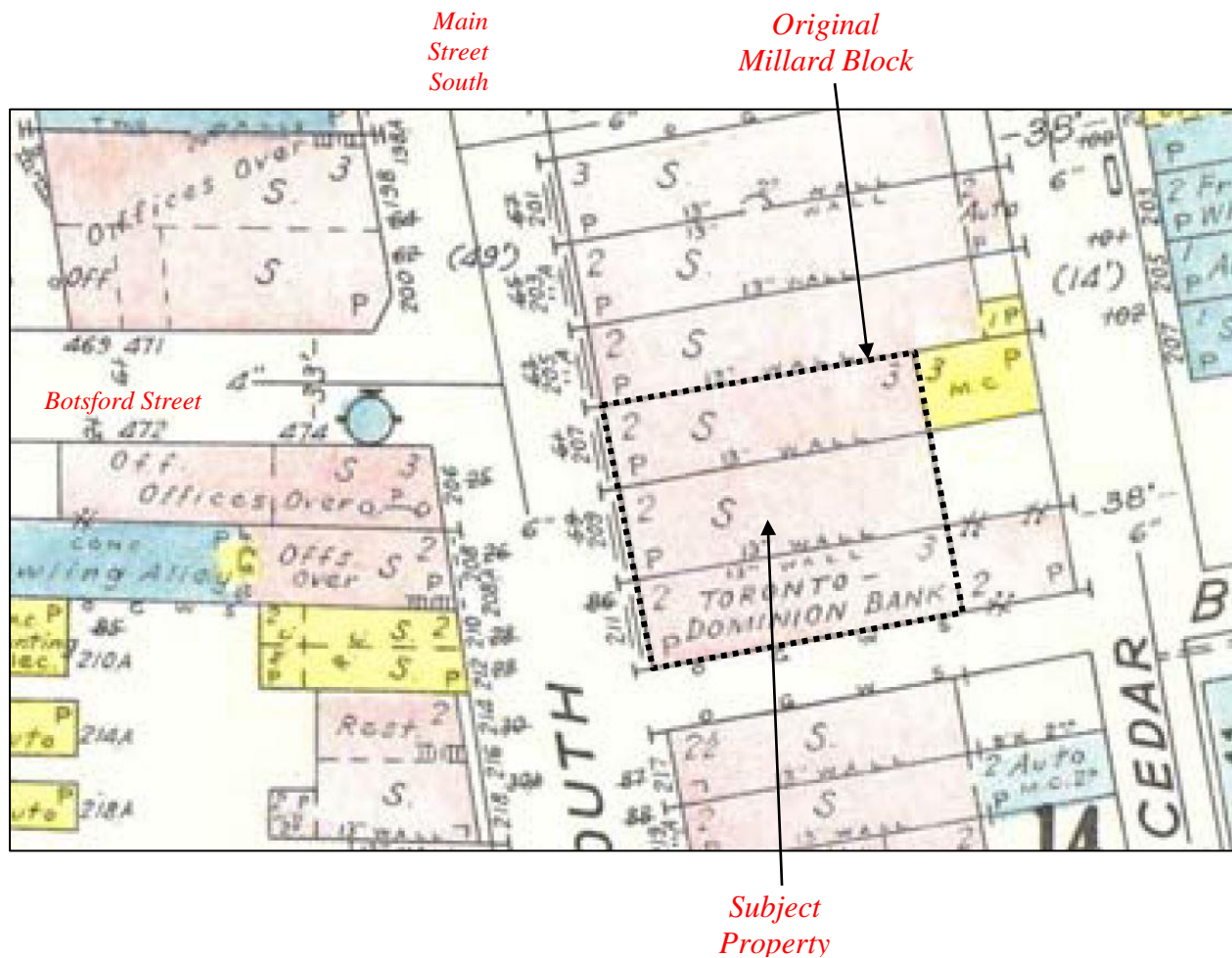
Contour interval – 25 feet

**CONTEXT**



**1959 – Fire Insurance Plan**

**DETAIL**





Contour interval – 25 feet

NEW ORLEANS

Fair Grounds

Park

Wesley Brooks

Water

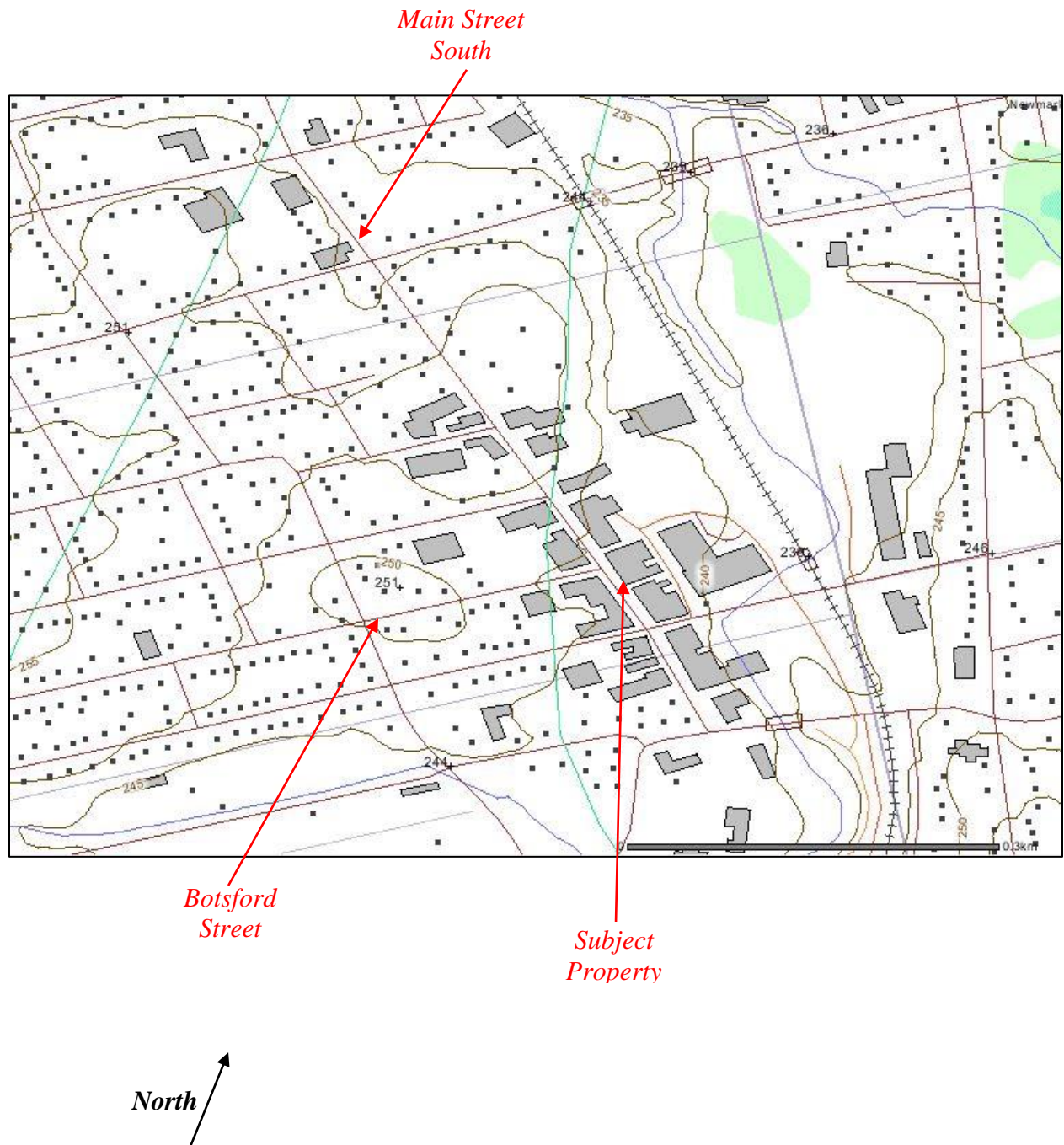
North

Railway

Subject Property

**Ontario Basic Mapping**  
Contour interval – 5 metres

CONTEXT



## **Appendix D: Aerial Photographs**

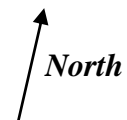
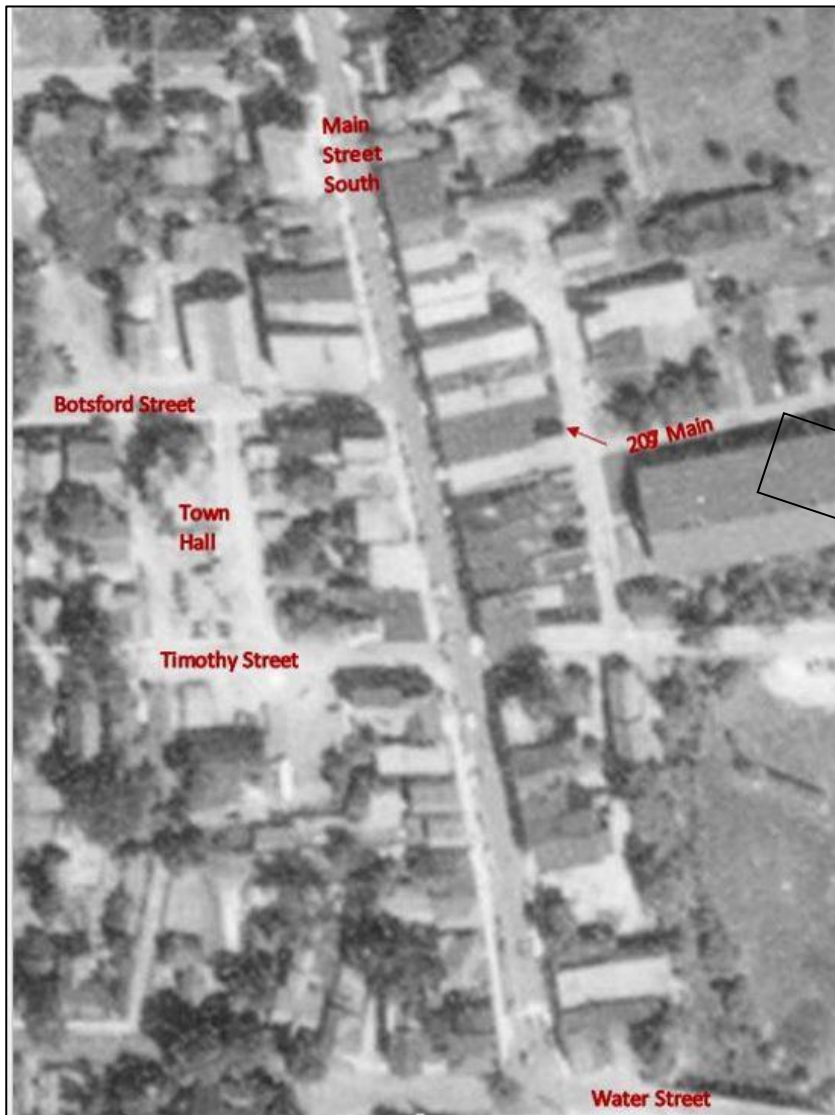


**1927**  
**Context &**  
**Detail**



**1927**  
Source – National Airphoto Library  
Roll No. RA45-050

**1946**  
**Context &  
Detail**



**1946**  
Source – National Airphoto Library  
Roll No. A10077-045

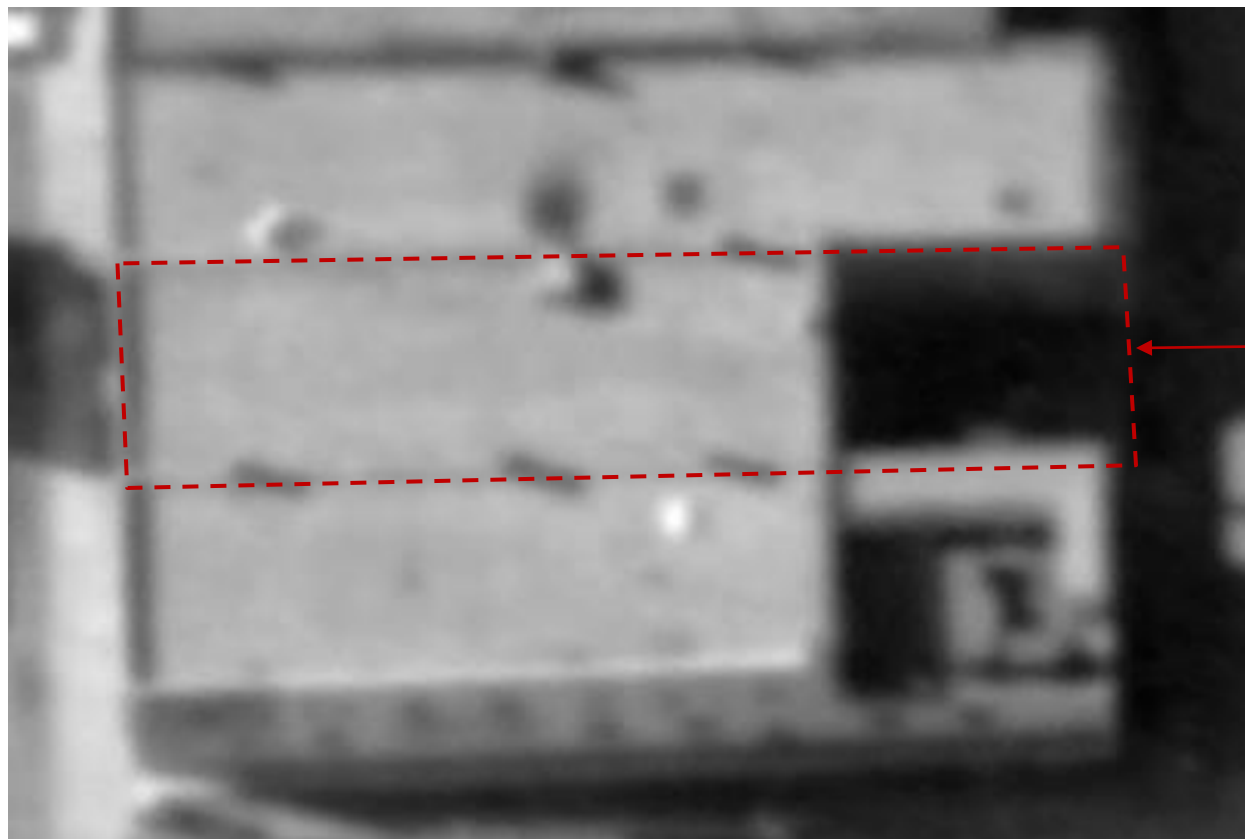
*1970  
Context &  
Detail*



*North*



***1970  
Millard Block***

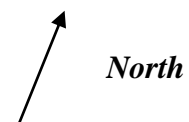
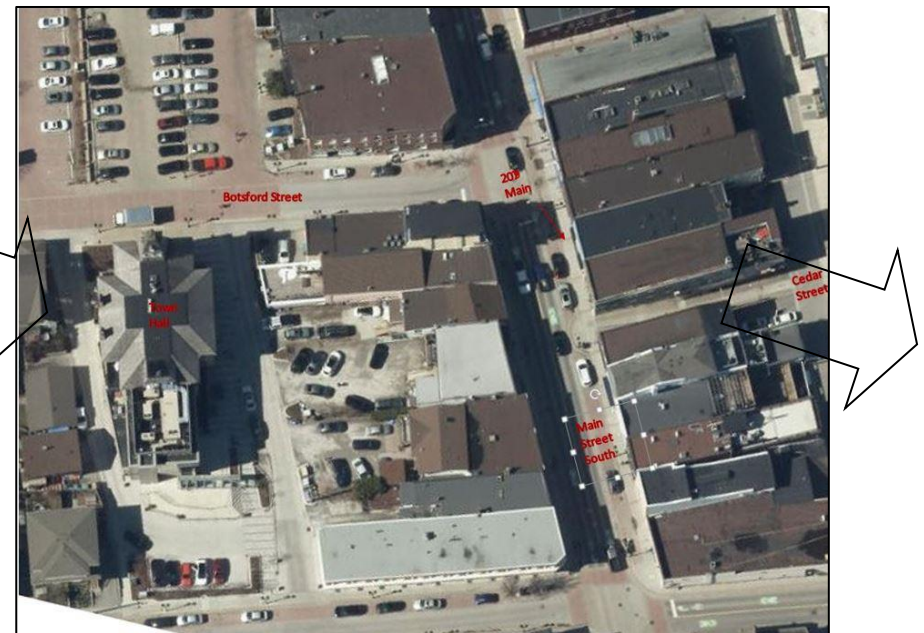


***209 Main Street  
South***

***North***

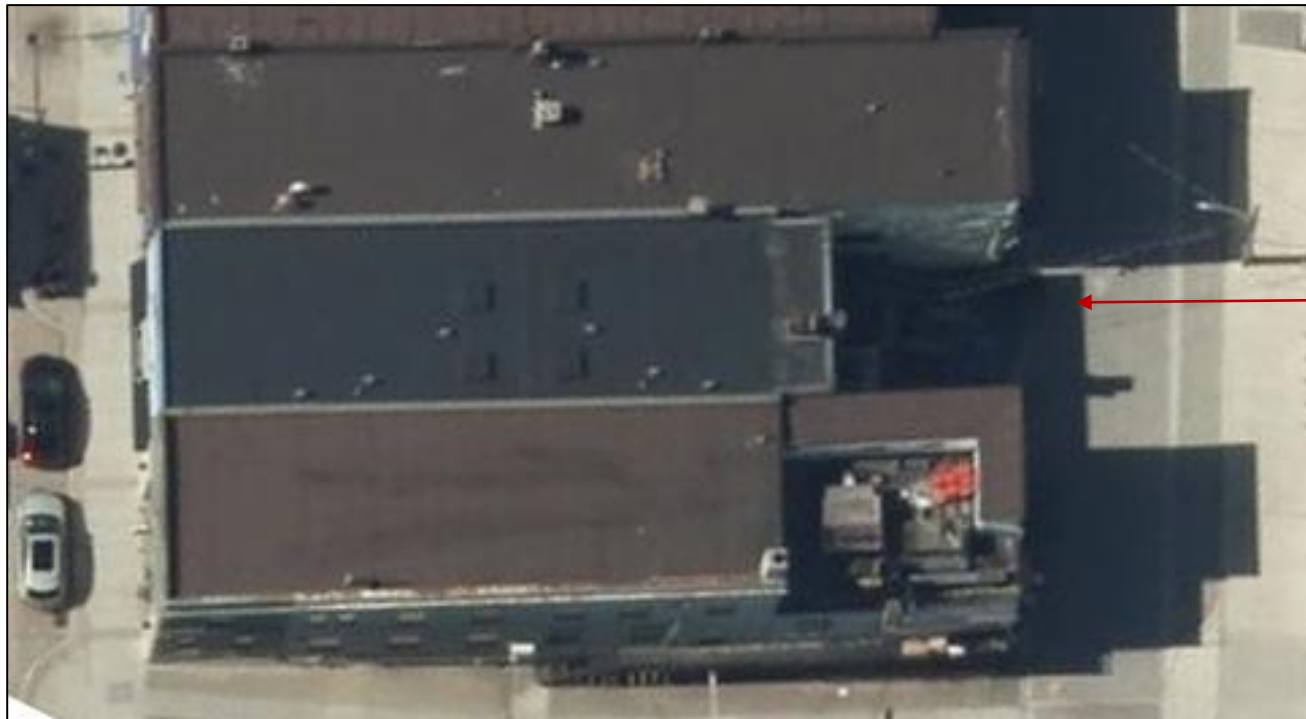
***1970  
Source – YorkMaps***

**2018  
Context &  
Detail**

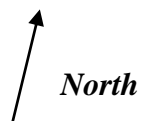


**2018**  
Source – YorkMaps

***2018  
Millard Block***



***209 Main Street  
South***

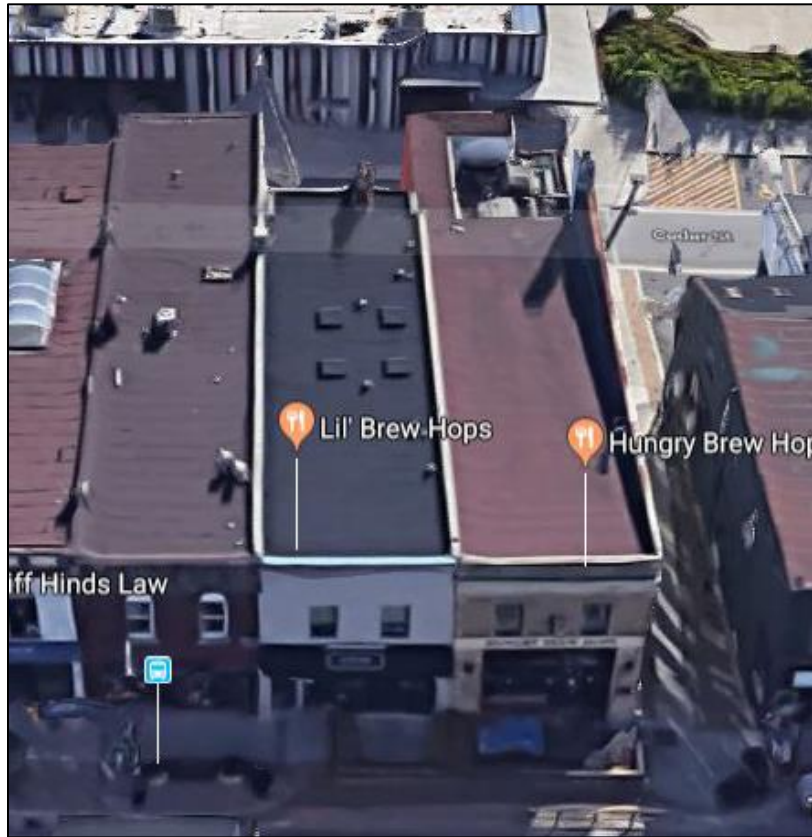


***North***

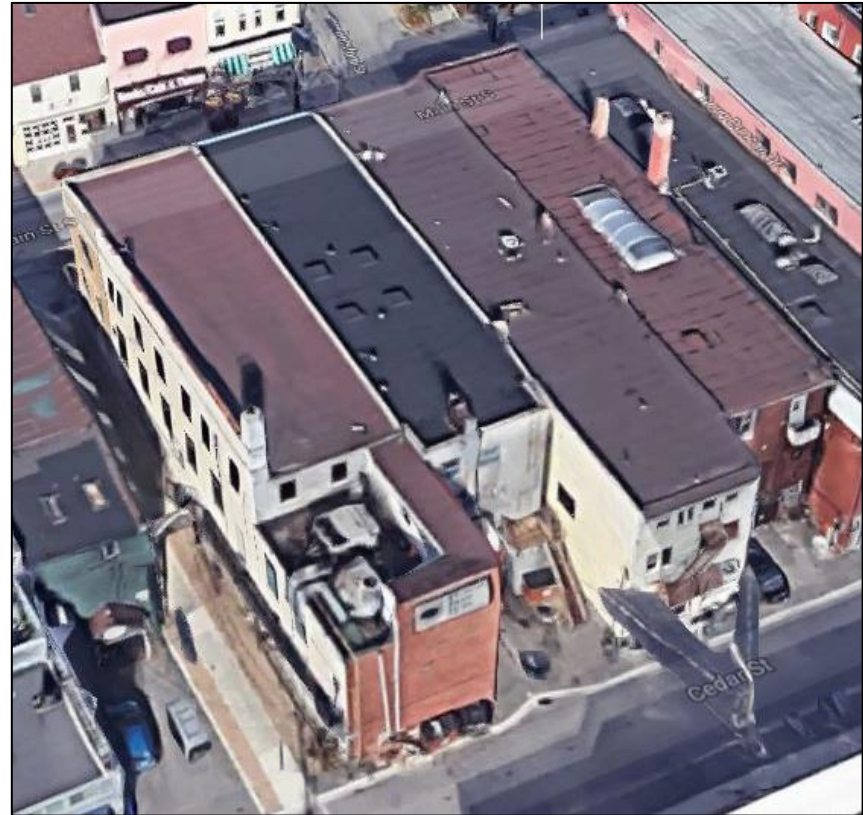
***2018  
Source – YorkMaps***



**2018  
Millard Block,  
3D Views**



From Main Street South looking east.

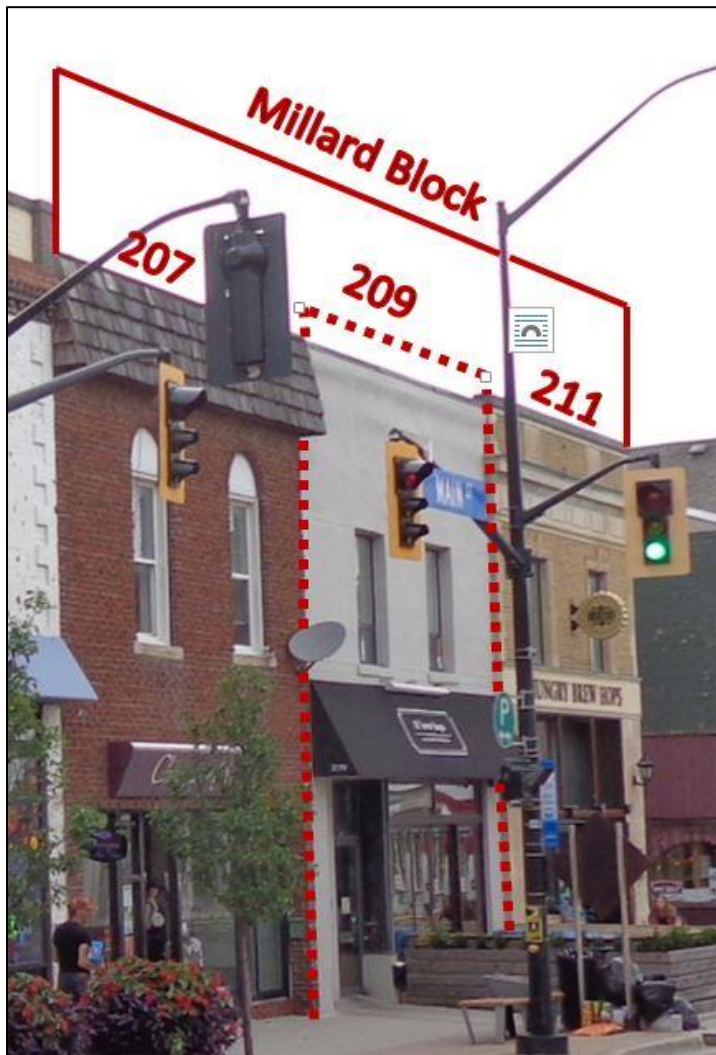


From Cedar Street looking northwest.

*Source: Google Maps.*

**Appendix E: 209 Main Street South  
Exterior Photographs**

### Main Street South Elevation



Millard Block from  
the northeast.

Millard Block,  
209 Main St. S. in context.





**Main Street South  
Elevation**

209 Main Street South, West Elevation

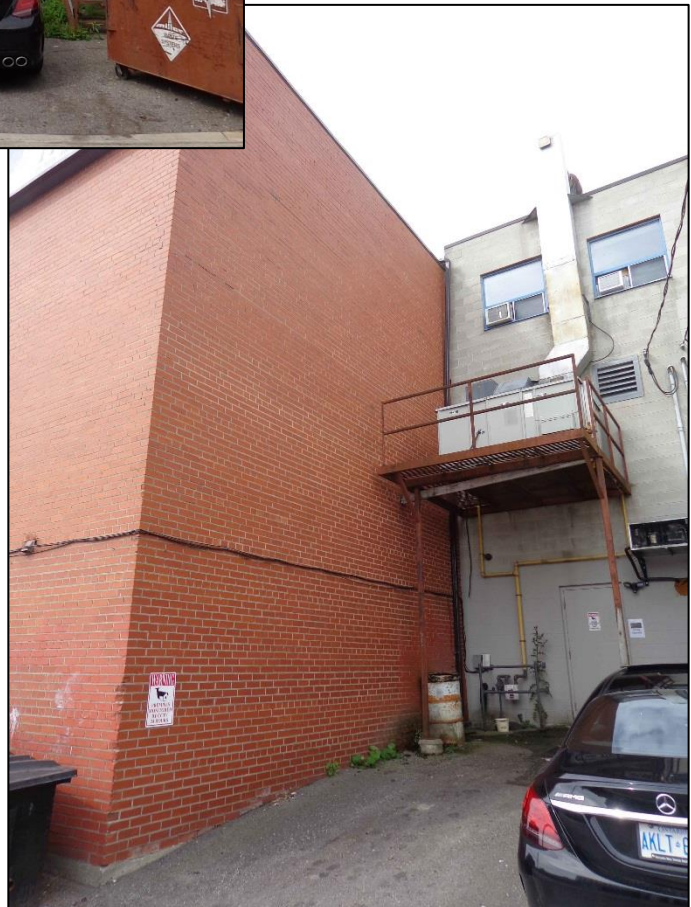




**Cedar Street  
Elevation**

209 Main Street South,  
East Elevation

211 Main Street South, North  
Elevation and part of 209 Main  
Street South, East Elevation





## Cedar Street Elevation



Reveal between 209 and 207  
Main Street South, East  
Elevation

207 Main Street South, South  
Elevation and part of 209 Main  
Street South, East Elevation



**Appendix F: 209 Main Street South –  
Floor Plans**

**2019**

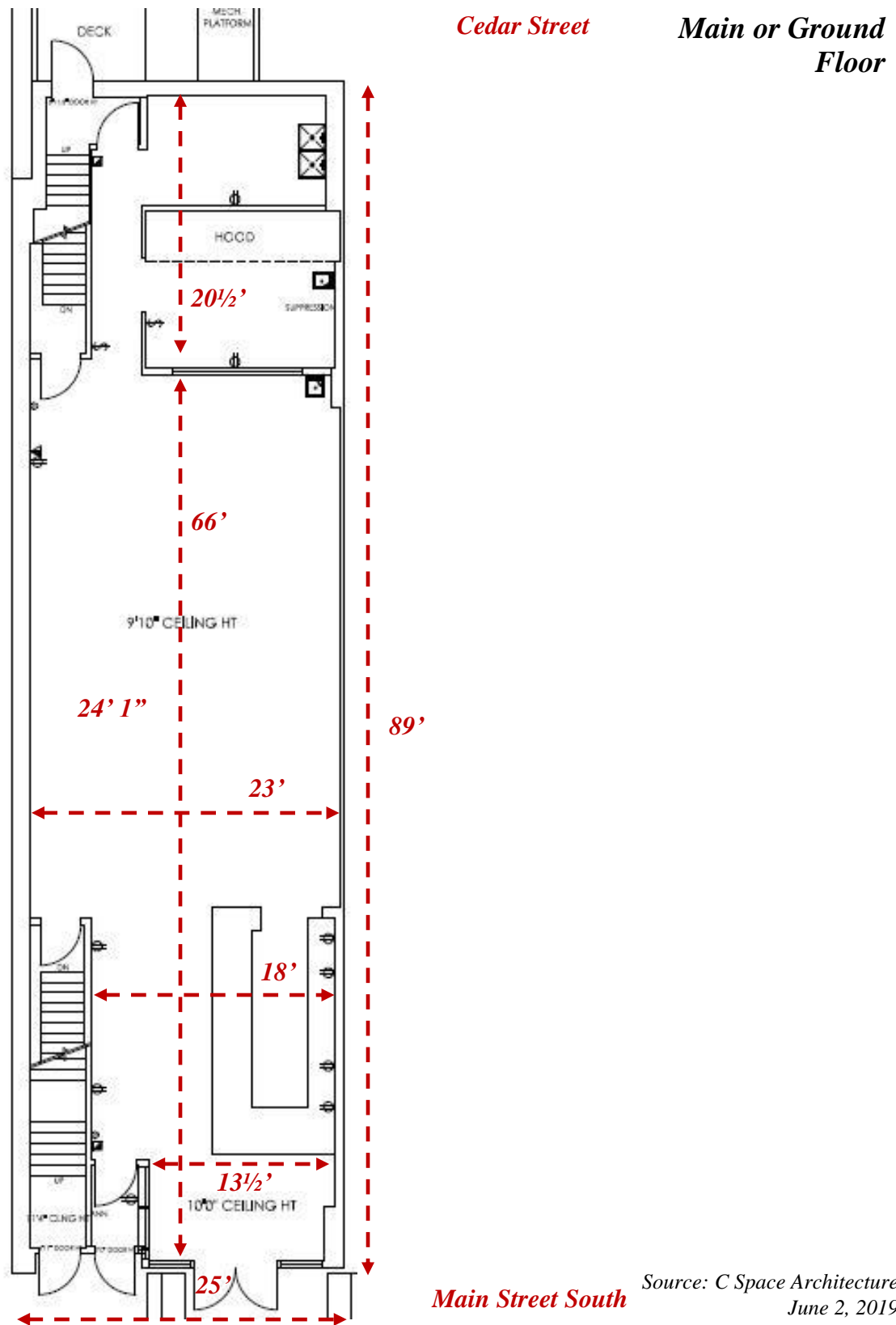


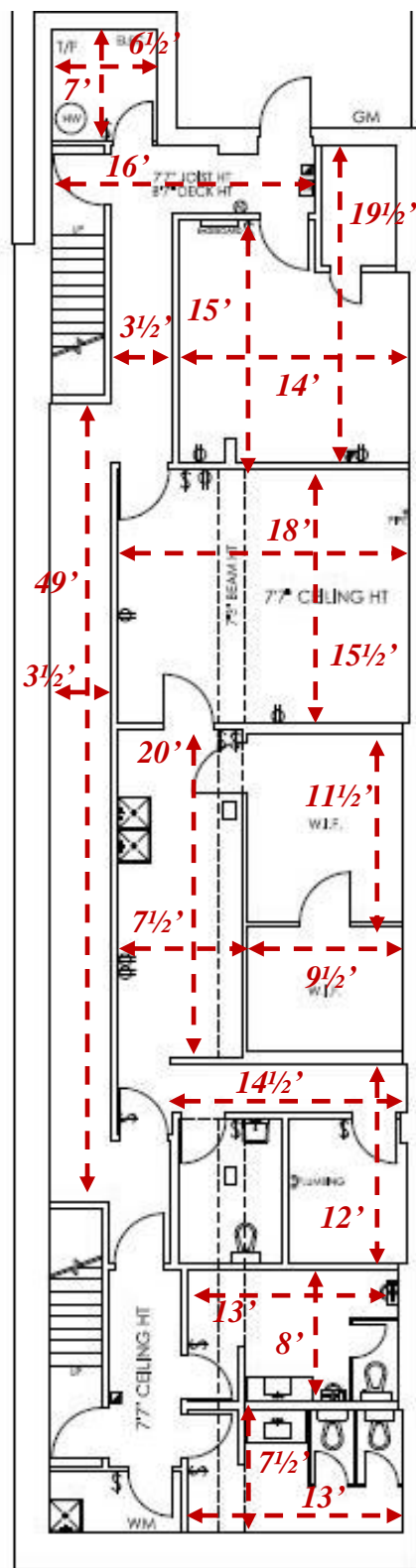
***Aerial Photograph – Roof Plan***

***North***

***South***

Source – Yorkmaps, 2019

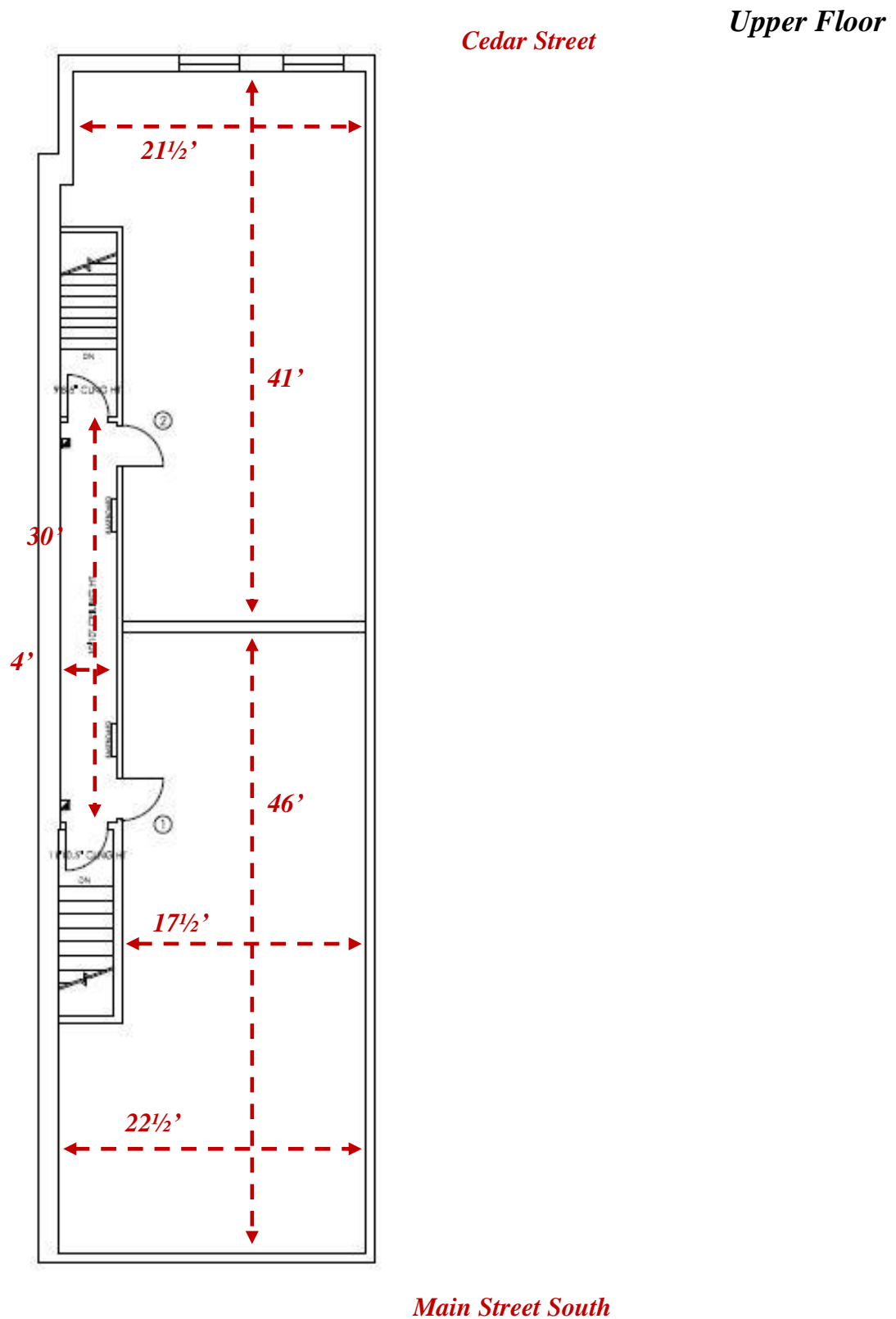




*Cedar Street*

***Basement***

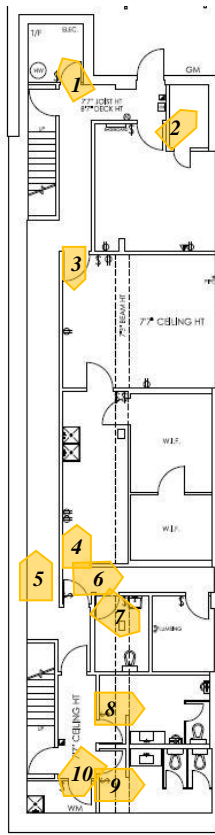
*Main Street South*



## **Appendix G: 209 Main Street South - Interior Photographs**



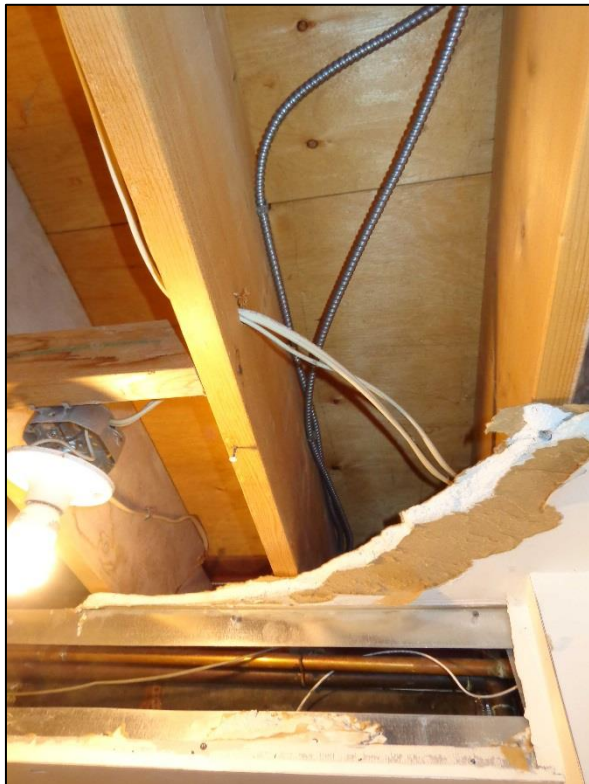
***Basement***



Basement Floor Plan –  
Photograph locations



1. Mechanical Room –  
View East



2. New addition – Ceiling Joists and  
Flooring above.



***Basement***

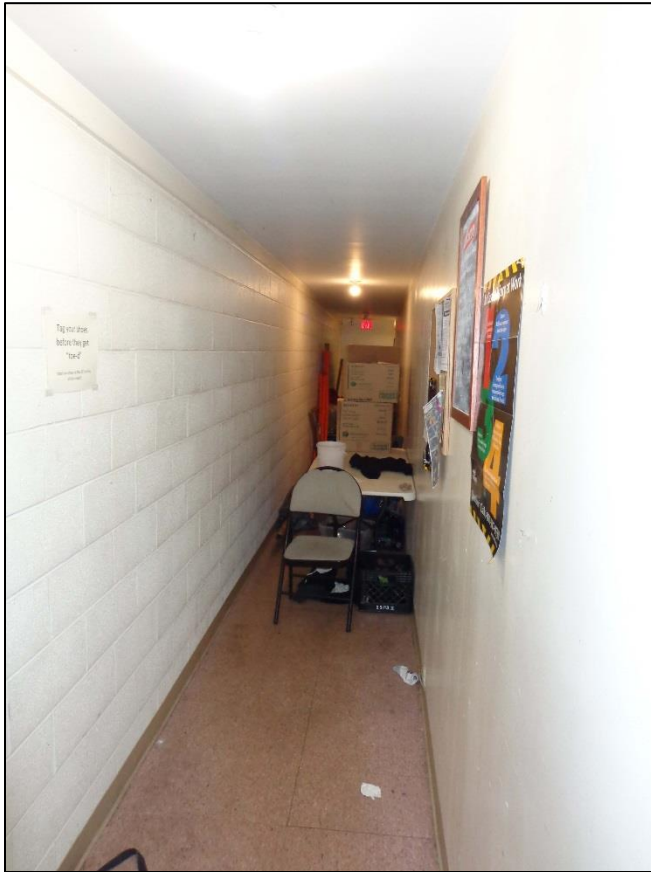
3. East Centre Room – Looking West.

4. West Centre Room – Looking East; Walk-in Refrigeration on Right.





***Basement***



6. Main Hallway – View East.

5. Hallway next to staff washrooms – View South.



***Basement***



8. Staff Washrooms – View West.



7. Public Washrooms (Male) – View South.

***Basement***



10. Public Washrooms (Female) –  
View South and West.

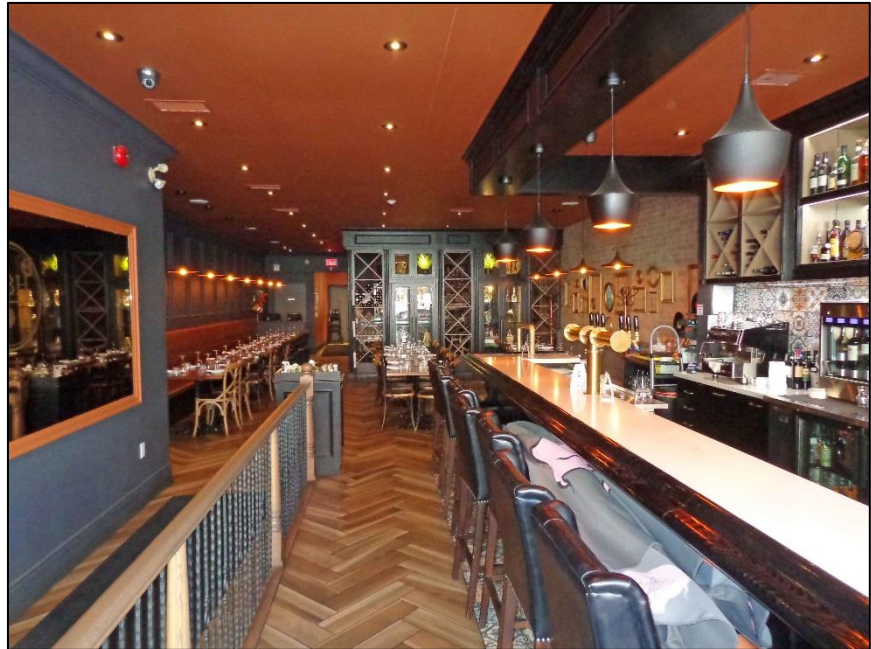
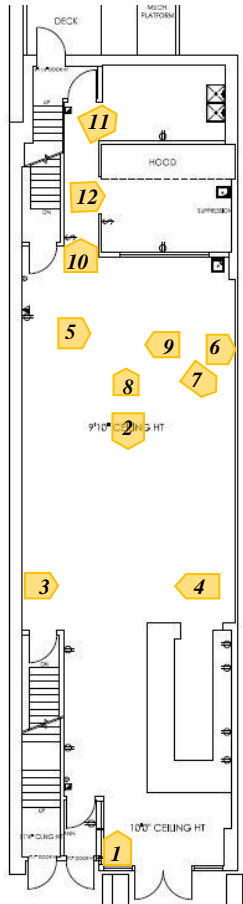
9. Janitor's Room – View  
West and North.



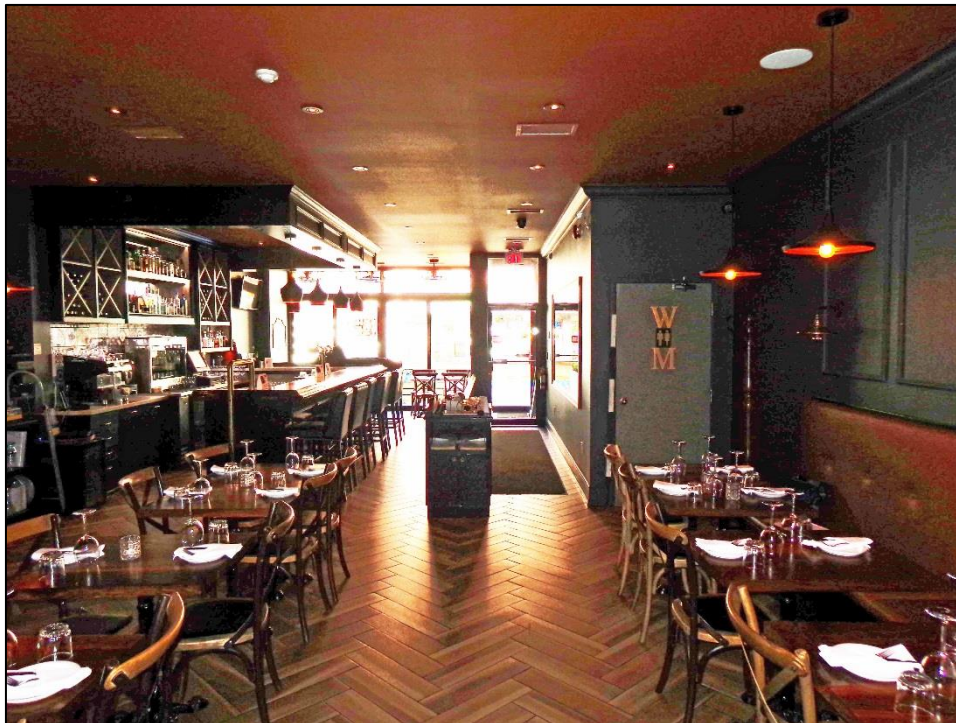


## *Ground Floor*

Ground Floor Plan –  
Photograph locations



1. Main Dining Area – View East from Front Entrance.



2. Main Dining Area  
– View West  
from rear of  
Dining Area.

*Ground Floor*



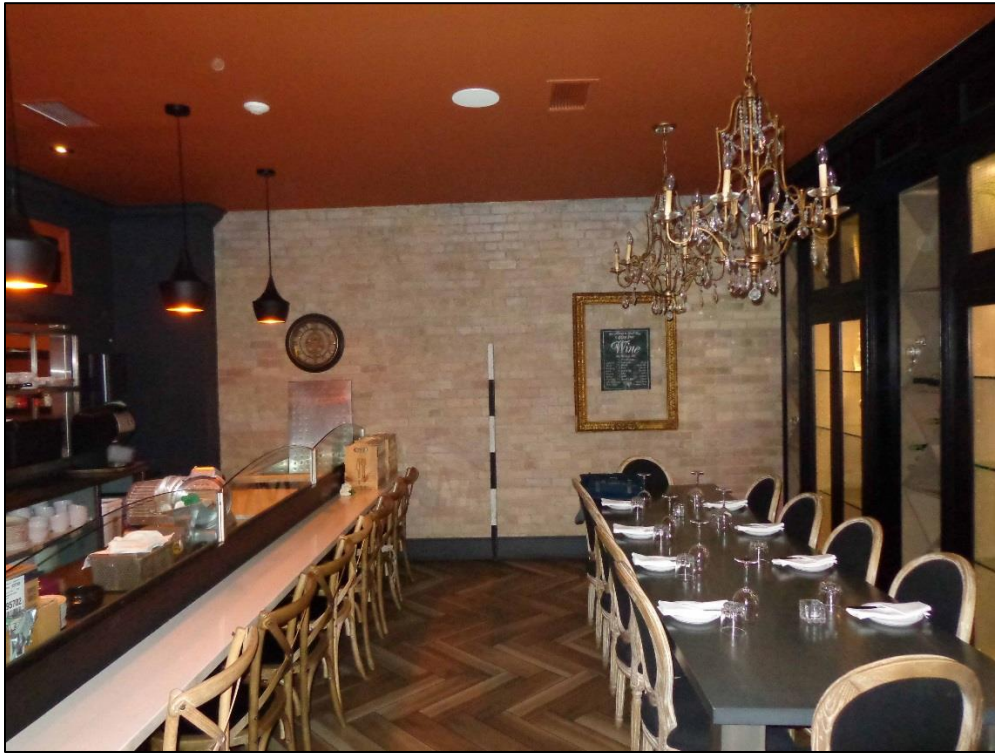
3. Main Dining Area – South Wall.

4. Main Dining Area – North Wall.





*Ground Floor*

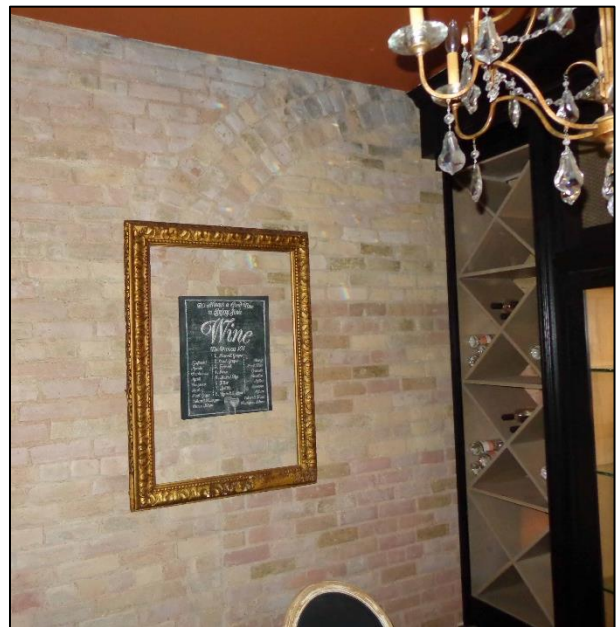


5. Rear Dining Area – South Wall.

6. Rear Dining Area – South Wall, Arch  
Brickwork detail.



7. Rear Dining Area – South Wall,  
Arch in Brickwork.

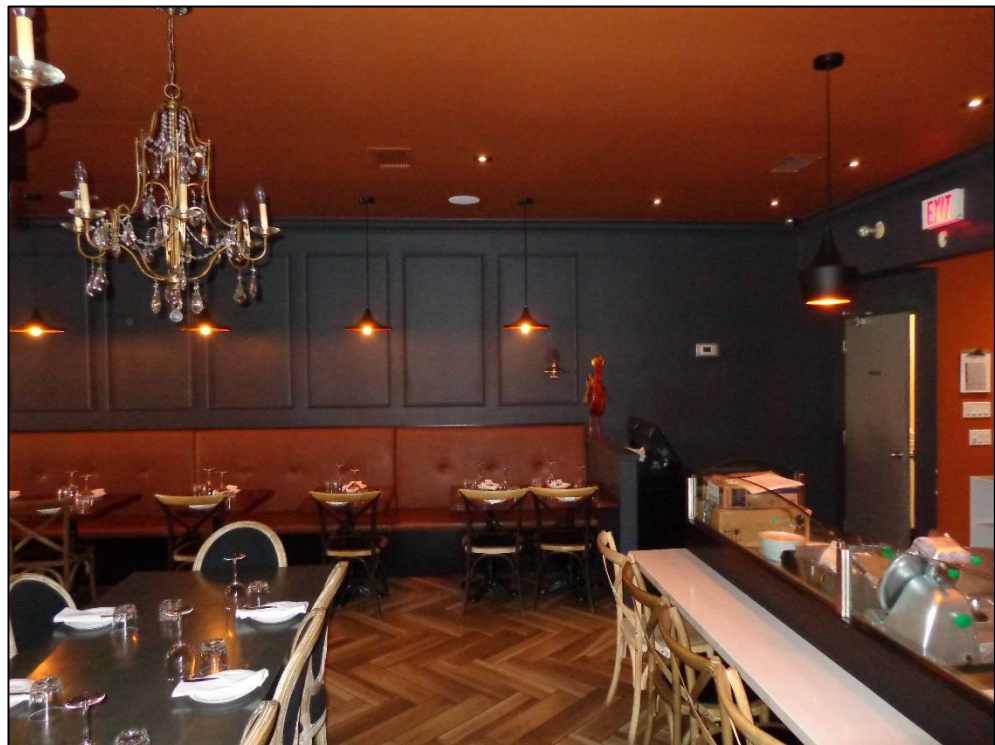




*Ground Floor*

8. Rear Dining Area –View East.

9. Rear Dining Area – North Wall.





***Ground Floor***



10. Rear Hall next to Kitchen  
– Looking South.

11. Rear Clean-Up Area –  
Looking East and South.





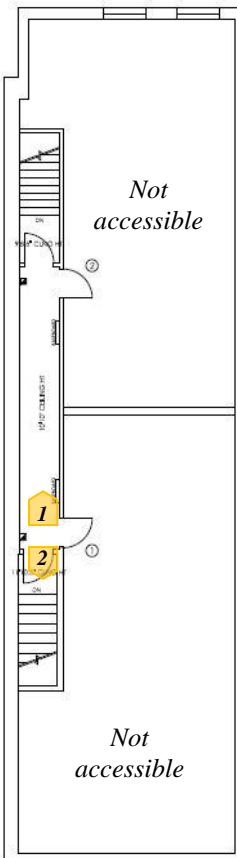
*Ground Floor*

12. Rear Kitchen – Looking South.



***Upper Floor***

Upper Floor Plan –  
Photograph locations

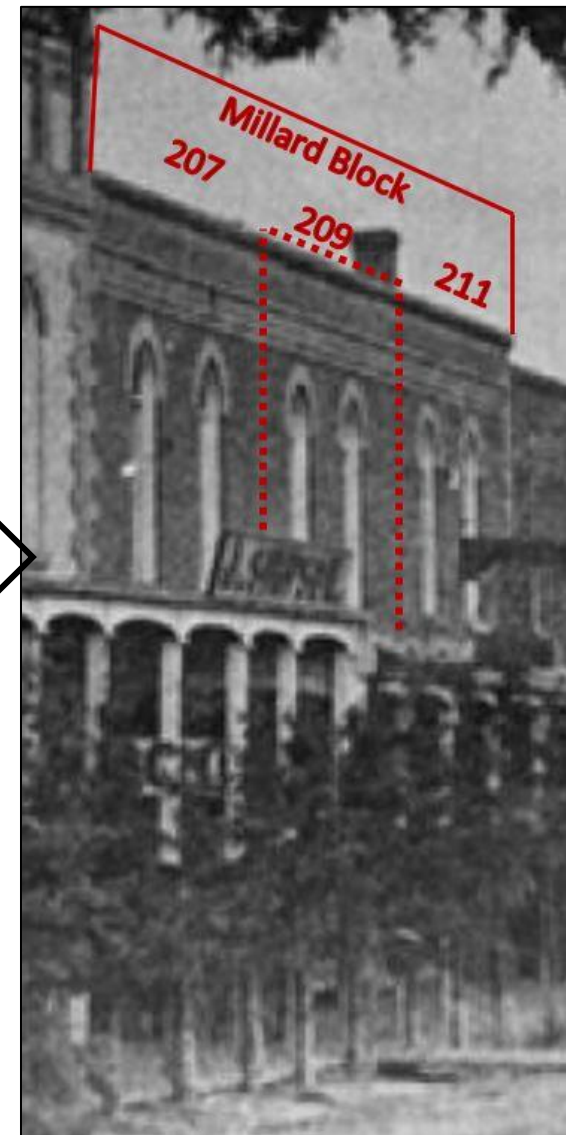
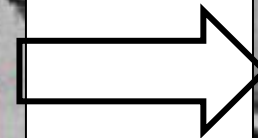
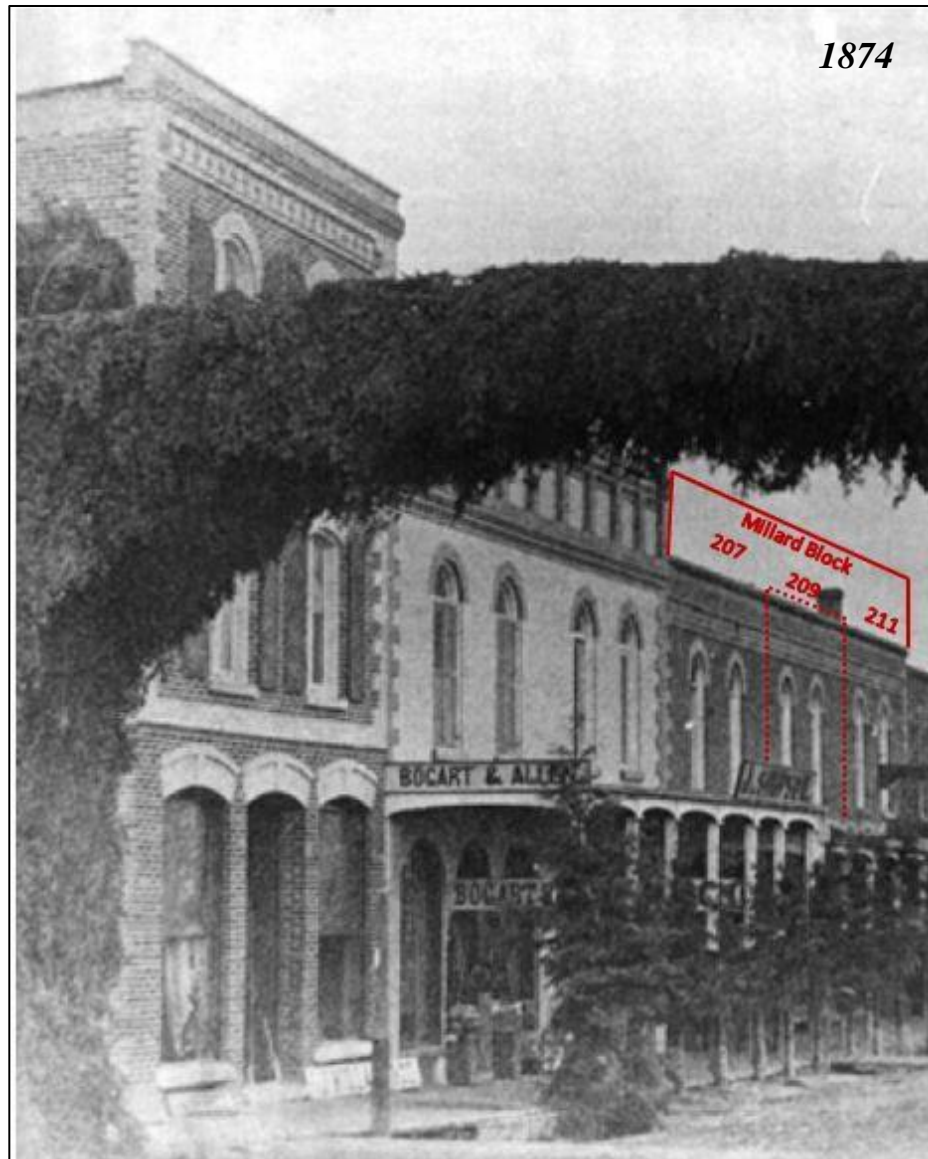


2. Side Hall – View East.

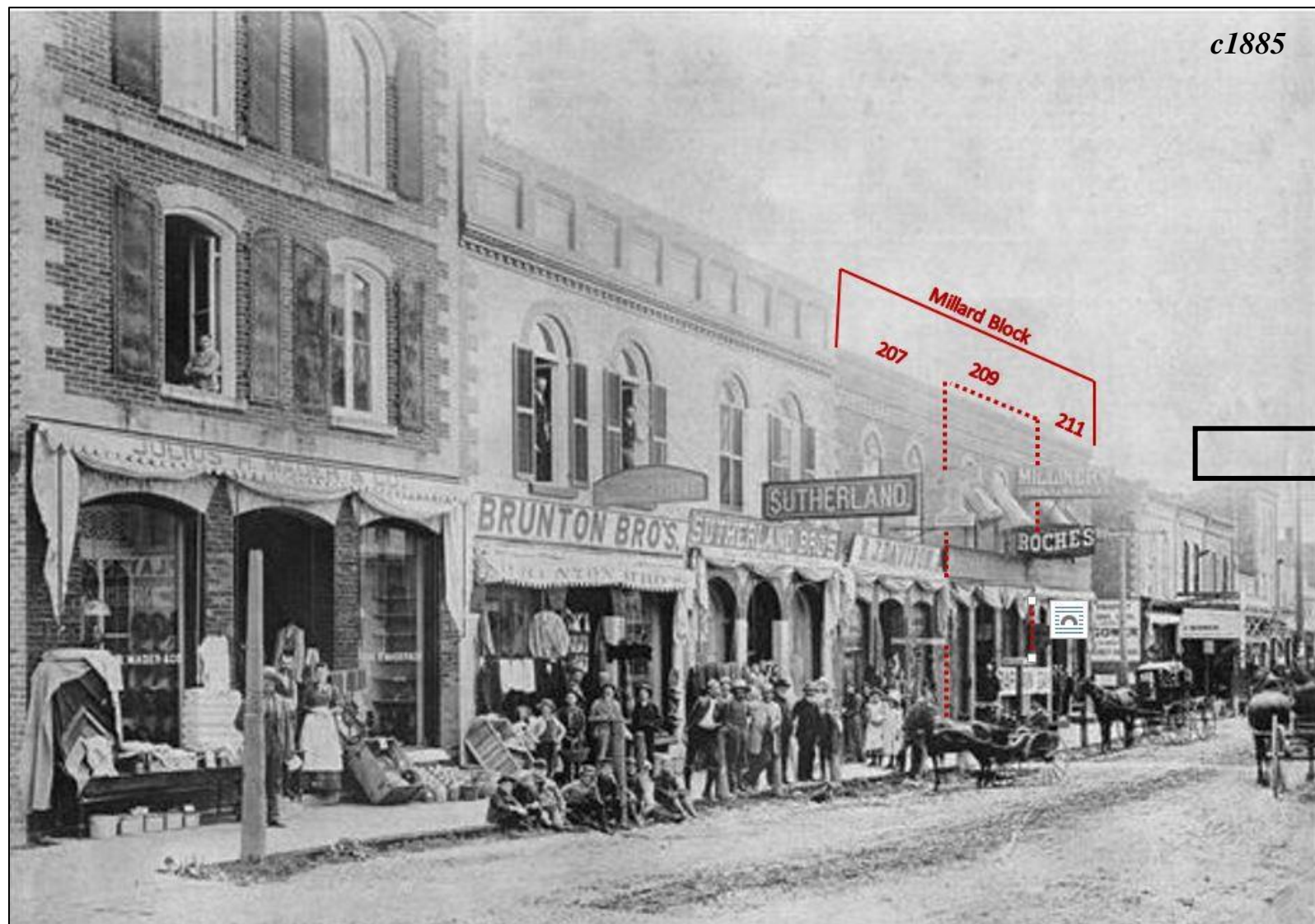


1. Staircase – View West  
down to Main Street.

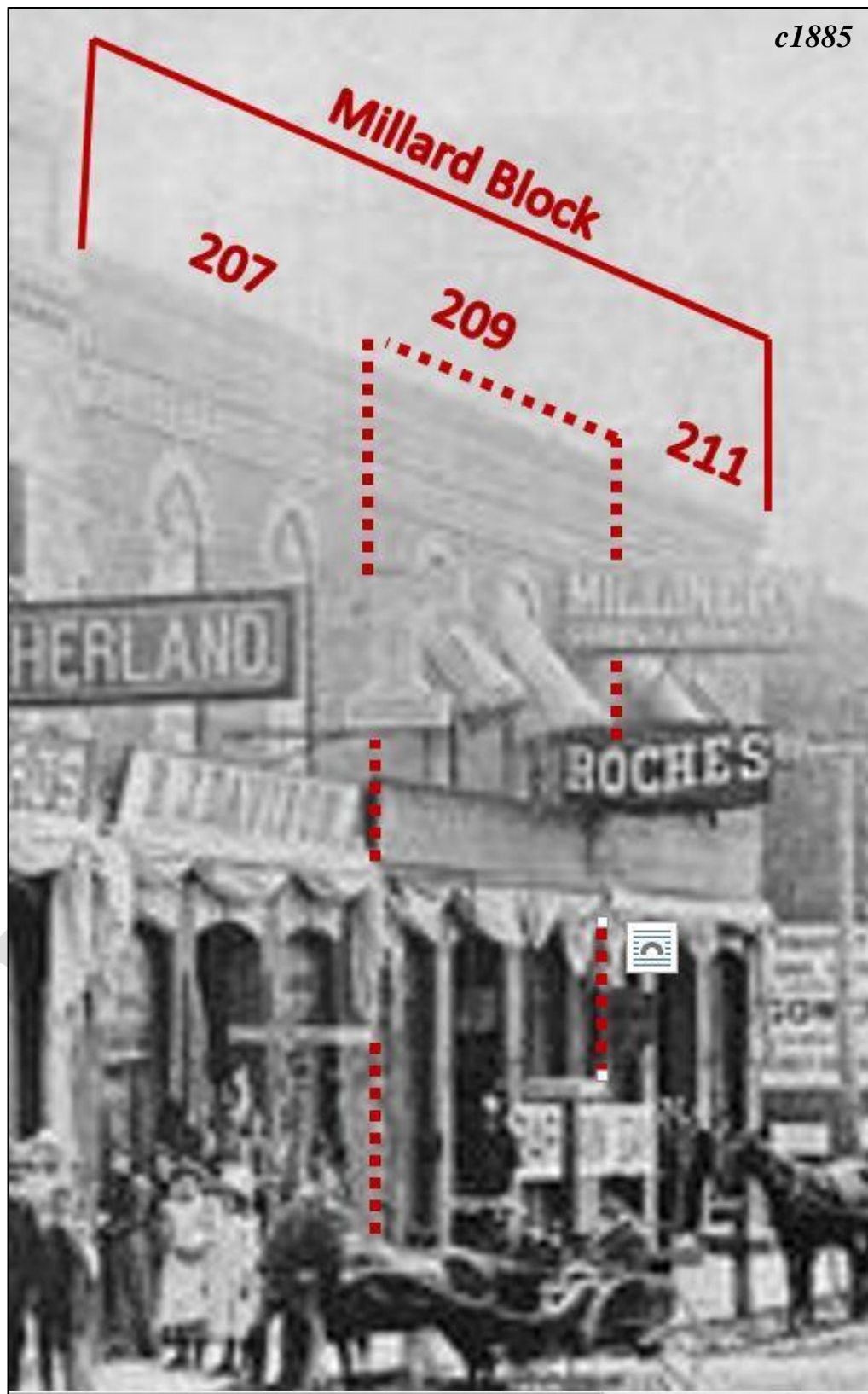
**Appendix H: 209 Main Street South and Area  
Historic Photographs and Plans**







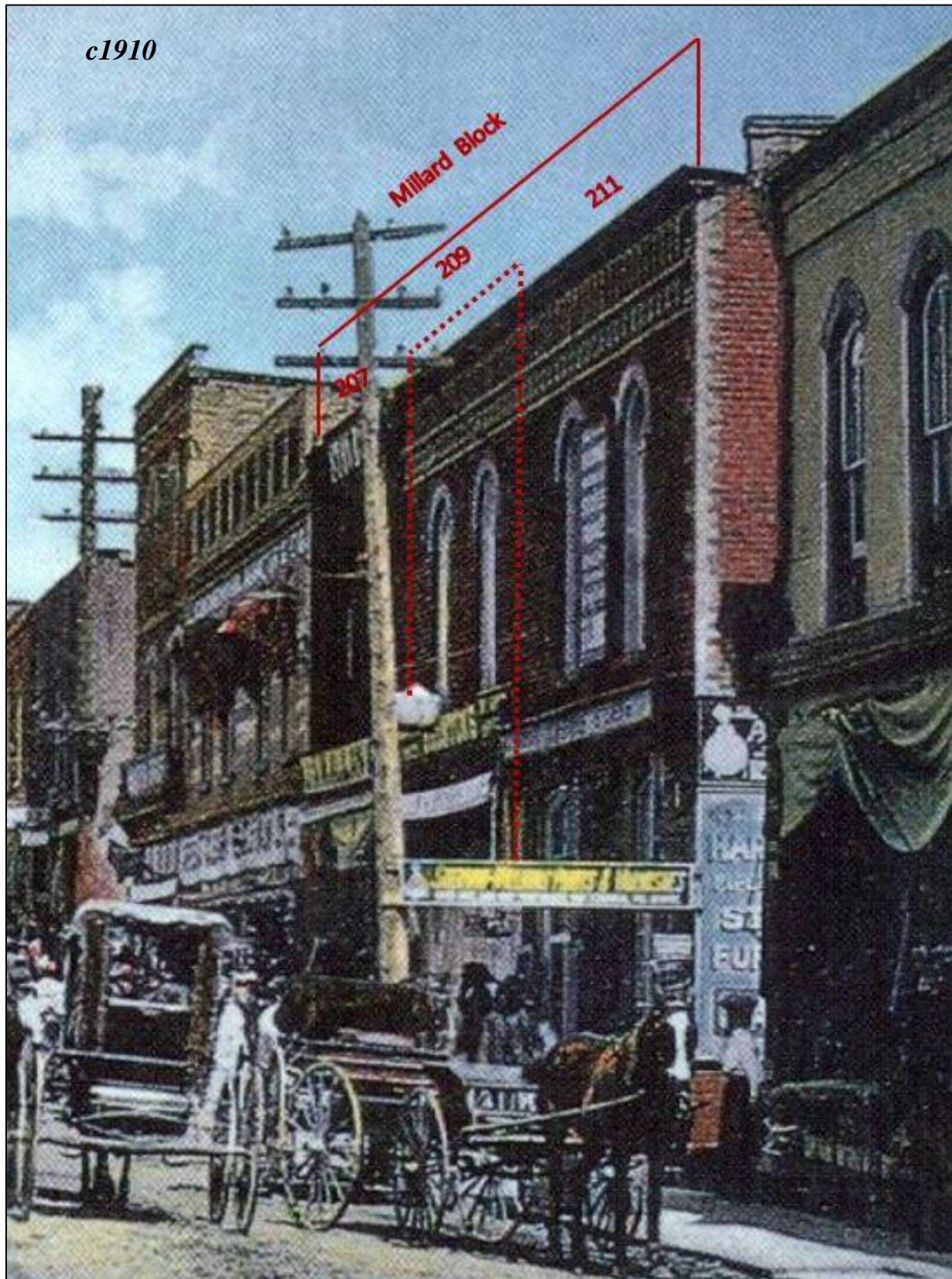






*c1880  
North unit  
of Millard  
Block – 207  
Main St. S.*

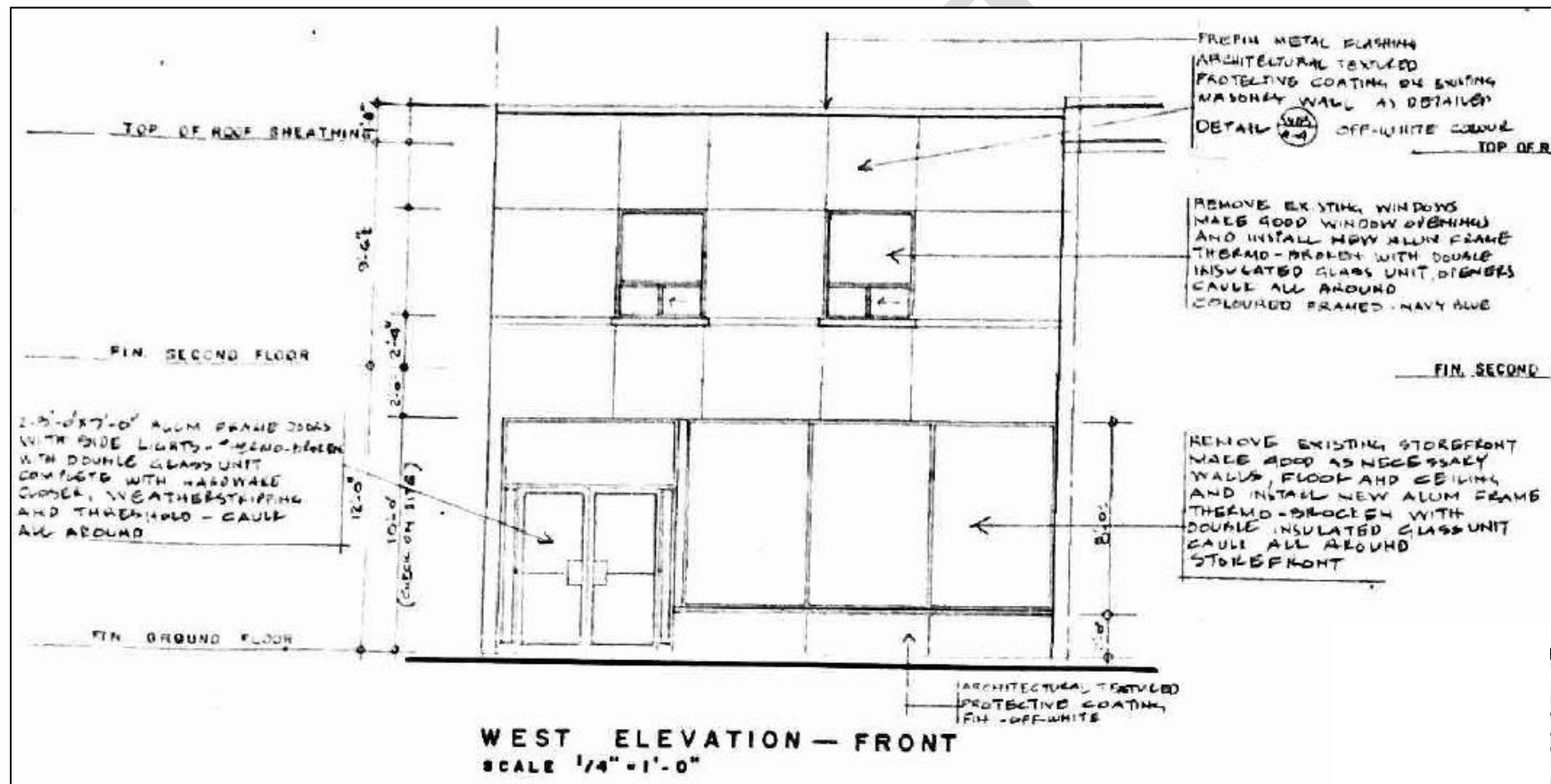




**209**  
**Main St S**



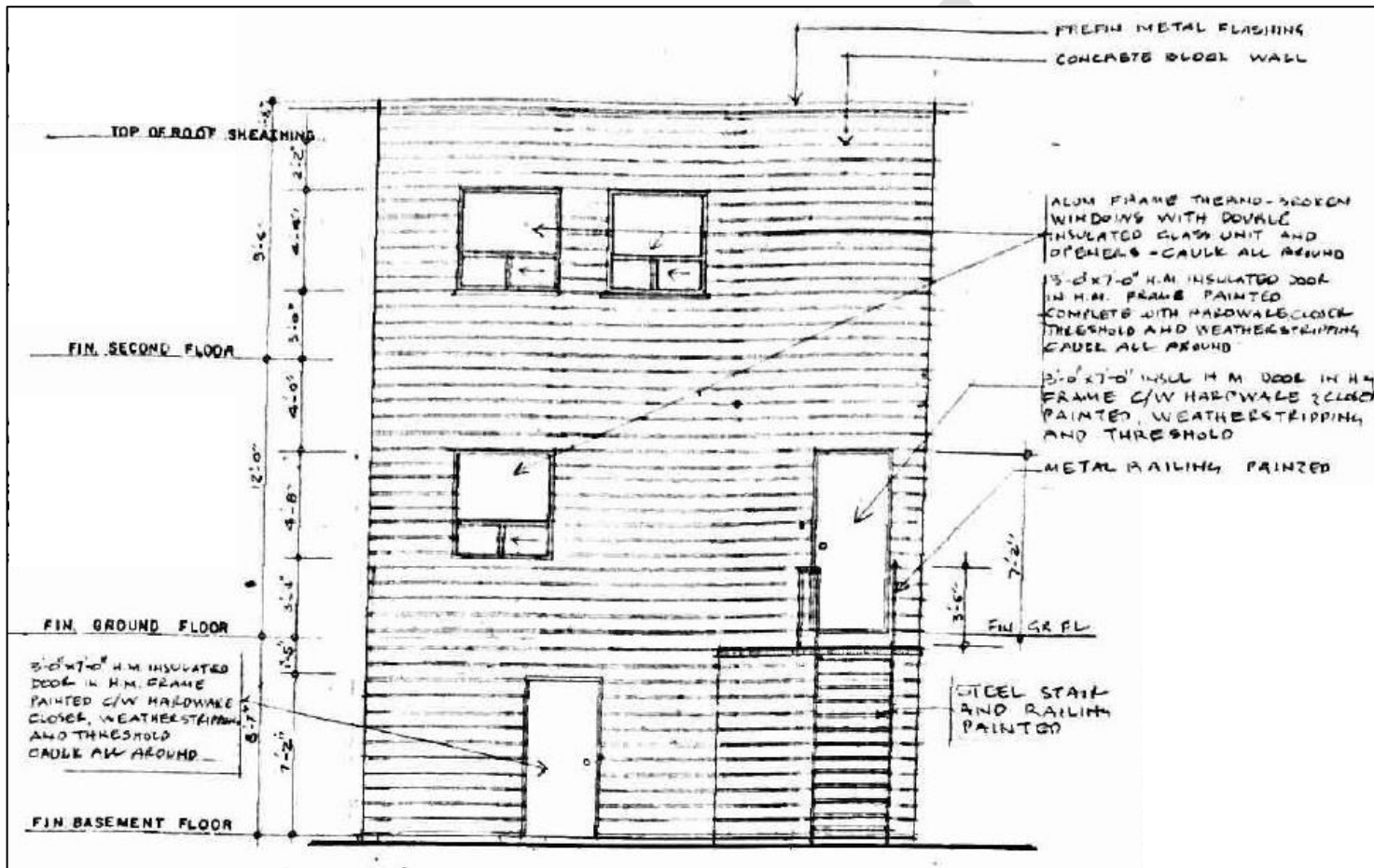
## 1994 Renovation Plans



209 Main Street South, West Elevation. Source: Eli Catsaros, Elevations – Details Drawing, Project 9403, March 30, 1994.



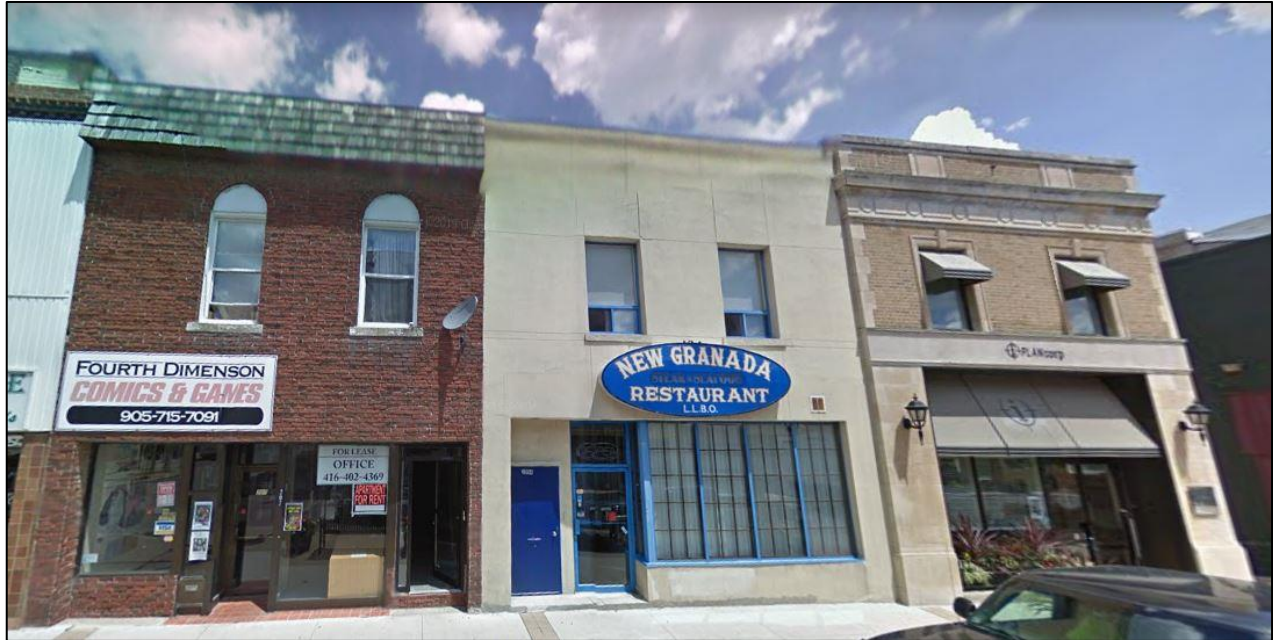
## 1994 Renovation Plans



209 Main Street South, West Elevation. Source: Eli Catsaros, Elevations – Details Drawing, Project 9403, March 30, 1994.

**209**  
**Main St S**

**2009**



Millard Block. Source: Google Streetview.

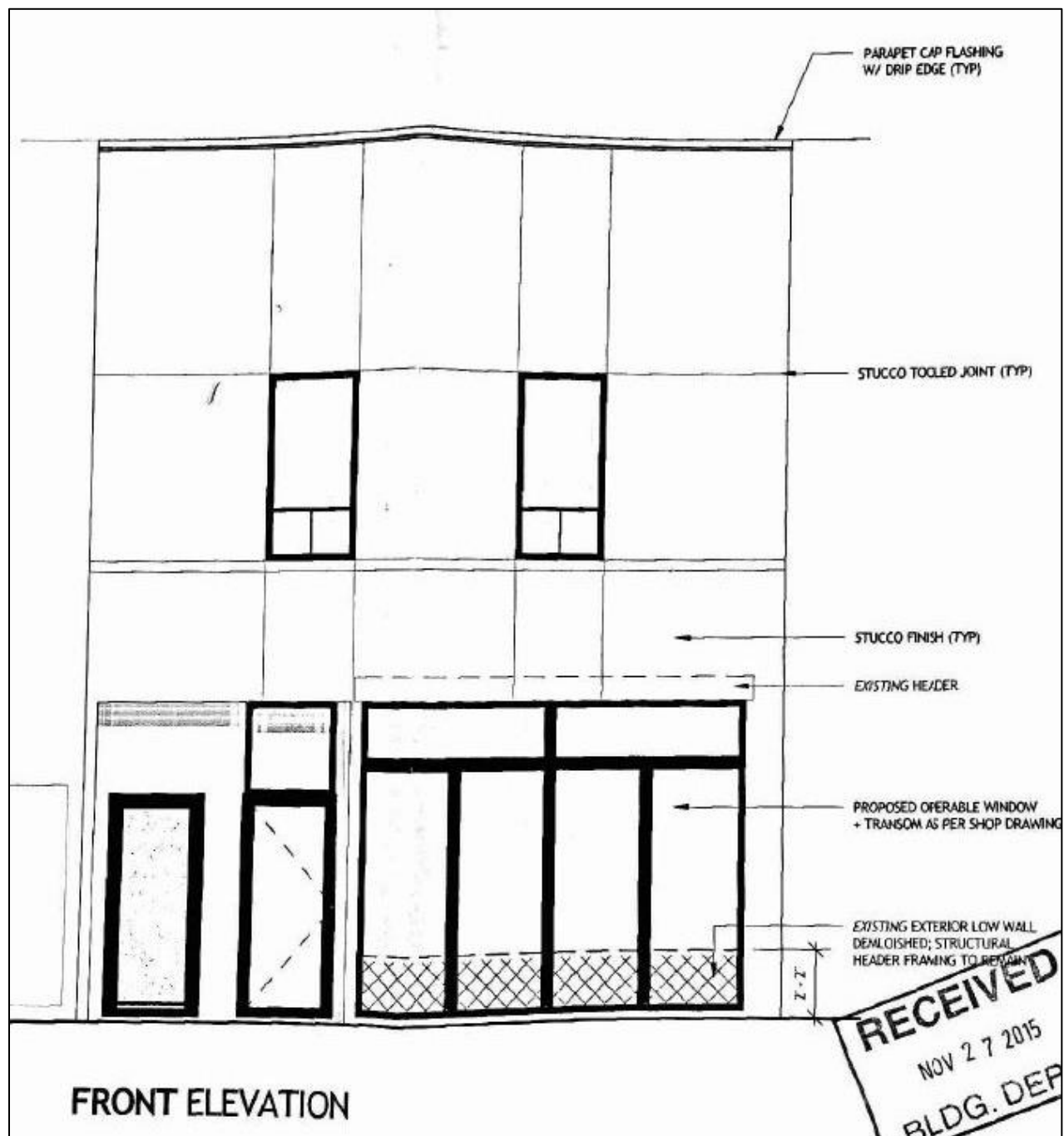
**209**  
**Main St S**

**2014**



Millard Block. Source: Google Streetview.

## 2015 Renovation Plans



209 Main Street South, West Elevation. *Source: Mitch Sauder, Building Permit Drawing A3.1, October 2015.*

## **Appendix I: Property Ownership History**

Page 1 Municipality Newmarket Lot 94 Concession 1 EYS Plan: 81 Lot: 28

No. of Instrument	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Consideration	Remarks
	Patent	07.08.1804		Crown	Henry Crone		190 ac., All Lot
551	B & S	17.12.1804	19.02.1805	Henry Crone et ux	Timothy Rogers		190 ac., All Lot
2005	B & S	25.03.1812	26.03.1812	Timothy Rogers	Timothy Millard		200 ac Pt 94 & 95
15697	B & S	08.12.1838	22.12.1838	Timothy Millard	John Millard	\$200	Pt Lot 28
26859	B & S	08.05.1846	13.05.1846	John Millard	Joseph Millard	\$300	Pt Lot 28
1619	B & S	05.11.1879	15.09.1881	Joseph Millard	Susan Millard	\$2,000	Pt Lot; (North Part?)
81	Plan	01.11.1895	27.09.1898	Town of Newmarket	Peter Gibson O. L. S.		Pt Lots 94 & 95
4117	B & S	05.04.1904	06.04.1904	Susan Millard & Husband	John A. W. Allan	\$3,500	Pt Lot; (North Pt?)
4315	B & S	09.01.1905	11.02.1905	Joseph Millard	John H. Millard	\$3,000	Southerly 25 ft
5007	B & S	11.03.1908	12.03.1908	Joseph Millard	Jane Rumsey to the use of the Grantor during his life & then to Jane Rumsey & Elizabeth Millard forever	L & A & \$1	Centre Part
5275	B & S	12.05.1909	14.05.1909	Joseph Millard	Jane Rumsey & Elizabeth Millard	Premises & \$1.	Centre Part
10187	Grant	06.09.1929	07.09.1929	John H Millard	Samuel Bondi	\$10,000	Pt 25' front on Main St
11416	Grant	31.08.1937	04.09.1937	Samuel Bondi et ux	The Bank of Toronto	Val Con & \$1	Pt S. Pt 25' 1" front on E Main & 112' on S limit & use of land to S
11700	Grant	22.09.1939	24.10.1939	Elizabeth Millard	Florence & Beatrice Rumsey	NLA & \$1	Pt lot undivided
12041	Grant	23.12.1941	09.02.1942	Florence & Beatrice Rumsey	Robert C. Smith & Maxwell R. Smith	\$8,500	Centre pt being pt not conveyed by 4117 & 4315
15805	Quit Claim	24.06.1953	10.07.1953	Extrs of Robert C. Smith	Maxwell R. Smith	Val Con & \$1	All lots as in 4117 & 4315 & pt 22' 11" on E Main St
20901B	Grant	24.02.1966	185.03.1966	Laura Smith, Extrix of Maxwell R. Smith	Tommy G. Tsapoitis, George Mandrozios t/a Granda	Val Con & \$1	Centre Pt Lot 22' 11" on east limit Main St
YR2955412	Transfer	30.04.2019		Tsapoitis, W. J. et al	Jimsgate Inc.	\$1,100,000	Pt Lot 28 Pl 81



**Appendix J: *Ontario Heritage Act* Regulation 9/06**

CONFIDENTIAL  
Until filed with the  
Registrar of Regulations

REGISTRAR OF REGULATIONS	
Filed as O. Reg.	9/06
On	JAN 25 2006
Proposed source law publication dates:	
O.L.W.S.	Jan. 27/06
Ontario Gazette	Feb. 11/06

**Bilingual**

reg2005.0571.e  
3-CS/CO

ONTARIO REGULATION  
made under the  
ONTARIO HERITAGE ACT  
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

**Criteria**

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

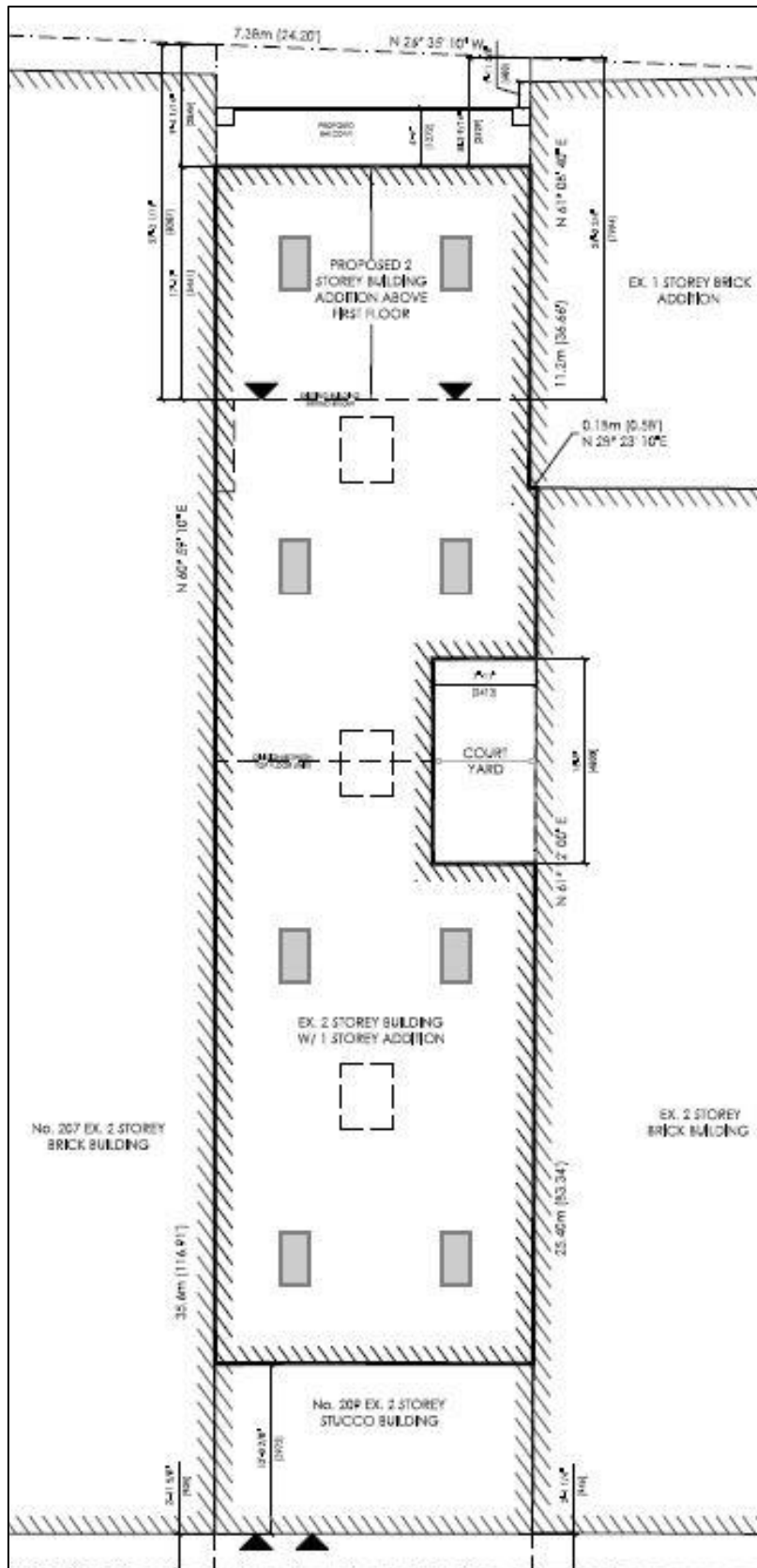
1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark.

**Transition**

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before \*\*\*insert the date of the day before the regulation is filed with the Registrar of Regulations\*\*\*. Jan. 24/06

## **Appendix K: Development Proposal**

*Site Plan*



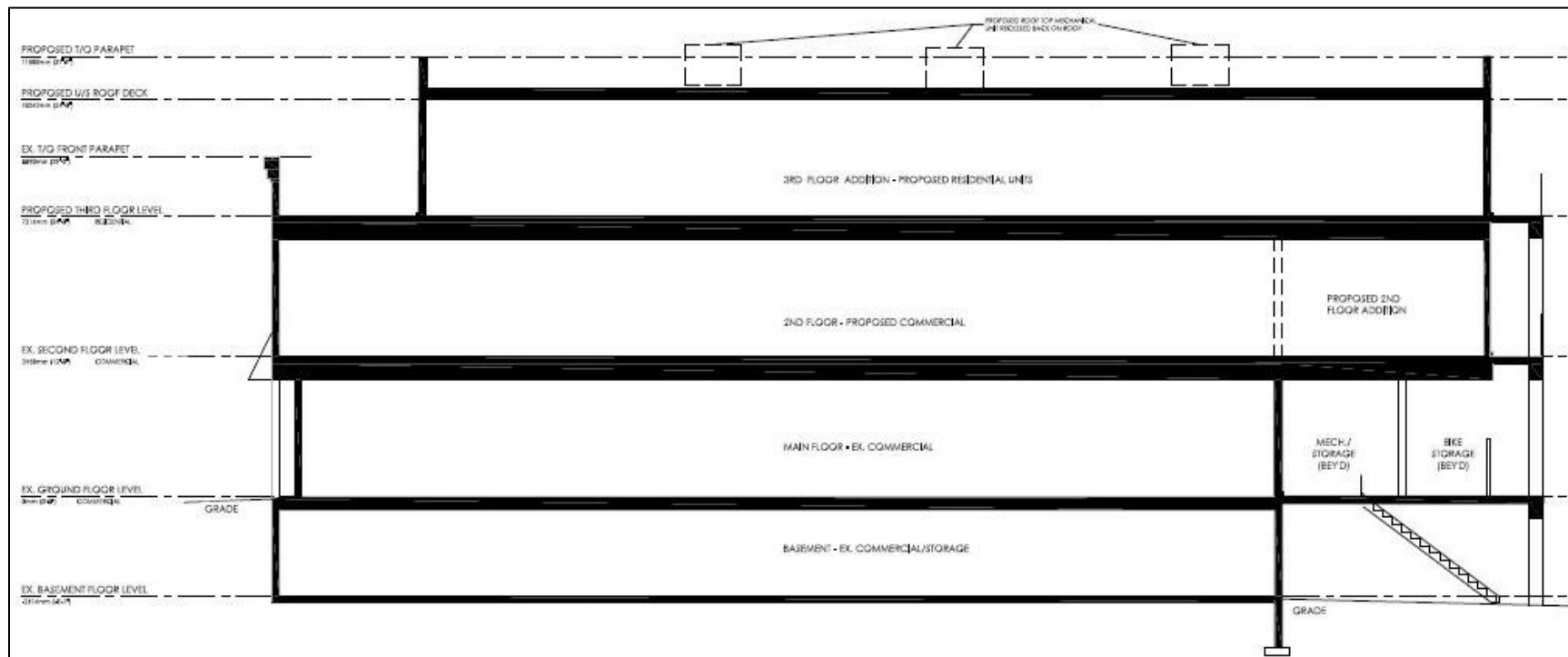
***Proposed Main Street Elevation***





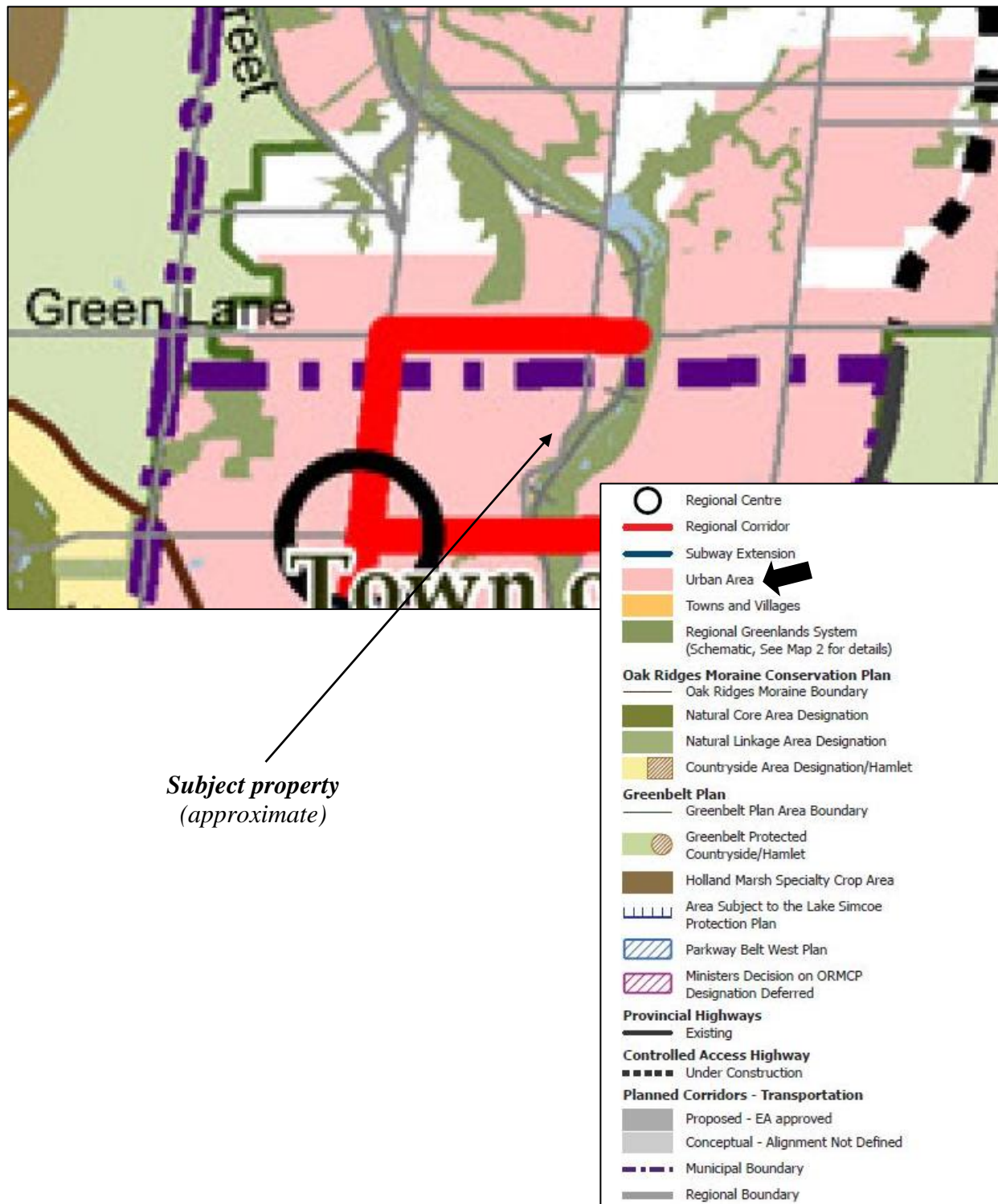
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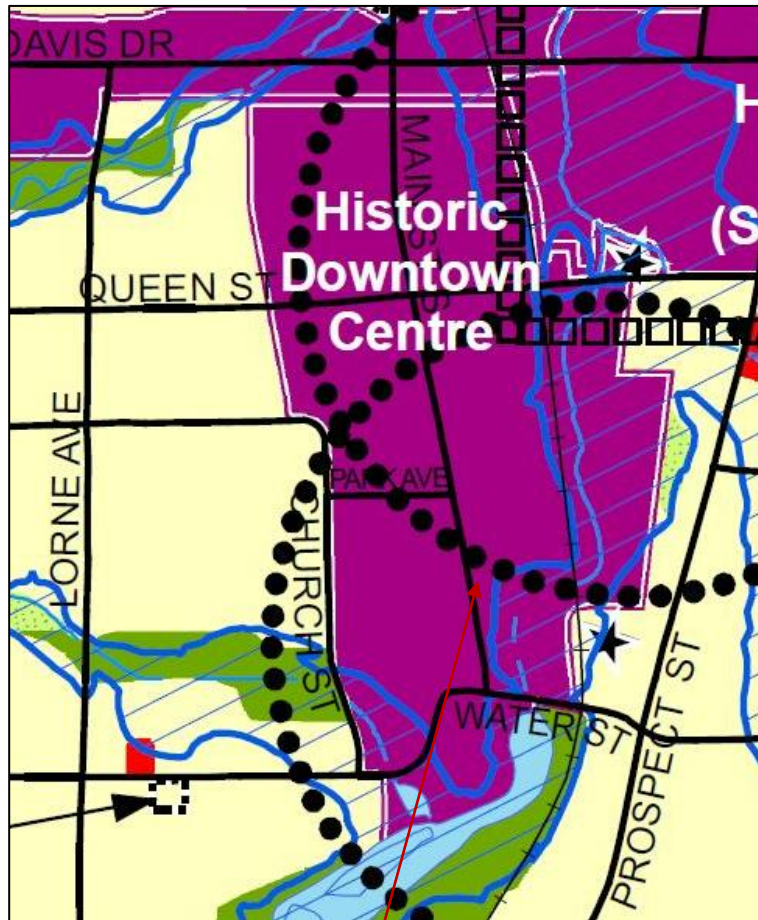
*Proposed Cross-Section, Facing North*



**Appendix L: Town of Newmarket and Region of York  
Planning Document Maps**

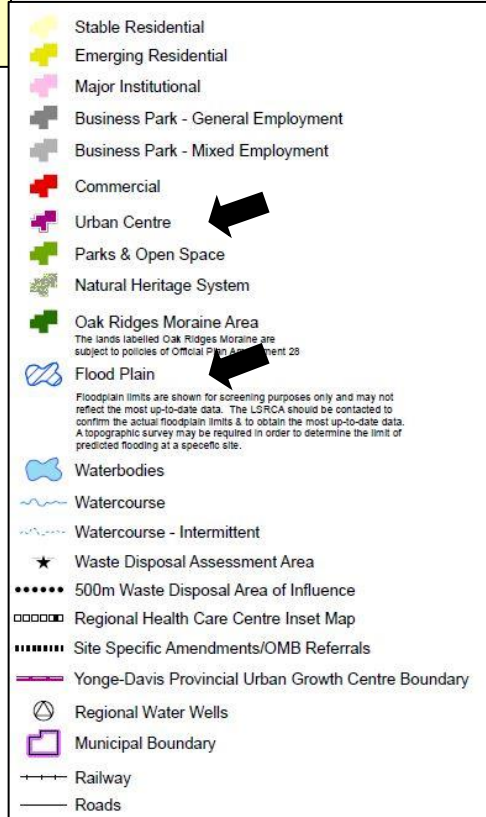
Regional Municipality of York  
Official Plan  
Part of Map 1, April 2016  
Regional Structure





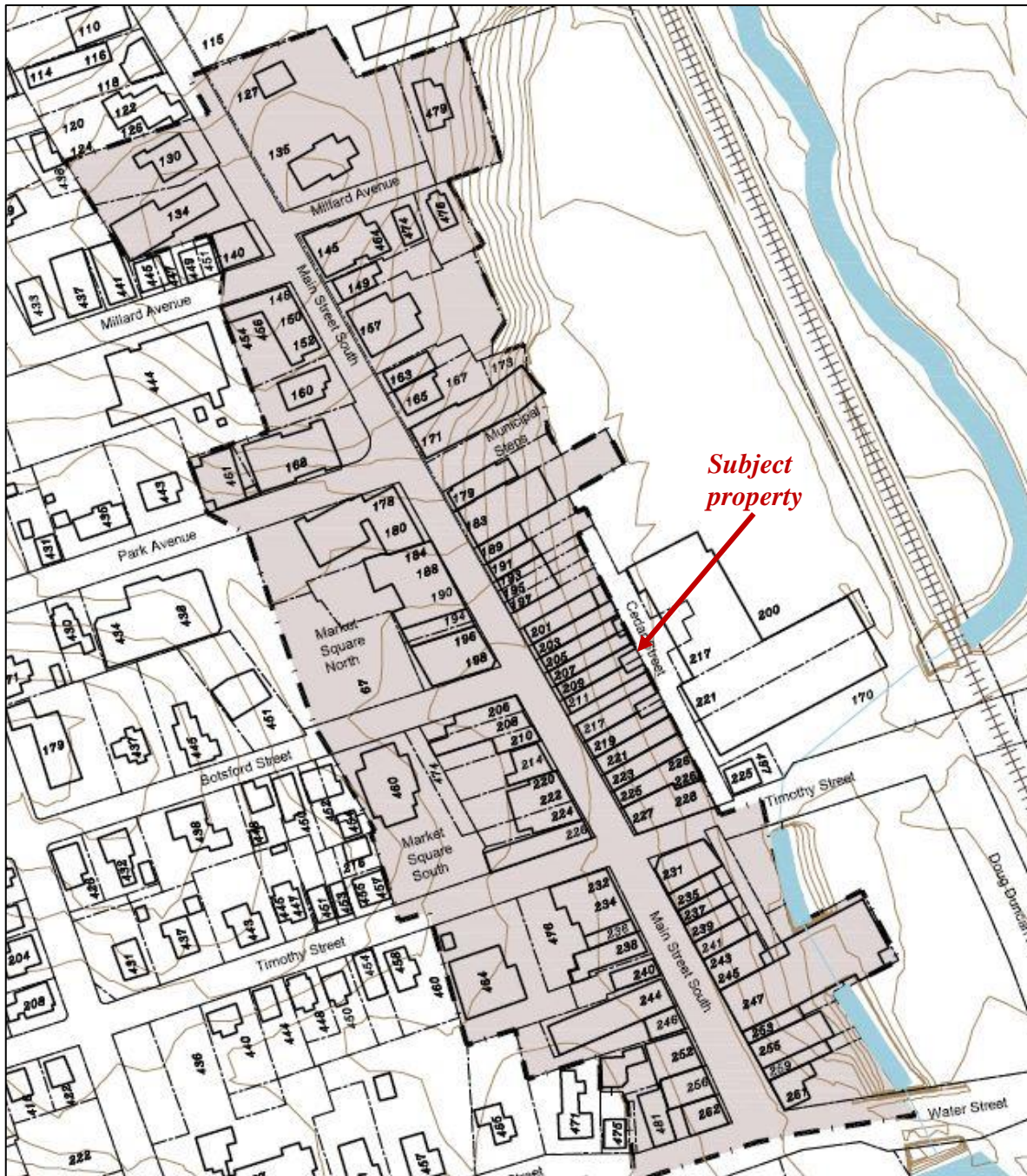
Town of Newmarket Official Plan  
Part of Schedule A

*Subject property  
(approximate)*

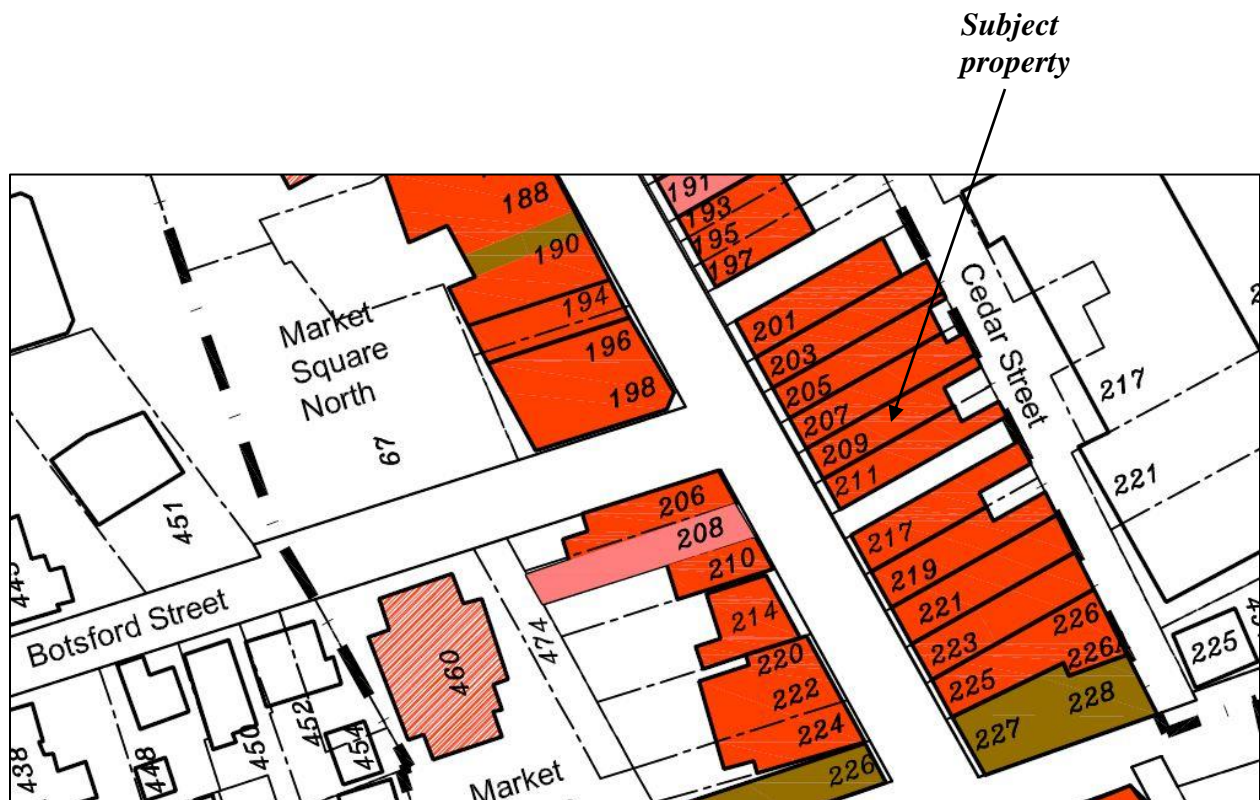










Town of Newmarket  
Lower Main Street Heritage Conservation District Plan  
District Map in the Plan



Town of Newmarket  
Lower Main Street Heritage Conservation District Plan  
Building / Property Classification in the Plan

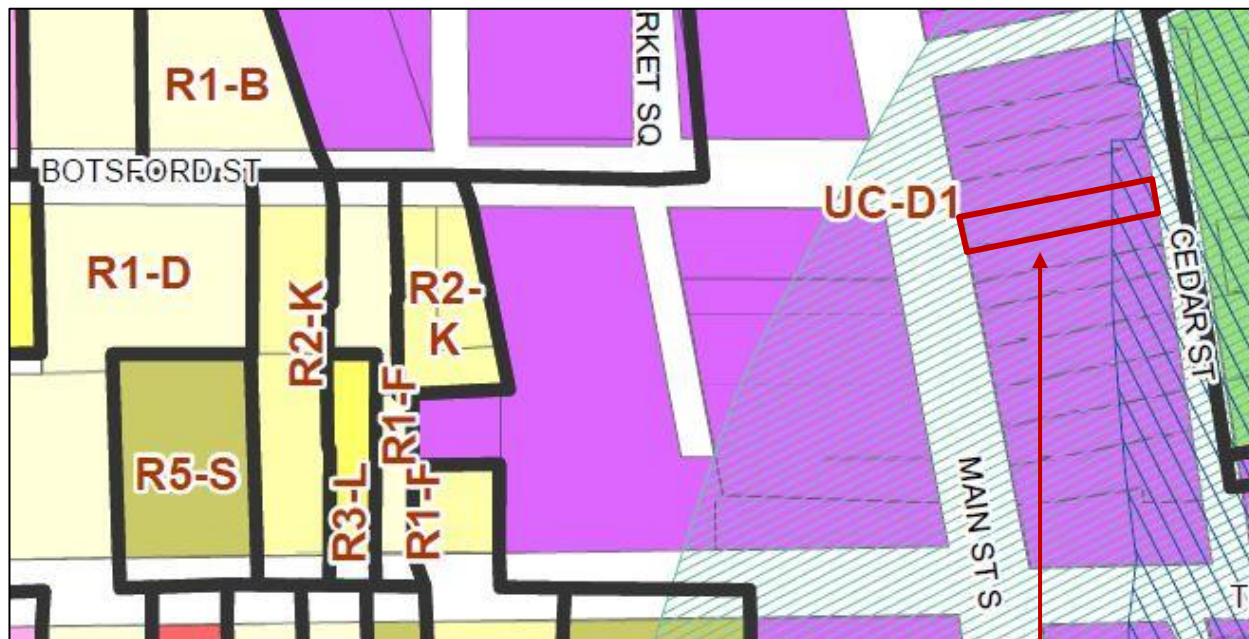


**LEGEND**

	HISTORIC LANDMARK BUILDINGS
	HISTORIC COMMERCIAL BUILDINGS
	HISTORIC HOUSES
	HISTORIC REGISTRY OFFICE
	COMPLEMENTARY BUILDINGS
	BUILDINGS THAT ARE NEITHER HISTORIC NOR COMPLEMENTARY (OTHER)



Town of Newmarket  
Zoning By-law 2010-40  
Part of Map 12, Schedule “A” to the Zoning By-law



**Urban Centre Zones**

- UC-P – Provincial Urban Centre Zone
- UC-R – Regional Urban Centre Zone
- UC-H1 – Healthcare Urban Centre Core Hospital South Zone
- UC-H2 – Healthcare Urban Centre Core Hospital North Zone
- UC-HC1 – Healthcare Urban Centre Complementary 1 Zone
- UC-HC2 – Healthcare Urban Centre Complementary 2 Zone
- UC-HC3 – Healthcare Urban Centre Complementary 3 Zone
- UC-D1 – Historic Downtown Urban Centre Zone
- UC-D2 – Downtown Urban Centre Zone

**Employment Zones**

- EM – Mixed Employment Zone
- EG – General Employment Zone
- EH – Heavy Employment Zone

**Institutional Zones**

- I-A – Major Institutional Zone
- I-B – Minor Institutional Zone
- I-C – Cemetery Zone

**Open Space Zones**

- OS-1 – Open Space Zone
- OS-2 – Private Space Zone
- OS-EP – Environmental Protection Open Space Zone

**TR - Transitional Zone**

**FP - Floodplain**

**FP-NH - Floodplain and Other Natural Hazards Zone**

Please direct any questions relating to this information to the Lake Simcoe Region Conservation Authority.

**Oak Ridges Moraine**

Lands within the Oak Ridges Moraine are excluded from this Bylaw.

**Lands Excluded from this Bylaw**

**Subject property**

## **Appendix M: Curriculum Vitae : Wayne Morgan**

## Wayne Morgan – Curriculum Vitae

<b>Work Experience</b>	2006 –	Consultant
	<b>Principal, Wayne Morgan Heritage Planner</b>	
	<ul style="list-style-type: none"><li>• Heritage character statements and impact assessments</li><li>• Heritage Conservation Districts</li><li>• Heritage planning policies</li></ul>	
	2000–2006	City of Toronto, City Planning
	<b>Senior Co-ordinator, Heritage Preservation Services</b>	
	<ul style="list-style-type: none"><li>• Managed review and approval of proposals involving heritage properties in the City – under the following Acts – Planning, Heritage and Building Code.</li><li>• Secured and administered heritage easement agreements (more than 200) and letters of credit to the City (in excess of \$10 million annually).</li><li>• Established 4 Heritage Conservation Districts involving in excess of 1500 properties – Yorkville and the Cabbagetowns -Metcalfe, North and South.</li><li>• Managed the listing and designation of individual heritage properties.</li><li>• Provided technical advice to City Council and its advisory committees and represented the City in negotiations and before Provincial tribunals.</li></ul>	
<b>Related Experience</b>	1998 - 2000	City of Toronto, Urban Development Services
	<b>Senior Community Planner</b>	
	<ul style="list-style-type: none"><li>• Managed approval process of planning proposals and preparation of community plans, involving liaison with City staff and the public; provided professional advice to City Council and Provincial tribunals.</li></ul>	
	1989–1997	Metropolitan Toronto, Planning Department
	<b>Manager, Research Division</b>	
	1976–1989	Region of York, Planning Department
<b>Education</b>	<b>Senior Planner, long range planning</b>	
	1974–1976	Region of Hamilton Wentworth, Planning Department
	<b>Planner, Official Plan team</b>	
	1973–1974	Acres Engineering
	<b>Planner/Economist</b>	
	1980 - 2000	Town of Newmarket
<b>Professional Associations</b>	<b>Chair, Local Architectural Conservation Advisory Committee</b>	
	<ul style="list-style-type: none"><li>• Appointed as a volunteer by Town Council to the municipal heritage advisory committee established under the Ontario Heritage Act</li></ul>	
	1968–1972 - University of Toronto - B.A., Geography	
	1972–1973 - Queen's University - M.A., Geography – Urban and Regional	
	Registered Professional Planner – member - Canadian Institute of Planner and the Ontario Professional Planners Institute.	
	Member – Canadian Association of Heritage Professionals	