



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Request for Demolition Permit - 1075 Gorham Street Staff Report to Council

Report Number: 2019-112

Department(s): Planning Services

Author(s): Adrian Cammaert

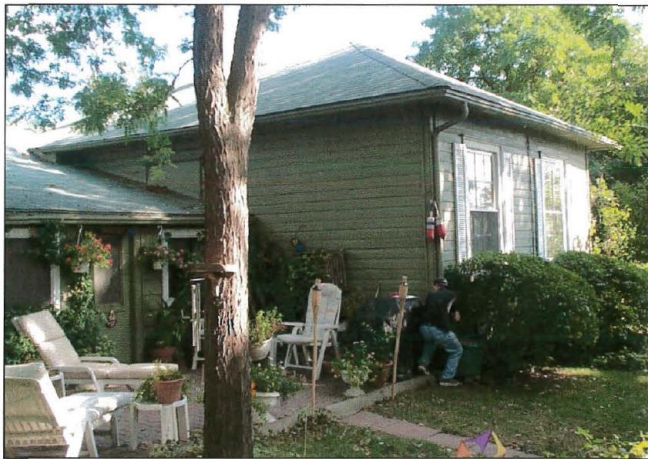
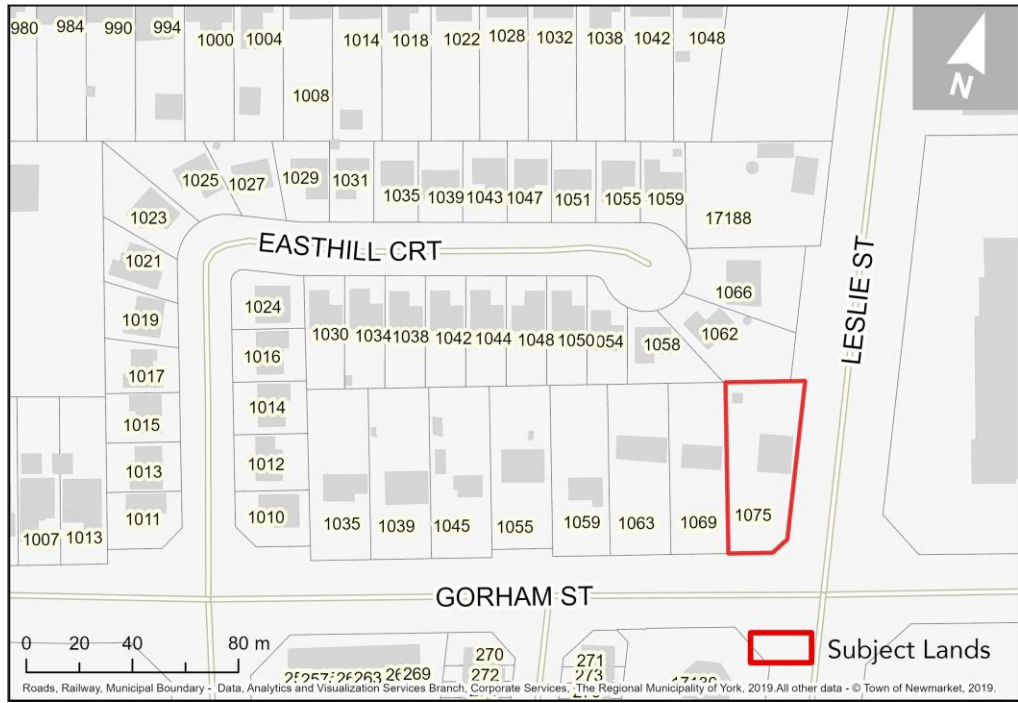
Meeting Date: November 4, 2019

Recommendations

1. That the report entitled Request for Demolition Permit - 1075 Gorham Street dated November 4, 2019 be received; and,
2. That the subject property known as 1075 Gorham Street be Designated under Part IV of the Ontario Heritage Act; and,
3. That Staff be authorized to publish and serve Council's Notice of Intention to Designate as per the requirements of the Ontario Heritage Act; and,
4. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, Staff be authorized to place a designation by-law before Council for adoption; and,
5. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this Report is to recommend to Council that the subject property known as 1075 Gorham Street (Drew House) be Designated under Part IV of the Ontario Heritage Act. The location of the subject property is shown below, with elevations:



Background

A request was submitted to the Town on September 20, 2019 to demolish the residence located on the subject property. Under the Ontario Heritage Act, Council has 60 days to render a formal decision. This 60 day timeline ends on November 19.

Due to a staffing situation, the recommendations of this Report are based on the findings of the Town's heritage consultants, which were in turn based on a review of all available background information, a site visit and the opinion of the Heritage Newmarket Advisory Committee.

Discussion

2002 Heritage Designation Report

A Heritage Designation Report was completed in 2002 by students at Humber College (entitled Drew Residence: Reasons for Designation, Humber College, 2002). Access to the interior of the residence is not currently possible as it is under private ownership. This Report contains photographs on the interior, including insets of millwork, and is therefore a key piece of information used to determine the heritage attributes of the residence. The Report discusses many architectural and historical considerations of the property and residence, and makes the following recommendation:

“Drew house is recommend for designation for its historical importance to the town of Newmarket because of its age and Canadian craftsmanship. This house is rich in the Neo-Classical and Regency style. It is a great example of finely detailed mouldings by Canadian craftsmen. This early Canadian residence should definitely be preserved.”

Listed Property

The subject property is not currently designated under the Ontario Heritage Act, however it is listed in the Town's Heritage Registry. This registry is the official list or record of cultural heritage properties identified as being important to the community, and includes properties that are, and are not, designated.

The registry states the following for the subject property in terms of heritage value/importance:

- Lands were originally designated a Crown Reserve.
- The Crown sold the lands to King's College, part of the University and Colleges at Toronto – leased to local farmers.
- Half of the lands were sold to William Beverly Robinson (Toronto Lawyer), William Roe (Town Post master and prominent business man), and John Thompson (Physician and Surgeon) in 1853.
- Lands purchased by William Andrew Clarke in 1853 and he subdivided it into lots.
- This lot was sold to Henry Mintern in 1854.

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- Mintern was a local carpenter and he built the present residence.

Heritage Newmarket Advisory Committee

The Heritage Newmarket Advisory Committee considered the matter at a Special meeting on October 16, 2019. The motion from the draft minutes is as follows:

“That the Heritage Newmarket Advisory Committee recommend heritage designation of the property located at 1075 Gorham Street as the property retains many of its original characteristics and as it represents one of the last remaining structures of Bogartown, taking into account the 2002 Heritage Designation Report.”

Town’s Heritage Consultants’ Opinion

As noted, Staff are relying largely on the opinion of the Town’s heritage consultants, ERA Architects Inc., regarding the heritage significance of the subject property. This Opinion Letter is included as Attachment 1.

This Opinion Letter states that the residence was constructed in the early 1850s, and is a “rare surviving example of a pre-Confederation Ontario Regency cottage”. In addition, the Opinion Letter states that the building “retains the form, massing, and numerous features that are characteristic of Regency cottages in Ontario” and finally notes that “Architectural details of the structure include decorative false columns on the corners of the exterior, the hipped roof, the symmetrical façade, and large six over six hung windows with decorative head and sill details.”

ERA Architects conclude that the subject property meets the Ontario Regulation 9/06 criteria for Designation under Part IV of the Ontario Heritage Act.

Next Steps

Should Council agree with the recommendation to designate the property under Part IV of the Ontario Heritage Act, the Town’s heritage consultants and/or Town staff will prepare a “Notice of Intention to Designate”. This creates a 30 day opportunity for objection, wherein Council’s decision to designate the property may be appealed to the Heritage Conservation Review Board. If this occurs, the Town’s heritage consultants will be required to prepare a more fulsome designation report and potentially represent the Town at the Heritage Conservation Review Board.

Should Council disagree with the recommendation to designate the property, staff would be in a position to issue the requested demolition permit.

Should no objections be received within 30 days after the date of the publication of notice in the newspaper, or an objection is filed but the Heritage Conservation Review recommends designation, staff would be in a position to prepare the designating by-law.

Conclusion

There is a sound and supportable basis to designate the property under Part IV of the Ontario Heritage Act.

Business Plan and Strategic Plan Linkages

Heritage Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community and helps achieve Extraordinary Places and Spaces.

Consultation

The demolition request was circulated to, and considered by, the Heritage Newmarket Advisory Committee.

Human Resource Considerations

None.

Budget Impact

Consulting fees were required for the preparation of the Opinion Letter.

In the event that the designation is appealed, additional consulting fees will be required to further assess the property and possibly represent the Town at the Heritage Conservation Review Board.

Attachments

1 – Heritage Opinion Letter, prepared by ERA Architects Inc., dated October 28, 2019

Approval

Adrian Cammaert, MCIP, RPP, CNU-A
Acting Manager of Planning Services

Jason Unger, MCIP, RPP
Acting Director of Planning and Building Services

Peter Noehammer, P. Eng.
Commissioner of Development & Infrastructure Services

Contact

Adrian Cammaert, Acting Manager of Planning Services, acammaert@newmarket.ca

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