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**Heritage Permit Review
425 Davis Drive and 431 Davis Drive
Newmarket
Part Lot 15 and Part Lot 16,
in the Town of Newmarket**

Prepared for:
Patricia Cho
Planner, Planning and Building Services
City of Newmarket
395 Mulock Dr, Newmarket, ON
L3Y 4X7
(905) 953-5321

By
Archaeological Research Associates Ltd.
1 King Street West
Stoney Creek, ON L8G 1G7
Tel: (519) 804-2291

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GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
BHR – Built Heritage Resource
CHVI – Cultural Heritage Value or Interest
HIA – Heritage Impact Assessment
MHSTCI – Ministry of Heritage, Sport, Tourism and Culture Industries
OHA – Ontario Heritage Act
OHT – Ontario Heritage Trust
O. Reg. – Ontario Regulation
OP – Official Plan
PPS – Provincial Policy Statement

PERSONNEL

Project Director: P.J. Racher, MA, CAHP
Heritage Operations Manager: K.J. Galvin, MA, RPP, MCIP, CAHP
Project Manager: A. Barnes, MA, CAHP
Technical Writers: A. Barnes, K.J. Galvin, P. Young, MA, CAHP
Editor: J. McDermid, BA

1.0 INTRODUCTION

The Town of Newmarket requested Archaeological Research Associates Ltd. (ARA) assist with the review of a heritage permit application for 425 Davis Drive (Union Hotel) and the adjacent property known as 431 Davis Drive. The property at 425 Davis Drive is designated under Part IV of the *Ontario Heritage Act* through *By-Law 2018-53*.

The purpose of the heritage permit review is to examine the proposed alterations to 425 Davis Drive and 431 Davis Drive against the recognized cultural heritage value or interest (CHVI) and heritage attributes of 425 Davis Drive, identify any impacts on the CHVI, and provide recommendations for next steps.

This review was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Policy Statement* (2020), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, and the *Town of Newmarket Official Plan* (2016, Consolidated).

All notes and records pertaining to the heritage permit review will be housed at ARA's offices located at 1 King Street West, Stoney Creek, Ontario.

2.0 LEGISLATION AND POLICY REVIEW

The framework for this heritage permit review is provided by provincial planning legislation and policies as well as municipal Official Plans and guidelines as they pertain to alterations to recognized heritage properties.

2.1 Provincial Policies and Guidelines

2.1.1 *The Planning Act*

In Ontario, the *Planning Act* is the primary document used by provincial and municipal governments in land use planning decisions. *Part I Provincial Administration*, Section 2 states:

"The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest". 1990: Part I (2. d)

Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

(a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and

(b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.

The current *Provincial Policy Statement* (PPS), issued under section 3 of the *Planning Act*, came into effect May 1st, 2020.

2.1.2 The Provincial Policy Statement (2020)

Part I Preamble of the *Provincial Policy Statement* (PPS) notes that “the Provincial Policy Statement sets the policy foundation for regulating the development and use of land” and is intended to allow “for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment” (MMAH 2020:1).

With regard to cultural heritage resources, the PPS states in 2.6.1 “Significant built heritage resources and cultural heritage landscapes shall be conserved” (MMAH 2020: 31).

The following concepts are defined in the PPS:

- **Built Heritage Resource (BHR)** can be defined in the *PPS* as: “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial and/or federal and/or international registers” (MMAH 2020:41).
- **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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by relevant planning authority and/or decision-makers. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2020:41).
- **Significant** in reference to cultural heritage is defined as: “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*” (MMAH 2020:51).

2.1.3 Ontario Heritage Act

The *Ontario Heritage Act* (OHA), R.S.O. 1990, c.018 is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The OHA gives provincial and municipal governments the authority and power to conserve Ontario’s heritage.

The following concepts are defined in the OHA:

- **Cultural Heritage Value or Interest (CHVI)**, also referred to as *Heritage Value*, is identified if a property meets one of the criteria outlined in *Ontario Regulation 9/06* for municipal heritage conservation. Provincial significance is defined under *Ontario Heritage Act* (OHA) O. Reg. 10/06.
- **Heritage Attributes** are defined in the *Ontario Heritage Act* as: “the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest)” (Government of Ontario 2018a).

An OHA designation provides the strongest heritage protection available for conserving cultural heritage resources. It allows a municipality to deny demolition permits, to guide change through development review of protected property(ies) and adjacent protected property(ies) and to control property alterations through a heritage permit system.

2.1.4 Summary of Provincial Policies

The PPS addresses cultural heritage resources, including cultural heritage landscapes in Section 2.6. The property located at 425 Davis Drive is considered a significant heritage resource by way of the Part IV OHA designation. The PPS notes that significant heritage resources “shall be conserved”.

2.2 Municipal Policies

2.2.1 Town of Newmarket Official Plan

Section 11.0 of the Town of Newmarket Official Plan outlines policies related to cultural heritage resources. The objectives of these policies are to:

- a. conserve significant built heritage resources and significant cultural heritage landscapes;
- b. ensure that all new development has regard for cultural heritage resources and appropriately accommodates such resources in development and redevelopment proposals;
- c. ensure that cultural heritage resources are appropriately recognized through designation pursuant to the Ontario Heritage Act; and
- d. ensure that the cultural heritage of the Historic Downtown Centre is protected for the enjoyment and edification of existing and future Town residents and visitors (2016:65).

There are several policies in *Section 11.2 Heritage Structures, Districts, and Landscapes* which relate to proposed alterations or changes to a cultural heritage resource. These include:

1. The Town will maintain a municipal heritage committee, known as Heritage Newmarket, composed of citizens to advise and assist Council on cultural heritage matters under the Ontario Heritage Act and on other cultural heritage matters.
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. If it is not possible to maintain structures in their original location, consideration may be given for the relocation of the structure.
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).
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).

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 (2016:66-67).

2.2.2 Summary of Municipal Policies

The OP policies call for a careful analysis and consideration of the CHVI and attributes of identified resources and adjacent properties when there is a proposed site alteration. This coupled with an analysis of project impacts and an outline of potential mitigation measures to support the preservation, restoration and utilization of heritage resources.

2.3 Additional Guidelines

2.3.1 Standards and Guidelines for the Conservation of Historic Places in Canada

Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (*Standards and Guidelines*) lays out the best conservation principles based on elements of a property such as: building site, structural systems, exterior features, interior features, utilities, masonry, concrete, wood and wood products, glass as well as plaster and stucco. When considering interventions, these detailed guidelines should be consulted.

The document provides an overview of the conservation decision making process to help identify the appropriate conservation treatments which include: Preservation, Rehabilitation, or Restoration. These terms are defined as follows:

Conservation: all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes;

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value; and,

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (2010:50)

The *Standards and Guidelines* list nine "General Standards for Preservation, Rehabilitation and Restoration:"

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

2.3.2 Eight Guiding Principles in the Conservation of Built Heritage Properties

The Eight Guiding Principles in the Conservation of Built Heritage Properties is a document created by the Ministry of Heritage Sport, Tourism, and Culture Industries (MHSTCI). The principles are considered as best practice in relation to heritage conservation of built heritage resources. They include:

1. Respect for documentary evidence: do not restore based on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings, or physical evidence.
2. Respect for the original location: do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes the cultural heritage value considerably.
3. Respect for historic materials: repair/conservé—rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.
4. Respect for original fabric: repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.
5. Respect for the building's history: do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.
6. Reversibility: alteration should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
7. Legibility: new work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
8. Maintenance: with continuous care, future restoration work will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided (2007).

2.3.3 Summary of Guidelines

One of the goals of the heritage permit review is to ensure that the proposed alterations are consistent with best practices. The principles outlined in *Standards and Guidelines* and the *Eight Guiding Principles in the Conservation of Built Heritage Properties* have been considered in this review.

3.0 BACKGROUND

3.1 Heritage Permit Process

The City of Newmarket requires a heritage permit for the following alterations to or demolition of a designated property. In this case, 425 Davis Drive is designated under Part IV of the OHA, and 431 Davis Drive is considered adjacent and on the same lot. The following permit applications were received:

- Permit application number A2020-00397 is for alteration/repair to 425 Davis Drive
- Permit application number A2020-00047 is for alteration/repair to 431 Davis Drive

3.2 Documents Reviewed

In addition to the provincial and municipal policy documents, the following documents were also reviewed:

- *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2nd Edition (Parks Canada 2010);
- *Eight Guiding Principles in the Conservation of Built Heritage Properties* (MSTCI 2007);
- Permit application A2020-00397 and associated documents and drawings;
- Permit application A2020-00047 and associated documents and drawings; and
- Designation By-Law 2018-53

4.0 HERITAGE RECOGNITION

The designation By-Law includes 431 Davis Drive for its association as an adjacent building on the same lot in the description; however, the heritage attributes are associated exclusively with 425 Davis Drive.

4.1 Designation By-Law 2018-53

The property is recognized as having CHVI under Part IV of the OHA through By-law 2018, passed September 24, 2018. Schedule B of the by-law reads as follows:

**SCHEDULE 'B' TO BY-LAW 2018-53
STATEMENT OF SIGNIFICANCE**

*The Union Hotel and Associated Building
425 Davis Drive*

*425 Davis Drive, containing The Union Hotel and associated adjacent building on
the same lot is recommended for designation under Part IV of the Ontario*

Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

Description of Property

425 Davis Drive (formerly 425 Huron Street) is located at the northeast corner of Davis Drive and Main Street, Part Lot 15 and Part Lot 16, in the Town of Newmarket. The property consists of a two-storey Colonial/Georgian Revival style building, a former inn. The structure was built circa 1882. The property also consists of the former adjacent residence historically linked to the Union Hotel.

Statement of Cultural Heritage Value or Interest

Physical/Design Value

425 Davis Drive is a representative example of a hotel building in the Colonial/Georgian Revival architectural style. The building displays elements of the Colonial/Georgian Revival style of architecture exemplified by its simple and solid design. The two-storey brick and clapboard/shiplap structure has a square floor plan, a hip roof and a three-bay façade. The façade features a centre entryway with transom and sidelights, two doors on either side of the centre entryway, and second storey sashed, two-over-two windows. The west and east elevations are four-bay with sashed two-over-two windows. There are radiating brick lintels above the first and second-storey windows (façade, west and east elevations) and some door openings.

Historical/Associative Value

425 Davis Drive is associated with the early urban development of Newmarket and with several prominent local citizens. Hotels were prevalent in the Town of Newmarket, as was similar of many towns in Ontario at the time. At the time of its incorporation as a town in 1880, Newmarket had ten hotels. Hotels and taverns were locations where travellers could rest along their route, and historically these establishments also functioned as important social locales which hosted political meetings, court proceedings and the like. The Union Hotel is associated with its many owners/operators who contributed to the development of the hotel and the commercial history of Newmarket. James P. Flanagan, erected the hotel circa 1882. Flanagan's son Thomas Flanagan continued the operation of the hotel until 1896. The Town of Newmarket's Local Architectural Conservation Advisory Committee (LACAC) has indicated that during this time it also may have operated as a brothel. James Burke, who also operated the Newmarket Soda Water Works Company, owned the property from 1897 to 1907. Burke moved the soda operation onto the property. Patrick Hodgins owned the property after Burke and constructed the adjacent building at 431 Davis Drive. The end of the hotel's operation appears to coincide with the Temperance Movement when Newmarket went dry in 1911. 425 Davis Drive is associated with local Newmarket builder John Ough, as it is believed he constructed the hotel. Ough is noted to have constructed several other buildings in Newmarket including Charles Denne House (415 Davis Drive) and Queensville School. Ough was believed to be the proprietor of the Eagle Hotel and was the leader of the Newmarket Orchestra.

Contextual Value

425 Davis Drive is situated close to the road and the northeast corner of Davis Drive and Main Street in downtown Newmarket. The property's historic architectural style and massing contributes to the historical character of the commercial core of Newmarket. 425 Davis Drive is historically linked to its surroundings. The adjacent building, municipally addressed as 431 Davis Drive was constructed by Patrick Hodgins in 1910. Hodgins operated the Union Hotel and likely constructed this house as his residence.

Cultural Heritage Attributes

The heritage attributes that contribute to the cultural heritage value or interest of 425 Davis Drive include, but are not limited to:

- Two-storey Colonial/Georgian Revival style building;
- Square floor plan;
- Hip roof;
- Three-bay façade;
- Buff Stickwood brick;
- Clapboard/shiplap beneath brick cladding;
- Central entryway with transom and sidelights;
- Four-bay west and east elevations;
- Sashed two-over-two windows;
- Radiating brick lintels above the window and door openings;
 - Situated close to the road and the northeast corner of Davis Drive and Main Street;
 - Historic Residence adjacent to the former Hotel Building; and
- Location in the commercial core of Newmarket.

5.0 PROPOSED ALTERATION

5.1 425 Davis Drive

The purpose of permit number A2020-00397 is listed as alteration/repair. According to *Bob Abrahams Architect Corp.*, the proposed alterations to 425 Davis Drive include:

“...interior alterations to existing office buildings, site work, an underground connection and new roofs which [will] remove the rooftop mechanical eyesore and restore the peak of the roof at 425 Davis. We [will] also remove [the] brick veneer at 425 Davis which is beyond repair, in accordance with Heritage recommendations, and reinstate the original horizontal shiplap cladding of the building (Bob Abraham 2020).

Further conversation with *Bob Abrahams Architect Corp.* confirmed that the proposed new roof will follow the same footprint and retain the same sized overhanging eaves. In order to structurally restore the roof peak, the pitch of the roof will be increased. In addition to increasing the roof pitch, the gable peak on the façade is also proposed to have a higher pitch. A half-moon window is to be installed in the raised gable peak. *Bob Abrahams Architect Corp.* noted that “The higher peak was driven by the desire to elevate the overall stature and presence of the building, not by the arched window” (Bob Abraham 2020). The new roof will be clad with slate grey shingles.

The proposed alteration notes the brick will be removed entirely and not replaced. *Bob Abrahams Architect Corp.*, confirmed the shiplap under the brick will be fully removed and new siding, ship lap cement board (hardi-board or equal), is proposed. Hardi-board products have an “exposed dimension of 7” for each plank” (Bob Arbrahams, 2020). The dimensions of the existing shiplap/clapboard are labelled in the documents provided.

The proposed alterations involve the reconfiguring of the interior existing floor plan to accommodate offices and reception areas. Interior alterations include removing the existing centrally placed stairs and closing in the openings and creating new stairways and openings on the east elevation. Additional interior changes include the removal of walls and the construction of new walls, the addition of new bathrooms, the removal of door openings and the creation of new door openings.

The plans are detailed in Figure 1 to Figure 8.

5.2 431 Davis Drive

The purpose of permit number A2020-00047 is listed as alteration/repair to 431 Davis Drive. According to architectural drawings submitted with the permit, the proposed alterations to 431 Davis Drive are primarily interior alterations. These include the removal of select interior walls and the construction of new walls, the removal of the existing washroom and construction of a new washroom.

Bob Abrahams Architect Corp noted the existing roof of 431 Davis will remain; however, “the structural drawings show new trusses in the attic which we will use if they are found to be necessary to support the slate roof, but the finished surface and shape of the roof will remain” (Bob Abrahams 2020).

These changes are show in Figure 9 to Figure 16.

5.3 Summary of Permit Application

Although the permit application was accompanied by detailed architectural drawings for each building, it was not accompanied by any reports which reviewed the proposed alterations against the recognized heritage attributes associated with the heritage building (i.e. Heritage Impact Assessment or design brief). The permit application did not include a rational for the design choices or an explanation of why certain features needed to be removed. It is possible that the existing exterior materials (brick and clapboard/shiplap beneath brick) are beyond repair and are no longer viable, however there was no documentation to support this finding (i.e. Inspection Report, Structural Engineering Report). Without additional information and a clear understanding of the existing condition of the building and materials, it is not possible to determine if the project adheres to best practices as outlined in the *Standards and Guidelines* and *Eight Guiding Principles in the Conservation of Built Heritage Properties*.

6.0 PRELIMINARY ANALYSIS OF POTENTIAL IMPACTS

Preliminary review of impacts on the identified cultural heritage attributes associated with 425 Davis Drive has been undertaken in order to inform our review, including positive and negative impacts. Impacts of the proposed alterations at 431 Davis Drive have also been noted.

6.1 Negative Impacts

The MHSTCI *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b:3) provides a list of potential negative impacts to consider when evaluating any proposed development. Impacts can be classified as either direct or indirect. An assessment of impacts on the proposed alterations/repairs to 425 and 431 Davis Drive can be evaluated using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006b). The impacts are examined below in Table 1.

Table 1: Impact Evaluation
(Adapted from MHSTCI 2006b:3)

Type of Negative Impact	Applicable (Y/N)	Comments
Destruction of any, or part of any, significant heritage attributes.	Y	<p>The proposed alterations to 425 Davis Drive will involve creating a steeper peak in the central gable of the facade and the inclusion of a half-moon window in the gable peak. This will create a new opening in the facade and has the potential to indirectly alter the Colonial Georgian revival style of the buildings.</p> <p>The proposed alterations to 425 Davis Drive will involve the demolition of the existing roof and the removal of the mechanical equipment currently housed on the roof. A new steeper pitched roof, with a full peak, is proposed. The new roof will follow the same footprint, including the overhanging eaves, and will be clad with slate grey shingles. This will have direct impact on the hip roof.</p> <p>The proposed alterations to 425 Davis Drive involve the removal of the Buff Stickwood brick exterior. The brick will be removed from all elevations and will not be replaced. This will directly impact the Buff Strickwood brick exterior and the radiating brick lintels above the window and door openings.</p> <p>The proposed alterations to 425 Davis Drive involve the full removal of the clapboard/shiplap beneath the brick cladding. The existing clapboard/shiplap will be removed from all elevations and replaced with new materials. This will directly impact the existing clapboard/shiplap beneath brick cladding.</p> <p>There is the potential for destruction of any, or part of any significant heritage attributes, as a result of accidental damage during the construction process.</p>
Alterations to a property that detract from the cultural heritage values, attributes, character or visual context of a heritage resource; such as the construction of new buildings that are incompatible in scale, massing, materials, height, building orientation or location relative to the heritage resource.	Y	<p>The proposed alterations involve the removal of all exterior materials (brick veneer and clapboard/shiplap cladding). The addition of new exterior materials on 425 Davis Drive has the potential to alter the overall cultural heritage value of the property. It is possible that the new materials will be visually incompatible with the historic materials and detract from the remaining heritage attributes.</p> <p>The proposed alterations involve the removal of existing roof and mechanical equipment. The roof will be replaced with a new roof clad with dark grey slate shingles, a higher pitch, and a full roof peak. The roof alteration has the potential to detract from the overall cultural heritage value of the property and from the remaining heritage attributes.</p>

Type of Negative Impact	Applicable (Y/N)	Comments
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.	N	The proposed alterations to 425 Davis Drive and 431 Davis Drive will not create shadows that alter the appearance of a heritage attribute or change the viability of any natural features.
Isolation of a heritage attribute from its surrounding environment, context or significant relationship.	N	The proposed alterations to 425 Davis Drive and 431 Davis Drive will not isolate any heritage attributes from the surrounding environment, context, or significant relationship.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	N	The proposed alterations to 425 Davis Drive and 431 Davis Drive will not directly or indirectly obstruct any views or vistas within, from or of built and natural features.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.	N	The proposed alterations to 425 Davis Drive and 431 Davis Drive will not result in a change of land use.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	N	The proposed alterations to 425 Davis Drive and 431 Davis Drive will not result in and land disturbance.

As Table 1 summarizes, the proposed alterations of 431 Davis Drive do not appear to impact the cultural heritage value or heritage attributes assigned to the property. Based on the information provided, the heritage attributes associated with 425 Davis Drive will be directly and indirectly impacted by the proposed alteration as defined by MHSTCI *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006b). The proposed alterations/repairs for 425 Davis Drive, outlined in permit number A2020-00047, have the potential to directly or indirectly impact the following heritage attributes:

- Two-storey Colonial/Georgian Revival style building;
- Hip roof;
- Buff Stickwood brick;
- Clapboard/shiplap beneath brick cladding;
- Radiating brick lintels above the window and door openings;

The potential for destruction of heritage attributes, as a result of accidental damage during the construction process applies to both properties.

6.2 Positive Impacts

There are some impacts of the proposed development that may be positive in nature:

- Adaptive re-use of built heritage resources to ensure its ongoing viability
- Removal of the mechanical equipment on the roof, which is not original and detracts from the overall appearance of the building at 425 Davis Drive
- Restore the building to an historic period with the reinstallation of clapboard siding

The proposed development will result in positive impacts to cultural heritage resources.

7.0 RECOMMENDATIONS

Based on the preliminary review of the heritage permit against potential positive and negative impacts on the CHVI of 425 Davis Drive there are several options which may be considered moving forward. These include:

- a) Accept the heritage permits without condition and allow for the proposed alterations to proceed.
- b) Accept the heritage permits with conditions. Conditions may include: the requirement to create a temporary protection plan during the construction process, documentation and salvage report prior to the removal and alteration of heritage attributes.
- c) Do not accept the heritage permit and provide feedback on the design for consideration and resubmission.
- d) Request additional studies. This may include a Structural Engineering report which examines the viability of retaining the brickwork and/or the clapboard/shiplap cladding. It may include requesting a design brief and/or renderings which provide an understanding of how the new materials and roof pitch will look along the streetscape.
- e) Request a Heritage Impact Assessment.
- f) Request a scoped Heritage Impact Assessment which examines impacts, alternative options, mitigative measures and recommendations in detail.

8.0 BIBLIOGRAPHY AND SOURCES

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Appendix A



Figure 1: Existing Elevations for 431 Davis Drive
(Bob Abrahams Architect Corps. 2020b)



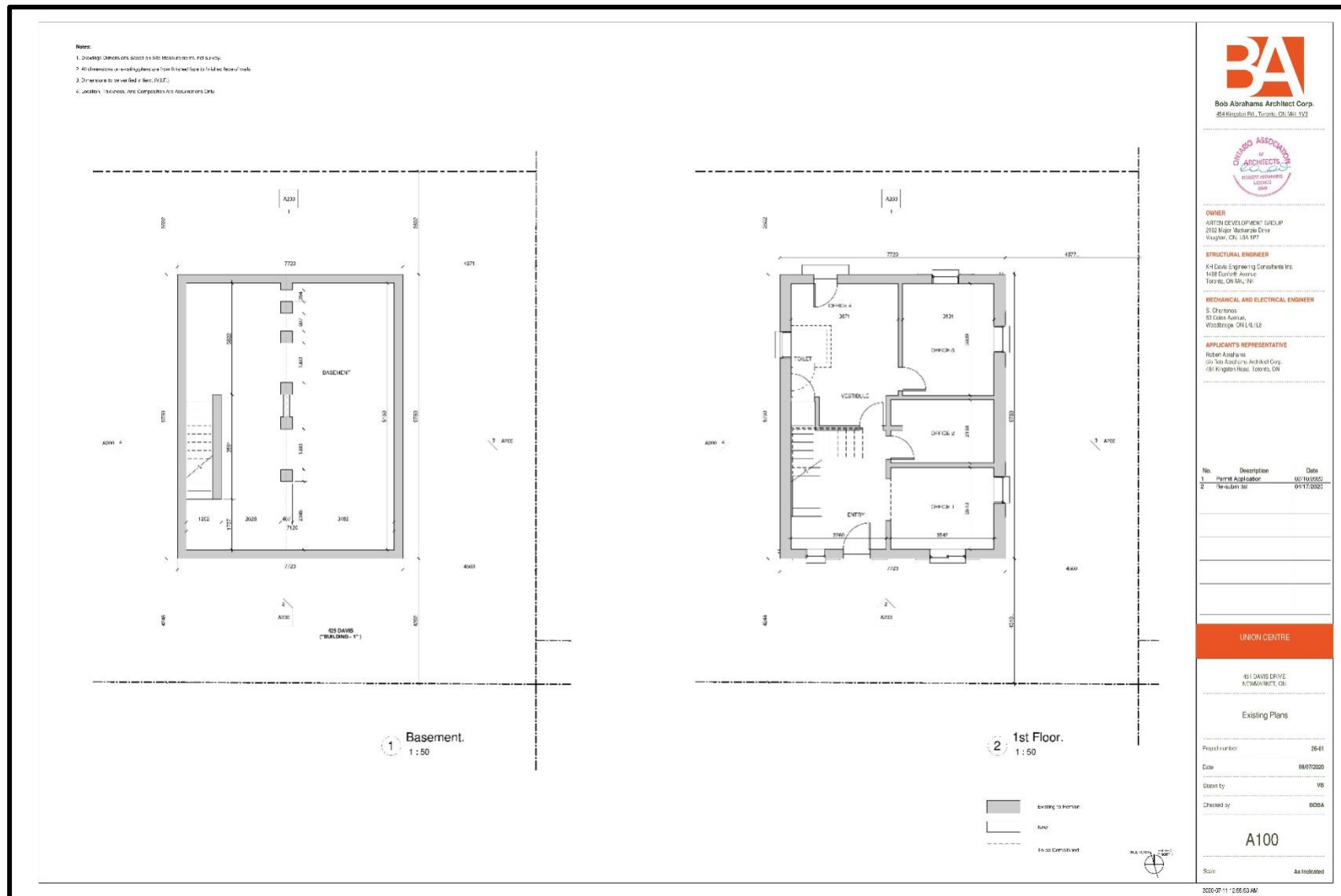


Figure 3: Existing Basement and 1st Floor Layout for 431 Davis Drive
(Bob Abrahams Architect Corps. 2020b)

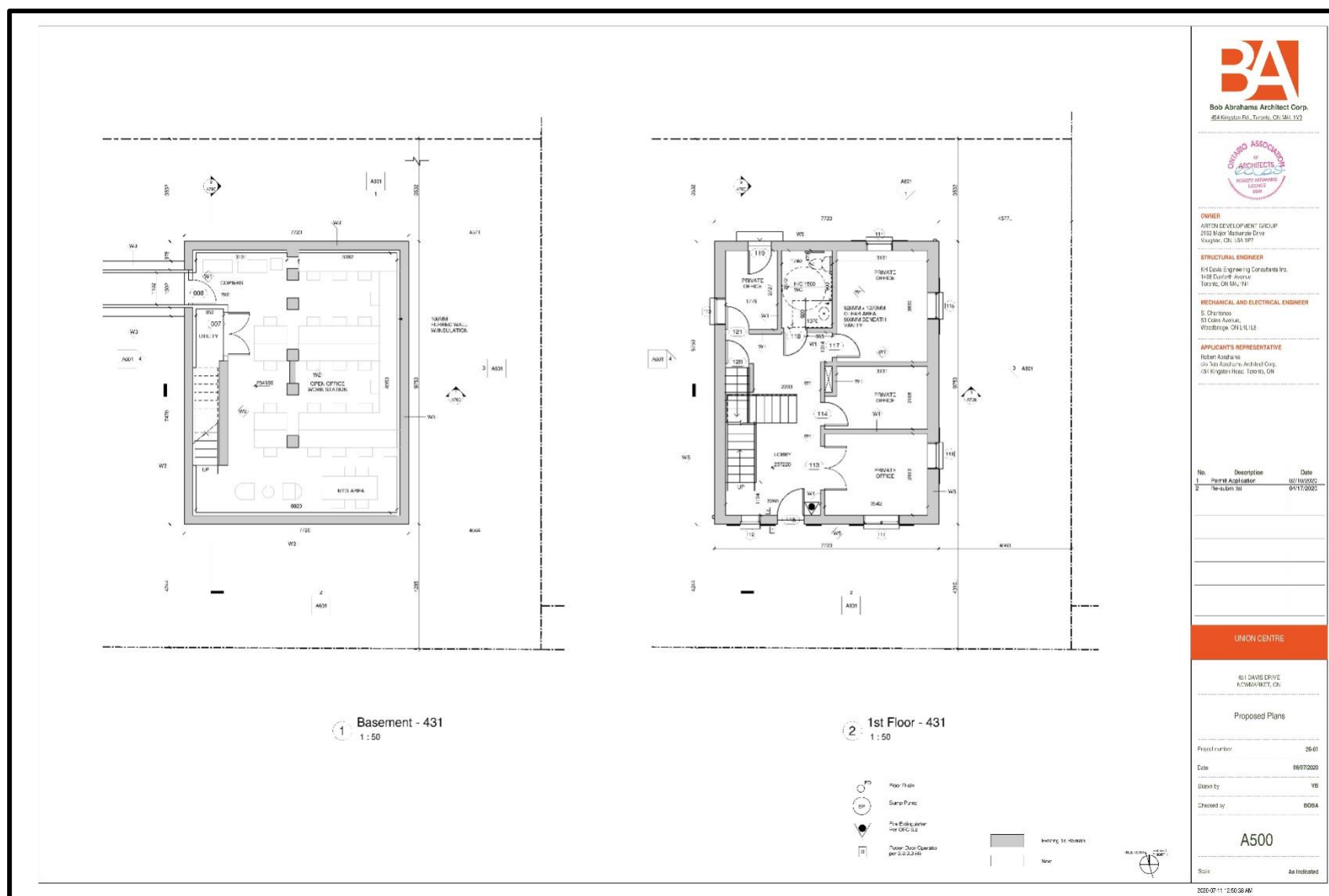


Figure 4: Proposed Basement and 1st Floor Layout for 431 Davis Drive
(Bob Abrahams Architect Corps. 2020b)

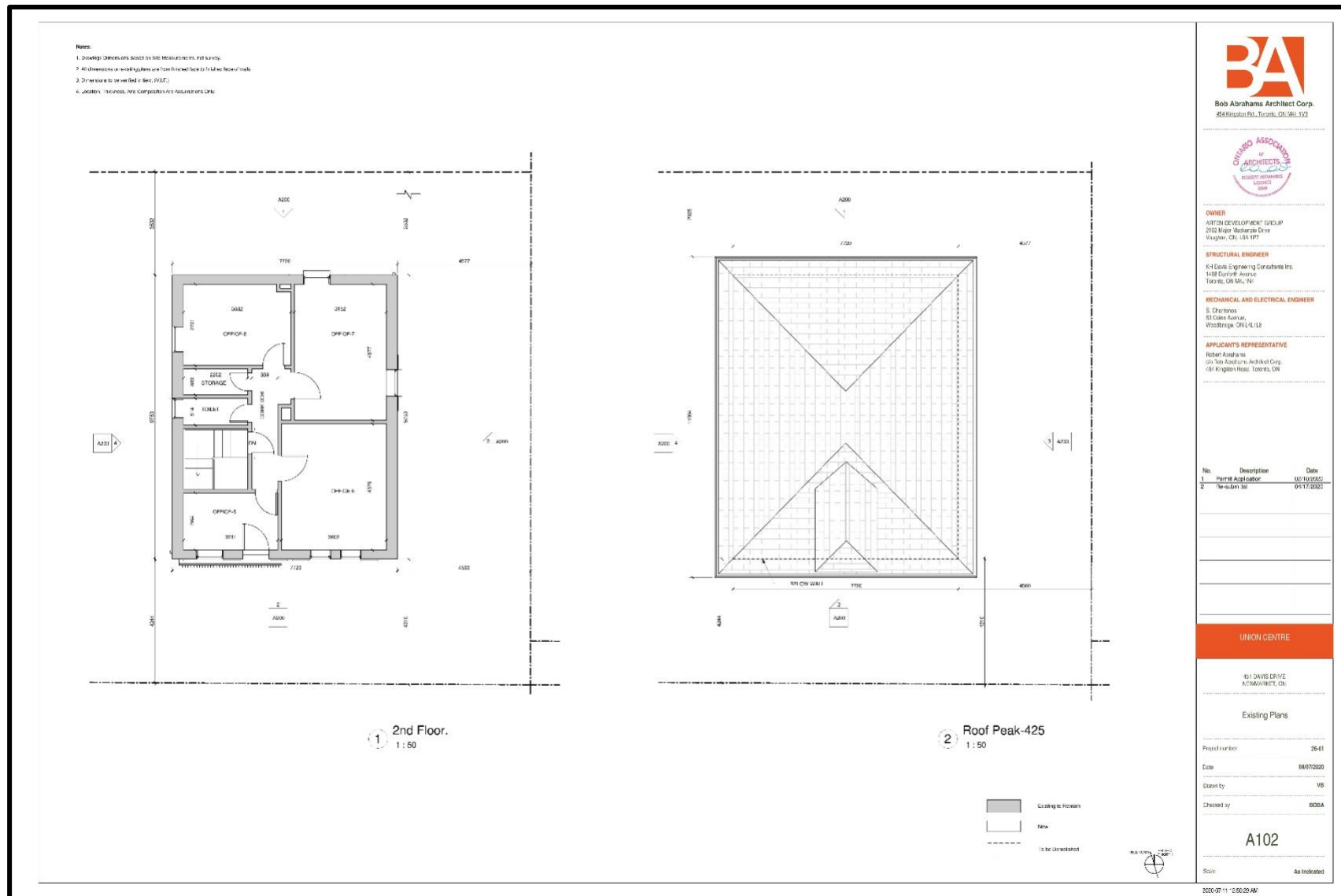


Figure 5: Existing 2nd Floor and Roof Layout for 425 Davis Drive
(Bob Abrahams Architect Corps. 2020b)

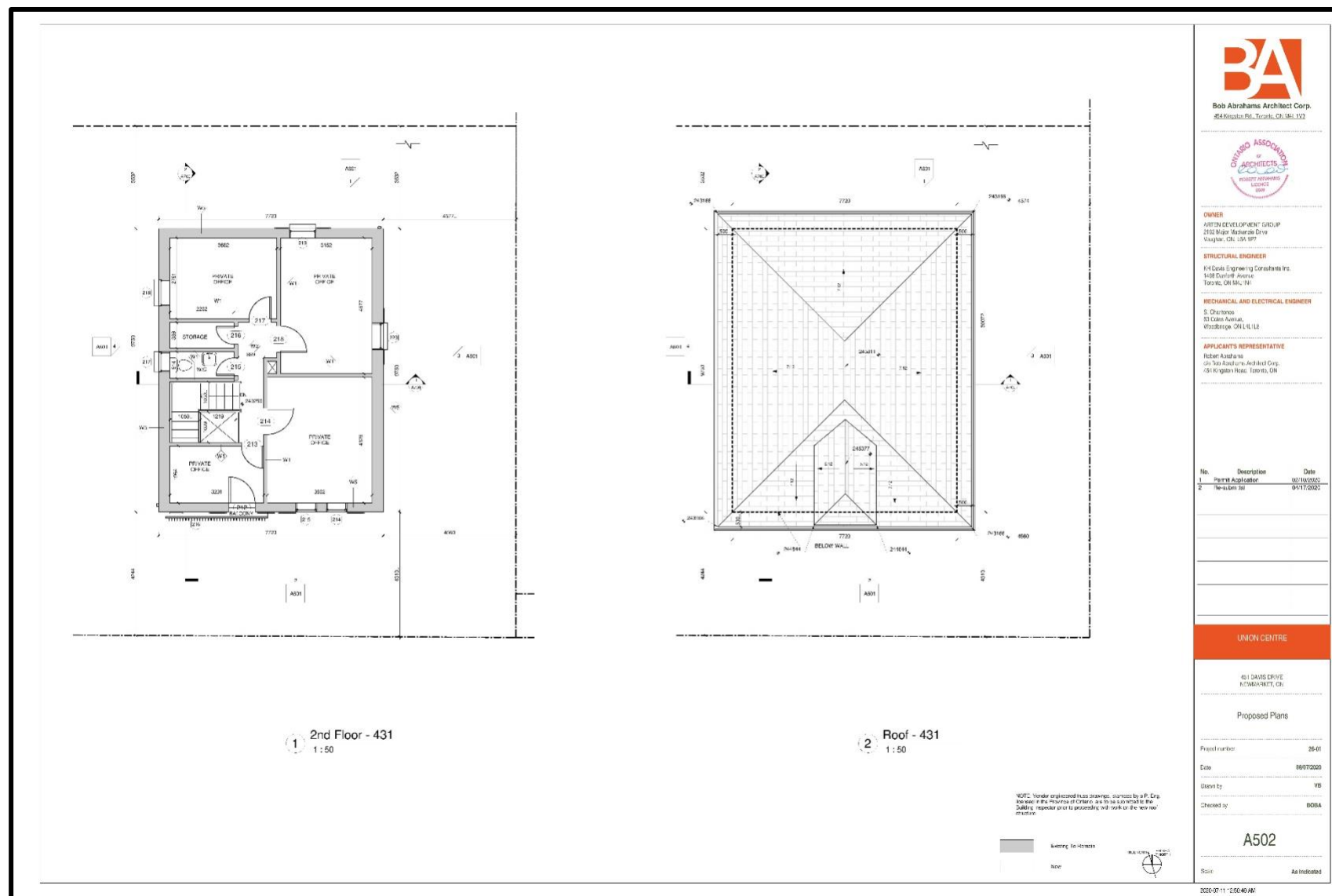


Figure 6: Proposed 2nd Floor and Roof Layout for 431 Davis Drive
(Bob Abrahams Architect Corps. 2020b)

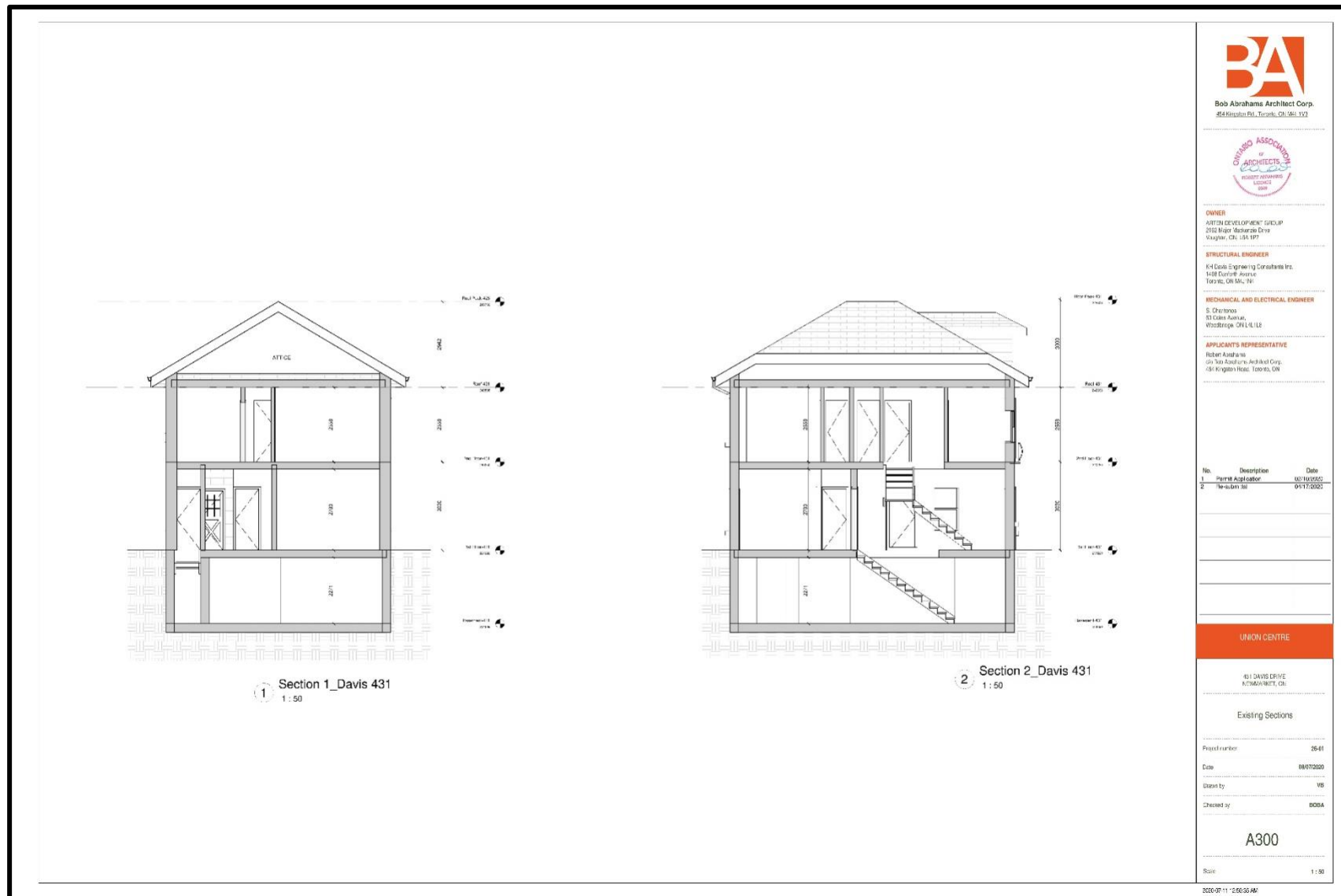


Figure 7: Existing Cross Section Layout for 431 Davis Drive
(Bob Abrahams Architect Corps. 2020b)

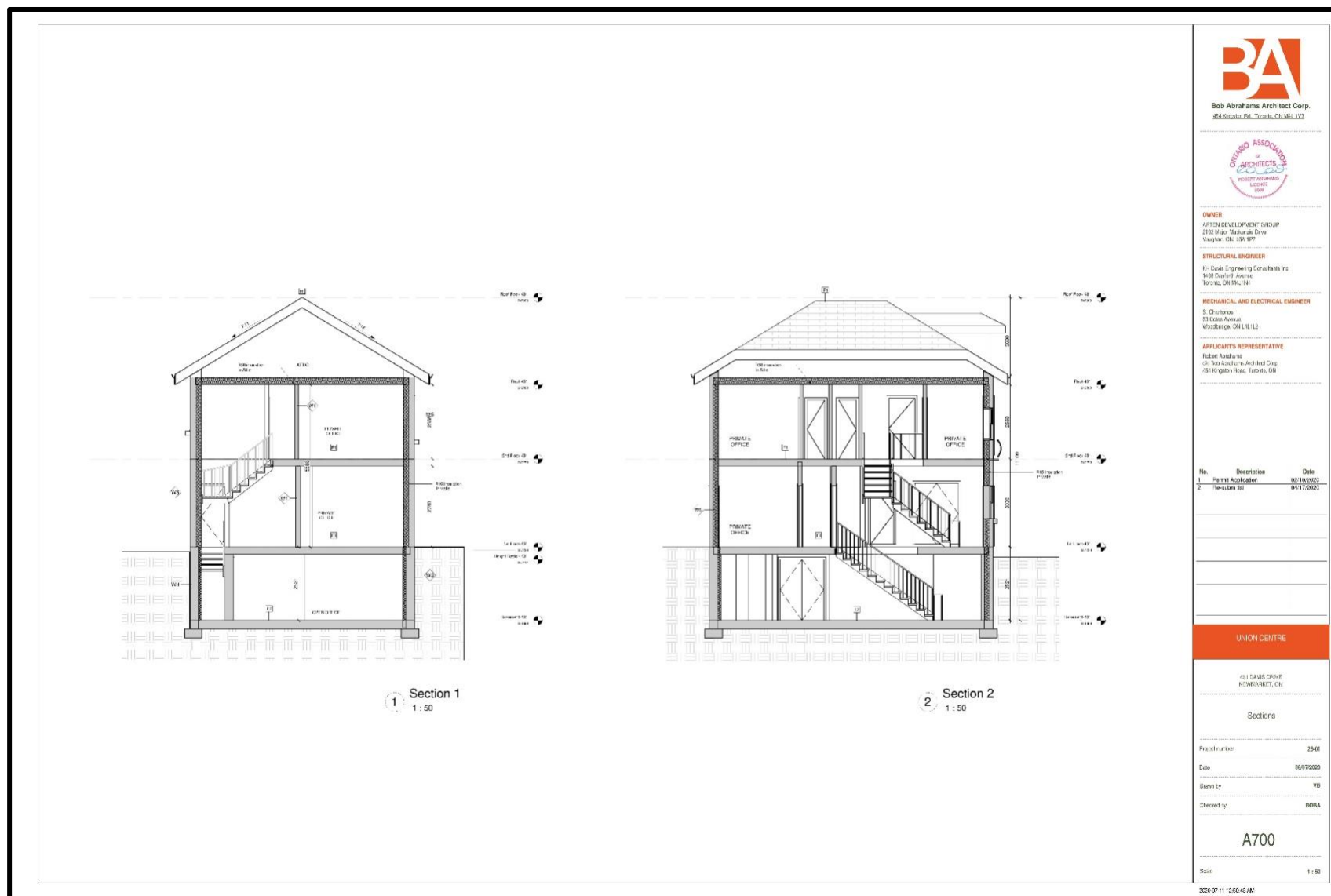


Figure 8: Proposed Cross Section Layout for 425 Davis Drive
(Bob Abrahams Architect Corps. 2020b)



Figure 9: Existing Elevations for 431 Davis Drive
(Bob Abrahams Architect Corps. 2020b)

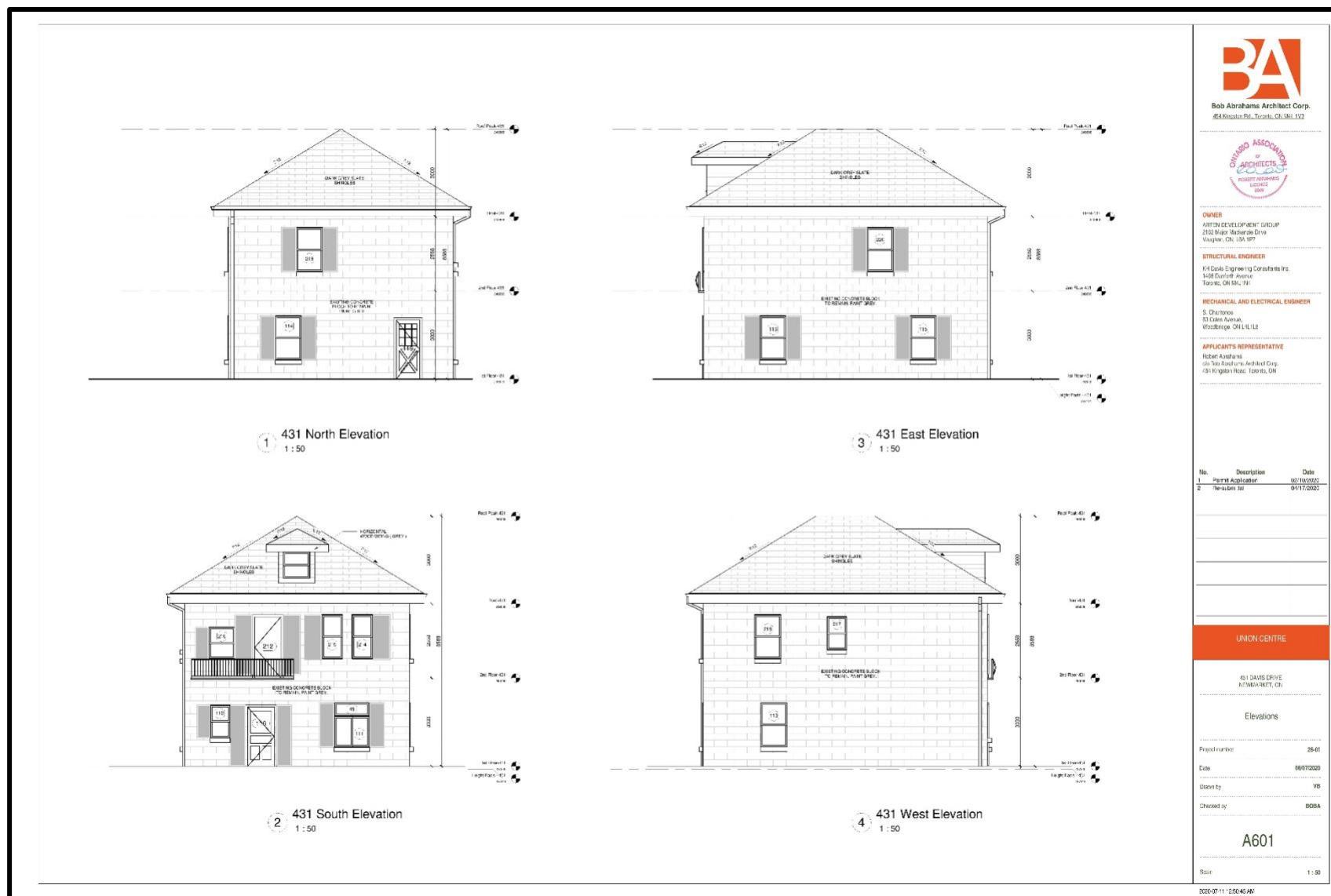


Figure 10: Elevations of Proposed Alterations for 431 Davis Drive
(Bob Abrahams Architect Corps. 2020b)

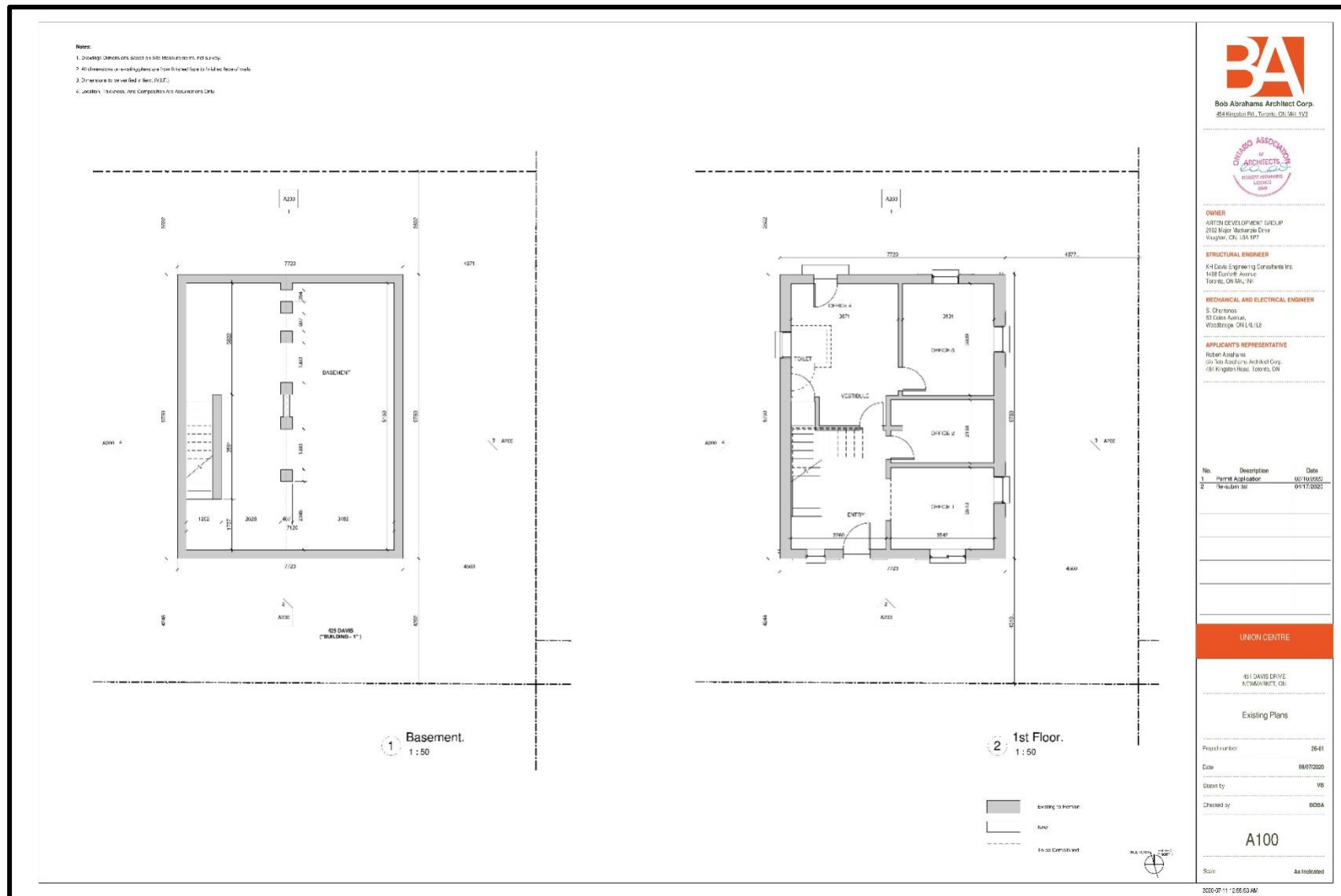


Figure 11: Existing Basement and 1st Floor Layout for 431 Davis Drive
(Bob Abrahams Architect Corps. 2020b)

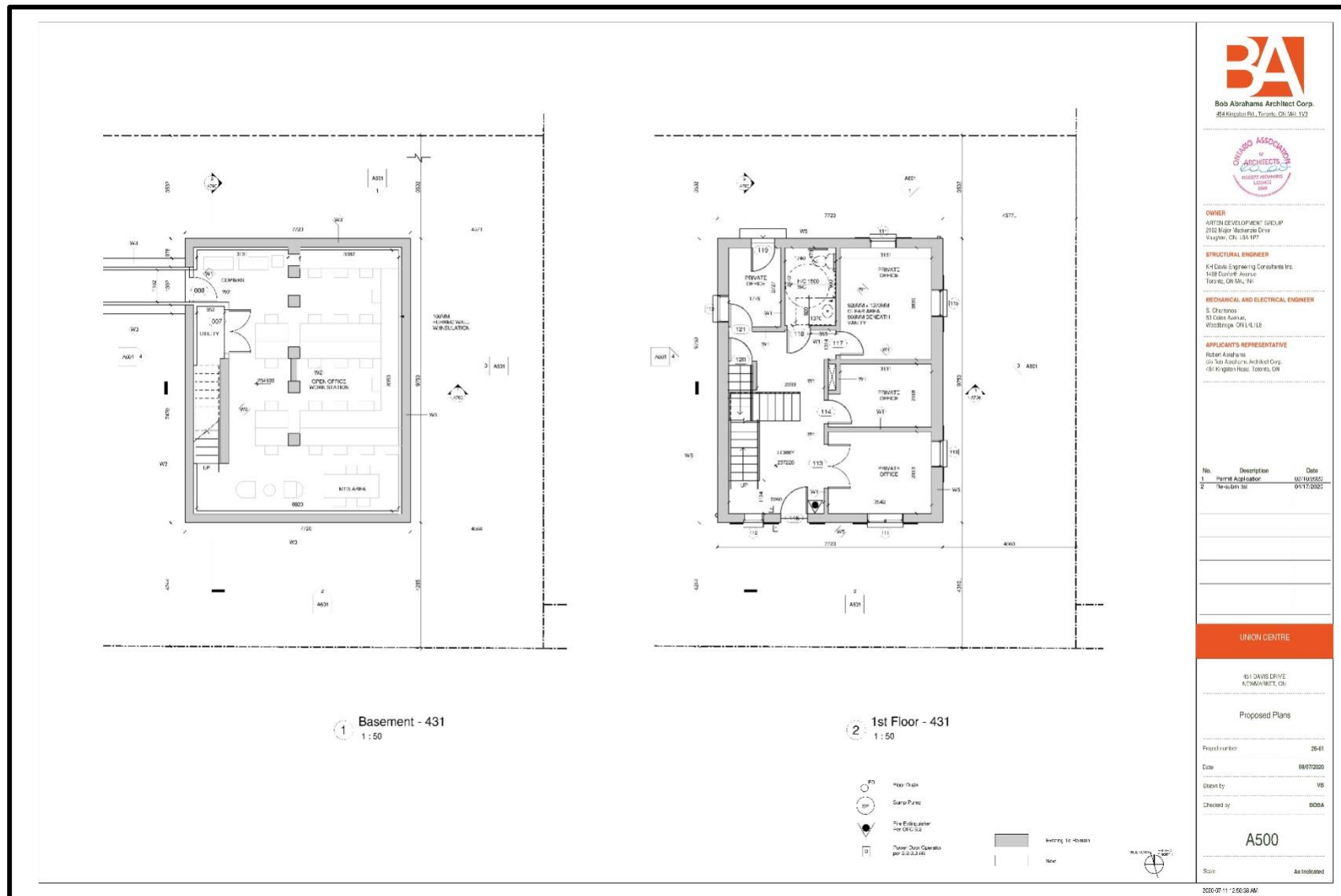


Figure 12: Proposed Basement and 1st Floor Layout for 431 Davis Drive
(Bob Abrahams Architect Corps. 2020b)

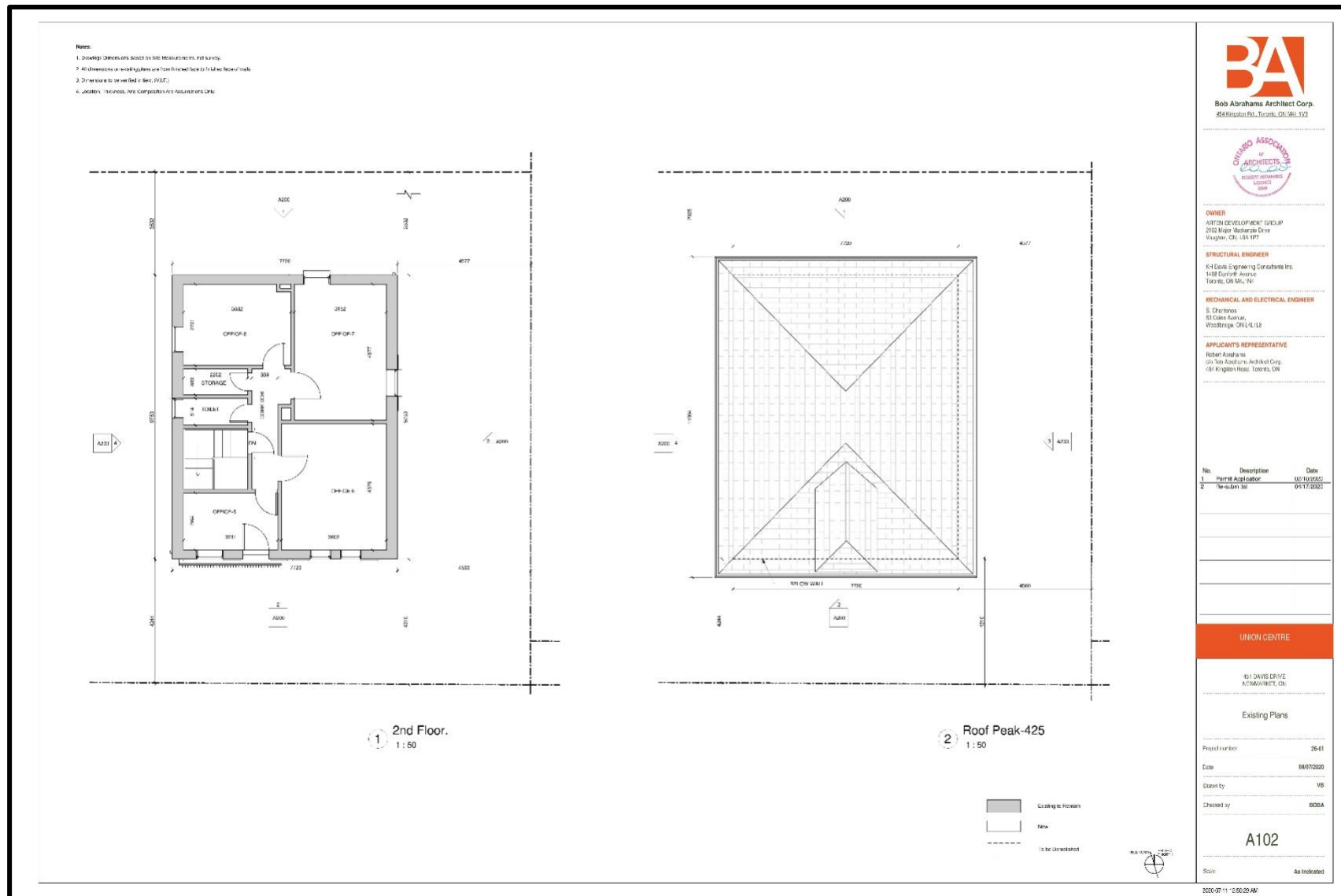


Figure 13: Existing 2nd Floor and Roof Layout for 425 Davis Drive
(Bob Abrahams Architect Corps. 2020b)

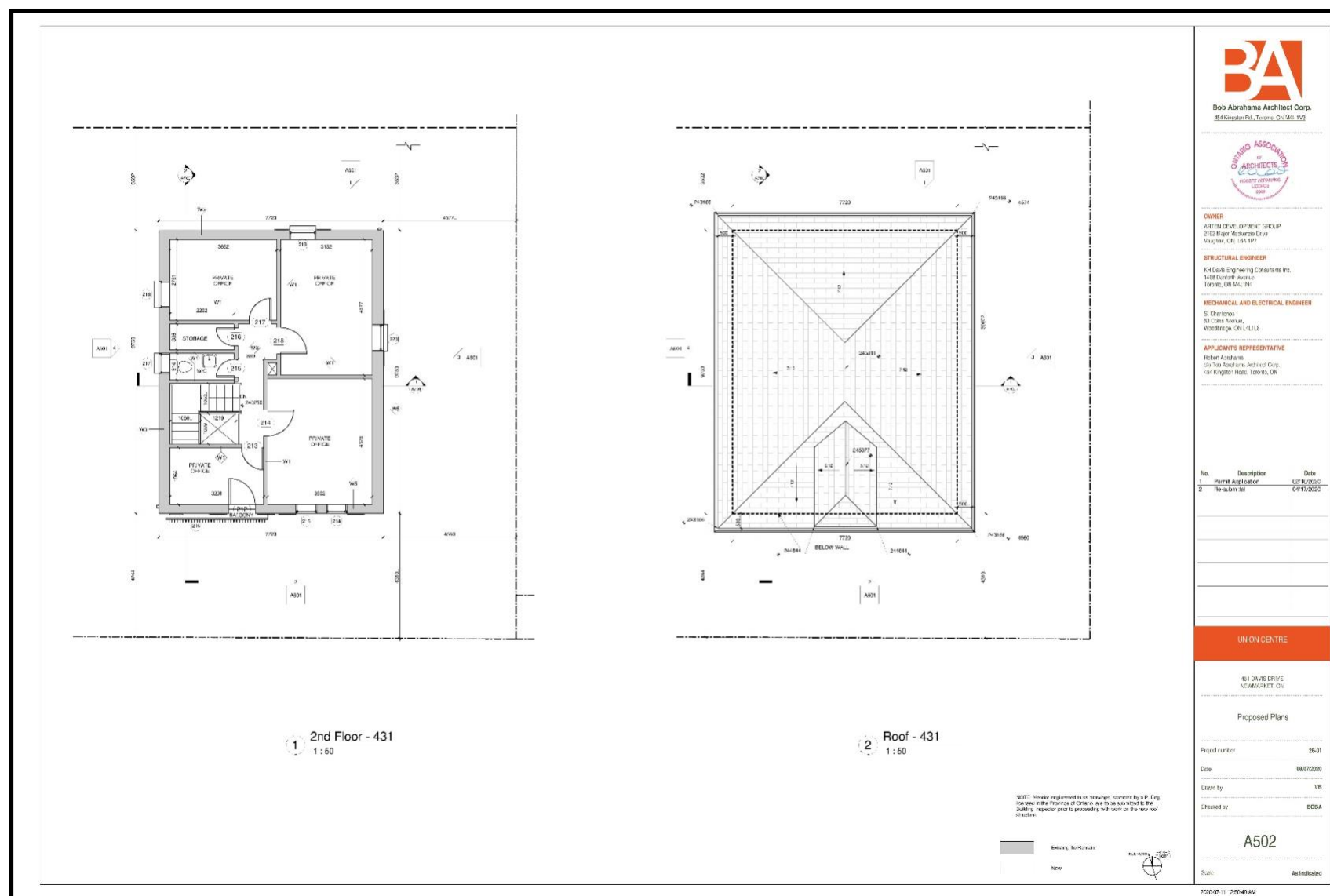


Figure 14: Proposed 2nd Floor and Roof Layout for 431 Davis Drive
(Bob Abrahams Architect Corps. 2020b)

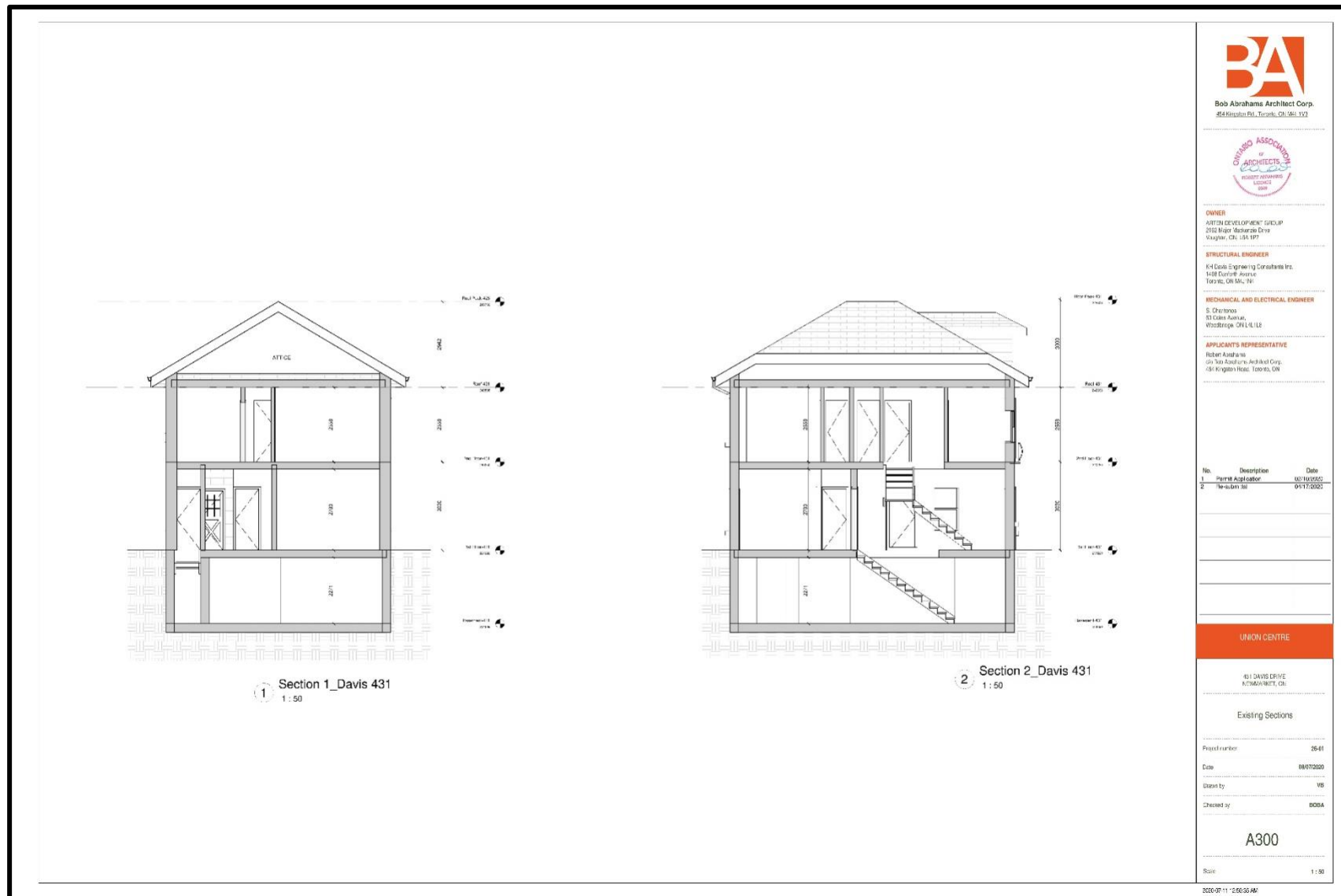


Figure 15: Existing Cross Section Layout for 431 Davis Drive
(Bob Abrahams Architect Corps. 2020b)

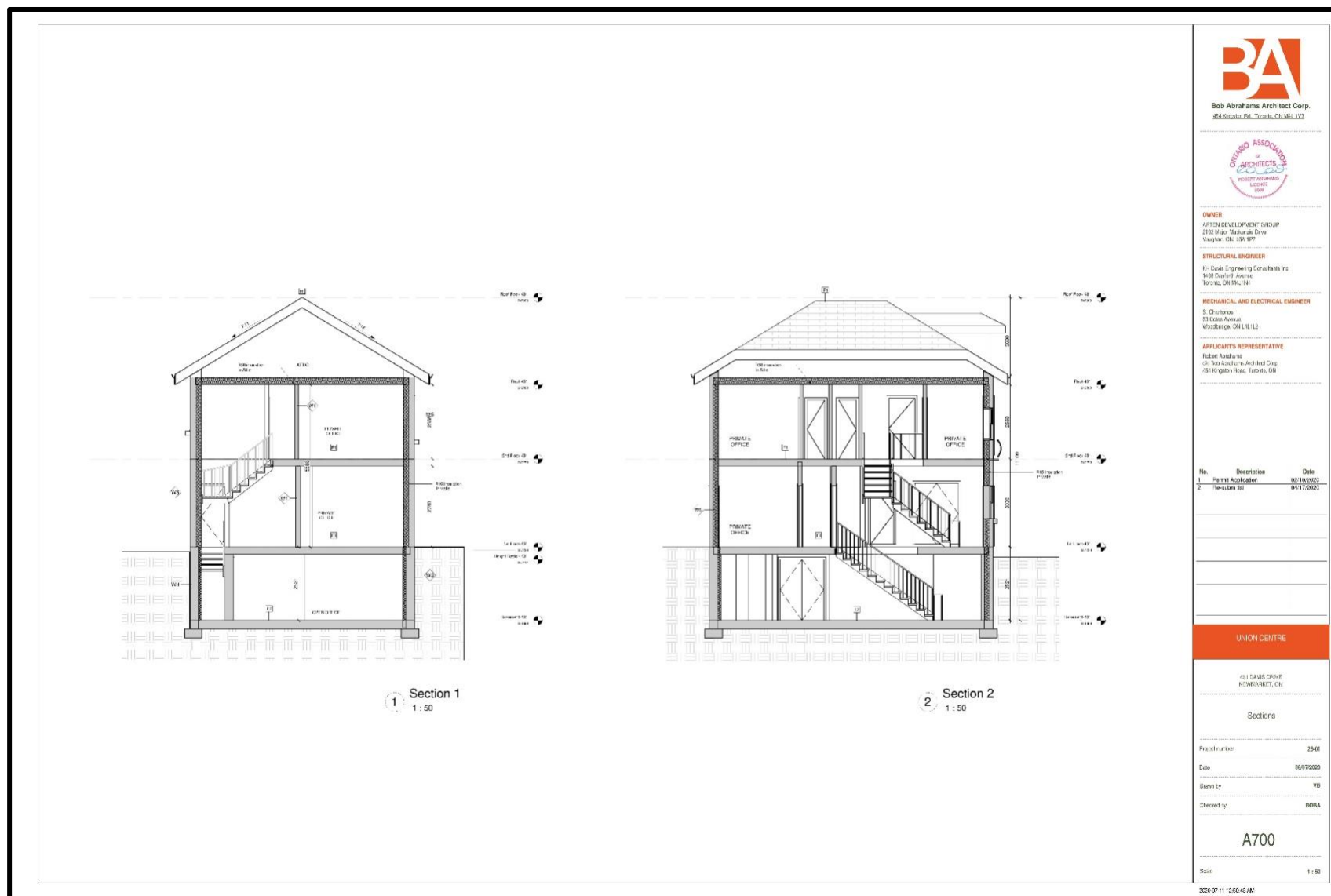


Figure 16: Proposed Cross Section Layout for 425 Davis Drive
(Bob Abrahams Architect Corps. 2020b)