



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 Heritage Designation – 17250 Yonge Street (York Region Administrative Centre) Staff Report to Council

Report Number: 2022-15

Department(s): Planning Services

Author(s): Adrian Cammaert, Manager, Planning Services

Meeting Date: March 21, 2022

Recommendations

1. That the report entitled Request for Heritage Designation – 17250 Yonge Street dated March 21, 2022 be received; and,
2. That the subject property known as 17250 Yonge 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 bring 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 Land Tribunal; 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 17250 Yonge Street, York Region Administrative Centre, be Designated under Part IV of the Ontario Heritage Act. The location of the subject property is

shown below, with elevations:



Background

At the Heritage Newmarket Advisory Committee meeting on December 5, 2017, the motion from the minutes is as follows:

“That the Heritage Newmarket Advisory Committee begin talks with the Region of York regarding designation for the Administrative Centre building.”

At the Committee of the Whole meeting on April 2018, the motion from the minutes is as follows:

“That the Heritage Newmarket Advisory Committee propose to the Region of York that the Administration Centre building be designated, due to its noted architect.”

As directed, Planning Services staff reached out to their Heritage Consultant, Archaeological Research Associates Ltd. (ARA) to conduct research on the property to determine whether the property would warrant the merits of designation.

Discussion

2020 Heritage Designation Report

A Heritage Designation Report was completed in July 2020 by the Town's Heritage Consultant, ARA. This report is included as Attachment 1 to this report.

The ARA Report contains photographs of the building's exterior and interior, and is therefore a key piece of information used to determine the heritage attributes of the building. The Report discusses many architectural, historical and contextual considerations of the property and building, and makes the following recommendation:

"O. Reg. 9/06 of the OHA requires that to be designated, a property must meet one or more of the criteria grouped into the categories of design or physical value, historical or associative value and contextual value. The York Region Administrative Centre at 17250 Yonge Street meets all three criteria for determining CHVI as outlined in O. Reg. 9/06."

Section 8 of ARA's report sets out the specific Physical/Design Value, Historical and Associative Value, and Contextual Value associated with this property. This section also sets out the Cultural Heritage Attributes of the property. Combined, this information provides the "Statement of Cultural Heritage Value or Interest" that substantiates the site's Designation. As taken from the ARA Report:

Physical/Design Value

The York Region Administrative Centre is an excellent example of a postmodern institutional building; specifically, the Canadian Indigenous prairie interpretation of the style. The building displays elements of the prairie regionalism branch of postmodernist architecture exemplified by its organic and curvilinear design. Typical of this style, the flat roofed four-storey stone and glass structure has an irregular, organic floor plan with a horizontal emphasis on each stepped storey of alternating rusticated and smooth stone bands with continuous window ribbons. The structure's windows are plain and unadorned and feature extensive areas of glass, indicative of the style. Four wings radiate from the large central circular driveway with colonnades and two sets of tall double doors flanked by a shorter door on each side, all with semi-arched glass insert and semicircular door handles. The entryway apparatus is installed within a curved wall of windows. The York Region Shield is etched in the window above the entrance. The northeast wing terminates at the clock tower feature with four towers of varying heights, each with a round simple clockface of black on white Roman numerals. The other three wings terminate at two towers of varying heights. White is a

dominant colour of this building style and as been integrated into the building's light coloured stone and columns, reinforcing institutional overtones. Attention to detail is evident in the utility infrastructure (gas metre housing and water hook up) designed and built in a manner sympathetic to the building's architecture. The York Region Administrative Centre displays a high degree of artistic value with its striking scale and curvilinear massing including the nature of the horizontal waving bands of stone and glass.

Historical and Associative Value

The York Region Administrative Centre demonstrates and reflects the work and ideas of renowned Indigenous Canadian architect Douglas Cardinal. Cardinal was born in 1934 in Red Deer, AB to Métis parents and is of Siksika descent. He studied at the University of Texas School of Architecture where he developed his architectural style that was influenced by Antonio Gaudi, Frank Lloyd Wright and Le Corbusier. His notable buildings include the: Museum of Canadian History, Hull, QB (1989, 1999); Museum of the American Indian, Washington, DC (2004); Alberta Government Services Building, Ponoka, AB (1975); and First Nations University, Regina, SK (2003). As a post-war period architect, Douglas Cardinal was a forerunner of philosophies of sustainability, green buildings and ecologically designed community planning. His architecture springs from his observations of nature and its understanding that everything works seamlessly together. This philosophy is clearly demonstrated by the manner in which the York Region Administrative Centre harmonizes with the natural features of the landscape through its curvilinear massing and organic forms. Cardinal is known for curvilinear designs which is demonstrated in this building. He was a pioneering adopter of early computer technology, notably Computer-Aided Drafting and Design (CADD) systems, harnessing the power of computers as early as the 1960s to create his signature organic forms. By the late 1970s, Cardinal's practice became the first to be fully computerized, using their own proprietary architectural programming.

Contextual Value

The York Region Administrative Centre is designed to harmonize with the natural features of the landscape, physically and visually linking the building to the surrounding topography. It is the founding property around which the Town of Newmarket and York Region are creating a civic campus within the established government district along this area of Yonge Street. Due to its striking architecture, the building is a physical and visual landmark along Yonge Street in the Town of Newmarket.

Heritage Newmarket Advisory Committee

Following completion of ARA's Designation Report, the Heritage Newmarket Advisory Committee considered the matter at the meeting on September 1, 2020.

The motion from the minutes is as follows:

“That the Heritage Newmarket Advisory Committee support the designation of 17250 Yonge Street (York Region Administrative Centre).”

York Regional Council

This matter was considered by York Region Committee of the Whole at their February 10, 2022 meeting. The Region supported the proposed designation under Part IV of the Ontario Heritage Act based on the building’s design, physical and contextual value. This was approved at the Region’s February 24, 2022 Council meeting.

Next Steps and Appeal Opportunities

Should Council state their intention to designate this property under Part IV, Section 29 of the Ontario Heritage Act, 1990, staff will prepare, publish and serve a “Notice of Intention to Designate” in accordance with the requirements of the Ontario Heritage Act, 1990.

Publishing and serving the “Notice of Intention to Designate” initiates a 30 day period in which Council’s intention to designate is subject to objection by any member of the public residing in Ontario.

If an objection is received within 30 days after the date of the publication of Council’s “Notice of Intention to Designate”, the objection will be referred to the Ontario Land Tribunal and heard as an appeal. Council then has 90 days to decide whether to withdraw the “Notice of Intention to Designate”.

If an objection is not received within 30 days after the date of the publication of Council’s “Notice of Intention to Designate”, staff will bring a designation by-law before Council for adoption, which would also be subject to a 30 day appeal period from date of newspaper publication.

Conclusion

Designation under Part IV of the Ontario Heritage Act is warranted for the subject property.

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 designation report 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 Designation Report.

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 Ontario Land Tribunal.

Attachments

1 – Designation Report, prepared by ARA, dated, July 2, 2020

Approval

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

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

Contact

For more information, please contact Adrian Cammaert, acammaert@newmarket.ca.