



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

Denison Daycare at 605 Fernbank Road – Green Shed Staff Report to Council

Report Number: 2022-58

Department(s): Planning & Building Services

Author(s): Casey Blakely

Meeting Date: December 5, 2022

Recommendations

1. That the report entitled “Denison Daycare 605 Fernbank Road – Green Shed”, dated December 5, 2022 be received; and,
2. That staff be authorized to approve the demolition of the green shed located at the southwest corner of the property leased to Denison Child Care; and,
3. That staff explore opportunities to salvage components of the green shed; and,
4. 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 discuss the green shed located on the southwest corner of the Town property leased to Denison Daycare and to seek Council’s direction on the removal of the structure.

Background

The property known as the Stickwood Walker Farm, 605 Fernbank Road was purchased by the Town in 2003. The terms of the purchase included for the site to be used, for a period of 20 years, for community uses and for the farmhouse to be retained. In 2019, the Town undertook a Request for Proposal (RFP) process to find a partner to use the

farmhouse and the property under a lease agreement. Denison Child Care (hereinafter “Denison”) was the successful proponent.

An Official Plan Amendment and Zoning By-law Amendment were approved in 2019 to permit the use of a daycare facility on the subject lands.

Denison intends to re-use the farmhouse for office/administrative purposes and construct a new building for the daycare. The daycare building is currently under construction.

Denison has submitted a Site Plan Application to the Town and planning staff are in the process of finalizing the site plan agreement with Denison.

Discussion

The green shed is at the southwest corner of the leased property, is adjacent to the access road/fire route and is in the vicinity of the construction associated with the new building. See the property survey (attached as Appendix 1) denoting the green shed as the ‘metal shed on blocks’ at the southwest corner of the property. This building is not to be confused with the green garage, labelled as ‘metal garage’, located east of the green shed.

Denison has raised concerns regarding the structural integrity of the green shed, and has requested permission for its demolition.

The agreement of purchase and sale with the prior owners required the Town to keep the Stickwood Walker house and several of the outbuildings, but did not require the green shed to be preserved.

Denison was originally proposing to keep the green shed and remove the garage (east of green shed), however given the condition of the green shed, they are now requesting to remove it and instead preserve the garage. Preserving the garage will assist in meeting Denison’s needs for the site in re-purposing the garage for an arts and crafts studio for the daycare.

Green Shed



Building Condition

Denison contracted an engineering firm to undertake a visual assessment of the green shed to advise on its condition. The report was undertaken by Atkins + Van Groll Consulting Engineers, dated October 10, 2022 and is attached as Appendix 2.

The report was authored by a structural engineer and concludes:

“...Given the conditions of the building observed from the lower level and outside, it is likely that the foundation is in poor condition and is unstable. This building is currently unsafe and should be demolished. A demolition procedure should be submitted for review, and a demolition permit should be obtained.”

Given the type of structure and its existing condition, building staff have estimated making the shed stable would likely cost \$30,000 to \$50,000, but making it useable would cost significantly more.

Heritage Designation

The property is individually designated under Part IV of the *Ontario Heritage Act* through By-law 1998-59, attached as Appendix 3. As per the by-law, the reasons for the designation are related to certain elements of the William Stickwood home. The green shed is not specifically listed as a heritage attribute.

A Heritage Permit is required for the removal of the green shed and staff has consulted with Heritage Newmarket on its potential removal, in accordance with the requirements of the Ontario Heritage Act. The consensus of Heritage Newmarket is that given the poor physical condition of the green shed they agree with its removal; however, they encouraged the reuse of any salvageable material from the shed.

Potential Re-use of Green Shed Material

If Council supports the removal of the green shed, it is recommended that any retainable elements of the shed (i.e., beams, joists and/or barn boards) be retained by the Town for possible reuse. The Heritage Permit would include language that encourages the salvaging and retention of such materials by the Town.

Conclusion

Given the unsafe condition of the green shed, the engineering report from the structural engineer confirming it should be demolished, and given that it is not identified in the heritage designation by-law as having any historical or heritage significance, staff recommend that the shed be demolished and that demolition materials be assessed for salvage and possible re-use by the Town.

Business Plan and Strategic Plan Linkages

- Long Term Financial Sustainability
- Extraordinary Places and Spaces
- Economic Leadership and Job Creation

Consultation

Legal Services, Cultural Heritage and Economic Development were consulted in the writing of this report.

Human Resource Considerations

None.

Budget Impact

The Town will seek Denison to undertake the contractual arrangements and cost associated with the demolition of the shed. The Town would be responsible for costs related to preservation and storage of retainable and salvageable materials from the shed for potential re-use by the Town. Further, should Denison be able to secure a Denison Daycare at 605 Fernbank Road – Green Shed

reasonable and fair cost for the demolition of the shed, and since the shed is municipally owned, the Town may consider reimbursing Denison's costs at its sole discretion.

Attachments

Appendix 1 – Property Survey

Appendix 2 – Atkins + Van Groll Engineering Report

Appendix 3 – By-law 1998-59

Submitted by

Casey Blakely, Senior Planner, Development

Approved for Submission

Adrian Cammaert, Manager, Planning Services

Jason Unger, Director, Planning & Building Services

Peter Noehammer, Commissioner, Development & Infrastructure Services

Jeff Payne, Commissioner, Community Services, Parks and Facility Services

Contact

Casey Blakely

cblakely@newmarket.ca