

The meeting of the Heritage Newmarket Advisory Committee was held on Tuesday, April 5, 2016 in Cane A & B, 395 Mulock Drive, Newmarket.

Members Present: Athol Hart, Chair
Councillor Hempen
Billie Locke
Joan Seddon
Rohit Singh
Malcolm Watts

Absent: Soni Felix Raj

Staff Present: C. Finnerty, Council/Committee Coordinator

The meeting was called to order at 7:00 p.m.

A. Hart in the Chair.

Additions & Corrections to Agenda

Moved by: Joan Seddon
Seconded by: Malcolm Watts

THAT the order of the agenda be amended to address Item 5 – Main Street Clocktower - 178-180 Main Street first.

Carried

1. Main Street Clocktower - 178-180 Main Street.

The Chair advised that the Subcommittee met to review the application and has prepared a draft motion. Discussion ensued regarding the stained glass windows at the Trinity United Church, potential construction damage associated with the proposal and underground parking.

Moved by: Joan Seddon
Seconded by: Rohit Singh

WHEREAS the proposed building does not comply with the Town of Newmarket's Official Plan for Main Street which limits building heights to three stories;

AND WHEREAS the proposed building does not comply with the Development Plan for the Heritage Conservation District;

AND WHEREAS the proposed underground parking consists of three levels and there is an underground watercourse beneath or adjacent to the proposed development and surrounding buildings resulting in the need for the installation of waterproofing and structural pylons and therefore the construction of the proposed development may cause a change in the natural underground watercourse and may cause damage to other buildings in the Heritage Conservation District;

AND WHEREAS many of the buildings in the surrounding area are built on rubble stone foundations, extensive excavation and construction may result in ancillary damage to other parts of those buildings;

AND WHEREAS currently Park Avenue is a narrow street which is frequently blocked by vehicular traffic, and the proposed main entrance and exit for the underground parking garage, together with the loading dock will add to an already stressed situation on Park Avenue considering that the Trinity United Church which is across the street also has handicapped parking/access onto Park Avenue opposite or in close vicinity to the underground garage entrance/exit and the loading dock and therefore, concerns arise regarding adequate turning radius and potential risks for moving vans and delivery trucks;

AND WHEREAS the proposed construction requires a land swap between the owner and the Town of Newmarket in order that it has the required number of parking spaces;

AND WHEREAS according to the building proposal submission, the facades of the buildings at 184, 188, 190 and 194 Main Street south of the former Post Office have not been preserved in accordance with the Ontario Heritage Act;

AND WHEREAS the streetscape and shadow study provided do not realistically show the potential impact on surrounding buildings such as the Trinity United Church, where the stained glass windows are worthy of protection, and businesses on the east side of Main Street where front windows may also be impacted;

AND WHEREAS the construction of this development may have a long term effect on public parking which may negatively impact the local merchants' ability to carry on business for an extended period of time;

AND WHEREAS the likelihood of precedent setting examples exist with this proposed rezoning application;

THEREFORE we, the members of the Heritage Newmarket Advisory Committee adamantly recommend that the Council of the Town of Newmarket reject this proposal.

Carried

Declarations of Interest

None.

Approval of Minutes

2. Heritage Newmarket Advisory Committee Minutes of March 8, 2016.

Moved by: Councillor Hempen

Seconded by: Billie Locke

THAT the Heritage Newmarket Advisory Committee Minutes of March 8, 2016 be approved.

Carried

Presentations/Deputations

None.

Correspondence

3. Correspondence from the Town of Newmarket Planning and Building Services Department dated March 1, 2016 regarding Public Meeting concerning a Proposed Official Plan and Zoning By-law Amendment - 260 Eagle Street (Southeast corner of Eagle Street and Cawthra Boulevard).

Moved by: Malcolm Watts
Seconded by: Rohit Singh

THAT the correspondence from the Town of Newmarket Planning and Building Services Department dated March 1, 2016 regarding Public Meeting concerning a Proposed Official Plan and Zoning By-law Amendment - 260 Eagle Street (Southeast corner of Eagle Street and Cawthra Boulevard) be received.

Carried

4. Correspondence from the Town of Newmarket Planning and Building Services Department dated March 1, 2016 regarding Public Meeting concerning a Proposed Official Plan and Zoning By-law Amendment - 429/445 Harry Walker Parkway.

Moved by: Billie Locke
Seconded by: Joan Seddon

THAT the correspondence from the Town of Newmarket Planning and Building Services Department dated March 1, 2016 regarding Public Meeting concerning a Proposed Official Plan and Zoning By-law Amendment - 429/445 Harry Walker Parkway be received.

Carried

5. Correspondence from Materials Consultants Limited regarding Professional Development Technical Training Courses.

Moved by: Joan Seddon
Seconded by: Councillor Hempen

THAT the correspondence from Materials Consultants Limited regarding Professional Development Technical Training Courses be received;

AND THAT Materials Consultants be contacted with respect to future seminars on Masonry Restoration Project Case Studies and possibly hosting a session in Newmarket.

Carried

Items

6. Designated Property Maintenance and Concerns

a) Christian Baptist Church

Discussion ensued regarding the façade neglect at the Christian Baptist Church and the status of the letter to the property owners.

7. Plaques

a) Site plaques

No update to provide.

b) Residence plaques

The Plaque Subcommittee provided an update on the residence plaques to date and advised that they recently delivered a new plaque to a resident. M. Watts advised that he is meeting with a resident this weekend with respect to obtaining a plaque. Discussion ensued regarding having the plaques predrilled in order to protect the face of the plaque and providing screws with the appropriately coloured heads to match the plaque and the content of the plaque for consistency purposes. In addition, the Committee discussed challenges associated with the research required for plaque production.

Moved by: Joan Seddon

Seconded by: Rohit Singh

THAT the content of the residence plaques be such that they reflect the original homeowner as opposed to the developer's name in order to be consistent and provide further information on the heritage significance of the home.

Carried

c) Heritage location plaques

No update to provide.

8. Council Workshop regarding Committees of Council and Workplans - April 11, 2016.

The Chair advised of the upcoming workshop and encouraged all members to attend.

9. Heritage Newmarket Budget

The Council/Committee Coordinator provided an overview of the budget to date.

10. Reports of Committee Members

a) Architecture, Recreation, Culture, Heritage (ARCH) Committee

The Chair advised that ARCH recently met and are seeking information with respect to any budget line. The Recreation and Culture Department are reviewing this inquiry. In addition, ARCH is reviewing the formalities associated with the re-opening of the Old Town Hall and programs with respect to its re-launch, along with replacement of the ARCH tent poles.

b) Elman W. Campbell Museum Board

B. Locke advised that the March meeting was cancelled due to inclement weather.

c) Lower Main Street South Heritage Conservation District Advisory Group

The Chair advised that there was nothing new to report, however, he requested clarification on the reporting structure of the Advisory Group and queried why the Main Street Clocktower application has not yet been referred to this group. The Council/Committee Coordinator advised that she would inquire and report back to the Chair.

d) Newmarket Historical Society Board of Directors

R. Singh advised that the main project of the Board is the World War trench, origins of the war and share the stories of Newmarket residents associated with the war. In addition, he shared e-mail correspondence requesting walking tour books of the downtown area. Discussion ensued regarding the books and printing costs.

New Business

- a) Councillor Hempen advised that, as the motion related to Item 5 of the agenda, being the Main Street Clocktower - 178-180 Main Street was presented prior to requests for declarations of interest and was read aloud, in an abundance of caution as a business owner on Main Street, he declared a conflict based on the wording of the motion and requested that the motion be reconsidered.

Moved by: Joan Seddon
Seconded by: Rohit Singh

THAT Item 5 of the Agenda being Main Street Clocktower - 178-180 Main Street be reconsidered.

Carried by 2/3 majority

Councillor Hempen did not take part in the discussion or voting of the foregoing matter.

Moved by: Joan Seddon
Seconded by: Rohit Singh

WHEREAS the proposed building does not comply with the Town of Newmarket's Official Plan for Main Street which limits building heights to three stories;

AND WHEREAS the proposed building does not comply with the Development Plan for the Heritage Conservation District;

AND WHEREAS the proposed underground parking consists of three levels and there is an underground watercourse beneath or adjacent to the proposed development and surrounding buildings resulting in the need for the installation of waterproofing and structural pylons and therefore the construction of the proposed development may cause a change in the natural underground watercourse and may cause damage to other buildings in the Heritage Conservation District;

AND WHEREAS many of the buildings in the surrounding area are built on rubble stone foundations, extensive excavation and construction may result in ancillary damage to other parts of those buildings;

AND WHEREAS currently Park Avenue is a narrow street which is frequently blocked by vehicular traffic, and the proposed main entrance and exit for the underground parking garage, together with the loading dock will add to an already stressed situation on Park Avenue considering that the Trinity United Church which is across the street also has handicapped parking/access onto Park Avenue opposite or in close vicinity to the underground garage entrance/exit and the loading dock and therefore, concerns arise regarding adequate turning radius and potential risks for moving vans and delivery trucks;

AND WHEREAS the proposed construction requires a land swap between the owner and the Town of Newmarket in order that it has the required number of parking spaces;

AND WHEREAS according to the building proposal submission, the facades of the buildings at 184, 188, 190 and 194 Main Street south of the former Post Office have not been preserved in accordance with the Ontario Heritage Act;

AND WHEREAS the streetscape and shadow study provided do not realistically show the potential impact on surrounding buildings such as the Trinity United Church, where the stained glass windows are worthy of protection, and businesses on the east side of Main Street where front windows may also be impacted;

AND WHEREAS the construction of this development may have a long term effect on public parking which may negatively impact the local merchants' ability to carry on business for an extended period of time;

AND WHEREAS the likelihood of precedent setting examples exist with this proposed rezoning application;

THEREFORE we, the members of the Heritage Newmarket Advisory Committee adamantly recommend that the Council of the Town of Newmarket reject this proposal.

Carried

Councillor Hempen did not take part in the discussion or voting of the foregoing matter.

- b) The Chair invited all Members to attend a presentation by Ms. Catherine Nasmith, Architectural Conservancy of Ontario regarding developments in Heritage Districts at the Trinity United Church on April 14, 2016 at 7:00 p.m.
- c) B. Locke inquired as to the status of the former Union Hotel located at the northeast corner of Davis Drive and Main Street. Councillor Hempen provided a brief overview of the Region's plans with respect to properties along Davis Drive. The Chair advised that he will inquire with Mary-Frances Turner, President, York Region Rapid Transit Corporation, to request a presentation with respect to plans for the former Union Hotel at the May Heritage Advisory Committee meeting.

Moved by: Billie Locke
Seconded by: Joan Seddon

THAT a representative from the York Region Rapid Transit Corporation be invited to attend an upcoming Heritage Newmarket Advisory Committee meeting to discuss plans for the former Union Hotel building.

Carried

- d) B. Locke inquired regarding the Gorham Woolen Mills ruins and whether there had been past consideration to designate. Discussion ensued regarding property ownership.
- e) The Chair provided an update on his research to obtain confirmation of ownership of the locks on the Holland River.

Adjournment

Moved by: Billie Locke
Seconded by: Rohit Singh

THAT the meeting adjourn.

Carried

There being no further business, the meeting adjourned at 9:12 p.m.

Date

A. Hart, Chair