

The meeting of the Heritage Newmarket Advisory Committee was held on Tuesday, October 11, 2016 in the Mulock Room, 395 Mulock Drive, Newmarket.

Members Present: Councillor Hempen (7:00 to 7:55 p.m.)(8:45 to 8:59 p.m.)  
Athol Hart, Chair  
Billie Locke  
Joan Seddon  
Rohit Singh  
Malcolm Watts

Absent: Soni Felix Raj (authorized absence)

Staff Present: D. Ruggle, Senior Planner – Community Planning  
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**

None.

### **Declarations of Interest**

- a) Councillor Hempen advised that he would not be taking part in the discussion or voting related to Item 3 as his family owns property immediately adjacent to the subject property.

### **Presentations/Deputations**

1. Mr. Brad Rogers, Principal, Groundswell Urban Planners Inc., introduced those in attendance with him, being Mr. Daniel Berholz, Executive Vice President and Mr. Andrew Webster, Vice President – Development, Rose Corp, Mr. Peter Berton, Partner, VG+ Architects and Mr. Paul Marsala, Terraplan Landscape Architects and addressed the Committee regarding the King George School redevelopment at 400 Park Avenue. He provided an overview of the project proposal, being redevelopment of the site to permit a new townhome development and condominium units within the existing King George School

building. Mr. Peter Berton, VG+ Architects, provided an overview of the company works to date and advised of their role with the King George School project, the project's compatibility with the heritage conservation by-law, restoration plans and preservation strategies.

Discussion ensued regarding replacement of the windows, number of units and parking allocations, any opportunities for adaptive reuse of interior features, specifically woodwork and bannisters, concerns on the interface between the existing heritage homes and school building and the new townhomes, construction timelines and next steps.

Moved by: Councillor Hempen  
Seconded by: Billie Locke

THAT the public in attendance be permitted to address the applicants for a 10 minute total period.

**Carried**

Questions were posed to the applicants with respect to landscaping and maintenance of grass and lawn areas, construction timelines, square footage of the proposed townhomes, pricing and snow removal.

Moved by: Billie Locke  
Seconded by: Joan Seddon

THAT the presentation by Mr. Brad Rogers, Principal, Groundswell Urban Planners Inc., Mr. Daniel Berholz, Executive Vice President and Mr. Andrew Webster, Vice President – Development, Rose Corp, Mr. Peter Berton, Partner, VG+ Architects and Mr. Paul Marsala, Terraplan Landscape Architects regarding the King George School development project be received.

**Carried**

The Committee recessed at 7:47 p.m.

The Committee reconvened at 7:55 p.m.

Councillor Hempen left at 7:55 p.m.

2. Mr. Mohammad Ashouri addressed the Committee regarding 214 Main Street South and provided a presentation regarding the existing structural alterations, variance between the front and rear façades, wiring and servicing issues related to the subject property. Discussion ensued regarding demolition, retention and

maintenance of the building façade and construction behind the front façade, opportunities to restore the building to its original state and adaptive reuse of building features, including beams and woodwork components.

Moved by: Joan Seddon  
Seconded by: Billie Locke

THAT the presentation by Mr. Mohammad Ashouri regarding 214 Main Street South be received.

**Carried**

The Committee recessed at 8:40 p.m.

The Committee reconvened at 8:45 p.m.

Councillor Hempen returned at 8:45 p.m.

**Approval of Minutes**

3. Heritage Newmarket Advisory Committee Minutes of June 28, 2016.

Moved by: Councillor Hempen  
Seconded by: Billie Locke

THAT the Heritage Newmarket Advisory Committee Minutes of June 28, 2016 be approved.

**Carried**

Moved by: Billie Locke  
Seconded by: Joan Seddon

THAT the following items be deferred to a Heritage Newmarket Advisory Committee meeting to be scheduled within two weeks:

Correspondence from Ms. Erin Semande, A/Provincial Heritage Registrar dated June 20, 2016 regarding Ontario Heritage Act Register Privacy Protection Guidelines and Municipal Requirements for serving notice.

Correspondence from the Town of Newmarket Planning & Building Services Department dated July 26, 2016 regarding Passing of Zoning By-law 2016-35 - 345 and 351 Davis Drive.

Correspondence from the Town of Newmarket Planning & Building Services Department - Planning Application Form received August 11, 2016 regarding an Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision - 16250 Yonge Street.

Correspondence from the Town of Newmarket Planning and Building Services Department dated September 13, 2016 regarding an Application for Official Plan and Zoning By-law Amendment - 260 Eagle Street.

Correspondence from the Town of Newmarket Planning and Building Services Department dated September 27, 2016 regarding a Public Meeting concerning a Zoning By-law Amendment - 507 Mulock Drive.

Designated Property Maintenance and Concerns

Plaques

Reports of Committee Members

Heritage Newmarket Budget

Heritage Newmarket Workplan Discussion

**Carried**

## **Adjournment**

Moved by: Joan Seddon  
Seconded by: Councillor Hempen

THAT the meeting adjourn.

**Carried**

There being no further business, the meeting adjourned at 8:59 p.m.

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Date

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A. Hart, Chair