

**High – Level Triage Ranking of Listed Properties Memo
Town of Newmarket**

Prepared for:

Town of Newmarket

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ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.
CHVI – Cultural Heritage Value or Interest
HCD – Heritage Conservation District
OHA – Ontario Heritage Act
O. Reg – Ontario Regulation

PERSONNEL

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1.0 INTRODUCTION

Archaeological Research Associates Ltd. (ARA) was retained by the Town of Newmarket to draft a desktop analysis in order to rank the 367 listed, non-designated properties on the Town of Newmarket's *Municipal Register of Non-Designated Properties* in order to determine if they should be 1) designated under Part IV the *Ontario Heritage Act* (OHA), 2) possibly designated under Part IV the OHA, or 3) should not be designated and instead be removed from the Municipal Heritage Register. The properties that were recommended for designation have been ranked by priority. This work was requested as a result of changes to the OHA brought on by Bill 23. Specifically, this work addresses the deadline for all listed properties to be designated within two years (January 1, 2025) and the requirement that a property can not be designated once a planning application has been submitted if it is not yet listed on the Municipal Heritage Register. This memo outlines the method and results of the triage and prioritization process. An excel sheet that is accompanying this memo shows the detailed work for each property.

1.1 Limitations

The triage and prioritization process was based on the information provided by the Town at the time of contract award, no additional in depth research, consultation or field surveys were undertaken. All decisions were based on the information available. Additional information, research, consultation or field survey may change the results of the exercise. Further, the results do not mean that the properties that have not been prioritized do not have cultural heritage value or interest (CHVI)/are not eligible for designation under Part IV of the OHA. This exercise was undertaken to best allocating resources to complete designations prior to January 1, 2025.

2.0 METHOD

As part of a contract with the City of Brampton, ARA undertook a benchmarking exercise where we had discussions with five municipalities to examine their processes for adding properties to their Municipal Heritage Registers. Based on the research done for the benchmarking exercise and the changes to the OHA through Bill 23 and Ontario Regulation 569/22, the following process for triaging the Town of Newmarket's Listed but Non-Designated Municipal Heritage List was undertaken:

- Existing information provided by the Town of Newmarket was reviewed for the following information, based on what is provided in the non-designated list of properties:
 - Address
 - Heritage Status
 - Common Name
 - A preliminary search of the names associated with the houses was undertaken by ARA to assist with the preliminary determination of if the property had the ability to meet the historical/associative criteria
 - Architectural style
 - Construction date
 - Significant Features (Based on Town of Newmarket Information, Edited for Accuracy by ARA based on current google imagery)
- Screening Criteria: Preliminary ability of property to meet O. Reg 9/06 (as amended by 569/22) criteria based on available information (Yes/No)
 - If the property had the ability to meet O. Reg. 9/06 (as amended by O. Reg. 569/22) criteria based on the limited information provided, then was recommended for evaluation;
- Prioritization of the properties for designation was based on material integrity (exceptional, medium, low), amount of information available (i.e., yes/no and/or links to available information) and risk factors (i.e., potential for development based on the location (low, medium or high)).
 - Prioritization Criteria: Building Integrity (Low, Medium, Exceptional)
 - Material Integrity definitions as:
 - Exceptional – There have been very few changes to the building's form or historic materials
 - Medium – There are visible changes to the building's form or historic materials
 - Low – There have been notable obvious changes to the building's form or historic materials
 - Prioritization Criteria: potential for development based on the location (low, medium or high). These categories are defined as follows:
 - Low – Low potential for redevelopment as it was located within a stable residential neighbourhood
 - Medium – Potential for redevelopment due to it location near a mix land use area or secondary road
 - High – Potential for redevelopment due to its location in a commercial area, primary road or major intersections
- The properties that were flagged for designation under the OHA were split into three levels of prioritization (1 to 3) to best assist the Town with allocating resources to complete the designations by January 1, 2025.

3.0 RESULTS

3.1 Properties Prioritized for Designation

Of the 367 properties on the Municipal Heritage Register 54 have been flagged for potential designation. These designations have been prioritised into based on material integrity, amount of information available (i.e., presents with high potential for more than one O. Reg 569/22 category), risk factors (i.e., potential development). Three levels of prioritization were developed to rank the order. 15 properties were ranked priority 1. Of these 15, two properties were identified has having had previous reports and/or work done to facilitate designation. The status of these four properties should be investigated and confirmed by the Town of Newmarket. 15 properties were identified as priority 2, and 24 were identified as priority 3. The Town of Newmarket can use this prioritization list to work through the designations based on resources before January 1, 2025. A chart of the properties and their priority has been provided in Table 1.

3.2 Properties to Remain on the Municipal Heritage Register

It is recommended that the bulk to the property remain on the municipal heritage register until January 1, 2025. There may be potential for these properties to be designated in this time period if resources allow, or if conservation occur as part of any development applications. Once these properties are removed from the Municipal Heritage Register, it is recommended that they be kept on a list of candidates for potential Part IV designation/inventory list.

3.3 Properties to be Removed from the Municipal Heritage Register.

Several properties were identified for removal as a result of this exercise. These are properties that no longer have extant cultural heritage resources, either because based on the information available they are empty lots or a new building has been constructed. It is suggested that these properties be removed from the municipal heritage register. A list has been provided in Table 2.

Table 1: Prioritization of Properties For Designation

Number	Street	Priority Level
411	Millard Ave	1 - ARA did a designation report in 2016. Town to determine status of designation.
332	Rannie Road	1 -Note in register says designation in progress. Town to determine status of designation.
16945	Bayview Avenue	1
16874	Bayview Avenue	1
457	D'Arcy Street	1
451	D'Arcy Street	1
484-488	Eagle Street	1
17766	Leslie Street	1
70	Main Street S	1
57	Main Street S	1
86	Prospect Street	1
266	Prospect Street	1
233	Prospect Street	1
458-460	Timothy Street	1
484-488	Water Street	1
432	Botsford Street	2
429	Botsford Street	2
161	Church Street	2
465	Davis Drive	2
471	D'Arcy Street	2
480	Eagle Street	2
491,493-496	Eagle Street	2
112	Main Street N	2
74	Main Street S	2
441	Millard Ave	2
337-339	Park Avenue	2
435	Park Avenue	2
602	Pearson Street	2
185	Prospect Street	2
500	Water Street	2
125	Arden Avenue	3
104	Arden Avenue	3
98	Arden Avenue	3
331	Botsford Street	3
337	Botsford Street	3
393	Botsford Street	3
387	Botsford Street	3
360	Botsford Street	3
445	Botsford Street	3
156	Church Street	3
596	Davis Drive	3
471	Eagle Street	3
440-442	Eagle Street	3
698	Gorham Street	3
130	Joseph Street	3
194	Lorne Avenue	3
150	Lorne Avenue	3
180	Lorne Avenue	3

Number	Street	Priority Level
350	Park Avenue	3
61	Prospect Street	3
75	Prospect Street	3
67	Prospect Street	3
421	Queen Street (Mill Street)	3
613	Queen Street (Mill Street)	3

Table 2: Properties to Remove From Municipal Heritage Register

Number	Street	Rationale
16950	Yonge Street	Vacant lot
16604	Yonge Street	New build
443	Timothy Street	New build circa 2016
436	Timothy Street	Parking lot
497	Timothy Street	New build
581	Lydia Street	New build
578	Lydia Street	New build