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## **Demolition Request of Building Addressed 95 Main Street South**

### **Staff Report to Council**

Report Number: 2026-23

Department(s): Building and Planning Services

Author(s): Umar Mahmood, Planner, Committee of Adjustment and Cultural Heritage

Meeting Date: May 4, 2026

### **Recommendations**

1. That the report entitled Demolition Request of building addressed 95 Main Street South dated May 4, 2026 be received; and,
2. That Staff be authorized and directed to issue a demolition permit for the building addressed 95 Main Street South; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **Purpose**

The purpose of this Staff Report is to provide Council with a recommendation regarding the request to demolish the building at 95 Main Street South.

### **Background**

The property owner at 93-95 Main Street South has applied for a Demolition Permit to remove the separate building at 95 Main Street South. The property at 93-95 Main Street South is a designated heritage property under Part V of the Ontario Heritage Act.

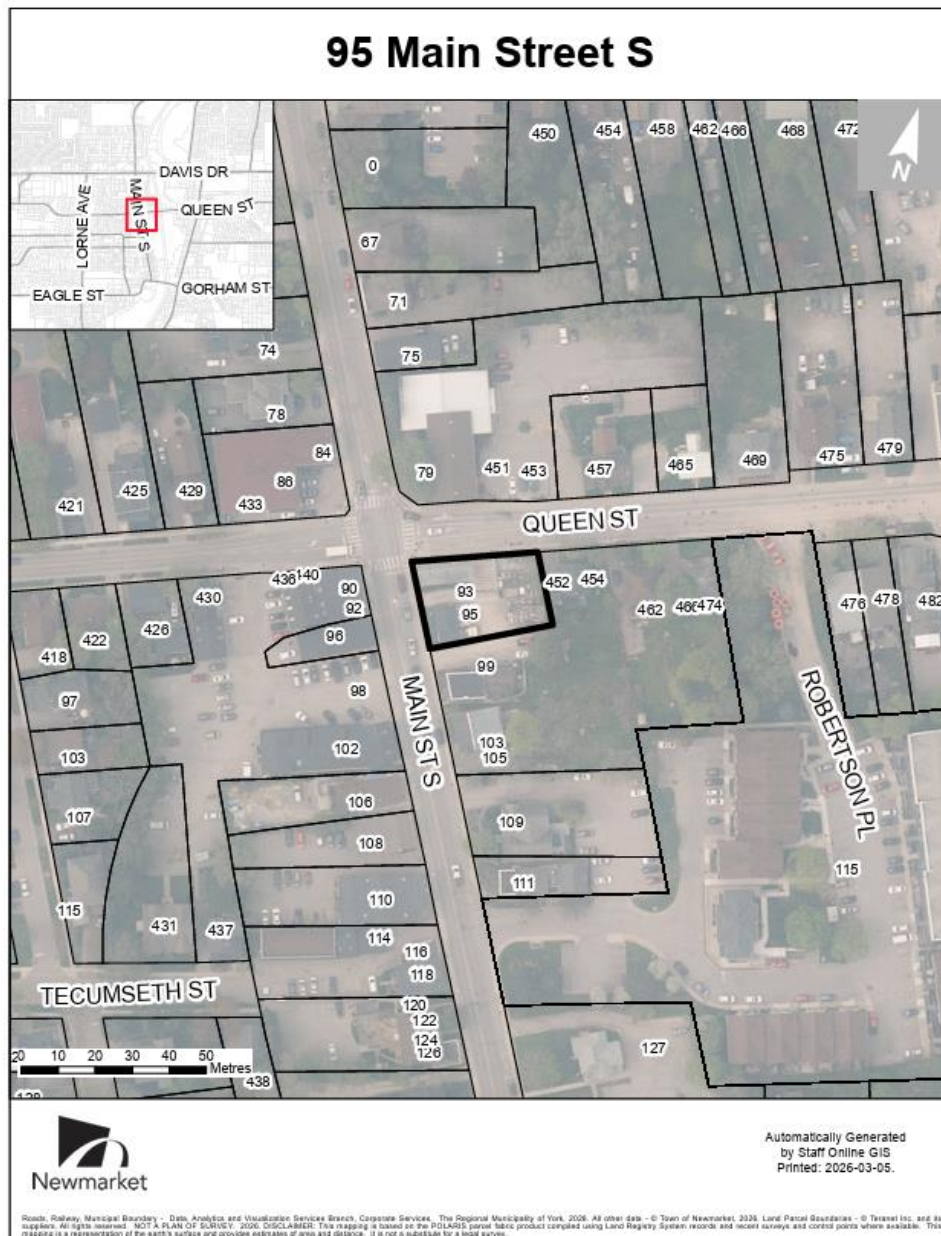
The property consists of a single parcel containing two distinct, separately addressed buildings: the Luesby Memorial Building addressed as 93 Main Street South, and a small 1½ storey residence addressed as 95 Main Street South. The subject of the demolition request is the small 1½ storey residence at 95 Main Street South, shown on Attachment 1. For clarity, this demolition request does not apply to the Luesby Memorial Building at 93 Main Street South, which is a 1½ storey steel clad building and remains unaffected by this application. Staff have researched that the building at 95 Main Street

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South was used for residential purposes, however in more recent years, the building was used as storage by the previous owner and remains empty today.

The Town's aerial imagery indicates that a detached garage previously existed on the subject property (evident on the survey from 1985 – Attachment 1), however it is no longer extant, having been removed sometime prior to 2002 (pre-dating the property's designation).

At its meeting on January 20, 2026, Heritage Newmarket Advisory Committee reviewed the proposal and raised no objection to the proposed demolition.





Northwest corner of 95 Main Street South



Southwest corner of 95 Main Street South

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## **Discussion**

### **Designation By-law 2006-95**

Designation by-law 2006-95 applies to the entire property municipally known as 93-95 Main Street South and is included as Attachment 2. The cultural heritage attributes identified in this by-law, however, relate specifically to the Cassidy Luesby (Luesby Memorial) Building at 93 Main Street South, and not to the building addressed as 95 Main Street South.

Historical records, including a 1985 survey, indicate that 93 and 95 Main Street South were originally two separate properties that were later merged on title.

As the heritage designation applies to the entire property, Council approval is required for any demolition on the site, including the removal of the building addressed 95 Main Street South.

Staff have reviewed the demolition proposal and have no concerns with the removal of the building at 95 Main Street South. Accordingly, staff recommend that Council support the proposed demolition.

Should a new building be proposed on the site in the future, a Cultural Heritage Impact Assessment would be required to ensure that any new development is compatible with, and respectful of, the heritage attributes of the Luesby Memorial Building at 93 Main Street South.

### **Heritage Newmarket Advisory Committee**

In accordance with the requirements of the Ontario Heritage Act, the Heritage Advisory Committee was consulted on January 20, 2026 regarding the proposed demolition of the building at 95 Main Street South. The Committee raised no objection and supported the applicant's proposal.

### **Town of Newmarket Official Plan, 2006**

The Town of Newmarket Official Plan, 2006 (OP) states,

“Protecting and enhancing Newmarket’s cultural heritage resources is a strategic direction of this Plan. Cultural heritage policies provide a framework for the long-term sustainability of the Town’s cultural heritage resources. Ensuring that present and future generations can share in the unique history and culture of Newmarket contributes to the Town’s sense of place.”

While the subject property at 93-95 Main Street South is a designated heritage property, all cultural heritage value and interests relate to the Luesby Memorial Building at 93 Main Street South. The building at 95 Main Street South does not possess any significant architectural, historical, or contextual value; therefore, the building does not

exhibit cultural heritage value or interest that would warrant conservation or preservation under the Official Plan.

### **The Heritage Conservation District Plan**

The building at 95 Main Street South is not located within the Heritage Conservation District (HCD).

### **Municipal Register of Designated Heritage Properties**

The property at 93-95 Main Street South is included on the Municipal Register of Designated Heritage Properties and was added to the Registry on June 12, 2006.

### **Consultation**

Staff consulted with the Heritage Newmarket Advisory Committee on January 20, 2026. The Committee supported the proposed demolition of the building municipally known as 95 Main Street South.

### **Conclusion**

The property at 93-95 Main Street South is designated under Part V of the Ontario Heritage Act. While the heritage designation applies to the entire property, the cultural heritage attributes identified in Designation By-law 2006-95 relate exclusively to the Luesby Memorial Building at 93 Main Street South and not to the building municipally addressed as 95 Main Street South.

The building at 95 Main Street South does not exhibit cultural heritage value or interest warranting conservation or preservation. The Heritage Newmarket Advisory Committee was consulted and supported the proposed demolition.

Accordingly, staff recommend that Council support the issuance of a demolition permit for the building at 95 Main Street South. Any future redevelopment of the property would be subject to further review to ensure compatibility with the heritage attributes of the designation.

### **Council Priority Association**

This report aligns with the following Council Priority: Extraordinary Places and Spaces

### **Human Resource Considerations**

None.

### **Budget Impact**

None.

## **Attachments**

1. Attachment 1 – 1985 Survey of the Property
2. Attachment 2 – Designation By-law 2006-95 – 93 Main St Cassidy-Luesby Building

## **Submitted By**

Umar Mahmood, Planner – Planner, Committee of Adjustment and Cultural Heritage, Planning Services

## **Approval for Submission**

Adrian Cammaert, MCIP, RPP, Manager of Planning Services

Paul Freeman, MCIP, RPP, PLE, Chief Planner and Director of Planning and Building Services

Peter Noehammer, P. Eng, Commissioner, Development and Infrastructure Services

## **Report Contact**

For more information, please contact Umar Mahmood, Planner, Committee of Adjustment and Cultural Heritage, Planning Services