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April 28, 2015

**DEVELOPMENT & INFRASTRUCTURE SERVICES  
COMMUNITY SERVICES  
JOINT INFORMATION REPORT # 2015-20**

TO: Members of Council

COPY: Bob Shelton, CAO  
Ian McDougall, Commissioner of Community Services  
Anita Moore, Commissioner of Corporate Services  
Peter Noehammer, Commissioner of Development and Infrastructure Services  
Members of OLT

SUBJECT: 896 Mulock Drive Lease Update (Fernbank Farmhouse)

ORIGIN: Development and Infrastructure Services - Engineering Services  
Community Services – Recreation and Culture

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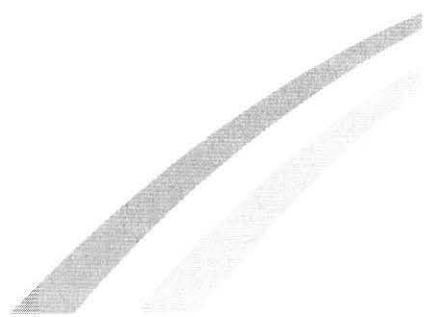
In accordance with the Procedure By-law, any Member of Council may request this Information Report be placed on an upcoming Committee of the Whole agenda for discussion.

**PURPOSE**

The purpose of this report is to provide an update to Council on the lease status with respect to 896 Mulock Drive (Fernbank Farmhouse).

**HISTORY – WILLIAM STICKWOOD HOUSE AND OUT BUILDINGS**

The William Stickwood House (also known as Fernbank Farms and The Stickwood Walker Farm) was built in 1885 as an upgrade to the 1830 Bogart family home. In June 1998 the house received a Municipal Heritage Designation under the Ontario Heritage Act. Being designated not only publicly recognizes and promotes awareness of heritage properties, it also provides a process for ensuring that changes to a heritage property are appropriately managed and that these changes respect the property's heritage value. This includes protection from demolition.



In January 2003 the Town of Newmarket purchased the property and entered into an agreement to preserve the property's rich heritage. As part of the agreement of purchase The Town of Newmarket agreed to restrict the use of the house and outbuildings to either a heritage museum and/or a historical/agricultural interpretive centre for educational purposes or other similar or recreational public uses for a period of 20 years. This agreement expires January 2023 at which time the Town may wish to reassess the potential use of the home and property.

In 2008 Council approved a budget of \$450,000 to undertake necessary renovations to the main house. In 2010, a building assessment was conducted, which concluded that there was insufficient budget for the amount of work required, as a result, minimal work was completed to maintain the building to a reasonable standard until such time as Council made a decision on an appropriate use of the house.


In 2013 a Request for Proposals was issued regarding the future use and objective of securing a suitable not for profit organization dedicated to serving Newmarket (this use type was accepted by the family as a viable use). Following the RFP and subsequent preliminary cost estimates to bring the house up to the standard requested by the interested agency, it was again determined that considerably more budget would be required in addition to the available \$450,000. The request for additional capital funding for the project was deferred to be a 2016 consideration during the administrative review stage of the 2015 capital budget in order to align the available funding envelope with priority capital items. The potential community based lease client (Abuse Program of York Region) is aware of this process/timeline and specifically that a report would come forward in advance of the 2016 specifically seeking Council direction.

In the meantime, Legal Services is in the process of renewing a residential twelve month lease agreement complete with a payment schedule along with associated valuation being attributed for ensuring the historical residence is protected through an ongoing presence at the house.

A detailed report providing specific details on the capital requirements/costing is being developed to be brought to a future COW meeting for Council direction leading into the 2016 capital budget process.

## **CONTACT**

For more information on this report, please contact Peter Noehammer, Commissioner of Development and Infrastructure Services or Ian McDougall, Commissioner of Community Services.



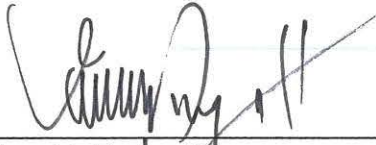
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