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DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES REPORT 2018-48 Information Report

Report Number: 2018-48

Department(s): Planning and Building Services

Author(s): D. Ruggle

Date: December 20, 2018

In accordance with the Procedure By-law, any member of Council may make a request to the Town Clerk that this Report be placed on an upcoming Committee of the Whole agenda for discussion.

Purpose

The purpose of this report is to provide Council with clarification of the Minutes of Settlement between the Town and Main Street Clock Inc. (MSCI) as it relates to the rear of 184 and 188 Main Street, two buildings immediately south of the Clock Tower.

Background

The Town of Newmarket entered into Minutes of Settlement (MOS) with Main Street Clock Inc. (MSCI) that confirmed that MSCI would not be pursuing the proposed development presented through their application, but rather redevelops the MSCI lands within the existing Official Plan and zoning permissions. The MOS also indicated that MSCI would redevelop wholly within the existing building envelopes with the exception of construction of a 10 stall parking lot at the rear of the Main Street Buildings, a potential construction of passageway links between the buildings and the potential construction of covered garages all as described in the MOS.

Discussion

As noted above, the MOS allows MSCI to develop 10 parking spaces at the rear of the 184 and 188 Main Street South by demolishing the one-storey portions of these two buildings. Section 26 of the MOS allows the removal of these portions of the building in the event that MSCI chooses to convert the upper levels of the buildings to office uses. This memo is intended to clarify that MSCI would have the permissions to remove the one storey rear portions of the buildings regardless of the use of the upper levels to allow for the additional parking spaces to be established. This will contribute to the alleviation

of parking pressures in this area. The Town has indicated acceptance to the removal of these portions of the buildings which should not be predicated on use as uses can and do change over time.

The Heritage Conservation District Plan for Lower Main Street South includes discussion of rear facades, however it is limited to the rear facades of buildings on the east side of Main Street South where the rear of the buildings face Riverwalk Commons.

Through the development application process, ERA Architects, who are the Town's peer review consultants for heritage related matters, were asked about the rear facades of these buildings and to comment on any heritage value they might have.

In their response, ERA Architects Inc. indicated that it was their professional opinion that the rear elevations of the buildings at 184, 188 and 194 Main Street South are secondary elevations that appear to have been modified over time...these elevations do not have cultural heritage value; in addition, their removal does not have a significant impact on the heritage value of the Main Street façades.

Conclusion

This information report and clarification regarding the MOS as it relates to the one storey portions at the rear of the buildings at 184 and 188 Main Street South is consistent with the intent of the Minutes of Settlement and the Lower Main Street South Heritage Conservation District Plan. MSCI and their heritage consultant continue to work with the Town on the appropriate conservation and restoration of the remainder of these structures along with the two storey building at 194 Main Street South.

Business Plan and Strategic Plan Linkages

The conservation and restoration of these buildings within the Lower Main Street South Heritage Conservation District is in accordance with the Newmarket Official Plan and has linkages to the Community Strategic Plan as follows:

Well Equipped and Managed: Creating a clear vision of the future and supporting plans and strategies to guide the way

Well Respected: Honouring our past, while planning for the future

Consultation

n/a

Human Resource Considerations

n/a

Budget Impact

Operating Budget (Current and Future) Capital Budget

Human Resource Considerations

n/a

Budget Impact

Operating Budget (Current and Future) Capital Budget

There is no direct operating or capital budget impact as a result of this report.

Attachments

n/a

Contact

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