

# **The Regional Municipality of York**

Committee of the Whole  
Finance and Administration  
February 10, 2022

Report of the Commissioner of Corporate Services

## **Proposed Heritage Designation of the Administrative Centre 17250 Yonge Street, Newmarket**

### **1. Recommendations**

1. Council be advised that the Town of Newmarket is considering designating 17250 Yonge Street (Administrative Centre), under Part IV of the Ontario Heritage Act.
2. The Regional Clerk circulate a copy of this report to the Town of Newmarket.

### **2. Summary**

The Town of Newmarket proposes to designate the York Region Administrative Centre located at 17250 Yonge Street, Newmarket, as a Heritage Building in accordance with O. Reg. 9/06 of the Ontario Heritage Act on the basis of Design or Physical Value, Historical or Associative Value, and Contextual Value.

### **3. Background**

#### **The Administrative Centre was opened in 1994 and became a landmark building on Yonge Street**

The York Region Administrative Centre at 17250 Yonge Street, Newmarket, was officially opened on June 23, 1994. The building was designed by Canadian architect Douglas Cardinal, and was constructed by Milne & Nicholls Ltd. The four story building is the seat of government for The Regional Municipality of York, houses the Regional Archive, and contains the majority of the Region's administrative functions. Due to its artistic architecture and prominent location, the Administrative Centre has become a landmark on Yonge Street, Newmarket.

The proposed designation is coming 28 years after the Administrative Centre was officially opened. By comparison, the Toronto City Hall was also designated under Part IV of the Ontario Heritage Act on February 25, 1991, which was 26 years after it was originally constructed in 1965. Examples of other City Halls that are listed or designated include Mississauga City Hall, Brantford City Hall, and Hamilton City Hall.

## **Town of Newmarket Staff retained Archaeological Research Associates Ltd. (ARA) to evaluate the building's cultural heritage value**

In March 2020, the Town of Newmarket Staff notified Regional Staff that they are undertaking a study to determine whether a Heritage Designation is warranted for the Administrative Centre. The Town of Newmarket retained ARA who conducted a site visit and background research in the first half of 2020. Using the collected results, the cultural heritage value of the Administrative Centre was evaluated against the criteria prescribed in O. Reg. 9/06 of the Ontario Heritage Act, those being:

- Design or Physical Value
- Historical or Associative Value
- Contextual Value

### **4. Analysis**

#### **The Administrative Centre meets all three criteria for designation in accordance with the Ontario Heritage Act**

O. Reg. 9/06 of the Ontario Heritage Act requires that for a property to be designated, the property must meet one or more of the criteria below. ARA's evaluation revealed that the Administrative Centre meets all three criteria. The Cultural Heritage Attributes of the building are listed in Attachment 1, and are summarized as follows:

##### **Design or Physical Value**

- The Administrative Centre is a representative example of a postmodern style building, specifically, a Canadian Indigenous prairie variation of this style
- The Administrative Centre displays a high degree of artistic value with its striking scale and curvilinear massing including the nature of the horizontal waving bands of stone and glass

##### **Historical or Associative Value**

- The Administrative Centre demonstrates and reflects the work and ideas of prominent postmodern Indigenous Canadian architect Douglas Cardinal with its curvilinear massing and organic forms

##### **Contextual Value**

- The Administrative Centre is the founding property around which the Town of Newmarket and The Regional Municipality of York have created a civic campus within an established government district along Yonge Street in Newmarket

- The Administrative Centre is physically and visually linked to the topography of the land on which it is built. Architect Douglas Cardinal specifically designed the structure to harmonize with the natural features of the landscape
- The Administrative Centre is a landmark along Yonge Street in the Town of Newmarket

## **The Town of Newmarket would like to move ahead to consider a proposed Heritage Designation for the Administrative Centre in Q1 2022**

A Heritage Designation creates a requirement to consult with the local Heritage Committee when contemplating an architectural change to designated building elements. While it is unlikely that the Region will change the building's external appearance in the future, a Heritage Designation may limit the Region's options in that respect when compared to the existing Site Plan Approval process. Newmarket Staff confirmed that the designation will not prevent future internal renovations.

Subject to Newmarket Council approval scheduled for Q1 2022, the Town of Newmarket will issue Notice of Intention to Designate as per the requirements of the Ontario Heritage Act and prepare a designation by-law before Newmarket Council for adoption.

## **5. Financial**

The proposed designation does not have immediate financial implications to York Region; however, preservation of the building's designated heritage elements may increase future rehabilitation costs due to the expertise and specific materials that are required.

## **6. Local Impact**

The designation will enhance the profile of the Regional Administrative Centre and further establish it as a landmark on Yonge Street, Newmarket. The designation also coincides with the Region's 50th Anniversary celebration.

## **7. Conclusion**

The Administrative Centre was opened in 1994 and is a landmark building in the Town of Newmarket. Newmarket Staff evaluated the cultural heritage value or interest, and found the structure meeting all three criteria in accordance to the Ontario Heritage Act.

The Town of Newmarket is leading the designation process and Town of Newmarket anticipate providing a designation report to Newmarket Council for consideration in Q1 2022.

While it is possible for the Heritage Designation to carry a financial impact, and it may limit the Region's discretion in designing and implementing building alterations, neither one of these possibilities can be ascertained or quantified at this time.

---

For more information on this report, please contact Michael Shatil, Director, Property Services at 1-877-464-9675 ext. 71684. Accessible formats or communication supports are available upon request.



Recommended by:

**Dino Basso**

Commissioner of Corporate Services



Approved for Submission:

**Bruce Macgregor**

Chief Administrative Officer

January 21, 2022

Attachments (1)

eDOCS # 12139741