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Notice of Passing

Notice of Passing a By-law to designate the following property to be of cultural heritage value and interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Take Notice that the Council of the Corporation of the Town of Newmarket, on February 10, 2025, passed By-law Number 2025-31, under Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 ("the Act"), to designate the following property to be of cultural heritage value and interest:

435 Park Avenue, Newmarket, Ontario

LT 21 PL 29 NEWMARKET; LT 22 PL 29 NEWMARKET; S/T NE10608;
NEWMARKET; SUBJECT TO EXECUTION 98-06068, IF ENFORCEABLE.

In accordance with Section 29(11) of the Act, any person who objects to the By-law may appeal to the Ontario Land Tribunal (OLT) by providing a notice of appeal to the OLT and the Town Clerk.

This notice of appeal must:

1. Be filed within 30 days of the publication of the notice of passing (publication was on February 18, 2025) and by 4:30 p.m. on **March 20, 2025** (the filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day) to the attention of the Town Clerk, either via the OLT e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Newmarket as the Approval Authority or by email at clerks@newmarket.ca, or in person or by mail at the Municipal Offices, 395 Mulock Drive, Newmarket, ON, P.O Box 328 STN, L3Y 4X7; and,
2. Set out the objection(s) to the By-law and the reasons in support of the objection(s); and,
3. Be accompanied by the fees charged by the OLT and the Town of Newmarket. The OLT appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the OLT or request a fee reduction for an appeal, forms are available from the OLT website at <https://olt.gov.on.ca/>. The Town of Newmarket's fee is \$200.82 and must be paid in person at the Town of Newmarket's Customer Service Department or by phone at 905-895-5193.

The appeal form is available from the Ontario Land Tribunal (OLT) website:
<https://olt.gov.on.ca/>.

The last date to file a notice of appeal in relation to this By-law is March 20, 2025.

Additional information, including a full description of the reasons for designation is available upon request from Umar Mahmood, Planner, Committee of Adjustment and Cultural Heritage at 905-953-5300, extension 2458, or at umahmood@newmarket.ca during regular business hours.

Dated at the Town of Newmarket
this 18th day of February 2025

Town Clerk
Town of Newmarket

Corporation of the Town of Newmarket

By-law 2025-31

A By-law to designate the property at 435 Park Avenue, the Don Guy House, as being of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act.

Whereas pursuant to Section 29, Part IV of the Ontario Heritage Act, the Council of a municipality is authorized to enact By-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and,

Whereas authority was granted by Council to designate the property at 435 Park Avenue as being of cultural heritage value or interest; and,

Whereas the Council of the Corporation of the Town of Newmarket has caused to be served on the owners of the lands and premises, and upon the Ontario Heritage Trust, Notice of Intention to Designate, and has caused such notice of intention to be published on the Town of Newmarket website for a period of 30 days in accordance with the municipality's Notice Policy addressing notice requirements under the Ontario Heritage Act; and,

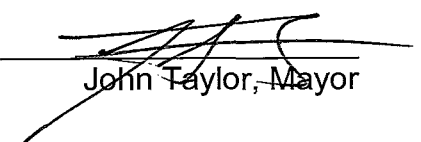
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

Whereas the reasons for designation are set out in Schedule "A" to this By-law;

Therefore the Council of the Corporation of the Town of Newmarket enacts:

1. That the property at 435 Park Avenue, more particularly described in Schedule "B" to this By-law, is hereby designated as being of cultural heritage value or interest.
2. That Schedule "A" and Schedule "B" is declared to form part of this By-law.
3. That the Town Clerk is authorized to cause a copy of this By-law to be served on the owners of the lands described in Schedule "B" and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published on the Town of Newmarket website for a period of 30 days in accordance with the municipality's Notice Policy addressing notice requirements under the Ontario Heritage Act.
4. And that the Municipal Solicitor or designate is authorized to cause a copy of this By-law to be registered against the property described in Schedule "B" to this By-law in the Land Registry Office.

Enacted and passed this 10th day of February, 2025.



John Taylor, Mayor



Lisa Lyons, Town Clerk

Schedule “A” to By-law 2025-31

Statement of Significance Reason for Designation

Don Guy House
435 Park Avenue
Newmarket, ON
L3Y 1V9

Reason for Designation

The property at 435 Park Avenue, also known as the Don Guy House, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, 1990 for its cultural heritage value or interest, and meets Ontario Regulation 9/06, for design/physical value, historical/associative value and contextual value.

Description of Property

435 Park Avenue is located on the north side of Park Avenue in the historic village of Newmarket just outside of the historic commercial core. The subject property includes a two-storey, Georgian Revival, duplex constructed between 1931 and 1932.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

435 Park Avenue is a representative example of a duplex constructed in a Georgian Revival architectural style. The large two-storey, brick building follows a rectangular plan with a shallow hip roof, double fluted brick chimneys, and overhanging eaves finished with a small, moulded cornice which are representative of Georgian Revival architecture. The western unit showcases rhythmically placed rectangular window openings with flat jack brick voussoirs and stone sills and a projecting bay window with hip roof, while the eastern unit showcases a variety of window openings including rectangular and rounded arched window opening all topped with brick voussoirs and stone sills and an octagonal window opening. Both of the building's units have accentuated front entrances which is a key characteristic of Georgian Revival design. The west entrance is recessed with rectangular door opening and exhibits classical influences with decorative moulded cornice surrounded by engaged columns topped by a small flat overhang. The east entrance has a rectangular opening and has engaged wood columns supporting an architrave and decorative pediment.

Historical/Associative Value

435 Park Avenue is associated with the historic Village of Newmarket. It is also associated with Dr. Donald H. Guy and Dr. George E. Case. The lots lines, layout, and built form of the historic village of Newmarket was well established in the mid-19th century and evident in a well-established commercial core found along Main Street and the large presence of residences located along several side streets. 435 Park Avenue was built in the early 20th century and located near the historic commercial core along Main Street. The development of the commercial core and surrounding residential streetscapes in the mid 19th century played a significant role in the social and economic development and growth of the Village of Newmarket. The building was constructed in the early 20th century as both a residence and a medical office and contributed to the social and economic development of the historic Village of Newmarket.

The building served as a medical establishment for Dr. Donald H. Guy and Dr. George E. Case. Dr. Donald Henry Guy was born on February 27, 1887, in Grey County, Ontario. After successfully obtaining his teaching certificate Guy spent the first two years of his professional career teaching before deciding to go back to school to pursue medicine. He graduated from Toronto University in 1915 and spent the next two years practicing at the Western and General hospital in Toronto. After serving his hometown of Maxwell, Grey County, Dr. Guy and his family moved to Newmarket in 1929. Dr. Guy took over Dr. Ames medical practice and began his work as a physician in Newmarket. In 1932 Guy had 435 Park Avenue constructed to serve as both his residence and medical practice. Dr. Guy was active in the social and religious community in Newmarket and for five years served the communities medical needs before selling his home and practice to Dr. G. Case in 1938. Dr. George Case continued to use 435 Park Avenue as a residence and medical office, and as of 1965 continued to serve the community as a physician from 435 Park Avenue. Dr. Case owned the subject property for 37 years, and when the property was sold by the Case estate in 1975, it ended approximately 44 years of use as a residence and medical practice.

Contextual Value

435 Park Avenue reflects the work of Toronto architect George Roper Gouinlock. George Roper Gouinlock was born in Toronto in 1896 and was educated at Upper Canada College, St. Andrew's College, and the University of Toronto. After graduating in 1921, Gouinlock's practical training took place at numerous firms, including Darling & Pearson (1915), Sproatt & Rolph (1920), and F.H. Mariani (1921). G.R. Gouinlock designed the subject property around 1931 as one of the commissions he designed under his own name from 1927 until 1935. G.R. Gouinlock was well known for Georgian Revival and Tudor Revival styles for commercial works and private residences, most of which were constructed before the Second World War. In 1935, Gouinlock formed a partnership with Hugh Allward, and together the firm was well known for its post-war Modernist work on Toronto institutional buildings.

435 Park Avenue is important in supporting the early 20th century character of the historic Village of Newmarket. Several residential side streets, including Prospect Street, were established in the village core, near the commercial Main Street. Located off or parallel to Main Street, the buildings along the side streets are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction most using bricks from Stickwood's brickyard, with modest setbacks and include a range of architectural styles from that time period. 435 Park Avenue exhibits setback, massing, style, decorative details consistent with the historic village character.

Cultural Heritage Attributes

435 Park Avenue is a representative example of a duplex constructed in a Georgian Revival architectural style. The property contains the following heritage attributes that reflect this value:

- Large two-storey duplex constructed in the Georgian Revival architecture style
- Red brick construction
- Rectangular plan
- Shallow hip roof with double fluted brick chimneys, and overhanging eaves finished with a small, moulded cornice
- Rhythmically placed rectangular window openings with flat jack brick voussoirs and stone sills and a projecting bay window with hip roof on west unit

- Variety of window openings including rectangular and rounded arched window opening all topped with brick voussoirs and stone sills and an octagonal window opening on east unit.
- Rectangular door openings and classical influences including decorative moulded cornice, engaged columns topped by a small flat overhang on west unit.
- Rectangular opening with engaged wood columns supporting and architrave and decorative pediment on east unit

435 Park Avenue is associated with the historic Village of Newmarket. It is also associated with Dr. Donald H. Guy and Dr. George E. Case. The property contains the following heritage attributes that reflect this value:

- Large two-storey duplex constructed in a Georgian Revival architecture style
- Overall massing, setback, and decorative details

435 Park Avenue reflects the work of Toronto architect George Roper Gouinlock. The property contains the following heritage attributes that reflect this value:

- Large two-storey duplex constructed in the Georgian Revival architecture style
- Overall massing, setback, and decorative details

435 Park Avenue is important in supporting the early 20th century character of the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- Large two-storey duplex constructed in a Georgian Revival architecture style
- Overall massing, setback, and decorative details
- Location on Park Avenue

Schedule “B” to By-law 2025-31

LEGAL DESCRIPTION

LT 21 PL 29 NEWMARKET; LT 22 PL 29 NEWMARKET; S/T NE10608;
NEWMARKET; SUBJECT TO EXECUTION 98-06068, IF ENFORCEABLE.

Property Identification Number: 03604-0117 (LT)