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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 2025-53, 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:

16945 Bayview Avenue, Newmarket, Ontario

PT LTS 103, 104 & 105 PL 81 & PT LT 31 CON 2 (WW) PTS 3 & 4 65R13648 EXCEPT PT 1 65R15555, PTS 1 & 2 65R17887, PART 1 65R36440; S/T LT1201601, S/T AN EASEMENT IN FAVOUR OF CORPORATION OF THE TOWN OF NEWMARKET, OVER PT LT 31, CON. 2, (WW), DESIGNATED AS PT 3, PL 65R20828 IN YR115640; TOWN OF NEWMARKET

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 2025-53

A By-law to designate the property at 16945 Bayview Avenue, Pickering College, 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 16945 Bayview 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,

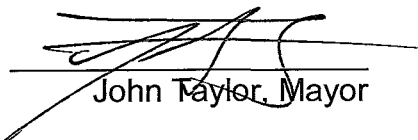
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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 16945 Bayview 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 2025-53

Statement of Significance Reason for Designation

Pickering College
16945 Bayview Avenue
Newmarket, ON
L3Y 4X2

Reason for Designation

The property at 16945 Bayview Avenue, also known as Pickering College, 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

16945 Bayview Avenue is located on the east side of Bayview Avenue in the Town of Newmarket. The large three-and-a-half storey building with raised basement constructed in Beaux arts style was built between 1908 and 1909.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

16945 Bayview Avenue's Rogers House is a representative example of an institutional building constructed in the Beaux Arts architectural style. The three-and-a half-storey red brick building, with raised basement level, follows a rectangular plan and a highly decorative and symmetrical design which adds to its grandeur and commanding presence on the property and is in keeping with Beaux Art design on Institutional buildings. The building roofline showcases large side gable pediments with semi-circular window openings which are finished by an elaborate and decorative cornice with moulded frieze board and large carved dentils, design features which are also carried through along the façade roof line and the large centrally placed front gable pediment with an ornate centrally placed oculus window. The roofline also showcases six rhythmically placed gable dormers and two ornate belfries, which add to the formal and symmetrical composition associated with Beaux Art design in institutional buildings.

The building's red brick envelope is laid in a common bond and ornamented by a stone belt course and raised stepped brick quoins with openings designed so that each storey showcasing a different window opening with similar but different window surrounds which create a grandeur and formal aesthetic. The raised basement level has segmental arch windows openings with three courses of brick voussoirs laid in soldier bond, the first storey has rounded openings with brick voussoirs laid in soldier bond and includes stone springers and a large keystone, the second storey windows include shallow segmentally arched opening with similar composition of brick voussoir laid in soldier bond and large keystone, and the third storey windows include flat, or 'jack', arch windows positioned near the cornice with all window openings tied together and finished with moulded stone sills. The building's fifteen-bay façade includes a grand, central frontispiece finished by an ornate pedimented roof supported by four symmetrically placed columns with capitals of the Corinthian order which are all features associated with the Beaux Arts architectural style. The frontispiece showcases several window openings which add to the ornate nature and design. Window openings on

the main storey are finished with heavy masonry surrounds and faux keystone with rectangular casement windows topped by rectangular transom, openings on the second storey are slightly recessed and finished with a brackets and moulded pediment and Juliette balconies, openings on the third storey are rectangular and finished with a flat (jack) arch. The elaborate main entrance includes a large rectangular opening decorated with a plain architrave supporting a rounded pediment and engaged columns with Doric capitals which reflects the Beaux Arts design aesthetic.

The Rogers House at 16945 Bayview Avenue displays a high degree of artistic value. The quality of execution and technical skill is showcased through the building. In particular, the building's heavily moulded roofline with cornice, frieze and carved dentils, the stone detailing, the ornamented window openings of various styles, the grand frontispiece with architrave and Corinthian columns as well as the formal entranceway opening showcase the high level of artistic expression found throughout the building's design and construction.

Historical/Associative Value

Rogers House at 16945 Bayview Avenue is associated with the 20th century expansion of the historic Village of Newmarket and the Society of Friends (Quakers) and has historical value as serving as an educational institution for over 100 years in Newmarket.

The lots lines, layout, and built form of the historic Village of Newmarket was well established in the mid-19th century as shown in the commercial core found along Main Street and the large presence of residences located along several side streets. The development of commercial, institutional, and residential buildings in the mid-19th century played a significant role in the social and economic development and growth of the Village of Newmarket. The continued prosperity of the commercial core resulted in the expansion of the historic village during the early 20th century. Several large farmsteads, factory lots, and landholdings of early settler families were subdivided into smaller formal lots following the grid like layout found in the historic core. The expansion reflected the continued social, commercial, institutional, and civic growth and development and the prosperity of the historic village of Newmarket. It is likely that the brick used for the construction of Roger's House was from Stickwood's brickyard which produced both red and buff/yellow-coloured bricks during this time period. Local historians indicate that almost all of the-brick buildings built in Newmarket between 1860 until 1910 were likely constructed with bricks that originated at the Stickwood brickyard. The use of locally made bricks reflect the concentrated development and prosperity of properties on the periphery of Newmarket's historic core. The lands associated with 16945 Bayview Avenue were originally part of a larger landholding which was eventually subdivided, however Pickering College retained a very large parcel of land fronting along Bayview Avenue. 16945 Bayview Avenue is associated with the continued expansion of the social, commercial, institutional, and civic development of the historic village of Newmarket.

16945 Bayview Avenue was directly associated with the Society of Friends, a religious denomination who have been prominent in Newmarket since early Quaker settler Timothy Rogers arrived with a number of United Empire Loyalist families in 1802. Pickering College began in Prince Edward County in 1842, although that facility was closed in 1869. A second facility was established in Pickering in 1881 and operated until 1905, when the main building was destroyed by fire. A resolution by Pickering College's Board of Governors relocated the campus to Newmarket in 1906, and construction began on the new facility in October 1908. The decision was in part influenced by Newmarket's strong association with Quakerism and the financial support of the Rogers family, specifically Alfred S. Rogers. Alfred S.

Rogers (b. 1874, d. 1953) was born in Newmarket in 1874. He began his education at Pickering College, when it was located in Pickering, and also studied at Upper Canada College. He began his career working as a clerk in his father's coal business and eventually opened his own branch in Hamilton. Rogers became a well known and successful industrialist and was also known to be one of Canada's greatest horsemen. Rogers died November 5, 1953. The 'Rogers House' at 16945 Bayview Avenue was designed by Toronto architect John Lyle with input from local architect Oliver Tench and opened by 1909 as an independent co-educational institution.

The school's enrollment declined during the First World War, and as a result the school was closed, and the buildings were loaned to the federal government for use as a military convalescent hospital in 1917. This loan was free of charge as part of patriotic gift to the war effort by the Quakers. In 1920, the facility was returned to its Board of Governors, and the facility was expanded and restored, reopening as a boys' only boarding school in 1927 with its own corporation. Upon this reopening, the headmaster of the time, Joseph McCulley, who would go on to serve as headmaster until 1947, greatly increased the school's reputation as an exemplary boys' boarding school in Canada.

On November 24, 1981, Pickering College was struck by a fire taking with it the roof and upper two floors of the south end of Rogers House as well as causing extensive water and smoke damage extensively throughout Rogers House.

In the summer of 2011, extensive restoration work was done on the four symmetrically placed columns that support the ornate pedimented roof.

Pickering College continues to operate as independent, not-for-profit, charitable co-educational day and boarding school governed by its own corporation members and board of directors. 'Rogers House' has been a part of Pickering College as an educational institution in Newmarket for over 100 years.

'Rogers House' at 16945 Bayview Avenue demonstrates the work of Toronto-based architect John Lyles who worked with local architect Oliver Tench on its construction. John McIntosh Lyle was born in Connor, County Antrim, Ireland in 1872 and immigrated with his family to Hamilton, Ontario in 1878. He trained at the Hamilton School of Arts, Yale University, and the École des Beaux Arts in Paris before returning to New York for a few years to work in various firms. He returned to Ontario in 1905 where he worked predominately in the Beaux Arts style, disseminating its ideals to the architectural community through a series of lectures and then opened his own architectural firm, Atelier Lyle, in Toronto in 1906. Lyle's early work predominately reflected a Beaux Arts style, although by the 1920s, he sought to develop his own distinctive "Canadian" style by incorporating Canadian floral and fauna motifs into his buildings. Lyle is responsible for several landmark buildings and important commissions including the Royal Alexandra Theatre and Union Station in Toronto, along with numerous other ecclesiastical, commercial, and residential commissions. John Lyle won numerous awards for his designs and served as the president of the Art Gallery of Ontario from 1941 until 1944. He died in Toronto in 1945. This building reflects his work in the grand Beaux Arts style.

Oliver Tench was born in King Township in 1859 and worked predominately in the Town of Newmarket. He came to local prominence in 1893, when his design for the Newmarket High School was accepted by the Ministry of Education. He also designed one of the first reinforced concrete industrial buildings for the Davis Leather Company in 1909, which led to other commissions from the company. Oliver Tench was also employed by the Newmarket Public School Board to design new facilities and additions for

existing facilities. Oliver Tench used his previous experience of institutional design and worked directly with Lyle as the resident architect for this project. He retired from the Ontario Association of Architects in 1932 and died in Newmarket in 1941.

Contextual Value

'Rogers House' has contextual value because it is a landmark at 16945 Bayview Avenue, occupies a prominent location and is visible from the entrance of Pickering College located on Bayview Avenue. Combined with its three-and-a-half-storey footprint, the largest in the area, and communal significance as an educational institution for over 100 years in Newmarket, Rogers House is considered a local landmark.

Cultural Heritage Attributes

16945 Bayview Avenue's 'Rogers House is a representative example of an institutional building constructed in the Beaux Arts architectural style. See Appendix A for location of 'Rogers House' on the property. The property contains the following heritage attributes that reflect this value:

- Large three-and-a-half storey building with raised basement constructed in Beaux Arts style
- Rectangular plan
- Highly decorative and symmetrical design
- Red brick construction coursed in a common bond
- Stone belt courses and brick quoins
- Roofline showcases large side gable pediments with semi-circular window openings which are finished by an elaborate and decorative cornice with moulded frieze board and large carved dentils which are carried through along the façade roof line and present on the large centrally placed front gable pediment with an ornate centrally placed oculus window.
- Six rhythmically placed gable dormers and two ornate belfries, which add to the formal and symmetrical composition
- Variety of window opening treatments all finished with stone sills including:
 - Raised basement level segmentally arched windows openings with three courses of brick voussoirs laid in soldier bond
 - First storey rounded openings with brick voussoirs laid in soldier bond, stone springers and a large keystone
 - Second storey shallow segmentally arched openings with brick voussoirs laid in soldier bond and large keystone
 - Third storey flat, or 'jack', arch windows openings positioned near the cornice
- Grand, central frontispiece finished by an ornate pedimented roof supported by four symmetrically placed columns with capitals of the Corinthian order
- Frontispiece window openings:
 - Main storey window rectangular openings with heavy masonry surrounds and faux keystone with rectangular casement windows topped by rectangular transom
 - Slightly recessed second storey window openings with brackets, moulded pediment, and Juliette balconies
 - Third storey rectangular window openings finished with a flat (jack) arch
- Elaborate main entrance with a large rectangular opening decorated with a plain architrave supporting a rounded pediment and engaged columns with Doric capitals

'Rogers House' at 16945 Bayview Avenue displays a high degree of artistic value. The property contains the following heritage attributes that reflect this value:

- Large three-and-a-half storey building with raised basement

- constructed in Beaux Arts style
- Highly decorative and symmetrical design follows a rectangular envelope includes:
 - Ornamented and heavily moulded pediments and roofline with cornice, frieze and carved dentils
 - Ornamented window openings with various arches
 - Frontispiece with architrave, *Corinthian* columns and formal entranceway opening

‘Rogers House’ at 16945 Bayview Avenue is associated with the 20th century expansion of the historic Village of Newmarket and the Society of Friends (Quakers) and has historical value as serving as an educational institution in Newmarket for over 100 years. The property contains the following heritage attributes that reflect this value:

- Large three-and-a-half storey building with raised basement constructed in Beaux arts style
- Red brick construction

‘Rogers House’ at 16945 Bayview Avenue demonstrates the work of Toronto-based architect John Lyles who work with local architect Oliver Tench on its construction. The property contains the following heritage attributes that reflect this value:

- Large three-and-a-half storey building with raised basement constructed in Beaux arts style
- Highly decorative and symmetrical design following a rectangular envelope
- Overall height, massing, and decorative detail

‘Rogers House’ at 16945 Bayview Avenue has contextual value as a local landmark. The property contains the following heritage attributes that reflect this value:

- Large three-and-a-half storey building with raised basement constructed in Beaux arts style
- Highly decorative and symmetrical design following a rectangular envelope
- Overall height, massing, and decorative detail
- Location on Bayview Avenue

Schedule "B" to By-law 2025-53

LEGAL DESCRIPTION

PT LTS 103, 104 & 105 PL 81 & PT LT 31 CON 2 (WW) PTS 3 & 4 65R13648
EXCEPT PT 1 65R15555, PTS 1 & 2 65R17887, PART 1 65R36440; S/T
LT1201601, S/T AN EASEMENT IN FAVOUR OF CORPORATION OF THE
TOWN OF NEWMARKET, OVER PT LT 31, CON. 2, (WW), DESIGNATED
AS PT 3, PL 65R20828 IN YR115640; TOWN OF NEWMARKET

Property Identification Number: 03613-2080 (LT)

Appendix A - The location of Rogers House on the property (Rogers
House identified with hatched area)

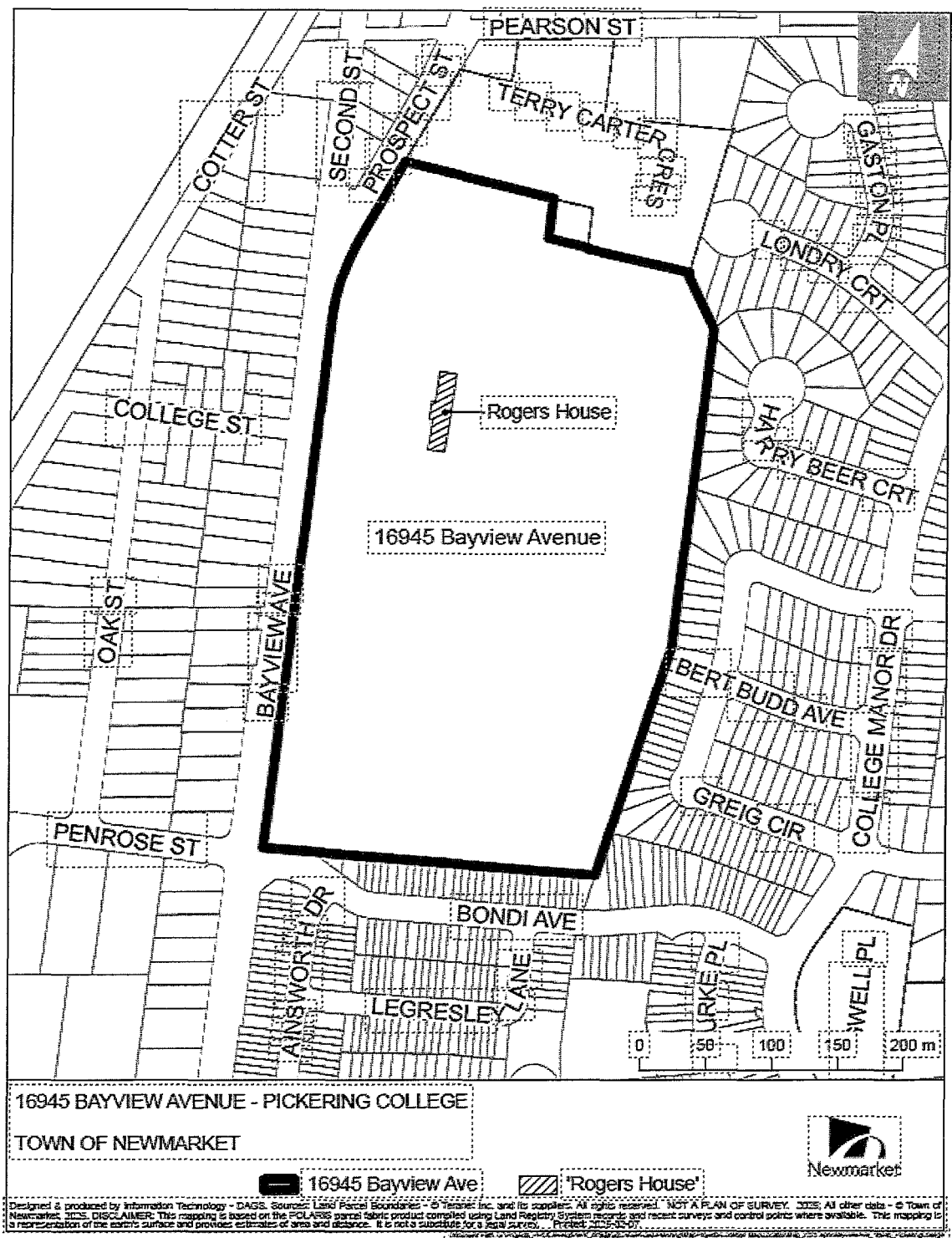


Image 1: Façade of Rogers House 16945 Bayview Avenue

