

**Present:** Margaret Clayton  
Lynn Collins, Vice-Chair  
John Ecker, Chair  
Katherine Hull  
Heather Kearney  
Joyce Marshall  
Rick McDonnell  
Vincent Santamaura  
Brian Winter

**Also Present:** Councillor Gleed, Mayor's Designate  
Sarah Ferencz, Library Archivist  
Stacey Kursikowski, Staff Liaison, Planner II - Heritage and  
Downtowns  
Shrishma Dave, Legislative Coordinator (Recording Secretary)

**Regrets:** Kirstyn Allam  
Meredith Dodge

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1. Disclosures of Interest

- 1.1 Vincent Santamaura made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 3.3, as he is involved in this project. Vincent Santamaura left the room and did not take part in the discussion or voting on this matter.
- 1.2 Joyce Marshall made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 5.1, as she is a resident of the Giffard Street. Joyce Marshall did not take part in the discussion on this matter.

2. Approval of Previous Minutes

2.1 Minutes - February 13, 2018

The Heritage Whitby Advisory Committee minutes of February 13, 2018

were corrected as follows:

- Item 4.2, add “and Highway 412” after Highway 407 in the first sentence.
- Item 4.2, delete final sentence and replace with: “Ms. Kursikowski advised that upon further review, a separate report would be prepared to request that this property be delisted, if required, and would be presented to the Planning and Development Committee at a later date.”
- Item 4.3, add “and not of heritage value” after “condition” in the second sentence.
- Item 4.4, add “Sarah Ferencz would prepare an article on the modifications to the Land Registry Office” after the last sentence.

Recommendation:

Moved By Vincent Santamaura

That the Heritage Whitby Advisory Committee minutes of February 13, 2018, as amended, be approved.

### **Carried**

J. Ecker advised that he had requested an update from the Office of the Town Clerk regarding the feedback to indicate minutes as "draft until approved" by the Committee, and had been advised that the matter was currently with the Town's e-agenda provider for further review.

## **3. Presentations/Deputations**

### **3.1 Isabelle Kim, Junior Planner, Biglieri Group and Michael Greguol, Cultural Heritage Specialist, AECOM Re: 4710 Anderson Street – Delisting Request**

Isabelle Kim, Junior Planner, Biglieri Group, and Michael Greguol, Cultural Heritage Specialist, AECOM, appeared before the Committee and provided an overview of the property, including the Cultural Heritage Impact Assessment that was completed. Ms. Kim advised that the applicant, Highmark Homes, wanted to demolish the existing structures in order to proceed with the low density residential development as per the Brooklin Secondary Plan.

Mr. Greguol advised that the property had been boarded up completely and was inaccessible due to repeated acts of vandalism, fire and safety concerns regarding the interior of the building. He had completed an assessment of the exterior of the property dwellings, as well as the site

area. Mr. Greguol provided a history of the property, indicating that it had initially been a 200 acre property under the ownership of the Willcocks family and subsequently the Arksey family. The property had been subject to several land severances over the years, and an evaluation of the property determined that the property did not meet any of the criteria outlined in O. Reg. 9/06 of the Ontario Heritage Act, and as a result was determined to not have significantly cultural heritage value or interest. He further indicated that although the delisting of the property would be a loss on the Municipal Heritage Register, the Applicant was willing to work with the Town to honour the Arksey family through the naming of a park or street in the new development. Mr. Greguol further provided an overview of the reasons that the property should be delisted, including:

- Typical vernacular style of architecture, common for farmhouse;
- The overall poor condition of the property due to a lack of maintenance;
- The poor condition of the roof's asphalt shingles;
- The chimneys appear to have been rebuilt with newer brick in the mid or late-20th century;
- The exterior siding on all sides of the dwelling consists of white aluminum siding which is assumed to be covering older wooden exterior siding, which appears near the bottom of the structure;
- It appears that materials used for the home have been updated over the years as the property has expanded; and
- The front entrance has also been altered over time with a small gable peak roof supported on simple wooden brackets built over the front door.

A detailed question and answer period ensued between Members of the Committee and Mr. Greguol regarding:

- The community-based historical value of the Arksey family, being one of the early settlers of Whitby, member of Township Council and their contribution to farming in the area, and whether that was taken into consideration when determining the cultural significance of the property;
- Whether any attempts had been made by the current owner to maintain the property since retaining ownership;
- Reasons for not obtaining interior access to complete a full Cultural Heritage Impact Assessment;
- Conducting an archaeological assessment (Stage 1 and Stage 2) to ensure that there was nothing of value on the property;
- Size of the dwelling and the timelines for construction of the different phases;
- Timelines for the drafting of the draft plan of subdivision for the area;

- Whether any consideration had been given to maintaining the property as a heritage property;
- Potentially reusing any materials from the property in the new district park in the area;
- Working with the Town to name the District Park after the Arksey Family, and including a historical plaque with a picture of the original property;
- Whether any search had been conducted of the interior of the property to look for old newspapers or letters; and
- The condition of the fieldstone well on the property and whether it could be saved.

Recommendation:

Moved By Vincent Santamaura

Based on the information provided by the Applicant, the Heritage Whitby Advisory Committee recommends further review of the property, inclusive of the fieldstone well, with respect to historical and cultural significance, as well as a thorough structural and architectural assessment of the full property, including the interior, prior to a recommendation. The Heritage Whitby Advisory Committee also recommends that a search be conducted of the dwelling and barn with respect to any items of historical significance, including newspapers, photographs and memorabilia.

**Carried**

**3.2** Henry Chiu, Principal, Henry Chiu Architects  
Re: 9 Durham Street – Proposed New Residential Dwelling

Stacey Kursikowski introduced the matter and advised that the proponent was in front of the Committee due to the property's location within the Brooklin Heritage Conservation District (HCD). She noted that the property is currently vacant, and this development would be an infill. The current proposed design was a result of comments received from the Heritage Whitby Advisory Committee in April 2017, and subsequent discussions with Town Staff.

Henry Chiu, Principal, Henry Chiu Architects, appeared before the Committee and provided a summary of the changes to the development after reviewing the Committee's comments, including:

- The garages would now be located at the back of the structure;
- The elevation on the structure had been lowered to be more compatible with adjacent homes;

- The facade of the structure had been simplified to be more compatible with the Brooklin HCD; and
- The use of red brick which was compatible with homes on the same street.

A question and answer period ensued between Members of the Committee and Mr. Chiu regarding:

- The style and size of the window below the dormer on the front facade;
- The size of the chimneys and whether they were stylistic or functional;
- The size of the window shutters being wide enough to cover the windows, to be in line with older style of buildings;
- Ensuring that the heritage character of the area is maintained, so that other older buildings are not demolished and replaced with a more modern style; and
- Keeping the example of this development on file as a future example for the Town.

Recommendation:

Moved By Rick McDonnell

The Heritage Whitby Advisory Committee recommends that the property at 9 Durham Street is in general accordance with the Brooklin HCD guidelines, subject to some minor alterations as follows:

- Adjust the proportions of the window below the dormer to match the window as shown on the elevation dated January 30, 2018;
- Confirm the height and ornamentation of the chimneys; and
- Ensure that the total width of the shutters is equal to the total width of the windows.

**Carried**

Recommendation:

Moved By Margaret Clayton

That the Committee take a short recess.

**Carried**

The Committee recessed at 8:21 p.m. and reconvened at 8:24 p.m.

**3.3** Rodger Miller, Principal, Miller Planning Services and Vincent Santamaura, Principal, SRN Architects  
Re: 24 Princess Street – Proposed Mixed-Use Development

Stacey Kursikowski introduced the matter and advised that the subject property was located at the southwest corner of Cassels Road East and Princess Street. The proponent had come to the Committee in September 2017 for feedback on site design, and the Committee had provided comments regarding vegetation, compliance with the Brooklin HCD, and the use of materials on the building.

Rodger Miller, Principal, Miller Planning Services, appeared before the Committee and advised that the proponent had reviewed the comments made by the Committee, and had also received additional comments from agencies and stakeholders. As a result, the proponent had reviewed several design options for the property and had met with Town Staff to have a fulsome discussion on design options. Based on their review, the client has opted to proceed with their original site plan, subject to additional modifications, which included:

- Maintaining the front building line and the view corridor on Princess Street;
- Addressing access concerns on Cassels Road East by having it be a "right only" access;
- Reducing the second-floor residential units from three to two, thereby reducing parking requirements;
- Acquiring additional lots for commercial parking as opposed to creating parking lots on the property; and
- Planting additional trees on the property to increase vegetation.

A question and answer period ensued between Members of the Committee and Mr. Miller regarding:

- The species and size of trees to be chosen for the property and working with the Town's Landscape Architect to ensure that the trees were compatible with the area;
- The reasoning for the palette choice for the exterior of the building;
- Compatibility of the architectural detail of the property compared to adjacent properties;
- Setbacks of the building and its location compared to adjacent buildings;
- Preservation of the mature trees on the site; and
- Details of the sidewalks on the property.

Recommendation:

Moved By Lynn Collins

The Heritage Whitby Advisory Committee recommends that the proponent work with the Town's Landscape Architect to ensure that the landscaping of the property, including the street trees, new plantings and vegetation matches the streetscape and is in keeping with the Brooklin HCD Plan.

**Carried**

**4. General Business and Reports**

**4.1 West Whitby/Des Newman Boulevard – Input on Identity of Community**

Discussion ensued with respect to:

- Project being a West Whitby Landowners Group initiative;
- Who will be funding the monuments on the three roundabouts;
- Reviewing the scale of the roundabouts and determining heritage themes for the monuments within the roundabouts;
- Importance of sight-lines on the roundabouts;
- Ensuring that the agricultural history of the lands is celebrated through the monuments;
- Capturing Whitby's history in the three roundabouts: indigenous history, agricultural history and industrial history;
- Ensuring that there is indigenous engagement on any monuments having to do with indigenous heritage; and
- Sending additional ideas for the roundabouts to Stacey Kursikowski so that she may provide them to the proponent.

**4.2 45 Cassels Road East – Draft R-Plan**

Stacey Kursikowski provided an overview of the Reference Plan for 45 Cassels Road East. She advised that this property, which is the former Brooklin Community Centre, would be presented to Planning and Development Committee for consideration on April 23rd. The original designation by-law for the Brooklin Pioneer Cemetery on the Plan (Part 6) would have to be amended to include the revised legal description. Parts for a potential future road widening along Church Street was also taken into account during the preparation of the Reference Plan. A brief question and answer period ensued with respect to the former Township Offices, which is now a daycare, and whether that would be reflected on the plan.

**4.3 Heritage Whitby Annual Report – Draft Report to Review**

John Ecker advised that he had distributed the draft report and had received comments from the Committee.

Recommendation:

Moved By Joyce Marshall

That the Heritage Whitby Advisory Committee's 2017 Annual Report be approved by the Committee and submitted to the Town for inclusion on the next Planning and Development Committee agenda.

**Carried**

It was the consensus of the Committee to hear Item 6 at this time.

**4.4 2018 Events – Follow Up**

Discussion ensued regarding:

- Confirmation from Committee Members about who would be providing articles for the newsletter, and ensuring that the articles are provided to Stacey Kursikowski by the end of March;
- Pricing for the full-size print outs for Famous Figures; and
- Confirming dates for the Harvest Festival and Open Streets Event.

Sarah Ferencz advised that she would send potential photographs of female Famous Figures to the Committee via email, and confirmed that the male Famous Figure would be Bob Attersley.

**5. Correspondence**

- 5.1** Stacey Kursikowski advised that OMB mailout had commenced for 201 Hopkins Road and 1300 Giffard Street.

**6. Council Update**

- 6.1** Councillor Gleed provided an update on the following:

- The Downtown Whitby Business Improvement Area (BIA) Board of Management had recently hosted a demonstration by Vintage Whitby regarding Veterans Banners, which will be up by October 1, 2018. The company has an app that contains information on each veteran banner. He advised that Vintage Whitby would also be presenting to Council at the upcoming meeting on March 19, 2018, and suggested that the Committee would benefit from a



demonstration;

- The Brock Street Bridge construction would be commencing this year, and would be a three year project. Brock Street would remain open during this time, but some lanes may be closed; and
- Council will be considering the Brooklin Memorial Park Master Plan at its upcoming meeting on March 19, 2018. The park would be designed to address the needs of the Brooklin Spring Fair, and further discussion would be needed on the repurposing of materials from Luther Vipond arena, which would no longer function as an ice pad.

**7. Other Business**

**7.1 780 Garden Street**

Stacey Kursikowski provided an overview of the Land Division Application that was submitted to the Region of Durham by the new owners of 780 Garden Street, and advised that the Town would be requesting a Heritage Impact Assessment as a condition of the Land Division Committee outcome. Brief discussion ensued about the details of the property and the location of the driveways for the proposed lots.

It was the consensus of the Committee to hear Item 4.4 at this time.

**7.2 2018 Beerfest**

Councillor Gleed advised that Beerfest would be taking place at Celebration Square in early June, if the Heritage Whitby Advisory Committee would like to request a booth. The Heritage Whitby Advisory Committee opted to not take part in the 2018 Beerfest event.

**8. Next Meeting**

- 8.1** April 10, 2018 - 7:00 p.m.  
Committee Room One, Whitby Municipal Building

**9. Adjournment**

**9.1 Motion to Adjourn**

Recommendation:

Moved By Katherine Hull

That the meeting adjourn.

**Carried**

The meeting adjourned at 9:40 p.m.

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S. Dave, Legislative Coordinator

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J. Ecker, Committee Chair