

**Present:** Lynda Armstrong  
Laura Bisset  
Margaret Clayton  
Lynn Collins, Vice-Chair  
Deanna Hollister  
Karey Anne Large  
Paul Rolland  
Rick McDonnell  
Mark McGowan  
Terry Standish

**Also Present:** Councillor Newman, Mayor's Designate  
Ed Belsey, Senior Manager, Policy and Heritage Planning  
Michael Tranquada, Urban Designer  
Lori Tesolin, Supervisor, Policy and Heritage and Principal Planner  
Peter Henley, Staff Liaison, Planner II, Downtown Development  
Heather Ellis, Council and Committee Coordinator (Recording Secretary)

**Regrets:** Katherine Hull, Chair  
Brian Winter, Honourary Member

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Call to Order

1. Disclosures of Interest

- 1.1** Lynn Collins made a declaration of pecuniary interest regarding Item 8.3, 1300 Giffard Street, Inverlynn Development, as DeNoble Homes is one of her clients. Ms. Collins did not partake in the discussion on this matter.

2. Approval of Previous Minutes

- 2.1** Minutes - June 8, 2021

Recommendation:

Moved By Mark McGowan

That the Heritage Whitby Advisory Committee minutes of June 8, 2021 be approved.

**Carried**

3. Presentations

**3.1** Wojtek Kowalewski, Capital Projects Supervisor, Town of Whitby, and Logan Haupt, Structural Designer, Barry Bryan and Associates  
Re: 269 Water Street, Update on Pumphouse Stabilization Works

Peter Henley explained the purpose of the presentation regarding stabilization work of the existing building located at 269 Water Street.

Wojteck Kowalewski provided a PowerPoint presentation regarding the proposed work to stabilize and prevent further deterioration of the Pumphouse. Highlights of the presentation included:

- plans to remove the construction fencing and the foundations that were added in 1998;
- hiring a consultant to provide advice on the best methods for repairing and preventing further damage to the structure;
- areas of concern such as weeds growing in walls and open sills;
- capping sills and window openings to prevent further damage and water infiltration; and,
- adding structural reinforcement.

A question and answer period ensued regarding:

- the style of decorative fencing that would be used;
- the amount of time that would be required to complete the stabilization work proposed;
- when stabilization work on the existing building would begin; and,
- whether the proposed stabilization work would be presented to Council.

Recommendation:

Moved By Rick McDonnell

That the Heritage Whitby Advisory Committee supports the stabilization plan of the Pumphouse and recommends that plans for stabilization proceed as soon as possible.

**Carried**

- 3.2** David Billham, Landscape Architect, Town of Whitby  
Re: 41 Baldwin Street North, Update on Grass Park Improvements

**Note:** This item was withdrawn and postponed to a future Heritage Whitby Advisory Committee meeting.

- 3.3** Olivia Rogoza and Andrew Crawford, Property Owners  
Re: 922 Byron Street South, Proposed Dormers

Peter Henley advised that the property located at 922 Byron Street South was designated under Part V within the Werden's Plan Neighbourhood Heritage Conservation District. Mr. Henley stated that the owners proposal included a renovation of the existing home by adding dormers.

Olivia Rogoza provided a PowerPoint presentation regarding the proposed dormers. Highlights of the presentation included:

- an overview of the history of the property;
- maintaining the small town feel and greenspace of the property;
- adding dormer windows to the second floor to increase ceiling height and usable space;
- constructing two gable style dormers connected by a shed style dormer;
- proposed materials to complement existing features such as preserving the existing siding, adding cedar shanks, paint colour, shutters, and window and corner trip pieces; and,
- increasing livability of the second floor.

Deanna Hollister stated that the property was a heritage property, but sometimes modifications were required to make a building livable in the 21st century. She further stated that the modifications presented were an example of the Town working with property owners to find a compromise between the old and new world.

Recommendation:

Moved By Deanna Hollister

That the Heritage Whitby Advisory Committee supports the plan for the proposed dormers as presented for 922 Byron Street South.

**Carried**

**3.4** Nadia Vocaturo and Colin Burton, Property Owners  
Re: 918 Byron Street South, Proposed Renovations

**Note:** This item was withdrawn and postponed to a future Heritage Whitby Advisory Committee meeting.

**3.5** Paul Demczak, Principal, Batory Management, John Moses, Barry Bryan Associates, and Paul Rayment  
Re: 20 Cassels Road East, Heritage Permit Application for Demolition Request

Peter Henley stated that a Heritage Permit Application had been received for a demolition request.

Paul Demczak provided an overview of the proposed demolition. Highlights of the proposal included:

- the location of the property in the Brooklin Heritage Conservation District;
- current zoning for the property;
- the request to demolish the existing building to allow for future development of the property;
- the site being subject to future redevelopment in order to meet the long term goals of growth in downtown Brooklin;
- the site's designation under Part V of the Heritage Act; and,
- details of a Heritage Impact Assessment completed by a heritage consultant, which supports the proposed demolition subject to their findings on the building.

Discussion ensued regarding:

- the age of the existing building;
- the purpose of the heritage district to protect historic buildings;
- the association between the existing building and two of the four founding families of Brooklin;
- conclusions of the Heritage Impact Assessment, including the condition of the existing building;
- supporting reuse of the heritage building so long as the reuse did not negatively impact the property;
- demolition of the original building as an extreme measure;
- addressing concerns regarding sinking of the foundation;
- the historical, associative, and contextual value of the house;
- conserving cultural heritage; and,
- the existing building's contextual connection to the early and evolving history of Brooklin.

Paul Rayment addressed concerns from the Committee regarding the history of the property and building including additions and renovations completed over the years. Mr. Rayment stated that the Heritage Impact Assessment did not reference articles or publications associated to the building.

Recommendation:

Moved By Margaret Clayton

That the Heritage Whitby Advisory Committee does not support the request for demolition of the building located at 20 Cassels Road East based on the following:

1. The significance of the property;
2. The significance of the connection to two of the four founding families who developed the plan of Brooklin;
3. The building meets four of the nine criteria in Regulation 9/06 of the Ontario Heritage Act;
4. The building is one of the oldest buildings dating to circa 1838-1840;
5. The contextual value; and,
6. The owner's consultant did not recommend demolition as a first option for this property.

**Carried**

4. Delegations

**4.1** There were no delegations.

5. General Business and Reports

**5.1** There was no general business or reports.

6. Correspondence

**6.1** Office of the Town Clerk, Correspondence: Regular Council Meeting, June 21, 2021  
Re: Re-use and Rehabilitation of the Pump House

This correspondence was received by the Committee for information.

7. Council Update

- 7.1** Councillor Newman provided an update regarding:
- a motion brought to Council regarding the re-use and rehabilitation of the Pump House at the June 21, 2021 Regular Council meeting, and a decision regarding taking measures to stabilize the Pump House;
  - a presentation from the Highway of Heroes Tree Campaign regarding a tribute park that would be established by the Highway of Heroes Tree Campaign and maintained by the Town of Whitby; and,
  - Council directed staff to undertake consultations with the Mississaugas of Scugog Island First Nation (MSIFN) to determine a suitable location and wording for a plaque on Town land acknowledging the traditional treaty territory of the Mississaugas of Scugog Island First Nation of the Mississauga Nation.

Laura Bisset requested an update regarding whether the Town would be renaming Dundas Street.

**8. Other Business**

**8.1** 360 Columbus Road East, Charles H. Best Diabetes Centre

Margaret Clayton stated that the Charles H. Best Diabetes Centre (Dryden homestead) had received a grant from the Town in the amount of \$250,000 over a maximum 10 year period, with an initial contribution of \$25,000 in 2022, to further expand the Centre.

**8.2** Doctor's House

Margaret Clayton requested an update regarding the Doctor's House.

Councillor Newman advised that the matter had not returned to Council at this time.

Ed Belsey advised that a future recommendation report would be brought forward to Council. Mr. Belsey stated that additional information had been requested by staff regarding commemoration.

**8.3** 1300 Giffard Street, Inverlynn Development

Having previously declared a conflict of interest, Ms. Collins did not partake in the discussion on this matter.

Rick McDonnell requested an update regarding the Inverlynn development. Mr. McDonnell stated that he was concerned about the

excavation depth and whether the foundation of the original house would be impacted.

Ed Belsey advised that he would take Mr. McDonnell's comment back to staff to ensure that the excavation was in accordance with the site plan approval.

Councillor Newman advised that concerns from residents would be addressed with the developer.

**8.4** 300 High Street

Deanna Hollister requested an update regarding 300 High Street.

Ed Belsey advised that a zoning by-law amendment application was received and under discussion.

9. Next Meeting

**9.1** Tuesday, October 12, 2021 - 7:00 p.m.  
Virtual Meeting

10. Adjournment

**10.1** Motion to Adjourn

Recommendation:

Moved By Deanna Hollister

That the meeting adjourn.

**Carried**

The meeting adjourned at 8:51 p.m.

**Note: These minutes were approved by the Heritage Whitby Advisory Committee on October 12, 2021.**