

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

**Also Present:** Councillor Newman, Mayor's Designate  
Edward Belsey, Manager, Policy and Heritage  
Warren Mar, Commissioner, Legal and Enforcement Services/Town Solicitor  
Lori Tesolin, Principal Planner, Policy and Heritage  
Michael Tranquada, Urban Designer  
Stacey Kursikowski, Staff Liaison, Planner II - Policy and Heritage  
Heather Oerlemans, Council and Committee Coordinator  
(Recording Secretary)

**Regrets:** Mark McGowan  
Brian Winter, Honourary Member

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Call to Order

1. Disclosures of Interest

- 1.1 Laura Bisset made a declaration of pecuniary interest regarding Item 3.1, The Biglieri Group Ltd., Architects Rasch Eckler Associates Ltd., 67 Harbourside Drive, Request for Removal of a Non-Designated Heritage Property for the Municipal Heritage Register as the applicant is a client of her former employer. Ms. Bisset did not partake in the discussion or voting on this matter.

2. Approval of Previous Minutes

2.1 Minutes - January 14, 2020

Recommendation:

Moved By Paul Rolland

That the Heritage Whitby Advisory Committee Minutes of January 14, 2020 be approved.

**Carried**

It was the consensus of the Committee to hear Item 8.1, Appointment of Vice-Chair at this time.

3. Presentations

3.1 Michael Testaguzza, Planner, The Biglieri Group Ltd, David Eckler, Architects Rasch Eckler Associates Ltd., Chris Bovie, Community Relations Officer, Ontario Shores Centre for Mental Health Sciences  
Re: 67 Harbourside Drive - Request for Removal of a Non-Designated Heritage Property from the Municipal Heritage Register

Having previously declared a conflict of interest, Laura Bisset did not take part in the discussion or voting on this matter.

Stacey Kursikowski advised that two Cultural Heritage Impact Assessments (2016 and 2019) had been completed for the building located at 67 Harbourside Drive. Ms. Kursikowski further advised that Town Staff would be requesting a peer review to examine the accuracy and differences between the recommendations. She further advised that Staff would be requesting a structural stability assessment of the building as outlined in the two Cultural Heritage Impact Assessments. She stated that the Committee was being asked to provide comments on the delisting request and the scope of the peer review.

David Eckler provided a PowerPoint presentation regarding the history of the building and development strategy for 67 Harbourside Drive. Highlights of the presentation included:

- the cultural history and significance of the building;
- the age and current condition of the building;
- creating a wellness garden that outlines the footprint of the building;

- creating two 'zones' in the wellness garden, an interpretive zone and a contemplative sensory zone;
- reusing timber posts from the front porch of the building and incorporating the posts in the interpretive walk zone;
- salvaging tiles from the building to use along walking paths and benches in the contemplative sensory zone of the proposed wellness garden.

Discussion ensued regarding;

- including a more robust review of the historical complex in the peer review;
- the conclusions outlined in the 2016 Cultural Heritage Impact Assessment;
- the significant cultural value of the building;
- deferring the request for removal from the Municipal Heritage Register until the peer review has been completed; and,
- the structural building assessment.

Recommendation:

Moved By Deanna Hollister

That the matter to delist the building located at 67 Harbourside Drive be deferred until the Committee has received the following:

1. The peer review for the 2016 and 2019 Cultural Heritage Impact Assessments; and,
2. Additional information from Council.

**Carried**

### **3.2 Sohela Vaid, Owner**

Re: 28 Winchester Road East, Part V Designated Property within the Brooklin Heritage Conservation District - HP-03-17 - Alterations to the Structure in Contravention of the Approved Heritage Permit

Stacey Kursikowski advised that the property was a Part V Designated property within the Brooklin Heritage Conservation District. Ms. Kursikowski further advised that a Heritage Permit had been issued in 2017 which included demolishing the attached garage addition and renovating the building to convert it into a dental office. She stated that the application would permit the property owner to replace the front porch with one matching the period of the home, and match the brick, windows, and trim of the original building to the additions.

Stacey Kursikowski advised the Committee that the renovations made by the property owner failed to comply with the approved Heritage Permit, Site Plan Agreement, and Building Permit Plans and removed all of the original brick from the original portion of the building and enclosed a window on the west facing facade. Ms. Kursikowski further advised that Town Staff requested that the property owner create an entry way feature with salvaged bricks from the original building as a form of commemoration and include a plaque outlining the history of the building and significance of the bricks.

Waji Khan presented on behalf of the property owner and advised that the foundation of the building had to be raised and replaced for safety reasons. Mr. Khan further advised that the original house bricks began falling off during this process and were determined to be non-salvagable. He stated that the repurposed bricks were not insurable and therefore could not be used in a commemorative feature.

Discussion ensued regarding:

- the nature of the renovations as a rebuild of the building;
- the small sample size of the brick used to determine they were non-salvagable;
- using the bricks for decoration versus structural bricks that support a load;
- methods to rectify the unapproved renovations that were made to the home; and,
- pursuing penalties and charges.

Stacey Kursikowski advised that the matter was brought before the Committee to make a motion regarding:

- the modifications made to the building in contravention of the approved Heritage Permit including:
  - the colour and material of windows;
  - the colour of the gingerbread, eaves, trim, and porch;
  - the colour of the rear garage door;
  - the alteration to the west addition roof-line;
  - the removal of the original bricks; and,
  - the removal of the second floor window on the west elevation.
- that all Heritage Permit drawings be redlined to show the as built, and that a commemoration wall, utilizing the original bricks be constructed in the front yard with a plaque speaking to the significance of the bricks and dwelling be incorporated.

Recommendation:

Moved By Laura Bisset

That the Heritage Whitby Advisory Committee does not support the redline revisions made to the Heritage Permit drawings, the Site Plan drawings, or the Building Permit drawings and that the owner of 28 Winchester Road East be advised to comply with the Site Plan drawings and Heritage Permit.

**Carried**

Recommendation:

Moved By Katherine Hull

That the Committee take a short recess.

**Carried**

The Committee recessed at 8:35 p.m. and reconvened at 8:45 p.m.

It was the consensus of the Committee to hear Item 3.1, Michael Testaguzza, The Biglieri Group Ltd., David Eckler, Architects Rasch Eckler Associates Ltd., and Chris Bovie, Ontario Shores Centre for Mental Health Sciences, 67 Harbourside Drive.

**3.3** Norah Love and Drummond White, Owner, Burr Lodge  
Re: 918 Centre Street South - HP-02-20 - Replacement of Roof Materials

Stacey Kursikowski provided information regarding the Heritage Permit Application that was received for 918 Centre Street South. Ms. Kursikowski advised that the building was designated under Part V of the Ontario Heritage Act and that the application was for replacing the slate roof with 50-year asphalt shingles. She further advised that Staff supported the application as the slate roof was not identified as a significant attribute in the Werden's Plan Heritage Conservation District Plan, was not visible from the street, and other sections of the roof were previously replaced with asphalt shingles.

Drummond White provided an overview and history of Burr Lodge and advised that previous renovations and restorations had been made to the building since their ownership.

Norah Love advised the Committee that the slate roof had been repaired several times but now needed to be replaced. Ms. Love provided a list of estimates to replace the existing roof including:

- over \$100,000 for slate shingles;
- \$60,000 for composite shingles; and,
- \$15,000 for asphalt shingles.

Ms. Love requested that the Committee approve the use of black or grey shingles to replace the existing slate shingle roof.

Discussion ensued regarding:

- the sight lines of the roof;
- the surrounding properties;
- the use of asphalt shingles on other sections of the roof; and,
- protecting the existing chimneys.

Recommendation:

Moved By Margaret Clayton

That the Heritage Whitby Advisory Committee supports the proposed replacement of the existing slate roof on the main building located at 918 Centre Street South with 50-year asphalt shingles along with conservation of the chimneys.

### **Carried**

It was the consensus of the Committee to hear Item 3.2, Sohela Vaid, Owner, 28 Winchester Road East, at this time.

#### **4. Delegations**

##### **4.1** There were no delegations.

#### **5. General Business and Reports**

##### **5.1** Subcommittee Assignment

Stacey Kursikowski provided details of the subcommittee assignments for the Roadshows Subcommittee, the Werden's Plan 1-Year Celebration Planning Subcommittee, and the Social Media Subcommittee.

Stacey Kursikowski advised that the next Heritage Register Subcommittee meeting would be held on February 25, 2020.

6. Correspondence

**6.1** Sir William Stephenson Statue Committee Letter

Stacey Kursikowski advised that she had received a letter from the Sir William Stephenson Statue Committee outlining their fundraising campaign and contact information.

7. Council Update

**7.1** Councillor Newman provided updates which included:

- the Budget Public Meeting on February 18, 2020 at 7:00 p.m.; and,
- the Mayor's Community Development Fund - 2019 Annual Report.

Councillor Newman advised that the Brooklin Heritage Society was one of the beneficiaries from the Mayor's Community Development Fund.

8. Other Business

**8.1** Appointment of Vice-Chair

Katherine Hull called for nominations for the position of Vice-Chair of the Heritage Whitby Advisory Committee.

Margaret Clayton nominated Lynn Collins for the position of Vice-Chair of the Heritage Whitby Advisory Committee.

Lynn Collins accepted the nomination.

There were no further nominations and the nominations were closed.

Recommendation:

Moved By Margaret Clayton

That Lynn Collins be appointed Vice-Chair of the Heritage Whitby Advisory Committee for a term ending on December 31, 2020.

**Carried**

It was the consensus of the Committee to hear Item 3.3, Norah Love and Drummond White, Owner, Burr Lodge, 918 Centre Street South, at this time.

## **8.2 Heritage Permit Process**

Rick McDonnell requested that a flow chart outlining the Heritage Permit application process be created for the Committee.

Discussion ensued regarding:

- the process for dealing with building challenges such as acquiring appropriate building materials;
- steps that would be taken when a property owner is unable to follow the Heritage Permit;
- the recourse for property owners who violate the Heritage Permit; and,
- the process for enforcing penalties under Section 69 of the Ontario Heritage Act.

## **9. Next Meeting**

**9.1** Tuesday, March 10, 2020 - 7:00 p.m.  
Committee Room One, Whitby Town Hall  
575 Rossland Road East

## **10. Adjournment**

### **10.1 Motion to Adjourn**

Recommendation:

Moved By Rick McDonnell

That the meeting adjourn.

**Carried**

The meeting adjourned at 9:55 p.m.

**Note: These minutes were approved by the Heritage Whitby Advisory Committee on March 10, 2020.**