

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

Also Present: Councillor Newman, Mayor's Designate
Edward Belsey, Senior Manager, Policy and Heritage Planning
Justin Malfara, Planner I, Planning Administration
Warren Mar, Commissioner of Legal Services and Enforcement
Services/Town Solicitor
Lori Tesolin, Supervisor, Policy and Heritage and Principal Planner
Michael Tranquada, Urban Designer
Stacey Kursikowski, Staff Liaison, Planner II, Downtown
Development
Heather Oerlemans, Council and Committee Coordinator
(Recording Secretary)

Regrets: Karey Anne Large
Brian Winter, Honourary Member

Call to Order

Heather Oerlemans, Council and Committee Coordinator, advised that due to the ongoing COVID-19 State of Emergency, the Heritage Whitby Advisory Committee meeting is being held electronically. She provided Members of the Committee with an overview of meeting etiquette and procedures with respect to conducting the meeting electronically.

1. Disclosures of Interest

- 1.1** Lynn Collins made a declaration of pecuniary interest regarding Item 3.1., 7143 Ashburn Road, Request for De-designation of a Part IV Heritage Resource as Lakeview Homes is one of her clients.

2. Approval of Previous Minutes

2.1 Minutes - May 12, 2020

Recommendation:

Moved By Deanna Hollister

That the Heritage Whitby Advisory Committee minutes of May 12, 2020 be approved.

Carried

3. Presentations

- 3.1** Frank Marchio, Director of Land Development, Lakeview Homes, Emma Abramowicz, Planner, ERA Architects, Inc., Eileen Costello, Municipal and Land Use Planning Lawyer, Aird & Berlis, and Philip Evans, Principal, ERA Architects Inc.
Re: 7143 Ashburn Road - Request for De-designation of a Part IV Heritage Resource

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

Eileen Costello provided a PowerPoint presentation regarding 7143 Ashburn Road and the request for de-designation of the structure.

Highlights of the presentation included:

- the reasons behind the request, including the diminished heritage integrity of the site due to substantial alterations of the building and the inconsistency with the planned development of the site in relation to the Brooklin Secondary Plan; and,
- the preliminary subdivision development proposal.

Emma Abramowicz provided an overview of the heritage integrity of the current structure which included:

- the diminished integrity in conveying the physical features related to the heritage designation;
- improper management and stewardship of a heritage resource;
- the best strategy for communicating the agricultural heritage of historic farmsteads; and,

- using on-site interpretation such as art pieces with agricultural themes, installing community garden plots, design features such as a park pavillion, and commemorating the Matthewsons' family history throughout the public realm.

A question and answer period ensued regarding:

- how much traffic would be generated by a subdivision and what plans were in place to mitigate traffic congestion;
- how would the interpretive measures be secured to ensure they were incorporated into the site;
- how much of the farm land had been designated;
- whether commemoration could be located where the original structure was currently located; and,
- whether the house could be included in the commemorative feature and who would be responsible for maintaining the commemorative features.

A brief discussion ensued regarding:

- elements of the original house that remained intact such as the outer dimensions, and window and door placements;
- the location of the original structure within the preliminary subdivision development proposal; and,
- preserving heritage through creative elements within the site.

Recommendation:

Moved By Laura Bisset

That the Heritage Whitby Advisory Committee recommends a deferral of the de-designation of the building located at 7143 Ashburn Road at this time and requests that a conservation plan be completed and reviewed by the Heritage Whitby Advisory Committee and that the preliminary draft plan be reviewed by the applicant to examine the potential to conserve the designated structure in situ.

Carried

- 3.2** Dave Tillaart and Marlin Tillaart, Owners, and Bob Martindale, Principal, Martindale Planning
Re: 16 Baldwin Street - Request for Demolition of a Part V Designated Heritage Building (Brooklin Heritage Conservation District)

Marlin Tillaart provided an overview of the Heritage Report and Structural Assessment for 16 Baldwin Street which included:

- the deterioration and current condition of the building; and,
- recognizing that the building was a Part V designated heritage building.

A question and answer period ensued regarding whether the proposed development would be presented to this Committee at a later meeting should the demolition be granted.

A brief discussion ensued regarding:

- the poor condition of the building and inability to restore the building;
- enhancing the knowledge of the building and heritage attributes of the building through commemoration such as artwork; and,
- constructing a similar structure of similar size when redeveloping the site.

Recommendation:

Moved By Deanna Hollister

That the Heritage Whitby Advisory Committee approves the demolition of the Part V designated heritage building located at 16 Baldwin Street as requested.

Carried

3.3 Mike Zavershnik, 17A Properties, Joey Giaimo, Principal, Giaimo Architects, and Christienne Uchiyama, Latourneau Heritage Consulting Inc.

Re: 300 High Street - Proposed Intensification on a Listed Heritage Property

Mike Zavershnik provided an overview of the history of the property located at 300 High Street.

Christienne Uchiyama provided information on the cultural heritage value impact assessment and heritage attributes for 300 High Street. An overview of the assessment included:

- recognition of the heritage attributes of the building such as its location, the eleven-bay south facade, the multiple medium front-gable roof, the dormers located above the third-storey, and the location and configuration of the balconies along the east, south, and west elevations; and,
- determining that the landscape features were not heritage attributes.

Joey Giaimo provided a PowerPoint presentation regarding the proposed intensification at 300 High Street. Highlights of the presentation included:

- a proposed intensification design of an infill building;
- a survey of the site; and,
- the proposed location for the infill building.

A question and answer period ensued regarding:

- whether the proposed building would complement the existing building;
- how much distance would be left between the existing building, the proposed building and the existing neighbouring home;
- how the existing drainage from the foundation of the heritage building would be impacted by the new building; and,
- how intrusive the shadow effect would be on the neighbouring single family dwelling.

Discussion ensued regarding:

- designating the original building, House of Refuge, under Part IV of the Ontario Heritage Act;
- the number of units within the proposed building;
- the location of the proposed building on the lot; and,
- the negative impacts of the new structure on surrounding buildings.

The Committee requested that the following concerns be addressed and presented to the Committee at a later time:

- fire access;
- building scale;
- hydrant locations;
- information outlining how construction of the new building would impact the heritage building;
- the shadow effect on existing residences on Ferguson Street;
- the interface between the new building and the heritage building;
- impact to bricks, including shifting;
- whether penalties could be enforced should the heritage building be damaged; and,
- parking locations and the number of new spaces required to support the proposed building.

4. Delegations

4.1 There were no delegations.

5. General Business and Reports

5.1 Heritage Application Status Update

Stacey Kursikowski requested that this item be deferred to the September 9, 2020 Heritage Whitby Advisory Committee meeting.

5.2 Heritage Matters Newsletter Spring Edition Update

There was no Heritage Matters Newsletter Spring Edition update at this time.

5.3 Subcommittee Updates

There were no subcommittee updates at this time.

6. Correspondence

6.1 There was no correspondence.

7. Council Update

7.1 Councillor Newman provided updates regarding:

- the approval of a sign variance for 150 Victoria Street East, St. John's Anglican Church;
- the 'Councillors in the Classroom' program;
- Council approval of the Local Enhancement and Appreciation of Forests (LEAF) program; and,
- the adoption of By-law 7625-20 which designated Spencer School as being of Cultural Heritage Value and Interest.

8. Other Business

8.1 There was no other business.

9. Next Meeting

9.1 Wednesday, September 9, 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 Deanna Hollister

That the meeting adjourn.

Carried

The meeting adjourned at 9:51 p.m.

Note: These minutes were approved by the Heritage Whitby Advisory Committee on September 9, 2020.