

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
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: Mark McGowan
Brian Winter, Honourary Member

Call to Order

1. Disclosures of Interest

- 1.1** Rick McDonnell made a declaration of pecuniary interest regarding Item 3.2, 613 Henry Street (Part V) - Proposed Detached Garage, as his property is located on the same block. Mr. McDonnell did not take part in the discussion or voting on this matter.

2. Approval of Previous Minutes

2.1 Minutes - January 12, 2021

A correction was made to the Heritage Whitby Advisory Committee minutes of January 12, 2021 as follows:

- the words "be included in the Annual Report." be removed from the last paragraph of Item 8.1, Council Update.

Recommendation:

Moved By Rick McDonnell

That the Heritage Whitby Advisory Committee minutes of January 12, 2021 be approved, as amended.

Carried

3. Presentations

3.1 Scott Guillot, General Contractor, MaKenady Construction Services Inc., and Beth Szabo and Jeff Szabo, Property Owners Re: 701 Centre Street South (Part V) - Addition of Porch to Dwelling

Stacey Kursikowski provided an overview of the application for an addition of a porch to the dwelling at 701 Centre Street South (Part V).

Beth and Jeff Szabo, property owners, addressed the Committee and provided an overview of the addition. Mr. Szabo provided a PowerPoint presentation of the porch design. Highlights of the presentation included:

- examples of other properties with porches similar to the proposal;
- the dimensional aspects of the porch design; and,
- details of the design including materials used, lighting, and finishes.

Stacey Kursikowski provided details regarding the setback and zoning that was required for the porch. Ms. Kursikowski advised that the proposal included a request for a minor variance as the porch extended beyond the permitted encroachment onto the setback along the Trent Street frontage.

Scott Guillot provided an overview of the dimensions of the porch. Mr. Guillot stated that there was a concern over the sight triangle as the proposed porch extended into the current sight triangle for the corner of Centre Street South and Trent Street. He advised that an alternative option was proposed to construct a small angle at the corner of the porch. He stated that an arborist had been consulted and the arborist report included tree protection measures to protect the root zone and crown of the trees on the property.

Discussion ensued regarding:

- a preference for wood spindles in the design;

- Heritage Conservation District guidelines regarding facade alterations;
- maintaining the front door encasement;
- enhancing the property and community 'feel' with a porch;
- preserving the trees and tree canopy;
- the safety purposes of sight triangles; and,
- adding stylistic elements while maintaining the period of the home.

3.2 Cade McMannis, Owner, Cade Custom Homes, and Girish Chandra, Property Owner

Re: 613 Henry Street (Part V) - Proposed Detached Garage

Having previously declared a conflict of interest, Rick McDonnell did not take part in the discussion on this matter.

Stacey Kursikowski provided an overview of the proposed detached garage at 613 Henry Street (Part V).

Cade McMannis provided a PowerPoint presentation of the proposed detached garage. Highlights of the presentation included:

- the location of the proposed detached garage;
- the gambrel style roof design, concerns regarding the roof height, and the dimensions of the proposed garage;
- the materials and colour palate that would be used in the design of the garage; and,
- concerns regarding possible impacts to the root systems of mature trees in the area.

Discussion ensued regarding:

- the roof design and location was in keeping with the area;
- provisions within the Heritage Conservation District plan and permitted roof designs for accessory buildings;
- incorporating detailing to the rear of the garage to enhance visual appeal;
- relocating the proposed garage closer to the home and adding landscaping elements behind the garage;
- requiring a minor variance due to the dimensions of the proposed garage; and,
- concerns regarding the height of the roof in comparison to the roof of the house.

4. Delegations

4.1 There were no delegations.

5. General Business and Reports

5.1 9455 Baldwin Street North: Presentation of Designation Report and Statement of Significance

Stacey Kursikowski advised that a Staff Report regarding the designation of 9455 Baldwin Street North as a heritage property under Part IV of the Heritage Act would be brought to the Committee of the Whole April 12, 2021 meeting. Ms. Kursikowski requested that Members submit any comments to her via email.

Recommendation:

Moved By Margaret Clayton

That Heritage Whitby Advisory Committee supports the designation of the property located at 9455 Baldwin Street North under Part IV of the Heritage Act.

Carried

5.2 Heritage Whitby Advisory Committee (HWAC) Draft 2020 Annual Report

Stacey Kursikowski presented the draft Heritage Whitby Advisory Committee 2020 Annual Report and requested feedback from the Committee.

Discussion ensued regarding:

- submitting comments by Wednesday, February 17, 2021; and,
- whether Member qualifications and backgrounds should be included in the Report.

5.3 67 Harbourside Drive Update

Stacey Kursikowski provided an update regarding 67 Harbourside Drive. Ms. Kursikowski advised that she was in the process of preparing a Staff Report on all matters relating to 67 Harbourside Drive. She further advised that the Staff Report may be ready for the April 12, 2021 Committee of the Whole agenda.

6. Correspondence

6.1 There was no correspondence.

7. Council Update

- 7.1** Councillor Newman stated that the Town's 2021 Operating and Capital Budgets would be finalized at the February 25, 2021 Special Council meeting. Councillor Newman advised that a budget target of .55 percent for the Town's portion of municipal property taxes had been set, but that the budget had not been finalized.

8. Other Business

8.1 Cultural Heritage Landscape Designations

Lynn Collins stated that there was an opportunity to preserve cultural heritage landscapes within Whitby such as Lynde Shores Conservation Area. Ms. Collins suggested that the Committee continue to discuss designating cultural heritage landscapes as an ongoing item.

Margaret Clayton advised that there were cultural heritage landscapes identified by the Highway 407 expansion heritage review and the Heritage Review Subcommittee.

8.2 Conduct During Meetings

Margaret Clayton stated concerns regarding the conduct of presenters at meetings and presentations that focus on areas that are not specific to the Committee's mandate.

Stacey Kursikowski advised that the Heritage Whitby Advisory Committee represented the Town and Council and was not responsible for comments made by external presenters.

8.3 Heritage Preservation Fund

Margaret Clayton requested clarification regarding establishing a Heritage Preservation Fund. Ms. Clayton stated that the fund should not be used as a compensatory measure to demolish or delist a designated property.

Councillor Newman stated that a Heritage Preservation Fund would be used to establish a reserve fund solely for preserving heritage properties.

9. Next Meeting

- 9.1** Tuesday, March 9, 2021 - 7:00 p.m.
Virtual Meeting

10. Adjournment

10.1 Motion to Adjourn

Recommendation:

Moved By Laura Bisset

That the meeting adjourn.

Carried

The meeting adjourned at 8:56 p.m.

Note: These minutes were approved by the Heritage Whitby Advisory Committee on March 9, 2021.