

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

Also Present: Sarah Ferencz, Library Archivist
Stacey Kursikowski, Staff Liaison, Planner II - Heritage and
Downtowns
Shrishma Dave, Legislative Coordinator
Heather Oerlemans, Council and Committee Coordinator
(Recording Secretary)

Regrets: Kirstyn Allam
Katherine Hull

The meeting began at 7:07 p.m.

1. Disclosures of Interest

- 1.1** Vincent Santamaura made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 3.1, as he is representing the client in this project. Vincent Santamaura did not take part in the discussion on this matter.

2. Approval of Previous Minutes

2.1 Minutes - March 13, 2018

The Heritage Whitby Advisory Committee minutes of March 13, 2018 were corrected as follows:

- Remove Rita Edgell from the Roll Call as she is no longer a member of the Committee.

Recommendation:

Moved By Rick McDonnell

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

Carried

3. Presentations/Deputations

3.1 Vincent Santamaura, Principal, SRN Architects and Stockworth Developments
Re: 16 -18 Durham Street - Proposed Mixed-Use Building/Reutilization of Relocated Dwellings

Stacey Kursikowski introduced the matter and advised that the subject property is located on the west side of Durham Street noting that the property contains 2 dwellings that had been relocated from their original location at 18 and 20 Winchester Road. She advised that applications for heritage permits were received for both dwellings and that Town Staff had reviewed the design options for the property and provided comments regarding roof design and the use of materials on the building.

Vincent Santamaura, Principal, SRN Architects and Stockworth Developments, appeared before the Committee and provided an overview of the project, including the intention to re-purpose the buildings. Mr. Santamaura advised that the intent of his client was to connect the two structures to create one building by proposing a connecting link between the two dwellings. The proposed connecting link would be a greenhouse style of architecture, keeping in line with the residential character of the neighbourhood. He provided further details pertaining to the proposal, including:

- The intent to create a mixed use development with commercial/office on the ground floor and residential units on the upper floor;
- The addition of a connecting link with a main floor lobby at the front connecting the ground floor commercial units noting that the connecting link would be composed of a staircase to access the residential units on the upper floor;
- The look and feel of the connecting link would create a "light and airy" appearance, similar to a greenhouse conservatory style of architecture;

- An eight feet deep set back of the connecting link from the front facades of the dwellings; and
- The proposal of a conventional wood roof with skylights and asphalt shingles was proposed.

Detailed discussion ensued regarding:

- Town staff's review of the design plans and subsequent support of the glass connecting link between the two dwellings;
- Town staff's preference for a flat roof for the connecting link as opposed to the pitched roof as proposed, in order to ensure focus would not be taken away from existing structures;
- Concerns regarding snow and water accumulation on flat roofs and potential alternatives to roof design; and
- Ensuring that black or dark trim would be used for the connecting link, as trim around windows on existing dwellings would be converted to dark trim.

Due to his declared conflict of interest, Mr. Santamaura advised that his associate, Greg Raspin, would be answering further questions with respect to the design. A question and answer period ensued between members of the Committee and Mr. Raspin regarding:

- Concerns of potential damage to the original buildings due to the vertical connecting link;
- Details of the front yard landscaping as it pertained to visual appeal and symmetry;
- The material that would be used in the frame of the connecting link;
- The potential for the partition wall proposed within the connecting link to block light and detract from the greenhouse open concept of the design;
- Details regarding the design of the entry to doors to the connecting link;
- Benefits and drawbacks of a peaked versus flat roof; and
- Required fire exits.

Recommendation:

Moved By Lynn Collins

The Heritage Whitby Advisory Committee is in general agreement with the proponent and recommends that:

- the roof for the connecting link should be modified to be a pitched roof, front to back, at a pitch of no greater than 5 to 12, as opposed to a gabled roof as proposed;

- the skylights not be visible from Durham Street; and
- the trim on all the buildings be of a dark colour.

Carried

3.2 Jasmine Frolick, Principal, ERA Architects Inc.
Re: 1512, 1514, 1518, and 1520 Brock Street South - Interpretation Plan
& Documentation Plan for Commemoration

John Ecker advised that Jasmine Frolick was unable to attend the meeting, and as such, would not be presenting on this matter.

Stacey Kursikowski advised that the above mentioned three properties on the west side of Brock Street South received approval to be removed from the Heritage registry in June of 2017. She further advised that one of the conditions for removal from the registry was that the proponent provide some sort of commemoration to recognize the historical significance of the area. ERA Architects Inc., provided three potential options for commemoration including:

- Interpretive elements in urban design guidelines;
- Donation of funds to the Lynde House Museum/Whitby Historical Society; or
- Public Art in the form of an interpretive marker such as a statue, mural, or other medium.

Detailed discussion ensued regarding:

- The various commemorative strategies and how they could be incorporated into the site;
- Ensuring commemoration includes history of the site, including the people that lived in the area who contributed to the economy of the Town of Whitby, as well as elements of the former Port Windsor and Village of Windsor;
- Ensuring that Whitby Archives would be consulted when gathering information regarding the interpretation and history of the properties;
- Looking at other innovative examples of commemorative structures and providing them to Town Staff to forward to the proponent; and
- General preference by the Committee for the Public Art commemorative strategy over the other options.

Recommendation:

Moved By Margaret Clayton

Of the options presented, the Heritage Whitby Advisory Committee recommends the 'Public Art' commemoration strategy such as an interpretive marker or a sculptural model. The Committee further recommends that the commemoration be accessible to the public, is located on site, and include interpretive elements of the Harbour Community, Village of Windsor, and the properties themselves.

Carried

4. General Business and Reports

4.1 710 Myrtle Road West - Application for Designation under Part IV of the Ontario Heritage Act

Stacey Kursikowski advised that the property owner had applied for designation under Part IV of the Ontario Heritage Act to protect the property against demolition and renovations being made to the house in the future.

Discussion ensued regarding:

- Whether it would be necessary to confirm ownership of the property;
- Ensuring that all features of the Victorian home, including interior features such as light swatches, doors, windows, wooden trim, and original floors would be included in the heritage designation document;
- The history of the property (built in 1887 as a retirement home for William Brash);
- Town staff connecting with Deirdre Gardner regarding the preparation of a Statement of Significance; and
- Arranging a site visit so that Committee Members can view the property and determine heritage features.

4.2 Heritage Matters Spring Newsletter

Stacey Kursikowski distributed copies of the Heritage Matters Spring Newsletter to the Committee Members. She advised that further discussion would take place regarding newsletter topics in June.

4.3 2018 Doors Open Event

Rick McDonnell distributed brochures and posters for the Doors Open event, taking place on Saturday, May 5, 2018. He provided details of the Event, which included two walking tours and 12 properties.

Discussion ensued regarding volunteering for the Doors Open Event

and how Committee Members could get involved.

4.4 Durham Region Heritage Committees Event

Discussion ensued with respect to the Durham Region Heritage Committee Event held on October 28, 2017, and holding a second event in Scugog in 2018. Suggestions included a social event that included a guest speaker. It was the consensus of the Committee that invitations be extended to the Mayor's Designates and Committee Members of the Heritage Committees in the Region of Durham.

5. Correspondence

5.1 There was no correspondence.

6. Council Update

6.1 Councillor Gleed was not in attendance, therefore there was no Council update.

7. Other Business

7.1 Gateways

Rick McDonnell provided an overview of Downtown Whitby Historic Gateways including:

- the use of bicycle lock/stands in the gateway design;
- various landscaping designs such as vegetation, lighting, benches, artwork, and pavement/surface treatments; and
- the intersection locations for Gateways (Mary St. & Brock St. N., Henry/Euclid & Dundas St. W., Brock St. S. & Burns St., Dundas St. E. & Hickory St., and Brock St. S. & Gilbert St.).

7.2 418 King Street Proposed Zoning Change

Rick McDonnell advised the parking for this property would be located on Ontario Street, thereby not conflicting with the front view of the property.

8. Next Meeting

8.1 May 8, 2018 - 7:00 p.m.
Committee Room One, Whitby Municipal Building

9. Adjournment

9.1 Motion to Adjourn

Recommendation:

Moved By Margaret Clayton

That the meeting adjourn.

Carried

The meeting adjourned at 9:19 p.m.

H. Oerlemans, Council/Committee
Coordinator

J. Ecker, Committee Chair