

Present: Lynda Armstrong
Laura Bisset
Margaret Clayton
Deanna Hollister
Katherine Hull, Chair
Karey Anne Large
Paul Rolland
Rick McDonnell
Mark McGowan (left the meeting at 9:30 p.m.)
Terry Standish

Also Present: Councillor Newman, Mayor's Designate
Sarah Ferencz, Archivist, Whitby Public Library
Ed Belsey, Senior Manager, Policy and Heritage Planning
Lori Tesolin, Supervisor, Policy and Heritage Planning
Michael Tranquada, Urban Designer
Matt Powers, Senior Manager, Parks, Parks Planning and Culture
Stacey Kursikowski, Staff Liaison, Planner II, Policy and Heritage Planning
Laura MacDougall, Council and Committee Coordinator (Recording Secretary)

Regrets: Lynn Collins, Vice Chair
Brian Winter, Honourary Member

Call to Order

1. Disclosures of Interest

- 1.1** Laura Bisset made a declaration of pecuniary interest regarding Item 3.2, Christienne Uchiyama, Principal, Letourneau Heritage Consulting Inc., Michael Testaguzza, Planner, The Biglieri Group Ltd., Chris Bovie, Community Relations Officer, Ontario Shores Centre for Mental Health, David Eckler, Principal, AREA Architects Ltd., and Bruno Nazzicone, Vice-President, Land Development, Kingsmen Group Inc. regarding 67 Harbourside Drive (Doctor's House) Peer Review as the applicant is a client of her former employer. Ms. Bisset did not take part in the discussion or voting on this matter.

2. Approval of Previous Minutes

2.1 Minutes - October 13, 2020

Recommendation:

Moved By Laura Bisset

That the Heritage Whitby Advisory Committee minutes of October 13, 2020 be approved.

Carried

3. Presentations

3.1 Tom VanQuickenborne, Owner
Re: 711 Henry Street (Part V Designated Property) - Proposed Detached Garage

Tom VanQuickenborne, 711 Henry Street, stated that he resides at the corner of Pitt and Henry Streets. He provided photographs and outlined the details of his minor variance applications and approvals, and the location on the property for the construction of the proposed detached garage. He outlined the dimensions of the proposed shed/garage, noting that the garage walls would be 12 feet in height, but that they would still be under the maximum allowable height, and that the elevation of property was about one (1) foot lower in the rear yard than in the front yard, so that the garage would not appear to be as high as 12 feet. Mr. VanQuickenborne advised that the proposed garage would be located at the rear of the house and would not impede the view of the house from the street. He advised that there would be windows on west side of the garage, but no windows abutting the neighbour on Pitt Street. He provided details on the design, materials, and colour of the proposed garage, noting that it would blend in with the colour of the house. Mr. VanQuickenborne advised that he did not want a second paved driveway, but that he wanted access into the building from Pitt Street. He stated that he would like to have an opening in his hedge to access the garage and that he would like to retain the grass. He stated that he had no intention of parking any cars on the grass in front of the garage.

A question and answer period ensued between Members of the Committee and Mr. VanQuickenborne regarding:

- whether any of the trees sighted on the property would be impacted by the construction of the proposed garage;

- the length and potential view of the proposed garage from Henry Street, and whether landscaping along the west side of the structure had been considered; and,
- the retention of landscaping between Mr. VanQickenborne's property line and the neighbour located on Pitt Street.

Discussion ensued between Members of the Committee and Staff regarding:

- preserving the heritage attributes of the property by protecting/preserving significant trees located on the property;
- the possibility of obtaining an arborist report to support the application; and,
- a certified arborist employed by the Town of Whitby undertaking site visits prior to excavation for the foundation to ensure significant tree preservation.

Recommendation:

Moved By Laura Bisset

That the Heritage Whitby Advisory Committee recommends approval of this application subject to confirmation from a certified arborist on behalf of the Town that the mature landscaping on the site would not be negatively impacted by the foundation of the new detached garage.

Carried

- 3.2** Christienne Uchiyama, Principal, Letourneau Heritage Consulting Inc., Gerry Zegerius, Senior Associate, Tacoma Engineers Inc., Michael Testaguzza, Planner, The Biglieri Group Ltd., Chris Bovie, Community Relations Officer, Ontario Shores Centre for Mental Health, David Eckler, Principal, AREA Architects Ltd., and Bruno Nazzicone, Vice-President, Land Development, Kingsmen Group Inc.
Re: 67 Harbourside Drive (Doctor's House) Peer Review

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

Christienne Uchiyama, Principal, Letourneau Heritage Consulting Inc., provided a PowerPoint presentation regarding the cultural heritage impact assessment peer review of the Doctor's House located at 67 Harbourside Drive. Highlights of the presentation included:

- detailed information on the Peer Review Technical Findings - CHIA Technical and Historical Omissions;

- detailed information about the Provincial and National Cultural Heritage Evaluations including the criteria for the evaluations;
- the current interior, exterior, and basement conditions; and,
- recommended immediate mitigation measures and CHIA next steps.

A question and answer period ensued between Members of the Committee and Ms. Uchiyama, Mr. Zegerius, Mr. Testaguzza, Mr. Bovie, Mr. Eckler, and Mr. Nazzicone regarding:

- the rationale for the recommendation to demolish the structure and install a garden as opposed to restoring the structure, and whether the preference would be to preserve or demolish a historical building should cost not be an obstacle;
- restoring the building and the costs associated with such a restoration;
- whether there was any documentation on the condition of the building prior to the transfer of ownership of the site;
- whether the materials for reconstruction of the foundation would affect the heritage value of the structure;
- confirmation that the site meets the criteria for heritage designation;
- the status of the heritage designation of the site/structure and the legality of the designation;
- the comparison of, and discrepancies between the 2016 CHIA and the 2019 CHIA;
- receiving additional details about the heritage commemoration for the site/structure and the garden proposal prior to making a decision on delisting the property from the Heritage Registry;

A detailed discussion ensued between Members of the Committee regarding:

- rewarding the neglect of the structure over a long period of time by approving a demolition permit;
- the importance of the site/structure to the economic and cultural history of the Town of Whitby, the length of time the farm existed and its link to the farming community, and the facility being one the largest employers in the area;
- the military significance of the site during the World Wars 1 and II as one of the largest institutions for veteran rehabilitation and psychiatric treatment;
- the importance of the architectural features and design of the structure, and the unique building materials used for the construction of the foundation/structure;

- the agreement for preservation and adaptive re-use of the building through the subdivision agreement, and the current condition and neglect of the structure;
- the national, federal, and provincial significance of the site;
- whether the fact that nurses and doctors practiced in the Doctor's House and that it was not a personal use residence would give the structure more significance;
- applying the knowledge attained from this situation to other heritage structures within the Town; and,
- deferring the matter until clarification was provided on the status of the designation of the property.

A detailed question and answer period ensued between Members of the Committee and Staff regarding:

- the status of the heritage designation of the site/structure and the legality of the potential designation;
- the difficulty to de-list the property given that the issue of designation had not been clarified, and whether the matter could be revisited should the Committee approve delisting the property from the Heritage Registry and it was later determined that the property was designated in accordance with the Ontario Heritage Act;
- procedures for removal of a heritage designation on a property;
- whether any funds from the Letter of Credit secured by the Town were used to refurbish and protect the building;
- mitigation measures undertaken to eliminate water in the basement;
- how the building came to be in its current condition when specific measures were in place;
- whether partial reconstruction of the structure would be an option and/or the amount of material that could be preserved and reused;
- the feasibility and cost for constructing a internal steel structure to support the building and what could be achieved with \$200,000.00; and,
- clarification on the decision to be made and whether said decision was required by the Committee at this meeting.

Recommendation:

Moved By Margaret Clayton

That the Heritage Whitby Advisory Committee does not support delisting the Doctor's House, Building 22, located at 67 Harbourside Drive from the Heritage Registry.

Carried

3.3 Stacey Kursikowski, Planner II, Downtown Development, Town of Whitby
Re: Introduction to the Pump House

Stacey Kursikowski, Planner II, Policy and Heritage Planning, provided a PowerPoint presentation regarding the Pump House. Highlights of the presentation included:

- details about the location and size of the property, the current zoning on the property, and land uses surrounding the property;
- a review of the current site conditions, including the north, south, east and west facades,
- details related to the history of the Pump House;
- the recommendations contained within the Waterfront Master Plan - June 2020 Report;
- opportunities for the revitalization of the area;
- key considerations including financial constraints, programming for the space, findings of the structural assessment, the historical significance, and future construction on the adjacent regional facility; and,
- restorations that have taken place at the Hermitage Ruins located in Hamilton, the Elizabeth Street Pumphouse in Grimsby, and the Pumphouse Theatre in Calgary.

Discussion ensued between Members of the Committee regarding:

- the Committee's vision of the Pump House as a stabilized open structure, a closed (reroofed) structure, or a combination of an open and closed structure;
- an adaptive reuse of the structure incorporating the remaining structure;
- the possibility of an open structure with the walls repaired and include the same facade as the original building;
- the possibility of a garden, with a pop-up food venue, a commemoration of, and history of the Pump House;
- a rest area with a patio, located south of the building for people walking on the boardwalk to rest, eat, and enjoy the view; and,
- the inclusion of a shade park with a fountain in the interior area, and an activity/entertainment area located west of the structure.

A brief question and answer period ensued between Members of the Committee and Staff regarding whether the accessible washrooms proposed for the Heydenshore Park area could be used to offset costs and be incorporated into the adaptive reuse of the Pump House.

Stacey Kursikowski requested that Members of the Committee forward their ideas on the revitalization of the site to her. She advised that she would bring the matter back to the Committee early in 2021.

4. Delegations

4.1 There were no delegations.

5. General Business and Reports

5.1 Heritage Matters Fall Newsletter

Stacey Kursikowski requested that Members of the Committee provide articles/stories for the Heritage Matters Fall Newsletter within the next week or two. She advised that the newsletter would not likely be published until the winter due to the COVID-19 pandemic.

6. Correspondence

7. Council Update

7.1 Councillor Newman provided updates resulting from the November 2 Council meeting regarding:

- the Ontario Shores Centre for Mental Health Sciences presentation regarding Psychiatric Emergency Service and Ambulatory Care Head Start Project;
- the approval of the Zoning By-law Amendment Application for the Charles H. Best Diabetes Centre located at 360 Columbus Road East; and,
- the Metrolinx presentation and next steps related to the Durham-Scarborough BRT Project.

Stacey Kursikowski advised that Metrolinx would be providing a presentation to the Heritage Whitby Advisory Committee at an upcoming meeting.

8. Other Business

9. Next Meeting

9.1 Tuesday, December 8, 2020 - 7:00 p.m.
Virtual Meeting

10. Adjournment

10.1 Motion to Adjourn

Recommendation:

Moved By Paul Rolland

That the meeting adjourn.

Carried

The meeting adjourned at 9:47 p.m.

Note: These minutes were approved by the Heritage Whitby Advisory Committee on December 8, 2020.