

FINAL REPORT

Cultural Heritage Impact Assessment

301 Colborne Street East
Whitby, Ontario



(Whitby Archives)

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Project # LHC0233

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Report Limitations

The qualifications of the heritage consultants who authored this report are provided at the end of this report. All comments regarding the condition of the structure relate only to observed materials and structural components that are documented in photographs and other studies. The findings of this report do not address any structural or condition-related issues associated with the structure.

With respect to historical research, the purpose of this report is to obtain sufficient material to evaluate the CHVI of the property. The authors are fully aware that there may be additional historical information not treated here. Nevertheless, the consultants believe that the information collected, reviewed, and analyzed is sufficient to conduct the CHIA.

This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

On the day of the site visit, access to the interior was granted by the proponent; however, due to privacy concerns, images from this interior are limited within this report.

Due to the COVID-19 pandemic, physical access to archives, including the Whitby Public Library, Whitby Archives, and Archives of Ontario was limited.

Right of Use

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In addition, this assessment is subject to the understanding that soundscapes, cultural identity, and sense of place analysis were not integrated into this report. The review of the policy/legislation was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review.

EXECUTIVE SUMMARY

LHC was retained by Despina Kirk of Vandeenboom Properties to undertake a Cultural Heritage Impact Assessment (**CHIA**) for 301 Colborne Street East in the Town of Whitby, Ontario. The property is currently 'listed' on the Town of Whitby's Heritage Register as a non-designated property under Section 27, Part IV of the *Ontario Heritage Act* (**OHA**).

The purpose of this CHIA is to provide a review of the proposed activity which might result in adverse impacts on heritage attributes and to provide, as necessary, recommendations to mitigate any identified impacts

LHC has prepared this CHIA according to the Town of Whitby's (**the Town**) *Cultural Heritage Impact Assessment Terms of Reference* (n.d.).

A site visit was undertaken by Colin Yu on 12 November 2020.

The subject property located at 301 Colborne Street East was evaluated against *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest* under the *Ontario Heritage Act* (**O.Reg.9/06**).

Based upon background research, analysis and our understanding of current conditions the property located at 301 Colborne Street:

- does not have design or physical value as a rare, unique, representative or early example of a style, type, expression, material or constructions method. Nor does it demonstrate a high degree of craftsmanship, artistic merit, or technological or scientific achievement;
- does not have historical or associative value; and,
- does not have contextual value.

As a result, it is LHC's opinion that the property does not meet the criteria outlined under O.Reg.9/06.

As such, the proposed development seeks to remove the main building on the Subject Property; the early 20th century, two-storey frame residence.

The development proposal results in the total loss of the early 20th century residential structure. Although the Subject Property was reviewed against O.Reg. 9/06 and found not to meet the criteria, the loss of early 20th century building stock should be mitigated through salvage and documentation. This is preferred to demolition and disposal of materials in landfill. It is further recommended that this report be provided to the Whitby Archives for documentation purposes.

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1 INTRODUCTION

LHC was retained by Despina Kirk of Vandeenboom Properties to undertake a Cultural Heritage Impact Assessment (**CHIA**) for 301 Colborne Street East (**the Subject Property**) in the Town of Whitby, Ontario.

The property is currently '*listed*' on the Town of Whitby's Heritage Register as a non-designated property under Section 27, Part IV of the *Ontario Heritage Act (OHA)*. This CHIA was prepared according to the Town of Whitby's (**the Town**) *Cultural Heritage Impact Assessment Terms of Reference*.

The purpose of this CHIA is to:

- understand the cultural heritage value or interest of the property;
- articulate the significance and heritage attributes of the cultural heritage resource(s), if applicable;
- identify potential impacts from the proposed development or alteration on the cultural heritage value or interest of the property; and,
- consider alternatives and mitigation options, and recommend a preferred conservation strategy.

1.1 Study Area

The Subject Property is located at 301 Colborne Street East in Whitby, Ontario (Figure 1). It is legally described as Plan H-50031, Part Lot 9,10 10794.32SF 136.00FR 79.37D. The Subject Property is at the southeast corner of the intersection of Colborne Street East and Athol Street. The primary resource on the property is the vernacular, two-storey frame residential building fronting Colborne Street East.

1.2 Site Visit

A site visit was conducted on 12 November 2020 by Colin Yu. Access to the Subject Property was granted by the proponent. The purpose of this site visit was to document the current conditions of the property, its structure(s), and its surrounding context.

1.3 Historic Research

Historic research was undertaken to outline the history and development of the Subject Property and place it in its broader community context. Primary historic materials, including air photos, Fire Insurance Plans, and mapping were obtained from:

- Whitby Public Library Archives (digital);
- The Town of Whitby online Interactive Maps;
- Archives of Ontario; and,
- Natural Resources Canada.

Secondary research was based on the research files/resources held by LHC (e.g., historical atlases, local histories, and architectural reference texts) and available online sources.

Due to the COVID-19 pandemic, access to archives, including the Whitby Public Library, Whitby Archives, and Archives of Ontario was limited.

1.4 Consultation

The Whitby Library Archives were contacted via email on 23 November 2020 to inquire about available information on the Subject Property.



Legend

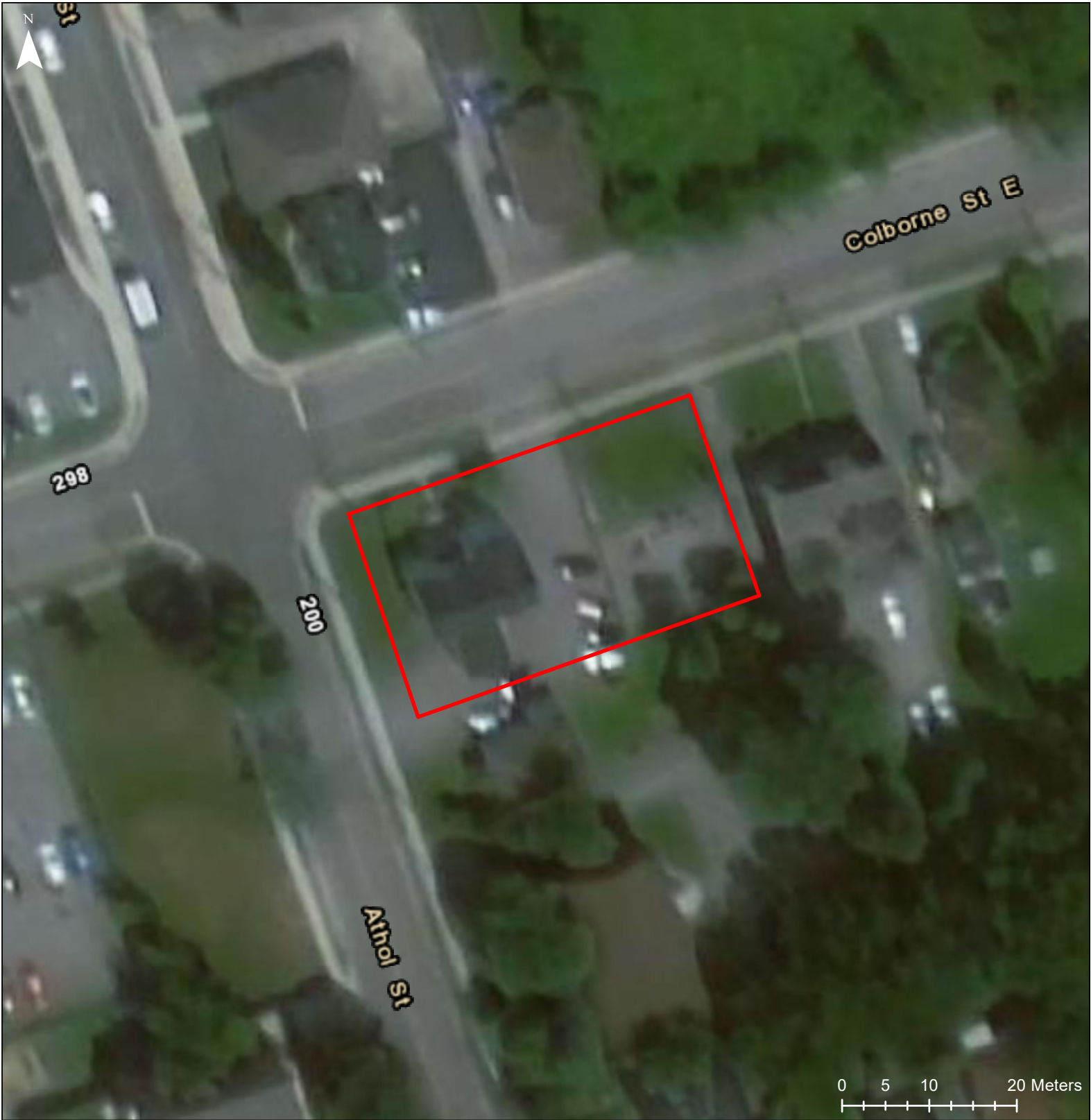
● Subject Property


NOTE(S)
1. All locations are approximate.

REFERENCE(S)
1. Service Layer Credits: Sources: Esri, Here, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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TITLE Location Plan of Subject Property		
CLIENT Despina Kirk, CEO Vandenboom Properties		
PROJECT Cultural Heritage Impact Assessment 301 Colborne Street, Whitby, ON		PROJECT NO. LHC0233

	CONSULTANT	YYYY-MM-DD	2020-11-18
		PREPARED	LHC
		DESIGNED	JG
		FIGURE #	1



Legend <div><div></div> Subject Property</div>	TITLE Current Conditions of Subject Property	
	CLIENT Despina Kirk, CEO Vandenboom Properties	
	PROJECT Cultural Heritage Impact Assessment 301 Colborne Street, Whitby, ON	PROJECT NO. LHC0233
NOTE(S) 1. All locations are approximate.	CONSULTANT	YYYY-MM-DD 2020-11-18
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		DESIGNED JG
		FIGURE # 2

2 POLICY AND LEGISLATIVE CONTEXT

2.1 Provincial Planning Framework

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *OHA*, the *Planning Act*, and the *Provincial Policy Statement 2020 (PPS)*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. The *Environmental Assessment Act* and *Environmental Protection Act* use a definition of “environment” that includes cultural heritage resources, and the *Funeral, Burial and Cremation Services Act* addresses historic cemeteries and processes for identifying graves that may be prehistoric or historic. These various acts and policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

2.1.1 Planning Act, R.S.O. 1990, c.P.13

The Planning Act is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.¹

Under Section 1 of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...shall be consistent with [the PPS].²

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development within the province.

2.1.2 Provincial Policy Statement (2020)

The *PPS* provides further direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural

¹ Province of Ontario, “Planning Act, R.S.O. 1990, c. P.13,” December 8, 2020, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

² Province of Ontario, “Planning Act,” 2020, Part I S.5.

heritage and archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. Subsection's state:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.³

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.⁴ The *PPS* makes the consideration of cultural heritage equal to all other considerations and recognizes that there are complex interrelationships among environmental, economic, and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.

³ Province of Ontario, "Provincial Policy Statement," 2020, 29.

⁴ Province of Ontario, "Provincial Policy Statement," 2020, 51.

2.1.3 Ontario Heritage Act, R.S.O. 1990, c.O18

The OHA and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.

Part I (2) of the OHA enables the Minister to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario. The OHA and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. O. Reg. 9/06 and Ontario Regulation 10/06 (O. Reg. 10/06) outline criteria for determining cultural heritage value or interest and criteria for determining cultural heritage value or interest of provincial significance.

Individual heritage properties are designated by municipalities under Section 29, Part IV of the OHA. A municipality may list a property on a municipal heritage register under Section 27, Part IV of the OHA. A municipality may designate heritage conservation districts under Section 41, Part V of the OHA. An OHA designation applies to real property rather than individual structures.

Amendments to the OHA were announced by the Province under Bill 108: More Homes, More Choices Act and came into effect on July 1, 2021. Previously, municipal council's decision to protect a property determined to be significant under the OHA was final with appeals being taken to the Conservation Review Board, who played an advisory role. With Bill 108 proclaimed, decisions are appealable to the Ontario Land Tribunal for adjudication.

Sections 33 and 34 Part IV and Section 42 Part V of the OHA require owners of designated heritage properties to obtain a permit or approval in writing from a municipality/municipal council to alter, demolish or remove a structure from a designated heritage property. These sections also enable a municipality to require an applicant to provide information or material that council considers it may need to decide which may include a CHIA.

Under Section 27(3), a property owner must not demolish or remove a building or structure unless they give council at least 60 days notice in writing. Under Section 27(5) council may require plans and other information to be submitted with this notice which may include a CHIA.

O.Reg. 9/06 identifies the criteria for determining cultural heritage value or interest under Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**). These criteria are used in determining if an individual property has CHVI. The regulation has three criteria, each with three sub-criteria:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area;
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

If a property has been determined to meet the criteria of *O.Reg. 9/06*, and the decision is made to pursue designation, the *OHA* prescribes the process by which a designation must occur. Municipal council may choose to protect a property determined to be significant.

2.1.4 Places to Grow Act, 2005, S.O. 2005

The *Places to Grow Act* guides growth in the province and was consolidated 1 June 2021. It is intended:

- a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;
- d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government.⁵

This act is administered by the Ministry of Infrastructure and enables decision making across municipal and regional boundaries for more efficient governance in the Greater Golden Horseshoe area.

⁵ Province of Ontario, "Places to Grow Act, 2005, S.O. 2005, c. 13," last modified April 19, 2021, <https://www.ontario.ca/laws/statute/05p13>, 1.

2.1.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Properties are located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)* which came into effect on 16 May 2019 and was consolidated on 28 August 2020.

In Section 1.2.1, the *Growth Plan* states that its policies are based on key principles, which includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.⁶

Section 4.1 Context, in the *Growth Plan* describes the area it covers as containing:

...a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources.⁷

It describes cultural heritage resources as:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.⁸

Policies specific to cultural heritage resources are outlined in Section 4.2.7, as follows:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.⁹

Amendment 1 to *A Place to Grow* aligns the definitions of *A Place to Grow* with PPS 2020.

⁶ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," last modified 2020, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

⁷ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 2020, 39.

⁸ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 2020, 39.

⁹ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," 2020, 47.

2.1.6 Municipal Act, 2001, S.O. 2001, c.25

The *Municipal Act* was consolidated on 19 April 2021 and enables municipalities to be responsible and accountable governments with their jurisdiction.¹⁰ The *Municipal Act* authorizes powers and duties for providing good government and is administered by the Ministry of Municipal Affairs and Housing.

Amongst the many powers enabled by the *Municipal Act* is the power to create By-laws within the municipalities sphere of jurisdiction.¹¹ Under Section 11 (3) lower and upper tier municipalities are given the power to pass by-laws on matters including culture and heritage.¹² Enabling municipalities to adopt a by-law or a resolution by Council to protect heritage, which may include requirements for an HIA.

2.1.7 Provincial Planning Context Summary

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As the province, these policies and guidelines must be considered by the local planning context. In general, the province requires significant cultural heritage resources to be conserved.

Multiple layers of municipal legislation enable a municipality to require a CHIA for alterations, demolition or removal of a building or structure from a listed or designated heritage property. These requirements support the conservation of cultural heritage resources in Ontario following provincial policy direction.

2.2 Local Planning Framework

2.2.1 Durham Region Official Plan (1991, last consolidated 2020)

The *Durham Regional Official Plan (ROP)* adopted by Regional Council on June 5, 1991 and approved by the Ministry of Municipal Affairs and Housing on 24 November 1993. The ROP was most recently consolidated on 26 May 2020. The ROP serves to guide growth and land use decisions to 2031.

Section 2 includes on policy for cultural heritage resource policies with the goal “to preserve and foster the attributes of communities and the historic and cultural heritage of the Region”.¹³ Policy 2.3.49, states that:

Regional Council shall encourage Councils of the area municipalities to utilize the Ontario Heritage Act to conserve, protect, and enhance the built and cultural heritage resources of the municipality, to establish Municipal Heritage Committees to consult regarding matters relating to built and cultural heritage

¹⁰ Province of Ontario, “Municipal Act, 2001, S.O. 2001, c.25,” last modified April 19, 2021, <https://www.ontario.ca/laws/statute/01m25>.

¹¹ Province of Ontario, “Municipal Act,” 2021, 11.

¹² Province of Ontario, “Municipal Act,” 2021, 11(3).

¹³ Durham Region, “Durham Regional Official Plan,” consolidated May 26, 2020, 3.

resources planning and, the designation of heritage conservation districts and properties as provided for in the Ontario Heritage Act.¹⁴

The ROP does not include a section dedicated to cultural heritage resources and directs the development of these policies to the lower tier municipalities.

2.2.2 Town of Whitby Community Strategic Plan

The Community Strategic Plan, produced in 2002, seeks to provide a clear direction and vision for the municipality and offer a series of objectives to assist the Town in realizing their vision. The document provides the vision statement for Whitby, which states:

Whitby will be the "Community of Choice" for family and business, embracing the future while respecting our proud heritage and natural environment, and promoting our strong sense of community identity.¹⁵

As stated within the document, part of the strength and identity of the community comes through respect for their heritage resources. Additionally, one of the six main objectives presented within the plan is to preserve and enhance Whitby's heritage, culture and natural environment, with a goal presented within the objective to identify and promote the conservation and management of heritage and natural resources. In sum, the Strategic Plan demonstrates the importance of the conservation and management of heritage resources, and for how these resources are meaningful to the community.

2.2.3 Town of Whitby Official Plan

The *Town of Whitby Official Plan (OP)* addresses cultural heritage in Section 6.1 (Heritage Resources). Section 6.1 states the objectives of its cultural heritage policies are, as follows:

6.1.2 Objectives

6.1.2.1 To *identify, conserve, and enhance cultural heritage resources* in accordance with the *Ontario Heritage Act* and to ensure that such resources are protected through the *development* approval process in accordance with applicable legislation, plans, programs, and guidelines.

6.1.2.2 To *conserve* and enhance the *character* of Heritage Conservation Districts through the careful consideration of plans for change within and adjacent to the District.

6.1.2.3 To identify archaeological resources to ensure that such resources are conserved through the development approval process in accordance with applicable legislation.

6.1.2.4 To encourage the development of a municipal-wide culture of conservation by promoting cultural heritage initiatives as part of a comprehensive economic, environmental, and social strategy to recognize that *cultural heritage*

¹⁴ Durham Region, "Durham Regional Official Plan," consolidated May 26, 2020, 15.

¹⁵ Town of Whitby, "Town of Whitby Community Strategic Plan," 2002, 4.

resources contribute to achieving a *sustainable*, healthy, and prosperous community.

The OP outlines Town policies related to cultural heritage resources in Section 6.1.3. This includes policies relating to site development and adjacent heritage property in Section 6.1.3.8. Section 6.1.3.8 states:

The Municipality may require a cultural heritage impact assessment that describes the cultural heritage resource and potential impacts of *development* and recommends strategies to mitigate negative impacts, where the alteration, *development*, or *redevelopment* of property is proposed on, or adjacent to cultural heritage resources that are designated under Part IV or Part V of the *Ontario Heritage Act*.

The OP outline Town policies relating to Urban Design and cultural resources in Section 6.2.3.11 *Cultural Heritage*. Policy 6.2.3.11 reads:

6.2.3.11.1 *Development* and *redevelopment* in or adjacent to Heritage Conservation Districts or adjacent to designated *cultural heritage resources* shall be sensitively designed to complement and reflect the form and *massing*, and surrounding heritage *character*, including landscape features, through the selection of appropriate architectural features, materials, colours, and lighting, in accordance with the provisions of a Heritage Conservation District Plan, where they exist, and/or Cultural Heritage Impact Assessment and Section 6.1 of this Plan.

6.2.3.11.2 Negative impacts on significant *cultural heritage resources* shall be minimized to the greatest extent possible in the design and construction of road improvements and other public works.

This CHIA has been prepared in response to these policies.

2.2.4 Downtown Whitby Secondary Plan

The subject property is located within the Downtown Whitby Secondary Plan (the Secondary Plan) area. With respect to cultural heritage, the Secondary Plan identifies the following objective:

11.3.2.4 To preserve buildings of architectural and historical significance and encourage their rehabilitation where necessary.

Section 11.3.9 *Architectural and Historical Preservation* outlines several policies related to the conservation of cultural heritage, as follows:

11.3.9.1 Council shall request the Local Architectural Conservation Advisory Committee to maintain a complete and up-to-date inventory of all buildings of architectural and/or historic interest within the Secondary Plan Area.

11.3.9.2 Buildings named in the inventory referred to in Section 11.3.9.1 shall be encouraged to be designated under Part IV of the Ontario Heritage Act.

11.3.9.3 Where redevelopment takes place, Council shall encourage developers to incorporate buildings of architectural and/or historic interest satisfactorily into new development.

11.3.9.4 Where a building of architectural and/or historic interest cannot be incorporated satisfactorily into a new development, Council shall consider proposals to relocate the building to another site within the Municipality with priority given to the Secondary Plan Area.

11.3.9.5 Council may, by By-law passed pursuant to Part V of the Ontario Heritage Act, define the Secondary Plan Area or a portion thereof as an area to be examined for designation as a Heritage Conservation District.

The Secondary Plan is currently under review to address increased growth and sustainable development.¹⁶

2.2.5 Downtown Whitby Community Improvement Plan

The subject property is located within the Downtown Whitby Community Improvement Plan (the CIP) area. The CIP was adopted by Council on 25 June 2018. The stated objectives of the CIP are to:

- Encourage the retention, restoration and protection of the existing cultural heritage resources in a safe and attractive form;
- Increase the population in Downtown Whitby to support the commercial core;
- Develop more office and mixed use buildings in Downtown Whitby;
- Redevelop under-utilized and/or vacant land in Downtown Whitby to achieve intensification targets and increase the liveability of the Downtown;
- Bring more people and visitors to enjoy Downtown Whitby as a destination;
- Support internal and external building upgrades and restoration;
- Upgrade and enhance business signage throughout the Downtown to compliment the heritage character of the area;
- Remove barriers and increase accessibility to support all user groups;
- Maximize the efficient use of the existing public infrastructure;
- Preserve and enhance the viability of existing commercial and employment areas;
- Balance heritage conservation with development/redevelopment at key sites;
- Maximize the use of funding from various levels of government;
- Provide additional public services and amenities in existing developed areas;
- Provide a range of incentive programs to encourage, support and assist with improvements to private property; and

¹⁶ Town of Whitby. "Have Your Say on the Downtown Whitby Secondary Plan." News. December 3, 2020. <https://www.whitby.ca/en/news/have-your-say-on-the-downtown-whitby-secondary-plan.aspx>

- Demonstrate municipal leadership and commitment to community improvement.

The subject property is not located within the Historic Downtown Whitby Priority Area outlined in the CIP.

2.2.6 Cultural Heritage Impact Assessment Terms of Reference

The Town of Whitby has prepared a guidance document entitled Cultural Heritage Impact Assessment Terms of Reference (**ToR**). This document has formed the basis for the format and content of the current CHIA report. The ToR describe a CHIA as follows:

A Cultural Heritage Impact Assessment is a study to determine the impact of a proposed development on the cultural heritage value of a property and to recommend an overall approach to the conservation of the heritage resources.

This CHIA includes the following sections:

- Heritage Planning and Policy Framework – relevant cultural heritage policies and legislation are outlined as they apply to the development proposal in Section 2;
- Introduction to Development Site – a visual and textual description of the subject property and its surrounding context is provided in Section 3, as required by the CHIA guidelines’
- Background Research and Analysis - a comprehensive review of the history of the property and its surroundings is provided in Section 4 along with an evaluation of the cultural heritage value or interest of the property and its resources, as required by the CHIA guidelines;
- Assessment of Existing Condition – a comprehensive written and visual description of the condition of the property’s key resource is provided in Section 3.6 as required by the CHIA guidelines;
- A statement of significance identifying the cultural heritage value or interest and heritage attributes of the property is included as Section 6, as required by the CHIA guidelines;
- Description of the Proposed Development or Site Alteration – the development proposal is described in Section 7, as required by the CHIA guidelines, Required Contents (e);
- Impact of Development on Heritage Attributes – impacts on cultural heritage value and heritage attributes of the adjacent property are identified and assessed per Town of Whitby and Ontario Ministry of Tourism, Culture, and Sport guidance in Section 8, as required by the CHIA guidelines, Required Contents (f);
- Considered Alternatives and Mitigation Strategies –considered alternatives provides mitigative measures to lessen or avoid potential adverse impacts are outlined in Section 9, as required by the CHIA guidelines, Required Contents (g); and,
- Recommended Conservation Strategy – recommendations for next steps and a preferred alternative and mitigation strategy are provided in Section 9.1.1, as required by the CHIA guidelines, Required Contents (h).

2.2.7 Local Planning Context Summary

In summary, subject property falls within the area of several documents concerning cultural heritage resource conservation. These documents provide direction for land use, development, policies, and goals for the conservation of cultural heritage resources which are consistent with provincial framework and policies. The overarching message of these documents is the value of cultural heritage resources in the community and the need for development to be complementary to these resources.

3 INTRODUCTION TO THE DEVELOPMENT SITE

3.1 Property Location

The Subject Property is located at 301 Colborne Street East in Whitby, Ontario (Figure 1). The Subject Property is legally described as Plan H-50031, Part Lot 9,10 10794.32SF 136.00FR 79.37D. The Subject Property is situated at the southeast corner of the intersection of Colborne Street East and Athol Street. The main building on the property is the vernacular, two-storey residential building which fronts Colborne Street East. Observed land use in the area is a mixture of single residence, apartments, and commercial buildings. The Athol Green Co-Operative Homes and Cormack Station-Heritage Community Housing apartment buildings are three- and six-storeys in height, respectively.

3.2 Property Description

301 Colborne Street East is located on part of Lot 26, Concession 1, Town of Whitby, Municipality of Durham (Figure 2). The Subject Property is zoned as H-R6-DT (Residential Type 6 – Downtown Zone).

The main structure situated on the property is the two-storey, vinyl-clad residential building with a one-storey addition. The Subject Property can be accessed from the north via Colborne Street or from the west, via Athol Street. The front yard is bounded on all sides by a metal wired fence.

Towards the rear of the property is an enclosed area with a wire fence. The enclosed area was formerly a private playground for a daycare which operated on site until it was relocated to a new property in 2015. A driveway traverses the property in an “L” shape and divides the Subject Property between the two-storey residence and playground, and outbuilding.

3.3 Existing Heritage Designation

The property is currently ‘*listed*’ on the Town of Whitby Heritage Register – Inventory of Listed Properties (not designated) under Section 27 Part IV of the OHA. The property is described on the Town’s inventory sheet as follows:

301 Colborne Street East was built in 1902 in the Gothic Revival Style.

The house is two-storey of frame construction and has an L-shaped plan with a rear wing. An archival photo from circa 1927 provides the original detail. The house has a medium pitched roof with overhanging eaves. There is a side gable with a steeply pitched dormer with a pointed arch window on the upper storey and a front facing gable. There is a two-storey bay window in the front facing gable. There was a front porch similar in shape and size to the present main entrance porch. The windows had wood surroundings painted a darker contrasting colour with lighter wood exterior siding. The windows were double hung two-over-two sashes. The exterior finish and the window have been altered.¹⁷

¹⁷ Town of Whitby Planning. n.d. Property of Cultural Heritage or Interest. Inventory Sheet for 301 Colborne Street.

3.4 Adjacent Heritage Properties

The *Town of Whitby Municipal Heritage Register – Inventory of Listed Properties (not designated)* (2020) and *Town of Whitby Municipal Heritage Register Inventory of Part IV Designated Properties – Individual Property Designation* (2020) were reviewed.¹⁸

The Town of Whitby OP does not define adjacency with respect to cultural heritage; therefore, the *PPS* term of adjacency was used.

Adjacent Lands means for the purposes of cultural heritage those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

No adjacent properties are ‘*listed*’ or ‘*designated*’ in either Municipal Heritage Registers.

3.5 Surrounding Context

Observed land use in the surrounding area comprises both residential and commercial uses (Figure 3 and Figure 4). To the east are open lots. Commercial buildings can be found along Colborne Street and are more numerous on Brock Street. The commercial structures are generally two to three-storeys in height with brick cladding on the upper levels. The lower levels are more modern in appearance with modern intervention. These structures are arranged side by side with no room for infill structures. To the east of Brock Street, commercial structures are more spaced out and asphalt parking lots are more abundant.

East of Athol Street is a mix of single detached houses and apartment buildings (Figure 5). Generally, residential structures range from one to two-storeys in height – with the exceptions of the six-storey apartment, located east of Peel Street, and five-storey Canada Post building. Cladding is typically vinyl or brick. Roofs are either side gabled or hipped.

Colborne Street and Athol Street are two-laned streets with opposing traffic (Figure 6). Side walks can be found on both sides of the street. Hydro poles and streetlights can be found on one side of the street.

¹⁸ Town of Whitby 2020. Heritage Properties. Accessed from <https://www.whitby.ca/en/play/heritage-registry.aspx>



Figure 3: Intersection of Colborne Street and Athol Street, looking west. Canada Post Office to the right (CY 2020).



Figure 4: View of Colborne Street, looking west (CY 2020).



Figure 5: Intersection of Colborne and Athol Street, looking north (CY 2020).



Figure 6: View of Athol Street, looking south (CY 2020).

3.6 Existing Conditions

3.6.1 Exterior

Located on the Subject Property is a wood frame, two-storey residence with a one-storey rear addition (Figure 9 to Figure 8). The two-storey, vinyl-clad residence has an “L” shaped floor plan with a medium-pitch front facing gable roof and vinyl soffits. The gable roof is interrupted twice, for the lancet window and the two-storey bay window. The roof is asphalt shingle and includes an interior, east elevation single-stacked brick chimney. The front facing porch has an asphalt shingled gabled roof and is constructed vinyl with some wooden elements; the decorative bargeboard, in particular (Figure 10). A wooden ramp has been added to the porch (Figure 11).

The front entrance has a plain wooden casing and modern door (Figure 12). All window openings appear to have been replaced with vinyl and most are configured in one-over-two sashes with modern glazings (Figure 13). Of note are the two-storey bay window (Figure 14), lancet window, and vertical one-over-one window above the porch.

The one-storey rear addition has a rectangular floor plan and shares many design elements with the two-storey portion of the residence (Figure 7 and Figure 8). There are three window openings; two located on the west elevation and one located on south elevation. There are two entrances to the addition; one located centrally on the west elevation and a modern glass sliding door on the east elevation.



Figure 7: View of west elevation (CY 2020).



Figure 8: View of southeast elevation (CY 2020).



Figure 9: View of north elevation (CY 2020).



Figure 10: View front porch (CY 2020).



Figure 11: Wooden ramp to front porch (CY 2020).



Figure 12: Main entrance (CY 2020).



Figure 13: Typical window configuration and glazing (CY 2020).



Figure 14: North elevation, view of two-storey bay window (CY 2020).

3.6.2 Interior

The interior is accessed via the main entrance, located on the north elevation. The structure has been converted into a two-unit apartment. Generally, the interior has been altered by recent renovations including; replacement of windows, installation of new ventilation system, and new drywalling.

The front entrance leads into a foyer, approximately 3 x 3 m in size. Baseboards and crown moulding are visible from the foyer. The main opening has a wooden casing (Figure 15); however, the door has been replaced (Figure 16). Two other openings can be found on the ground floor; one on the east and one on the west elevation. These two additional openings share similar attributes to the main entrance. A large wooden staircase with a railing provides access to the second floor (Figure 18); with an additional smaller wooden staircase leading into the upper floor apartment (Figure 19). New carpeting has been placed over the staircase with a decorative skirtboard (Figure 20). A returning rail starts on the first floor, attached to a large decorative newel post and newel cap (Figure 21).

The ground floor apartment has been sectioned into a living room, kitchen, bathroom, and bedroom. This space has been subject to recent renovations including: dropped ceiling, installation of drywall, and laminate floors. A fireplace was noted in the lower-level apartment (Figure 17). Wainscotting can be found in the hallway leading to the bathroom and bedroom (Figure 22).

The second-floor apartment has similar features to the ground floor. This apartment is divided into a living room/foyer and two bedrooms. From the second floor, the window casings are more visible (Figure 23). A singular lancet window is located on the upper floor and fronts onto Colborne Street (Figure 24). The interior of the bay window can be seen from the eastern bedroom (Figure 25).

The basement is accessed on the south elevation and is being renovated (Figure 26). The ceiling has been dropped and the floor is poured concrete (Figure 27). Drywall covers most of the walls except the western portion of the basement, where fieldstone and mortar and a brick wall are present (Figure 28 and Figure 29).

A one-storey rear addition shares similar interior features as the main residence (Figure 30). The one-storey addition comprises of a large living space with an attached kitchen and separate bathroom. Florescent lights, a dropped ceiling, carpeted and/or tiled flooring are found throughout the addition.



Figure 15: View of main entrance (CY 2020).

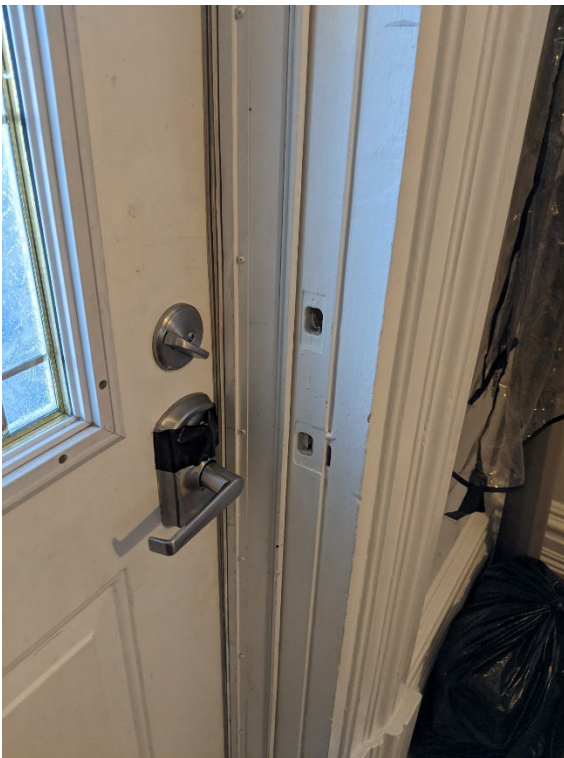


Figure 16: View of main entrance casing and replacement door (CY 2020).



Figure 17: View of first floor room showing interior door casing, crown moulding and fireplace mantel (CY 2020).



Figure 18: View of staircase (CY 2020).



Figure 19: View of upper-level staircase (CY 2020).



Figure 20: Decorative skirtboard (CY 2020).



Figure 21: Detailed view of newel post and newel cap (CY 2020).



Figure 22: Hallway of ground floor apartment (CY 2020).



Figure 23: Example of upper floor room and window openings (CY 2020).

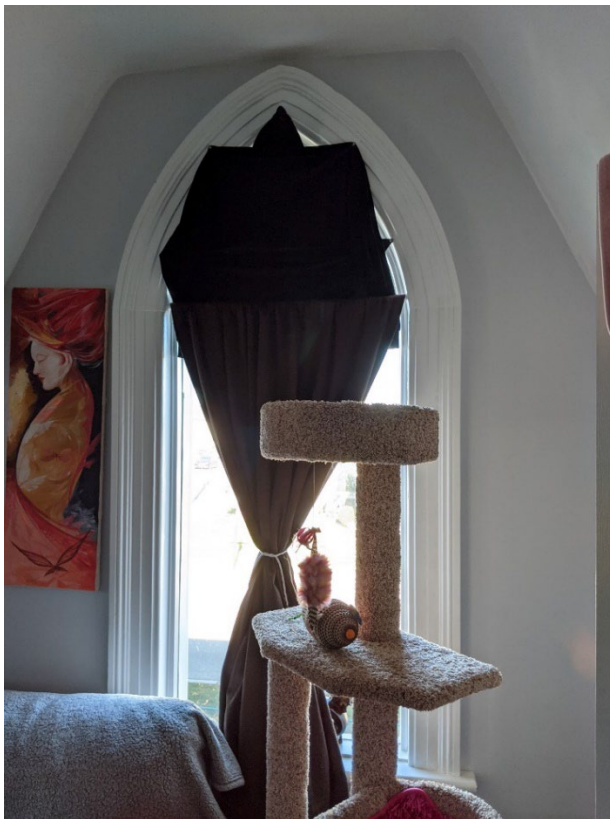


Figure 24: Lancet window found on upper level (CY 2020).



Figure 25: View of upper level room and bay window (CY 2020).



Figure 26: View of basement (CY 2020).



Figure 27: View of basement (CY 2020).



Figure 28: Fieldstone and mortar wall, located in basement (CY 2020).



Figure 29: Brick wall, located in basement (CY 2020).



Figure 30: Interior view of rear addition (CY 2020).

4 BACKGROUND RESEARCH AND ANALYSIS

4.1 Natural History and Early Indigenous Land Use

The pre-European contact (pre-contact) history of this area is long and diverse. Archaeologists generally divide the chronology of pre-contact land use in Southern Ontario into three primary periods based on characteristics of settlement patterns and material culture: Palaeo; Archaic; and, Woodland.

The cultural history of southern Ontario began around 11,000 years ago, following the retreat of the Wisconsin glacier. During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was similar to the modern sub-arctic; and vegetation was dominated by spruce and pine forests. The initial occupants of the province, distinctive in the archaeological record for their stone tool assemblage, were nomadic big-game hunters (i.e., caribou, mastodon and mammoth) living in small groups and travelling over vast areas of land, possibly migrating hundreds of kilometers in a single year.¹⁹

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued to be migratory in nature, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence from Archaic archaeological sites point to long distance trade for exotic items and increased ceremonialism with respect to burial customs towards the end of the period.²⁰

More notably, during the latter part of the Middle Archaic archaeological period (6000-4500 BCE) a Laurentian Archaic archaeological culture appeared in southeastern Ontario, northern New York and Vermont, and western Quebec. The Laurentian Archaic archaeological culture appeared around 6000-5500 BCE and lasted for more than a thousand years. This period is associated with the Canadian biotic province, which was characterised by a unique species community based in mixed deciduous-coniferous forest. A diversity of tool types can be found in Laurentian Archaic sites, including broad bladed projectile points, various chipped stone artifacts, and a range of ground and polished stone tools such as semi-lunar knives, adzes, gouges, and un-grooved axes. A variety of bone tools including needles, barbed harpoons, fish hooks, and bi-pointed gorges along with associated faunal remains provides evidence of specialised fishing and hunting practices.²¹ The appearance of copper by the Middle Archaic is indicative of an extensive trade network, while less extensive territories were utilized for subsistence.

The Woodland period in southern Ontario (1000 BCE–CE 1650) represents a marked change in subsistence patterns, burial customs and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle

¹⁹ Chris Ellis and D. Brian Deller, "Paleo-Indians," in *The Archaeology of Southern Ontario to A.D. 1650*. Edited by Chris J. Ellis and Neal Ferris. Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 37.

²⁰ Chris Ellis *et. al.*, "The Archaic," in *The Archaeology of Southern Ontario to A.D. 1650*. Edited by Chris J. Ellis and Neal Ferris. Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 65-124.

²¹ Norman Clermont, "The Archaic Occupation of the Ottawa Valley," in Pilon ed., *La préhistoire de l'Outaouais/Ottawa Valley Prehistory*. Outaouais Historical Society. pp. 47-53. 1999: pp 47-49.

Woodland (400 BCE–CE 500) and Late Woodland (500–1650 CE). During the Early and Middle Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as the development of long-distance trade networks.²²

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agriculturally based communities around 500–1000 CE. It was during this period that corn (maize) cultivation was introduced into southern Ontario. The Late Woodland period is divided into three distinct stages: Early Iroquoian (1000–1300 CE); Middle Iroquoian (1300–1400 CE); and Late Iroquoian (1400–1650 CE). The Late Woodland is generally characterized by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. These village communities were commonly organized at the tribal level.²³ By the 1500s, Iroquoian communities in southern Ontario – and northeastern North America, more widely – were politically organized into tribal confederacies. South of Lake Ontario, the Five Nations Iroquois Confederacy comprised the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Attawandaron (or Neutral) Confederacies

The Late Woodland period (ca. 500–1650 CE) is marked by the establishment of larger village sites, sometimes containing dozens of longhouses and fortified with palisade walls. Agriculture increased during this period, as did regional warfare

The subject property currently lies within the Johnson-Butler Purchase. This treaty is also known as the ‘Gunshot Treaty’ and was entered into in 1787.²⁴ The Treaty contained no exact description of the land covered and was meant to cover land as far as one can hear a gunshot from the shoreline.²⁵ An approximately 52,000 km² territory was subsequently covered by the Williams Treaties, which were signed by seven Anishinaabe Nations and Crown representatives in 1923, to address lands that had not been surrendered.²⁶ However, Clause 2 of the treaty, where the current subject property lies, is not under dispute by any First Nations group.

²² Michael Spence *et. al.*, “Cultural Complexes of the Early and Middle Woodland Periods,” in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 125–169.

²³ William Fox, “The Middle Woodland to Late Woodland Transition,” in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 171–188 and David Smith, “Iroquoian Societies in Southern Ontario: Introduction and Historical Overview,” in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 279–290.

²⁴ Ontario.ca 2019. Map of Ontario Treaties and Reserves. Johnson-Butler Purchase. Accessed from <https://www.ontario.ca/page/map-ontario-treaties-and-reserves#t4>

²⁵ Ibid.

²⁶ William Treaties First Nations, *Maps of our Treaties*. 2018 <https://williamstreatiesfirstnations.ca/maps-of-our-treaties/> and Indigenous and Northern Affairs Canada (INAC), *Treaty Research Report, The Williams Treaties (1923)*. 2018 Accessed online at <https://www.aadnc-andc.gc.ca/eng/1100100029000/1100100029002>



Figure 31: Location of subject property within Williams Treaty (Clause 2)
(williamstreatyfirstnations.ca 2019)

4.2 Historical Context - Survey and Early European Settlement

The Town of Whitby is located on a natural harbour on the north shore of Lake Ontario which made it a popular area for settlement. The first European settlements in the Township of Whitby were quite scattered, but John Farewell mentions it was Benjamin Wilson, a United Empire Loyalist from Vermont, who settled in 'East Whitby' in 1778.²⁷

Early settlements along historic Kingston Road and Windsor Bay were common. These areas were chosen because of their proximity to water sources and ability to access trade routes from navigable water sources.²⁸

In 1819, John Scadding received a large tract of land in and around present-day Whitby Harbour for his service to Upper Canada's first Lieutenant-Governor John Graves Simcoe.²⁹ Scadding began exporting local grain and lumber from his land and helped Whitby become a large commercial hub. Whitby experienced a major commercial boom in 1836, with the arrival of Peter Perry. Brian Winter describes Perry as "a man of action whose energy and foresight brought untold growth and prosperity to the Whitby area".³⁰ Perry became an influential member of Whitby, he opened six stores in the area and was a member of the County of York legislature.³¹

²⁷ J.E. Farewell 1907. Ontario County. Canadiana. Accessed from <http://www.canadiana.ca/view/oocihm.81578/1?r=0&s=1>

²⁸ Brian Winter 1967. A Town Called Whitby. p1

²⁹ Brian Winter 1978. Windsor. *Whitby Free Press*.

³⁰ Brian Winter 1967. A Town Called Whitby. p1

³¹ Ibid. p1

In 1848, Perry's Corners, Hamer's Corners, and Windsor Bay amalgamated to form Whitby. The name was adopted from the seaside town of Whitby in Yorkshire, England.³²

In 1848, a plank road was built from Whitby to Port Perry, facilitating additional shipping of grain down to Whitby Harbour.³³ Peter Perry leveraged his influence to ensure the harbour's improvements.³⁴ Although Whitby prospered, it was not immune to fire; like many Canadian towns at the time. In 1857 fire broke out near four corners and burned down a portion of the town.

Brian Winter describes Whitby at the time of Confederation as a designated County Town of over 2,800 people. Some notable amenities that Whitby had were: "9 hotels, 3 banks, 2 newspapers, 15 dry goods stores, 3 doctors, 3 dentists, 2 carriage factories, 2 hardware stores, 2 undertakers, 1 foundry, 3 bakeries, 2 drug stores, 5 shoe stores, 2 photographers, 1 jeweler, 1 piano factory, 11 lawyers, and agents operating for 12 different insurance companies, 6 churches, 1 grammar school, and 3 common schools".³⁵

A historical sketch published by J.H. Beers & Co. indicated that by 1877, Whitby Township covered 12,812 hectares and had a population of 3,220. The value of real and personal property was set at \$1,768,155 with the principal villages being Brooklin, Ashburn and Myrtle.³⁶

In 1917, Kingstone Road between the Rouge River and Port Hope was designated Highway 2.³⁷ Highway 2 traversed through Whitby and provided access to and from the town. By 1922, Highway 12 was opened and the commercial core of what is today the Werden Plan HCD became the centre for Whitby's growth.³⁸ The construction of Highway 2A, later renamed Highway 401, further increased access to Whitby from the already congested Highway 2.³⁹ Taking advantage of easy access to Whitby, industrial plants began constructing their facilities south of Highway 401, along the lakefront.⁴⁰

In 1974, when the County of Ontario was dissolved, Whitby was incorporated into the new Regional Municipality of Durham.⁴¹

4.3 Property Morphology

In 1802, John Scadding was granted the Crown patent for the entirety of Lot 26, Concession 1.⁴² In 1821, Asa Werden purchased the north half (likely 100 acres) of Lot 26⁴³ from Joseph Losie,

³² Gerald Stortz. 2015. Whitby. The Canadian Encyclopedia. Accessed from <https://www.thecanadianencyclopedia.ca/en/article/whitby>

³³ Brian Winter 1967. A Town Called Whitby.

³⁴ J.E. Farewell 1907. Ontario County. Canadiana. Accessed from <http://www.canadiana.ca/view/oocihm.81578/1?r=0&s=1>

³⁵ Brian Winter 1967. A Town Called Whitby.

³⁶ H. Belden. 1878. *History of Northumberland and Durham*.

³⁷ Goldsmith Borgal & Compnay Ltd. Architects (GBCA). 2017. Heritage Conservation District Plan for Werden's Plan Neighbourhood, Whitby Volume One. p. 16

³⁸ Ibid. p.16-17

³⁹ Ibid. p17

⁴⁰ Ibid.

⁴¹ G. Stortz. 2015. "Whitby". *The Canadian Encyclopedia*.

⁴² Land Registry Ontario (LRO). n.d. Durham (40), Whitby, Book 252. Concession 1; Lot 21 to 35. Instrument No. Patent.

⁴³ Instrument No. illegible, refer to p. 55 of LRO

who purchased it from Scadding a year prior.⁴⁴ Werden would later purchase an additional 100 acres from Lot 27, Concession 1.⁴⁵

In 1854, Werden commissioned John Shier to subdivide his 200-acres into equal parts.⁴⁶ The subdivision resulted in 64 full sized blocks and eight half blocks. Each block was further divided into 1.06 by 2.46 chain parcels (Figure 31).^{47,48} As a result of the Werden Plan, the current Subject Property was placed in Plan H-50031, part of Lot 9, 10 as described in the 1877 historic atlas. Specifically, the new block is known as North Half 26, 1st Concession, Lot No. 9, 2nd Double Range, East of Brock Street.⁴⁹

In 1877, John Ballyntine⁵⁰ purchased the entirety of Lot 9 from Asa Werden for \$375.⁵¹ In 1881, Margaret Parie purchased Lot 9.⁵² The Town of Whitby Heritage Register provides a date of construction of 1902.⁵³ Based on a review of the archival record and the building itself, the structure was likely constructed circa 1900-1910.⁵⁴

In 1914, Charles Dill purchased the entirety of Lot 9 from Styles Gorman Gowdy⁵⁵ who sold the property in 1919 to Charles MacGrotty for \$2000.⁵⁶ In 1921, MacGrotty sold the property to Joseph Parrott for \$1500.⁵⁷

The 1921 census describes Charles MacGrotty as the owner of a single detached wooden house with six rooms on Heystone Park.⁵⁸ The same census lists Joseph Parrott as living in the two-storey residence at 203 Colborne Street.⁵⁹ At the time, Joseph Parrott (1864-1948)⁶⁰, 56, was

⁴⁴ Instrument No. illegible, refer to p. 55 of LRO

⁴⁵ Instrument No. 4111

⁴⁶ Goldsmith Borgal & Compnay Ltd. Architects (GBCA). 2017. Heritage Conservation District Plan for Werden's Plan Neighbourhood, Whitby Volume One. p. 15

⁴⁷ Ibid.

⁴⁸ One chain is equal to 20.1168 metres.

⁴⁹ Land Registry Ontario (LRO). n.d. Durham (40), Durham, Book 288. Plan H-50031; Range 2 to 4

⁵⁰ Sometimes spelt Ballantyne or Ballantine

⁵¹ Land Registry Ontario (LRO). n.d. Durham (40). Instrument No. 2259

⁵² Ibid. Instrument No. illegible, refer to p. 93 (digital page 32) of LRO

⁵³ Town of Whitby Planning. n.d. Property of Cultural Heritage or Interest. Inventory Sheet for 301 Colborne Street.

⁵⁴ Legibility issues with LRO between the last transaction in 1890 to 1910. An increase in amounts paid for the property suggests a structure was present.

⁵⁵ Ibid. Instrument No. 7011

⁵⁶ Ibid. Instrument No. 8160

⁵⁷ Ibid. Instrument No. 8557

⁵⁸ Ancestry.ca. 1921 Census of Canada. Reference Number: RG 31; Folder Number: 75; Census Place: 75, Ontario South, Ontario; Page Number: 10. Accessed February 11, 2021

https://www.ancestry.ca/discoveryui-content/view/2243372:8991?tid=&pid=&queryId=65d3b845f8704431337b3788658390cd&_phsrc=JKL588&_phstart=successSource

⁵⁹ Ancestry.ca Joseph Parrot [sic] in the 1921 Census of Canada. Reference Number: RG 31; Folder Number: 75; Census Place: 75, Ontario South, Ontario; Page Number: 16. Accessed February 11, 2021 https://www.ancestry.ca/discoveryui-content/view/2223831:8991?tid=&pid=&queryId=349389790c394237be88a90041dfcb7e&_phsrc=JKL589&_phstart=successSource

⁶⁰ Ancestry.ca Joseph Parrott in the Canada, Find a Grave Index, 1600s-Current. Ancestry.com. Canada, Find a Grave Index, 1600s-Current [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Accessed February 16, 2021 <https://www.ancestry.ca/discoveryui->

living with his wife Elizabeth, 57, in a single detached frame house with six rooms. Joseph and Elizabeth's children: Harold Fred, Reginald P, Donatiane, Leslie, and Sidney also lived in the house.⁶¹ Joseph Parrott's entire family except Sidney, who was born in Ontario, immigrated to Canada from England in 1907. Several members of the Parrott family were working; among them was Joseph, a tinsmith; Harold, a farmer; Reginald, a plumber; and Donatiane, a folder.⁶²

The 1923 FIP⁶³ does not extend as far as the Subject Property, which appears for the first time on revised 1934 FIP. The 1934 FIP shows the two-storey wooden building (Figure 32). The structure described in the FIP depicts a "L" shaped structure with a rear addition.

In 1939, Parrott sold the Subject Property to Annie Shortt for \$1800.⁶⁴ Shortt owned the Subject Property for only two years and sold it to Purcell Walter Rodd in 1941.⁶⁵ In 1945, Josephine Smith purchased Lot 9 for \$3400⁶⁶ and eventually sold it to Wilma Davidson in 1969 for \$14,800.⁶⁷ Historic City Directories of the Town of Whitby confirm the Smiths were living in the residence until 1969 when the address, 301 Colborne Street East, was described as vacant.⁶⁸

Between 1969-1989, the Subject Property changed ownership four times and was eventually purchased by James and Elizabeth Jaap in 1989.⁶⁹ Table 1 provides a summary of owners until 1989; the last date available from the LRO.

Table 1: Ownership of Subject Property

Instrument Number	Grantor	Grantee	Date
Patent	Crown	John Scadding	1802
Illegible, refer to p. 55 of LRO	Joseph Losie	Asa Werden	1821
Werden Subdivision Created in 1854			1854
2259	Asa Werden	John Ballyntine	1877

content/view/165783303:60527?tid=&pid=&queryId=033acaead71c617b251fb2fe46fec76d&_phsrc=JKL618&_phstart=successSource

⁶¹ Ancestry.ca Joseph Parrot *[sic]* in the 1921 Census of Canada.

⁶² Ancestry.ca Joseph Parrot *[sic]* in the 1921 Census of Canada.

⁶³ Information was provided by Sarah Ferencz, Archivist, Whitby Public Library.

⁶⁴ Ibid. Instrument No. 11738

⁶⁵ Ibid. Instrument No. 12105

⁶⁶ Ibid. Instrument No. 12941

⁶⁷ Ibid. Instrument No. 187802

⁶⁸ Vernon Directories Limited. 1969 *City of Oshawa and Town of Whitby Directory 1969* (Hamilton: Griffin & Richmond Co., Ltd.) p799

⁶⁹ Ibid. Instrument No. D314617

Instrument Number	Grantor	Grantee	Date
Illegible, refer to p. 93 (digital page 32) of LRO	John Ballyntine	Margaret Parie	1881
7011	Charles Dill	Styles Gorman Gowdy	1914
8160	Styles Gorman Gowdy	Charles MacGrotty	1919
8557	Charles MacGrotty	Joseph Parrott	1921
11738	Joseph Parrott	Annie Shortt	1939
12105	Annie Shortt	Purcell Walter Rodd	1942
12941	Purcell Walter Rodd	Josephine Smith	1945
187802	Josephine Smith	Wilma Davidson	1969
191736	Wilma Davidson	Joseph and Alma Luck	1969
D85669	Joseph and Alma Luck	V & T Iantomasi Ltd. and Luvano Investments Ltd.	1979
D123485	V & T Iantomasi Ltd. and Luvano Investments Ltd	Peter Tilston	1981
D158811	Peter Tilston	Wilhelmus Manshanden and Colleen Burns	1983
D253836	Wilhelmus Manshanden and Colleen Burns	Alan Taylor and Chapman and Kay Ltd	1987
D314617	Alan Taylor and Chapman and Kay Ltd	James and Elizabeth Jaap	1989

A historic photograph of the residence provides detail of the two-storey structure c.1927 (Figure 33). The porch in the image, since removed, is wooden with three openings and a modestly sized entryway. The image also shows two outbuildings; a one-storey and a two-storey structure, located south of the main residence.

Topographic maps from 1930 through 1976 were consulted and a structure is identified in the 1930 map (Figure 34). Aerial photographs from 1954-1978 were consulted, but due to the tree cover, it is difficult to identify any noticeable changes to the structure (Figure 35). The residence was used as a daycare centre c.2003-2015.

4.4 Analysis

The residence on the property is a late Victorian vernacular residence with influences of the Gothic Revival style.

Victorian houses are not of a particular homogenous style, rather the term denotes a time period. Victorian houses were built during the reign of Queen Victoria, who was Queen of Britain from 1819-1901.⁷⁰ Victorian architecture tends to be a catchall term for houses that cannot be attributed to a particular category.⁷¹ Victorian houses can be built using brick, stone, and timber, and borrow features from the Classical and Gothic styles.⁷² These types of houses were commonly found in urban centres and included residential and commercial buildings. Additional features of the Victorian house may include, bay windows, stain glass, ornamentation and ornate entrances.⁷³

The Gothic Revival style became common in the 19th century rural villages and characteristic features of the Ontario Cottage include; rectangular floor plan, three bays-wide, centralized entrance, symmetrical openings, one-and-a-half storeys, and side-gables.⁷⁴ The kitchen addition to the country house was common and acted as a way to extend the available space for the cottage.⁷⁵

The extant two-storey residence is an early 20th century Victorian house with influences of Gothic Revival features. The current structure exhibits the following elements: a cross-gable roof and lancet window. However, the two-bay window and off-centered entrance and front gable peak are not characteristic of Gothic Revival cottage design.

⁷⁰ Kyles, Shannon. n.d. Victorian. Accessed <http://www.ontarioarchitecture.com/Victorian.htm>

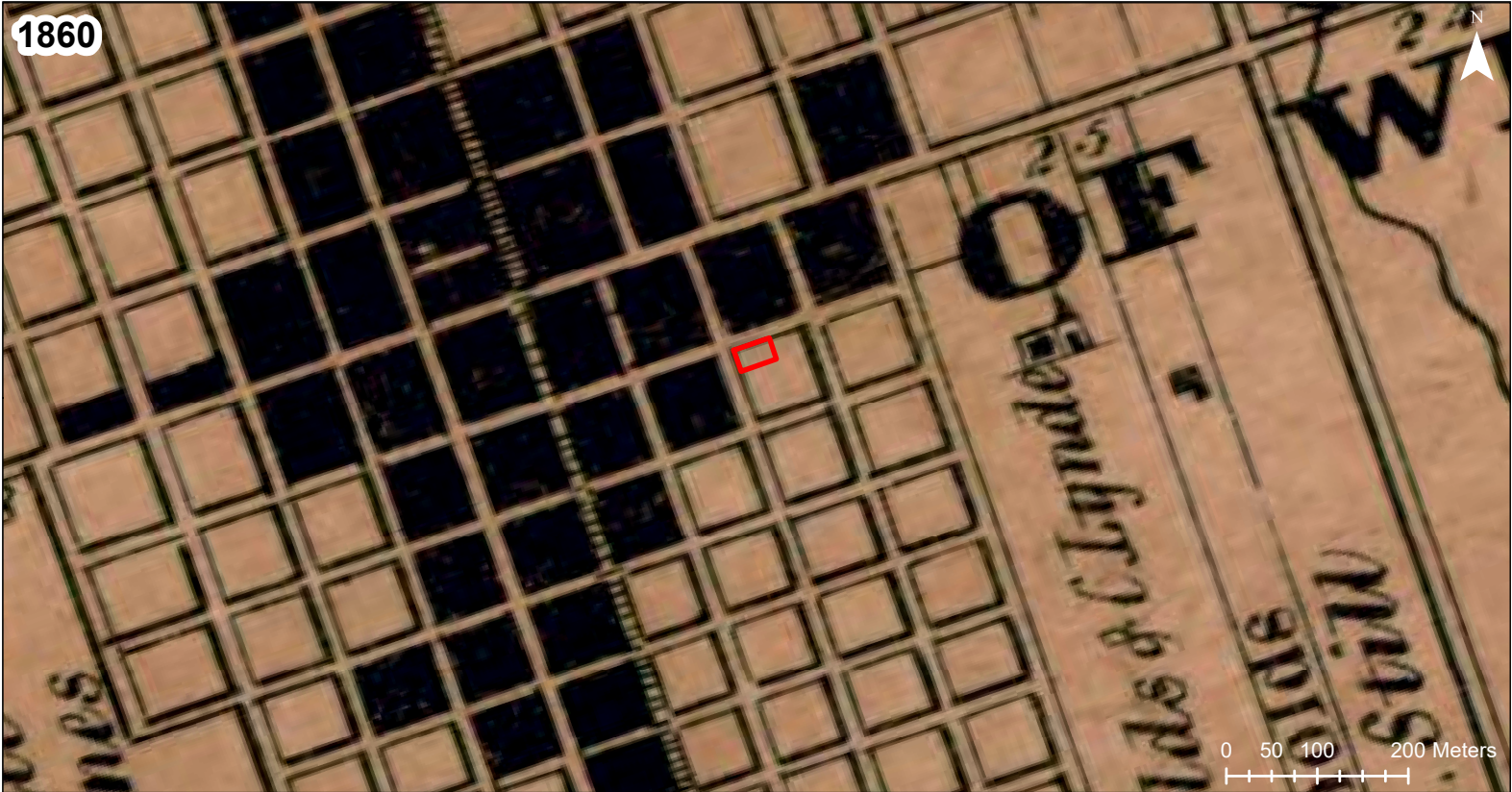
⁷¹ Heritage Resources Centre. 2009. Ontario Architectural Style Guide. p. 15


⁷² Ibid.

⁷³ Ibid.

⁷⁴ Kalman, H. A History of Canadian Architecture p604

⁷⁵ Ibid. p606



<div>Legend</div> <div><div></div>Subject Property</div>	TITLE 1860 and 1877 Historical Maps of the Subject Property	
	CLIENT Despina Kirk, CEO Vandenboom Properties	
	PROJECT Cultural Heritage Impact Assessment 301 Colborne Street E, Whitby, ON	
	PROJECT NO. LHC0233	
NOTE(S) 1. All locations are approximate.	CONSULTANT	YYYY-MM-DD 2020-11-23
REFERENCE(S) 1. John Shier Esq. P.L.S. & County Engineer. Tremaine's Map of the County of Ontario, Upper Canada. Scale 1:39,600. Toronto: Geo. C. Tremaine, 1860. 2. J.H. Beers. Whitby. Scale 1:9,504. Toronto: J.H. Beers & Co., 1877 Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (C) Esri and its licensors. All rights reserved.		PREPARED LHC
		DESIGNED JG
		FIGURE # 32



Legend

Subject Property

NOTE(S)
1. All locations are approximate.

REFERENCE(S)
1. Underwriters' Survey Bureau Ltd. *Whitby, Ont.*, Scale 1:1,200. Toronto ; Montreal : Underwriters' Survey Bureau Ltd., 1934.
Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (C) Esri and its licensors. All rights reserved.

TITLE
1934 Fire Insurance Plan of Subject Property

CLIENT
Despina Kirk, CEO Vandenboom Properties

PROJECT
Cultural Heritage Impact Assessment
301 Colborne Street, Whitby, ON

PROJECT NO. LHC0233

CONSULTANT



YYYY-MM-DD

2020-12-01

PREPARED

LHC

DESIGNED

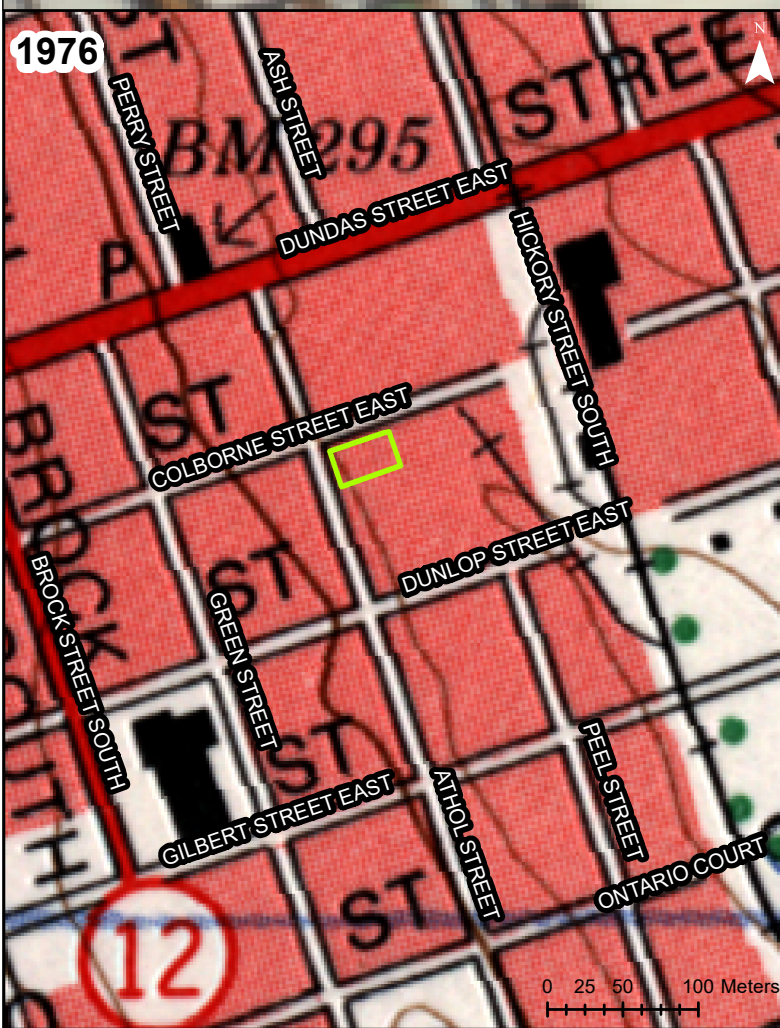
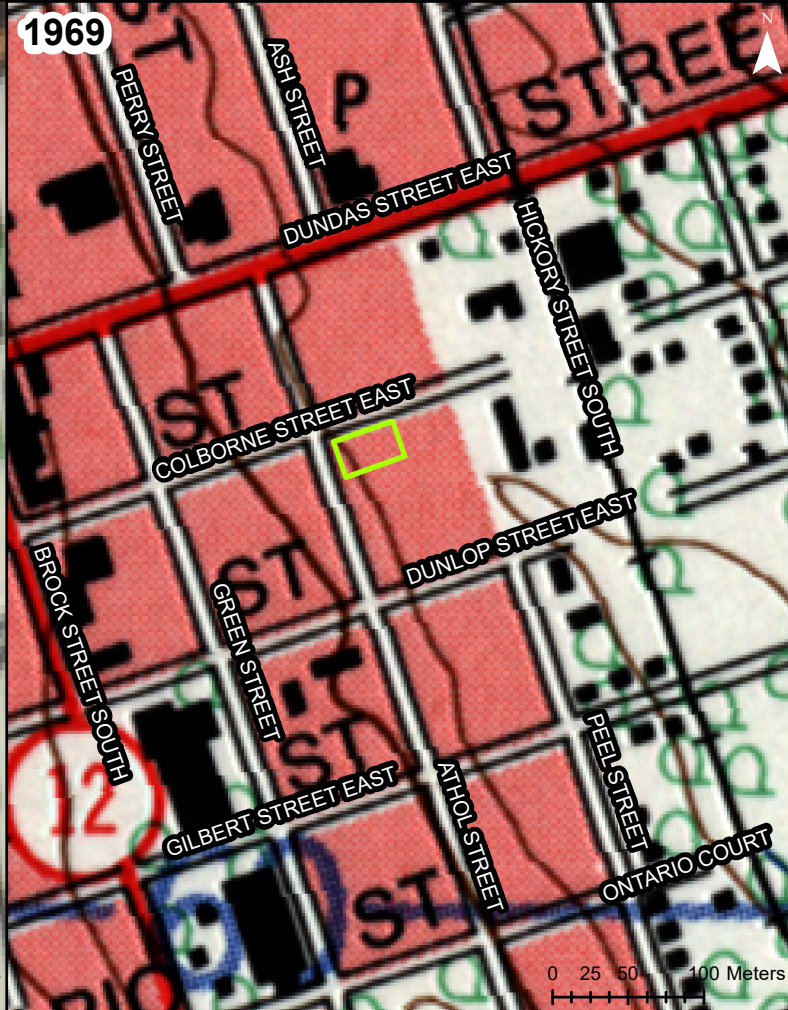
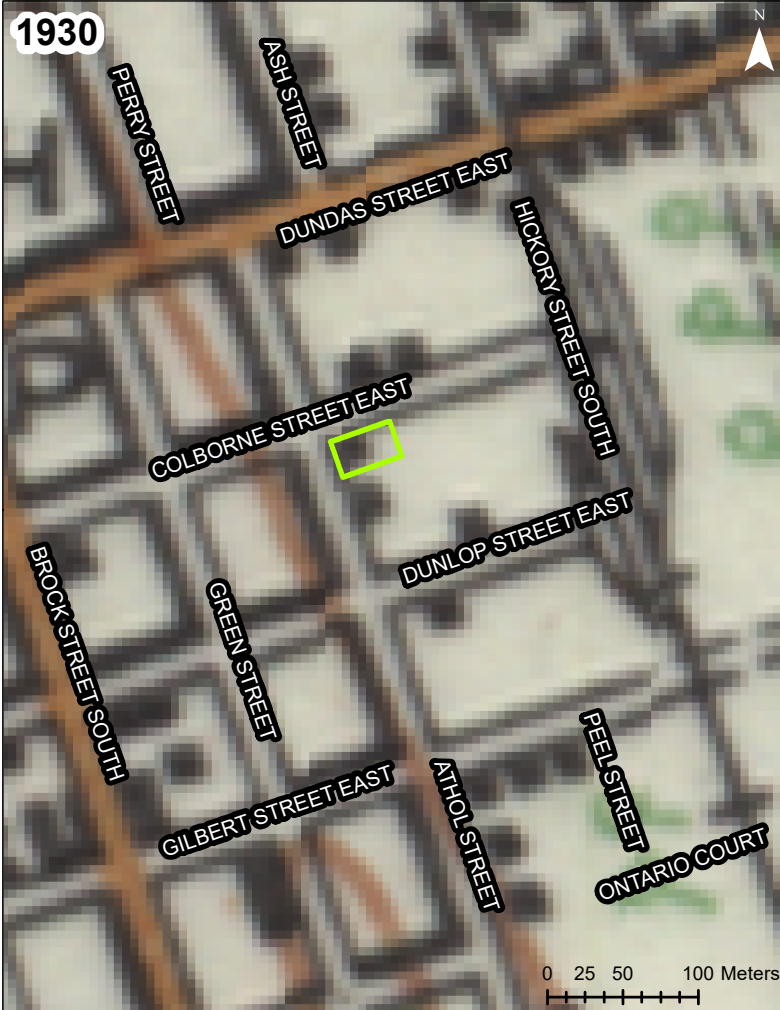
JG

FIGURE #

33




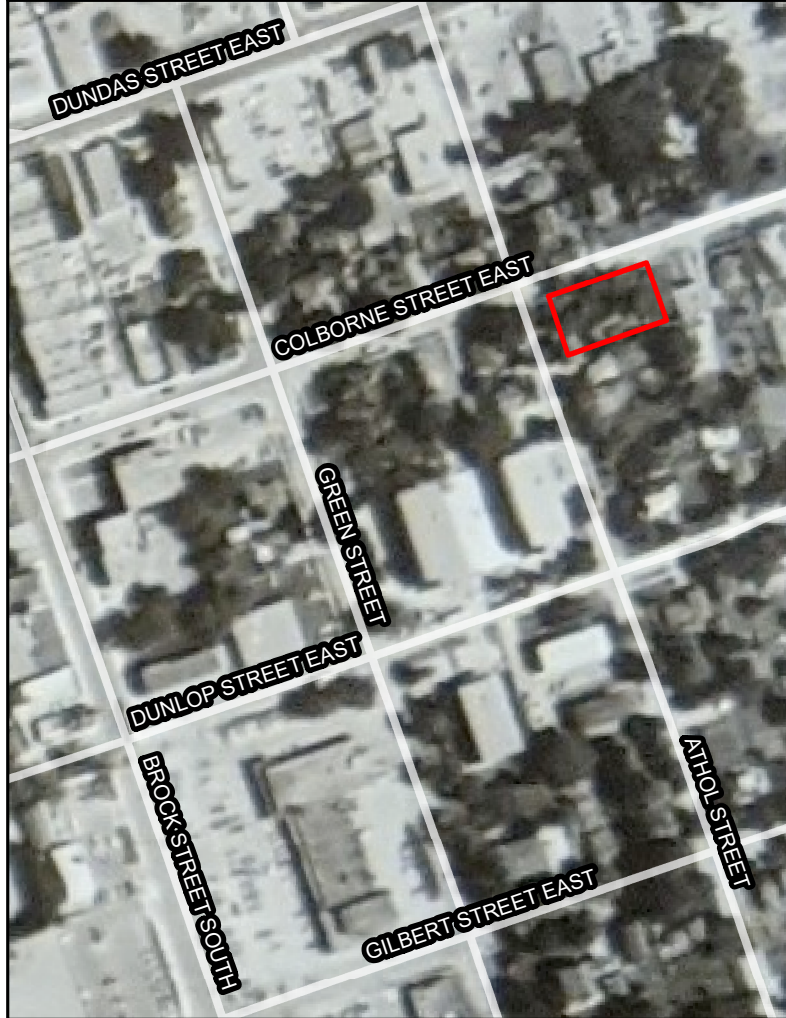
Figure 34: 301 Colborne Street, c.1927 (Whitby Archives)






Legend

 Subject Property

TITLE 1930, '69, and '76 Topographic Maps of the Subject Property		
CLIENT Despina Kirk, CEO Vandenboom Properties		
PROJECT Cultural Heritage Impact Assessment 301 Colborne Street E, Whitby, ON	PROJECT NO. LHC0233	
NOTE(S) 1. All locations are approximate.		
REFERENCE(S) 1. Geographical Section, General Staff, Department of General Defence. <i>Topographic Map, Ontario, Oshawa Sheet</i> . Scale 1:63,360. Unattributed, Geographical Section, G.S., 1930. 2. Surveys and Mapping Branch, Department of Energy, Mines, and Resources. <i>Brooklin, Ontario County, Ontario</i> . Edition 1. Scale 1:25,000. Ottawa: Map Distribution Office, Department of Energy, Mines, and Resources, 1969 3. Surveys and Mapping Branch, Department of Energy, Mines, and Resources. <i>Brooklin, Durham Regional Municipality, Ontario</i> . Edition 2. Scale 1:25,000. Ottawa: Canada Map Office, Department of Energy, Mines, and Resources, 1976. Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (C) Esri and its licensors. All rights reserved.		
CONSULTANT 	YYYY-MM-DD PREPARED DESIGNED FIGURE #	2020-11-23 LHC JG 35



Legend	
	Ontario Road Network (ORN) Segment With Address
	Subject Property
TITLE 1954, '71, and '78 Aerial Photographs of the Subject Property	
CLIENT Despina Kirk, CEO Vandeenboom Properties	
PROJECT Cultural Heritage Impact Assessment 301 Colborne Street E, Whitby, ON	PROJECT NO. LHC0233
NOTE(S) 1. All locations are approximate.	
REFERENCE(S) 1. 1954 - Archives of Ontario. 1954-R21-4340-168, B820866, FRI-0062, 438784. 2. 1971 - Archives of Ontario. 1971-R35-4336-139, B820871, FRI-0055, 437784 3. 1978 - Archives of Ontario. 1978-R41-4361-117, B820864, FRI-0065, 438794 4. Ontario Road Network (ORN) Segment With Address. URL: https://geohub.lio.gov.on.ca/datasets/mnrf::ontario-road-network-orn-segment-with-address Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (C) Esri and its licensors. All rights reserved.	
CONSULTANT	YYYY-MM-DD 2020-11-19
	PREPARED LHC
	DESIGNED JG
	FIGURE # 36

5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

The property located at 301 Colborne Street East is listed on the *Town of Whitby Municipal Heritage Register – Inventory of Listed Properties (not designated)*. Based on analysis of the information presented in Sections 3 and 4 of this report, the Subject Property was evaluated against *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act* (O. Reg. 9/06). The results of the evaluation are presented in Table 2.

Table 2: Evaluation of O.Reg 9/06

O. Reg. 9/06 Criteria	Criteria Met	Justification
1. The property has design value or physical value because it,		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	No	<p>The two-storey Victorian vernacular residence, constructed in the early 20th century has influence of the Gothic Revival style and is a late example of this style popular throughout Ontario from the 1830s to 1890s.</p> <p>Typically, Gothic Revival features include: a rectangular shaped floor plan, lancet window, symmetrical window placement and central entrance.</p> <p>The residence exhibits the following attributes:</p> <ul style="list-style-type: none"> • lancet window • cross-gable roof <p>This early 20th century residence has a two-storey bay window and “L” shaped floor plan.</p> <p>As described in the Municipal Register entry for the property, many of the features that would typify this period of construction – beyond the structure’s scale, massing and “L” shaped plan have been removed, such as the front porch, windows, and exterior siding.</p> <p>The vernacular residence is neither rare, unique, or representative of a style.</p>
ii. displays a high degree of craftsmanship or artistic merit, or	No	The vernacular residence does not display a high degree of craftsmanship or artistic merit. The structure was constructed using

O. Reg. 9/06 Criteria	Criteria Met	Justification
		commonly available materials and using methods typical at the time of construction.
iii. demonstrates a high degree of technical or scientific achievement.	No	The vernacular residence does not exhibit a high degree of technical or scientific achievement. The two-storey residence was built using commonly available materials and methods at the time.
2. The property has historical or associative value because it,		
i has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	No	The structure is most directly associated with the Parrott family. The Property was purchased by Joseph Parrott in 1921. Joseph Parrott was a tinsmith from England and immigrated to Canada in 1907. Joseph lived with his wife, Elizabeth, and five children in the two-storey frame house on the Subject Property. Background research did not identify Joseph Parrott or other owners that were significant to the community.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No	The vernacular residence was built using commonly available materials and methods at the time of construction. The property does not have potential to yield information that contributes to the understanding of the community.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	No individual, significant to the community, is known to be associated with the design or construction of the two-storey residence. Although the structure is associated with Joseph Parrott, he was not identified as a significant member of the community.
3. The property has contextual value because it,		
i. is important in defining, maintaining or supporting the character of an area,	No	The two-storey residence is located in an area of mixed residential and commercial use. Most structures north of Colborne Street are modern commercial structures,

O. Reg. 9/06 Criteria	Criteria Met	Justification
		<p>and buildings south of Colborne Street are residential.</p> <p>The character of the area was identified in Section 3.5. The area has a mix of residential and commercial structures, which vary in height, massing, and building material. Commercial structures tend to be two-to-three-storeys in height and tightly grouped; especially at the intersection of Brock Street and Dundas Street.</p> <p>Residential properties tend to be one-and-a-half to two-storeys in height and clad in brick or vinyl. The area can be said to not exhibit a specific character.</p> <p>The Subject Property is not important in defining or maintaining a specific character of the area.</p>
ii. is physical, functionally, visually or historically linked to its surroundings, or	No	No links were identified which would satisfy this criterion.
iii. is a landmark.	No	The two-storey residence is not a landmark. Although it is located at the corner of Colborne and Athol Street, several other structures are more easily identifiable from the street. The six-storey apartment building, or five-storey Canada Post Office are stronger candidates as landmarks.

6 RECOMMENDATIONS

The Property was evaluated against Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act*.

Based upon the foregoing research, analysis the property located at 301 Colborne Street:

- does not have design or physical value as a rare, unique, representative or early example of a style, type, expression, material or constructions method. Nor does it demonstrate a high degree of craftsmanship, artistic merit, or technological or scientific achievement;
- does not have historical or associative value; and,
- does not have contextual value.

As a result, it is LHC's opinion that the property does not meet the criteria outlined under O.Reg.9/06.

As such, the proposed development seeks to remove the main building on the Subject Property; the early 20th century, two-storey frame residence.

The proposed development seeks to remove the early 20th century two-storey residence on the Subject Property. The removal of the structure will result in the total loss of the early 20th century two-storey residence. In order to mitigate this loss of vernacular building stock:

- Salvage and documentation are preferred to demolition and disposal of materials in landfill.
- Reuse of materials from the Property in a commemorative element interpreting the cultural heritage of the neighbourhood/broader area is recommended. Consultation with the Heritage Advisory Committee on the content of any interpretive element is strongly recommended.
- It is recommended that this report be provided to the Whitby Archives for documentation purposes.

7 SIGNATURE

A handwritten signature in black ink, appearing to read 'CU' with a stylized flourish extending to the right.

Christienne Uchiyama, MA, CAHP
Principal | Manager Heritage Consulting Services

8 QUALIFICATIONS

Christienne Uchiyama, M.A. CAHP – Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with Letourneau Heritage Consulting. She is a Heritage Consultant and Professional Archaeologist (P376) with more than a decade of experience working on heritage aspects of planning and development projects. She is a member of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both *O. Reg. 9/06* and *10/06*, and Heritage Impact Assessments.

Marcus R. Létourneau, PhD, Dipl (PACS), MCIP, RPP, CAHP – Managing Principal, Senior Heritage Planner

Marcus Létourneau is the Managing Principal and Senior Heritage Planner for LHC. He is also a Senior Associate with Bray Heritage; an Adjunct Assistant Professor in the Department of Geography and Planning at Queen's University; and, a Contributing Associate for the Heritage Resources Centre at the University of Waterloo. Marcus currently serves as Past President of the Ontario Association of Heritage Professionals, Past President of the Kingston Historical Society, and on the Interim Board of Directors for the Heritage Resources Centre at the University of Waterloo. He is a professional member of the Canadian Institute of Planners (MCIP), a Registered Professional Planner (RPP) and a full Canadian Association of Heritage Professionals (CAHP) member.

Marcus was previously the Manager for the Sustainability and Heritage Management Discipline Team (Ottawa/Kingston) and a Senior Cultural Heritage Specialist for Golder Associates Limited (2011-2015). His other positions included: serving as a contract instructor teaching heritage planning at the University of Waterloo from Summer 2016 to Summer 2018; serving as a contract professor at Carleton University in both the Department of Geography and Environmental Studies and School of Canadian Studies (Heritage Conservation); as the senior heritage planner for the City of Kingston (2004-2011) where he worked in both the Planning & Development and Cultural Services Departments; and, in various capacities at Queen's University at Kingston (2001-2007). He previously served on the Board of Directors for Community Heritage Ontario. Marcus has a PhD in Cultural/Historical Geography; a MA in Cultural Geopolitics; BA (Hons) in Geography with a History Minor; a Diploma in Peace and Conflict Studies; a Professional Certificate in Heritage Conservation Planning; a Certificate in Museum Studies; and training in Marine/ Foreshore Archaeology.

Marcus brings over 20 years of experience to his practice, which is particularly focused on heritage legislation, process, and heritage planning. He has been involved in over 230 projects as either the project manager or the senior heritage planner. He has been qualified as an expert heritage witness at the OMB, CRB, and for a judicial inquiry for the *Public Lands Act*. He is the co-author of the second edition of the textbook “Heritage Planning: Principals and Process” (Routledge, 2020)

Colin Yu, M.A. – Cultural Heritage Specialist and Archaeologist

Colin Yu is a Cultural Heritage Specialist and Archaeologist with Letourneau Heritage Consulting Inc. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI). In 2020, he was accepted as an intern member at the Canadian Association of Heritage Professionals (CAHP). He is currently working with Marcus Létourneau and Christienne Uchiyama in developing a stronger understanding of the heritage industry.

At Letourneau Heritage Consulting Inc., Colin has worked on numerous projects dealing with all aspects of Ontario’s cultural heritage. He has completed over thirty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

He specializes in built heritage, historic research, and identifying cultural heritage value and/or interest though *O. Reg. 9/06* under the *Ontario Heritage Act*.

Hayley Devitt Nabuurs, M.Pl. – Heritage Planner

Hayley Devitt Nabuurs is a Heritage Planner with LHC. She holds a Bachelor of Arts in Anthropology from Trent University and a Masters of Urban and Regional Planning from Queen’s University. Hayley’s master’s report research concerned the reconciliation of heritage and accessibility in community centres.

Hayley has over a decade of experience in the heritage field through her work in both the public and private planning sector and the museum sector. She has previously worked as a Heritage Planning Research Assistant with the City of Guelph, completing a heritage plaque inventory for the City and property designation research. At LHC Hayley has worked on over thirty cultural heritage reports including cultural heritage evaluation reports, planning strategy reports, heritage impact assessments, environmental assessments, and peer reviews. Hayley has experience writing official plan policies and specializes in policy research and property history research. She is a Candidate Member of the Ontario Professional Planners Institute, a Candidate Member of

the Canadian Institute of Planners, and an Intern Member of the Canadian Association of Heritage Professionals.

Jordan Greene, B.A. – Mapping Technician

Jordan Greene is a mapping technician with Letourneau Heritage Consulting Inc. (LHC). She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science and a Certificate in Urban Planning Studies from Queen's University. The experience gained through the completion of the Certificate in Geographic Information Science allowed Jordan to volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon.

Prior to her work at LHC, Jordan spent the final two years of her undergraduate degree working in managerial positions at the student-run Printing and Copy Centre as an Assistant and Head Manager. Jordan has had an interest in heritage throughout her life and is excited to build on her existing professional and GIS experience as a part of the LHC team.

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10 GLOSSARY

Definitions are based on those provided in the *Ontario Heritage Act (OHA)* and the *Provincial Policy Statement (PPS)* (2020), *Regional Municipality of Durham Official Plan (ROP)* (2017), and the *Corporation of the Town of Whitby Official Plan (WOP)* (2018).

Adjacent Lands means for the purposes of cultural heritage those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (*PPS*).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer”, “transformation”) (*OHA*).

Areas of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist. (*PPS*).

Archaeological Resources include artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*. (*PPS*).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal, and/or international registers. (*PPS*).

Character means the collective qualities, features, and attributes that comprise the physical and natural aspects of a particular place, area, or neighbourhood. (*WOP*).

Community Infrastructure means lands, buildings, and structures that support the quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, security and safety, and affordable housing. (*ROP*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (*PPS* 2020).

Conserve/Conserved as it relates to cultural heritage resources, means the identification, protection, management, and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or Heritage Impact Assessment. (*WOP*).

Cultural Heritage Resources are resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, event, or a people and include built heritage, cultural heritage landscapes, archaeological resources, and documentary heritage left by people. (WOP).

Heritage Attribute means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to the property's cultural heritage value or interest ("attributs patrimoniaux") (OHA).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property). (PPS).

Infill means development on vacant lots or through redevelopment to create additional new residential units and/or commercial space. (WOP).

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*. (PPS).