

October 31st, 2022

To: Dustin DeNoble
Project Coordinator, DeNoble Homes

From: Rebecca Sciarra
Partner and Principal Heritage Specialist, Archaeological Services Inc.

RE: **Proposed Plans for a New Single-Detached Dwelling at 404 Ontario Street West, Town of Whitby**

File: 18CH-059

1.0 Introduction

This memorandum has been prepared as an addendum to the Heritage Impact Assessment for 404 Ontario Street, Town of Whitby, Ontario (Archaeological Services Inc. 2018). This memorandum presents the applicant's proposed plans for constructing a detached bungalow at 404 Ontario Street West, a property located within the Werden's Plan Neighbourhood Heritage Conservation District (W.P.N.H.C.D.). This memorandum discusses the impacts of the proposed plans in the context of objectives, policies and guidelines contained in the Werden's Plan Neighbourhood H.C.D. Plan. This memorandum should be read in conjunction with the Heritage Impact Assessment for 404 Ontario Street, Town of Whitby, Ontario prepared in 2018 by Archaeological Services Inc. (A.S.I.). ASI understands that a draft of this memorandum has been submitted to Planning staff at the Town of Whitby and staff are satisfied that the proposed undertaking will not result in significantly adverse impacts to the W.P.N.H.C.D..

2.0 Summary Discussion of Heritage Impact Assessment Findings

The property at 404 Ontario Street West expresses the district's cultural heritage value and is an example of a "complementary" property that is compatible with the district's architectural and landscape patterns. The property's approximate boundaries conform to the Werden's Plan Neighbourhood of subdivision. The property contains a detached residential building constructed in the mid-twentieth century and which utilized architectural patterns typical of the time and which are complementary and deferential to the surrounding "historic" buildings, and which form a "historic" streetscape typical within the area.

The Plan's statement of cultural heritage value relates to these specific qualities of the subject property in the following ways:

W.P.N.H.C.D. Attributes	404 Ontario Street
Built form In Werden's Plan Neighbourhood District, almost all the buildings are single-detached houses.	404 Ontario Street is a single-detached house.
Placement on Lot Houses are set in a green envelope. The main façade paralleling the street is set back behind the front yard. There is some variation in front yard depth along the street. The majority of houses have deeper backyard than front yard. Many houses have ample side yards.	404 Ontario Street is surrounded by vegetation, is set back behind a front yard and contains a deeper backyard than front yard. The property is narrow but has a driveway within the east sideyard.
Height and Size Houses stand one to one-and-a-half or two storeys tall. Rarely does a house reach two-and-a-half storeys. Many houses are modest in size, several are small, and a number are generously	404 Ontario Street is one-and-a-half storeys tall and is modestly sized.



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W.P.N.H.C.D. Attributes	404 Ontario Street
sized. The mix of house sizes indicates a social mixing characteristic of small towns.	
Roof Shape, Pitch and Covering Gable or hip roofs of varying pitch predominate. These are also unusual types suited to a particular architectural style, e.g., a mansard on a Second Empire, a crenellated parapet on a Picturesque Gothic, and a gambrel on a Dutch Colonial Revival. The common choice of roof covering is asphalt shingle in earth tones.	404 Ontario Street has a gable roof and grey asphalt shingles.
Wall Material Cladding Where brick is used as wall cladding, shades of red, or less frequently buff, brick predominate. There are a few examples of dichromatic brick, where red brick is in the body and buff brick is for the trim. In addition, other colours of brick from the twentieth century – brown, light grey, and charcoal – are present. Other types of historical wall cladding include clapboard, flush horizontal board, shingle, and roughcast plaster.	404 Ontario Street is clad in light grey brick.
Fenestration Commonly, some form of front porch – either open or enclosed – shelters the entrance to the house. A variety of authentic porch designs is found throughout the district. A flat-headed doorway (or sometimes a doorway headed by a shallow segmental arch) is often placed in or near the centre of the front facade. Windows are usually flat headed or headed by a shallow segmental arch. There are a small number of bay	404 Ontario Street has a sheltered front porch comprised of a front-facing gable. Flat-headed doorways and windows are present.



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W.P.N.H.C.D. Attributes	404 Ontario Street
windows, very few accent windows and very few dormer windows.	
Architectural Style The district contains a diverse collection of styles –an array from the mid-nineteenth century onward. Good contemporary design is still apparent in the district, as exemplified by the house at 611 King Street. Although the stylistic expression of houses varies widely, common architectural patterns unify them.	404 Ontario Street is a Mid-Twentieth Century Victory Bungalow.
Landscaping and Vegetation Large lots and green envelopes surrounding houses are supported by treed landscapes and mature specimens on lawns. A variety of deciduous trees, tulip trees and coniferous trees including Norway spruce and larch are present throughout the W.P.N.H.C.D. Wood fences have traditionally marked the boundaries of lots, though they are primarily restricted to side and rear boundaries today. Garages and stables were located at the back of houses and a lane was present along the sideyard of many houses. The district has several frame outbuildings and one detached brick garage.	404 Ontario Street is situated on an approximately quarter acre lot surrounded by vegetation. The property boundary is demarcated by a fence. No garage is present.

The W.P.N.H.C.D. Plan provides clear intent to conserve properties identified as “complementary”:

- One of the Plan’s specified “Objectives” is “to retain houses erected during Whitby’s historic period, to retain exemplary houses which were built after the mid-twentieth century, *and to favour the retention of the neighbourhood’s remaining single-detached houses which to some degree complement houses erected during Whitby’s historic period.*” (37; emphasis added)



- Policy 4.2.2.3 states that “For all other houses on complementary property, retention of the house is preferred. Demolition and replacement are not. If the property owner proposes replacement, the proposed replacement dwelling will demonstrate greater harmony with the neighbourhood’s historic residential streetscapes than exists on the site, and it will conform to the plan’s policies and guidelines on new construction.” (44)
- Policy 5.2.2 states that many complementary properties are “perfect fits” while “others could take modest improvement, and a few may be candidates for replacement”.

Based on the above analysis, the building at 404 Ontario Street West reflects the cultural heritage value of the W.P.N.H.C.D. However, the way it reflects these values is limited to very basic attributes (such as building height, roof type and building material) rather than substantial architectural features that would be associated with “historic” buildings within the district and could be a candidate for replacement. As such, the demolition of the existing building could be permitted provided that a replacement dwelling can demonstrate greater harmony with the neighbourhood’s residential streetscape and if the proposed building is consistent with the policies and guidelines for new buildings in the W.P.N.H.C.D. Furthermore, the new residence can be designed in a manner that meets the guidelines set within the W.P.N.H.C.D. Plan, while maintaining the existing vegetation and green envelope.

Based on the foregoing, the 2018 H.I.A. recommended the following:

- The proposed demolition of the building at 404 Ontario Street West will have a minimal impact on the W.P.N.H.C.D., provided that a replacement residence be designed to be compatible with the cultural heritage value of complementary buildings within the W.P.N.H.C.D., and provided that there are no significant impacts to adjacent “historic” properties and the existing landscaping on the property.

3.0 Current Proposal

The current site plan application proposes construction of a single detached dwelling on the current property (See Figure 1 and Figure 2). The existing lot



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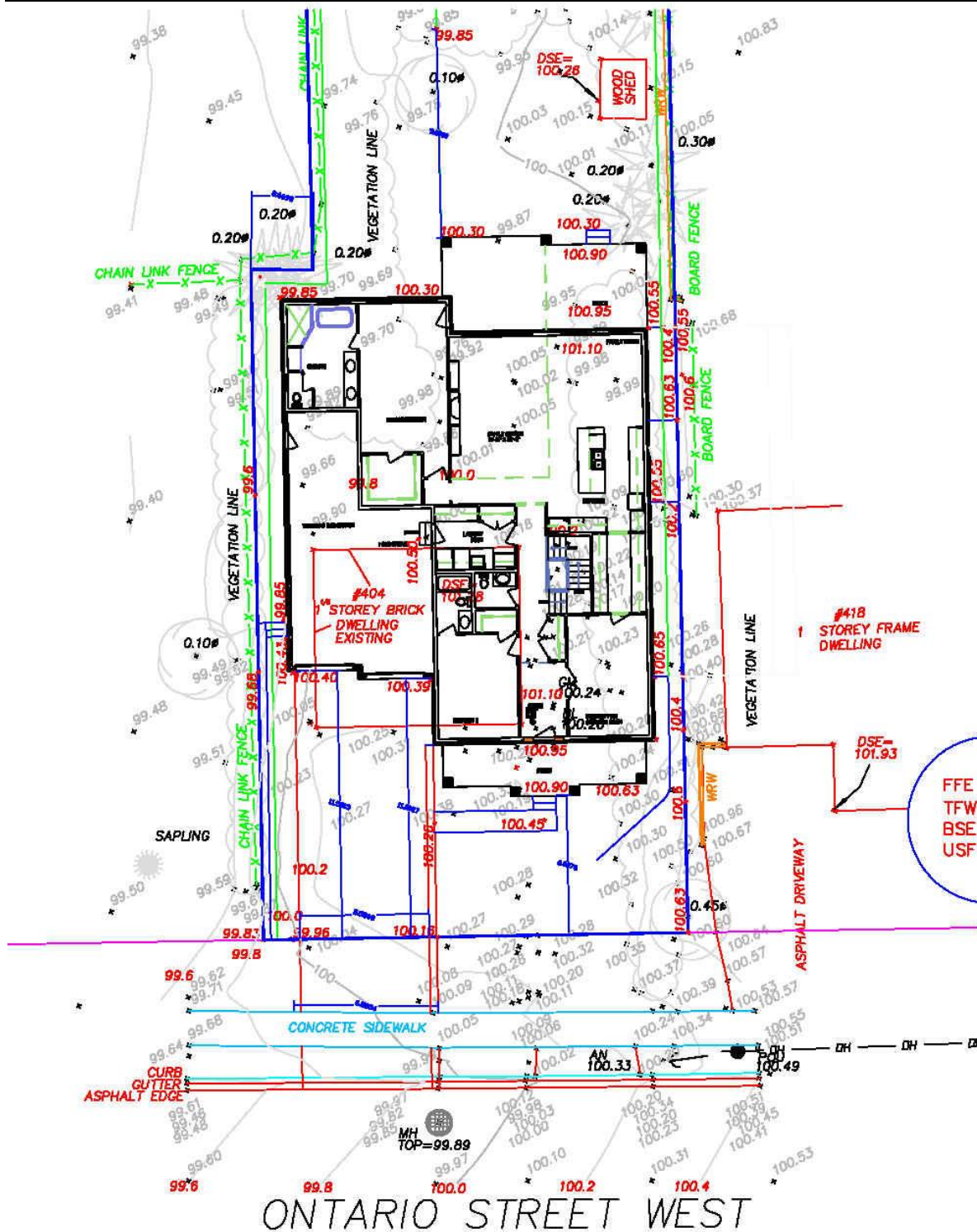
dimensions and property configuration will not change as no severances or changes in vehicular access are proposed.



Figure 1: Proposed Front Elevation for New Building at 404 Ontario Street.

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4.0 Key Issues for Assessment and Discussion of Current Proposal

Building on the conclusions presented in the 2018 H.I.A., the primary issue to consider is whether the proposed new building achieves a level of compatibility within the W.P.N.H.C.D. The 2018 H.I.A. noted that impacts of the new building should consider existing landscape features on the property. However, further review of 404 Ontario Street confirms that there are not any specific landscaping treatments on the property that require further assessment or consideration from a heritage perspective. Additionally, a further review of the W.P.N.H.C.D. confirms that adjacent properties to 404 Ontario Street, have not been categorized as “historic”. Accordingly, the primary issue for assessment herein, is whether the proposed new building achieves a level of compatibility with other complementary buildings located within the W.P.N.H.C.D.

Assessment of compatibility can be considered by comparing the proposed new residence with other “complementary” buildings in the W.P.N.H.C.D. and also analyzing its physical and contextual fit within the existing streetscape. For purposes of this assessment, A.S.I. has assessed physical and contextual fit through consideration of complementary properties in various nearby locations of the W.P.N.H.C.D. and by comparing the proposal to existing fabric within the block surrounding 404 Ontario Street West, and as defined by lands shown in the block diagram (see Figure 7). In doing so, this assessment considers how the new residence will relate to and build on established lotting conditions, such as front yard setbacks, orientation on the lot, and building to lot coverage ratios.

The W.P.N.H.C.D. provides some benchmarks to characterize types of new interventions that may be considered complementary. 315 King Street (built 1948) (Figure 3), 505 King Street (built 2012) (Figure 4) and 611 King Street (built 1992) (Figure 5) are properties that include primary residential structures constructed more recently, and which have been classified in the W.P.N.H.C.D. Plan as “complementary”, and in the case of 611 King Street, “complementary (exemplary)”. These three properties have been selected for discussion as they are located in the general vicinity of the subject proposal, located along King Street south of Dunlop Street West and north of Trent Street West.





Figure 3: Residence at 315 King Street (built 1942) (Google Earth, 2022).



Figure 4: Residence at 505 King Street (Built 2012) (Google Earth, 2022).



Figure 5: Residence at 611 King Street (built 1992) (Google Earth, 2022).

These three structures share various characteristics such as:

- 1.5 to 2.5 storey building heights;
- contrasting cross gable roof lines, sometimes punctuated with gabled dormers;
- predominant exterior cladding utilizing brick or masonry materials and intermingled with cedar shake shingles, vinyl siding, or Hardie board cladding in various instances;
- clearly articulated front entrances with porticos or porches; and
- generally consistent front yard setbacks in relation to adjacent properties.

The proposed new residential structure proposed at 404 Ontario Street integrates design features that are consistent with these other buildings including:

- contrasting use of masonry cladding, intermingled with cedar shake shingles;
- clearly articulated front entrance with portico;
- vertically oriented windows;
- varying roof line profiles achieved by staggering the two- car garage at different intervals in relation to the primary entrance façade; and
- similar front yard setback in relation to adjacent properties.

Within this context, the proposed new residence conforms to similar standards demonstrated as part of design and construction of “newer” buildings introduced into the W.P.N.H.C.D. and which, as part of the H.C.D. Plan process, were considered to be “complementary”.

As part of the design refinement process, the proposed two-car garage was reviewed to assess how this component relates to the proposal’s objective to be considered “complementary” with the District’s architectural patterns. To better understand how the integration, presence and siting of garages permeates the W.P.N.H.C.D. Plan area, select examples of historic and complementary buildings featuring either single or 2-car garages were identified¹. A review of these examples demonstrates that there are a range of siting approaches for integrating garages as part of new development projects. “Historic” properties within the W.P.N.H.C.D. feature integrated garages as exemplified at 700 Brock Street South (See Figure 6: Residence at 700 Brock Street South with integrated garage (Google Earth, 2022).). In this instance, the garage features two bays and is integrated with, but recessed from the front elevation. In other instances of newer residential buildings considered “complementary”, single or double car garages are featured, typically either recessed, or where flush with the front elevation, other built form approaches are utilized to minimize their visual intrusion or dominance within the streetscape.

¹ The following addresses were reviewed: 417 Henry Street, 711 Henry Street, 603 King Street, 311 Ontario Street West, and 407 Ontario Street West.





Figure 6: Residence at 700 Brock Street South with integrated garage (Google Earth, 2022).

Finally, assessment of how the new residential building will “fit” into the existing streetscape and block confirms that the proposal will not result in significantly adverse changes to existing lotting patterns within the streetscape. The new residential building will continue to be oriented to Ontario Street. The proposed new building will be sited minimally closer to the Ontario Street West road right-of-way. While the building to lot coverage ratio will change from a lot coverage of approximately 8.75% to 39.13%, the new proposed building to lot ratio is more compatible with extant buildings on adjacent lots as compared to the currently extant building at 404 Ontario Street West (see Figure 7).

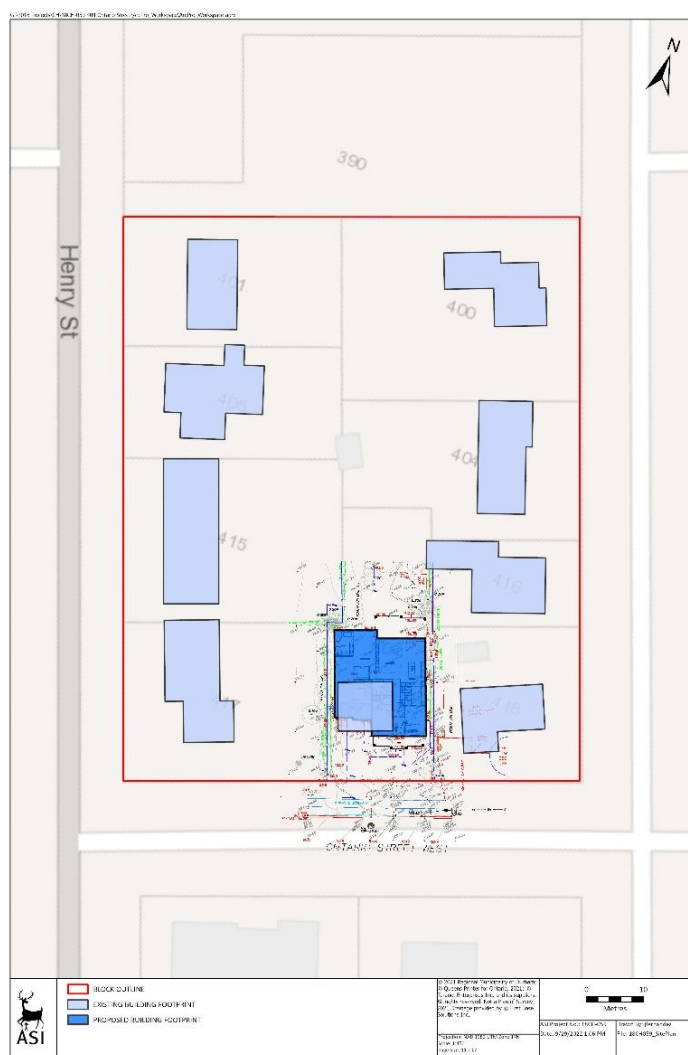


Figure 7: Proposed Site Plan for 404 Ontario Street overlaid on the existing residence and shown in relation to existing buildings and lotting patterns (A.S.I., 2022).

5.0 Summary

Based on the foregoing discussion and assessment, the current proposal is not anticipated to have significantly adverse impacts on the W.P.N.H.C.D. Plan. The scale, lotting patterns, materiality, and massing of the proposal is generally consistent or compatible with other newer buildings introduced into the W.P.N.H.C.D. and which have been recognized as complementary within the Plan document.

HERITAGE IMPACT ASSESSMENT

**404 ONTARIO STREET WEST
TOWN OF WHITBY, ONTARIO**

Prepared for:

Dustin Denoble
DeNoble Homes
404 Ontario Street
Whitby, ON L1N 1P7

ASI File: 18CH-059

September 2018



528 Bathurst Street Toronto, ONTARIO M5S 2P9
T 416-966-1069 F 416-966-9723 ASIheritage.ca

HERITAGE IMPACT ASSESSMENT

**404 ONTARIO STREET WEST
TOWN OF WHITBY, ONTARIO**

The following Heritage Impact Assessment is intended to inform heritage staff of the direction of the proposed development and to receive feedback based on this preliminary evaluation. A final draft will be submitted to the town addressing the impact of the proposed plans on the Downtown Whitby Heritage Conservation District and will include plans and drawings for a proposed replacement structure.

EXECUTIVE SUMMARY

ASI was contracted by Denoble Homes to prepare a Heritage Impact Assessment (HIA) of the property at 404 Ontario Street West in the Town of Whitby, Ontario. This HIA is structured to provide an evaluation of the cultural heritage value of the property at 404 Ontario Street West as it pertains to the cultural heritage value, policies and guidelines of the Downtown Whitby Heritage Conservation District (DWHCD), and to evaluate the impact of the proposed demolition of the building. An evaluation of the proposed replacement structure will follow if it is determined that the existing building can be demolished.

The proposed planning application involves the demolition of the building at 404 Queen Street West. Based on an analysis of the property's contribution to the cultural heritage value of the Downtown Whitby Heritage Conservation District, it has been determined that the removal of the building will not have a significant impact on the cultural heritage value of the Heritage Conservation District.

The proposed replacement residence has not been designed as of the completion of this report. Upon conditional approval of the demolition, this HIA will be updated with an addendum to address how the new residence will address the guidelines of the DWHCD.

Upon consultation and conditional approval of the demolition by the Town of Whitby, the following recommendations are proposed:

1. That an addendum to this report be provided to the Town of Whitby referencing plans and drawings for a new residence on the property, addressing how the proposed building will impact the DWHCD.
2. Full documentation of the property should be conducted prior to demolition including measured drawings and photographs submitted to the Town of Whitby.



PROJECT PERSONNEL

Senior Project Manager:

Annie Veilleux, MA, CAHP
Cultural Heritage Specialist
Manager, Cultural Heritage Division

Project Manager:

James Neilson, MES
Cultural Heritage Specialist

Project Administrator

Carol Bella, Hon. BA
Archaeologist
Executive Assistant - Operations Division

Historical Research:

James Neilson

Field Review

James Neilson

John Sleath, MA
Archaeologist, Cultural Heritage Associate - Cultural
Heritage Division

Report Preparation:

James Neilson

Graphics Preparation:

Adam Burwell, MSc
Archaeologist, Geomatics Specialist

Report Reviewer:

Laura Loney, Hon. BA, CAHP
Cultural Heritage Specialist - Cultural Heritage
Division

Katherine Hull, PhD
Director, Cultural Heritage Division

Rebecca Sciarra, MA CAHP
Partner | Director, Business Services Division

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1.0 INTRODUCTION

ASI was contracted by Denoble Homes to prepare a Heritage Impact Assessment (HIA) for the property at 404 Ontario Street West in the Town of Whitby, Ontario. This HIA has been prepared as part of an application proposing to demolish the existing building at 404 Ontario Street West and replace it with a residential structure.

The subject property at 404 Ontario Street West is located on the north side of Ontario Street West, between King Street to the east and Henry Street to the west. The property is in the Downtown Whitby Heritage Conservation District (DWHCD), which was adopted by Town Council on 26 June 2017 (Resolution # 354-17). The DWHCD is currently under appeal and not in full force.

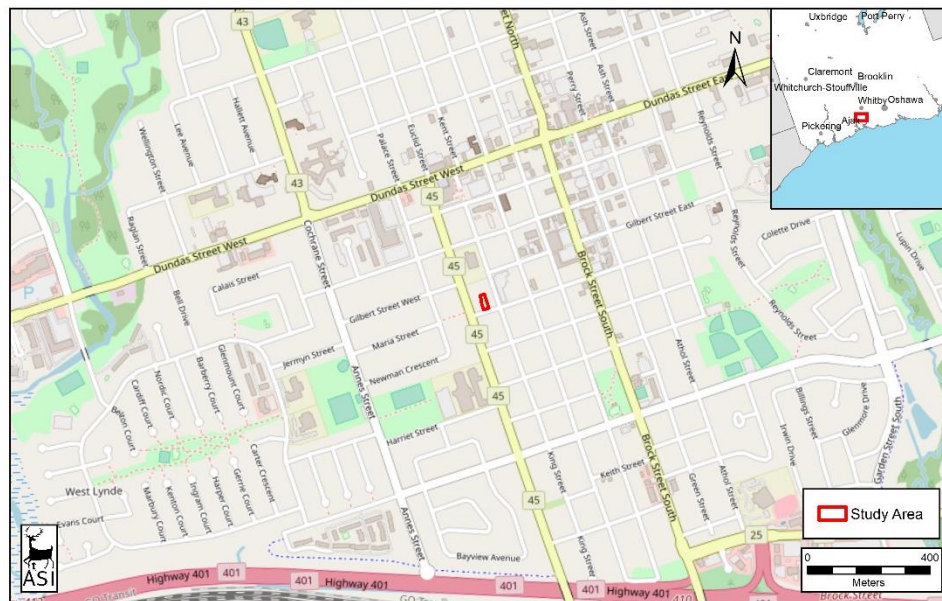


Figure 1: Location map of 404 Ontario Street West (Base Map: Open Street Maps)

The research, analysis, and site visit were conducted by James Neilson under the project direction of Annie Veilleux, Manager of the Cultural Heritage Division, ASI. The present heritage impact assessment follows the Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit* (2006), the Town of Whitby Cultural Heritage Impact Assessment Terms of Reference, and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). Research was completed to investigate, document, and evaluate the cultural heritage resources within and adjacent to the study area.

This document will provide:

- a description of the cultural heritage resources, including location, a detailed land use history of the site, and photographic documentation;
- an analysis of the property's contribution to the cultural heritage value of the Downtown Whitby Heritage Conservation District based on archival research, site analysis, and the guidelines and policies set within the District Plan; and
- an assessment of impacts of the proposed undertaking.

1.1 Location and Study Area Description

The study area consists of 404 Ontario Street West, located on the north side of Ontario Street West between King Street to the east and Henry Street to the west. The subject property contains a one-storey, detached, post-war residential building located within a residential neighbourhood. The property is accessed by a driveway from Ontario Street West (Figures 2-3).

The surrounding area is one of the earliest parts of Whitby to develop and consists of detached residential buildings spanning several eras. The former R.A. Sennett Public School (designated under Part IV of the Ontario Heritage Act, Town of Whitby By-law #7074-15) is located to the north, and the Town of Whitby Centennial Building (designated under Part IV of the Ontario Heritage Act, Town of Whitby By-law #887-79) is to the east. The original commercial core of Whitby is situated approximately 500m north along Dundas Street.

The property is located within the Downtown Whitby Heritage Conservation District, which is currently under appeal.



Figure 2: Aerial view of 404 Ontario Street



Figure 3: 404 Ontario Street

1.2 Owner Contact information

Dustin Denoble
DeNoble Homes
404 Ontario Street
Whitby, ON L1N 1P7
dustindenoble@gmail.com

1.3 Policy Framework

The authority to request this heritage impact assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), and the Town of Whitby's *Official Plan* (consolidated September 2016).

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and provides the legislative bases for applying heritage easements to real property.

The *Planning Act* (1990) and related *Provincial Policy Statement* (PPS 2014) make several provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. To inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *PPS* indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario’s long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in Subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:

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



This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

The following relevant policies, outlined in Section 6.1 of the Town of Whitby's *Official Plan* (consolidated September 2016), direct the management of heritage resources within the City:

6.1.1 Goal

6.1.1.1 To identify and preserve heritage resources such as buildings, other structures and sites which are of historical, architectural and archaeological significance.

6.1.2 Objectives

6.1.2.1 To achieve sound growth management through an effective balance between preserving the significant elements of the community's cultural and natural heritage and providing the opportunity for new development and growth.

6.1.2.2 To ensure all new development permitted by the policies and designations of this Plan has regard for heritage resources and shall whenever possible, incorporate these resources into any plan that may be prepared.

6.1.2.4 To encourage the preservation of buildings and sites of architectural, archaeological or historical significance and historical monuments, on the original site, wherever possible, and to preserve historical documents and materials.

6.1.3 Policies

6.1.3.1 Council, in co-operation with the Local Architectural Conservation Advisory Committee, shall:

- a) identify and preserve, where possible, buildings and other structures which are of historical and/or architectural significance;
- b) encourage new development which is sympathetic to the existing settlement fabric;

and

6.1.3.3 Council shall encourage and support the recognition and preservation of its significant heritage resources by designating, under Part IV and Part V of the *Ontario Heritage Act*, buildings and other structures identified as being architecturally and/or historically significant. The Municipality shall also encourage the rehabilitation of such heritage buildings and other structures where necessary.

6.1.3.4 Council shall not restrict the right of the owner to alterations to a property designated under the *Ontario Heritage Act*, provided such alterations do not affect the reasons for designation and that such alterations conform to the policies of this Plan and the Zoning By-law.

6.1.3.5 Council shall encourage all new development and redevelopment within historic settlement areas to develop in contextual harmony with the overall character of these areas. Existing buildings and other features of architectural or historical significance which are located on lands to be developed shall be conserved whenever possible and their conservation may be a requirement in any development agreement or approval.

6.1.3.6 Council in consultation with L.A.C.A.C. shall encourage the designation and retention of buildings of architectural and/or historical significance on the original site.



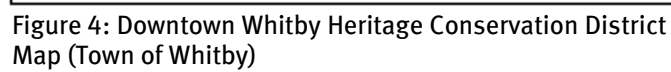
6.1.3.7 Where a designated structure is in danger of being demolished or removed from the original site, Council shall consult with the L.A.C.A.C. and the owners to examine available opportunities to preserve and protect the structure. In addition, Council may consider alternative uses in accordance with Section 4.2.3.1(c) of this Plan, subject to any amendment to the Zoning By-law.

1.4 Downtown Whitby Heritage Conservation District

The property at 404 Ontario Street is situated within the Downtown Whitby Heritage Conservation District, which was adopted by Town of Whitby Council on 26 June 2017 (Resolution #354-17). The plan was initiated in 2012 through a Heritage Conservation District Study for Downtown Whitby that identified three potential Heritage Conservation Districts: Werden's Plan Neighbourhood, Perry's Plan Neighbourhood, and the Four Corners Heritage District.

At the 8 September 2014 Council meeting (Resolution #367-14), Council directed that staff develop the Guidelines for Werden's Plan Neighbourhood District with community input, prior to Council's consideration of the adoption of a Heritage Conservation District Plan. The Heritage Conservation District Plan for Werden's Plan Neighbourhood was developed through a collaborative process with input from residents, the community, advisory committees', agencies, staff, and the consultant. The process resulted in the development of policies and guidelines that reflect both neighbourhood input and larger community goals.

The DWHCD is currently under appeal and not in full force. The property will be designated under Part V of the *Ontario Heritage Act* once all appeals have been finalized. See Appendix A for the property inventory sheet for 404 Ontario Street.



1.5 Project Consultation

The following organizations, websites, online heritage documents, online heritage mapping tools were reviewed, and heritage staff were contacted to confirm the level of significance of the subject property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- Downtown Whitby Heritage Conservation District Plan [Accessed 14 June, 2018] at <https://www.mississauga.ca/portal/services/property?DPSLogout=true>
- Town of Whitby Planner, Christy Chrus (communication sent 3 July 2018, response received 5 July 2018)
- Canadian Register of Historic Places [Accessed 14 June, 2018] at <http://www.historicplaces.ca/en/pages/about-apropos.aspx>;
- Parks Canada website (national historic sites) [Accessed 14 June, 2018] at <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx>;
- Ontario Heritage Trust *Ontario Heritage Plaque Guide*, an online, searchable database of Ontario Heritage Plaques [Accessed 14 June, 2018] at <http://www.heritagetrust.on.ca/en/index.php/online-plaque-guide>
- Federal Heritage Buildings Review Office (FHBRO) [these properties are recognized under the Treasury Board Policy on the Management of Real Property (TBPMRP)];
- Whitby Public Library and Archives. The Archives was closed for two weeks and as such no discussions with the Archivist took place. The Town's librarian provided access to local history materials.;
- Durham Region Land Registry Office.

2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use, and the development of transportation infrastructure. The following section provides the results of this research.

The subject property is located on Lot 27 Concession 1 in the Town of Whitby, Ontario.

2.1 Township and Settlement History

Town of Whitby

When surveyed in the 1790s, the Town of Whitby (known as Whitby Township) was designated Township 9. However, the name was changed shortly thereafter to Norwich. The first survey of this township was made in 1791 and the first settler arrived in 1794 (Armstrong 1985:148). That settler is believed to be Benjamin Wilson, a Loyalist from Vermont who settled along the lakeshore east of Oshawa (Farewell 1907:18). Wilson's house, built on Lot 4 in the Broken Front, was a landmark depicted in several early township surveys and patent plans. Whitby was quickly settled by a mixture of Loyalists, disbanded British troops, and emigrants from the United States, United Kingdom, and Ireland. By 1851, Smith described Whitby Township as a town of 5,714 people and "an exceedingly fine



township...considered in point of value of property and agricultural productions, the first township in the County. (...) There are eight grist and twenty-five saw mills in the township.” (Smith 1851:26).

The two major settlements of Whitby and Oshawa were soon established in the southern half of the township. These communities were advantageously located where watersheds such as Lynde Creek were crossed by the Kingston Road. Whitby further benefited from its harbour and from the construction of the Grand Trunk Railway in the 1850s. In 1852, Whitby was chosen as the seat of government for the newly formed County of Ontario (Winter 1999:42). In 1856, at the peak of the town’s Nineteenth Century growth, plans were made to construct a railway from Whitby Harbour to Georgian Bay (Winter 1999: 81). The railway never came to fruition due to the economic crash of 1857 and Whitby’s economic status regressed for the next thirty years. The population fell from 3500 to 2500 people and Whitby would soon be eclipsed in size and stature by neighbouring Oshawa.

By 1935, Whitby’s population stood at just 4000 people (Winter 1999:344) and it took another three decades for that population to double. On January 1, 1968, when the township was given town status, the population reached 8000. On January 1, 1974, the Town of Whitby became part of the Regional Municipality of Durham (Mika and Mika 1977).

2.2 Land Use History: 404 Ontario Street West

The subject property at 404 Ontario Street West is located on Lot 27, Concession 1 in the Town of Whitby, Ontario.

The patent for Lot 27, Concession 1 was granted to John Scadding in 1802. Scadding served as clerk to Upper Canada’s first Lieutenant Governor John Graves Simcoe. Scadding was an early settler in York and built Scadding Cabin, the oldest remaining building in the City of Toronto. Scadding moved back to England in 1796, and returned to Upper Canada in 1818. The following year, Scadding established Port Windsor, situated to the south of Lot 27 on the harbour. Perhaps opting to focus on Port Windsor, he sold the north half of Lot 27 to Joseph J. Losie in 1820. Losie soon sold the property to Asa Werden in 1821. In 1854, Werden established the road layout of Whitby Township, creating a gridded town plan with a series of blocks divided into eight lots each (known as double ranges). The subject property is located within Part Lots 18 and 19 in the fourth double-range (Figure 5).



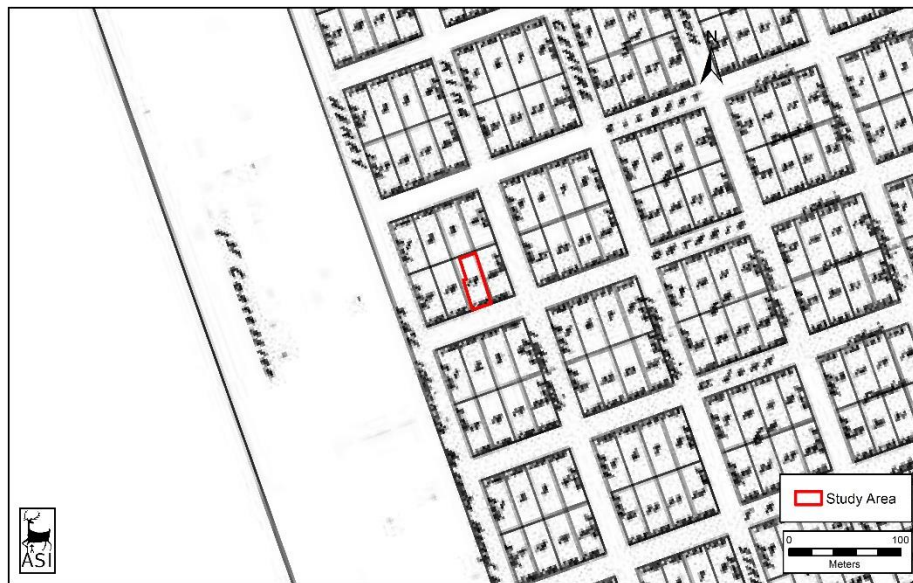


Figure 5: 1854 Werden's Plan (Durham Land Registry Office)

Part Lots 18 and 19 of the fourth double-range have a similar history. The 1860 *Tremaine Map* shows the property on the periphery of the developed Town of Whitby (Figure 6). When Hannah Helmer purchased both lots in 1877, the Town had seen additional growth with the arrival of the Grand Trunk Railway (Figure 7). The properties were sold to James Boreham in 1887. Boreham was a market gardener who lived at 400 King Street in a home situated approximately 60m north of the subject property. The extant Boreham home is visible on the 1923 Fire Insurance Plan (Figure 8). The properties remained in the Boreham family until James' death in 1910 when it was sold to the County of Ontario.

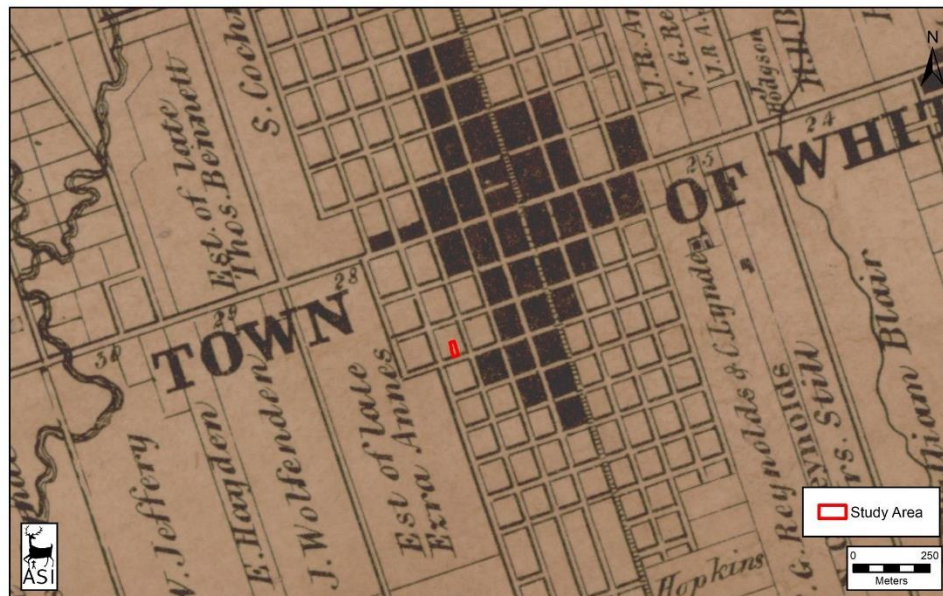


Figure 6: 1860 *Tremaine Map of the County of Ontario* (Tremaine 1860)

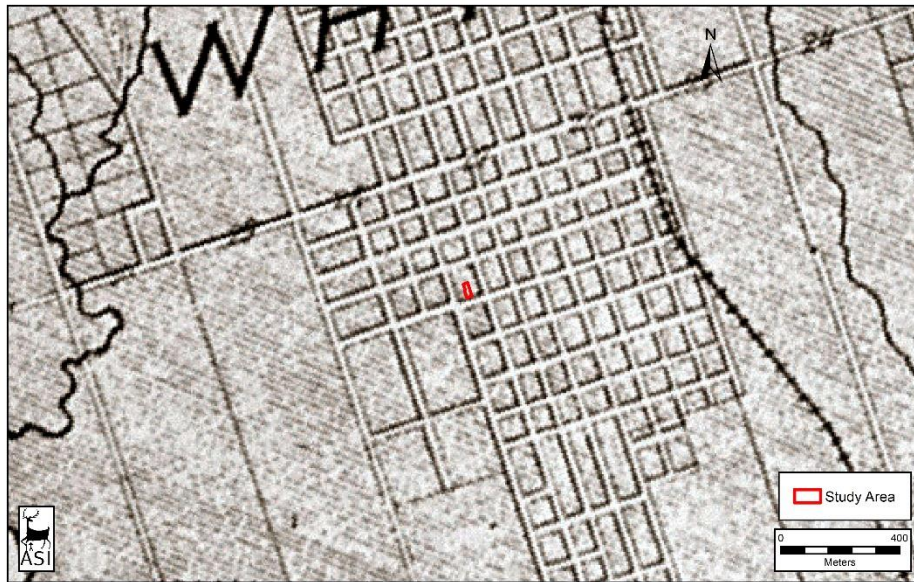


Figure 7: 1877 *Illustrated County Atlas of the County of Ontario* (Beers 1877)

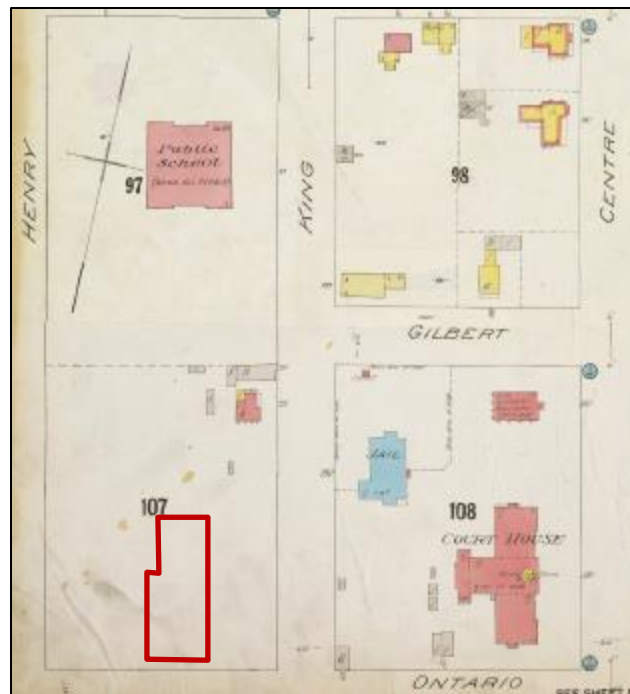


Figure 8: 1923 *Fire Insurance Map* (Ontario Archives, C234, N-640, F006760)

In 1953, Elizabeth Gibson purchased the properties from the County and, in the same year, sold them to William Bradley. According to aerial photography from 1954, the existing house was not yet constructed (Figure 9). It is assumed that the existing house was built by Bradley sometime after 1954, though the house does not appear in the City Directory until 1960. The house remained in the Bradley family until 2017.



Figure 9: 1954 aerial photo (University of Toronto)

3.0 EXISTING CONDITIONS

3.1 Introduction

A field review was conducted by James Neilson and John Sleath of ASI, on July 5, 2018 to survey and document the study area and environs.

3.2 404 Ontario Street West

3.2.1 Exterior

The property at 404 Ontario Street is an approximately quarter acre lot containing a 1.5-storey grey brick post-war bungalow built between 1954 and 1960 (Figure 10-13). The building sits on a square floorplan and has a gable roof with asphalt shingles, a gable-roofed front porch, and a shed dormer at the rear (Figure 14-15). A brick internal chimney with metal flashing and a precast concrete cap is visible at the ridgeline of the roof (Figure 16). The house has several vines and vegetative growth on its walls. Entrances with wooden doors are found on the front elevation (accessed by a poured concrete landing, see Figure 10) and on the east side (where a wood landing has been constructed, see Figure 11). The foundation is poured concrete and shows signs of spalling (Figure 17). The main portion of the building utilizes long grey bricks in a running bond (Figure 18). Aluminium siding is found beneath the gables and cladding the shed dormer (Figure 13-15).

The windows are original wooden double-hung windows behind wood or aluminium storm windows (Figure 19-21). The windows sit within flatheaded openings with concrete precast sills and brick soldier or vinyl clad lintels. The building's windows are arranged in singles or pairs with the exception of the front where a large picture window is flanked by double-hung windows.



Figure 10: 404 Ontario Street, front elevation



Figure 11: 404 Ontario Street, east elevation



Figure 12: 404 Ontario Street, rear elevation



Figure 13: 404 Ontario Street, west elevation

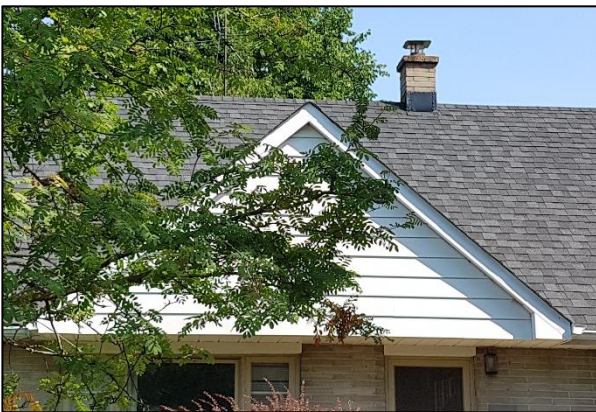


Figure 14: Front porch gable and roof detail



Figure 15: Rear shed dormer



Figure 16: Chimney detail



Figure 17: Spalled concrete foundation

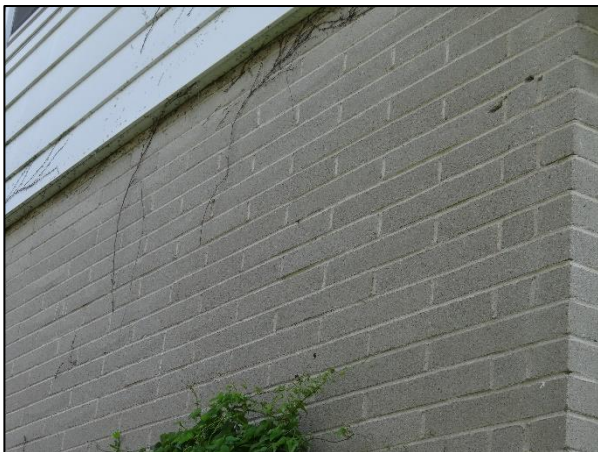


Figure 18: Brick detail



Figure 19: Window detail, rear elevation



Figure 20: Window detail, rear elevation



Figure 21: Window detail, west elevation

3.2.2 Interior

The building at 404 Ontario Street is accessed from Ontario Street by a poured concrete front porch (Figure 22). The first storey is comprised of a foyer, which leads to a bedroom, the living room (Figure 23), and a staircase to the second floor (Figure 28). The floors in the living room are hardwood (Figure 24), and the original wood mouldings and trim are present along with the stucco ceiling (Figure 25). The bedroom could not be accessed due to its occupancy at the time. The rear of the first floor contains the kitchen, which retains original cabinets and a vinyl floor (Figure 26). The first-floor bedroom can also be accessed from the kitchen.

The second storey is comprised of three rooms: two bedrooms (Figure 29-30 Figure 30) and a bathroom (Figure 31-32). Both bedrooms have hardwood floors and sloped ceilings that reflect the slope of the roof. The bathroom consists of tile on bottom half of the walls and vinyl tile floors.

The basement is accessed from the kitchen via a wooden staircase (Figure 33). The basement is partitioned into three spaces. The first space has a carpeted floor and has been finished with drywall, wood panelling, and a panelled ceiling (Figure 34). The remainder of the basement is unfinished with exposed poured concrete walls and floors (Figure 35). Brick pillars are visible (Figure 36), as are the joists and first floor wood flooring (Figure 37).



Figure 22: Front porch



Figure 23: Living room

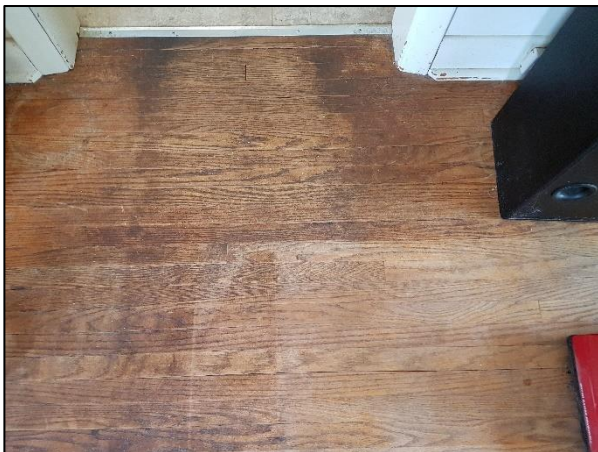


Figure 24: Living room floor



Figure 25: Mouldings and stucco ceiling detail



Figure 26: Kitchen

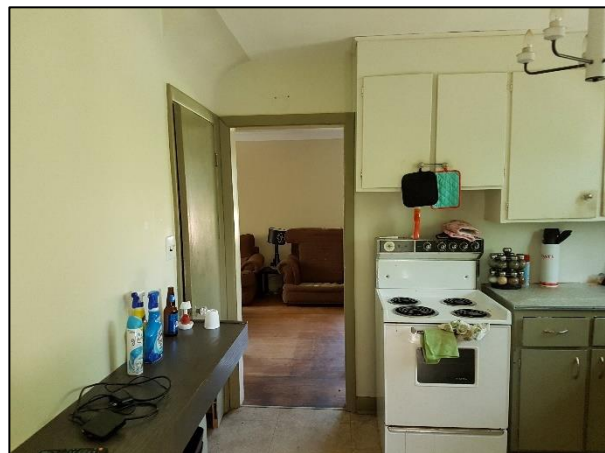


Figure 27: Kitchen



Figure 28: Staircase to second floor



Figure 29: Second floor bedroom

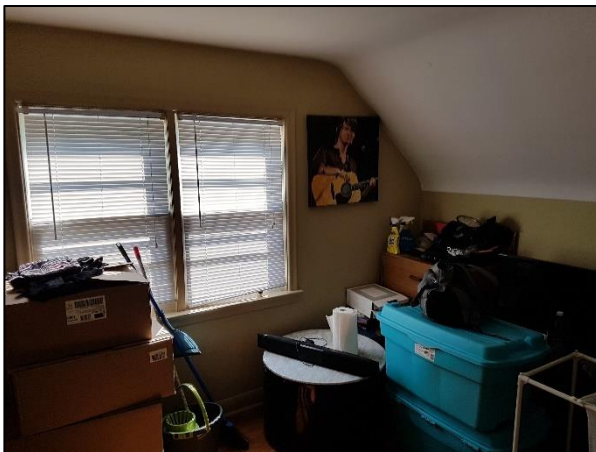


Figure 30: Second floor bedroom



Figure 31: Bathroom

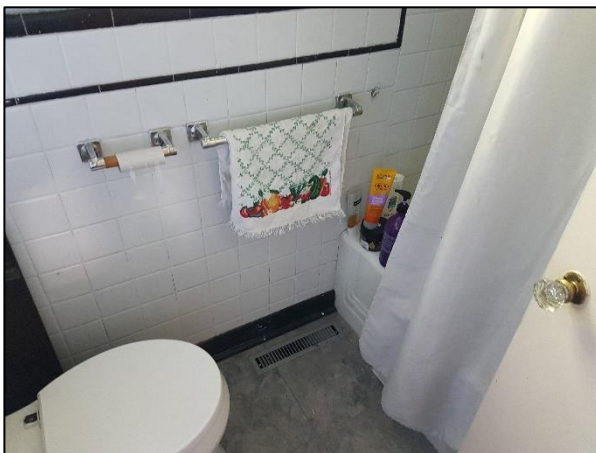


Figure 32: Bathroom

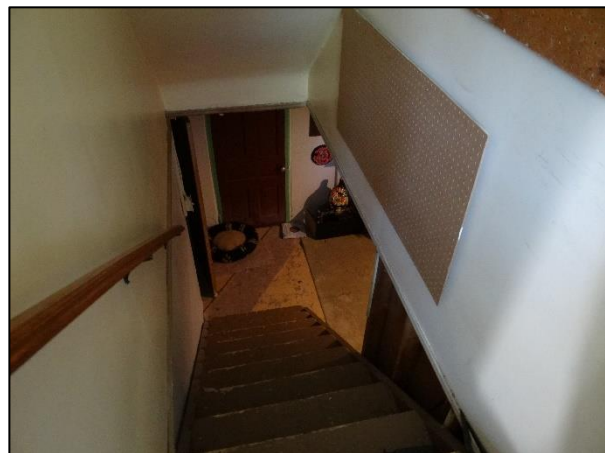


Figure 33: Staircase to basement



Figure 34: Finished portion of basement



Figure 35: exposed foundation and floors in basement



Figure 36: Brick column and utilities



Figure 37: Exposed floor and joists

3.2.3 Landscape Features

The property at 404 Ontario Street is accessed via a gravel driveway extending from Ontario Street that runs along the east side of the house (Figure 38). The property is heavily landscaped with bushes and trees along the side and rear property boundaries and throughout the front and rear of the house (Figure 39). The rear of the house features a garden and patio area with wooden benches (Figure 40-41). Construction was occurring along the front portion of the property at the time of ASI's site visit.



Figure 38: Driveway and sideyard vegetation



Figure 39: Front lawn landscaping



Figure 40: Backyard landscaping

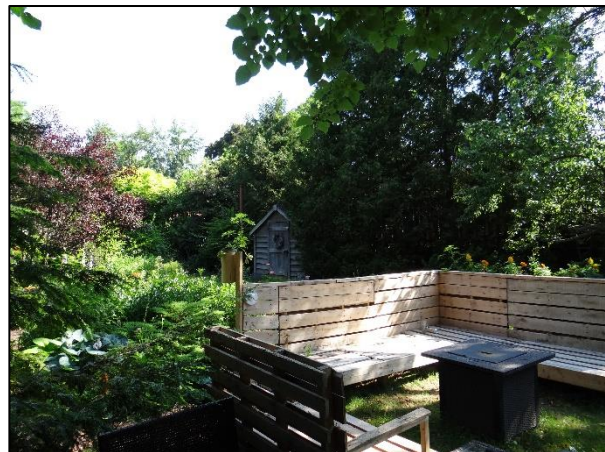


Figure 41: Backyard landscaping

3.2.4 Surrounding Context

The property at 404 Ontario Street is situated on the north side of Ontario Street within a residential neighbourhood. Ontario Street is a paved road with curbs and a sidewalk along the north side of the street. The street was undergoing construction work at the time of the site visit. Both sides of the road contain substantial vegetation that dominates the streetscape both the east and west of the subject property, obscuring views of 404 Ontario Street and other surrounding buildings in the area due to their setbacks (Figure 42 and Figure 43).

The residences in the surrounding area are a mix of various styles, heights and massing. To the west is a two-storey brick Edwardian house (Figure 44), while a one-storey bungalow is situated to the east (Figure 47). Two houses are situated across the street: a two-storey frame house at the corner of King Street and Ontario Street (Figure 45) and a two-and-a-half-storey modern residence at the corner of Henry Street and Ontario Street (Figure 46). To the west of the property is Henry Street, a paved road oriented north-south with curbs, bike lanes and sidewalks. Single-storey bungalows line the west side of the street and maintain a common architectural aesthetic (Figure 47). The east side of the road has a mix of styles, heights and massing (Figure 49 and Figure 48). The vegetation on Henry Street is not as dense as the vegetation on Ontario Street and as a result the residences are visible and prominent, despite having

deeper setbacks than (Figure 49). King Street runs north-south to the east of the property and exhibits a mixture of styles, heights and massing (Figure 50 and Figure 51). Houses are set back from the street and vegetation dominates the views along the street, particularly in front of houses built before World War II.



Figure 42: View facing east on Ontario Street



Figure 43: View facing west on Ontario Street



Figure 44: 418 King Street



Figure 45: 500 King Street



Figure 46: 407 Ontario Street



Figure 47: Bungalow on the east side of Henry Street



Figure 48: Houses on the west side of Henry Street



Figure 49: Houses on the west side of Henry Street



Figure 50: View north on King Street



Figure 51: View south on King Street

4.0 PROPOSED DEVELOPMENT

4.1 Proposed Work

Interventions proposed at 404 Ontario Street involve the demolition of the existing residential building and construction of a new residence. Plans and drawings for the replacement residence have not been developed at this time and are pending approval of the demolition due to associated costs.

4.2 Impact Assessment

The proposed development involves the demolition of the existing residential building at 404 Ontario Street West and the construction of a new residence on site. Plans and drawings for the proposed replacement residence have not been developed at this time. As such, this impact assessment will only address the proposed demolition, and if the demolition application is approved, an assessment of a replacement residence would follow as an addendum to this report.

The property is situated within the DWHCD and is classified as a “complementary” property within the heritage district. According to the DWHCD Plan Volume II, complementary properties are compatible with the district’s historic character, though the degree of compatibility varies from property to property and depends on how well the property relates to the district’s architectural and landscape patterns and immediate context. Complementary properties include properties dating, or appearing to date, from the mid-twentieth century or later. This sub-class of property excludes any “exemplary” complimentary buildings, which is a separate and more significant property tier within the DWHCD plan.

The guidelines for complementary properties are described in Section 5.2.2 of the DWHCD plan and state that complementary properties exhibit varying degrees of compatibility with the district’s architectural and landscape patterns. The level of alteration permitted for complimentary houses depends on the house’s compatibility within the District and ranges from “perfect fit” to “modest improvements” to “candidate for replacement.” However, no guidelines are provided to determine the degree of compatibility that any specific complementary property possesses, nor does this section provide guidance for determining the level of alteration permitted for a specific property.

To assess impacts of the proposed interventions, the DWHCD Plan was reviewed to identify how well the subject property relates to the district’s statement of cultural heritage values, architectural and landscape patterns and immediate context. The Plan was also reviewed to identify goals, policies, objectives, and guidelines that apply to the property at 404 Ontario Street. Although the Plan is not in full force, the impact assessment has been prepared to evaluate whether the application complies with the proposed policies and intent of the Plan.

The property at 404 Ontario Street expresses the district’s cultural heritage value and is an example of a “complementary” property that is compatible with the district’s architectural and landscape patterns. The property’s approximate boundaries conform to the Werden Plan of subdivision and it contains a detached residential building constructed in the mid-twentieth century and which utilized architectural patterns typical of the time and which are complementary and deferential to the surrounding “historic” buildings and which form a “historic” streetscape typical within the area. The Plan’s Statement of Cultural Heritage Value ascribes cultural heritage value to these specific qualities of the subject property:



Table 1: DWHCD Attributes

DWHCD Attributes	404 Ontario Street
<p>Built Form In Werden's Plan Neighbourhood District, almost all the buildings are single-detached houses.</p>	404 Ontario Street is a single-detached house.
<p>Placement on Lot Houses are set in a green envelope. The main façade paralleling the street is set back behind a front yard. There is some variation in front yard depth along the street. The majority of houses have a deeper backyard than front yard. Many houses have ample side yards.</p>	404 Ontario Street is surrounded by vegetation, is set back behind a front yard and contains a deeper backyard than front yard. The property is narrow but has a driveway within the east sideyard.
<p>Height and Size Houses stand one to one-and-a-half or two storeys tall. Rarely does a house reach two-and-a-half storeys. Many houses are modest in size, several are small, and a number are generously sized. The mix of house sizes indicates a social mixing characteristic of small towns.</p>	404 Ontario Street is one-and-a-half storeys tall and is modestly sized
<p>Roof Shape, Pitch and Covering Gable or hip roofs of varying pitch predominate. These are also unusual types suited to particular architectural styles, e.g., a mansard on a Second Empire, a crenellated parapet on a Picturesque Gothic, and a gambrel on a Dutch Colonial Revival. The common choice of roof covering is asphalt shingle in earth tones.</p>	404 Ontario Street has a gable roof and grey asphalt shingles.
<p>Wall Material Cladding Where brick is used as wall cladding, shades of red, or less frequently buff, brick predominate. There are a few examples of dichromatic brick, where red brick is in the body and buff brick is for the trim. In addition, other colours of brick from the twentieth century – brown, light grey and charcoal – are present. Other types of historical wall cladding include clapboard, flush horizontal board, shingle, and roughcast plaster.</p>	404 Ontario Street is clad in light grey brick.
<p>Fenestration Commonly, some form of front porch – either open or enclosed – shelters the entrance to the house. A variety of authentic porch designs is found throughout the district. A flat-headed doorway (or sometimes a doorway headed by a shallow segmental arch) is often placed in or near the centre of the front facade. Windows are usually flat headed or headed by a shallow segmental arch. There are a small number of bay windows, very few accent windows and very few dormer windows.</p>	404 Ontario Street has a sheltered front porch comprised of a front-facing gable. Flat-headed doorways and windows are present.

<p>Architectural Style The district contains a diverse collection of styles – an array from the mid-nineteenth century onward. Good contemporary design is still apparent in the district, as exemplified by the house at 611 King Street. Although the stylistic expression of houses varies widely, common architectural patterns unify them.</p>	<p>404 Ontario Street is a Mid-Twentieth Century Victory Bungalow.</p>
<p>Landscaping and Vegetation Large lots and green envelopes surrounding houses are supported by treed landscapes and mature specimens on lawns. A variety of deciduous trees, tulip trees and coniferous trees including Norway spruce and larch are present throughout the DWHCD. Wood fences have traditionally marked the boundaries of lots, though they are primarily restricted to side and rear boundaries today. Garages and stables were located at the back of houses and a lane was present along the sideyard of many houses. The district has several frame outbuildings and one detached brick garage.</p>	<p>404 Ontario Street is situated on an approximately quarter acre lot surrounded by vegetation. The property boundary is demarcated by a fence. No garage is present.</p>

The DWHCD Plan provides clear intent to conserve properties identified as “complementary”:

- One of the Plan’s specified “Objectives” is to “to retain houses erected during Whitby’s historic period, to retain exemplary houses which were built after the mid-twentieth century, *and to favour the retention of the neighbourhood’s remaining single-detached houses which to some degree complement houses erected during Whitby’s historic period.*” (37; emphasis added)
- Policy 4.2.2.3 states that “For all other houses on complementary property, retention of the house is preferred. Demolition and replacement is not. If the property owner proposes replacement, the proposed replacement dwelling will demonstrate greater harmony with the neighbourhood’s historic residential streetscapes than exists on the site, and it will conform to the plan’s policies and guidelines on new construction.” (44)
- Policy 5.2.2 states that many complementary properties are “perfect fits” while “others could take modest improvement, and a few may be candidates for replacement”.

Based on the above analysis, the building at 404 Ontario Street reflects the cultural heritage values of the DWHCD. However, the way it reflects these values is limited to very basic attributes (such as building height, roof type and building material) rather than substantial architectural features that would be associated with “historic” buildings within the district and could be a candidate for replacement. As such, the demolition of the existing building could be permitted provided that a replacement dwelling can demonstrate greater harmony with the neighbourhood’s residential streetscape and if the proposed building is consistent with the policies and guidelines for new buildings in the DWHCD. Furthermore, the new residence can be designed in a manner that meets the guidelines set within the DWHCD plan, while maintaining the existing vegetation and green envelope.

5.0 CONCLUSION AND RECOMMENDATIONS

The proposed demolition of the building at 404 Ontario Street will have a minimal impact on the DWHCD, provided that a replacement residence is designed to be compatible with the cultural heritage value of complementary buildings within the DWHCD, and provided that there are no significant impacts to adjacent “historic” properties and the existing landscaping on the property.

5.1 Recommendations

Upon consultation and conditional approval of the demolition by the Town of Whitby, the following recommendations are proposed:

1. That an update to this report be provided to the Town of Whitby referencing plans and drawings for a new residence on the property, addressing how the proposed building will impact the DWHCD, and proposing alternatives and mitigation strategies that may be considered.
2. Full documentation of the property should be conducted prior to demolition including measured drawings and photographs. This document should be submitted to the Town of Whitby.

6.0 REFERENCES

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Winter, Brian

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APPENDIX A: 404 Ontario Street West – Inventory Sheet

Werden's Plan Neighbourhood District

No. 404 **Street** Ontario Street West

Legal Description PLAN H-50032 PT LOT 18,19

Representative Photo



Classification

Complementary

Description

The bungalow at 404 Ontario Street West follows the district's architectural patterns in a number of ways.