



Heritage Whitby Advisory Committee Minutes

March 14, 2023, 7:00 p.m.
Hybrid Meeting
Whitby Town Hall

Present: Margaret Clayton
Deanna Hollister, Chair
Lisa Johnson
Richard Klingler
Rick McDonnell
Don Mitchell
Paul Rolland, Vice-Chair
Vincent Santamaura
Terry Standish

Regrets: Brian Winter, Honourary Member

Also Present: Sarah Ferencz, Library Archivist
Edward Belsey, Senior Manager, Policy & Heritage Planning
David Johnson, Staff Liaison, Planner II Heritage
Heather Ellis, Council and Committee Coordinator (Recording Secretary)

1. Call to Order

2. Declarations of Conflict of Interest

There were no declarations of conflict of interest.

3. Approval of Previous Minutes

Rick McDonnell requested that the Heritage Whitby Advisory Committee minutes of February 14, 2023 be amended to include Sarah Ferencz, Library Archivist, to the attendance list.

Recommendation:

Moved by Paul Rolland

That the Heritage Whitby Advisory Committee minutes of February 14, 2023, as amended, be approved.

Carried

4. Presentations

4.1 Gillian Smith, Urban Planner, MHBC Planning, Urban Design and Landscape Architecture

Re: 305 Mary Street East, Application to Remove a Property from the Municipal Heritage Register

Gillian Smith provided a presentation regarding an application to remove 305 Mary Street East from the Municipal Heritage Register. Highlights of the presentation included:

- an overview of the subject property;
- a proposal to redevelop the property with two three-storey multiple unit residential buildings;
- renderings of the proposed development; and,
- an overview of the Heritage Impact Assessment (HIA) report including a cultural heritage evaluation of the property.

A question and answer period ensued regarding:

- limited information on the original owners of the property such as Roderick Frederick Mowat (1892-1970) and Joseph Thompson;
- whether consideration was given to the vegetation on the property; and,
- whether there was an early form of rusticated concrete block in the foundation.

Recommendation:

Moved by Vincent Santamaura

That the Heritage Whitby Advisory Committee supports the removal of 305 Mary Street East from the Municipal Heritage Register.

Carried

4.2 Dustin DeNoble, Junior Project Coordinator, DeNoble Homes, Vasco Jeronimo, Architectural Designer, and Rebecca Sciarra, Partner and Principal Heritage Specialist

Re: 404 Ontario Street West, Application for Demolition

Rebecca Sciarra provided a presentation regarding the application for demolition of 404 Ontario Street West. Highlights of the presentation included:

- an overview of the subject property;
- the location of the property within the Werden's Plan Neighbourhood Heritage Conservation District (HCD);
- guidelines for new construction to complement the HCD;
- maintaining green frontage, minimizing parking in the front yard, and maintaining the driveway location at the side yard; and,
- guidelines for a complementary property, new dwellings, and new accessory buildings within the HCD.

A question and answer period ensued regarding:

- whether a single car garage or tandem garage was considered in the design;
- clarification on building to lot ratio guidelines for HCD properties being 22 percent versus the 32.95 percent of the proposed building (excluding porches);
- the minimum garage width and lot coverage permitted based on zoning;
- whether there was a rendering of the streetscape elevation that included the proposed building and neighbouring properties;
- whether a more suitable colour palate and design, such as red brick and arches would be considered;
- whether there was a willingness to compromise to a one and a half car garage rather than two car garage;
- whether the size of the side yards could be increased by reducing the size of the garage space and each of the principal rooms in the front; and,

- whether a detached garage in the rear yard would be considered.

Recommendation:

Moved by Rick McDonnell

That the Heritage Whitby Advisory Committee supports the demolition of 404 Ontario Street West, and requests that the applicant continue to work with staff to alter the colour palate and materials to better reflect the Heritage Conservation District, and create a design that increases the side yard by either:

- building a detached garage in the rear yard; or,
- decreasing the width of the garage by one foot and decreasing each principal room in the front of the house design by six inches while extending the house to the rear of the property to maintain the proposed square footage.

Carried

4.3 Roman Halkiewicz, Landscape Architect Technician

Re: King Street Community Garden

Roman Halkiewicz provided an overview of a draft information sign to be installed at the King Street Community Garden. Mr. Halkiewicz requested feedback from the Committee regarding the sign.

Discussion ensued regarding:

- replacing the house images with images that historically existed in the Werden's Plan Neighbourhood Heritage Conservation District (HCD);
- replacing the store images with images of buildings that were architecturally significant;
- recommending that the park name honour Asa Werden;
- including the name of Asa Werden's sister in the write-up;
- including a QR code on the sign;
- whether there would be a separate sign with the park name;
- the method for mounting the sign;

- increasing the size and font of the sign; and,
- protecting the sign from graffiti or damage.

4.4 Brayden Libawski, Planning Consultant, The Biglieri Group, and Emily Game, Heritage Consultant

Re: 3 Cassels Road East, OPA-2022-W/05, Z-23-22, Applications for Official Plan Amendments and Zoning By-law Amendment

Brayden Libawski provided a presentation regarding applications for official plan amendments and a zoning by-law amendment pertaining to 3 Cassels Road East. Highlights of the presentation included:

- an overview of the subject site and the proposed building;
- surrounding uses and the planning policy framework of the site;
- an overview of the Cultural Heritage Impact Assessment (CHIA) as a Victorian era property, and design and contextual value; and,
- redesigning the driveway to protect two heritage trees along Durham Street.

A question and answer period ensued regarding:

- why the assessment was conducted without a design for the proposed land;
- the shorter setback on the west side and how that would impact the view of the streetscape;
- whether 'Option Two' of the proposed design would allow for the preservation of the two heritage trees;
- ensuring replacement trees for the two heritage trees would be an appropriate size; and,
- whether on-street parking was considered as an option to prevent removing the existing mature trees.

Recommendation:

Moved by Vincent Santamaura

That the Heritage Whitby Advisory Committee supports the proposed applications for 3 Cassels Road East.

Carried

4.5 Paul Jones, Chair, Groveside Cemetery Board

Re: Pioneer Baptist Cemetery Name Change Proposal

Paul Jones provided a presentation regarding a proposed name change for the Pioneer Baptist Cemetery. Highlights of the presentation included:

- an overview of the cemeteries in Whitby managed by the Groveside Cemetery Board;
- the cost of maintaining the cemeteries;
- requesting a name change to reflect that the cemetery is non-denominational;
- requesting feedback from the Committee regarding a name change; and,
- proposing the name 'Olde Winchester'.

Discussion ensued regarding:

- potential confusion with the name Olde Winchester due to its association with Winchester Road;
- the possibility of renaming the cemetery 'Dryden Public Cemetery'; and,
- honouring the previous name via a commemorative plaque that would include the Baptist and Dryden affiliations.

5. Delegations

There were no delegations.

6. General Business and Reports

6.1 Grass Park Improvements Update

David Johnson advised that the Grass Park improvements would be taking place this year.

7. Council Update

There was no Council update.

8. Other Business

8.1 Naming of King Street Community Garden Park

Rick McDonnell requested that Staff provide information regarding naming procedures for parks and provide a status update to the Committee regarding the name of the King Street Community Garden Park.

8.2 16 & 18 Durham Street

Margaret Clayton requested an update regarding the March 6, 2023 Special Council Meeting where Council recommended that the Town not purchase the properties.

8.3 Indigenous Member

Vincent Santamaura requested information regarding procedures for extending an invitation to the Indigenous Community to have a representative sit on the Heritage Whitby Advisory Committee.

9. Next Meeting

Tuesday, April 11, 2023 at 7:00 p.m.

10. Adjournment

Recommendation:

Moved by Terry Standish

That the meeting adjourn.

Carried

The meeting adjourned at 9:42 p.m.