

Heritage Impact Assessment REPORT

305 Mary Street E,
Town of Whitby

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Project Personnel

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Acknowledgement

This Heritage Impact Assessment acknowledges that the property located at 305 Mary Street E, Whitby, is situated within territory of the Anishinaabe peoples. These lands are acknowledged as being associated with the following treaties (accessed from www.whoseland.ca):

- Williams Treaties
- Johnson-Butler

This document takes into consideration the cultural heritage of Indigenous communities including their oral traditions and history when available and related to the scope of work.

Executive Summary

MHBC Planning Ltd., was retained to complete a Heritage Impact Assessment (HIA) for a redevelopment proposed for the lands located at 303 and 305 Mary Street East, Whitby. The purpose of the HIA is to assess the level of impact the proposed redevelopment will have on the property located at 305 Mary Street E, which is listed on the Whitby Heritage Properties Register, as well as provide mitigation measures and recommendations, if necessary.

This report concludes that the property located at 305 Mary Street E has been altered, including the exterior cladding, foundation, and chimney. This report concludes that the dwelling is not of significant cultural heritage value or interest (CHVI). Therefore, no adverse impacts resulting from the redevelopment are anticipated. No mitigation recommendations are necessary. Given that the property at 305 Mary Street E is not a heritage resource, it is recommended that it be removed from the Whitby Municipal Property Register.

1.0 Introduction

MHBC Planning Limited has been retained to undertake a Heritage Impact Assessment for the proposed redevelopment of 303-305 Mary Street E, Whitby (the 'development site'). The redevelopment plan consists of the removal of existing structures on the development site and the construction of stacked townhouses and a multiple-residential building. The property addressed as 305 Mary Street E (the 'subject property') is 'listed' on the Whitby Municipal Heritage Register.

The purpose of this Heritage Impact Assessment ('HIA') is to assess potential impacts of the proposed redevelopment on the listed heritage property located at 305 Mary Street E.

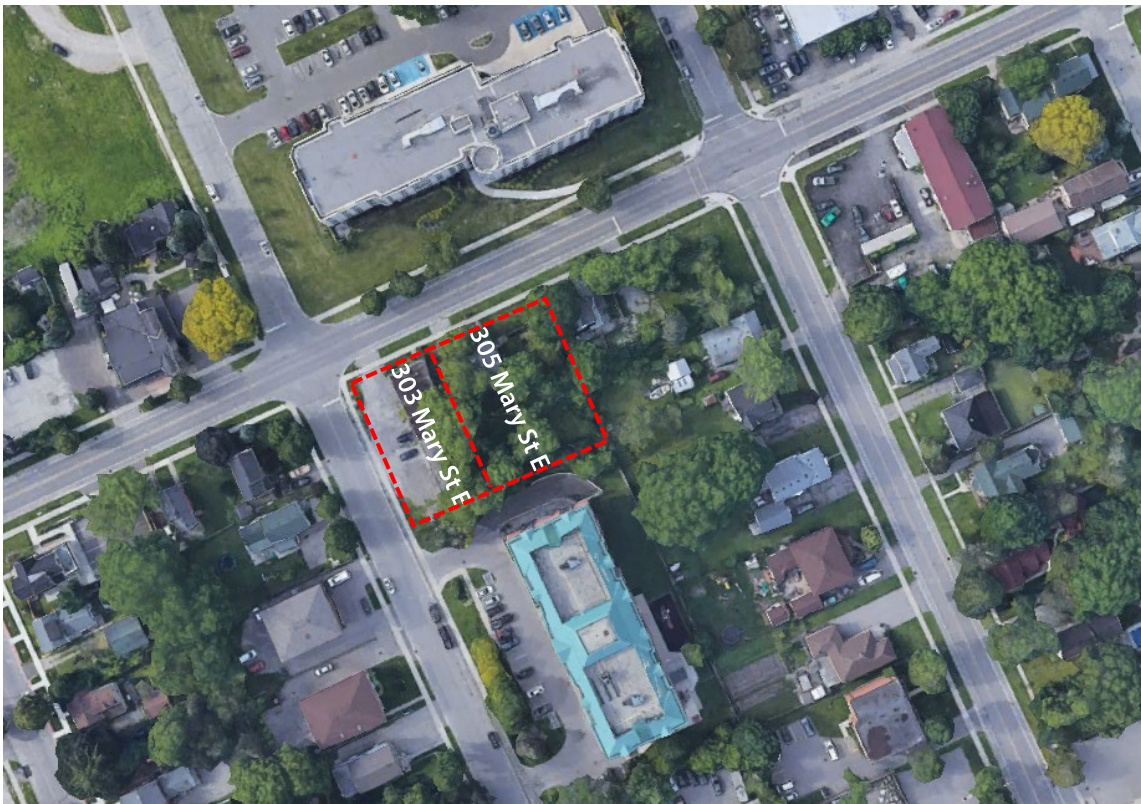


Figure 1: Development Site noted in red (Google, 2022)

2.0 Overview

2.1 Description of Development Site

The development site is comprised of two parcels, municipally addressed as 303 and 305 Mary Street E, Whitby. The development site is located in the Built Boundary of the Region in an established neighbourhood of Whitby, identified as a 'Major Central Area' in the Whitby Official Plan. The site is generally situated north of Dundas Street E, east of Brock Street N, west of Garden Street and on the south side of the Mary Street road frontage.

The development site has a total area of 2,069m² with approximately 50m of frontage on Mary Street E and 40m of frontage on Ash Street. There is an existing one storey commercial building located at 303 Mary Street E and a two storey dwelling located at 305 Mary Street E.



Figure 2: Development site (Google, 2022)


2.2 Description of Surrounding Area

The development site is within the built boundary of Durham Region and is surrounded by residential, commercial and community uses. The site is bounded to the north by Mary Street, to the west by Ash Street, to the east by Hickory Street, and to the south by Dundas Street E. The area is comprised of a mix of low, medium and high density built forms. The surrounding area is described in detail below.

- NORTH:** On the north side of Mary Street E are a range of land uses, including higher density residential buildings, a car repair and sales shop, and a commercial plaza. Beyond Mary Street are lower density residential and commercial uses, as well as Ash Street Park.
- EAST:** East of the development site are lower density built forms consisting of residential and commercial uses. Further east there is a large concentration of low rise apartment buildings.
- SOUTH:** A co-op apartment building is adjacent to the development site with frontage on Ash Street. Single detached dwellings are found south of the development site with frontage along Hickory Street. Dundas Street E is found south of the site, with commercial uses located on either side. South of Dundas Street is a mix of multiple residential, single detached, and commercial uses. The Brock Street corridor consists of commercial and retail uses.
- WEST:** Brock Street N is located west of the site. The area west of the site is comprised of multiple residential buildings and commercial uses. Further west consists predominantly of low density residential uses.

2.3 Description of Heritage Status

Part IV, Section 27 of the *Ontario Heritage Act* requires that each municipality keep a public register of properties that are of cultural heritage value or interest. The Town of Whitby maintains a heritage register with both listed and designated properties. The subject property located at 305 Mary Street E is identified on the Heritage Register as a 'listed' property.

Overview of Heritage Listing		
Address & Photograph	Date	Heritage Register Description
305 Mary Street E 	c.1877	n/a

This HIA will only assess the impacts of the proposed redevelopment on the listed property at 305 Mary Street E. The listed property is not identified by the Town or Region as being part of a cultural heritage landscape (“CHL”) and is not located in a Heritage Conservation District designated under Part V of the *OHA*. There are no other listed or designated properties adjacent to the development site.

3.0 Policy Context

3.1 The Planning Act and PPS 2020

The *Planning Act* is provincial legislation that guides land use planning in Ontario. It makes a number of provisions respecting cultural heritage. In Section 2, The Act outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of the *Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

“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, ...”

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

The *Provincial Policy Statement* (PPS) was issued under Section 3 of the *Planning Act* and came into effect May 1, 2020. The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. When addressing cultural heritage planning, the PPS provides for the following:

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.

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

The following definitions are provided in Section 6.0 of the PPS and outline key terms that are valuable in the overall evaluation of cultural heritage resources:

Significant: *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 Ontario Heritage Act.*

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 45 |*

Provincial Policy Statement, 2020 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).

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 that are located on a 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.*

Protected Heritage Property: *means a property designated under Parts IV, V or VI of the Ontario Heritage Act; a property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; a property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; a property protected under federal legislation, and UNESCO World Heritage Sites.*

3.2 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O. 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* that outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

3.3 Durham Regional Official Plan

Built and Cultural Heritage Resources are addressed in policy 2.3.49 of the Official Plan, which states that the Region encourages municipal Councils to use the *Ontario Heritage Act* to conserve, protect and enhance the built and cultural heritage resources of the municipality, and to establish Municipal Heritage Committees to consult regarding matters of built and cultural heritage.

Policy 2.3.51 (h) of the Regional Official Plan defers built heritage policy to area municipalities, requiring municipal Official Plans to outline policies for the 'protection, conservation and/or enhancement of built heritage resources.' This is reiterated in section 4.3.9.

The Official Plan designates the development site as 'Regional Centre'. General Policies for Centres, Corridors and Waterfront Places are provided in section 8A. Policy 8A.1.2 (d) provides that 'Centres' are to be developed with consideration for the spatial distribution of structures, architectural treatment, and the preservation and enhancement of cultural heritage resources.

Furthermore, the Region outlines Complete Application Requirements in Schedule E – Table ‘E8’ for planning applications under the Planning Act. A Cultural Heritage Assessment is required for any proposal for development or site alteration in proximity to lands that contain known resources or resource potential.

This HIA has been prepared in consideration and in keeping with the policies provided in the Regional Official Plan.

3.4 Town of Whitby Official Plan

The Town of Whitby Official Plan was consolidated in August 2021 and sets out the land use policies for the municipality. The development site is designated ‘Major Commercial’ and is identified as being within a ‘Major Central Area Boundary’.

The cultural heritage resource policies are provided in section 6.1 of the Official Plan and include the following relevant policies:

- 6.1.3.1 The Municipality shall protect and conserve cultural heritage resources in accordance with applicable legislation, policies, and recognized heritage protocols,
- 6.1.3.3 Prior to making decisions on cultural heritage matters, Council shall consult with the Municipality’s heritage committee,
- 6.1.3.4 The Municipality, in consultation with the municipal heritage committee, shall encourage the designation and retention of cultural heritage resources on the original site and that such resources be integrated into new development and redevelopment, where appropriate, through the development approval process and other appropriate mechanisms. Retention of façades alone will generally be discouraged,
- 6.1.3.8 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,
- 6.1.3.9 The Municipality may require a cultural heritage impact assessment for the removal of a property from the Heritage Register or the demolition of part or all of a building or structure on a property identified on the Heritage Register,
- 6.1.3.10 The Municipality may impose, as a condition of any development approvals, the implementation of appropriate conservation, restoration, or mitigation measures to ensure the conservation of any affected cultural heritage resources,

6.1.3.11 Where cultural heritage resources cannot be retained, they shall be documented and are encouraged to be commemorated where appropriate.

Section 6.2.3 provides policies on 'Central Areas' which are identified on schedule A. Relevant heritage policies for Central Areas include:

6.2.3.1.2 Layout and design shall respect and have regard for streetscapes, gateways, landmark buildings, urban amenities, public spaces and cultural heritage as appropriate,

6.2.3.1.3 The design of buildings and sites in Central Areas shall give consideration to the compatible integration and transition of uses with regard for built form, site circulation, connectivity, etc.,

6.2.3.1.4 Applications for development and redevelopment within Central Areas should address conservation of cultural heritage resources, where appropriate, particularly in Downtown Whitby and the Brooklin Heritage Conservation District.

Urban design policies for cultural heritage are contained in policy 6.2.3.11. These policies require that development or redevelopment in or adjacent to HCD or designated heritage resources be designed to complement and reflect the form and massing as well as surrounding heritage character. Negative impacts on significant cultural heritage resources shall be minimized.

This HIA has been prepared as part of the proposed redevelopment plan and subsequent planning application(s) in support of the redevelopment plan. This HIA is a requirement as per policy 6.1.3.9 of the Official Plan, which requires a CHIA for the removal of a property from the Heritage Register or the demolition of a building located on the Heritage Register. This requirement has also been requested by the Town and Region as per the pre-consultation meeting notes. This HIA has been prepared in consideration and in keeping with the policies provided in the Whitby Official Plan.

3.5 Terms of Reference

The required contents of the HIA are guided by the Ministry of Heritage, Sport, Tourism and Culture Industries *Info Sheet #5*, which requires the following components in a HIA:

- Historical research, site analysis and evaluation
- Identification of the significance and heritage attributes of the cultural heritage resources
- Description of the proposed development
- Assessment of development or site alteration impact

- Consideration of alternatives, mitigation and conservation methods. Methods to minimize or avoid a negative impact on a significant cultural heritage resource include:
 - Alternative development approaches
 - Isolating development and site alteration from significant built and natural features
 - Design guidelines that harmonize mass, setback, setting, and materials
 - Limit height and density
 - Allow only compatible infill and additions
 - Reversible alterations
 - Buffer zones, and
 - Site plan control
- Implementation and monitoring
- Summary statement and conservation recommendations

4.0 Historical Background

4.1 Pre and Post European Contact

The properties located at 303-305 Mary Street E were the traditional territory of the First Nations, known as the Williams Treaties First Nations. The Williams Treaties First Nations included seven First Nations, comprised of the Mississaguas, Curve Lake, Hiawatha, Scugog Island, Georgina, Rama and the Chippewas.

Between 1764 and 1862, the Crown negotiated land treaties with the First Nations. The first being the Johnson-Butler Purchases, also known as the 'Gunshot Treaty' which was entered into in 1788 by the Crown and Anishinaabe peoples (Ontario, 2022).

In the early 20th century, there was concern that not all lands in Central Ontario were covered by treaties. The government had been using unceded land for settlement, and after the Williams Commission confirmed Indigenous title to large tracts of land, the commission negotiated with the First Nations to surrender their lands to the crown in 1923 (Ontario, 2022).

4.2 Town of Whitby

The old County of York was divided into three counties in 1852, comprised of York County, Ontario County, and Peel County (Beers, 1877). The development site is located in the former Ontario County (Beers, 1877). With support of local resident Peter Perry of Whitby, Ontario County became independent (Beers, 1877). In 1855, the Town of Whitby became incorporated within the former Whitby Township (Beers, 1877) and the Town served as the County Seat.

Originally known as Perry's Corners after Peter Perry, it was renamed Whitby after the seaside town in England. The location of Whitby, situated along Lake Ontario, made it a transportation hub. In the 1840's a thoroughfare was built connecting the Whitby port area to Lake Simcoe and Georgian Bay. This increased trade opportunities and efficiency, and lead to early settlement of farmers. The arrival of the Port Perry Railway in 1869 and further road connections helped to establish the Town, grow industrial and manufacturing opportunities, as well as increase the resident population.

The location of the development site was included in the original Town fabric, forming part of early surveys and the subdivision of lands. The area contains Brock Street and Dundas Street, which were historically surveyed roads and retain their roles as primary transportation routes. The nearby downtown area was the first area to be well established within the Town, containing a range of commercial, civic, and residential uses that supported the developing community and surrounding rural area. The subject property is located on the periphery of the original downtown, in an area historically associated with

residential development, ancillary to the core downtown of the Town. As Whitby grew, the downtown commercial uses extended east and west. This area has transitioned away from its traditional residential character to contain a broad range of land uses, including commercial, institutional and residential.

4.3 305 Mary Street E

The property addressed as 305 Mary Street E is legally described as Part Lot 114 and 115 E/s Brock St Plan H50029 Whitby. According to the Heritage Register, the dwelling on the property was constructed in 1877.

The 1875 Illustrated Atlas for Ontario County shows the subject property as surveyed and within the original boundaries of the Town.



Figure 3: 1877 Plan for the Town of Whitby (Beers, 1877)

The property was originally owned by Robert Perry, son of Peter Perry and one of the founding residents of Whitby. The property went through a number of sales between 1855 and 1874, when Joseph Thompson appears as the owner and sold the property for \$325 to Ross Johnston (ONLand, Book 282). That same year, Johnston sold the property back to Joseph Thompson.

Tax Assessment records for the property indicate that between 1873 and 1888, the parcel was consistently valued between \$250 and \$300. This value fluctuated throughout the years, however, remained between \$250 and \$300. The Tax Assessment records also indicate a tenant at one point in the mid 1880's, suggesting that a house was constructed on the property.

The wood frame dwelling is believed to have been built by Joseph Thompson during his ownership period, sometime in the early 1870's. Thompson, born 1851, is identified on the 1891 Canadian Census, as well as Tax Assessments, as a carpenter (Library and Archives Canada). It is probable that Thompson used his carpentry skills to construct the wood dwelling during his ownership. Thompson owned the property from the early 1870's until his death in 1929, when the property was sold to Frederick Mowat for \$1,025.

A handwritten excerpt from the 1891 Canadian Census. The entry for Joseph Thompson is as follows:

W th	225	Thompson Joseph	M	40	—	England	—	England	England	Rep
		James	M	77	W	Father	—	—	—	
		James	F	38	—	Sister	—	—	—	

Figure 4: 1891 Census excerpt of Joseph Thompson (Library and Archives Canada)

A handwritten excerpt from the 1875 Tax Assessment. The entry for Joseph Thompson is as follows:

284	Thompson John John	H	John Thompson	E	Cash 98	800
285	Thompson Joseph	Carpenter	F 23		Pl 114. 115	250
286	Thompson Henry	—	H 27	S. Murrish	Pl 114 2	250

Figure 5: Excerpt of the 1875 Tax Assessment for the subject property. Assessment indicates Thompson is a carpenter and values the property at \$250 (Courtesy of the Whitby Library and Archives)

The earliest Fire Insurance Plan for Whitby that could be accessed is the 1911, revised 1934 Fire Insurance Plan. The 1934 Fire Insurance Plan shows a wood frame dwelling and accessory structure on the subject property.

The exact date of construction cannot be confirmed as portions of the historical register book from this time are not legible and do not indicate when Joseph Thompson became the owner, other than the 1874 transactions. The approximate date of construction is believed to be sometime between 1870 and 1875. This conclusion is based on the Town's existing Heritage Register listing of the property, archived Tax Assessments, as well as legible portions of the historical land registry.

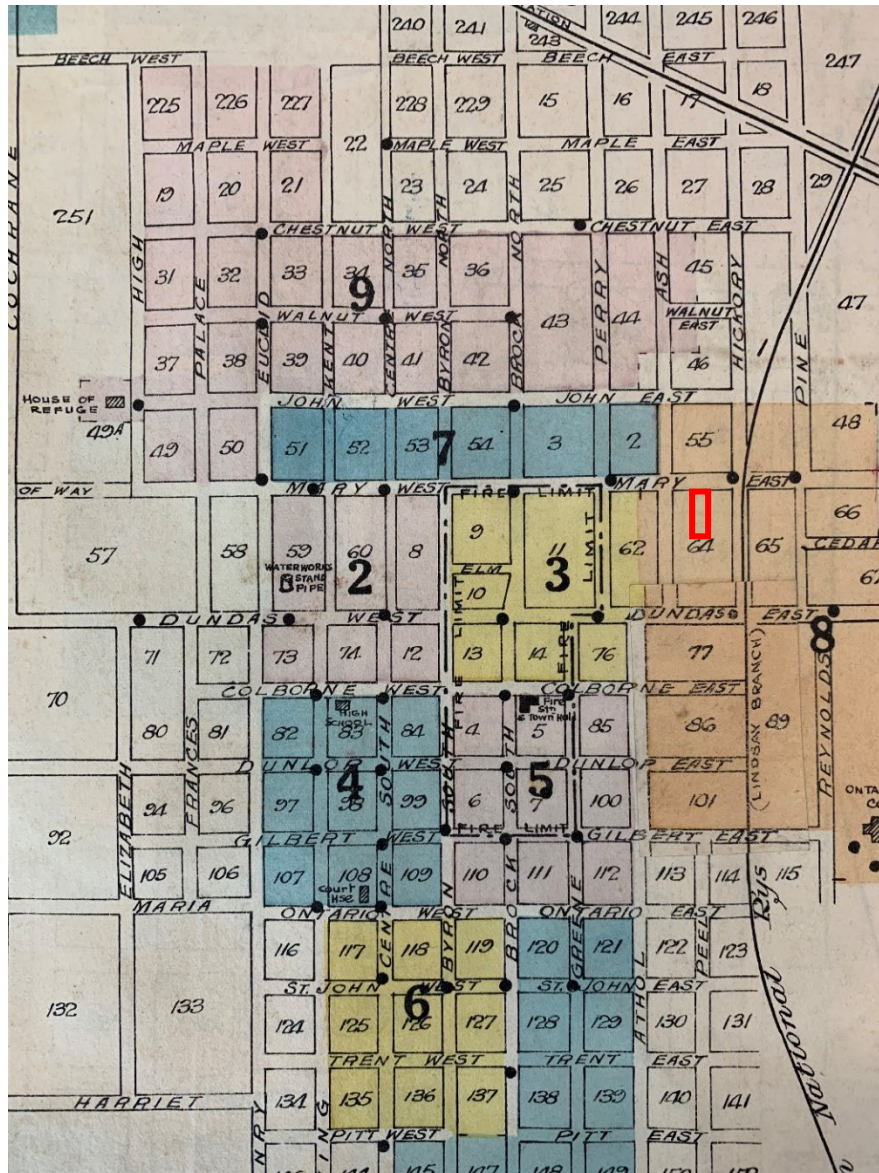


Figure 6: Survey of the Town of Whitby 1911 revised 1934 (Underwriters Survey Bureau Ltd, 1934)

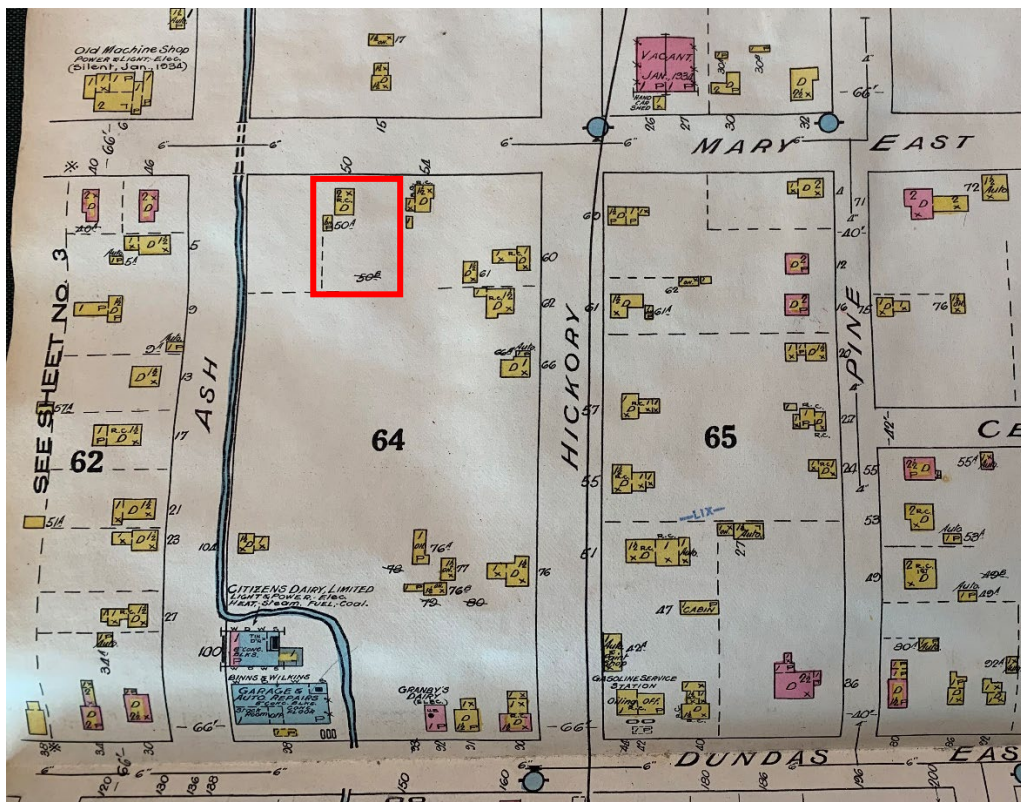


Figure 7: 1911 revised 1934 Fire Insurance Plan showing property in red ((Underwriters Survey Bureau Ltd, 1934)

5.0 Description of Subject Property

The dwelling is best described as a two storey frame house, likely constructed as a simple workers house. The dwelling features a front gable roof, four dormers (two on each side elevation) with ornate wood detailing, it has a bay window which was likely a later addition, sash windows with wood sills.

The dwelling appears to have experienced several alterations throughout its lifetime, especially to the exterior cladding. The dwelling currently has vinyl siding on the majority of the house. At the rear of the dwelling, the vinyl cladding is not complete and shows indication of a stucco cladding. It appears the dwelling was originally constructed with a wood façade, as indicated on the 1934 Fire Insurance Plan, however, stucco was applied sometime after 1935. The cladding was again altered more recently with vinyl siding.

The dwelling has a cement block foundation which is not original and has been added to the face of the original foundation, which appears to be brick. There is also a brick chimney located at the rear of the dwelling which appears to have been altered and was likely a replacement of the original chimney.



Fig.8: Front (north) elevation (MHBC, 2022)



Fig.9: Side (east) elevation (MHBC, 2022)



Figure 10: Rear (south) elevation (MHBC, 2022)



Fig.11: Dormer on side elevation with original bubble glass and wood detailing and shingles (MHBC, 2022)



Fig.12: The original wood cladding (MHBC, 2022)



Fig.13: Cement foundation (MHBC, 2022)



Fig.14: Bay window without foundation (MHBC, 2022)

While it retains some of the original elements such as the dormer detailing, wood sills/window openings, and wood framing, these elements are not exceptional and do not define the architectural style of the dwelling. Many components of the dwelling are not original or have been removed, including: the foundation, which has been covered with cement blocks, the bay window on the front façade which was a later addition, and the exterior cladding which has been altered. Given the condition of the dwelling and the state of the exterior cladding, it is difficult to determine what heritage integrity remains on the dwelling. Notwithstanding, the visible components of the dwelling suggest that it is generally in a poor state of repair.

6.0 Evaluation of Heritage Value

The following section of this report will provide an analysis of the cultural heritage value of the subject property as per *Ontario Regulation 9/06*, which is the legislated criteria for determining cultural heritage value or interest. This criteria is related to design/physical, historical/associative and historical values as follows:

1. *The property has design or physical value because it:*
 - a. *Is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - b. *Displays a high degree of craftsmanship or artistic merit, or*
 - c. *Demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*
 - a. *Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - b. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - c. *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,*
 - a. *Is important in defining, maintaining or supporting the character of an area,*
 - b. *Is physically, functionally, visually or historically linked to its surroundings, or*
 - c. *Is a landmark.*

6.1 O.Reg 9/60 Evaluation

Ontario Regulation 9/06	Dwelling
1. Design/Physical Value	
i. <i>Rare, unique, representative or early example of a style, type, expression, material or construction method</i>	No.
ii. <i>Displays high degree of craftsmanship or artistic merit</i>	No.
iii. <i>Demonstrates high degree of technical or scientific achievement</i>	No.
2. Historical/Associative value	
i. <i>Direct associations with a theme, event, belief, person, activity, organization, institution that is significant</i>	No.
ii. <i>Yields, or has potential to yield information that contributes to an understanding of a community or culture</i>	No.
iii. <i>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.</i>	No.
3. Contextual Value	
i. <i>Important in defining, maintaining or supporting the character of an area</i>	No.
ii. <i>Physically, functionally, visually, or historically linked to its surroundings</i>	No.
iii. <i>Is a landmark</i>	No.

Physical/ Design Value

The dwelling was originally constructed as a workers house sometime between 1870 and 1875, and was later altered including the bay window, exterior cladding, chimney and foundation. While it retains some of the original elements such as the dormer detailing, wood sills and wood openings, these elements are not unique or exceptional. Given the exterior condition of the property, it is difficult to determine what heritage integrity remains. The dwelling is not strongly representative of any particular architectural style. The dwelling is not considered to be early and does not display a high degree of craftsmanship, or a high degree of technical or scientific achievement. The property does not retain physical or design value.

Historical/Associative Value

The property formed part of the original fabric of the Town of Whitby. It was likely constructed between 1870 and 1875, during the ownership of Joseph Thompson. Joseph Thompson is noted in early records as an English born immigrant who worked as a carpenter, likely responsible for the construction of the dwelling. Thompson is not a notable

or significant figure to the community. The property is not directly associated with a theme, belief, person or organization significant to the community, and does not have the potential to yield information that would contribute to the understanding of the community. The architect is unknown. The property is not of historical or associative value.

Contextual Value

The property does not demonstrate significant contextual value. While the area was originally characterized by residential uses, this character shifted along with the growth of the Town. As Whitby grew the downtown expanded outwards and the neighbourhood where the dwelling is located evolved from its traditional residential character to contain a broad range of land uses, including commercial, institutional and residential at various densities. The property is surrounded by a range of land uses which do not maintain the original residential development of the area. The property is therefore not important in defining, maintaining, or supporting the character of the area as the original residential character as changed. The property does not have an important physical, functional, or visual link to its surroundings. No existing features are considered landmarks. The property is not of contextual value.

In summary, the property located at 305 Mary Street E is not of CHVI and it is recommended that it be removed from the heritage register.

7.0 Proposed Development

The development site is located at 303-305 Mary Street E. The proposed development includes the demolition of the existing commercial building located at 303 Mary Street E as well as the demolition of the dwelling at 305 Mary Street E, and the redevelopment of the site as a residential intensification project. The concept plan proposes one block of stacked townhouses containing 14 dwelling units, and one multiple residential building containing 7 dwelling units. The proposed redevelopment will provide a total of 21 units, with dedicated parking for the townhouse and apartment units. Each townhouse unit will be provided with a driveway and garage, and the apartments will share an at-grade garage which will provide 7 parking spaces. Visitor parking will be provided on-site as surface parking. Access to the proposed development will be provided from Ash Street by way of a driveway. The townhouse component will be oriented towards the Mary Street E frontage, and the apartment component will be oriented towards the adjacent property at 121 Ash Street. The full Site Plan and elevations are attached as Appendix B.

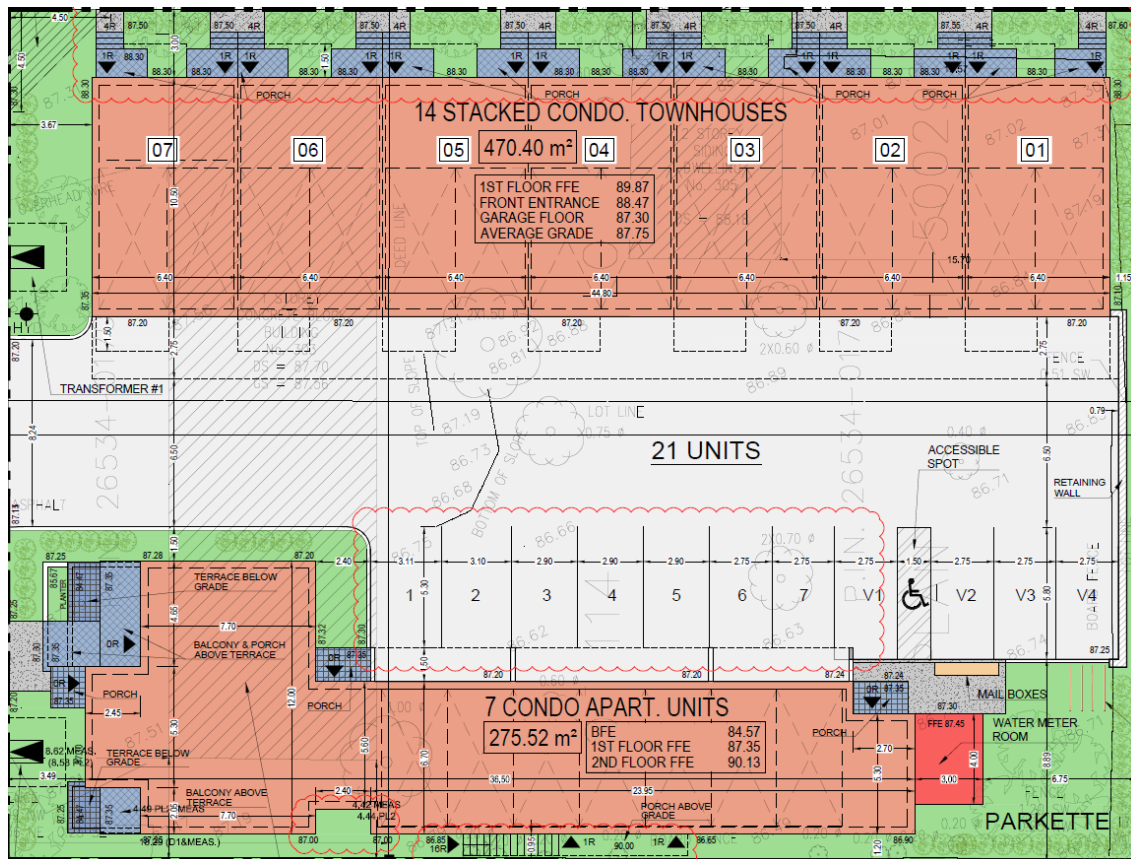


Figure 15: proposed concept plan for 303-305 Mary St E (Jonathan Weizel Architect, 2022)

8.0 Impact Analysis

8.1 Ontario Heritage Toolkit Evaluation

The Ontario Heritage Toolkit Infosheet #5 provides criteria for evaluation impacts to heritage resources. Impacts of a proposed development or change to a cultural heritage resource may be direct or indirect. They may occur over a short term or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

The O.Reg 9/06 evaluation of the property contained in section 5.0 of this report concludes that the subject property at 305 Mary Street E is not of cultural heritage value or interest. Given that the property is not considered to be a heritage resource, no adverse impacts resulting from the demolition of the dwelling are anticipated. Notwithstanding, the below chart provides an impact analysis in accordance with the Ontario Heritage Toolkit.

Ontario Heritage Toolkit Evaluation Chart

Impact	Property Analysis
Destruction / alteration of heritage attributes	No. The proposed development will not result in the destruction or alteration of identified heritage attributes.
Shadows	No. Shadows will not negatively impact the property as it is not a heritage resource nor does it contain significant landscape features.
Isolation	No. The proposed development will not change the relationship of the property to the surrounding area, nor will it isolate the property from its surroundings.
Direct or Indirect Obstruction of Views	No. There is no heritage resource and so no significant views will be impacted.
A Change in Land Use	No. The property will continue its existing land use as residential.
Land Disturbance	No. The property is not considered to be a heritage resource and as such no impacts related to land disturbances are anticipated.

The proposed redevelopment will not result in adverse impacts to any identified heritage resources. There are no identified heritage resources adjacent to the subject property. Therefore, the proposed development will not impact adjacent heritage resources.

8.2 Official Plan Assessment

The Town of Whitby Official Plan provides policy direction on the management of heritage resources. These policies generally encourage the conservation and preservation of identified heritage resources and are summarized in section 3.4 of this report. Other relevant policies include those related to urban design and the integration of new development with existing heritage resources.

The evaluation completed in section 5.0 of this report concludes that no cultural heritage resources exist on the subject property at 305 Mary Street E. Given that the property does not have cultural heritage value, there is no conflict with the Heritage Policies of the Official Plan, which require the conservation and protection of heritage resources. Furthermore, there are no other identified heritage resources identified adjacent to or within the vicinity of the subject property. Therefore, the policies relating to urban design and integration of new development with heritage resources do not apply.

9.0 Recommendations and Conclusion

MHBC Planning was retained to undertake a Heritage Impact Assessment for a property located at 305 Mary Street E, which is listed on the Town of Whitby Heritage Register. The owner of the subject property is proposing to demolish the existing buildings located on-site and develop stacked townhouses. The purpose of this HIA was to assess the impacts of the proposed redevelopment on the listed property at 305 Mary Street E.

This report has evaluated the subject property for cultural heritage value or interest and concludes that there are no heritage resources adjacent to, or residing on the subject property. As such, no adverse impacts of the redevelopment on the property, development site, or surrounding heritage resources are anticipated. It is recommended that the property located at 305 Mary Street E be removed from the heritage register, and the development site be developed as proposed.

10.0 Sources

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