

Attachment #7

Excerpt from HWAC Minutes of November 12, 2024

4. Presentations

4.1 Jenita Jeyan Baheerathan, Property Owner, and Evan Sugden, Heritage Planner, The Biglieri Group

Re: 114 Keith Street, Heritage Permit Application, Demolition Request

Evan Sugden provided a presentation regarding the demolition request for 114 Keith Street. Highlights of the presentation included:

- the site location within the Werden's Plan Neighbourhood Heritage Conservation District (HCD) Plan and adjacent properties;
- the scope of fire damage to the interior and exterior of the original building;
- recommendation for demolition of the existing building and potential impacts on the Werden's Plan Neighbourhood HCD Plan; and,
- proposed mitigation measures to safeguard surrounding heritage properties during demolition.

A question and answer period ensued regarding:

- estimated timeline between demolition and a proposed building design;
- whether a cultural heritage value assessment under O. Reg. 9/06, Ontario Heritage Act was conducted;
- the proposed location of a future building on the property;
- the age of the original building and foundation material;
- whether the fire or erosion caused the foundation damage;
- feasibility of restoring the existing building; and,
- the extent of exterior damage and structural integrity of the original building.

Discussion ensued regarding:

- preserving the cultural and historical value of the original building;

- confirming the original building dates to the late 1800s;
- requesting a full historical evaluation of the building before considering demolition;
- the value of reviewing a cultural heritage evaluation report in conjunction with demolition applications;
- requiring a cultural heritage evaluation report with all future demolition applications; and,
- assigning a summer student to conduct a historical evaluation of the subject property and document the property with photographs.

Recommendation:

Moved by Don Mitchell

That the Heritage Whitby Advisory Committee supports Heritage Permit Application HP-17-24, Demolition Request for 114 Keith Street.

Carried