



Heritage Whitby Advisory Committee Agenda

Tuesday, February 14, 2023, 7:00 p.m.

Hybrid Meeting

Whitby Town Hall

This Advisory Committee meeting will be held in a hybrid meeting format. Members of the public will be permitted to attend this meeting virtually or in-person, however, those wishing to attend the meeting virtually are required to email clerk@whitby.ca by noon on the business day prior to the meeting in order to obtain the virtual meeting link.

Should you wish to provide comments regarding a matter being considered below, please submit written correspondence and/or a Delegation Request Form.

- To submit written correspondence, please email the Office of the Town Clerk at clerk@whitby.ca by noon on the business day prior to the meeting. Written correspondence must include your full name, address, and the item on the agenda that your correspondence is related to.
- To speak during the Advisory Committee meeting, please submit a Delegation Request Form online to the Office of the Town Clerk by noon on the business day prior to the date of the meeting. Should you be unable to access a computer, please call 905.430.4315 to speak with a Staff Member in the Office of the Town Clerk.

A Revised Agenda may be published on a later date. Late items added or a change to an item will appear with an asterisk beside them.

1. Appointment of Chair and Vice-Chair

2. Declarations of Conflict of Interest

3. Approval of Previous Minutes

Recommendation:

That the Heritage Whitby Advisory Committee minutes of June 14, 2022 be approved.

4. General Business and Reports

4.1 David Johnson, Planner II, Heritage

Re: Heritage Whitby Advisory Committee Overview

4.2 Steve Edwards, Project Director, GHD

Re: 301 Colborne Street East, Application to Remove a Property from the Municipal Heritage Register

- 4.3 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

5. Correspondence

6. Council Update

7. Other Business

8. Next Meeting

Tuesday, March 14, 2023 - 7:00 p.m.

9. Adjournment

Recommendation:

That the meeting adjourn.

Present: Lynda Armstrong
Laura Bisset, Vice Chair
Margaret Clayton
Lynn Collins, Chair
Deanna Hollister
Karey Anne Large
Paul Rolland
Rick McDonnell
Terry Standish

Also Present: Councillor Newman, Mayor's Designate
Sarah Ferencz, Library Archivist
Ed Belsey, Senior Manager, Policy and Heritage Planning
Lori Tesolin, Supervisor, Policy and Heritage, and Principal Planner
Heather Ellis, Council and Committee Coordinator (Recording Secretary)

Regrets: Mark McGowan
Brian Winter, Honourary Member

Call to Order

1. Disclosures of Interest

- 1.1** Laura Bisset declared a conflict of interest regarding Items 5.1 and 6.1, Planning and Development (Planning Services) Department Report, PDP 40-22, Re: Official Plan Amendment and Zoning By-law Amendment Applications, 67 Harbourside Drive, File Numbers: DEV 28-19 (OPA-2019-W/04, Z-18-19), as Ms. Bisset was counsel for the applicant. Ms. Bisset did not take part in the discussion or voting on this matter.

2. Approval of Previous Minutes

- 2.1** Minutes - May 10, 2022

Recommendation:

Moved By Paul Rolland

That the Heritage Whitby Advisory Committee minutes of May 10, 2022 be approved.

Carried

3. Presentations

3.1 There were no presentations.

4. Delegations

4.1 There were no delegations.

5. Correspondence

5.1 Planning and Development (Planning Services) Department Report, PDP 40-22
Re: Official Plan Amendment and Zoning By-law Amendment Applications, 67 Harbourside Drive, File Numbers: DEV 28-19 (OPA-2019-W/04, Z-18-19)

Having previously declared a conflict of interest, Laura Bisset did not take part in the discussion or voting on this matter.

Ed Belsey stated that the correspondence provided to the Heritage Whitby Advisory Committee was also provided to the Committee of Whole on June 6, 2022. Mr. Belsey further stated that the Committee of the Whole referred the matter to the June 20, 2022 Regular Council meeting.

Lynn Collins requested feedback from the Committee regarding the correspondence.

Discussion ensued regarding:

- submitting correspondence to Council from the Heritage Whitby Advisory Committee advising that the Committee strongly opposes the demolition of the Doctor's House;
- documenting the actions taken by the Committee to preserve the building;
- researching strategies used by other municipalities to prevent demolition by neglect of heritage buildings;

- enforcing the Property Standards By-law to secure vacant heritage buildings;
- requesting information from the Town's Legal Department to understand why action was not taken against the developer to ensure the building was not neglected;
- documenting how the treatment of mental health has evolved over time to commemorate the heritage site;
- ensuring an opportunity for the Committee to provide feedback regarding preserving elements of the building from a heritage perspective, and providing input on commemoration should the building be torn down;
- preserving a section of the outer wall of the building to highlight the uniqueness of the building materials and how they were used; and,
- drafting a recommendation to Council regarding the Doctor's House stating that the Heritage Whitby Advisory Committee was strongly opposed to demolition of the building.

A question and answer period ensued regarding:

- why the Letter of Credit was not used to prevent neglect of the building;
- whether the promise by the developer to leave the building intact as a condition to tear down other buildings could be legally enforced; and,
- whether the building was designated.

Recommendation:

Moved By Margaret Clayton

That the Heritage Whitby Advisory Committee does not support removal of 67 Harbourside Drive from the heritage list or de-designation of the heritage property.

Carried

6. General Business and Reports

- 6.1** Planning and Development (Planning Services) Department Report, PDP 40-22
Re: Official Plan Amendment and Zoning By-law Amendment Applications, 67 Harbourside Drive, File Numbers: DEV 28-19 (OPA-2019-W/04, Z-18-19)

Having previously declared a conflict of interest, Laura Bisset did not take part in the discussion or voting on this matter.

Lynn Collins requested feedback from the Committee regarding recommendations going forward to prevent future demolition due to neglect.

Discussion ensued regarding:

- utilizing a summer student to investigate what other municipalities are doing in cases of demolition due to neglect;
- establishing penalties to encourage compliance with agreements to maintain a heritage property;
- the Letter of Credit held by the Town for the heritage preservation of the "Doctor's House" at 67 Harbourside Drive and its intended use; and,
- the implications of using the Letter of Credit for contributions towards heritage resources elsewhere within the Town of Whitby.

A question and answer period ensued regarding:

- whether the Committee could recommend how the Letter of Credit would be used; and,
- whether the Committee could recommend conditions imposed on developments that impact heritage properties.

Recommendation:

Moved By Lynda Armstrong

That the Heritage Whitby Advisory Committee be kept up to date on the status and future considerations for the building located at 67 Harbourside Drive and that the Committee be provided updates and have the opportunity to provide comment.

Carried

It was the consensus of the Committee to hear Item 7.1, Council Update, at this time.

6.2 Heritage Whitby Advisory Committee Farmer's Market Booth

Monika Sadler provided an update regarding the Heritage Whitby Advisory Committee's Farmer's Market booth which included:

- providing information that would focus on the history of industry in Whitby;

- two dates of participation, being July 20, 2022 (focusing on industries in downtown Whitby), and August 17, 2022 (focusing on industries in Port Whitby);
- partnering with the Downtown Whitby Development Steering Committee; and,
- activities for the booth such as colouring sheets, a trivia wheel, and Town swag.

7. Council Update

7.1 Councillor Newman provided an update regarding:

- the Whitby Mature Neighbourhood Study Report;
- the rehabilitation of the Pumphouse; and,
- consulting with the Indigenous Community in the naming of the Mid Block Arterial Road.

A brief question and answer period ensued regarding whether the final design plans for the Pumphouse were approved.

8. Other Business

8.1 Preventing Demolition Due to Neglect for Heritage Properties

Lynn Collins requested feedback from the Committee regarding suggestions to prevent demolition of heritage buildings due to neglect.

Discussion ensued regarding:

- including a stipulation in development agreements that would prevent persons from occupying residency of new developments until heritage conditions were met;
- reviewing policies and practices of other municipalities to prevent neglect of heritage buildings;
- the City of Toronto's requirement that developers enter into a heritage easement agreement before receiving site plan or rezoning approval;
- requiring developers to provide a letter of credit to ensure heritage buildings would not be neglected;
- the sections of the Planning Act that relate to heritage easement agreements (Section 51);
- drafting a motion regarding investigating heritage easement agreements as a tool to protect preservation of heritage buildings;
- creating a guideline of timelines for completing reviews, follow ups, and updates on the condition of heritage properties subject to development;

- creating a toolkit template of options available to protect heritage properties which would include heritage easement agreements;
- reviewing the process by which heritage matters were dealt with in the Town of Whitby so that the Committee could make informed recommendations to Council;
- reviewing the City of Markham's policy on preservation of heritage buildings; and,
- using 7143 Ashburn Road as an opportunity to protect the building with new Town policies.

Recommendation:

Moved By Laura Bisset

That the Heritage Whitby Advisory Committee recommends that Council direct staff to investigate the use of Heritage Easement Agreements, best practices from other municipalities, and other tools to protect the conservation of heritage properties.

Carried

It was the consensus of the Committee to hear Item 6.2, Heritage Whitby Advisory Committee Farmer's Market Booth, at this time.

8.2 Inverlynn House

Rick McDonnell stated that the new private laneway by the Inverlynn House has alleviated the water concerns.

8.3 Properties to Consider for Heritage Designation

Margaret Clayton provided suggestions regarding properties to consider for designation which included:

- the Flaherty House;
- Whitby Town Hall for its unique architecture; and,
- Iroquois Park.

Councillor Newman stated that Raymond Moriyama was the architect for Whitby Town Hall.

Sarah Ferencz stated that the former Mayor Newman donated his original records for Iroquois Park to the Whitby Archives.

9. Next Meeting

9.1 To Be Determined

10. Adjournment

10.1 Motion to Adjourn

Recommendation:

Moved By Deanna Hollister

That the meeting adjourn.

Carried

The meeting adjourned at 9:07 p.m.