

**Minutes of LACAC Heritage Whitby Held on Tuesday, July 13<sup>th</sup>, 2010,  
at the Hour of 7:00 p.m. in Committee Room #1 of The Whitby  
Municipal Building.**

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LACAC Heritage Whitby Members Present:

Margaret Clayton, Chair  
John Ecker, Vice Chair  
Rita Edgell  
Steve Gusterson  
Katie Hull  
Larry Jeffreys  
Jean Pierre Leguerrier  
Pam McPherson  
Councillor Sue Pitchforth

Also Present:

Christy Chrus, Secretary/Treasurer  
Shelby Blundell, Summer Student

Regrets:

Thomas Marshall-Nicol  
Rick McDonnell  
Vincent Santamaura  
Brian Winter

**1. Welcome**

M. Clayton welcomed everyone to the meeting and reviewed the agenda.

**2. Declaration of Interest**

Councillor Pitchforth declared a conflict with the Cullen Central Park sale during the discussion of c. ii: Cullen Central Park – Survey/ Notice of Intent to Designate.

**3. Adoption of Minutes**

The Minutes from the June 8<sup>th</sup> meeting of LACAC Heritage Whitby were distributed and reviewed.

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Moved by: P. McPherson  
Seconded by: S. Gusterson

“That the Minutes of the June 8<sup>th</sup> meeting of LACAC Heritage Whitby be adopted.”

**CARRIED**

Moved by: K. Hull  
Seconded by: L. Jeffreys

“That the Minutes of the June 22<sup>nd</sup> special meeting of LACAC Heritage Whitby be adopted.”

**CARRIED**

**4. Town Council Update**

Councillor Pitchforth noted that Council is in summer recess. There are still Committee meetings and Councillors are still active in the community. The August 30<sup>th</sup> Planning and Development meeting will be the next meeting followed by the Council meeting, which will be the last meeting for that Council.

**5. Sub-Committee Update**

**a. Special Events**

**Doors Open Whitby 2010 (May 1<sup>st</sup>)**

M. Clayton noted the next meeting of the Doors Open Committee will be held on September 13<sup>th</sup>, where potential new sites for next year will be discussed.

**Brooklin Spring Fair (June 4<sup>th</sup> – 6<sup>th</sup>)**

M. Clayton noted that the fair went well this year and next year is the 100<sup>th</sup> anniversary of the fair.

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County Town Carnival (June 26<sup>th</sup>)

M. Clayton noted that over 100 people went through Lynde House and there were a lot of young families with young children. There was a lot of interest in the house, and people noted that they came because they heard Lynde House was open.

Harbour Days (July 24<sup>th</sup>)

M. Clayton asked if S. Blundell could work with B. Winter to put a display together for Harbour Days. B. Winter wants to focus on the first ship that went through the St. Lawrence and docked in Whitby Harbour. There will be a photo display with a write up but no volunteers will be present.

Harvest Festival (September 11<sup>th</sup>)

M. Clayton noted there were some new ideas for this year's festival. The Luther Vipond display could be used and the event could help promote the Brooklin Heritage Conservation District.

C. Chrus suggested that the new Heritage Permit Application could be advertised here, and it is being mailed out next week to all Part IV and Part V Heritage property owners.

Heritage Day (September 18<sup>th</sup>)

M. Clayton noted that the event has a train theme.

P. McPherson noted that Lindsay, Peterborough and Uxbridge have been contacted to advertise their trains but not bring them.

M. Clayton suggested that photos of the Nip n' Tuck rail line could be supplied by B. Winter and used in this event.

P. McPherson noted that there may be a small model train in the fire hall. All the trains would be run by volunteers.

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**b. Communications / Public Awareness**

LACAC Link – Fall Edition

M. Clayton noted that B. Winter is doing an article for the fall edition, and S. Blundell will do a write up on the Marjorie Ruddy photo collection and the Station Gallery's 40<sup>th</sup> anniversary.

Councillor Pitchforth noted an article could be done on the historic Four Corners. Councillor Pitchforth also said that October 16<sup>th</sup> is the opening of the Brooklin Community Centre and LACAC could have a display on the old and new community centre or could just promote the Brooklin Heritage Conservation District and LACAC. The official opening of the Brooklin Community Centre is at 1pm or 2pm on October 16<sup>th</sup>.

**c. Designation**

Heritage Register – update

M. Clayton noted that the group is on page 4 of 6 of the Heritage Inventory and the group should be able to finish by the end of the month. The meeting on July 15<sup>th</sup> will take place in the Local History Room outside of the Archives.

P. McPherson and L. Jeffreys will be present at this meeting.

M. Clayton noted that title searches will be needed from the Land Registry Office however this will be done over time. It will take a year or two to get a land record for all of the properties on the register. A few members of LACAC will be able to take blocks (of 10) properties to research at the Land Registry Office. It would be helpful to have someone from the Land Registry Office do a seminar on how to search in the Office. Other LACAC's may be interested and can schedule a workshop.

J. Ecker noted that other workshops have been very helpful.

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C. Chrus noted she will contact the Land Registry Office to see if they are interested.

P. McPherson recommended a law clerk be contacted for this workshop.

Councillor Pitchforth added that it may be beneficial to contact B. Winter as he could have some contacts at the Land Registry Office.

M. Clayton noted that C. Chrus could contact the Land Registry Office with a letter from LACAC, the names of the LACAC members and set up an account to pay for copies.

Cullen Central Park – Survey / Notice of Intent to Designate

M. Clayton noted that herself and staff member from the Planning Department and Community and Marketing Services (C. Chrus, S. Blundell, Steve Edwards, Bruce Hunt, Brad Anderson) met with Gabe Laframboise from JD Barnes on Tuesday July 6<sup>th</sup>, to determine designation boundaries for the Jones Puckrin House, Log Cabin Emporium and Cullen Summer Cottage.

C. Chrus handed out copies of the maps showing the proposed boundary lines.

M. Clayton noted the Log Cabin Emporium and the Jones Puckrin House designation boundaries follow along the sidewalk outside of the two buildings. The Cullen Summer Cottage designation boundaries include the area around it, taking in a sense of where the Cullen's spent their summers and the placement of the cottage. The Cullen Summer Cottage designation boundary includes the hedge on the south side, the ravine on the east side, the fence on the west side and an area of land on the north side.

J. Ecker asked if there is an unprotected gap in between the Jones Puckrin House and Lynde House, as it should be a single plot of land.

C. Chrus noted that there is a garden in between the Lynde House

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and the Jones Puckrin house.

M. Clayton was concerned that the Lynde House could be sold as part of the sale of the Cullen property.

Councillor Pitchforth noted a conflict with the Cullen sale and left the room at 7:37pm.

M. Clayton noted that LACAC made a recommendation to Council that the Town retain ownership of the Lynde House. The site is being proposed as a spa and will have overnight accommodation. The interior that Len Cullen worked so hard to restore will be lost. M. Clayton would like to recommend that the Lynde House be relocated onto what will continue to be Town property (i.e. the lands to the north) and retain the interior features. A potential location could be the area by the gazebo by the Cullen Summer Cottage. The house has a very long history. In 1986 the house was going to be demolished but was given to the Historical Society for \$1 in the condition that it be relocated. It was not relocated by the Historical Society so Len Cullen bought, moved, and restored it. It was opened to the public as part of Cullen Gardens, and it was also open to the public when it was on Dundas Street and run by the Historical Society. M. Clayton noted that she is concerned for the future of the house and what condition it will be in. It is Whitby's oldest house, and is very valuable and significant. It was Len Cullen's "jewel" building. M. Clayton would like to put forward another recommendation to Council that the Town retain ownership of the Lynde House within Cullen Central Park.

P. McPherson asked if the interior of the building was designated. If not, she wondered whether the designation by-law could be changed to include interior features.

M. Clayton noted that the interior is currently not designated.

J. Ecker asked about Council's decision regarding the Cullen plan.

C. Chrus noted that Council has approved the Official Plan Amendment and the Zoning By-law Amendment.

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M. Clayton noted the other two buildings have no interior heritage features.

M. Clayton proposed there be a motion to ask Council to retain ownership of the Lynde House and relocate it to Town lands within the Park.

J. Ecker noted that the committee should focus on retaining public ownership of Lynde House, and not suggest moving the building.

C. Chrus noted the staff can not be involved with the drafting of this letter.

M. Clayton noted that LACAC is only concerned with the sale of the Lynde House at this point.

Moved by: J. Ecker  
Seconded by: P. McPherson

“That LACAC Heritage Whitby recommends the Lynde House be retained in public ownership by the Town of Whitby. The Lynde House is the oldest residential home in Whitby, and possesses significant cultural, historical and architectural features. It is recognized as an important community asset as it has been accessible to the residents of Whitby through Cullen Gardens and Town events for almost 25 years.”

**CARRIED**

C. Chrus and S. Blundell did not take part in conversation.

Councillor Pitchforth re-entered the room at 7:47pm.

**Station Gallery – roof replacement**

C. Chrus noted that Clive Morton (CMS Staff) talked to the roofing contractor, and they were unable to get the diamond decorative

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shingles as shown in the 1926 photo. Clive needs confirmation that LACAC will move forward with the dual grey and green shingles. The two bands of grey shingles will be marked out on the roof to replicate the 1926 shingle banding. It would not be the full 1926 design, but the majority of the roof would be green with a decorative band of grey shingles.

J. Ecker wondered if staff were confident that it would be done well and look good.

C. Chrus noted that C. Morton said it will end up blending in after a while (after an initial surprise).

Councillor Pitchforth asked if the company could give computer generated images of the completed roof or have it drawn out.

C. Chrus noted that this is probably not possible. The decorative element will just be the two-toned colour.

J. Ecker noted that he was not thrilled with the concept initially; the way it is being described may not live up to its potential. J. Ecker felt if the project is not going to be done well then why do it.

M. Clayton noted that LACAC does not usually make people recreate a feature that was not there at the time of designation.

S. Gusterson said if the roof is not done right it should not be done at all.

J. P. Leguerrier noted it sounds like they are creating something modern.

Moved by: S. Gusterson  
Seconded by: J. P. Leguerrier

“That LACAC Heritage Whitby recommends the Station Gallery Roof be replaced in the Forest Green colour only.”

**CARRIED**

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**d. Brooklin Heritage Conservation District (HCD)**

Stockworth Development Site Plan Comments

M. Clayton noted there was a special meeting of LACAC on June 22<sup>nd</sup> to formulate comments related to the Stockworth Site Plan application. LACAC will be doing a presentation for Council regarding the Committee's concerns. M. Clayton noted this project would be great infill for downtown Whitby but not Brooklin. She believes the scale, massing and porosity are major issues.

Councillor Pitchforth asked when the presentation to Council will take place.

C. Chrus noted it will take place at the August 30<sup>th</sup> Planning and Development Committee meeting.

M. Clayton shared some mock-ups of the Stockworth site plans she made to the Committee. The concern is that this project will open the door for all infill on the street to be similar in scale to this project. This is a precedent setting project for Brooklin's HCD. The Brooklin HCD Guidelines reflect infill with open spaces between buildings, as opposed to a solid wall which is proposed in the Stockworth site plan.

Councillor Pitchforth stated that how LACAC presents their views to Council and the developer is very important, and the visual presentation is the key to this. Council has approved the Brooklin HCD Guidelines, and they want to encourage development in the district. The Stockworth project is a precedent and the first of many.

C. Chrus noted that comments should be given as recommendations to Council and the developer.

L. Jeffreys noted that the Committee should be referring back to the HCD Guidelines. L. Jeffreys felt that the Brooklin Downtown Steering Committee had shown great interest in the design of Stockworth and Council may have the same opinion, but LACAC must advise them

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on what Brooklin's heritage is.

Councillor Pitchforth noted that other heritage planners, in particular Carl Bray, used creative visuals in his presentation to Council for the Brooklin HCD. He used a mural located at the Brooklin Community Centre and explained how it represented Brooklin in his presentation. He provided a feeling as well as visual in his presentation, and it was very well done.

M. Clayton noted that the developers Heritage Report referenced downtown Whitby and Cullen Gardens and looked at Town of Whitby instead of Brooklin Village. The developers are maximizing the site in terms of mass and scale.

Councillor Pitchforth noted that the developers do want to maximize space. Councillor Pitchforth said that LACAC advises Council but how the advice is given is very important. The Committee should consider including a handout in their presentation.

M. Clayton noted that LACAC does not have a problem with the development just the mass and scale, as there should be a break in Block D.

C. Chrus noted that LACAC's concerns are the mass of Block D and the tower on Block C, which was inspired by the Cullen Tower. C. Chrus recommended that LACAC bring up biggest concerns in the presentation to Council.

Councillor Pitchforth noted that the presentation should include a photo of the Brooklin Public and Continuation School.

M. Clayton noted that the Brooklin HCD Guidelines recommend that new buildings should not attempt to match heights of notable buildings in the community. The tower in Block C could be designed more like a gazebo in Grass Park.

Councillor Pitchforth noted that LACAC should be prepared to bring forward multiple possibilities for the tower in Block C.

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J. Ecker noted that LACAC should have priorities and concentrate on three different concerns for the presentation to Council. The Committee could then discuss the Brooklin HCD Guidelines to help the developers meet the desires of the community.

M. Clayton noted that LACAC could offer positive feedback. The Committee must be diligent in recommendations or they are being neglectful of the intent of the Guidelines; it is LACAC's role to present these recommendations to Council.

J. Ecker noted that for the presentation to Council the details of the Committee's concerns should be a part of the handout, but the major concerns should be delivered verbally and positively.

C. Chrus noted that comments provided by LACAC will go directly in the site plan report going to Council. The Committee should consider how the comments are worded.

Councillor Pitchforth noted that this is the first large project in our first HCD, priorities need to be selected and a compromise met. It will provide an education to Councillors on Brooklin heritage.

R. Edgell said that the development should be lowered in terms of height.

C. Chrus noted the development is within in the height requirements.

C. Chrus recommended that the Chair and Vice-Chair work on drafting some comments. These comments can be circulated prior to the August 10<sup>th</sup> LACAC meeting for review.

Councillor Pitchforth noted that the Brooklin Downtown Development Steering Committee (BDDSC) will be meeting the morning of Wednesday July 14<sup>th</sup> in a special meeting to discuss Stockworth development.

J. Ecker noted the Committee could frame ideas in business friendly

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way too. The pedestrian walkways through the blocks could give better access to shops and parking. This could help Council see the merit of LACAC's perspective from a view point other than heritage.

M. Clayton noted that the chimneys give added height and are just a decorative feature.

Councillor Pitchforth noted the height is within the requirements.

J. Ecker asked if this was defined by storeys or an actual measurement in terms of height.

C. Chrus noted that she could check the by-law for this information.

R. Edgell suggested the presentation should clarify that the Committee wants the project to move forward but that it should follow the Brooklin HCD Guidelines. As this is the first project in the HCD it should be done correctly.

Councillor Pitchforth wondered if there are going to be any LEED characteristic of these buildings.

M. Clayton said that environmental concerns do not fall within the HCD Guidelines or within LACAC's role but they could support it. M. Clayton added that the Committee does not have any issues with parking, but there is a lack of green space.

L. Jeffreys asked how many people would be living in the residences of this development.

C. Chrus noted that there are 14 units.

J. Ecker asked what the Councillors' issues were with respect to parking.

Councillor Pitchforth noted it was the configuration and the lack of parking spaces; Public Works staff will work on this issue.

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M. Clayton noted that the Brooklin HCD Guidelines say parking should be landscaped and sectioned.

C. Chrus noted that the presentation should just give examples of other buildings/architecture in the district.

Councillor Pitchforth added that a visual of some of the buildings in the community would help promote heritage preservation.

M. Clayton noted that there should be an emphasis on the architecture of Brooklin, and the Committee could include another handout of Brooklin architectural styles from the HCD Guidelines at the presentation, in particular pages 76-77.

C. Chrus noted the Carrot Common example and pages 96-97 from the HCD Guidelines could be helpful in the presentation.

Councillor Pitchforth noted this is a good visual and it is good that it is right from the HCD Plan. Councillor Pitchforth added that the Committee should pick three priorities LACAC is most passionate about with this project.

M. Clayton noted that the Committee would want open spaces, a more reflective view of the HCD Guidelines and pedestrian thru-ways.

Councillor Pitchforth noted that Downtown Brooklin should be a people friendly place. This development could give an opportunity for people to come and sit outside.

R. Edgell noted that there should be a good turnout of LACAC members at the August 30<sup>th</sup> meeting to show support for LACAC's position on this proposal.

J. Ecker noted that M. Clayton has put a lot of detail and effort into this review.

Councillor Pitchforth noted that a current streetscape view of the area could be good for future reference as a before and after visual once

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development has occurred in this area.

C. Chrus noted that the report will have the comments for Council to review for this Site Plan application.

79 Baldwin Street

M. Clayton read out the email resolution as presented.

Moved by: S. Gusterson  
Seconded by: P. McPherson

“LACAC Heritage Whitby approves the proposal to replace the second floor windows of 79 Baldwin Street. The three west elevation windows will be of aluminum clad, pine construction and all other windows in the Ostaco will be white vinyl construction. The Committee also approves the proposed lead appliqué replicating the design and dimension as seen on existing windows.”

**CARRIED**

**e. Demolition**

410 Winchester Road West

J. Ecker noted that he is not available to visit the house as MTO cannot meet after business hours. J. Ecker informed the Committee that MTO has said photographs can be taken from the home if found but nothing can be removed. Anything LACAC flags as desirable needs to be communicated back to the Town through MTO. The Town does not have the capacity to store anything. J. Ecker recommended any items being flagged in the house should be of great significance.

M. Clayton noted that B. Winter could be available to visit the home, and an additional person could accompany him and take him there.

R. Edgell noted she would like to go as a learning experience.

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M. Clayton said that Thursday mornings would be suitable for B. Winter.

C. Chrus noted that B. Winter would be able to recommend specific places to search in the house.

**f. Ongoing Applications**

There were no new applications.

**6. Other Business**

**a. Communities in Bloom Display (Wed. July 28<sup>th</sup> 1pm – 3:30pm)**

M. Clayton informed the Committee that LACAC will have a booth available on July 28<sup>th</sup> for the Communities in Bloom presentation.

P. McPherson noted that she is available.

S. Blundell will be there to set up and take down the display.

Councillor Pitchforth asked what the display will consist of.

M. Clayton noted that previous years' judges have been interested in pamphlets for the Brooklin Heritage Conservation District and the Walking Tour brochures.

C. Chrus noted that the Doors Open display has pictures of all the old gardens that could be brought to the Communities in Bloom event.

**b. Doctor's Residence (Ontario Shores)**

P. McPherson informed the Committee that the windows are in worsening condition as the front windows are smashed and the screens are hanging off the windows.

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C. Chrus said she will contact J. Taylor to resolve this issue by using the letter of credit to board up the windows.

**c. Camp X (Margaret)**

M. Clayton noted that she has been doing some research as it has been questioned if Ian Flemming really had been at Camp X. In a book written by a fellow spy, Christopher Creighton, he wrote that both he and Ian Flemming had trained at Camp X at Oshawa. Other publications note Ian Flemming was a graduate of Camp X. David Stafford could not find a record of Ian Flemming being at the camp, but he may have trained under a different name. M. Clayton noted that there is enough evidence to say that Ian Flemming did train at Camp X.

**d. 320 St. John Street West (Rick)**

M. Clayton read from an email from R. McDonnell addressing the house which has been sitting empty for a while. There has been talk in the neighbourhood about potential development on this site.

**7. Correspondence**

M. Clayton shared a letter from MP Jim Flaherty with the Committee, which informed M. Clayton that Jim Flaherty's office had received the letter updating the progress of Camp X becoming a National Historic Site on April 27<sup>th</sup> 2010 and thanking M. Clayton for the letter. If Camp X is accepted as a National Historic Site it will receive a plaque.

**8. Next Meeting**

Moved by: P. McPherson  
Second by: L. Jeffreys

"The next meeting of the LACAC Heritage Whitby will be held on Tuesday August 10<sup>th</sup>, 2010 in Committee Room #1 at 7:00 p.m."

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**CARRIED**

**9. Adjournment**

Moved by: P. McPherson

Seconded by: R. Edgell

“That this Meeting of the Town of Whitby LACAC Heritage Whitby be  
adjourned”.

**CARRIED**