

**Minutes of LACAC Heritage Whitby Held on Tuesday, June 8th, 2010,
at the Hour of 7:00 p.m. in Committee Room #1 of The Whitby
Municipal Building.**

LACAC Heritage Whitby Members Present:

Margaret Clayton, Chair
Rita Edgell
Steve Gusterson
Larry Jeffreys
Jean Pierre Leguerrier
Rick McDonnell
Pam McPherson (for the 2nd hour of the meeting)
Councillor Sue Pitchforth
Vincent Santamaura
Brian Winter

Also Present:

Christy Chrus, Secretary/Treasurer
Maria McDonnell, Manager Downtown Development
Shelby Blundell, Summer Student

Regrets:

John Ecker, Vice Chair
Katie Hull
Thomas Marshall-Nicol

1. Welcome

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

2. Declaration of Interest

V. Santamaura declared a conflict of interest with the Stockworth Development proposal (representing the landowner) located at the northeast corner of Baldwin and Winchester.

R. Edgell and B. Winter declared a conflict with 709 Centre St S.

Councillor Pitchforth declared a conflict with 75 Baldwin St.

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3. Adoption of Minutes

The Minutes from the May 11th meeting of LACAC Heritage Whitby were distributed and reviewed.

M. Clayton noted that page 2 should be changed from “dolls” to “doll” as there was only a singular doll being discussed. Page 3 should note there was a “private” side door people were entering through on one of the sites at Doors Open Whitby.

Moved by: R. Edgell
Seconded by: S. Gusterson

“That the Minutes of the May 11th meeting of LACAC Heritage Whitby be adopted as amended.”

CARRIED

4. Town Council Update

Councillor Pitchforth noted that Council will be recessing for the summer. Mayor and Council received LACAC’s letter regarding the demolition of 601 Rossland Rd E. This item will be discussed further on in the meeting. She noted that major legislative reports will be coming later this month.

5. Sub-Committee Update

a. Special Events

Doors Open Whitby 2010 (May 1st)

M. Clayton noted the sub-committee corrected the numbers of visitors after getting back the evaluation sheets. The event received 3,248 visits, which is more than a 25% increase from last year. Visits are counted, not visitors. There were 800 to 1,000 people averaging 5 to 6 site visits.

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Councillor Pitchforth added that she has recently met with the owners of 1 Way Street in Brooklin and this site may be considered for Doors Open Whitby next year as it is a beautiful home. She can pass the owners information over to M. Clayton to discuss further.

In terms of potential sites for next year, M. Clayton noted that Ezra Annes House was a suggested site in the meeting, as well as Williams Chocolate Factory who may be interested in doing a tour and could give a history of chocolate making to visitors. Other suggested sites were St. Marks United Church and the castle house on Byron Street.

C. Chrus noted another suggestion was Maple Shade Farm and Windreach Farms.

M. Clayton noted that Windreach Farm probably participates in Durham Gates Open. The Guidelines will hopefully go to Council before the summer break. They were reviewed by Bob Short and then by Bob Petrie, CAO. M. Clayton noted that the third point was removed from the Guidelines which stated that repeat sites from previous years would be by invitation only. Another permanent site was added, Ontario Shores Centre for Mental Health Sciences. Even though this building is new, it has been a part of Whitby since the original site opened in 1920 as a leading edge mental health centre. When it reopened in 1996 it continued with this tradition. Whitby is synonymous with the facility and it is connected to the community. The sixth point had the line: "so long as they are interested and available to participate in Doors Open Whitby" added as they have a choice to participate.

Brooklin Spring Fair (June 4th – 6th)

M. Clayton noted there was a lot of interest at the booth on the Saturday as well as interest in the Luther Vipond Arena display. M. Clayton added that C. Chrus contacted the arena to see if they would put the information cards in the Arena's display case.

R. Edgell noted that there was not as much interest at the booth on

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Sunday.

Councillor Pitchforth noted that the Committee was already planning for the 100th fair with much excitement. She found that there was more dialogue and excitement this year.

County Town Carnival (June 26th)

M. Clayton asked if there was a theme yet.

C. Chrus noted there was no theme decided yet.

M. Clayton noted that LACAC will open the Lynde House from 10am to 2pm and asked S. Blundell to send out an email requesting a couple more people to volunteer. M. Clayton will be there from 10am to 2pm and P. McPherson will be volunteering from 12pm to 2pm.

R. McDonnell asked if there were still signs from last year's event that the Committee could use.

C. Chrus noted there were and she could supply them.

C. Chrus noted that the display had been corrected of spelling and grammatical errors by S. Blundell.

Harbour Days (July 24th)

M. Clayton noted that usually the Committee does not volunteer at this event but sets up an information booth or display.

B. Winters added that it was the 100th anniversary since the federal government took over the harbour and the 50th anniversary since the first ocean boat came into the harbour. B. Winter noted he will be away during this time.

R. McDonnell asked if B. Winter had any photos of this ship.

B. Winter said he did and had some history on ships entrance into

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Whitby.

R. McDonnell noted that a small display could be made out of this information.

Harvest Festival (September 11th)

There was no new information to report.

Heritage Day (September 18th)

M. Clayton noted the sub-committee will be meeting with Kim Tafertshofer.

M. McDonnell noted that the event is railway themed.

R. McDonnell asked if anyone on the Committee had any contact with train organizations. K. Tafertshofer had met with a model train association who will set up a model in the old firehouse. K. Tafertshofer found a place that sells railway signs but this is quite expensive and they can be made and laminated by the sub-committee.

Councillor Pitchforth wondered if CN Railway could be contacted for these signs.

R. McDonnell suggested that the York-Durham Heritage Railway in Uxbridge may be able to assist in the event.

V. Santamaura suggested that the Thomas the Tank Engine event (as seen in St. Thomas) would bring children to Heritage Day.

R. McDonnell asked if the information about Thomas the Tank Engine could be passed onto K. Tafertshofer.

Councillor Pitchforth noted that Toys R' Us may be able to help with a Thomas the Tank event at Heritage Day.

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b. Communications / Public Awareness

LACAC Link Spring 2010 Issue

M. Clayton noted that the Spring edition was in the members packages and will be displayed at the summer events.

Councillor Pitchforth asked for copies to be sent to the office of Mayor and Council.

M. Clayton asked that copies also be sent to St. Thomas Anglican Church.

M. Clayton noted the next issue will be out at the end of the summer and asked the Committee members if there were any suggestions for articles.

C. Chrus noted that it is the 40th anniversary of the Station Gallery.

M. Clayton asked if B. Winter could do an article on the lost Nip 'n Tuck railway that ran from Port Whitby to Port Perry.

B. Winter said he could write this article. B. Winter added that there will be an exhibit of photos from Marjorie Ruddy at the Station Gallery as she was an important Whitby photographer in the 1940s.

M. Clayton noted that S. Blundell could do an article on these photos.

Councillor Pitchforth asked if the Committee would consider doing an article on the four corners over the years to coincide with Heritage Day and the end of the four corners construction project.

M. McDonnell noted the Perry's Corners plaque will also be installed around this time.

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c. Designation

Heritage Register

M. Clayton said that eight people met last Thursday evening at the archives and reviewed 28 sites. An information sheet was put together noting the date of construction, architectural style, and reasons for being included on the register according to Ontario Regulation 9/06. A property can qualify under just one subsection or all. The list that will be used for the review is the inventory list approved by Council in 2006. This sub-committee will identify properties missing from the list and note why they were removed.

R. McDonnell noted that there are basically three categories a property will fall under: add to register, further research required or removed from the list.

C. Chrus noted that V. Santamaura can supply architectural information, but there is an opportunity to compare styles after assessing all the buildings, to see which are the best representations.

M. Clayton noted that properties under review will have title searches conducted on them. Some Committee members have experience and can assist with this. There will be a priority list of important properties needing searches, and a list will be compiled by S. Blundell to organize these searches. There is a letter from the Ministry that waives all service fees at the Land Registry Office for LACAC members, but members still have to pay copy costs. M. Clayton suggested LACAC set up an account at the Land Registry Office to help pay for costs of copies.

709 Centre Street South

R. Edgell and B. Winter declared a conflict and left the meeting at 7:41pm.

J. Ecker had declared a conflict by email, however was not in attendance at this meeting.

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V. Santamaura asked if there was a process for de-designation.

C. Chrus noted that the owner would need to provide reasons for de-designation. LACAC would review the matter and staff would send a report to Council with a recommendation on whether to de-designate or not. Ultimately, it would be a Council based decision which could be appealed.

R. McDonnell and V. Santamaura asked what reasons have to be given for de-designation.

C. Chrus said there are no particular reasons outlined in the OHA. C. Chrus noted that B. Short recommended there be some type of record (showing premiums) from the owner giving the reasons for de-designation. C. Chrus showed a picture of the house to the Committee.

C. Chrus noted that the Planning Department requires more information from the owner to see if this is a real issue with designation or an individual case.

V. Santamaura noted that the chimney may be a big issue with the insurance premiums (though important for the style).

R. McDonnell noted that the cedar shade roof may also be an issue.

M. Clayton said this may cause concern for others who may want to designate.

Councillor Pitchforth noted that this issue would not work well with promoting heritage in Whitby.

R. McDonnell wanted to clarify that the Committee is not questioning the owner.

B. Winter and R. Edgell re-entered the room at 7:51pm.

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Cullen Central Park – Architectural Reports

C. Chrus distributed the Cullen Central Park Architectural Reports to the Committee. She has direction to push the review and evaluation of these buildings forward in order to present a report to Council on June 28th. Due to time constraints this will be a priority for the Committee. C. Chrus would like to set up the evaluation of these buildings for either Tuesday June 15th or Wednesday June 16th in the evening.

The Committee discussed the possible dates and set the meeting for Tuesday June 15th at 7pm at Cullen Central Park.

C. Chrus noted that she read all three reports and they all recommend designation and agree with staff about relocating the buildings on Cullen Park property as they have all been moved before. The synopsis at the end of the report reviews the properties against Ontario Regulation 9/06 of the Ontario Heritage Act and is helpful in reading the review.

Station Gallery – roof replacement

C. Chrus noted that she will update the Committee by email this week as she wasn't able to speak with staff prior to the meeting.

Plaques for 75 Baldwin St

Councillor Pitchforth declared a conflict and left the room at 7:58pm.

R. McDonnell noted that it will take a little bit longer than usual to install the plaque on the pole as he has to modify the pole. The Committee/Town paid for several poles which want to be used up; after they have all been used new poles will be ordered with each plaque.

C. Chrus informed the Committee that she delivered the plaque to 4 Cassels Rd W.

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Councillor Pitchforth re-entered the room at 8:00pm.

C. Chrus noted that she had a phone conversation with the new owners of 616 King St and they were concerned about the heritage plaque located on their house. The owners discussed the possibility of wanting a pole mounted plaque.

R. McDonnell noted that before the next LACAC meeting he will meet with the owners of 616 King Street to see why they want a pole mount. He visited the house and the plaque still looks good, but believes the complaint will be about the cracked wood the plaque sits on. He noted that the Committee's policy is that they will deal with existing plaques on a plaque-by-plaque basis.

S. Gusterson asked about the plaque at 42 Cassels Rd E.

C. Chrus noted she did not see it installed in the front garden but will follow up with the owners.

d. Brooklin Heritage Conservation District (HCD)

79 Baldwin Street

M. Clayton noted that Committee Members conducted a site visit and the owner has since received two quotes for window replacement on the second floor.

C. Chrus noted that the owner was unable to attend the meeting, and the two suppliers are Shaw Windows & Doors Ltd. and Barr's Roofing Siding & Sheet Metal. C. Chrus asked if S. Gusterson knew more about the details of the designs and handed him the material to review.

S. Gusterson noted that it was a diamond pattern as opposed to the square pattern the windows currently have.

R. McDonnell asked if the frames were made of wood or vinyl.

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S. Gusterson noted the quote does not address the materials.

R. McDonnell noted that the existing windows are not original but are made of wood with lead panes.

C. Chrus added that the owner applied for a Façade Grant for up to \$5,000, and the owner will need a recommendation from the Committee members in order to proceed with this project as the property is located within the Brooklin HCD. The owner preferred the Shaw windows as they complimented the house better.

S. Gusterson noted that he could follow up with the window supplier to see if the quote is for vinyl or wood windows.

P. McPherson entered at the room 8:12pm.

C. Chrus read out J. Ecker's comments on the windows, which stated that he did not like the look of vinyl windows.

M. Clayton noted that S. Gusterson and C. Chrus can email the Committee with the results of the materials.

e. Demolition

601 Rossland Rd E (Courthouse)

M. Clayton informed the Committee that the letter from LACAC was received by Council at the June 7th meeting.

Councillor Pitchforth noted the letter was entered by the Clerk on behalf of LACAC to Council. Councillor Mitchell said he had been in contact with the Region and he was sent information about this property. In 2002 and 2003 Council had approved the demolition of this building but it never came to LACAC, and the Region referenced that there were internal discussions with Town staff.

C. Chrus read from the note from Glen Kippen, the Director of Support Services at the Region of Durham, about the report from

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2002 and 2003 when the demolition was approved.

M. Clayton noted that there was not any discussion in the Committee at this time about the demolition.

C. Chrus read the email from the Mayor to Garry Cubitt, CAO of the Region of Durham, which went out June 8th concerning the demolition permit.

M. McDonnell noted that the building is not designated, and there is a demolition process the Region can follow. The Town is obligated to move forward with processing the permit.

M. Clayton referenced an article in the Toronto Star about Brantford and the demolition of older buildings that is currently occurring there. M. Clayton believes it is not out of line to delay the demolition permit and consider doing a Feasibility Assessment concerning adaptable reuse of the Regional Courthouse building.

C. Chrus noted that B. Short asked the Region for an Architectural and Cultural report but received a response back saying they have not considered this.

M. McDonnell noted that there should be documentation on historical and architectural significance.

M. Clayton noted that a building does not have to be old to be considered significant. The 1960s style of architecture may not be regarded well by some, but there is concern that this style of building may be lost completely if demolition continues. The Regional Courthouse building is an excellent example of the architecture of that time.

Councillor Pitchforth said at the next Regional Council meeting Town Councillors will be speaking on behalf of LACAC's letter. Councillor Pitchforth suggested LACAC could send a letter to the Mayor and Regional Councillors having them request an Architectural and Cultural Report.

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V. Santamaura asked if the tender for demolition has been issued.

M. McDonnell said that her understanding was that the tender will be issued before the end of June.

V. Santamaura asked if the letter should be circulated to Architectural Conservancy of Ontario to gain their comments.

M. McDonnell noted that this building has not been identified as significant and this could be difficult to gain their comments.

M. Clayton noted that LACAC is an advisory Committee to Council.

R. McDonnell noted that this issue brings up how important the Heritage Register is, and how it must to be kept up to date.

M. Clayton noted that the Architectural Conservancy of Ontario could come speak at a LACAC meeting and advise on the merits of these newer buildings.

L. Jeffreys noted that the R. A. Senate School at 300 King Street is closing, and asked the Committee members if they had any information on this closing.

B. Winter added that the school was built in 1920 and opened in 1921, and it is the oldest school building still in use as a school in Whitby.

C. Chrus noted that the R. A. Senate building is in the inventory and listed as 'significant'.

M. Clayton noted that there is a process the School Board has to follow to rid itself of surplus properties. There are three steps in total before selling the property out right. It is often taken over by another school or community group.

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76 Queen Street

C. Chrus noted that she has signed off on the demolition permit.

f. Ongoing Applications

Stockworth Developments

V. Santamaura declared a conflict and left room at 8:46pm.

C. Chrus shared the site plans and elevations with the Committee members. It had been circulated through email and comments had been received from K. Hull on the site plans. C. Chrus gave an overview of the site plans to the Committee. The Site Plan is expected to go to the Planning and Development Committee in August.

R. McDonnell wondered if the road accesses have been granted or will they need to be approved by Council then the Ministry of Transportation.

C. Chrus noted that they have been working with MTO.

L. Jeffreys asked how tall Block D is in relation to the tower in Block C.

S. Gusterson noted that Block D is 39 ft.

R. McDonnell asked if there was a by-law or height limit on towers.

C. Chrus noted that the height is recommended at 3 storeys in the district.

R. McDonnell said the tower is taller than this recommendation.

M. Clayton noted that the tower in Block C does not fit in with the Brooklin Village feeling. In the heritage review provided by the applicant it states that this tower is inspired by the one at Cullen

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Gardens, which is not relevant to Brooklin. This area is a gateway to Brooklin and this tower does not draw you into the district.

S. Gusterson asked if there was a schedule for materials being used.

C. Chrus noted there was not a schedule for materials yet.

M. McDonnell noted that the Committee should consider the Heritage Conservation District Plan when reviewing the Site Plan Application.

M. Clayton added that this is the southern gateway to downtown Brooklin. M. Clayton read excerpts from the Brooklin HCD Plan, referencing pages 90-93 and 96-97.

P. McPherson noted that there was a mix of different architectural styles being represented in the Site Plan.

M. McDonnell noted that the Planning Department will require comments from LACAC. The Committee should think about this site plan in terms of what it accomplishes and what it does not accomplish. M. McDonnell added that there may not be time to cover it in this meeting.

Councillor Pitchforth noted that Committee members may want to go away and think about the Site Plan as it is a large project in Brooklin. Council needs and appreciates advice from the Committee.

M. Clayton noted that there should be a special meeting between now and the next LACAC meeting in July to deal with this application.

C. Chrus will email out some dates and set up a Special Meeting to review this application.

M. Clayton asked that the Committee look at the HCD guidelines concerning streetscape and look at the massing of the buildings as a solid block, specifically Block C.

This ongoing application will be deferred for a special meeting.

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V. Santamaura re-entered the room at 9:11pm.

6. Other Business

a. Report on Heritage Permit Folder

C. Chrus sent out a draft to the Committee of the Heritage Permit Application form, and will send out the report at the end of the week once it is available on-line.

b. Doctor's Residence (700 Gordon St)

C. Chrus conducted a site visit May 26th and the windows were still not boarded up. John Taylor followed up with the owner by phone and may need to use the letter of credit to get the windows boarded.

7. Correspondence

C. Chrus noted that Whitby in Bloom is competing in the National level of Communities in Bloom this year and handed out a pamphlet about the Front Yard Garden challenge.

C. Chrus handed out the CHCO newsletter to the Committee members.

M. Clayton noted that there was an article in the Toronto Star about 204 Beech Ave. which discussed buying a home with the intent to demolish it to address accessibility issues.

8. Next Meeting

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

"The next meeting of the LACAC Heritage Whitby will be held on Tuesday July 13th, 2010 in Committee Room #1 at 7:00 p.m."

CARRIED

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9. Adjournment

Moved by: P. McPherson
Seconded by: V. Santamaura

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

CARRIED