

**Minutes of the Local Architectural Conservation Advisory Committee
Heritage Whitby held on Tuesday, May 12th, 2009, 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 (for part of the meeting)
John Ecker
Rita Edgell
Steve Gusterson
Larry Jeffreys
Rick McDonnell
Pam McPherson
Councillor Sue Pitchforth
Brian Winter

Also Present:

Christy Chrus, Secretary/Treasurer
Caitlin Graup, Summer Student

Regrets:

Thomas Marshall-Nicol
Maria McDonnell, Manager Downtown Development
Bob Ashby
Jean Pierre Leguerrier

1. Welcome

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

2. Declaration of Interest

No members declared a conflict of interest for any items on the agenda.

3. Adoption of Minutes

The Minutes of the April 15th LACAC Heritage Whitby Meeting were distributed and reviewed.

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

“That the Minutes of the April 15th meeting of the Town of Whitby LACAC Heritage Whitby be adopted.”

CARRIED

4. Sub-Committee Update

a. Special Events

Doors Open Whitby 2009 (May 2nd)

M. Clayton stated that this years Doors Open was a very successful event. The Doors Open Committee has decided to hold an event again next year on the first weekend of May (May 1st 2010). She also noted that there is a report going to the Planning and Development Committee meeting in June to get Council’s approval to continue on with the event. The final tally was approximately 2,500 visits.

Brooklin Spring Fair (June 4th to 7th)

M. Clayton noted that LACAC is planning on doing a display of the early years of the fair (pre-1910).

B. Winter noted that there were fairs starting in the 1850s, but there wasn’t one every year and there could be limited coverage on such events.

C. Graup will do a display with photos from B. Winter’s archives.

C. Graup, M. Clayton and B. Winter decided to meet on Thursday May 21st, at 2pm at the archives to find photos for the display.

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M. Clayton noted that information from Audrey Young's Brooklin Spring Fair (BSF) Scrapbook could be used.

C. Chrus noted that we will have to check with A. Young to see if it is okay to use information from her scrapbook.

M. Clayton noted that we should also check with the BSF Committee in regards to the materials used in LACAC's display, to make sure that there is no overlap.

LACAC will have a booth on Saturday and Sunday (10am-1pm and 1pm-4pm shifts) at the fair. S. Gusterson and R. McDonnell noted they could volunteer on Saturday. R. Edgell noted she could volunteer on Sunday.

C. Graup will send out a sign-up sheet for volunteer shifts.

County Town Carnival (June 27th)

There was no new information to report.

Harbour Days (July 24th - 25th)

There was no new information to report.

Harvest Festival (September 12th)

There was no new information to report.

Heritage Day (September 19th)

There was no information to report.

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b. Communications / Public Awareness

LACAC Link Spring 2009 Issue

C. Graup distributed copies of the new layout she worked on for the Committee members to review.

R. McDonnell suggested putting the Centennial Building on the front of the new layout.

The Committee members agreed that they liked the new layout and will send articles to C. Graup for inclusion.

S. Pitchforth suggested emailing the newsletter out in PDF format.

c. Designation

4 Cassels Road West

B. Winter to write the wording for the plaque.

121 Brock St N & 319 Dunlop St W Architectural Reports

C. Chrus handed out the Architectural reports submitted by ERA Architects Inc.

R. McDonnell suggested the Committee meet on Wednesday May 27th at 7 pm, at 121 Brock St N for an assessment of the building. R. McDonnell to notify B. Ashby.

Station Gallery Re-designation

C. Chrus noted that C. Graup has drafted a report to go to the Planning and Development Committee meeting in mid-June for re-designation of the Station Gallery. Once R. Short has approved the report, a copy will be sent to the Committee for review.

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508 Byron St S

S. Gusterson noted that several Committee members met with the owners of the Serbian Sremac Orthodox Church and discussed some options. S. Gusterson stated that Option A (the belfry tower) would be most desirable, however is not sure if the Church can afford it. He added that the Church may not be able to construct Option A with the proper materials as being recommended by LACAC. Therefore, the Committee has also discussed Option B which is simply the construction of a dome which would be less expensive.

R. McDonnell noted that the Committee should support the Church's decision, however notes that LACAC's objective is to ultimately preserve the heritage of the Town and this should not be compromised. He noted his concern with Option B as he feels that the Church may ultimately choose this option which he believes is not in keeping with the intent of the designation of the building.

S. Gusterson noted that information should be gathered with regards to the budget, cost of project and building materials.

M. Clayton stated that if the Church doesn't do anything, the tower will ultimately deteriorate and may be worse than the present situation.

Moved by: R. McDonnell

Seconded by: R. Edgell

"That the Committee provide the Church with Preferred Solution Option A as per S. Gusterson's outline (i.e. replacement of belfry tower), to eliminate the Option B paragraph (i.e. dome concept), and to request the Church's proposed timeline to be attached to the report."

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Preferred Solution

The Committee recommends the design that incorporates a new upper “belfry” topped by a copper clad dome.

Assumptions:

- The structural elements required to withstand the loads imposed on and by the dome are separate of the construction of the façade infill.

The Committee recommends that the façade of the new upper belfry be in masonry of a colour and type that is sympathetic to the original structure in a design that is also sympathetic. A full brick veneer on conventional wall construction may be a consideration of the owners. The Committee would not recommend façade in:

- Exposed wood
- Metal siding
- Exterior Insulation and Finish System (E.I.F.S.)
- Conventional stucco
- Sheet applied thin masonry veneer (brick slices)

The Committee also offers for consideration to the owners that it may be prudent to make the new upper belfry portion of the structure weather tight with clear tempered single glazing in lieu of the present open design. This may obviate the requirements of a poured concrete slab; interior waterproofing and drainage of the interior.

Plaques

R. McDonnell asked if staff could look into the status of some outstanding plaques for designated heritage properties.

C. Chrus stated that she has started research on this item and

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would like to meet with R. McDonnell to discuss further.

C. Chrus and R. McDonnell will report back at the next meeting.

d. Demolitions

There was no information to report.

e. Ongoing Applications

NE Corner Brock and Rossland

C. Chrus noted that the Committee should report on their preferred option(s) regarding the proposed development at the North East corner of Brock and Rossland. The Committee should put forward a recommendation to the Planning and Development Committee regarding what should be done with the house.

S. Pitchforth noted that the Developer was very reasonable and willing to work with the Committee to save as much of the structure as possible.

C. Chrus noted that parts of the structure (i.e. Limestone) could be incorporated into the 'lobby' area of the proposed condo building.

J. Ecker noted that the Committee should present the Developer with the Committee's 'vision' for the preservation of the building (i.e. reusing various structural elements of the building).

C. Chrus stated that the Committee should meet and prepare a recommendation similar to the one for the Serbian Church proposal. This will be included in the Recommendation Report to the Planning and Development Committee.

L. Jeffrey, J. Ecker, R. McDonnell, M. Clayton and B. Ashby should meet to discuss options.

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C. Chrus noted she would send an email to coordinate a meeting.

6. Other Business

a. Brooklin Downtown Development Steering Committee

C. Chrus meant to review the following information at the meeting with the Committee members. The Brooklin Downtown Development Steering Committee has recommended to Council on allocating \$1,000.00 to complete the Brooklin Landmark Square Plaque and \$11,500.00 to develop Brooklin Heritage Conservation District Signage. This money will be coming from the Downtown Capital Reserve funds. The Downtown Development Office is in the process of preparing a report to the Planning and Development Committee on the allocation of this money. C. Chrus will keep the Committee posted on what does get approved by Council.

b. Brooklin Heritage Conservation District

38 Baldwin St (Pepperberries)

C. Chrus noted that this property is for sale and another restaurant has put an offer on the property and has had an initial site plan meeting with the Town. This property is located in the Heritage Conservation District (HCD). C. Chrus stated that the new restaurant is high-end and has two other locations, (Al Dente's in Pickering and Markham). C. Chrus also noted that before anything happens, a formal site plan will be submitted.

c. Inventory Review

J. Ecker reviewed an email M. Clayton sent him regarding the need to review buildings / homes that are located on larger lots which may be purchased for development.

C. Chrus noted that C. Graup will be working on creating a

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Formal Heritage Registry, and that the second summer student Braiden Goodchild will be working on creating a list of sites that may be used for potential development (i.e. 407 Corridor). C. Chrus noted that C. Graup and Committee members could assess buildings throughout the summer to note whether they should be included in the Formal Registry.

C. Chrus and C. Graup to work on a timeline for this project.

d. Whitby In Bloom Display

C. Graup showed the Committee the display she made for the Whitby In Bloom launch.

The Committee thought the display was quite well done and thanked Caitlin for her work.

e. Official Plan Review – Public Workshop

C. Chrus noted that she sent out a couple of documents to the Committee which were distributed at the workshop for the Official Plan Intensification Strategy. C. Chrus stated that Committee members should email M. Clayton their comments and that she will submit a formal version to the Long Range Planning Department on behalf of LACAC Heritage Whitby. C. Chrus noted that she will send out a reminder regarding this item.

f. Status of Thomas Marshall-Nicol

M. Clayton noted that she has been in touch with T. Marshall-Nicol and he informed her that his work schedule has been very busy. He will hopefully be able to attend meetings again by September.

g. Cullen Master Plan

S. Pitchforth noted that at the Council meeting last night, Community and Marketing Services report Item CMS 21-09

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regarding the Cullen Central Park Master Plan, Phase 4, Development Strategy was reviewed by Council who approved various recommendations.

R. McDonnell noted that the original recommendation was that the property that faces Taunton Rd. would be redeveloped and sold or leased, and that the buildings would be sold except for the Lynde House. It was recommended that the Lynde House remain as a Town owned building. There was some discussion that the Lynde House may be used as a museum and that the Town would contact the Whitby Historical Society to have further discussions on this idea.

S. Pitchforth noted that various gardening groups and community groups may also be contacted with regard to maintaining the gardens at Cullen Park.

h. Ringwood House

S. Pitchforth noted that at the Mayor's Town Hall meeting, someone acting on behalf of the new owners of the property announced publicly that the new owners would like to gift the Ringwood house to the Town in its current state and the Town would have to move the house to a new location. The Town solicitor has been asked to follow up with the owners of Ringwood.

7. Correspondence

a. LACAC Heritage Whitby By-law

C. Chrus distributed copies of the approved By-law.

b. Old Home Expo Tickets

C. Chrus handed out 2 for 1 tickets for the Old Home Expo. It will take place on May 23rd and 24th on Dundas Street in Oakville, from 9am-5pm, \$10 admission.

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8. Next Meeting

Moved by: R. Edgell
Second by: P. McPherson

“The next meeting of LACAC Heritage Whitby will be held on June 9th, 2009 in Committee Room #1 at 7:00 p.m.”

CARRIED

9. Adjournment

Moved by: P. McPherson
Seconded by: R. McDonnell

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

CARRIED