

Minutes of LACAC Heritage Whitby held on Wednesday, September 9th, 2009, at the hour of 7:00 p.m. in Committee Room #1, Whitby Municipal Building.

LACAC Heritage Whitby Members Present:

Margaret Clayton, Chair
John Ecker
Rita Edgell
Jean Pierre Leguerrier
Rick McDonnell
Pam McPherson
Councillor Sue Pitchforth

Also Present:

Christy Chrus, Secretary/Treasurer
Maria McDonnell, Manager of Downtown Development

Regrets:

Bob Ashby
Steve Gusterson
Larry Jeffreys
Thomas Marshall-Nicol
Brian Winter

Guests:

Darlene Proudfoot, Senior Environmental Planner, MTO
Fern Mackenzie, Senior Architectural Historian, URS Canada Inc.

1. Welcome

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

2. Declaration of Interest

S. Pitchforth noted she has a conflict of interest with 75 Baldwin Street.

3. Adoption of Minutes

The Minutes of the August 11th LACAC Heritage Whitby Meeting

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were distributed and reviewed.

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

“That the Minutes of the August 11th meeting of the Town of Whitby LACAC Heritage Whitby be adopted as presented.”

CARRIED

4. 407 East EA Project Team Presentation

M. Clayton welcomed members from the 407 East EA Project Team to the meeting.

Darlene Proudfoot introduced herself as the Senior Environmental Planner for the 407 East EA Project Team.

Fern Mackenzie introduced herself as the heritage consultant working on the project. She conducts research and fieldwork on the built heritage properties and assists in determining whether or not the properties will be considered as Cultural Heritage Resources.

Overview of Project

D. Proudfoot stated that they have submitted the EA document to the Province and it is going through a 7 week review period. The public is able to comment on the document until October 16th. The public submissions are sent to the MOE for review. After this time, MOE prepares a follow up report which will go out again for public review around mid-November. In April of 2010, MTO is expecting the final document to be submitted for review by the Minister. In terms of timing of EA approval, they are aiming for Spring 2010 with anticipated project completion of the route by 2013. There is approximately 50km of highway and transitway and two links to be constructed.

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D. Proudfoot informed the Committee that the majority of the information on heritage properties can be found in the Impact Assessment document as well as in the Appendices.

S. Pitchforth noted that she has viewed a video of the proposed route as if you were driving it once it has been constructed. She noted that this might be a good piece of information for the Committee to review.

D. Proudfoot noted that she can provide us information on this CD.

How Information was Collected

F. Mackenzie noted that initially they did a windshield survey from the road in order to see the types of buildings that could have potential heritage significance. More detailed work began afterwards where they checked heritage listings and designated buildings through municipal heritage inventories and registers. They also looked for those properties that may be considered a “jewel in the rough”. Once the route was established they have broadened their research and collected more details about the properties through local archives. They are also beginning to evaluate the properties against the criteria under the Ontario Heritage Act (i.e. Regulation 9/06). Finally, they have begun to complete Cultural Heritage Evaluation Reports (CHER), which include checking ownership information through the land registry office, sorting old photos and speaking to the local archives and homeowners.

They are now doing CHER reports for 6400 Halls Road (Royal Rogers House), 1155 Halls Rd (James Wilson House) and 980 Winchester Rd W (Edward McBrien House). They are beginning to identify persons of interest in the community, architectural significance, landmarks and other relevant historical information. They are also looking for community input. The ones that are of primary concern to the community they will take seriously. The James Almond House was noted from this Whitby LACAC as being important.

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S. Pitchforth asked what will happen if the house is deemed significant and meets the heritage criteria.

D. Proudfoot noted that it depends on what the CHER Report says. There could be salvageable materials, it could be deemed to be demolished or relocated if possible. In the past they have put homes up for sale but there would be certain requirements that would need to be met. They are in the process of developing a Built Heritage Strategy that will help further assess and describe this process. D. Proudfoot noted that MTO would put together the information on the home, they would advertise it for sale, bids would come in, and one of the requirements would be that the house be relocated to a serviced lot and that it can be moved if possible.

M. Clayton asked if there will be any consideration given to financial incentives / assistance from MTO.

D. Proudfoot stated that typically MTO doesn't provide financial assistance. She stated that it would need to be a Provincially significant building in order for any considerations to be given to this.

J.P. Leguerrier noted that possibly the Ministry of Culture may be of assistance in this regard.

P. McPherson asked if all of the land will be used for the highway.

D. Proudfoot stated that the land in the right of way will be used for such things as storm water ponds, storage sheds, landscaping.

P. McPherson asked if there was any possibility of keeping houses for a landmark feature if it is located out of the main highway portion of the road.

D. Proudfoot noted that this would be challenging as there would need to be access to it for maintenance purposes, and whether or not it would need to continue to be serviced.

P. McPherson asked about what will happen to the Almond cemetery.

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F. Mackenzie noted that they will need to locate the shafts of the graves and see how it will impact the footprint. Currently the cemetery is out of the right of way.

R. McDonnell asked if the Province has ever been involved in a land swap scenario whereby the Province would give the property owner a piece of land to relocate the house.

D. Proudfoot noted that she hasn't recalled that happening in her area which is central region of Ontario.

R. McDonnell asked if the Province foresees a heritage village for these heritage homes.

D. Proudfoot stated that she's not sure if this is a possibility and / or practical from the Province's perspective as the highway will be extending across five different municipalities.

Amicable Purchasing

D. Proudfoot stated that the Province is going through this process currently where there is a willing property owner who will sell their land to MTO.

Disruption / Displacement

S. Pitchforth asked what may happen with properties that are not directly impacted by the 407 but would ultimately not be habitable for a residence.

F. Mackenzie noted that she is working on a similar type of situation elsewhere and one idea being circulated is the possibility of a different type of use (i.e. conference centre). This would qualify as a "Disruption". Other forms of disruption include noise, visual, traffic, or the property is close enough to feel the highway but far enough away to survive.

F. Mackenzie stated that whether it's relocated or demolished

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depends on how high it scores on the evaluation report. If a property does qualify as being of heritage significance, then there are factors on if it can be saved, if it can be moved, whether there is a willing buyer and site for relocation.

D. Proudfoot noted that if the house does have to be demolished, then they would give the municipality the documented information to keep.

M. McDonnell asked when there would be an opportunity to comment on the CHER documents.

D. Proudfoot noted that they are being proactive and doing a number of the CHERs currently as they have been able to acquire a number of properties. After the spring of 2010, there would be further opportunity to comment.

R. Edgell asked if there was any opportunity to add a plaque to commemorate the properties / buildings that were impacted.

D. Proudfoot noted that this is something to be considered.

Cultural Recording

J. Ecker asked what type of cultural recording they may be undertaking and if they have thought of doing any video recording.

F. Mackenzie stated that with the widening of Highway 7 they are in the process of taking photos and speaking to home owners but have not thought of doing any video recording. She noted that it doesn't fall within the scope of this project.

Landscape Features

J. Ecker asked when the landscaping plans will be completed.

D. Proudfoot noted that the landscaping enhancements are typically the last component of the project that is completed. She added that

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they may be able to accommodate additional features such as signage that is representative of the communities. These types of discussions can occur once MOE makes their decisions.

Demolition Permit

D. Proudfoot stated that as a higher level of government they are not required to get a demolition permit, but that the Town would become aware of this process.

Letters of Expropriation

D. Proudfoot noted that expropriation doesn't occur until after the EA process has been completed. This process could take up to nine months to complete as there are 500 properties in total that they need to acquire.

R. Edgell asked if the homes will be protected if they are left vacant.

D. Proudfoot stated that it depends on the property. For the most part they will cut the grass and the heating stays on at a minimum, however, some have been boarded up.

M. Clayton thanked D. Proudfoot and F. Mackenzie for their time and noted that the information they provided was very useful.

M. Clayton noted that it would be nice to send a thank you letter to both of them.

5. Sub-Committee Update

a. Special Events

R. McDonnell asked about the possibility of having a street banner for various events.

M. McDonnell stated that this item is fairly costly and depending

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on the road it goes across, certain permissions are required (i.e. Regional Road – Regional approval).

Doors Open Whitby 2010

M. Clayton stated that the first meeting after the summer break is next week.

M. McDonnell asked if there were any new advertising that may be needed.

M. Clayton noted that the Committee would like to include the large white signs for next year if possible.

Harvest Festival (September 12th)

M. Clayton noted that R. McDonnell and R. Edgell are volunteering for the morning shift, and M. McDonnell and C. Chrus are volunteering for the day.

Heritage Day (September 19th)

M. Clayton stated that herself and M. McDonnell can volunteer for the afternoon on Heritage Day while R. Edgell and R. McDonnell have volunteered for the morning shift.

b. Communications / Public Awareness

LACAC Link Fall 2009 Issue

The fall 2009 edition was distributed and will be made available for both Harvest Festival and Heritage Day.

c. Designation

20 Cassels Road East

C. Chrus informed the Committee that the owner of the property

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had some major issues with her contractor as he didn't get the necessary building permits and demolished the north addition of her house which was not slated to be demolished. Therefore, the owner has hired another contractor to fix the situation and requires LACAC review as the property is located within the HCD.

C. Chrus presented the plans and noted that the skylights were being proposed on the east roof of the addition.

R. McDonnell voiced his concerns with the skylights being visible from the street as he believes it is not in keeping with a heritage feel.

Moved by: R. McDonnell
Seconded by: J. P. Leguerrier

"The Committee approves the proposed drawings for 20 Cassels Road East. The Committee recommends that the proposed skylights be placed on the west side of the addition so that they are not visible from Pearl Street."

319 Dunlop Street West

C. Chrus noted that the Committee did the evaluation of the property and it passed. However the homeowner has since emailed to voice his concerns about going through with the designation. His concerns include the higher costs for maintenance of a heritage home, the need to obtain LACAC's approval to do any work on the home, and the lack of any financial (tax) incentives. C. Chrus noted that she isn't sure if the homeowner would like to go ahead with designation and she isn't sure what other information she can provide him.

R. McDonnell noted that we should respond with a letter noting that the research indicates that real estate values in general have had no negative impact on heritage properties and that there is currently nothing in place at this time for a tax incentive however

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it is always under consideration.

J. Ecker added that we should include a comment that it is evident from the evaluation that there is pride of ownership in your property and that if you wish to pursue this matter further, we can talk about it again in the spring.

Notice of Intent for Station Gallery / 75 Baldwin St

C. Chrus noted that the last day of appeal is this Friday September 11th for both properties. If there are no appeals, staff will bring forward the designation by-law to Council.

Designation By-laws

C. Chrus noted that she has sent the legal descriptions to the Land Registry office and once that information is received, she will bring the by-laws forward to Council.

Photos of LACAC Heritage Plaques

J. Ecker stated that he has taken about 20 photos of the rural properties and was able to show them to the Committee members.

R. McDonnell commended J. Ecker for doing an excellent job and the added effort of including the architectural details is a bonus.

Heritage Register

M. Clayton noted that they are reviewing what other municipalities are doing in Oakville, Kitchener and Burlington.

C. Chrus noted that one option being discussed is the possibility of hiring a consultant to do the main legwork for the non-designated properties. Staff will be providing options for Council to review in an upcoming report.

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R. McDonnell asked if LACAC and staff would be developing the process for including non-designated properties on the register or would it be through the consultant.

C. Chrus noted that she believes the Town / LACAC would develop the process.

d. Demolitions

There was nothing new to report.

e. Ongoing Applications

38 Baldwin Street

C. Chrus noted she has contacted the consultant working on behalf of the owners about the type of material and colours they will be using. The consultant noted that the final architectural drawings will be completed around September 20th and that the owners should bring forward the materials for review at this time as he will be able to provide the specifications.

Stockworth Developments Proposal

C. Chrus noted the public information meeting is scheduled for September 28th.

6. Other Business

a. Downtown Development Steering Committees

Nothing new to report.

b. Brooklin Heritage Conservation District

Nothing new to report.

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c. Regional Heritage Conference

C. Chrus stated that the date has been set out for November 14th 1pm – 4pm. The ad has also been sent to the various municipal heritage committees and staff members asking that they respond by October 30th.

7. Correspondence

Camp X Letter

M. Clayton noted that a letter was received back from the Monuments Board of Canada for Camp X designation.

National Heritage Conference

C. Chrus asked if anyone would be able to attend a national Heritage Conference being held from September 24 – 26th at the Royal Fairmount Hotel in Toronto. She will send an email link noting the conference details.

8. Next Meeting

Moved by: J. Ecker
Second by: J.P. Leguerrier

“The next meeting of LACAC Heritage Whitby will be held on Wednesday October 14th, 2009 in Committee Room #1 at 7:00 p.m.”

CARRIED

9. Adjournment

Moved by: J. Ecker
Seconded by: R. Edgell

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

CARRIED