



planning for heritage
and established
residential
neighbourhoods

draft

policy discussion paper

November 2011

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note:

This draft policy discussion paper has been prepared to provide context, stimulate discussion and allow for comment by council, agencies and the public.

A draft direction in a policy discussion paper is a proposal to modify or enhance existing official plan content or propose new official plan content. The draft directions do not necessarily represent the position of the Town of Whitby or changes that may be considered to the official plan.

author:

This policy discussion paper has been prepared for the Town of Whitby by Meridian Planning Consultants with the assistance of GLPi and Unterman McPhail Associates.



GLPi

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1.0 INTRODUCTION

An Official Plan is a general land use guide which is intended to provide Council with the basis for making decisions on development applications, changes in land use and community improvements. As set out in the Overview Paper, the Whitby Official Plan Review was initiated in 2007 and in addition to considering changes to Provincial and Regional policy as is required by the *Planning Act*, the Official Plan Review process provides the Town of Whitby with an opportunity to:

1. Re-inforce a number of key policies in the current Official Plan that have worked well and supported desirable development in the right places;
2. Incorporate new policies in the Official Plan that reflect society's desire to foster and encourage the establishment of both a healthy and complete community in Whitby; and,
3. Incorporate new policies on sustainable development that strike a balance between competing environmental, social and economic interests in order to ensure a high quality of life for future generations in Whitby.

The overall intent of the above has at its core the desire to enhance the quality of life for Whitby residents and establishing a very desirable community where residents can live, work and play. It is on this basis that the 'opportunities' identified above are the principal goals of the current Whitby Official Plan Review.

This Policy Paper is about planning for the protection of the Town's heritage properties and areas and the established residential neighbourhoods that exist within the Town of Whitby. The built heritage of any community is a reflection of the community's past and is often found in neighbourhoods that are clustered near the downtown of any community and which represent a time in the community's past. These neighbourhoods are often under pressure for development and redevelopment because of their location, character and history.

In response to these pressures, the Province enacted the Ontario Heritage Act to establish a process whereby buildings that had historical significance could be listed or designated for protection. The Ontario Heritage Act also permits municipalities to prepare Heritage Conservation District Plans for an area where there a number of built heritage properties and an established character. The Town has one such Heritage District Conservation Plan in downtown Brooklin.

The intent of this Policy Paper is to review the built heritage policies of the Provincial, Regional and local levels and make recommendations on how the Town's policy framework can or should be enhanced. This review is being undertaken because a municipality's history and the story that history tells is a key defining element of what makes up a community and in our opinion, any complete community should also contain areas that are a reflection of the community's past.

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This Policy Paper also discusses established residential neighbourhoods, which are older neighbourhoods in the Town that may or may not have properties or buildings of historical significance, but are considered to be established because of their built form, history, location or character. Given that Provincial policy currently directs that municipalities plan for the intensification of existing built up areas, these types of neighbourhoods have come under more pressure in recent years throughout the Greater Toronto Area for development and redevelopment, which may range from infilling in the form of creating one new lot to the development of townhouses in a neighbourhood that is the site of predominantly single detached dwellings.

2.0 PROTECTING BUILT HERITAGE

2.1 INTRODUCTION

As noted in the Ministry of Tourism and Culture's Designating Heritage Properties guide, "*our cultural heritage is what we value from the past, and what we want to preserve for future generations*". Whitby is characterized by a variety of important cultural and heritage resources and features that are unique to the area and help to tell the story of the community. People, places, character and history also help to define a community, create a 'sense of place' and contribute to community pride.

As defined by the Provincial Policy Statement, built heritage resources means: "*one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions*".

According to the Ministry of Tourism and Culture's Heritage Property Evaluation guide, cultural heritage properties include:

- Residential, commercial, institutional, agricultural or industrial buildings;
- Monuments, such as a cenotaph, public art or a statue;
- Structures, such as a water tower, culvert, fence or bridge;
- Natural features that have cultural heritage value or interest;
- Cemeteries, gravestones or cemetery markers;
- Cultural heritage landscapes;
- Spiritual sites;
- Building interiors;
- Ruins;
- Archaeological sites, including marine archaeology;
- Areas of archaeological potential; and,
- Built/immoveable fixture or chattel attached to real property.

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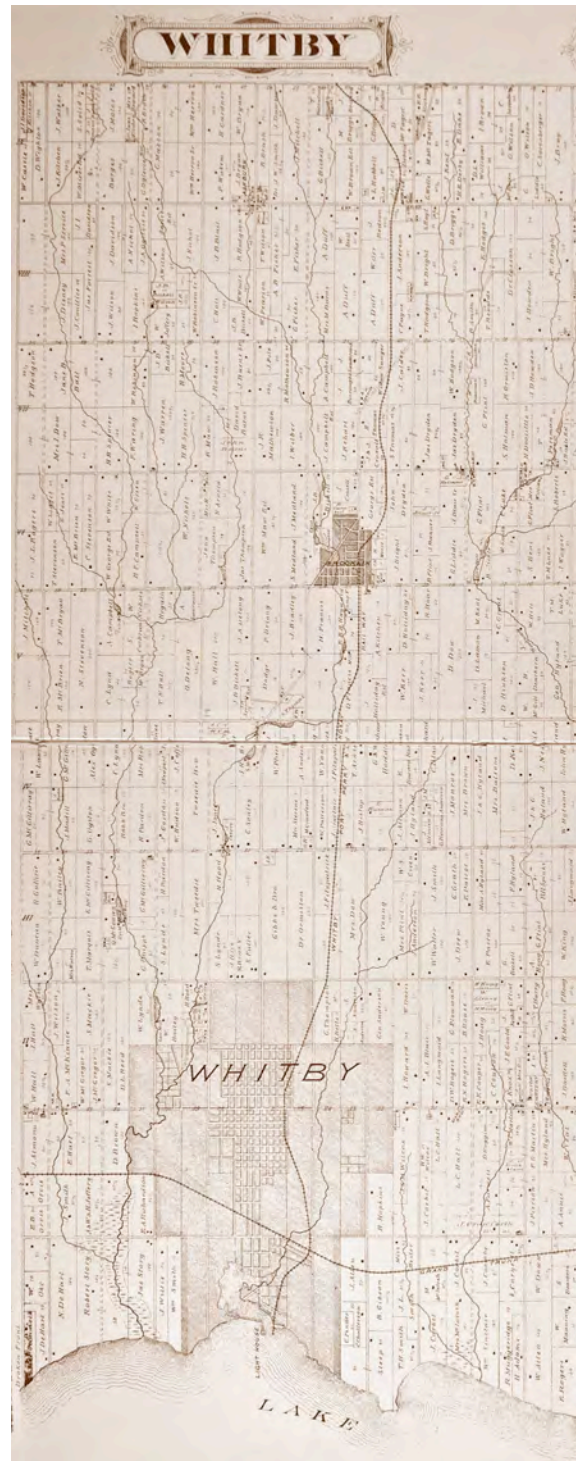
2.2 HERITAGE RESOURCES IN WHITBY

2.2.1 Overview

Whitby Township (now the Town of Whitby) was originally surveyed in 1792. It was not until the mid-1830s that a downtown core settlement was established. In the 1840s a road was built from Whitby Harbour to Lake Simcoe and Georgian Bay, to bring trade and settlement through the natural harbour to the communities to the north. The Town of Whitby was chosen as the seat of government for the newly formed County of Ontario in 1852, and incorporated in 1855.

The village of Brooklin has its settlement origins in the 1840s. It grew rapidly and by 1846 the population totaled 300 persons. A Post Office was established in 1847 along with the name Brooklin. By 1851 approximately 550 persons lived in the thriving settlement community that had hoped to be named the County Seat for the County of Whitby. In 1968, the Town of Whitby, village of Brooklin and Township of Whitby amalgamated to form the current municipality. Municipal boundaries were not changed during the 1974 formation of Durham Region.

Unterman McPhail Associates Heritage Resources Management Consultants was retained by Meridian Planning Consultants to provide expertise related to cultural heritage resource management within the Town's built up area. Their role was to make a series of recommendations on how the Town's policy framework can be enhanced as it relates to built heritage. The Town of Whitby has prepared a separate list of designated properties in the Whitby downtown and in Brooklin. The Town of Whitby has also prepared list titled, "*Whitby Significant Heritage Properties.*" These properties are



Whitby in the 1800's

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deemed to be significant cultural heritage resources within the Town, but are not designated under the OHA.

Whitby has also designated an area in the former village of Brooklin as a Heritage Conservation District (HCD) under Part V of the OHA. The delineated area comprises an aggregate of built heritage resources, new built form and the associated landscape context. It is important to distinguish between the two forms of municipal recognition for cultural heritage resources.

"Listed" is a term used for properties for which the Municipal Heritage Committee has adopted a recommendation to be included on the Inventory. The recommendations are generally based on criteria that relate to architecture, history, and neighbourhood context. Their inclusion on the Inventory is a clear statement that the Town of Whitby would like to see the heritage attributes of these properties preserved. Under the OHA, council endorsement of the inventory or registry of built heritage and cultural heritage landscapes provides statutory protection which relates to permit applications that would seek change to a heritage structure such as a building or demolition permit.

Properties that have been individually "designated" under Part IV of the Ontario Heritage Act (OHA), or are located within a HCD designated under Part V, are referred to as "designated". Designated properties are afforded protection under the OHA. Proposals for new construction, demolition, additions and alterations to a designated property require a Heritage Permit application. The intent of such permits is to ensure the conservation of the heritage attributes of designated properties and that alterations and additions are sympathetic to that heritage character.

Under Part V of the OHA, Council may choose to pass a bylaw to define an area within the municipality as an area to be examined for designation as a HCD. Such a by-law is subject to appeal to the Ontario Municipal Board. While the OHA does not require a study for the area, such an examination provides background to the historical, architectural and character defining features that make the area special. The OHA does require that a plan be prepared for the proposed HCD and that the plan contain:

- a. A statement of the objectives to be achieved in designating the area as a HCD,
- b. A statement of the cultural heritage value or interest of the HCD;
- c. A description of the heritage attributes and properties of the HCD;
- d. Policy statements, guidelines and procedures for achieving the HCD objectives and managing change in the HCD; and,
- e. A description of alterations that are minor and do not require a heritage permit.

2.2.2 Designated Properties

Currently there are forty-five (45) Part IV designated properties within the Built Boundary, forty (40) in Whitby proper and five (5) in Brooklin. There are a total of two hundred and seventy-four (274) listed properties in the Built Boundary, two hundred and

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eleven (211) in Whitby proper and sixty-three (63) in Brooklin. There are forty (40) Part IV designated properties in the older part of Whitby (not including Brooklin). The primary concentration of designated properties is located on Brock Street, Byron Street, Centre Street and King Street. These properties are listed in Appendix '1' to this Policy Paper.

It is noted that on September 26, 2011 the Planning and Development Department recommended in report PL 61-11 that a HCD study be prepared for Downtown Whitby. Appendix '3' to this Policy Paper identifies the proposed study area which is extensive.

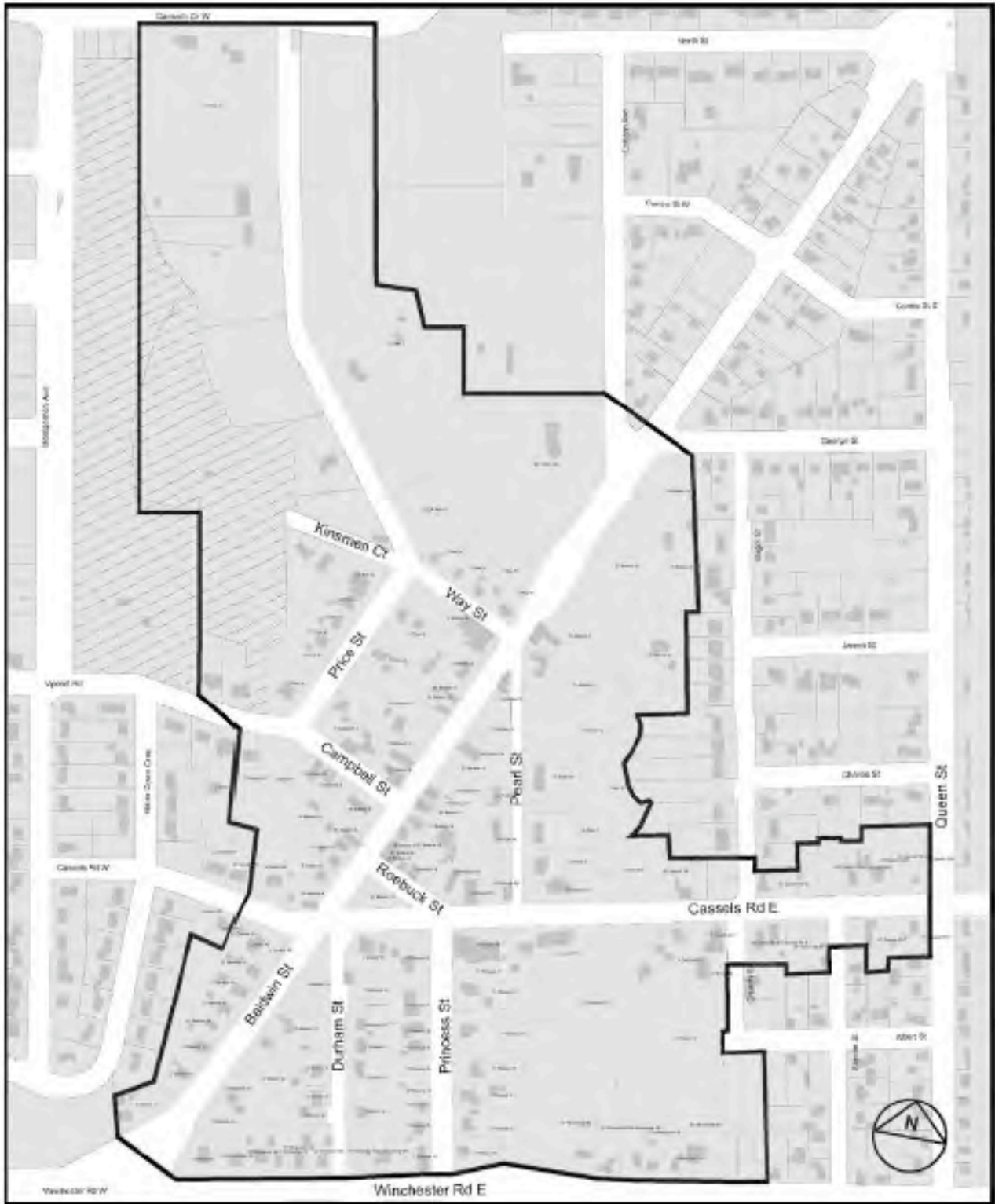
2.2.3 Significant Heritage Properties

The Town of Whitby list of Significant Heritage Properties comprises those built properties deemed of local historical and architectural significance. These properties are considered candidates for designation under Part IV or V of the *OHA*. The Town has identified two hundred and eleven (211) properties within the downtown area. (See Appendix '3') The Town of Whitby has identified through the Brooklin Significant Heritage Properties list a total of sixty-three (63) built heritage resources. While the majority are located in the Baldwin Street downtown core area and in the Brooklin HCD, this list also includes resources outside of the principal core area of Brooklin. (See Appendix '2')

2.2.4 Brooklin Heritage Conservation District

The Brooklin Heritage Conservation District Plan applies to lands shown on **Map 1**. The HCD boundary has an organic shape that incorporates the early subdivision layout, existing built heritage resources and open space along with streetscapes and viewsheds. It generally follows Baldwin Street from Winchester Road in the south to George Street in the north. The district extends northwest along Way Street terminating at Carnwith Drive East. The east boundary extends along Winchester Road to Church Street and further north on Bagot Street. Along Cassels Road, built heritage resources stretch from Baldwin Street in the west to Queen Street in the east.

Map 1: Brooklin Heritage Conservation District



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2.3 FACTORS THAT HAVE AN IMPACT ON BUILT HERITAGE POLICY IN WHITBY

2.3.1 Provincial Policy Framework

The Provincial Policy Statement (PPS) recognizes that the long-term prosperity of the Province depends on the protection of the natural heritage, water, and agricultural, mineral, **cultural and archaeological resources**. To further this goal, the PPS sets out policy direction for the protection of:

- Prime agricultural lands, with specialty crop areas given the highest priority for protection;
- Natural heritage features, including significant habitat of endangered and threatened species, significant wetlands, woodlands, valleylands, wildlife habitat and areas of natural and scientific interest;
- Water quality and quantity;
- Mineral aggregate resources; and,
- Significant built heritage resources and cultural heritage landscapes.

The following chart includes Section 2.6 of the PPS and the relevant definitions in the PPS that support this policy.

2.6	Cultural Heritage and Archaeology
2.6.1	Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
2.6.3	Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.
DEFINITIONS	
Adjacent lands: means b) for the purposes of policy 2.6.3, those lands contiguous to a <i>protected heritage property</i> or as otherwise defined in the municipal official plan.	
Built heritage resources: means one or more <i>significant</i> buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the <i>Ontario Heritage Act</i> , or listed by local, provincial or federal jurisdictions.	

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<p>Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.</p>
<p>Cultural heritage landscape: means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the <i>Ontario Heritage Act</i>; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.</p>
<p>Heritage attributes: means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a <i>protected heritage property</i>.</p>
<p>Protected heritage property: means real property designated under Parts IV, V or VI of the <i>Ontario Heritage Act</i>; heritage conservation easement property under Parts II or IV of the <i>Ontario Heritage Act</i>; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.</p>
<p>Significant: means</p> <p>g) in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.</p> <p>Criteria for determining significance for the resources identified in sections (c)-(g) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.</p> <p>While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.</p>

Criteria for determining significance for the resources identified in section (g) have been adopted by regulation under the OHA by the Province. Municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Where new construction is adjacent a designated property under Part IV or Part V of the OHA, the PPS requires that it be demonstrated that the heritage attributes of the designated property will be conserved. This enables a municipality to require that a Heritage Impact Assessment (HIA) be completed to measure the anticipated adverse impacts on the cultural heritage significance as a result of the proposed development.

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The Growth Plan for the Greater Golden Horseshoe (GGH) was prepared under the Places to Grow Act and provides a framework for implementing the Province's vision for building stronger prosperous communities by better managing growth in the region.

Like the PPS, the Growth Plan clearly indicates the importance of preserving resources in the region including cultural heritage sites. And while it is recognized that existing legislation like the Ontario Heritage Act and the PPS already provide a level of protection for cultural resources, the Growth Plan is intended to support and build on these initiatives.

Section 4.2.4 of the Growth Plan, entitled a Culture of Conservation, requires municipalities to develop and implement Official Plan policies and other strategies in support of conservation objectives including conservation of cultural heritage and archaeological resources where feasible, and this is especially important as built up areas are intensified.

2.3.2 Ontario Heritage Act

2.3.2.1 *Overview*

The Ontario Heritage Act (OHA) provides a range of policies and tools for the protection and preservation of cultural heritage resources across the Province. In 2005, the OHA was amended to provide stronger protection for cultural heritage resources.

Among these amendments, municipalities are now required to keep a Register of Heritage Properties within the municipality. This Register is to include all properties designated under the Act and may include properties that the Council of a municipality, after consultation with its heritage committee, considers may have heritage value but have not yet been designated under the Act. Demolitions on such properties included in the Register (often referred to as 'listed' properties) may not occur within 60 days of Council receiving notice of an application to demolish. This affords Council time to consider designation of the property under the Act.

Under the OHA, local municipalities can enact by-laws to designate buildings/structures and properties demonstrating cultural heritage value or interest. Through designation, municipalities are able to formally recognize and protect these important community resources.

Under Part IV of the OHA, it is a requirement that, if a municipal council intends to designate a property under the Act, the property must meet the prescribed criteria for designation, the Council must notify the property owner and the Council must have consulted with its heritage committee, if it has appointed one. The province has established designation criteria by regulation under the OHA. The municipal designation by-law must include a description of the property and a statement of the

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cultural heritage value or interest of the property and a description of its heritage attributes.

Under Part IV of the Act, municipalities may deny an application for demolition on a designated property. Such a denial is permanent, although the owner has the right to appeal such a refusal to the OMB which may grant the demolition or uphold the refusal. Council's decision on applications for alteration of a designated property may be referred to the Conservation Review Board (CRB) which issues a report back to the municipal council after holding a hearing. Council then reconsiders its decision in light of the CRB report. Council may or may not follow the recommendation of the CRB. Council's decision is final.

Part V of the OHA allows municipalities to designate, by by-law, areas or the entire municipality as a Heritage Conservation District (HCD) to recognize its significance and to protect against inappropriate construction, alterations or demolition. Municipalities must have policies in their Official Plan permitting HCD designation in all or part of the municipality. HCD's are commonly characterized by a:

- Concentration of heritage buildings/structures and sites, and cultural and natural landscapes;
- Framework of structured elements (e.g. topography/land form, water courses, street patterns, landmarks, intersections);
- Visual coherence through elements such as building scale and massing, materials, heights, etc. that convey a sense of time or place; and,
- Distinctiveness or uniqueness.

Benefits of designating an HCD include:

- Recognizing and maintaining a 'sense of place' and community character;
- Engaging and drawing on the knowledge of the community throughout the District Plan study process;
- Creating a 'vision' for the district and maintaining continuity and stability for the future;
- Encouraging investment by new and existing businesses; and,
- Promoting tourism in urban and rural areas.

A property designated under Part IV of the Act may be included within a HCD. However, if a property is only designated under Part V, the interior of a building on such a property may not be protected.

Section 40 of the Act allows a Council of a municipality to undertake a study of an area for the purpose of designating one or more heritage conservation districts. The study must examine the character and appearance of the area, recommend the geographic boundaries of the area to be designated, recommend objectives of the designation and

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content of a district plan, and recommend required changes to the municipality's Official Plan and by-laws. There is one such HCD in Whitby, and it applies to lands within Brooklin. A HCD study is about to be undertaken for Downtown Whitby.

A number of amendments were made to the OHA in 2005 with respect to the designation of HCD's including providing municipalities the ability to place an area into 'interim control' for up to 1 year while the appropriate study of the area is completed. During the interim control period, the municipality can limit or prohibit alterations, demolition and new construction. However, such by-laws may be appealed to the OMB.

The purpose of designating an HCD is to allow the municipality to direct and manage future change through a District Plan. A District Plan provides objectives, policies, guidelines and procedures for the protection, conservation and enhancement of a defined area. The District Plan must also include a description of the types of minor alterations permitted by property owners without obtaining a permit. Municipalities must ensure that development applications and public works undertakings are consistent with the District Plan.

The OHA requires municipalities to include policies in Official Plans relating to the establishment of HCDs. And in turn, Official Plans, Zoning By-laws and other relevant municipal documents must be updated to implement HCDs and District Plans. It should be noted that, if an Official Plan or Zoning By-law does not comply with the HCD plan, the HCD plan takes precedence. Section 41.2 of the Act prohibits a municipal council from undertaking any public work or passing any by-law that is contrary to the objectives of the HCD plan.

The Act includes time limits for Council to make its decision on applications to alter, demolish or remove on designated properties and to demolish on listed properties. Failure to make a decision within the time limits means that the application is deemed to have been approved.

The Act permits a municipal council to delegate, by by-law, its power to grant permits for the alteration of a designated property to an employee or official of a municipality. The by-law may specify the types alterations that such an employee may grant.

One of the most powerful tools that a municipality may use to secure the protection of a heritage property is a heritage easement agreement (Section 37 of the Act). Such an easement, which is binding on successive property owners, can provide for the permanent protection and maintenance of a heritage property. Council decisions on alterations, demolition and reconstruction of a property protected by such an easement are final and binding.

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The Act enables municipal councils to establish standards, by by-law, for the maintenance of heritage buildings. Enforcement of such by-law will assist in preventing demolition 'by neglect' of heritage properties.

The Act, under Section 39, also enables municipal councils to provide financial assistance to the owners of properties designated, whether by Part IV or Part V, under the Act.

Municipalities that wish to have strong, active heritage planning capabilities are more empowered than ever before with the OHA. The ability to prevent building demolitions is perhaps the strongest new tool given to a municipality. However, to enjoy these new powers municipalities need to ensure that their official plans provide the scope to enable them to take full advantage of the powers permitted under the OHA and must be prepared to contribute to and support a capable heritage-planning component. This includes both Staff resources and financial incentive tools.

2.4 REGIONAL POLICY FRAMEWORK

The Durham Region Official Plan encourages *"the conservation, protection and/or enhancement of Durham's built and cultural heritage resources"* (2.2.11). Section 2.3.49 states that Regional Council encourages local area municipal Councils *"to utilize the Ontario Heritage Act to conserve, protect and enhance the built and cultural heritage resources of the municipality, to establish Municipal Heritage Committees to consult regarding matters relating to built and cultural heritage resources planning and, the designation of heritage conservation districts and properties as provided for in the Ontario Heritage Act"*.

The Region's Official Plan includes a system of Centres and Corridors for more intensive, mixed-use and transit supportive development. However, the policies of the Durham Plan states that Centres must be developed in accordance with certain principles including *"prime consideration for the spatial distribution of structures, architectural treatment, and the preservation and enhancement of cultural heritage resources"* [8A.1.2 (d)]. Similarly, Corridors must be developed in accordance with principles such as ensuring the preservation and enhancement of cultural heritage resources [8A.1.5 (d)].

The Region's Official Plan identifies Waterfront Places as focal points along the Lake Ontario Waterfront and the Whitby Waterfront is one of these focal points. Waterfront Places are to be developed with a range of land uses activities and the policies of the Region's Plan states that area municipalities, in consultation with the Region and other agencies,

"shall prepare plans to detail in their respective official plans the boundaries and land uses in the Waterfront Places in their respective official plans. These plans should:

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- c) *emphasize the unique landscape features and heritage resources of each Waterfront Place to strengthen community identity* [8A.2.13]

One of the goals for lands designated prime agricultural areas in the Durham Official Plan is *“to strengthen, preserve and foster the cultural attributes and historic heritage of Rural Settlements”* [9.1.5]. Section 9B.2.4 of the Region’s Official Plan states that:

“in considering Hamlet development, the following principles shall serve to guide the

preservation, cultural attributes and historic heritage of the community:

- a) *simplicity of form;*
- b) *predominance of residential uses;*
- c) *larger lots that accommodate private services;*
- d) *almost exclusively single detached dwelling form;*
- e) *few facilities; and*
- f) *views and vistas of the countryside.”*

The Durham Plan also states that these principles must be reflected in the detailed Hamlet policies contained in area municipal official plans.

2.5 ANALYSIS

2.5.1 Current Town Official Plan Objectives

Section 6.1 of the current Town Official Plan sets out the goals, objectives and policies for the identification and preservation of heritage resources in Whitby. The Goal identified in this section is *“to identify and preserve heritage resources such as buildings, other structures and sites which are of historical, architectural and archaeological significance”* (6.1.1.1). There are four Objectives established to achieve this goal:

6.1.2.1 To achieve sound growth management through an effective balance between preserving the significant elements of the community’s cultural and natural heritage and providing the opportunity for new development and growth.

6.1.2.2 To ensure all new development permitted by the policies and designations of this Plan has regard for heritage resources and shall whenever possible, incorporate these resources into any plan that may be prepared.

6.1.2.3 To promote greater awareness of the Municipality’s heritage resources among the general public

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6.1.2.4 To encourage the preservation of buildings and sites of architectural, archaeological or historical significance and historical monuments, on the original site, wherever possible, and to preserve historical documents and materials.

It is recommended that the Town consider additions and/or modifications to the current Objectives in Section 6.1 of the Official Plan to reference to conservation of these resources for current and future generations using language from the PPS where appropriate. Sample goals in this regard are below:

1. To promote the protection, conservation and use of historic resources, including buildings, structures, sites, neighbourhood districts and cultural landscapes to assist in the retention of local and regional history and heritage, reinforcement of community character, and conservation of material resources.
2. To use the preservation of cultural heritage resources as a tool to enhance the character and vitality of neighbourhoods and districts.
3. To ensure that development on lands adjacent or near to properties identified as having cultural heritage resources does not adversely impact heritage properties and is of an appropriate scale and character.
4. To encourage the retention of cultural heritage resources wherever possible to provide continuity between the past and the present.
5. To foster civic pride by recognizing the contribution that cultural heritage resources make to the rural and urban fabric of the Town.
6. To ensure that the nature and location of cultural heritage resources are known and fully evaluated before land use decisions are made.
7. To pursue the listing, designation, or other means of protection and conservation, permitted under the *Ontario Heritage Act*, of the Town's cultural heritage resources.
8. To prevent the demolition, destruction, inappropriate alteration or use of designated cultural heritage resources.
9. To continue to develop a comprehensive inventory of the Town's built heritage and cultural heritage landscape resources.

On the basis of the above, it is suggested that the following Direction be considered for discussion purposes:

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HERITAGE AND ESTABLISHED NEIGHBOURHOOD DIRECTION 1 – that the Official Plan contain a series of objectives that:

- **Promote the protection conservation of use of historic resources to assist in the retention of local, Regional and National history and heritage;**
- **Use the preservation of cultural heritage resources as a tool to enhance the character and vitality of neighbourhoods and districts;**
- **Ensure that development on adjacent lands does not adversely impact heritage properties;**
- **Encourage the retention of cultural heritage resources wherever possible;**
- **Encourage the listing, designation or any means of protection and conservation permitted under the Ontario Heritage Act to protect built heritage resources; and,**
- **Prevent the demolition destruction, inappropriate alteration or use of designated heritage properties.**

2.5.2 Local Architectural Conservation Advisory Committees

Section 6.1.3 of the current Official Plan states the following:

“Pursuant to Part IV of the Ontario Heritage Act, Council has established a Local Architectural Conservation Advisory Committee (L.A.C.A.C.) to advise and assist Council on all matters relating to the Town’s heritage. Council, prior to giving notice to designate a building or other structure under Part IV of the Ontario Heritage Act, shall consult with the Local Architectural Conservation Advisory Committee.”

Section 6.1.3.1 states that in co-operation with the Local Architectural Conservation Advisory Committee (LACAC), Council shall identify and preserve, where possible, buildings and other structures which are of historical and/or architectural significance; encourage new development which is sympathetic to the existing settlement fabric; ensure the preservation of local archaeological resources; and promote awareness of the Municipality’s heritage among the general public through appropriate means such as publications directed at both the general public and owners of heritage buildings and sites. The Town should consider including policies that would also encourage the identification and preservation of heritage related “landmark” trees, hedgerows and other amenities.

The policies of the current Plan also encourage the LACAC to maintain an inventory of all buildings and other structures of “*significant architectural and/or historical interest*” (6.1.3.2), and that Council shall encourage and support the recognition and preservation of resources through designation under the OHA (6.1.3.3).

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Given the changes made to the OHA, it is recommended that wherever the Official Plan currently references LACAC or Local Architectural Conservation Advisory Committee, this should be amended as the OHA now identifies such advisory committees as 'Municipal Heritage Advisory Committees'.

On the basis of the above, it is suggested that the following Direction be considered for discussion purposes:

HERITAGE AND ESTABLISHED NEIGHBOURHOOD DIRECTION 2 – that the Official Plan use the term Municipal Heritage Advisory Committee instead of Local Architectural Conservation Advisory Committee to reflect the changes made to the Ontario Heritage Act.

2.5.3 Establishing Priorities

The Official Plan also encourages all new development and redevelopment within historic settlement areas to develop in contextual harmony with the overall character of these areas. Existing buildings and other features of architectural or historical significance that are located on lands to be developed shall be conserved whenever possible and their conservation may be a requirement in any development agreement or approval according to Section 6.1.3.5. The designation and retention of buildings of architectural and/or historical significance is encouraged on the original site by Section 6.1.3.6

Section 6.1.3.7 states that Town Council must consult with the LACAC and a property owner "*where a designated structure is in danger of being demolished or removed from the original site...to examine available opportunities to preserve and protect the structure. In addition, Council may consider alternative uses in accordance with Section 4.2.3.1(c) of this Plan, subject to any amendment to the Zoning By-law*".

Section 11.3.9.4 of the Downtown Whitby Secondary Plan and Section 11.5.9.4 of the Brooklin Community Secondary Plan state that "*where a building of architectural and/or historic interest cannot be incorporated satisfactorily into a new development, Council shall consider proposals to relocate the building to another site within the Municipality with priority given to the Secondary Plan Area*". On the basis of the above policies, the current Official Plan does permit relocation if necessary.

However, it is recommended that the Town consider including policies that identify the prioritization of alternatives. For example, retention of the resource (i.e. in its original location and for its original use) being the highest priority, followed by relocation of the resource but on the original property and as the third option, relocation to another site in close proximity to the originating property.

On the basis of the above, it is suggested that the following Direction be considered for discussion purposes:

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HERITAGE AND ESTABLISHED NEIGHBOURHOOD DIRECTION 3 – that the Official Plan contain policies that identify the prioritization of alternatives when a heritage property is affected by a proposed development with the first priority being the retention of the resource in its original location and for its original use, the second being the relocation of a resource to another location on the same property and the third being the relocation of the resource to another site in close proximity to the property.

2.5.4 Heritage Impact Assessments

The Town's Official Plan does not contain policies that provide guidance on how the impacts of development on or adjacent to a heritage property should be assessed. In this regard, a number of municipalities are including policies on heritage impact assessment that contain some guidance on what the assessment should do and what the assessment should demonstrate, much like an Environmental Impact Study. On this basis, it is recommended that the Town include policies in the Official Plan that require the preparation of heritage impact assessments. These policies would:

- Identify when assessments are required (e.g. any development proposal that has potential impact on a heritage resource);
- Establish the requirement that assessments are prepared by a qualified heritage conservation professional;
- Establish the scope of assessments, including the requirements for mitigative measures; and,
- Require that the recommendations of such assessment be included in decisions on the development proposal.

On the basis of the above, it is suggested that the following Direction be considered for discussion purposes:

HERITAGE AND ESTABLISHED NEIGHBOURHOOD DIRECTION 4 – that the Official Plan contain policies on heritage impact assessments to provide guidance to decision-makers when reviewing applications or development on or adjacent to a property with a heritage designation.

3.0 ESTABLISHED RESIDENTIAL NEIGHBOURHOODS

3.1 CURRENT TOWN POLICY FRAMEWORK

At the present time the Town of Whitby Official Plan includes most of the low - density residential area in the Town in a Low Density Residential designation. Section 4.2.3.9

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of the Official Plan permits *"single detached, semi-detached or linked, and duplex dwellings and other similar ground related built forms on a variety of lot sizes"* in the Low Density Residential designation provided the density does not exceed 30 units per net hectare.

A number of Secondary Plans either varied or expanded upon Section 4.2.3.9 as set out below:

- The Lynde Shores Secondary Plan indicates in Section 11.2.4.2 a) that *"Low Density Residential areas shall be developed at densities up to 35 units per net hectare similar in kind to single-detached, semi-detached, linked and duplex dwellings and other ground related built forms which are physically and contextually compatible"*.
- The Downtown Secondary Plan indicates in Section 11.3.6.2 a) that *"the Low Density Residential area shall be developed up to a maximum of 37 units per net hectare and may consist of single-detached, semi-detached, linked, duplex and street townhouse units."* Section 11.3.6.5 then permits linked dwelling units or townhouse dwelling units in the Low Density Residential designation subject to specific criteria being met. Sections 11.3.6.7 and 11.3.6.8 also permit additional uses in this designation on certain parts of Brock Street South.
- The Brooklin Secondary Plan indicates in Section 11.4.3 that *"within a Low Density Residential area the main permitted uses shall primarily include single detached, semi-detached and duplex residential buildings."*
- The Taunton North Plan contains a number of policies that are specific to each low density residential area.

However, even though there are permissions for a range of dwelling unit types in the Low Density Residential designation, there is little direction in the Official Plan on how development proposals in these areas will be assessed, beyond the policies of Section 7.3.1 and 7.3.2 below:

- 7.3.1 *In accordance with Section 4.2, Council shall recognize both infilling and intensification of vacant and underutilized land and the redevelopment of existing buildings as potential contributors to the Municipality's future housing stock.*
- 7.3.2 *It shall be the policy of Council to encourage infilling of vacant areas and intensification of underdeveloped areas within the Municipality which are currently serviced with municipal water supply, sanitary sewer and storm water management facilities. The accommodation of infilling/intensification opportunities shall be considered when assessing development applications, extension of services or construction of roads.*

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In recognition of this need for some direction, OPA 90 (the Intensification Strategy Official Plan Amendment) added the following policy to the Official Plan:

“4.2.3.20 Council shall encourage the development of new residential units through intensification of low density residential areas that are not included within an Intensification Area or Corridor in accordance with the following criteria:

- a) This Plan recognizes that existing residential neighbourhoods in the Town will continue to be attractive for intensification and redevelopment, because of their location near many amenities, such as schools, parks, transit and retail uses and because of their established character and quality of place, both of which contribute to the quality of life enjoyed by Whitby residents;*
- b) Development in the form of new lot creation will require that the sizes of new lots be compatible with the sizes of existing lots;*
- c) The Town, when considering applications for the creation of new residential lots within existing neighbourhoods shall consider the following:*
 - i) the sizes of the lots in relation to adjacent lots and on the street and area;*
 - ii) the potential for retaining existing trees and vegetation and the replacement of any significant loss of vegetation; and,*
 - iii) the width and location of new driveways.”*

While the above policy does provide some guidance on the criteria to be considered in existing low density residential areas, the new policy (which is not yet in effect because Region of Durham approval of OPA 90 has not occurred), Section 4.2.3.9 still permits a range of dwelling unit types in the Low Density Residential designation.

3.2 ANALYSIS

3.2.1 Permitted Building Forms

OPA 90 did recognize that there were areas in the Low Density Residential designation that may be suitable for higher density development on ‘*other intensification sites*’ (Section 4.13.7.8.1), however, these policies were intended to provide the basis for the consideration of applications to amend the Official Plan and permit much more than what is permitted by Section 4.2.3.9.

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Given the recent completion of the intensification study and the identification of lands within a number of intensification areas that could potentially accommodate up to 60,000 people, continuing to permit a range of dwelling unit types in areas that are outside of intensification area as per Section 4.2.3.9 of the Official Plan is not recommended. Instead, it is recommended that these areas be identified as established residential areas (another term could be used if necessary) and the policy framework in the Official Plan could be modified to only permit single detached dwellings, semi-detached dwellings and second-suites as appropriate. Permissions for any other forms of dwelling unit, such as linked, duplex, triplex, apartment and townhouse dwellings, would not be permitted and as those types of uses would be primarily directed to intensification areas.

On the basis of the above, it is suggested that the following Direction be considered for discussion purposes:

HERITAGE AND ESTABLISHED NEIGHBOURHOOD DIRECTION 5 – that the Official Plan indicate that primarily single detached, semi-detached and accessory dwellings be permitted in ‘established residential areas’ which are areas developed with primarily single detached dwellings.

3.2.2 Lot Creation in the Low Density Residential Designation

There are also areas within the Town that were developed some time ago on larger lots. While there has not been much pressure historically for additional lot creation in these areas, it is anticipated that as the Town continues to grow, there will be more pressure to divide existing lots into two or more lots. Section 10.1.14.4 of the Official Plan contains some general criteria that relate to severances and the one subsection that provides some direction in this regard is subsection e) which indicates that *"the size of any parcel of land created by severance should be appropriate for the use proposed and, in general, no parcel should be created which does not conform to the provisions of this Plan and the implementing Zoning By-law."*

It is our opinion that the above policy is not detailed enough to provide the basis for the creation of new infilling lots. On this basis, it is recommended that the Town's Official Plan contain a policy framework that establishes some criteria to consider when lot creation is proposed in neighbourhoods. The other option is to not permit infilling lots at all.

Section 51 (24) of the Planning Act requires that decision makers have regard to the dimensions and shapes of the proposed lots in making a decision on an application to create a new lot. In our opinion, this Section of the Planning Act requires decision makers to:

- Determine whether the lot frontage and area is appropriate for the use proposed; and,

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- Determine whether the lot frontage and area is compatible with the lot frontages and areas of other lots in the area.

Since lot frontage and area have an impact on the number of buildings and their size, the determination of whether the lot frontage and area proposed is consistent with other lots in the area is another factor in determining what impact a proposal may have on the character of the area. On the basis of the above, the most significant issue to resolve in the context of an application for consent is whether the granting of permissions to create new lots will have a negative impact on the character of existing residential neighbourhoods.

It is our opinion that lot frontage has a significant impact on character since the larger the lot, the more open space exists and the more landscaping, vegetation and trees that also exist. In addition, the amount of frontage devoted to driveways and garages is less and the percentage of the front lot line that is occupied by a building is also generally less. In addition, the larger the lot, the more separation there is between dwellings. If new lot creation was permitted in most existing residential neighbourhoods, there would be:

- less separation between dwellings on the two new lots in comparison to between other dwellings on the street;
- less of a setback between the new homes and the lot lines of adjacent lots than generally exists today;
- more driveway and garage as a percentage of the front lot line;
- less landscaping, shrubbery and trees in the front yard;
- a greater percentage of the front lot line devoted to building than generally exists at the present time;
- potential tree loss as a result of construction activities; and,
- a higher degree of on-going construction activity in the neighbourhood for a period of years as existing homes are demolished and new homes constructed.

In our opinion, the above impacts would not be desirable for certain streets in some neighbourhoods, where the effect of the lot creation would be the creation of lots that were half the size or less of existing lots on the same street, thereby creating a significant disparity with the average lot sizes in the neighbourhood.

On the basis of the above, it is suggested that the following Direction be considered for discussion purposes:

HERITAGE AND ESTABLISHED NEIGHBOURHOOD DIRECTION 6 – that the Official Plan contain policies that discourage the creation of new lots within established residential areas and that if there is a desire for additional lot creation in such a neighbourhood, a neighbourhood area redevelopment plan or some

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form of comprehensive plan be prepared in advance of the consideration of lot creation in these neighbourhoods.

4.0 POTENTIAL DIRECTIONS FOR CONSIDERATION

On the basis of the information contained in this section of the Policy Discussion Paper, it is suggested that the following Directions be considered for discussion purposes:

HERITAGE AND ESTABLISHED NEIGHBOURHOOD DIRECTION 1 – that the Official Plan contain a series of objectives that:

- **Promote the protection conservation of use of historic resources to assist in the retention of local, Regional and National history and heritage;**
- **Use the preservation of cultural heritage resources as a tool to enhance the character and vitality of neighbourhoods and districts;**
- **Ensure that development on adjacent lands does not adversely impact heritage properties;**
- **Encourage the retention of cultural heritage resources wherever possible;**
- **Encourage the listing, designation or any means of protection and conservation permitted under the Ontario Heritage Act to protect built heritage resources; and,**
- **Prevent the demolition destruction, inappropriate alteration or use of designated heritage properties.**

HERITAGE AND ESTABLISHED NEIGHBOURHOOD DIRECTION 2 – that the Official Plan use the term Municipal Heritage Advisory Committee instead of Local Architectural Conservation Advisory Committee to reflect the changes made to the Ontario Heritage Act.

HERITAGE AND ESTABLISHED NEIGHBOURHOOD DIRECTION 3 – that the Official Plan contain policies that identify the prioritization of alternatives when a heritage property is affected by a proposed development with the first priority being the retention of the resource in its original location and for its original use, the second being the relocation of a resource to another location on the same property and the third being the relocation of the resource to another site in close proximity to the property.

HERITAGE AND ESTABLISHED NEIGHBOURHOOD DIRECTION 4 – that the Official Plan contain policies on heritage impact assessments to provide guidance to decision-makers when reviewing applications or development on or adjacent to a property with a heritage designation.

HERITAGE AND ESTABLISHED NEIGHBOURHOOD DIRECTION 5 – that the Official Plan indicate that primarily single detached, semi-detached and

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accessory dwellings be permitted in '*established residential areas*' which are areas developed with primarily single detached dwellings.

HERITAGE AND ESTABLISHED NEIGHBOURHOOD DIRECTION 6 – that the Official Plan contain policies that discourage the creation of new lots within established residential areas and that if there is a desire for additional lot creation in such a neighbourhood, a neighbourhood area redevelopment plan or some form of comprehensive plan be prepared in advance of the consideration of lot creation in these neighbourhoods.

appendix 1- The Town of Whitby Significant Heritage Properties

Street Number	Street Name	Year	Building Name
126	Ash Street	1842	
404	Athol Street	c.1882	
618	Athol Street	c.1915	
911	Athol Street	c.1882	
111	Brock Street North	1874	TCI Data - Hatch Block
121	Brock Street North	1864	McMillan Block
122	Brock Street North	1867	Ontario Bank Building
124	Brock Street North	c.1855	Old Ontario Hotel
130	Brock Street North	1862	
171	Brock Street North	1873	Royal Hotel
310	Brock Street North	c.1887	
314	Brock Street North	c.1852	
814	Brock Street North	c.1913	
3015	Brock Street North	c.1942	
3040	Brock Street North	1875	Toad Hall / John Rice House
100-108	Brock Street North	1873	Gerry & Yule Block
110-116	Brock Street North	1871	Wallace Block
115-117	Brock Street North	1895	
161-165	Brock Street North	1862	Perry Block
101	Brock Street South	1874	Dominion Bank
102	Brock Street South	1878	Deverell's Block
104	Brock Street South	1878	Deverell's Block
108	Brock Street South	1878	Deverell's Block
112	Brock Street South	1878	Deverell's Block
116	Brock Street South	1878	Deverell's Block
121	Brock Street South	1880	Glasgow Warehouse
122	Brock Street South	c.1870	Philip Block
124	Brock Street South	1905	Jackson Block
126	Brock Street South	1905	Jackson Block
143	Brock Street South	1879	Till Block
145	Brock Street South	1883	
200	Brock Street South	c.1862	
211	Brock Street South	c.1857	Old Gem Theatre
224	Brock Street South	1899	Bell Telephone Building
244	Brock Street South	c.1860	
506	Brock Street South	c.1846	
508	Brock Street South	c.1903	

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1117	Brock Street South	1933	
1124	Brock Street South	1902	
1132	Brock Street South	1904	
1207	Brock Street South	1935	
1514	Brock Street South	c.1855	James Cameron House
1601	Brock Street South	c.1854	Joseph Pierson House
1615	Brock Street South	c.1840	Abner Nash House
1621	Brock Street South	c.1858	Hugh Bredin House
102-116	Brock Street South	1878	Deverell's Block
103-113	Brock Street South	1878	Watson's Block
119-121	Brock Street South	1880	Glasgow Warehouse
123-125	Brock Street South	1879	London House
124-126	Brock Street South	1906	Jackson Block
129-135	Brock Street South	1913	Bassett Block
139-141	Brock Street South	c.1880	
1518-1520	Brock Street South	c.1850's	Louis Northam House
202-204	Brock Street South	c.1842	Old Commercial Hotel
113	Byron Street North	c.1871	
129	Byron Street North	1990	Part of Pearson Lanes
204	Byron Street North	1925	
205	Byron Street North	1928	Rev. James Roy Van Wyck House
206	Byron Street North	1854	Abraham Bryan House
301	Byron Street North	1877	William Westlake / O'Donovan House
302	Byron Street North	c.1862	
307	Byron Street North	1879	Bernard Saunders House
309	Byron Street North	1871	John Marshall House
311	Byron Street North	1871	Michael Marshall House
200	Byron Street South	c.1920	Dr. Robert Gunn/Methodist Tabernacle
201	Byron Street South	1935	Cuddy Place
203	Byron Street South	c.1948	
213	Byron Street South		
301	Byron Street South	1874	Sheriff Nelson Reynolds House
400	Byron Street South	c.1873	
408	Byron Street South	c.1853	Holmes / Whitfield House
417	Byron Street South	1877	
700	Byron Street South	c.1905	
926	Byron Street South	c.1853	
1000	Byron Street South	c.1855	
118	Cedar Street	c.1867	
110	Centre Street North	1863	
208	Centre Street North	1892	
213	Centre Street North	1900	
220	Centre Street North	c.1850	

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305	Centre Street North	c.1856	Edgar B. Clearwater House
306	Centre Street North	1875	John Newport House
536	Centre Street North	c.1860	
120-122	Centre Street North	1856	Yeoman Gibson House
109	Centre Street South	1852	Alexander McPherson House
201	Centre Street South	1799	St. Mark's United Church
300	Centre Street South	c.1869	Holden-Jackson House
318	Centre Street South	1925	
400	Centre Street South	1799	Old Land Registry Office
502	Centre Street South	c.1895	
505	Centre Street South	c.1930	
508	Centre Street South	c.1882	
511	Centre Street South	c.1926	
601	Centre Street South	1915	Clive Hatch House
918	Centre Street South	1799	The Burr Lodge / James Wallace House
921	Centre Street South	c.1868	
929	Centre Street South	c.1843	
1009	Centre Street South	c.1853	
308-310	Centre Street South	1877	W.H. Hannam House
720-724	Centre Street South	1859	Vanstone Terrace
301	Colborne Street East	1902	
316	Colborne Street East	c.1915	
200	Colborne Street West	1883	Steiner-Cormack House
401	Colborne Street West	1879	Andrew Ross House
407	Colborne Street West	1867	Roderick Ross House
3825	Coronation Road	c.1860	
220	Crystal Beach Blvd.	c.1924	Fairview Villa
1508	Dufferin Street	c.1945	
1516	Dufferin Street	c.1863	
1600	Dufferin Street	c.1917	William S. Gray House
1604	Dufferin Street	c.1917	Former St. John's Church Rectory
1608	Dufferin Street	c.1917	Martin Gouldburn House
1612	Dufferin Street	c.1848	Caleb Powell House
1701	Dufferin Street	c.1880	Ashby/Kemp House
1716	Dufferin Street	c.1957	
1751	Dufferin Street	c.1893	Richard Goldring House
1801	Dufferin Street	c.1840	Stevens House
215	Dundas Street East	c.1921	
218	Dundas Street East	1908	
318	Dundas Street East		
326	Dundas Street East	c.1882	
425	Dundas Street East	1859	Burns House / Pugsley Manor
500	Dundas Street East	c.1840	

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528	Dundas Street East	c.1900	
1635	Dundas Street East	1884	Jerry Lick House / Sunnycrest
1750	Dundas Street East	c.1850	
106	Dundas Street West	1860	
116	Dundas Street West	1853	Arnall's Block
300	Dundas Street West	1799	All Saints Anglican Church
504	Dundas Street West	c.1862	
724	Dundas Street West	c.1890	
122-124	Dundas Street West	1850	Lynde Store
111	Dunlop Street West	1900	Woodcraft Furniture
222	Dunlop Street West	c.1914	
319	Dunlop Street West	c.1875	
404	Dunlop Street West	c.1893	George A. Ross House
111	Euclid Street	1892	
117	Euclid Street	c.1902	
222	Euclid Street	c.1940	
420	Euclid Street	c.1910	
424	Euclid Street	c.1939	
134	Front Street East	c.1910-19	Cement Block House
780	Garden Street	1845	John Thomson House
201	Gilbert Street East	1861	
700	Gordon Street	1888	Builds 1-8, 22, 28, 32 former Whitby Psychiatric Hospital
121	Green Street	c.1875	Arthur Allin House
401	Green Street	1861	Thomas Deverell House
417	Green Street	c.1877	James Johnston House
601	Green Street	c.1860	
925	Green Street	c.1853	
200	Henry Street	c.1921	
711	Henry Street	1954	
208-210	Henry Street	c.1847	John Hamar Greenwood House
224	Hickory Street North	c.1870	
300	High Street	1898	High Street Manor (House of Refuge)
122	John Street East	c.1892	
209	John Street West	c.1947	
305	John Street West	1918	
506	John Street West	c.1914	
212-214	John Street West		
107	Kent Street	c.1940	
113	Kent Street	c.1854	George Yule Residence
115	Kent Street	1852	

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213	Kent Street	1862	
520	Kent Street	c.1852	
117	King Street	1876	James Madill House
225	King Street	c.1905	
300	King Street	1921	R.A. Sennett Public School
418	King Street	c.1929	
500	King Street	c.1941	
610	King Street	c.1945	
611	King Street	c.1912	
126	Mary Street East	1862	
215	Mary Street East	c.1915	
216	Mary Street East	c.1875	Rousseau's Carriage House
217	Mary Street East	1916	
305	Mary Street East	c.1877	
400	Mary Street East	1876	Railway Engine House
202	Mary Street West	c.1945	
300	Mary Street West	1799	Old Methodist Church
416	Mary Street West	c.1930	
420	Mary Street West	c.1867	
115	Myrtle Road East	c.1887	McCulloch House
210	Ontario Street West	c.1868	
206	Palace Street	c.1852	
225	Palace Street	c.1852	
316	Palace Street	c.1909	
510	Palace Street	c.1907	Edgar B. Clearwater House
129	Perry Street	1799	Dr. Eastwood House
135	Perry Street	c.1852	
147	Perry Street	c.1852	
153	Perry Street	c.1862	
205	Perry Street	c.1888	
125	Pine Street	c.1917	
141	Pine Street	1876	Christopher Johnston House
154	Pine Street	c.1914	
306	Pitt Street West	c.1842	
310	Pitt Street West	c.1832	
401	Reynolds Street	1797	Ontario Ladies College / Trafalgar Castle
1830	Rossland Road East	c.1850	
1220	Rossland Road West	c.1859	
400	St. John Street West	c.1913	George Dryden House
415	St. John Street West	c.1931	
305	St. John Street West	1883	Barclay-Rutledge House
320	St. John Street West	1881	Judge Dartnell House

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380	Taunton Road West	c.1831	Crawford/Polly House
625	Taunton Road West	1925	Bagotsville School
221	Trent Street East	c.1867	
111	Trent Street West	1927	
117	Trent Street West	c.1882	
305	Trent Street West	1905	Judge Neil McCrimmon
312	Walnut Street West	c.1920	
606	Walnut Street West	c.1872	
614	Walnut Street West	c.1938	
269	Water Street South	1904	Old Waterworks, Pumphouse
120	Watson Street West	c.1873	
125	Wellington Street	c.1882	
215	Wellington Street	c.1875	MacCarl House
239	Wellington Street	c.1836	Annes House
243	Wellington Street	c.1870	Inverlynn Cottage

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appendix 2 - Brooklin Significant Heritage Properties

Street Number	Street Name	Year	Building Name
59	Bagot Street	c.1923	
16	Baldwin Street	c.1907	
46	Baldwin Street	c.1875	Emporium Antiques
51	Baldwin Street	c.1897	
53	Baldwin Street	1898	Charles Allems House
55	Baldwin Street	c.1860	
56	Baldwin Street	1872	Royal Canadian Legion
57	Baldwin Street	1855	Old Methodist Church
58	Baldwin Street	1799	Balfour Store, Holiday Store
68	Baldwin Street	c.1910	
71	Baldwin Street	1848	Nichols House
75	Baldwin Street	1870	
110	Baldwin Street	c.1892	Holliday House
131	Baldwin Street	c.1938	
138	Baldwin Street	c.1865	
139	Baldwin Street	c.1885	
141	Baldwin Street	c.1915	
150	Baldwin Street	c.1885	
153	Baldwin Street	1943	
19	Cassels Road East	1867	Brooklin United Church
23	Cassels Road East	1848	
39	Cassels Road East	c.1850	
42	Cassels Road East	c.1845	Robert Darlington House
45	Cassels Road East	1876	Brooklin Community Centre
51	Cassels Road East	1906	
52	Cassels Road East	c.1875	
55	Cassels Road East	c.1875	
56	Cassels Road East	c.1925	
57	Cassels Road East	c.1897	
62	Cassels Road East	c.1911	
64	Cassels Road East	c.1905	
65	Cassels Road East	c.1860	
70	Cassels Road East	c.1938	
3	Cassels Road West	1870	
4	Cassels Road West	c.1864	
36	Centre Street West	1940	
20	Charles Street	c.1918	
105	Colston Avenue	c.1909	
170	Columbus Road West	c.1850	
31	Duke Street	c.1954	

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33	Duke Street	c.1860	
5945	Garrard Road	c.1867	
26	George Street	c.1870	
1	Princess Street	c.1857	
18	Princess Street	c.1875	
21	Princess Street	1895	Dr. Milton H. Starr House
23	Princess Street	1879	Methodist Parsonage
24	Princess Street	c.1935	Dr. Moore House
15	Queen Street	c.1850	
16	Queen Street	1897	
46	Queen Street	1875	
76	Queen Street	c.1910	
90	Queen Street	c.1865	
102	Queen Street	1860	
112	Queen Street	1880	
1	St. Thomas Street	1869	St. Thomas' Anglican Church
5675	Thickson Road North	1845	
5	Vipond Road	c.1850	Dr. Foote House
3	Way Street	c.1895	
5	Way Street	c.1855	
28	Winchester Road East	c.1865	
76	Winchester Road East	c.1918	
107	Winchester Road East	1879	Old St. Thomas Rectory
700	Winchester Road East	c.1910	

appendix 3

