

**WITNESS STATEMENT**

**Of**

**Carl Bray BLA (Hons.) MAUD PhD OALA CSLA CAHP MCIP RPP**

**PRINCIPAL**

**Bray Heritage (Carl Bray & Associates Ltd.)**

**Heritage Consultants**

**Kingston, ON**

In relation to:

**Seaton Phase 3 Hearing (3A)**

**City of Pickering, Ontario**

In the matter of:

**Ontario Municipal Board Case Nos. PL10116-23/101343-45/111108-110**

**May 7, 2013**

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## 1. Introduction

I, Carl Bray, prepared this Witness Statement dated May 7, 2013, in consideration of the appeals to the Ontario Municipal Board regarding the proposed draft plans of subdivision in OPA 22 for properties located within the proposed new development of Seaton, within the City of Pickering.

Using the Provincially-mandated Central Pickering Development Plan (CPDP) as a framework, Neighbourhood Plans were prepared as part of OPA 22, which were approved by the Board in Phase 2 of the hearing. The Neighbourhood Plans provide a level of detail for the location of various components of each block sufficient to guide preparation of draft plans of subdivision. The Neighbourhood Plans allow for further refinement of the design of these components via draft plans of subdivision, without requiring an amendment to the Plan, as long as the refined designs are consistent with the policies and schedules of the Plan.

This Witness Statement outlines my qualifications, the heritage planning issues and matters I will address in evidence before the Ontario Municipal Board. The Statement will focus on the conformity of the draft plans of subdivision to the policies of OPA 22 and to the recommendations of the Seaton Sustainable Place-making Guidelines as they relate to the issues for Phase 3A of the hearing.

## 2. Qualifications

I am Principal of my own heritage consulting firm, Bray Heritage (Carl Bray & Associates Ltd.) based in Kingston, Ontario. I am also an Adjunct Professor in the graduate School of Urban and Regional Planning at Queen's University, where I teach heritage planning and urban design courses.

I have over 30 years of professional experience in the public and private sectors and have run my own practice for the last 12 years. My firm has undertaken projects across Canada and in the United States and I have also undertaken projects in the Caribbean and Great Britain previously, while employed in other consulting firms. My firm's main areas of practice include heritage planning and design, urban regeneration, and cultural tourism development, in all cases using heritage resources as a means of generating community and economic benefit.

I am familiar with the Seaton area from my consulting work for the City of Pickering during 2009-2010, specifically focused on the Whitevale Road corridor. Previous work in the City included a conservation and development strategy for Greenwood Hamlet, prepared for a consortium of private land developers.

I have appeared before the Ontario Municipal Board for the Phase 2 hearing and have previously been qualified to provide expert professional heritage planning and urban design opinion evidence.

I am a professional landscape architect, planner (with a heritage specialty) and urban designer. I have an undergraduate degree in landscape architecture, a Masters degree in urban design, and a Doctorate in cultural geography. I am a full member of the following professional organizations:

- Ontario Association of Landscape Architects
- Canadian Society of Landscape Architects
- Canadian Association of Heritage Professionals
- Ontario Professional Planners Institute
- Canadian Institute of Planners

I am a Registered Professional Planner.

A copy of my curriculum vitae is attached to this Witness Statement as Appendix A.

An executed Acknowledgement of Expert's Duty form is attached hereto as Appendix B. This confirms that the evidence I provide to the Ontario Municipal Board is my professional opinion and is not in any way influenced by the interests of my client.

### 3. Project Involvement

I have been retained as an expert witness by the City of Pickering as of 7 December, 2012. This retention to testify is confirmation of my continuing role within a consulting contract with the City as of September, 2009 as part of the consulting team led by Sorensen Gravely Lowes Planning Associates Ltd. My firm was retained as part of a group of sub-consultants by the City of Pickering in the fall of 2009 to manage the Seaton Neighbourhood Planning process. I was retained as the heritage consultant.

The Seaton Neighbourhood planning process encompassed six modules of work. Module One entailed background studies including retail needs, affordable housing and a heritage report on the Whitevale Road corridor (my firm's report of May, 2010, referred to below). It also included a gap analysis of landowners' submitted neighbourhood plans to which I contributed.

My firm was not directly involved in Modules Two-Six. Module Two entailed the preparation of a conformity amendment to bring the City of Pickering Official Plan into conformity with the CPDP (OPA 22). Module Three entailed preparation of the Neighbourhood Plans. Module Four entailed the preparation of urban design and sustainability guidelines entitled the "Seaton Placemaking Guidelines". Module Five was to be an approvals phase and Module Six involved the review of landowners' draft subdivision plans and the preparation of a zoning by-law. The Module Six matters are the subject of this hearing.

Since being retained for this hearing I have been briefed by staff of the City Planning Department and their solicitors and consultants, and reviewed relevant background documents supplied by the City as well as secondary sources providing relevant information. These included the revised CPDP (August 2012), Official Plan Amendment No. 22 to the City of Pickering Official Plan (September 4, 2012), the Seaton Sustainable Place-making Guidelines (July 2011), the OMB Procedural Order for this hearing (March 28, 2013), the draft Seaton Area Zoning By-law (April 3, 2013 draft), and the draft plans of subdivision submitted for this hearing. A full list of supporting documentation reviewed is provided in Section 8 of this Witness Statement.

#### 4. Outline of Evidence and Summary of Opinion on the Issues

My evidence will be in the area of cultural heritage-related aspects of those issues on the Issues List set out in the Procedural Order that apply to the ways in which the draft plans of subdivision appropriately address adjacent heritage lots. My evidence reviews heritage lots in the Whitevale Hamlet Heritage Conservation District, those within or near the Whitevale Road Corridor, as well as those within the draft plan submitted for a portion of the Innovation Corridor. Issues No. 4, 20, 21, 27, 30 and 31 will be the focus of my evidence.

My evidence will support the recommendations contained in the City's Official Plan Amendment No. 22 and those contained in my firm's report of May, 2010 as they affect these areas within the draft plans of subdivision. I will also discuss the heritage character of this portion of the Whitevale Hamlet HCD and the Whitevale Road corridor and discuss ways in which the draft plans of subdivision submitted for this hearing address policies in the Official Plan Amendment and the Neighbourhood Plans, as well as the recommendations found in the Seaton Sustainable Place-making Guidelines.

Policy guidance for the draft plans when addressing heritage issues comes from two main sources. Policy 11.62 of OPA 22 calls for heritage resources to be incorporated into the lot pattern of the new neighbourhoods. Components of that policy give direction to the draft plans of subdivision regarding appropriate land uses, lot sizes, setbacks, built form and massing adjacent to heritage resources in ways that complement and respect these resources. The overall goal of this policy is to ensure a suitable transition between the heritage lots and the surrounding new neighbourhoods. Policy 11.66 of OPA 22 sets out requirements for development adjacent to the Whitevale Road Character Road, specifically the section west of SL 26 that is within the Whitevale Hamlet Heritage Conservation District. Here again the emphasis in the policy is on effecting a suitable transition between the Character Road and, in this case, higher density development to be located north and south of the existing right-of-way.

My opinion evidence will be in support of the City's draft Seaton Area Zoning By-law and in conditional support for the draft plans of subdivision, contingent upon modifications being made to said draft plans to reflect recommendations made in my evidence.

## 5. Heritage Context of Subject Area

The complete heritage context for my evidence has been provided in my witness statement for Phase 2 of this hearing (see tab 361 J, p. 1739), supplemented by information from other previous background reports, such as the 1994 inventory of cultural heritage resources.

My evidence deals only with heritage lots that are within draft plans submitted for review at this hearing. The following heritage lots are identified on the Neighbourhood Plans but are not within draft plans, and thus will not be reviewed in my evidence:

- 615 Whitevale Road (Henry Major House)
- Whitevale Cemetery
- 750 Whitevale Road (James White House)
- 1050 Whitevale Road (north property)
- 1415 Whitevale Road
- 1505 Whitevale Road (Casper Willson House)
- 3285 Sideline 20
- 1585 Whitevale Road (Edward Willson House)
- 3190 Mulberry Lane
- 1690 Whitevale Road
- SCHRA 1994 #47 (Highway 407 corridor)
- SCHRA 1994 #42 (Highway 407 corridor)

## 6. Heritage Planning Opinion Based on the Issues List

**6.1 (Issue 4) Do the draft plans of subdivision together with the City's proposed conditions of draft approval as set out in Schedule "A", confirm to and implement Amendment 22 to the Pickering Official Plan and the Sustainable Place-making Guidelines, and do the draft plans of subdivision together with the City's proposed conditions of draft approval represent good planning and development that is in the public interest?**

Yes, generally speaking, subject to the detailed comments and recommendations I have made on Issues 20 and 21.

**6.2 (Issue 20) Do the lot sizes and setbacks along Whitevale Road west of SL 26 provide for an appropriate transition to higher density development located north and south of Whitevale Road in conformity with Section 11. 66 (d) of the Pickering Official Plan.**

I have identified several specific areas within the draft plans where, in my opinion, lot sizes, setbacks and the character of the transitional areas between Character Road and new development do not appropriately address Section 11.66 (d) of the Pickering Official Plan.

As summarized below, the heritage attributes of the Whitevale Road corridor west of SL 26 are derived from previous research, referred to in my evidence in the Phase 2 hearing, and they

provide the basis for conservation guidelines for the appropriate measures to effect a transition to development flanking the corridor, in accordance with Section 11. 66 (d) of the Pickering Official Plan. Recommendations are made in each case for changes to the draft plans that would better achieve these policies.

In general, the draft plans show development that does not provide a sufficient transition between the new development and the Character Road because lots sizes are too small, setbacks are too shallow, and treatment of the transition zone between new development and the rural road has not been articulated.

#### *Heritage attributes*

- Character Road, with rural cross section and vertical alignment, roadside ditches and mature vegetation (and some fences) along verges

#### *Conservation guidelines*

- Conserve heritage attributes within Character Road right-of-way
- Provide generous setbacks to flanking new development
- Provide an effective transition between Character Road and new development

#### *Recommendations*

- Provide larger lots along Whitevale Road, with generous side yards (executive lots, permitting larger single detached houses)
- Provide greater front yard setbacks to help maintain the rural road cross section
- Within the transitional area flanking Whitevale Road, provide landscaped buffers through which openings are provided to permit views from façade of new houses to Whitevale Road

### **6.3 (Issue 21) Do the draft plans provide for appropriate uses, lot sizes, setbacks and built form adjacent to built heritage resources located on heritage lots in conformity with Section 11. 62 (a) of the Pickering Official Plan?**

I have identified several specific areas within the draft plans where, in my opinion, lot sizes, setbacks and the character of the transitional areas between heritage lots and new development do not appropriately address Section 11. 66 (a) of the Pickering Official Plan.

As summarized below, the heritage attributes of the heritage lots are derived from previous research, referred to in my evidence in the Phase 2 hearing, and they provide the basis for conservation guidelines for the appropriate measures to integrate heritage lots within the new neighbourhoods, in accordance with Section 11. 66 (a) of the Pickering Official Plan. Recommendations are made in each case for changes to the draft plans that would better achieve these policies.

Basic principles for integrating heritage lots within the lot pattern of new residential and mixed use neighbourhoods are based on the foregoing evidence and can be summarized as follows:

- Following the Sustainable Place-making Guidelines, specifically 4.5.1 (for lots fronting on the Whitevale Road west of SL 26)
- For these and all other lots adjacent to in the vicinity of heritage lots, as described in Guideline 4.5.2, creating a transition between the boundaries of the heritage lot and adjacent new development through the use of the following:
  - Enlarged side and rear yard setbacks, largest adjacent to the heritage lot and gradually transitioning to smaller lots
  - Deeper front yard setbacks (to conserve angular views of the buildings on heritage lots)
  - Landscape screens ( preferably through retention of existing mature trees on adjacent lots, as well as through introduction of new screen plantings and fences)
  - Grading that avoids sudden elevation changes at the heritage lot lines
  - Development of “compatible building types, colours and material palettes having regard for modern building designs, techniques and materials”

**Draft Plan #SP-2009-05**  
**3250 Sideline 28**

*Heritage attributes*

- Frame farmhouse situated on a rise facing primary views to SW
- Entrance drive from SL 28 lined by mature trees
- Remainder of lot to N contains concentration of mature trees

*Conservation guidelines*

- Ensure that the house façade remains visible from the SW and that the view from the house towards Whitevale Road is kept open
- Retain the tree-lined drive in its entirety
- Retain the mature trees elsewhere on the property
- Avoid townhouse development back-lotting on the farmhouse

*Recommendations*

The draft plan shows development that encircles, but does not integrate, the heritage lot. Appropriate responses to the policies of 11.66(a) would provide an open view of the heritage building from the south, to integrate it with the neighbourhood through such options as realigning the local roads so that the heritage lot fronts onto the local road, or by locating a village green on the south side of the heritage lot. Integration should also be achieved by replacing the townhouses, shown as backlotting onto the heritage lot to the west and south, with single detached housing, again to permit views of the heritage lot.

## 700 Whitevale Road/3215 Sideline 28

### *Heritage attributes*

- Brick former schoolhouse set well back from the Sideline and Whitevale Road, but still a local landmark
- Mature trees along west and east lot boundaries and facing Whitevale Road

### *Conservation guidelines*

- Retain all mature trees on the lot
- Avoid developing new housing in close proximity to the north and east property boundaries

### *Recommendations*

The draft plans show development that is very close to the north and east sides of the heritage lot and thus provide little transition between the heritage lot and the new neighbourhood.

Appropriate responses to the policies of 11.66 (a) include the following:

- Enlarge rear yard setbacks on lots abutting the north side of the heritage lot.
- Retain existing mature trees within the rear yards of lots that abut the east property boundary of the heritage lot.
- Provide a high fence within lots along the north property boundary of the heritage lot.

## Draft Plan #SP-2009-01

### 940 Whitevale Road

### *Heritage attributes*

- Stone farmhouse on heavily treed lot with excellent views to the SW and S from the hilltop

### *Conservation guidelines*

- Retain all mature trees on the property
- Provide generous setbacks from abutting new residential lots on the north and east

### *Recommendations*

The draft plans do not sufficiently integrate this very significant heritage property within the adjacent neighbourhood. The lot sizes are too small and setbacks too shallow to provide an appropriate transition between the heritage lot and adjacent development. Appropriate responses to the policies of 11.66(a) include such options as removing lots to the east and replacing them with an expanded landscape buffer, as is the case with Block 391 on the west side; shifting the local road west to abut the eastern boundary of the heritage lot, or; shifting



the local road east and widen the lots abutting the east side of the heritage lot to provide a deeper rear yard setback.

## Draft Plan #SP-2009-02

### 3185 Sideline 26

#### *Heritage attributes*

- Brick farmhouse with mature trees on east and south sides, orchard on west side, and excellent views to the SW and S

#### *Conservation guidelines*

- Retain views to N, W and E

#### *Recommendations*

The draft plan provides an adequate transition between the heritage lot and adjacent development. However, existing trees south of the heritage lot have the potential to be retained within the new local road right-of-way and provide a better transition. An appropriate response to the policies of 11.66 (a) would be the following:

- Depending upon final grades and street alignments, retain existing mature trees within the street right-of-way of the local road abutting the south side of the heritage lot.

### 1050 Whitevale Road (south)

#### *Heritage attributes (south side of Whitevale Road)*

- Brick farmhouse and large barn on heavily treed lot with large barn behind
- Tree-lined entrance drive

#### *Conservation guidelines*

- Conserve mature trees

#### *Recommendations*

The heritage lot is within the NHS adjacent to the eastern boundary of the draft plan of subdivision. The draft plan provides a generally appropriate transition between the neighbourhood and the heritage lot, but the transition could be improved by conserving any mature trees along west side of tree-lined drive that overlap the street right-of-way of the local road abutting the west side of the heritage lot and providing deep rear setbacks on lots abutting the west side of the southern portion of the heritage lot to provide a buffer to the adjacent barn.

Draft Plan #SP-2008-12  
1125 Whitevale Road

*Heritage attributes*

- Brick farmhouse with mature trees along borders of the lot

*Conservation guidelines*

- Provide generous landscape buffers along the west, south and east sides of the heritage lots

*Recommendations*

The draft plan shows lots overlapping the property boundaries of the heritage lots, which conflicts with the policies of 11.66 (a). The transition between the heritage lot and adjacent development can be implemented by such measures as providing deeper lots to the west and a cul-de-sac to the south, as shown in Neighbourhood Plan 18, or by replacing lots to the south of the heritage lot with open space in order to retain the existing mature trees and, to the west, with open space to provide a landscape buffer.

1130 Whitevale Road

*Heritage attributes*

- Stone farmhouse on heavily treed lot

*Conservation guidelines*

- Maintain existing mature trees

*Recommendations*

The draft plan integrates the existing farmhouse within a proposed school site on the west and a neighbourhood park to the east. Better integration could be achieved by retaining mature tree lines W and S of the house, within the proposed school site and widening of the Whitevale Road corridor.

1200 Whitevale Road

*Heritage attributes*

- Brick farmhouse on heavily treed lot

*Conservation guidelines*

- Provide a generous landscape buffer on the W, N and E sides of the heritage lot

### *Recommendations*

The draft plan shows development in close proximity to the heritage lot, with very little transition provided on all sides of the lot. Given that this farmhouse has heritage features on three sides and thus benefits from angular views of it from the Whitevale Road corridor, the appropriate responses to the policies of 11.66 (a) include providing increased front yard setbacks and larger lots along the Whitevale Road frontage adjacent to the heritage lot on the west and east sides. On the south side, existing trees overlapping the expanded right-of-way of Whitevale Road should be conserved where possible and a generous landscape buffer should be provided along the north property line of the heritage lot.

### Draft Plan SP-2009-11

#### 1390 Whitevale Road

#### *Heritage attributes*

- Small stone farmhouse on heavily treed lot

#### *Conservation guidelines*

- Retain existing mature trees within lot
- Provide generous landscape buffer to W and E

### *Recommendations*

The draft plan does not provide a suitable transition between the heritage lot and the abutting neighbourhood because of the proximity of new townhouse development to the heritage lot. A more appropriate response to the policies of 11.66 (a) would be to provide greater setbacks and larger lots on Block 52 and 53 and a larger setback on Block 53. In Block 54, provide a generous landscape buffer in deep rear yard setbacks of the street townhouses. Also, consider converting the heritage farmhouse to commercial use while conserving it and its mature landscape elements, as part of the mixed commercial node at the intersection with the street to the east.

#### 1450 Whitevale Road

*[in NHS but abutting DP 2009-11]*

#### *Heritage attributes*

- Frame farmhouse on heavily treed lot

#### *Conservation guidelines*

- Retain existing mature trees on the heritage lot

### *Recommendations*

Because the heritage lot is within the NHS, it is not directly affected by the draft plan adjacent to it. However, the transition between it and the new neighbourhood could be improved by

retaining existing mature trees along the west side of the farmhouse entrance drive in construction of the adjacent neighbourhood in Block 58 and along the south side, within the expanded Whitevale Road right-of-way, and by retaining existing mature trees along the north side of the heritage lot that overlap the right-of-way of the local road to the north and Block 64.

#### Draft Plan #SP-2011-03

(Innovation Corridor) Heritage lot east of Sideline 26 (SCHRA 1994 #39: mislabeled #40)

##### *Heritage attributes*

- Brick farmhouse and barns with mature trees flanking farmhouse and south of outbuildings

##### *Conservation guidelines*

- Retain farmhouse and adjacent mature trees
- Consider retaining outbuildings and mature trees adjacent to heritage lot

##### *Recommendations*

The draft plans do not indicate the location of development adjacent to the heritage lots. In the absence of such detail, it is recommended that heritage conservation issues can be addressed as a condition of draft plan approval, subject to submission of a site plan that shows a transition from the heritage lot to the adjacent prestige employment development.

(Innovation Corridor) Heritage lot east of Sideline 22 (SCHRA 1994 #35)

##### *Heritage attributes*

- Frame farmhouse with mature trees to N, along #7 Highway

##### *Conservation guidelines*

- Retain farmhouse and mature trees

##### *Recommendations*

As in the previous case, the draft plans do not indicate the location of development adjacent to the heritage lots. In the absence of such detail, it is recommended that heritage conservation issues can be addressed as a condition of draft plan approval, subject to submission of a site plan that shows a transition from the heritage lot to the adjacent prestige employment development.

#### **6.4 (Issue 27) Does the City's proposed zoning by-law, as set out on Schedule "A", conform to and implement Amendment 22 to the Pickering Official Plan and the Sustainable Place-making Guidelines, and does the City's proposed zoning by-law represent good planning, and is it in the public interest?**

Yes, it does.

Section 4.3 Low Density Type 1, Heritage Lot “LD1-HL” Provisions addresses the special characteristics of the existing farmhouses and other built heritage resources located on heritage lots in the subject neighbourhoods. Section 4.3 (a) recognizes existing conditions and does not permit changes to existing lot sizes and frontages in order to maintain their heritage character and context. This policy reflects the intent of OPA 22 Policy 11.62 and is good conservation practice. This provision also accords with the Sustainable Place-making Guidelines.

In Section 4.10 Exceptions, Table 10 shows permitted uses within Residential Zones for the Whitevale Road frontage west of SL 26 (within the Whitevale Hamlet Heritage Conservation District) include only detached dwellings. For the same frontage, Table 11 sets out minimum lot, building and structure exceptions that provide for the required transition along Whitevale Road.

**6.5 (Issue 30) How would a delay in building adequate road infrastructure impact the Hamlet of Whitevale and the Hamlet Heritage Conservation District?**

In my opinion, delay in construction of the Whitevale Hamlet by-pass could significantly increase traffic volumes through the hamlet, along Whitevale Road. Since this traffic would consist of both residential vehicles and construction vehicles, the impact on the heritage resources of the hamlet could be significant and negative. Vibration and dust from vehicles could affect the structural integrity and building envelopes of hamlet buildings and the noise and frequency of traffic could affect the heritage character of the hamlet’s cultural landscape.

As for the effect of increased traffic on the Whitevale Road corridor, this rural road was not built to accommodate large volumes of vehicular traffic nor to withstand the impact of heavy construction machinery. Especially for the portions of this Character Road west of SL 26, maintenance of low traffic volumes and avoidance of use by construction equipment is necessary if the heritage character of this corridor is to be conserved.

**6.6 (Issue 31) Do the draft plans of subdivision ensure that new development adjacent to cultural heritage features will protect, conserve and integrate the heritage features into the new development?**

In general they do, subject to the recommendations made in my responses to Issues 20 and 21. As stated in my responses to those issues, the draft plans must conform to the policies of OPA 22, especially policy 11.66 (a). They should also follow the Seaton Sustainable Place-making Guidelines, especially Guidelines in Sections 3.0, 4.5.1 and 4.5.2.

## 7. Conclusions

It is my professional opinion that the proposed draft Zoning By-law is an appropriate response to implementing the policies of OPA 22 and the recommendations of the Sustainable Place-making Guidelines. In this, it represents good planning and, in its response to issues of heritage conservation, is in the public interest.

For the draft plans of subdivision submitted for this hearing, it is my professional opinion that they generally accord with the policies of OPA 22 and the recommendations of the Sustainable Place-making Guidelines, subject to the modifications I have recommended in my evidence.

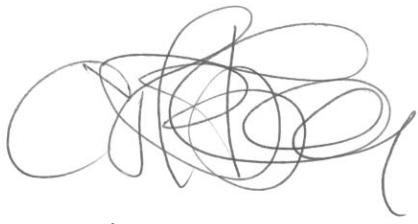
I respectfully request the Ontario Municipal Board to approve the Zoning By-law and the draft plans of subdivision, modified as outlined in my evidence, that are before the Board.

## 8. Supporting Documents

- *The Hamlet of Whitevale Heritage Conservation District Study: Background Report* (Unterman McPhail, August, 1989)
- *The Hamlet of Whitevale Heritage Conservation District Study: The District Plan* (Unterman McPhail, June 1990)
- *Whitevale Heritage Conservation District: A Guide* (City of Pickering, n.d.)
- *Seaton Cultural Heritage Resources Assessment* (Hough Stansbury Woodland Naylor Dance, July 1994)
- *Seaton Built Heritage Assessment* (André Scheinman, November, 2004)
- *Ontario Heritage Tool Kit: Heritage Conservation Districts, a Guide to District Designation Under the Ontario Heritage Act* (Ontario Ministry of Culture/Queen's Printer for Ontario, 2006)
- *Cultural Landscape Assessment, Central Pickering: Seaton Lands* (Wendy Shearer, dated Fall, 2005 in CPDP, CB review copy dated by City February 28, 2006)
- *Whitevale Heritage Conservation District Extension Report* (Heritage Pickering, April 2006)
- *Thematic Study and Phase I Evaluation of ORC Properties in Pickering* (Contentworks, March, 2009)
- *Phase II Evaluation of Residences on Whitevale Road, Pickering (2 reports)* (Contentworks, March, 2009)
- *Heritage Conservation District Study: Whitevale – City of Pickering* (Architectural Conservancy of Ontario, May, 2009)
- *Seaton Neighbourhood Planning Review: Whitevale Road Corridor Heritage Conservation District Review* (Bray Heritage, May, 2010)
- *Seaton Place-Making Guidelines* (the Planning Partnership/Sorensen Gravely Lowes, July 2011)
- *Seaton Area Zoning By-law (April 3, 2013 draft)*

These reports were reviewed in the context of the cultural heritage policies of the CPDP.

Also reviewed were preliminary results from the archaeological resource assessment being conducted by Archaeological Services Inc.

A handwritten signature in black ink, appearing to read 'R. Carl L. Bray', with a small mark to its right.

R. Carl L. Bray

# BRAY

## HERITAGE

### Carl Bray

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Phone (613) 542-3393. Fax (613) 549-6231. E-mail [carl@brayheritage.com](mailto:carl@brayheritage.com)

#### **Summary of Qualifications:**

BRAY Heritage (Carl Bray & Associates Ltd.) is a heritage consulting firm specializing in the assessment, planning and development of cultural heritage resources. Carl Bray, Principal, is a heritage planner and landscape architect with graduate degrees in urban design and cultural geography. He has over 30 years of professional experience in both the public and private sectors and has successfully completed projects across Canada and in the United States, the Caribbean and Great Britain.

#### **Education:**

1988

Doctor of Philosophy in Cultural Geography and Urban Design  
University College London, U.K.  
(Geography Department/Bartlett School of Architecture and Town Planning)

1980

Masters in Urban Design  
Oxford Brookes University, U.K. (formerly Oxford Polytechnic)  
(Joint Centre for Urban Design)

1974

Bachelor of Landscape Architecture (Hon.)  
University of Guelph, CAN.  
(School of Landscape Architecture)

#### **Professional Experience:**

1999-

BRAY Heritage (Carl Bray & Associates Ltd.), Kingston, ON  
Principal

. Heritage planning, landscape architecture, urban design

1993-1999

Commonwealth Historic Resource Management Ltd., Perth, ON  
Senior Planner

. Heritage planning, landscape architecture

1988-1993

Urban Strategies Inc. (formerly Berridge Lewinberg Greenberg), Toronto, ON  
Senior Planner

. Land use planning, urban design

1980-1984

City of Toronto, Toronto, ON  
Area Planner (East Downtown/Don Districts)

. Land use planning, policy and development control

1974-1978

Private Practice, Ontario and Alberta

. Heritage planning, main street revitalization, community organizing

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**Professional Memberships:**

Canadian Society of Landscape Architects  
Ontario Association of Landscape Architects  
Canadian Association of Heritage Professionals  
Canadian Institute of Planners

**Research Awards:**

Graduate Study Scholarships: (Commonwealth Scholarship; Canada Mortgage and Housing Corporation Graduate Scholarship; Rotary Foundation Graduate Fellowship)

**Professional Awards:**

(C.S.L.A. Citation, First Impressions project, Charlottetown, P.E.I.; C.I.P. Citation, Campus Master Plan, University of Waterloo) CAPHC Award (Ruthven Park)  
CAHP Heritage Planning Award (Cambridge Heritage Master Plan)

**Selected Conference Speaking Engagements:**

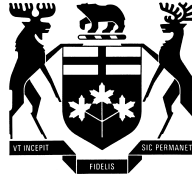
Ontario Heritage Foundation. ICOMOS Canada. Association for Preservation Technology. Alliance for Historic Landscape Preservation. Town and Country Planning Association (U.K.).

**Heritage, Design and Planning Education:**

Adjunct Professor: Faculty of Architecture and Landscape Architecture, University of Toronto; School of Urban and Regional Planning, Department of Geography, Queen's University.

Guest lecturer: University College London, Cambridge University, Oxford Brookes University, University of Newcastle, York University, University of Guelph

# Appendix "B"



Ontario

Ontario Municipal Board

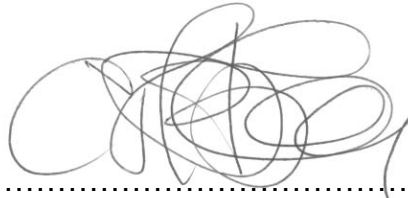
Commission des affaires municipales de l'Ontario

## ACKNOWLEDGMENT OF EXPERT'S DUTY

Case Number	Municipality
PL10116-23/101343-45/111108-110	City of Pickering

1. My name is Dr. R. Carl L. Bray  
I live at the municipality of Kingston  
in the County of Frontenac  
in the Province of Ontario
2. I have been engaged by or on behalf of the City of Pickering to provide evidence in relation to the above-noted Board proceeding.
3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:
  - a. to provide opinion evidence that is fair, objective and non-partisan;
  - b. to provide opinion evidence that is related only to matters that are within my area of expertise; and
  - c. to provide such additional assistance as the Board may reasonably require, to determine a matter in issue.
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date 7 May, 2013 .....

  
Signature