

Witness Statement of

Lloyd B. Thomas

President, Whitevale and District Residents' Association

1. I am very concerned that the proposed draft plans of subdivision, drafts conditions of approval, and zoning by-law do not adequately protect, conserve or integrate the heritage of Neighbourhood 18 in the new Seaton development. A clear goal of the Central Pickering Development Plan is to integrate the cultural heritage into the new community fabric.

I. Background

2. My wife and I have lived in the Hamlet of Whitevale since 1978. In 1978, we bought our home at 489 Whitevale Road that since became part of the Whitevale Heritage Conservation District. Our home is an old farm house built around 1865 that belonged at one time to Mr. Joseph Wilson. Mr. Wilson built carriages on this property, and our garage shows reminders of this carriage shop. This building is now the focal point of our community.
3. I worked for IBM for 31 years and retired in 2000. I then worked in retail at Lee Valley Tools until 2010, serving customers and teaching wood carving classes.
4. I am the current president of the Whitevale and District Residents' Association ("WDRA"). Over the 35 years that I have lived in Whitevale, I have been involved in the WDRA, serving on its executive board for roughly 20 of the 35 years

II. Experience and Interest in the Matter

5. The WDRA has been active in ensuring our cultural heritage is protected and conserved in the Whitevale Heritage Conservation District. For example, in 1984 the Town of Pickering gave the WDRA the building and land that is now known as the Whitevale Community Centre. This building was neglected and slated for demolition. Through a WDRA-led community effort, including fund raising, grant applications and hard work, we restored the circa 1820 building to its former glory.

6. I have been actively involved both individually and as a member of the WDRA in the planning processes for the Seaton Community since 1990. In that year, Mr. John Sewell and Mr. John Van Nostrand came to Whitevale to discuss development plans. We formed the Seaton Community Group to discuss how Seaton could become a very special community. On May 1, 1990 we authored a Statement of Principles, and in the following spring of 1991 completed a document, Seaton Planning Guide with the consensus of the WDRA, Mr. Sewell and Mr. Van Nostrand.
7. More recently, I have spent considerable personal time to understand the details of the current proposed development on the following issues: heritage, traffic and transportation, and fiscal impacts on the City of Pickering. I attended numerous Council meetings and frequently gave deputations on my concerns in relation to this iteration of the Seaton development. I attended the Whitevale Road Corridor information session organized by the City in 2010. I recall when the option of expanding the Heritage Conservation District was discussed.
8. In relation to the issues before the Board at this hearing, on March 21, 2013 I attended the Heritage Pickering Advisory Committee meeting and subsequent walkabout on March 26, 2013, discussing the draft plans of subdivision with the City of Pickering's heritage consultant, Dr. Carl Bray.
9. Therefore, I am well-equipped to understand and critically assess the issues below.

III. Issues Addressed

10. I will address the following issues from the Board's Pre-hearing Order for Phase 3A:

- Issues 20 and 21 (City of Pickering)
- Issue 31 (Whitevale and District Residents' Association)
- Issue 40 (School Boards)

IV. Opinion on the Issues

11. The heritage features should be better protected, conserved and integrated into the new development. The measures below should be incorporated through stronger policies and conditions in the zoning by-laws and draft conditions of approval.

Whitevale Road Corridor from Whitevale Hamlet to Sideline 22

12. As stated in Pickering's Official Plan s. 11.66, Whitevale Road from Whitevale Hamlet to Sideline 22 is a "cultural heritage landscape". The western portion of Whitevale Road, from the Hamlet to Sideline 26, is to maintain a rural cross-section. It is not clear that the existing rural character of the roadway will not be maintained by the proposed draft plans of subdivision. The residential lots fronting Whitevale Road should be larger, with access located at the rear of the property (away from Whitevale Road), and require new building to be designed in the existing character of heritage homes along Whitevale Road or in the Whitevale Heritage Conservation District.
13. These design elements are not found in the Landowners Reports or Secondary Plans, and the City of Pickering has not shared the Heritage Review Report of its expert Dr. C. Bray. This is very unfortunate and unfair to residents. We would have benefitted from having our own heritage expert review this Report.
14. Also, to protect the rural character of Whitevale Road between Sideline 26 and the Hamlet, the Whitevale Road By-pass should be built first. Without the Whitevale By-pass, traffic into the Hamlet, Heritage Conservation District, and along Whitevale Road will increase and detract from the heritage character. Installing traffic calming measures is not the same as preventing increased traffic volume.
15. Finally, streetlight should be avoided along the rural section of Whitevale Road to maintain its heritage character.
16. To the east of the Whitevale Bypass, there are mature trees along the widened right-of-way that shall be maintained.

Draft Plan 2009-05

17. 3250 Sideline 28: This Heritage Lot, William Turner House, is bisected by a road. This road should be relocated. The view southwest from the house should be maintained. There should be a buffer (or deep setbacks) with the proposed adjacent townhouses west and north of the Heritage Lot.
18. 3215 Sideline 28: There is no buffer to the north or east of the property, the Whitevale Schoolhouse. This property should be sold back to the original owner, Mr. Charles Neville, who has so carefully and meticulously restored this building. The schoolhouse should be preserved for the benefit of future generations.

Draft Plan 2009-01

19. 940 Whitevale Road: If the regional road remains in the proposed location, there should be a buffer to between the Heritage Lot and road right-of-way. The proposed housing to the north and east of the John Major House Heritage Lot should have deeper setbacks or be removed.
20. The six-lane road connecting Whites Road and Sideline 26 to Highway 401 in the south, and Highway 407 and Highway 7 in the north, should be rerouted to the east side of the John Major house and the Hugh Pugh house. The houses are part of the Whitevale Heritage Conservation District and would be better integrated into the western portion of Whitevale Road. Based on the original CPDP, the these two heritage properties were part of a contiguous district that terminated in a village green. The scenic vista from the village green space should be maintained for future generations.
21. If the Environmental Assessment allows for multiple alignments, direction should be given from the Board to the City and Region to select the preferred Heritage alignment suggested by WDRA.

Draft Plan 2009-02

22. 3185 Sideline 26: The medium density should be changed to low density adjacent to the Heritage Lot.

Draft Plan SP-2009-02

23. 1125 Whitevale Road: The number of lots adjacent to John Tool II House should be removed to provide an appropriate transition. The proposed new development appears to encroach on the boundary of the Heritage Lots. The City of Pickering did not consult the WDRA or residents before consenting to this form of obviously incompatible development.
24. 1130 Whitevale Road: The barn north of Nathaniel Hastings House should be conserved by moving the residential lot. This way, the pedestrian corridor could include the barn.
25. 1200 Whitevale Road: The western and eastern lots adjacent to the W. Brignal House should be removed, and setback on the other three adjacent lots should be large enough to preserve the character of the Heritage Lot.

Draft Plan SP-2009-11

26. 1390 Whitevale Road: To preserve the sight line from the east, the south half of the block east of the Joseph Wilson House should be removed.

27. 1450 Whitevale Road: The large barn is located within proposed Street 17. The barn should be conserved and moved to the Community Park or a Neighbourhood Park.
28. 1505 Whitevale and 3285 Sideline 20: The setbacks on the lots adjacent to Casper Wilson House should be increased.

Whitevale Cemetery

29. The Whitevale Cemetery is not a private cemetery. It is run by the Whitevale Cemetery Board. Two of the Board members are George Wright and Fred Carter. The current draft conditions of subdivision approval should include a condition requiring the possibility of reserving the land east of the cemetery (Ontario Infrastructure Lands Corporation) for cemetery expansion and consultation with the Board in advance of disposing of these lands. I am not aware of any consultation with the Cemetery Board on the potential for expansion.
30. The City of Pickering does not appear to have consulted the Cemetery Board or residents regarding possible future expansion of the cemetery. Many loved ones would like to be buried with their families, but space is getting tight.

City of Pickering Draft Proposed Seaton Zoning By-law

31. The proposed zoning by-law does not contain sufficient protections for Heritage Lots. For example, section 4.0 creates a Low Density Type 1 – Heritage Lot (“LD1-HL”) designation, but no land is designated LD1-HL in the zoning maps in section 12. The Zoning By-law does not include setbacks of adjacent dwellings from the Heritage Lot property line or building, only a limit on decreasing the yards by 10%.

V. Reports

32. I will rely on the following reports:
 - i. Heritage Pickering Advisory Committee Minutes, February 23, 2010; March 21, 2013; and April 17, 2013;
 - ii. Robert Martindale Witness Statement, dated January 10, 2013;
 - iii. Robert Martindale Reply Witness Statement, dated January 18, 2013;
 - iv. Carl Bray Witness Statement, dated January 10, 2013;

- v. Carl Bray Reply Witness Statement, dated January 18, 2013;
- vi. Whitevale Road Heritage Corridor Review, prepared for the City of Pickering by Bray Heritage, May 2010;
- vii. Seaton Sustainable Place-Making Guidelines, July 2011 (Draft);
- viii. Central Pickering Development Plan;
- ix. City of Pickering Official Plan;
- x. Seaton Planning Guide, prepared by the Seaton Community Group, Spring 1991;
- xi. Principles: North Pickering Land Exchange and Development, North Pickering Land Exchange Review Panel, 2002; and
- xii. Seaton Built Heritage Assessment, Andre Scheinman, November 2004.

Submitted by Mr. Lloyd Thomas
May 7, 2013