



Planning & Development Committee Agenda

Monday, September 14, 2015

Council Chambers

7:00 pm

Chair: Councillor Johnson

2. **Director, City Development, Report PLN 10-15** 105-156
Infrastructure Ontario
Class B Environmental Assessments for the Demolition of Structures
Located in the Seaton Urban Area and the Hamlet of Whitevale

Recommendation

1. That Council in response to the Infrastructure Ontario Class B Environmental Assessments, object to the demolition of buildings located at 498 and 1050 Whitevale Road, and 1740 Fifth Concession Road;
2. That Council also object to the demolition of the building located at 615 Whitevale Road but not object to the demolition of the outbuilding at this location;
3. That Council not object to the demolition of buildings located at 3490 Brock Road, 1469 Taunton Road, 170 Highway 7, 2750 Whitevale Road and 2900 Brock Road;
4. That Council also not object to the demolition of the building located at 650 Whitevale Road and requests the Province install a commemorative plaque on the property at the proposed trail head location;
5. That Council endorse the recommendations of the Heritage Pickering Advisory Committee to designate 498, 615 and 1050 Whitevale Road, under Part IV of the *Ontario Heritage Act*; and that staff be authorized to prepare the appropriate materials and report back to Council at a future date;
6. That Council request staff to write the school boards to determine their interest in incorporating the building located at 3280 Sideline 16 into a future school board block, and if the school boards are not interested, that Council not object to the demolition of the house located at 3280 Sideline 16;
7. That Council express its strong concern with the Province for its disregard of significant heritage resources in Pickering through the lack of maintenance and occupancy of such resources, in contravention of the Provincial Policy Statement, and request the Province to restore and reuse these structures and manage them in compliance with the



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Standards & Guidelines for Conservation of Provincial Heritage Properties;

8. That Council request the Province to record, document and provide to the City in the form of photographs and/or measured drawings all buildings to be demolished, as well as make available exterior or interior heritage features for salvage to interested parties prior to any demolition; and
9. Further, that a copy of this Report and Council's Resolution be forwarded to: the Premier of Ontario; Infrastructure Ontario; the Minister of Economic Development, Employment and Infrastructure; the Minister of Tourism, Culture and Sport, and the Minister of Municipal Affairs and Housing; and the Whitevale and District Residents' Association.

3. **Director, City Development, Report PLN 11-15** 157-166
Federal Lands
Revised Pickering Airport Site and Revised Airport Zoning Regulations

Recommendation

1. That Transport Canada be advised that the City of Pickering does not object to the Order that appeared in the Canada Gazette, Part 1, on July 18, 2015, proposing to declare a smaller Pickering Airport Site and the corresponding revised Airport Zoning Regulations; and
2. Further, that a copy of Report PLN 11-15 be forwarded to Transport Canada, the Region of Durham, the Region of York, the City of Markham, the Town of Whitby, the Town of Ajax, Township of Uxbridge, Town of Whitchurch-Stouffville, the Township of Scugog, and the Toronto and Region Conservation Authority.

(II) Other Business

(III) Adjournment



Report to Planning & Development Committee

Report Number: PLN 10-15

Date: September 14, 2015

From: Thomas Melymuk
Director, City Development

Subject: Infrastructure Ontario
Class B Environmental Assessments for the Demolition of Structures
Located in the Seaton Urban Area and the Hamlet of Whitevale

Recommendations:

1. That Council in response to the Infrastructure Ontario Class B Environmental Assessments, object to the demolition of buildings located at 498 and 1050 Whitevale Road, and 1740 Fifth Concession Road;
2. That Council also object to the demolition of the building located at 615 Whitevale Road but not object to the demolition of the outbuilding at this location;
3. That Council not object to the demolition of buildings located at 3490 Brock Road, 1469 Taunton Road, 170 Highway 7, 2750 Whitevale Road and 2900 Brock Road;
4. That Council also not object to the demolition of the building located at 650 Whitevale Road and requests the Province install a commemorative plaque on the property at the proposed trail head location;
5. That Council endorse the recommendations of the Heritage Pickering Advisory Committee to designate 498, 615 and 1050 Whitevale Road, under Part IV of the *Ontario Heritage Act*; and that staff be authorized to prepare the appropriate materials and report back to Council at a future date;
6. That Council request staff to write the school boards to determine their interest in incorporating the building located at 3280 Sideline 16 into a future school board block, and if the school boards are not interested, that Council not object to the demolition of the house located at 3280 Sideline 16;
7. That Council express its strong concern with the Province for its disregard of significant heritage resources in Pickering through the lack of maintenance and occupancy of such resources, in contravention of the Provincial Policy Statement, and request the Province to restore and reuse these structures and manage them in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties;
8. That Council request the Province to record, document and provide to the City in the form of photographs and/or measured drawings all buildings to be demolished, as well as make available exterior or interior heritage features for salvage to interested parties prior to any demolition; and

Subject: Infrastructure Ontario: Class B Environmental Assessments for the
Demolition of Structures located in Seaton and Whitevale

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9. Further, that a copy of this Report and Council's Resolution be forwarded to: the Premier of Ontario; Infrastructure Ontario; the Minister of Economic Development, Employment and Infrastructure; the Minister of Tourism, Culture and Sport, and the Minister of Municipal Affairs and Housing; and the Whitevale and District Residents' Association.
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Executive Summary: Infrastructure Ontario is undertaking two different Class B Environmental Assessments for the demolition of buildings located on 20 properties in the Seaton Urban Area and the Hamlet of Whitevale. Infrastructure Ontario has retained environmental consultants ECOH and DST to gather background information on the properties including the heritage status of the properties.

The City retained qualified heritage consultants Christopher Borgal of Goldsmith Borgal & Company Ltd. (GBCA) and Laurie Smith of Laurie Smith Heritage Consulting to undertake heritage assessments to evaluate the properties against the criteria of the *Ontario Heritage Act* and determine their cultural heritage value. The Heritage Pickering Advisory Committee was also advised of the proposed demolition of the buildings and has provided recommendations to Council.

Council, at the May 19, 2015 meeting, approved the recommendations within Report PLN 04-15, which dealt with nine properties included in the first Environmental Assessment. This second report, PLN 10-15, provides recommendations to Council respecting the demolition requests for the remaining 11 of the 20 properties.

Some properties are located in the Seaton Urban Area and are subject to the policies of the Central Pickering Development Plan (CPDP) and the City's Official Plan Amendment for Seaton. Some of the properties are also located in the Hamlet of Whitevale within the Whitevale Heritage Conservation District and protected under Part V of the *Ontario Heritage Act*.

The City is very concerned that the Province is allowing these buildings to fall into such a state of disrepair. A number of the buildings are valuable resources to the City and the demolition of these buildings would be a significant loss of the City heritage resources. "Demolition by neglect" is unacceptable and contrary to the Provincial Policy Statement. The City strongly recommends Infrastructure Ontario restore these buildings so that they can be used for appropriate residential, commercial or community purposes serving the City.

Financial Implications: The cost to undertake the heritage assessments is approximately \$32,000.00 (plus HST) and was funded through the Seaton Development Application Revenue reserve.

1. Background

1.1 Infrastructure Ontario intends to demolish a number of buildings located in the Seaton Urban Area and the Hamlet of Whitevale

Infrastructure Ontario has retained two environmental consultants ECOH and DST, to gather background information for the preparation of two different Class B Environmental Assessments for the demolition of buildings located on 20 properties in the Seaton Urban Area and the Hamlet of Whitevale (see Location Maps, Attachments #1 and #2).

In November 2014, the City received a request by ECOH to provide information on the heritage status of buildings located on 15 properties within 30 days of receipt of the notice. Staff requested, and received an extension to the commenting deadline to the end of May 2015. The Heritage Pickering Advisory Committee (HPAC) was consulted on the proposed demolition of the buildings and provided recommendations to Council for their consideration.

Council, at the May 19, 2015 meeting, approved the recommendations within Report PLN 04-15 (see Council Decision, Attachment #3). In summary, Council:

- objected to the demolition of 825, 1130 and 1450 Whitevale Road and endorsed designation of these buildings under Part IV of the *Ontario Heritage Act*
- objected to the demolition of 2865 Sideline 16 (Walter Percy House), which was recently designated under Part IV of the *Ontario Heritage Act* by Council on April 22, 2014
- requested the City's Heritage consultant to expand the Preliminary Reports to Full Heritage Assessments for the buildings located 1050 Whitevale Road, 3280 Sideline 16, 3490 Brock Road and 1740 Fifth Concession and to complete the full assessments for 498 and 650 Whitevale Road, and
- received an extension to the commenting deadline of another 120 days (mid-September) to allow the City time to complete the full assessments and provide comments to Infrastructure Ontario on these six properties

In February and March 2015, the City subsequently received requests by DST to provide information on the heritage status of buildings located on an additional 6 properties within 30 days of receipt of the notices. DST has recently revised the request from 6 to 5 properties. Staff requested, and received an initial extension to the commenting deadline to the end of May 2015, and a further extension to the end of October 2015.

Accordingly, this report provides recommendations to Council respecting the demolition requests for 11 properties.

1.2 The City's Heritage Consultants have evaluated the 11 properties for their heritage significance

The City has retained qualified heritage consultants, Christopher Borgal of Goldsmith Borgal & Company Ltd. (GBCA) and Laurie Smith of Laurie Smith Heritage Consulting, to undertake the heritage assessments.

The Consultants have completed Full **Heritage Assessments** for buildings located at: 498, 615, 650 and 1050 Whitevale Road; 3280 Sideline 16; 1740 Fifth Concession Road; and 3490 Brock Road. Due to the length and number of Assessments, they are not attached to this Report. However, they may be accessed through a **link**. The Heritage Assessments include an historical review of the building and property; evaluation of the heritage features of the building, an evaluation against Ontario Regulation 9/06 of the *Ontario Heritage Act*, a draft statement of significance and a recommendation by the City's Heritage Consultant.

Full heritage assessments were not completed for the properties that currently have no heritage status and are not listed as Heritage Lots in the Seaton Plan. The City's Heritage consultant evaluated the buildings located at: 1469 Taunton Road; 170 Highway 7; 2750 Whites Road; and 2900 Brock Road by conducting a visual examination of the buildings and prepared a **Brief Evaluation**. The Brief is not attached but may be accessed through a link.

1.3 The Heritage Pickering Advisory Committee was consulted on the proposed demolition of the buildings and provided recommendations to Council

At the June 24 and July 22, 2015 Heritage Pickering Advisory Committee Meetings, the Committee reviewed and discussed the heritage consultants' and staff recommendations, and provided recommendations to Council (see Excerpts of June 25, 2015 and July 22, 2015 Heritage Pickering Advisory Committee Meeting Minutes, Attachments #4 and #5). In addition, the Committee provided further recommendations during the week of August 17, 2015 via email.

2.0 It is recommend that Council object to the demolition of four buildings

Based on the analysis provided by the heritage consultant and the Heritage Pickering Advisory Committee (HPAC), staff recommend that Council object to the demolition of four buildings located at 498, 615 and 1050 Whitevale Road and 1740 Fifth Concession.

The following tables summarize the current heritage status, recommendations of the City's heritage consultants, the HPAC and staff's analysis and recommendations for the four properties.

498 Whitevale Road	
	
Current Heritage Status	Located within the Whitevale Heritage Conservation District, which is designated under Part V of the <i>Ontario Heritage Act</i>
GBCA Recommends	<p>The Heritage Assessment (see Building Assessment Report for 498 Whitevale Road) establishes that the building is an interesting example of its kind and type, particularly due to the historic associations and early date, which is increasingly rare. While some of the key historical elements are missing or damaged, the building is sufficiently intact to permit being retained and restored as an historical reference. Due to the existing state of condition of the building, it would be costly to repair, but precedents do exist.</p> <p>The building is a significant built resource and should be photographed, recorded and preserved, and it is recommended that the building be designated under Part IV of the <i>Ontario Heritage Act</i> by the City of Pickering.</p>
HPAC Recommends to Council	<p>At the June 24, 2015 HPAC Meeting, the Committee recommended:</p> <p>That Council object to the demolition of the house located at 498 Whitevale Road;</p> <p>That Council designate 498 Whitevale Road under Part IV of the <i>Ontario Heritage Act</i>; and</p> <p>That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties.</p>

<p>Staff Analysis</p>	<p>Staff concur with GBCA's recommendations that the building is a significant built resource. The building is not tenanted and is in poor condition. Significant restoration in the future will be required to the building, which would be a costly undertaking to restore the building to its original appearance.</p> <p>Given that the building contributes to the character of Whitevale Road and the Hamlet of Whitevale, and due to the location and prominence in the community, there is an opportunity for the re-use of this structure in the future. Staff concludes that the building at 498 Whitevale Road should not be demolished, and that it should be designated under Part IV of the <i>Ontario Heritage Act</i>.</p>
<p>Staff Recommends to Council</p>	<p>Council object to the demolition of the house located at 498 Whitevale Road;</p> <p>That Council designate 498 Whitevale Road under Part IV of the <i>Ontario Heritage Act</i>; and</p> <p>That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties.</p>

615 Whitevale Road	
Main Building Henry Major House	Outbuilding
	
<p>Current Heritage Status</p>	<ul style="list-style-type: none"> • Located within the Whitevale Heritage Conservation District, which is designated under Part V of the <i>Ontario Heritage Act</i> • Listed on Municipal Heritage Register • "Heritage Lot" in the Seaton Neighbourhood Plan
<p>Laurie Smith Recommends</p>	<p>The Heritage Property Evaluation Report and supplementary report for 615 Whitevale Road establishes that the Henry Major House reinforces the scenic character of the District and is important in defining and maintaining the overall character of the Whitevale Road Corridor and the Whitevale Heritage Conservation District.</p> <p>Although it is one of five examples of five-bay Georgian houses in Whitevale, its timber-frame construction is rare in this style in this area and provides a rare example of 1830s materials and construction methods. The heritage consultant concludes that the property meets the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06. Furthermore, an evaluation of the outbuilding concludes that it does not contribute to the heritage value of the property.</p> <p>It is recommended that the City consider individual designation under Section 29 of the <i>Ontario Heritage Act</i> when the property passes out of Crown ownership.</p> <p>While the property remains in Crown ownership, it is recommended that the City consider updating the property listing on the Heritage Register to include the statement of significance.</p>

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Demolition of Structures located in Seaton and Whitevale

Laurie Smith Recommends (continued)	Furthermore, it is recommended that the City request that the Province manage the property in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties.
HPAC Recommends to Council	<p>At the June 24, 2015 HPAC Meeting and during the week of August 17, 2015 via email, the Committee recommended:</p> <p>That Council object to the demolition of the Henry Major House located at 615 Whitevale Road;</p> <p>That Council not object to the demolition of the outbuilding;</p> <p>That Council designate 615 Whitevale Road under Part IV of the <i>Ontario Heritage Act</i>; and</p> <p>That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties.</p>
Staff Analysis	<p>Staff concur with the consultant's conclusions that the property meets the criteria for determining cultural heritage value or interest under Ontario Regulation 9/06 and that the City should consider individual designation.</p> <p>The consultant recommends that individual designation under Section 29 of the <i>Ontario Heritage Act</i> should be considered by the City when the property passes out of Crown ownership. Staff recognize that Part IV of the <i>Ontario Heritage Act</i> (individual property designation by municipalities) does not apply to property that is owned by the Provincial government. However, due to the ongoing threat of demolition and an effort to try and protect significant structures, staff recommends that buildings that meet the criteria for determining cultural heritage value or interest under Regulation 9/06, be designated under the <i>Ontario Heritage Act</i>.</p>
Staff Recommends to Council	<p>Council object to the demolition of the Henry Major House located at 615 Whitevale Road;</p> <p>Council not object to the demolition of the outbuilding;</p> <p>That Council designate 615 Whitevale Road under Part IV of the <i>Ontario Heritage Act</i>; and</p> <p>That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties.</p>

<p>1050 Whitevale Road</p>	
	
<p>Current Heritage Status</p>	<p>Listed on Municipal Heritage Register</p>
<p>GBCA Recommends</p>	<p>The Heritage Assessment (see Building Assessment Report for 1050 Whitevale Road) finds that the building is an interesting example of its kind and type particularly due to its historic associations and elaborate design and such a building is increasingly rare. While some of the key historical elements are missing or damaged, the building is sufficiently intact to permit its being retained and restored as an historical reference. However, the condition of the east wall of the building may be problematic and will require considerable efforts to allow the structure to be retained.</p> <p>The building is locally significant and should be photographed and further recorded and preserved. It is recommended that the building be designated under Part IV of the <i>Ontario Heritage Act</i> by the City of Pickering.</p>
<p>HPAC Recommends to Council</p>	<p>At the July 22, 2015 HPAC Meeting, Committee recommended:</p> <p>That Council object to the demolition of the house located at 1050 Whitevale Road;</p> <p>That Council designate 1050 Whitevale Road under Part IV of the <i>Ontario Heritage Act</i>; and</p> <p>That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties.</p>

Staff Analysis	Staff concur with GBCA's conclusions and recommendations that the building is a significant built resource and should be designated under Part IV of the <i>Ontario Heritage Act</i> by the City of Pickering.
Staff Recommends to Council	That Council object to the demolition of the house located at 1050 Whitevale Road; That Council designate 1050 Whitevale Road under Part IV of the <i>Ontario Heritage Act</i> ; and That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties.

1740 Fifth Concession Road	
	
Current Heritage Status	No Heritage Status
GBCA Recommends	<p>The Heritage Assessment (see Building Assessment Report for 1740 Fifth Concession Road) finds that the building is a simple and basic example of its kind and type, and does not exhibit many interesting or unique features beyond their rather simple designs. Individual designation for this property under Section 29 of the <i>Ontario Heritage Act</i> is not warranted.</p> <p>The consultant indicates that while some of the historical elements are missing or damaged, the building is sufficiently intact to permit being retained and re-used. Should it be determined that the building is not sufficiently valuable to retain, it is essential to mitigate the heritage impact of its loss to the City of Pickering.</p>

	This could be done by recording the building by drawings in accordance with known documentation standards, photographs keyed to the drawings, and salvage of important structural components for display and interpretation in the community.
HPAC Recommends to Council	At the July 22, 2015 HPAC Meeting, Committee recommended: That Council object to the demolition of 1740 Fifth Concession; and That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties.
Staff Analysis	Staff concur with GBCA's conclusions and recommendations that the building does not warrant individual designation under Section 29 of the <i>Ontario Heritage Act</i> . The building is well setback and screened from Whitevale Road (Fifth Concession) and is not a prominent landmark. However, there may be opportunities for the restoration of this structure in its current location.
Staff Recommends to Council	That Council object to the demolition of 1740 Fifth Concession; and That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties.

2.1 Staff recommend Council not object to the demolition of two buildings notwithstanding Heritage Pickering Advisory Committee's objection to demolitions

Based on the analysis provided by the heritage consultant and the review of the location of the properties and building locations in the Seaton Plan, staff recommend Council not object to the demolition the buildings located at 650 Whitevale Road and 3490 Brock Road, notwithstanding HPAC's objection. The loss of heritage structures in regrettable, but there appears to be minimal opportunity for the re-use of the structures in their current locations.

The following tables summarize the current heritage status, recommendations of the City's heritage consultant, the HPAC and staff's analysis and recommendations to Council for 650 Whitevale Road and 3490 Brock Road.

650 Whitevale Road	
	
Current Heritage Status	Located within the Whitevale Heritage Conservation District, which is designated under Part V of the <i>Ontario Heritage Act</i>
GBCA Recommends	<p>The Heritage Assessment (see Building Assessment Report for 650 Whitevale Road) establishes that the building is an interesting example of its kind and type, particularly due to the historic associations and early date, which is increasingly rare. While some of the key historical elements are missing or damaged, the building is sufficiently intact to permit being retained and restored as an historical reference. Due to the existing state of condition of the building, it would be costly to repair, but precedents due exist.</p> <p>The building is significant built resources and should be photographed, recorded and persevered and it is recommended that the buildings be designated under Part IV of the <i>Ontario Heritage Act</i> by the City of Pickering.</p>
HPAC Recommends to Council	<p>At the June 24, 2015 HPAC Meeting, the Committee recommended:</p> <p>That Council object to the demolition of the house located at 650 Whitevale Road;</p> <p>That Council designate 650 Whitevale Road under Part IV of the <i>Ontario Heritage Act</i>; and</p> <p>That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties.</p>

<p>Staff Analysis</p>	<p>Staff concur with GBCA's recommendations that the building is a significant built resource.</p> <p>While the loss of heritage structures is regrettable, there appear to be minimal opportunity for the re-use of this structure in its current location and condition. The building is not tenanted and is in poor condition. Significant restoration in the future will be required, which would be a costly undertaking to restore the building to its original appearance.</p> <p>The building is located in the Natural Heritage System, well setback and screened from Whitevale Road, and is not a prominent landmark building. The building is also located adjacent to a future plan of subdivision and situated within a future trail head. For these reasons, staff recommends that Council not object to the demolition of the building.</p> <p>There may be opportunities for the salvage of materials and, in the future, the installation of a plaque commemorating the property at the trail head location.</p>
<p>Staff Recommends to Council</p>	<p>That Council not object to the demolition of the house located at 650 Whitevale Road;</p> <p>That Infrastructure Ontario record the building in the form of photographs and/or drawings and provide the documentation of the building to the City;</p> <p>That prior to demolition, exterior or interior heritage features be salvaged and any interested heritage organizations, the City or other interested parties be able to coordinate the salvage of any materials; and</p> <p>That a commemorative plaque be located in the proposed trail head site.</p>

3490 Brock Road	
	
Current Heritage Status	No Heritage Status
GBCA Recommends	<p>The Heritage Assessment (see Building Assessment Report for 3490 Brock Road) finds that the building is a simple and basic example of its kind and type, and does not exhibit many interesting or unique features beyond its rather simple designs. Individual designation for this property under Section 29 of the <i>Ontario Heritage Act</i> is not warranted.</p> <p>The consult indicates that while some of the historical elements are missing or damaged, the building is sufficiently intact to permit being retained and re-used. Should it be determined that the building is not sufficiently valuable to retain, it is essential to mitigate the heritage impact of its loss to the City of Pickering. This could be done by recording the building by drawings in accordance with known documentation standards, photographs keyed to the drawings, and salvage of important structural components for display and interpretation in the community.</p>
HPAC Recommends to Council	<p>At the July 22, 2015 Meeting, Committee recommended:</p> <p>That Council object to the demolition of 3490 Brock Road; and</p> <p>That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties.</p>

Staff Analysis	Staff concur with GBCA’s conclusions and recommendations that the building does not warrant individual designation under Section 29 of the <i>Ontario Heritage Act</i> . Given its location in a future stormwater management pond block, there is no opportunity for the re-use of this structure in its current location.
Staff Recommends to Council	<p>That Council not object to the demolition of the house located at 3490 Brock Road;</p> <p>That Infrastructure Ontario record the building in the form of photographs and/or drawings and provide the documentation of the building to the City; and</p> <p>That prior to demolition, exterior or interior heritage features be salvaged and any interested heritage organizations, the City or other interested parties be able to coordinate the salvage of any materials.</p>

2.2 Heritage Pickering Advisory Committee requests the feasibility to incorporate the building at 3280 Sideline 16 into a future school board block

3280 Sideline 16	
	
Current Heritage Status	No Heritage Status
GBCA Recommends	The Heritage Assessment (see Building Assessment Report for 3280 Sideline 16) finds that this building is a simple and basic example of its kind and type, and does not exhibit many interesting or unique features beyond its rather simple design, and individual designation under Section 29 of the <i>Ontario Heritage Act</i> is not warranted.

<p>GBCA Recommends (continued)</p>	<p>The consult indicates that while some of the historical elements are missing or damaged, the building is sufficiently intact to permit being retained and re-used. Should it be determined that the building is not sufficiently valuable to retain, it is essential to mitigate the heritage impact of its loss to the City of Pickering. This could be done by recording the building by drawings in accordance with known documentation standards, photographs keyed to the drawings, and salvage of important structural components for display and interpretation in the community.</p>
<p>HPAC Recommends to Council</p>	<p>At the July 22, 2015 HPAC Meeting, Committee recommends: That staff ask if the school boards would be interested in incorporating the building into a future school board block; That if the school boards are not interested in incorporating the building into a future school site, Council not object to the demolition of the house located at 3280 Sideline 16.</p>
<p>Staff Analysis</p>	<p>Staff concur with GBCA's conclusions and recommendations that the building does not warrant individual designation under Section 29 of the <i>Ontario Heritage Act</i>. Given its location in a future school block, there may be minimal opportunity for the re-use of this building in its present location. However, staff will consult with the school boards and ask if they are interested in retaining this building as part of a future school site.</p>
<p>Staff Recommends to Council</p>	<p>That staff be requested to ask the school boards if they would be interested in incorporating the building into a future school board block; and That if the school boards are not interested in incorporating the building into a future school site, Council not object to the demolition of the house located at 3280 Sideline 16.</p>

2.3 Heritage Pickering Advisory Committee recommends Council not object to the demolition of buildings on 4 properties

Based on the analysis provided by the heritage consultant and HPAC, staff recommend that Council not object to the demolition of the buildings located at 2900 Brock Road, 2750 Whites Road, 1469 Taunton Road and 170 Highway 7.

2900 Brock Road	
<p>Two structures proposed to be demolished:</p> <ol style="list-style-type: none"> 1. House 2. Shed/garage 	
House	Shed/Garage
	
Current Heritage Status	No Heritage Status
GBCA Recommends	As described in the Brief Evaluation that reviews several properties including 2900 Brock Road, the small bungalow was likely constructed in approximately the 1920's to 1940's period and has no significant architectural merit. The work shed/garage dates from the early to mid-twentieth century, like the house. The buildings do not have significant architectural merit and are not recommended as candidates for listing or designation as historical resources. It is recommended that photographs of the site be placed in the City's database for the benefit of future researchers.
HPAC Recommends to Council	During the week of August 17, 2015 via email, HPAC recommended: That Council not object to the demolition of the house and shed located at 2900 Brock Road.
Staff Analysis	Staff concur with GBCA's conclusions and recommendations that the buildings do not warrant listing or individual designation under Section 29 of the <i>Ontario Heritage Act</i> ; and that photographs of the site should be placed in the City's database.
Staff Recommends to Council	That Council not object to the demolition of the house and shed located at 2900 Brock Road.

2750 Whites Road	
	
Current Heritage Status	No Heritage Status
GBCA Recommends	As described in the Brief Evaluation that reviews several properties including 2750 Whites Road, the cottage appears to be constructed in approximately the 1950's to 1960's period and has no significant architectural merit. The site is not recommended as a candidate for listing or designation as an historical resource.
HPAC Recommends to Council	During the week of August 17, 2015 via email, HPAC recommended: That Council not object to the demolition of the house located at 2750 Whites Road.
Staff Analysis	Staff concur with GBCA's conclusions and recommendations that the building does not warrant listing or individual designation under Section 29 of the <i>Ontario Heritage Act</i> ; and that photographs of the site should be placed in the City's database.
Staff Recommends to Council	That Council not object to the demolition of the house located at 2750 Whites Road.

1469 Taunton Road	
<p>Three structures proposed to be demolished:</p> <ol style="list-style-type: none"> 1. main building 2. silo style structure 3. large shed 	
<p>Main Building</p> 	
<p>Large Shed</p> 	<p>Silo Style Structure</p> 
<p>Current Heritage Status</p>	<p>All three structures have no heritage status</p>
<p>GBCA Recommends</p>	<p>As described in the Brief Evaluation that reviews several properties including 1469 Taunton Road, the property is a former industrial plant that is abandoned. It appears that the buildings were constructed in a series of phases from approximately the middle of the 20th century to the late 1970's. The buildings are in poor condition. The site is not recommended as a candidate for listing or designation as an historical resource.</p>
<p>HPAC Recommends to Council</p>	<p>During the week of August 17, 2015 via email, HPAC recommended: That Council not object to the demolition of the structures located at 1469 Taunton Road.</p>

Staff Analysis	Staff concur with GBCA's conclusions and recommendations that the buildings do not warrant listing or individual designation under Section 29 of the <i>Ontario Heritage Act</i> ; and that photographs of the site be placed in the City's database.
Staff Recommends to Council	That Council not object to the demolition of the structures located at 1469 Taunton Road.

170 Highway 7

Five structures proposed to be demolished:

1. Shed
2. Barn
3. Small shed
4. House
5. House

Shed



Barn



Small Shed



House (#4)



<p>House (#5)</p> 	
<p>Current Heritage Status</p>	<p>No heritage status</p>
<p>GBCA Recommends</p>	<p>As described in the Brief Evaluation that reviews several properties including 170 Highway 7, the property is a horse ranch with several buildings located on the property. The shed is of modern construction and has no heritage value. The barn is not original and is only of limited heritage value. The small shed, of mid-twentieth century construction, has limited heritage value. The house (#4) is of early 1920's to 1940's twentieth century construction and is not a significant resource. The house (#5) is 1960's building is poorly executed and designed.</p> <p>The buildings on the property do not have significant architectural merit and are not recommended as candidates for listing or designation as an historical resource. It is recommended that photographs of the site be placed in the City's database for the benefit of future researchers.</p>
<p>HPAC Recommends to Council</p>	<p>During the week of August 17, 2015 via email, HPAC recommended:</p> <p>That Council not object to the demolition of the houses and structures located at 170 Highway 7; and</p> <p>That prior to demolition, heritage features be salvaged and any interested heritage organizations, the City or other interested parties be able to coordinate the salvage of materials.</p>

Staff Analysis	Staff concur with GBCA's conclusions and recommendations that the buildings do not warrant listing or individual designation under Section 29 of the <i>Ontario Heritage Act</i> ; and that photographs of the site be placed in the City's database. Further, prior to demolition, heritage features should be salvaged.
Staff Recommends to Council	That Council not object to the demolition of the houses and structures located at 170 Highway 7; That prior to demolition, heritage features be salvaged and any interested heritage organizations, the City or other interested parties be able to coordinate the salvage of materials.

2.4 Heritage Designation of Provincial Land

Part IV of the *Ontario Heritage Act* allows municipalities to designate properties, although the designation would not be binding to the Province. Accordingly, should Council pass a Designation By-law for any or all of these properties, the Province would not be obligated to comply with the By-law. However, if a property is sold, the private property owner would be obligated to comply with the Designation By-law.

3. Comments and objections received from Whitevale and District Residents' Association and area residents

As noted in Planning & Development Committee Report Number PLN 04-15, dated May 11, 2015, correspondence was received from the Whitevale and District Residents' Association (see Whitevale and District Residents' Association Comments and Area Resident Comments, Attachment #6). The following is a summary of the key comments and concerns identified by the community:

- the homes are valuable pieces of Pickering and Ontario's history
- demolition of built heritage assets should only ever be considered as a last resort
- the CPDP and the City's Official Plan provide for the protection of significant heritage resources
- concerned not only about the immediate loss of these built heritage assets, but also about the potential for future losses of other Provincially-owned homes
- several of the properties being considered for demolition already have some form of heritage protection under the *Ontario Heritage Act*
- private landowners, other than the Government of Ontario, would be obligated to maintain and protect these buildings

-
- concerned if the houses are deemed to be derelict; it has not escaped residents' notice that the Government of Ontario has been the landlord for over 40 years

4.0 Conclusions

The majority of the properties are located in the Seaton Urban Area, and are subject to the policies of the CPDP and the City's Official Plan Amendment for Seaton. Key objectives of these documents are to restore, rehabilitate, protect and conserve significant cultural heritage resources and integrate them into the new neighbourhoods. The demolition of buildings in Seaton, particularly those located on significant heritage properties identified as "Heritage Lots", is not in keeping with the vision of the Province and the City to integrate these resources into the new development. Moreover, the heritage assessments undertaken by the City have concluded that a number of the properties should be preserved and re-used.

Some properties are also located in the Hamlet of Whitevale and form part of the Whitevale Heritage Conservation District and are protected under Part V of the *Ontario Heritage Act*. These buildings are considered to be valuable assets to the Whitevale Community and the City, and to demolish these buildings would be a significant loss of the City's heritage resources.

It is strongly recommended that Infrastructure Ontario invest in the community by restoring the buildings so that they can be used either for a residential, commercial or community use within the City. There is a great concern that if Infrastructure Ontario fails to take proactive restoration, maintenance and tenanting of the significant buildings, the fate of the structures will be "demolition by neglect" regardless of whether the Province officially resorts to demolition. This lack of action is unacceptable and contrary to the Province's own Policy Statement, section 2.0, Wise Use and Management of Resources, subsection 2.6, Cultural Heritage and Archaeology, which states "Significant built heritage resources ... shall be conserved."

Finally, despite all efforts, if Infrastructure Ontario decides to demolish any of the buildings that are of heritage significance, it is recommended that the buildings be recorded in the form of photographs and/or measured drawings and the documentation of the buildings be provided to the City. Furthermore, prior to the demolition, exterior or interior heritage features should be made available for salvage, and that any interested heritage organizations, the City or other interested parties be able to coordinate the salvage of any materials.

Subject: Infrastructure Ontario: Class B Environmental Assessments for the Demolition of Structures located in Seaton and Whitevale

Attachments

1. Location Map (Properties subject to the EA request from ECOH Environmental Consultants)
2. Location Map (Properties subject to the EA request from DST Environmental Consultants)
3. May 19, 2015 Council Decision
4. Excerpts of June 24, 2015 Heritage Pickering Advisory Committee Meeting Minutes
5. Excerpts of July 22, 2015 Heritage Pickering Advisory Committee Meeting Minutes
6. Whitevale and District Residents' Association Comments and Area Residents' Comments

Prepared By:

Cristina Celebre, MCIP, RPP
Senior Planner – Development Review & Heritage

Approved/Endorsed By:

Catherine Rose, MCIP, RPP
Chief Planner

Nilesh Surti, MCIP, RPP
Manager, Development Review & Urban Design

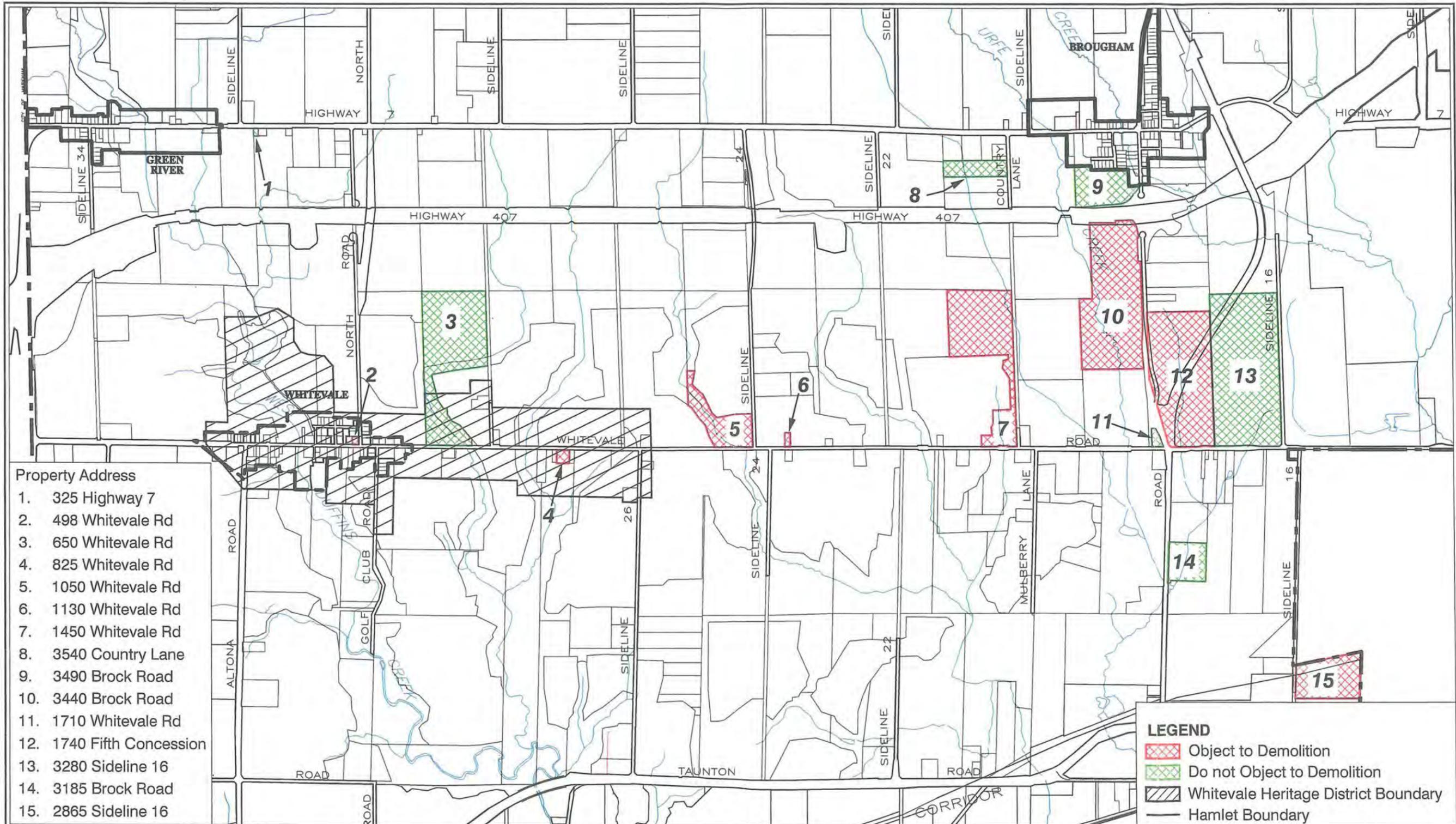
Thomas Melymuk, MCIP, RPP
Director, City Development

CC:ld

Recommended for the consideration of Pickering City Council

Aug. 31, 2015

Tony Prevedel, P.Eng.
Chief Administrative Officer



- Property Address
1. 325 Highway 7
 2. 498 Whitevale Rd
 3. 650 Whitevale Rd
 4. 825 Whitevale Rd
 5. 1050 Whitevale Rd
 6. 1130 Whitevale Rd
 7. 1450 Whitevale Rd
 8. 3540 Country Lane
 9. 3490 Brock Road
 10. 3440 Brock Road
 11. 1710 Whitevale Rd
 12. 1740 Fifth Concession
 13. 3280 Sideline 16
 14. 3185 Brock Road
 15. 2865 Sideline 16

LEGEND

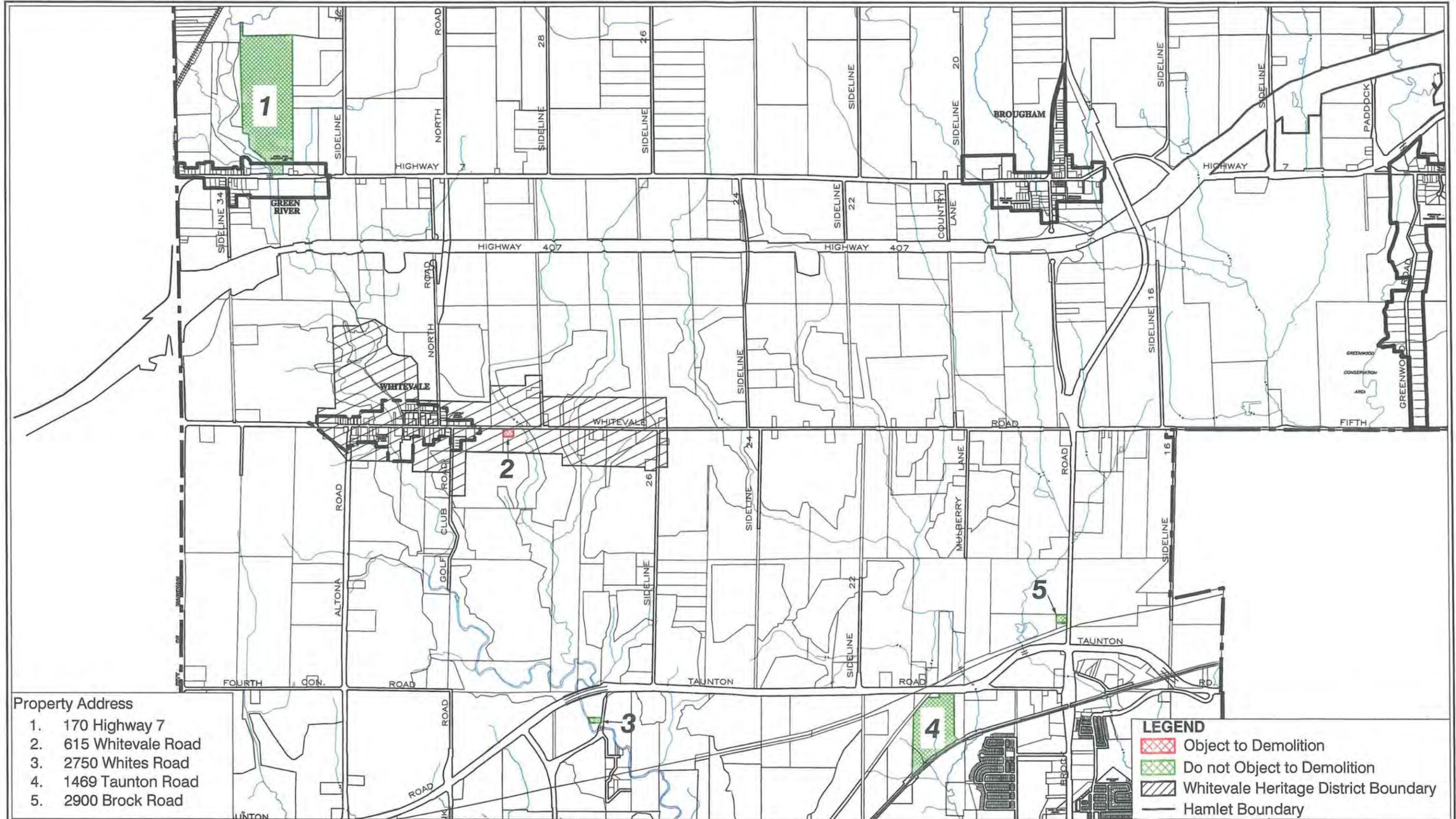
- Object to Demolition
- Do not Object to Demolition
- Whitevale Heritage District Boundary
- Hamlet Boundary



Location Map
FILE No: Class B Environmental Assessment for Demolition
APPLICANT: Infrastructure Ontario (ECOH Environmental Consultants)
PROPERTY DESCRIPTION: Various Lots

Data Sources:
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 © 2013 MPAC and its suppliers. All rights Reserved. Not a plan of Survey.

DATE: Aug. 27, 2015
 SCALE NTS PN-RU



- Property Address
1. 170 Highway 7
 2. 615 Whitevale Road
 3. 2750 Whites Road
 4. 1469 Taunton Road
 5. 2900 Brock Road

LEGEND

- Object to Demolition
- Do not Object to Demolition
- Whitevale Heritage District Boundary
- Hamlet Boundary



Location Map
FILE No: Class B Environmental Assessment for Demolition
APPLICANT: Infrastructure Ontario (DST Environmental Consultants)
PROPERTY DESCRIPTION: Various Lots

Data Sources:
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DATE: Aug. 27, 2015
 SCALE NTS PN-RU

Legislative Services Division
Clerk's Office
Directive Memorandum

May 21, 2015

To: Tom Melymuk
Director, City Development

From: Debbie Shields
City Clerk

Subject: Direction as per Minutes of the Meeting of City Council
held on May 19, 2015

Director, City Development, Report PLN 04-15
Infrastructure Ontario
Class B Environmental Assessment for the Demolition of Structures
Located in the Seaton Urban Area and the Hamlet of Whitevale

Council Decision

Resolution #46/15

1. That Report PLN 04-15 of the Director, City Development, regarding the Infrastructure Ontario Class B Environmental Assessment for the demolition of buildings located in the Seaton Urban Area and the Hamlet of Whitevale be received;
2. That Council, in response to the Infrastructure Ontario Class B Environmental Assessment object to the demolition of buildings located at 825, 1130 and 1450 Whitevale Road, 3440 Brock Road, and 2865 Sideline 16 which is designated under Part IV of the *Ontario Heritage Act*;
3. That Council endorse the recommendations of the Heritage Pickering Advisory Committee to designate 825, 1130 and 1450 Whitevale Road under Part IV, of the *Ontario Heritage Act*; and that Staff be authorized to prepare the appropriate materials and report back to Council at a future date;
4. That Council not object to the demolition of buildings located at 3185 Brock Road, 3540 Country Lane, 1710 Whitevale Road and 325 Hwy 7;

Subject: Report PLN 04-15

May 21, 2015
Page 2

5. That Council request an extension of another 120 days to the commenting deadline to allow the City to expand the Preliminary Reports to Full Heritage Assessments for the buildings located at 1050 Whitevale Road, 3280 Sideline 16, 3490 Brock Road and 1740 Fifth Concession, and to complete the Full Assessments already underway for 498 and 650 Whitevale Road;
6. That Council express its strong dismay at the Province for its disregard of significant heritage resources in Seaton through the lack of maintenance and occupancy of such resources, in contravention of the Provincial Policy Statement, and request the Province to restore and reuse these structures;
7. That, if the Province continues with proposed demolition of significant heritage resources, Council request the buildings be recorded in the form of photographs and/or measured drawings, the documentation of the buildings be provided to the City, and exterior or interior heritage features be made available for salvage to interested parties prior to any demolition; and
8. Further, that a copy of this Report and Council's Resolution be forwarded to: the Premier of Ontario; Infrastructure Ontario; the Minister of Economic Development, Employment and Infrastructure; the Minister of Tourism, Culture and Sport, and the Minister of Municipal Affairs and Housing; and the Whitevale and District Residents' Association.

Please take any action deemed necessary.

Debbie Shields

/lr

Copy: Chief Administrative Officer



Excerpts of Minutes
Heritage Pickering Advisory Committee Meeting
 June 24, 2015
 7:00 pm
 Tower Room

Attendees: K. Borisko
 J. Calder
 J. Dempsey
 W. Jamadar
 D. Joyce
 M. Sawchuck
 C. Sopher
 J. Van Huss

 C. Celebre, Senior Planner, Development Review & Heritage
 L. Roberts, Recording Secretary

Absent: T. Reimer

Item / Ref #	Details & Discussion & Conclusion (summary of discussion)	Action Items / Status (include deadline as appropriate)
4.0	New Business	
	<p>4.2) Heritage Assessment – 498 Whitevale Road</p> <p>C. Celebre provided an overview of the heritage consultant's recommendations as well as staff's analysis and recommendations.</p> <p>Moved by J. Calder</p> <ol style="list-style-type: none"> 1. That Council object to the demolition of the house located at 498 Whitevale Road; and 2. That Council designate 498 Whitevale Road under Part IV of the <i>Ontario Heritage Act</i>. 3. That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties. <p style="text-align: right;">Carried</p> <p>4.3) Heritage Assessment – 650 Whitevale Road</p> <p>C. Celebre provided an overview and explanation of the location of the above property.</p> <p>Moved by K. Borisko</p> <ol style="list-style-type: none"> 1. That Council not object to the demolition of the house located at 650 Whitevale Road; 	

Item / Ref #	Details & Discussion & Conclusion (summary of discussion)	Action Items / Status (include deadline as appropriate)
	<p>2. That Infrastructure Ontario record the building in the form of photographs and/or drawings and provide the documents of the building to the City;</p> <p>3. That prior to demolition, exterior or interior heritage features be salvaged and any interested heritage organizations, the City or other interested parties be able to coordinate the salvage of any materials; and,</p> <p>4. That a commemorative plaque be located in the proposed trail head site.</p> <p style="text-align: right;">Motion Lost</p> <p>Discussion ensued and it was noted that while both 498 and 650 Whitevale Road appear to be in poor condition, it was felt that 650 Whitevale Road should also be considered for potential community use such as the trail head. Questions were raised regarding land use once the structure is gone, as well as whether the developers would be contributing to the cost.</p> <p>Moved by J. Calder</p> <p>1. That Council object to the demolition of the house located at 650 Whitevale Road; and</p> <p>2. That Council designate 650 Whitevale Road under Part IV of the <i>Ontario Heritage Act</i>.</p> <p>3. That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties.</p> <p style="text-align: right;">Carried</p> <p>4.4) Heritage Assessment – 615 Whitevale Road</p> <p>C. Celebre provided an overview of the heritage consultant's comments and recommendations as well as staff's regarding the above property, noting this was on the list of properties for heritage evaluation.</p> <p>Discussion ensued with respect to the designation of properties while still under Provincial ownership. C. Celebre explained the City's position on proceeding with designations while still under Provincial ownership.</p> <p>Moved by J. Van Huss</p> <p>1. That Council object to the demolition of the house located at 615 Whitevale Road</p>	

Item / Ref #	Details & Discussion & Conclusion (summary of discussion)	Action Items / Status (include deadline as appropriate)
	<p>2. That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Professional Heritage Properties; and,</p> <p>3. That Council designate 615 Whitevale Road under Part IV of the <i>Ontario Heritage Act</i>.</p> <p style="text-align: right;">Carried</p> <p>Discussion ensued with questions raised regarding the balance of properties along the Whitevale Corridor. C. Celebre noted the remainder would be looked at, but not this year.</p>	



Attendees: K. Borisko
 J. Calder
 J. Dempsey
 T. Reimer
 J. Van Huss

C. Celebre, Senior Planner, Development Review & Heritage
 R. Michaud, Recording Secretary

Absent: W. Jamadar
 D. Joyce
 M. Sawchuck
 C. Sopher

Item / Ref #	Details & Discussion & Conclusion (summary of discussion)	Action Items / Status (include deadline as appropriate)
4.	New Business	
	<p>4.1) Heritage Assessments - 3280 Sideline 16</p> <p>Moved by J. Van Huss</p> <ol style="list-style-type: none"> 1. That staff ask if the school boards would be interested in incorporating the building located at 3280 Sideline 16 into a future school board block; and. 2. That if the school boards are not interested in incorporating the building into a future school site, Council not object to the demolition of the house located at 3280 Sideline 16. <p style="text-align: right;">Carried</p> <p>Heritage Assessments - 1740 Fifth Concession Road</p> <p>Moved by J. Dempsey</p> <ol style="list-style-type: none"> 1. That Council object to the demolition of 1740 Fifth Concession; and 2. That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties. <p style="text-align: right;">Carried</p>	

Item / Ref #	Details & Discussion & Conclusion (summary of discussion)	Action Items / Status (include deadline as appropriate)
	<p>Heritage Assessments - 3490 Brock Road</p> <p>Moved by K. Borisko</p> <ol style="list-style-type: none"> 1. That Council not object to the demolition of the house located at 3490 Brock Road; 2. That Infrastructure Ontario record the buildings in the form of photographs and/or drawings and provide the documents of the building to the City; and 3. That prior to demolition, exterior or interior heritage features be salvaged and any interested heritage organizations, the City, or other interested parties be able to coordinate the salvage of any materials. <p style="text-align: right;">Motion Lost</p> <p>Moved by J. Calder</p> <ol style="list-style-type: none"> 1. That Council object to the demolition of 3490 Brock Road; and 2. That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties. <p style="text-align: right;">Amended Motion Carried</p> <p>Heritage Assessments - 1050 Whitevale Road</p> <p>Moved by J. Dempsey</p> <ol style="list-style-type: none"> 1. That Council object to the demolition of the house located at 1050 Whitevale Road; 2. That Council request that the property be managed in compliance with the Standards & Guidelines for Conservation of Provincial Heritage Properties; and 3. That Council designate 1050 Whitevale Road under Part IV of the <i>Ontario Heritage Act</i>. <p style="text-align: right;">Carried</p>	

March 29, 2015

Via E-mail to: internet.feedback.mfour@ontario.ca

The Honourable Michael Coteau
Minister of Tourism, Culture and Sport
Ministry of Tourism, Culture and Sport
Hearst Block, 9th Floor
900 Bay Street
Toronto, ON M7A 2E1

Dear Minister Coteau,

Re: Built Heritage Threatened in Seaton

I am writing you as a representative of the Whitevale and District Residents' Association regarding the fact that the City of Pickering received notice in November of 2014 that an environmental consultant has been retained by Infrastructure Ontario and is in the process of gathering background information for the preparation of a Class B Environmental Assessment for the demolition of 15 properties in the Seaton Urban Area (North Pickering). While the City of Pickering has been reviewing this initial list of properties, I understand additional properties continue to be added to the list for proposed demolition.

After having reviewed the initial list of properties in question, we write to express our deep concern that the demolition of some of these properties are being contemplated; not only because of the potential for the immediate loss of these examples of built heritage in Ontario but also for 1) the implications to Heritage protections in Ontario and to 2) the respect being afforded by Infrastructure Ontario to the 2013 OMB rulings on the Central Pickering Development Plan (CPDP) Official Plan Amendment (OPA) 22 (PL 101016 et al) . Of the 15 properties under consideration for demolition, eight already have some form of heritage designation, be that a listing on the Municipal Heritage Register, ORC Heritage Register or designations under either Part IV or Part V of the Ontario Heritage Act. Four of these properties were also designated as "Heritage Lots" during the aforementioned 2013 OMB hearings.

During the 2013 OMB hearings, Official Plan Amendment (OPA) 22 was accepted as an amendment to the Central Pickering Development Plan (CPDP). Among the many changes, OPA 22:

- moved the eastern boundary of the Whitevale District Conservation District to the eastern village boundary, removing the school, cemetery and several

properties from the protection of the Ontario Heritage Act Part V Designation within the Whitevale Heritage Conservation District;

- reconfirmed the CPDP goal of, "Cultural Heritage: The integration of cultural heritage into the new community by drawing on the physical legacies of original aboriginal and European occupations.";
- reconfirmed City Council's requirement that the Neighbourhood plans "incorporate significant built heritage resources into the lot pattern of the new and mixed use neighbourhood"; and
- recognized Whitevale Road between Golf Course Road and Sideline 22 as a "Character Road" with significant "built heritage resources" adjacent to the road.

One of the justifications provided in the 2013 OMB ruling for the restatement of the Whitevale Heritage Conservation District eastern boundary is, "that cultural heritage was comprehensively considered in the development of the CPDP". While several studies have been performed in recent years, and it does appear that consideration for protection of heritage assets have been incorporated into the CPDP, the actions now being taken by Infrastructure Ontario suggest that when it comes to execution of the plan, cultural heritage assets are not being protected at all.

Four of the properties along the "Character Road" stretch are on this list of 15 being considered for demolition and two of these are on designated "Heritage Lots". Two more of the 15 properties being considered for demolition outside the "Character Road" area are also on "Heritage Lots". Some of the 15 properties were listed in the Part V Whitevale Heritage Conservation District registration under the Ontario Planning Act and one (incredibly) is a beautiful, rare example of stonemason craftsmanship that was recently designated under Part IV of the Ontario Heritage Act on April 22, 2014. We are shocked that given all the discussions, negotiations, rulings and official designations under Ontario Law, these properties could even be considered for demolition.

The CPDP claims to be concerned with preserving heritage assets, and the OMB ruling claimed that OPA 22 would provide the tools to continue to adequately protect our cultural heritage, however the fact that the demolition of these properties is now being considered suggest these Cultural Heritage Assets actually have no protection and that in spite of the language used in the OMB ruling on the matter and the CPDP, the protection of built heritage is not a priority.

We expect that this is largely a financial decision and understand of course that your office has a responsibility to the taxpayers of Ontario, which we respect. However, we believe there are alternatives to demolition that all involved parties have an obligation to pursue. We believe demolition of built heritage assets should properties should only ever be considered as a last resort.

During Phase Two of the hearing, the OMB heard evidence on maintenance and ownership of built heritage from the City of Pickering's heritage and planning experts. In our closing submission, a representative of the Whitevale and District Residents' Association requested the following:

1. A Recommendation from the Chair that the City of Pickering, Regional Municipality of Durham and the Province of Ontario enter into a Memorandum of Understanding ("MOU") to sell the Built Heritage within the Whitevale Heritage Conservation District and Seaton Urban Area to the original land owners or current tenants; and
2. A Recommendation from the Chair that the City of Pickering, Regional Municipality of Durham and the Province of Ontario enter into an MOU to ensure all Built Heritage resources remain occupied.

During Phase Two of the hearing, the planning expert for the City of Pickering, Mr. Paul Lowes, was asked a series of questions during cross examination regarding the Built Heritage of the Seaton Urban Area Development. When asked specifically who he believed would be the best steward of heritage properties Mr. Lowes replied:

"It would be appropriate for the person living in the property to own the property, subject to Dr. Bray's recommendations that if the property is transferred it should also be designated under the *Ontario Heritage Act*. I agree that having owners and occupiers being one and the same would be appropriate to preserve the Heritage Buildings"

Minister Coteau, selling Built Heritage properties to the original land owner or current tenant was done for the lands west of the Whitevale Hamlet. The City of Pickering was involved in this process. The Central Pickering Development Plan states on page 12:

Commencing in 1999, the Ontario Realty Corporation sold the agricultural lands located west of the Duffins Creek and within the Town of Pickering to the original land owners or tenant farmers. The sale was based on a Memorandum of Understanding signed by three levels of government – the Province, the Regional Municipality of Durham and the Town of Pickering –

that committed all parties to ensuring that the lands remained in agricultural use in perpetuity. The memorandum of Understanding was supported by conservation and agricultural easements being placed on the lands.

Why is the Built Heritage east of Whitevale being treated differently than those to the west? Given these properties are currently owned by the Province, we believe the Province should take the lead and start the process of returning these lands to their original owners or current tenants as they have in the past.

During Phase Two of the hearing the City of Pickering put into evidence the state of the Built Heritage in the Seaton Urban Area Development. In fact, the City of Pickering's own expert in cultural and heritage planning, Dr. Carl Bray, stated in his expert witness statement:

Ideally the plan [updated Whitevale Heritage Conservation District Plan] would include a memorandum of understanding between the City and the Province regarding commitments by the latter to conserve Provincially-managed significant cultural heritage resources by designating them under Part IV of the *Ontario Heritage Act* and ensuring that built heritage resources remain **occupied and secure** until the new neighbourhoods adjacent to them are built and occupied. [emphasis added]

A conservation and preservation strategy is clearly required. Currently the state of Pickering's Built Heritage varies substantially. Consider the following four examples taken from the Seaton Built Heritage Assessment Prepared by André Scheinman, Heritage Preservation Consultant, in November 2004 for the North Pickering Land Exchange Team. The first two examples (reference A & B) are properties which are currently unoccupied and now being considered for demolition. The second two (reference C & D) are properties which are currently occupied but for which their futures are very uncertain should the first two be destroyed.

A. Albright Farmstead - 1050 Whitevale Road

The Farmstead at 1050 Whitevale Road was given to Aaron Albright from the Crown in 1852, originally set aside as part of the Clergy Reserve. The existing brick dwelling was built sometime after 1861, but likely from the physical/stylistic evidence within a decade of that date.

Substantial heritage fabric remains including window surroundings with paneled dado, door surrounds and baseboards. Unfortunately serious damage occurred due to roof leaks.

The property is considered to be of **Local Significance**.

When visited 10 years ago this building was tenanted and considered an 'A' category structure though the sidelights and transom of the main entrance had been 'bricked in' sometime previous to that. However, since that time the building has become derelict. The fine 6/6 wood sash and, more significantly, the pointed arch sash with bar tracery have been removed from the building and replaced with vinyl units which bear no resemblance to the original sash.

Of greater concern is the longstanding neglect of a roof leak that has allowed the roof structure and portions of the interior to be sorely damaged, a condition that appears to be ongoing and has not been addressed. **This building is certainly, at minimum, of Local Significance, and both the decision-maker with regards to window replacement and the neglect leading to its denigration are extremely unfortunate.**

- ❖ See Attachment 1 for Photographs of the Albright Farmstead from Mr. Scheinman's Report

B. Nathaniel Hastings House- 1130 Whitevale Road

This lot was originally part of the extensive lands granted by the Crown to Isabella Hill. This house was built c. 1835-40 and is the only one within the area studied by Mr. Scheinman that was recorded in the 1851 census as being of stone. The building is a fine example of the vernacular adaptation of Anglo-Palladian (Georgian) motifs and is one of the few five bay residents built this early in the area.

The Nathaniel Hastings House is considered to be of **high Regional Significance**. The loss of original windows is unfortunate but otherwise much of the heritage fabric remains, including much of the interior. However, it is under threat and gradual attrition by neglect and low quality repairs/maintenance. Of particular

concern currently is the condition of the roof which appears about ready to fail and allow moisture to penetrate the historic interior

- ❖ See Attachment 2 for Photograph of the Nathaniel Hastings House from Mr. Scheinman's Report

C. Former Schoolhouse – 3215 Sideline 28

The Former School (the "Whitevale Schoolhouse") is a Greek Revival School Building built in 1864-65. After being declared redundant, the building was saved from demolition by its being purchased, restored and renovated as a private home by the current occupant, Mr. Charles Neville, who bought the building in 1968 only to be expropriated in 1972. This rural school conforms closely to the prototype developed by J. G. Hodgins in his guidelines for school buildings in Upper Canada (1859) and still has many student names and dates incised into the relatively soft brick.

While the interior has been renovated for use as a private home, it has been done so with great respect for its former use preserving and revealing such items as original plaster cornice, chalkboards and coat rails. The fine heavy timber king-post roof structure remains unchanged.

This resource is considered to be of **high Regional Significance** for the following reasons:

- It was the educational and social focus of the community over 100 years where the education of the youth or generations of Majorville (Whitevale) and region took place;
- It is a key landmark on the eastern approach to Whitevale.

The Whitevale School has been carefully preserved and maintained by Mr. Neville who purchased it just prior to expropriation.

- ❖ See Attachment 3 for Photographs of the Whitevale Schoolhouse from Mr. Scheinman's Report

D. William Turner House – 3250 Sideline 28

William Turner arrived in Pickering from New Brunswick in 1841 and settled on this land. His descendants remained on the property until just after World War Two. Mr. Chris Kahn purchased the William Turner House in September 1973, his wife Allison moved in about four years later. Mr. Khan is a carpenter and handyman and has continued to occupy the William Turner House since its purchase nearly 40 years ago.

A substantial amount of original detailing remains throughout the house including front door treatment, window and door castings, base and chair rail and wide pine flooring. Most impressive however is the wood paneled window embrasure and the heavy 2nd floor joists, finely planed and with beaded edges indicating clearly that they were always intended to be exposed.

The William Turner House is considered **Regionally Significant**. Both interior and exterior remain quite intact including the early and now rare features. The site context also retains integrity except for the loss of barns.

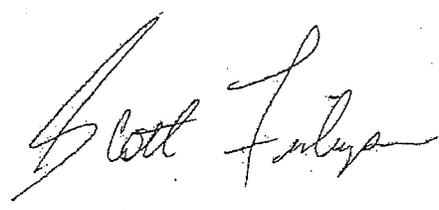
- ❖ See Attachment 4 for Photographs of William Turner House from Mr. Scheinman's Report

We agree with both City of Pickering experts and feel the best way to protect these cultural heritage resources from the same fate of neglect and denigration is to sell them back to the original or current owners who would be the best stewards of these significant properties. In the cases where sales to the original or current owners are not possible, sale of the properties into private hands under appropriate conditions of heritage preservation is the next best alternative. Other important heritage homes in the Whitevale area have been preserved through this method including the posting of a performance bond by purchasing party to assure proper restoration and quality of workmanship.

We respectfully ask that you please intervene in this process and help ensure that these and other valuable pieces of Ontario's history are not lost in spite of the contrary actions and commitments that have already been made by all levels of government involved in this matter.

Please feel free to contact representatives of the Whitevale and District Residents' Association at quig.robert@gmail.com or srfinlayson@hotmail.com to discuss the matter further. We are very interested in working with you to protect these heritage assets for future generations to enjoy.

Sincerely,



Scott Finlayson
President, Whitevale and District
Residents' Association



Robert Quig
Vice President, Whitevale and District
Residents' Association

- Copy:
- Hon. Kathleen Wynne, Premier of Ontario
 - Hon. Madeleine Meilleur, Attorney General of Ontario
 - Joe Dickson, MPP Ajax-Pickering
 - Heritage Pickering
 - Mayor Ryan
 - Members of Council
 - Members, Ontario Municipal Board
 - Members, Ontario Heritage Trust
 - Chief Administrative Officer
 - Director, Community Services
 - Director, Office of Sustainability
 - Chief Planning Officer

Attachment 1

Photographs of the Albright Farmstead from Mr. Scheinman's Report

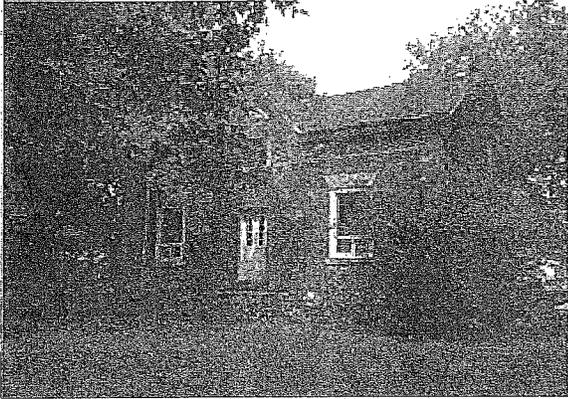


Fig. 1: View from southeast

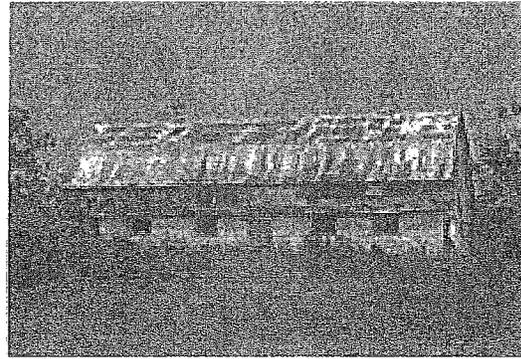


Fig. 2: Large gambrel barn

Attachment 2

Photograph of the Nathaniel Hastings House from Mr. Scheinman's Report

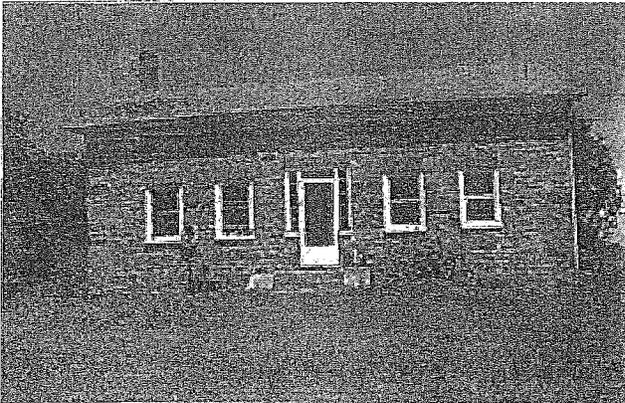


Fig 1: Front elevation



Fig.2: View form southeast

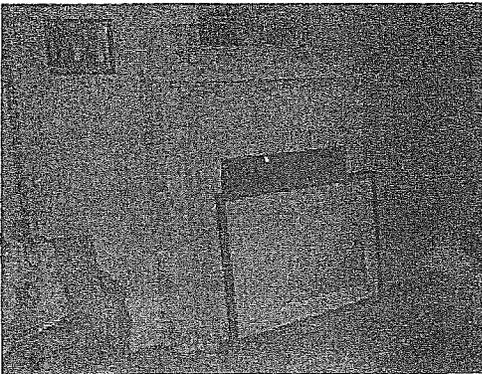


Fig.3: Parlour fireplace surround

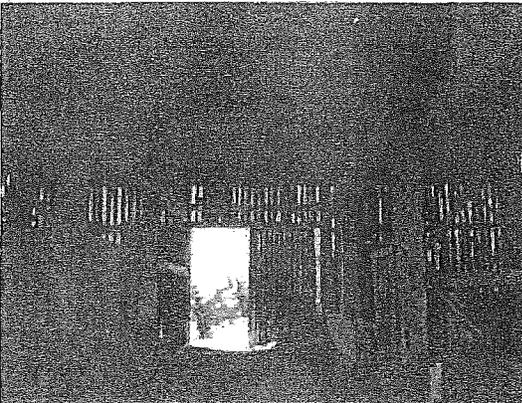


Fig.5: Barn interior

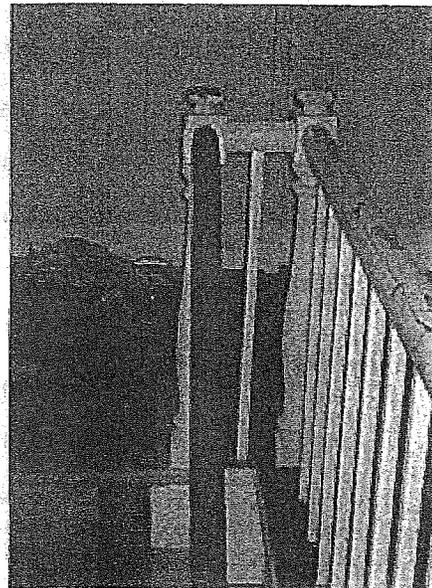


Fig.4: Early 'knob' newel

Attachment 3

Photographs of the Whitevale Schoolhouse from Mr. Scheinman's Report

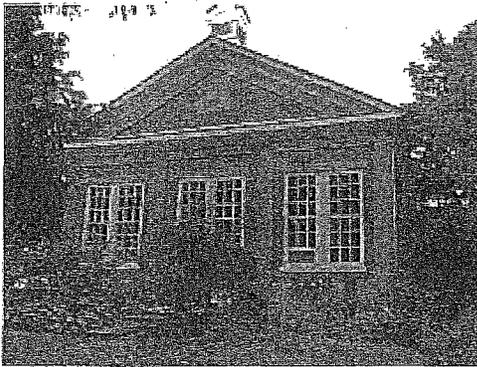


Fig. 1: Façade. Note datestone & cupola.

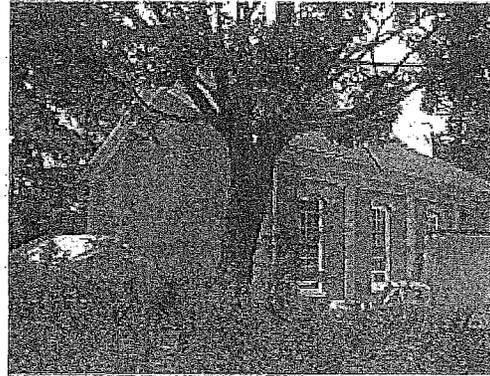


Fig. 2: View from northwest



Fig. 3: Tree-lined c.1911 path & plantings

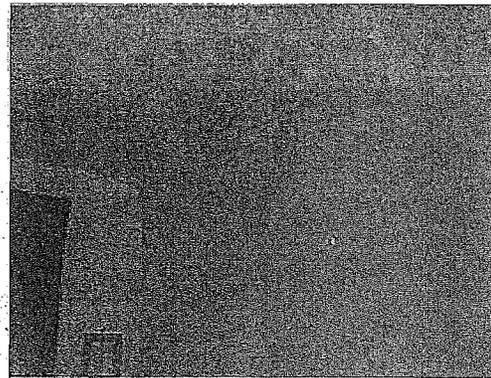


Fig. 4: Vestige of plaster cornice

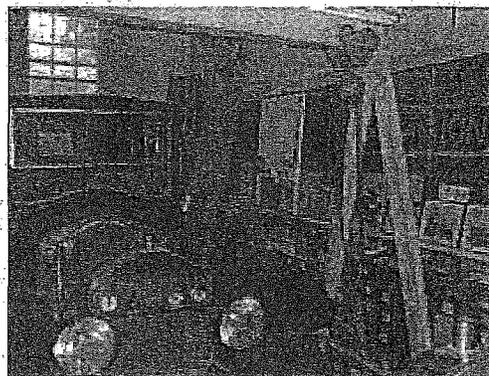


Fig. 5: Chalkboards remain in place.

Attachment 4

Photographs of William Turner House from Mr. Scheinman's Report

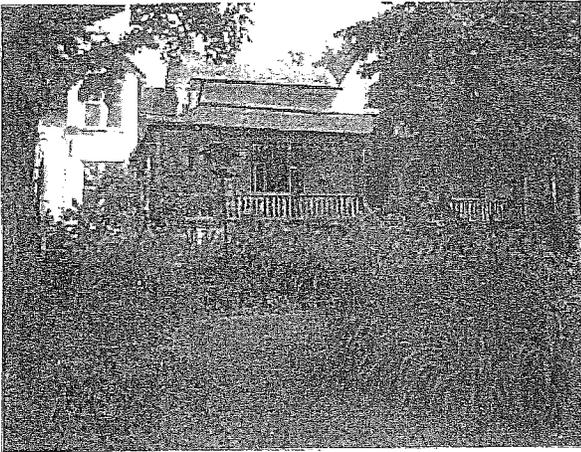


Fig. 1: Front elevation and perennial beds



Fig. 2: West elevation & later entrance to cellar

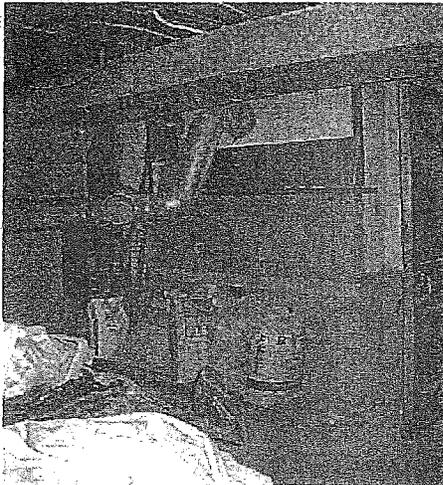


Fig. 3: Original 'cellar' kitchen fireplace

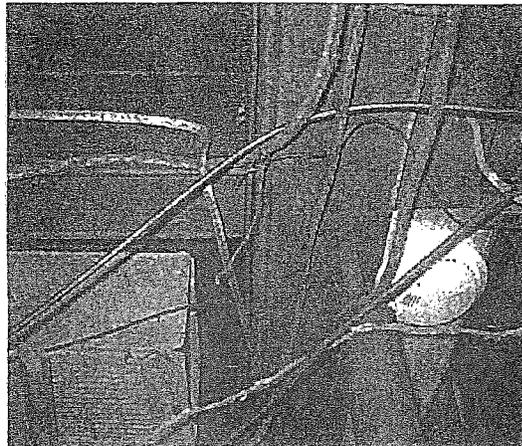


Fig. 4: Detail of beams & floorboards finished with edge bead



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Fig. 5: Typical interior features

Celebre, Cristina

From: Marion Thompson
Sent: March-30-15 10:45 AM
To:
Cc:

Subject: Built Heritage Threatened in Pickering

The Honourable Michael Coteau

Minister of Tourism, Culture and Sport

Ministry of Tourism, Culture and Sport

Hearst Block, 9th Floor

900 Bay Street

Toronto, ON M7A 2E1

Dear Minister Coteau,

Re: Built Heritage Threatened in Seaton

I write to you as a concerned citizen of Ontario and a long-time resident of Whitevale. I have become aware that Infrastructure Ontario has begun the assessment process to demolish 15 heritage properties in the Seaton Lands in North Pickering.

Having reviewed the list of properties in question, I am writing to express my deep concern that demolition of some of these properties is being contemplated. I am concerned not only about their immediate loss, but also about the potential for future losses of other provincially-owned homes. In fact, several of the properties being considered for demolition already have some form of heritage designation under the Ontario Heritage Act. Their heritage value has already been established and any other owner other than the government of Ontario would be obligated to maintain and protect these buildings. And, if the houses are deemed to be derelict, it has not escaped our notice that the Ontario Government has been the landlord for over 40 years!

While this is likely a financial decision and I understand, of course, that your office has a responsibility to the taxpayers of Ontario, I believe there are alternatives to demolition that all involved parties have an obligation to pursue. Demolition of built heritage assets should only ever be considered as a last resort.

I respectfully ask that you please intervene in this process and help ensure that these and other valuable pieces of Ontario's history are not lost in spite of the contrary actions and commitments that have already been made by all levels of government involved in this matter.

Thank you for your attention to this important issue.

Sincerely,

Marion Thompson
437 Churchwin St.
Whitevale, ON L0H 1M0

Copy: Hon. Kathleen Wynne, Premier of Ontario
Hon. Madeleine Meilleur, Attorney General of Ontario
Joe Dickson, MPP Ajax-Pickering
Heritage Pickering
Mayor Ryan
Members of Council
Members, Ontario Municipal Board
Members, Ontario Heritage Trust
Chief Administrative Officer
Director, Community Services
Director, Office of Sustainability
Chief Planning Officer

Celebre, Cristina

From: jerry mihailoff
Sent: March-30-15 1:26 PM
To:
Cc:

Subject: Demolition Derby

The Honourable Michael Coteau
Minister of Tourism, Culture and Sport
Ministry of Tourism, Culture and Sport
Hearst Block, 9th Floor
900 Bay Street
Toronto, ON M7A 2E1

Dear Minister Coteau,

Re: Built Heritage Threatened in Seaton

I am writing you as a concerned citizen of Ontario regarding the fact that I have become aware that Infrastructure Ontario has begun the assessment process to demolish 15 heritage properties in the Seaton Lands in North Pickering.

After having reviewed the list of properties in question, I am writing you to express my deep concern that the demolition of some of these properties is being contemplated. I am concerned not only about their immediate loss, but also the potential for future losses of other provincially owned homes. Several of the properties being considered for demolition already have some form of heritage designation under the Ontario Heritage Act. Their heritage value has already been established and any other owner other than the government of Ontario would be obligated to maintain and protect these buildings.

While this is likely a financial decision and I understand of course that your office has a responsibility to the taxpayers of Ontario, I believe there are alternatives to demolition that all involved parties have an obligation to pursue. Demolition of built heritage assets should only ever be considered as a last resort.

I respectfully ask that you please intervene in this process and help ensure that these and other valuable pieces of Ontario's history are not lost in spite of the contrary actions and commitments that have already been made by all levels of government involved in this matter.

Even years ago we purchased a heritage property in the hamlet of Whitevale. With careful renovations, we upgraded the living spaces and preserved the heritage attributes of the buildings. It

has become a more than comfortable place to live. The preservation of many of these heritage buildings should become available to others with the same desire to appreciate the historic significance of the structures and become stewards of our Ontario history.

The accelerated mindless housing sprawl on our best farmland in the Whitevale community, exemplifies the mercenary approach developers have adopted to destroy the most important resources we own. Surely you can save and restore a few monuments to display to future generations that we are not heartless. In this critical time of "Save our Land and Water" can you not make these exceptions to do our part?

Thank you for your attention to this important issue.

Sincerely,

Jerrold Mihailoff

Beverly Moroz

Celebre, Cristina

From: johnjudy duffus
Sent: April-09-15 4:41 PM
To:
Cc:

Subject: Heritage Buildings on Concession Road 5, Whitevale, Ontario

The Honourable Michael Coteau
Minister of Culture, Tourism and Sport

I am writing to you about the proposal to demolish many heritage houses, currently owned by the province, on Concession Five in Whitevale. I understand that the demolitions are to make way for the Seaton project. I also understand that despite a heritage designation the province may over rule the designation if it so chooses.

Concession Five is a part of Pickering's heritage. The area in question runs between Brock Road in the East and the village of Whitevale in the West. It runs in a straight line and rises and falls with the landscape. Along the road are many examples of early farmsteads.

In particular there are several one storey stone houses, one larger stone house, 615 Whitevale Road, and the original schoolhouse at 3215 Sideline 28. This is a Greek revival school building constructed in 1864-65. It has been lovingly preserved by the current resident. Of interest is the exterior where graduating students have etched their names over the past one hundred years.

#615 was built by a Mr Major who founded the community of Whitevale, which was at first named Majorville. This beautiful house is located on the crest of a hill opposite to Sideline 26. This house is an important part of the history of settlement around the mill on Duffins Creek, over a hundred years ago. As such it should be preserved and maintained for future generations and not demolished.

Your intervention in this matter will be appreciated by all local residents and by those interested in the history of the area.

In grateful anticipation

Judy Duffus

479 Churchwin Street
Whitevale, Ontario
L0H 1M0
jjduffus@gmail.com

Celebre, Cristina

From: Brigitte Sopher
Sent: April-13-15 10:34 PM
To:
Cc:

Subject: Heritage Properties Threatened in Seaton

Via E-mail to: internet.feedback.mfour@ontario.ca

The Honourable Michael Coteau
Minister of Tourism, Culture and Sport
Ministry of Tourism, Culture and Sport
Hearst Block, 9th Floor
900 Bay Street
Toronto, ON M7A 2E1

Dear Minister Coteau,

Re: Heritage properties threatened to be demolished in Seaton

I am writing you as a concerned citizen of Ontario and resident of the Heritage Hamlet of Whitevale. I have recently become aware that Infrastructure Ontario has begun the assessment process to demolish 15 heritage properties in the Seaton Lands in North Pickering.

I know some of the properties in question (for instance the beautiful stone house "Nathaniel Hastings House" at 1130 Whitevale Road) and I have reviewed the list of all the properties slated for demolition. I am writing you to express my deep concern about the impending loss of what is part of our region's heritage. Several of the properties being considered for demolition already have some form of heritage designation under the Ontario Heritage Act. Some have been labelled as being of "high regional significance". Some are simply beautiful wood or stone structures from the 19th century, which represent various periods in our region's history. Their heritage value has already been established and any owner other than the government of Ontario would be obligated to maintain and protect these buildings. Once demolished they would represent an irreplaceable loss for our community and even for our province.

This is likely a financial decision and I understand that your office has a responsibility to the taxpayers of Ontario. However, your responsibility is not only to accommodate today's taxpayers, it is also to consider the preservation of our cultural assets for the benefit of future generations. There are alternatives to demolition that all involved parties have an obligation to pursue. Demolition of built heritage assets should only ever be considered as a last resort. Examples in neighbouring towns such as Markham have demonstrated that such buildings can be sold and lovingly restored by dedicated owners. They contribute to the pride we have in our roots, in the culture and history of our community.

The fate of these buildings deserve careful consideration. I respectfully ask that you intervene in this process and help ensure that these and other valuable pieces of Ontario's history are not lost, in spite

of the contrary actions and commitments that have already been made by all levels of government involved in this matter.

Thank you for your attention to this important issue.

Sincerely,

Brigitte Sopher

Copy: Hon. Kathleen Wynne, Premier of Ontario
Hon. Madeleine Meilleur, Attorney General of Ontario
Joe Dickson, MPP Ajax-Pickering
Heritage Pickering
Mayor Ryan
Members of Council
Members, Ontario Municipal Board
Members, Ontario Heritage Trust
Chief Administrative Officer
Director, Community Services
Director, Office of Sustainability
Chief Planning Officer