



# Welcome!

Thank you for attending the first Public Information Centre (PIC) for the Town of Whitby Heritage Conservation District (HCD) Plans Review and Update for the Brooklin and Werden's Plan Neighbourhood HCDs.

This is the first of two public meetings that will be held for the project. If you have questions or comments, a member of the Project Team or Town Staff will be happy to speak with you.

## Open House Format with Stations to Explore

### General information:

- What is an HCD?
- Project Background
- Project Schedule
- How to Get Involved

### District-Specific Stations:

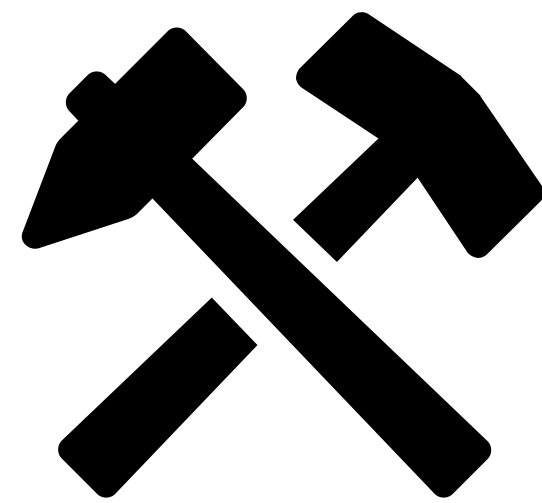
- About the HCDs
- Current Objectives
- What Makes This Area Special?
- For Your Consideration



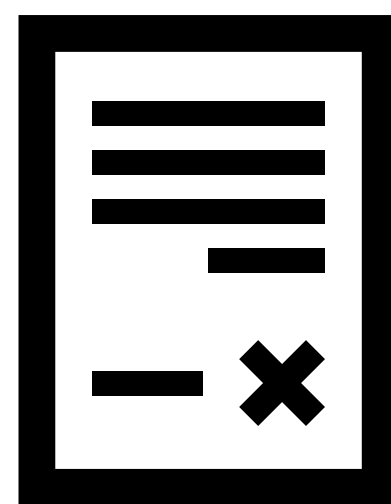


# What is a Heritage Conservation District?

HCDs can be important tools for managing change in areas containing heritage buildings and landscapes

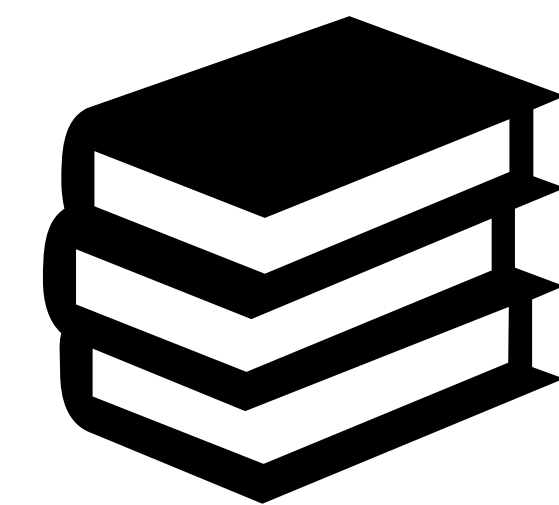


HCD studies identify the cultural heritage value and heritage attributes of a recommended HCD boundary

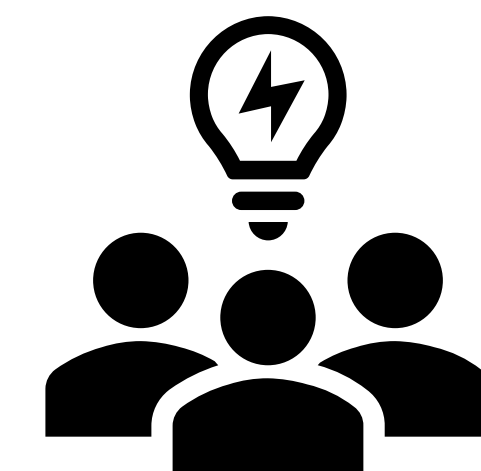


A HCD is a place where history is **embraced**, and **heritage resources** have been **preserved**. Broadly speaking, HCDs allow municipalities to **protect an entire area with heritage character**. They use a **heritage permit** system for certain things like additions, new design, or major alterations to buildings to **manage change** over time. There are currently 147 HCDs in Ontario, containing over 26,000 protected heritage properties.

In an HCD, the municipality passes a by-law that protects each property in the recommended boundary under Part V of the Ontario Heritage Act



Ultimately, in Ontario, the onus is on the community to decide how to protect and conserve their heritage





# What is a Heritage Conservation District Plan?

- The Town of Whitby is undertaking a review of the Town's two HCD Plans
- A Heritage Conservation District Plan (HCD Plan) is a policy and guidance document that manages change within an HCD
- The purpose of the review is to continue to best conserve the cultural heritage resources within each district while also encouraging compatible redevelopment





# Project Background

## Brooklin HCD

- Designated in 2007 as the Town's first HCD
- Contains 185 properties
- A former rural village with a main commercial corridor and adjacent residential streets

## Werden's HCD

- Designated in 2017, and amended by the Local Planning Appeal Tribunal in 2019
- Contains 250 properties
- Town's largest concentration of historic residences

## Project Purpose

- Improve consistency between the Brooklin HCD (2007) and Werden's Plan Neighbourhood HCD (2017), where appropriate
- Bring the HCD Plans into conformity with recent legislative changes and current land use policies
- Create more user-friendly HCD Plans for the public and Town staff

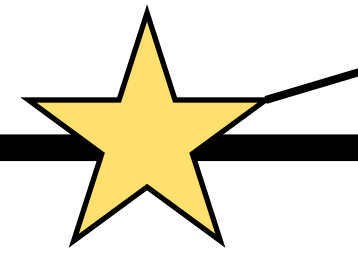




# Project Schedule

January to June

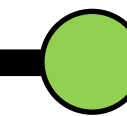
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We are here

July to December

2



- Background review and data Input
- Town staff and Heritage Whitby Advisory Committee (HWAC) meetings and presentations

- Technical Advisory Committee meeting and Public Information Centre 1
- Fieldwork
- HCD Reviews Completed
- Town Council touchpoint

- Drafting HCD Plans
- TAC meeting and PIC 2
- HWAC presentation of HCD Plans

- Final HCD Plans
- Presentation of HCD Plans to Committee of the Whole and Town Council







# How to Get Involved

There are a few ways to send us feedback and stay involved!

1. Hand in your comment sheet or submit via the online survey
2. Visit <https://www.whitby.ca/en/play/heritage-conservation-districts.aspx>
3. Provide your contact information at the sign-in table to receive notification of future meetings and reports

Contact the Town of Whitby and Project Team:

**Heritage Planning**  
Town of Whitby  
**Phone:** 905-430-4306  
**Email:** [heritage@whitby.ca](mailto:heritage@whitby.ca)

**Stantec Consulting Ltd.**  
Lashia Jones, Senior Heritage  
Consultant  
**Phone:** 226-268-5392  
**Email:** [lashia.jones@stantec.com](mailto:lashia.jones@stantec.com)

We are accepting feedback from this PIC until April 25, 2025. There will be additional opportunities for input throughout the HCD Update process.

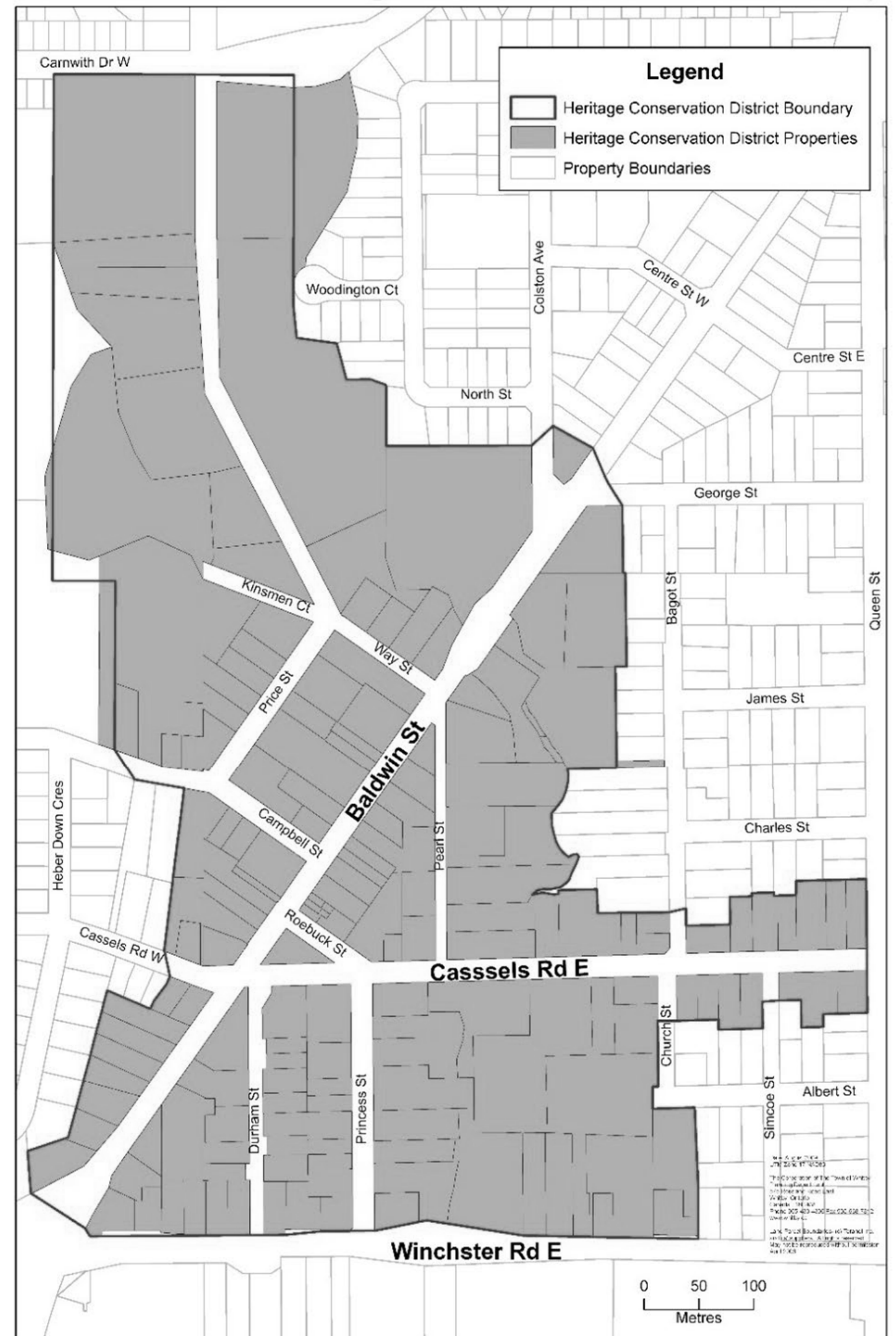
To access the online survey, visit the project website or use the QR code below





# Brooklin Heritage Conservation District

- The Heritage Character Statement and Character Defining Elements were prepared based on the district being a rare surviving example of a rural Ontario village
- The District is intended to conserve the heritage value identified in the Heritage Character Statement, including the sense of 'porosity' in the HCD streetscape so that buildings do not block views of natural elements





# What Makes the District Special?

## Brooklin's Heritage Character

- Largely intact village commercial main street surrounded by residential streets
- Uniquely shaped lots influenced by the diagonal alignment of Baldwin Street
- Low-rise buildings (1 to 2 ½ storeys)
- Landmark buildings (e.g. the mill, the Royal Canadian Legion building)
- Mix of wood frame and red brick construction
- Views between buildings of Lynde Creek and its vegetation
- Parks and green space (Grass Park, Brooklin Kinsmen Park)
- Building stock from all stages of the village's evolution starting from the mid-19th century
- Balance of buildings and landscape elements





# Current District Objectives

## Heritage Buildings

- Retain and conserve heritage buildings and features over relocation or demolition

## New Development

- Encourage development that is complementary to the HCD
- Provide for a mix of land uses
- Encourage adaptive re-use of existing building and redevelopment of lands

## •Community Support

- Share information on best conservation practices
- Support community events







# Current District Objectives

## Landscape/Streetscape

- Encourage the retention and enhancement of existing tree-lined streetscapes
- Preserve and reinforce existing views along streets of landscape features
- Ensure that municipal improvements in the HCD enhance the heritage character of the District

## Economic Development

- Support revitalization of Brooklin's downtown core as a local service and regional specialty retail and tourism destination



# For Your Consideration

**How would you like the revised Plan to address...**

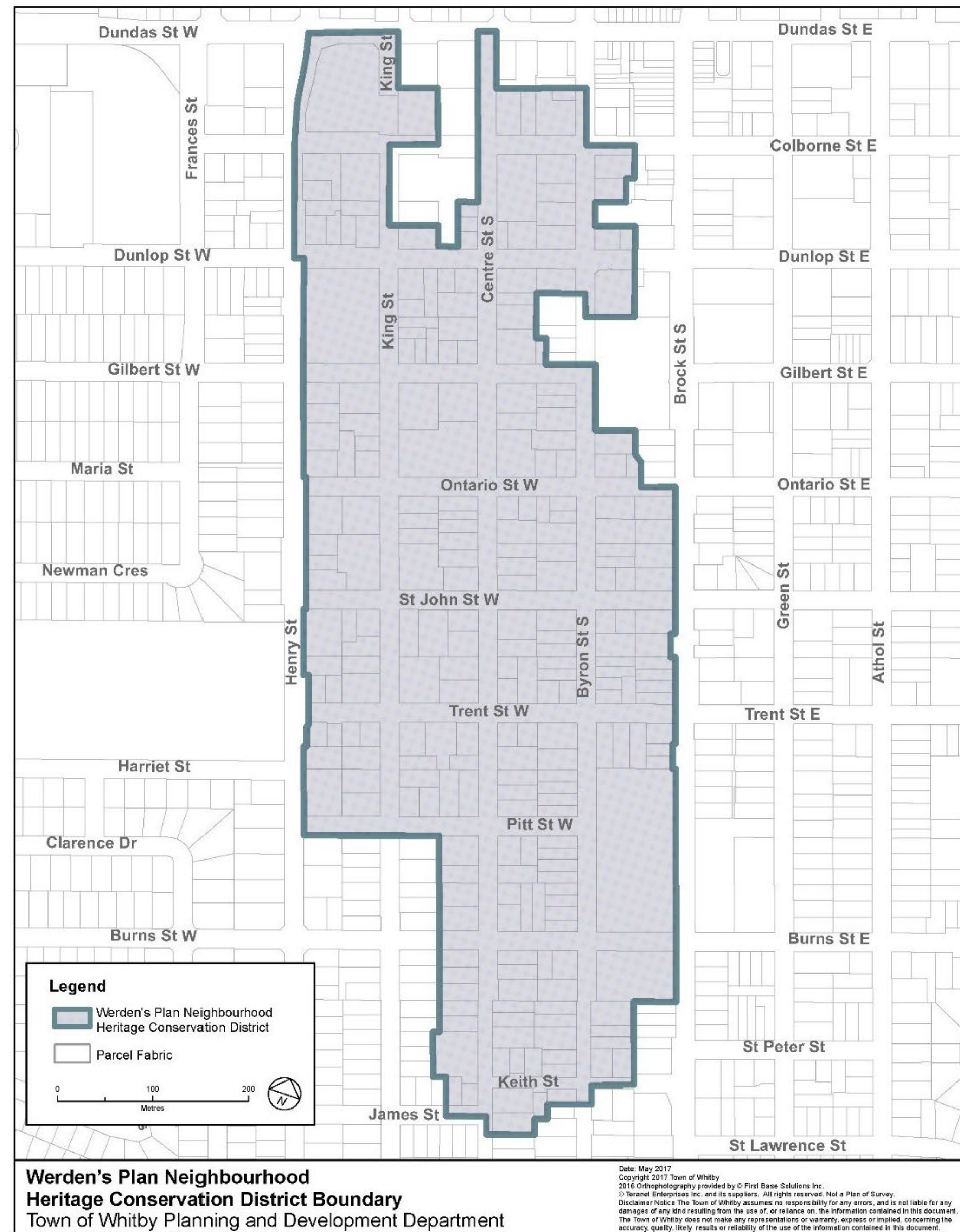
- Conservation of heritage properties
- HCD Plan objectives
- New development, additions, and alterations
- The statement of cultural heritage value or interest
- New policies/guidelines, ex. sustainability, accessibility, and public art
- The heritage attributes
- Development pressures
- Relationship with Ontario Highway 7/12





# Werden's Plan Neighbourhood Heritage Conservation District

- Contains historic and contemporary Town landmarks, including the Ontario County Courthouse and Registry Office, and the Whitby Public Library
- A Statement of the District's Cultural Heritage Value and Heritage Attributes were prepared based on the district containing the greatest number of historic residential streetscapes in Downtown Whitby





# What Makes the District Special?

## Werden's Heritage Character:

- Residential streetscapes with historic building stock and mature trees
- Single-detached low-rise residences built from the mid-19<sup>th</sup> century onwards
- Predominantly brick exteriors
- Five historic landmarks (St. Mark's United Church, King Street School, the Centennial Building, Registry Office, and St. Andrew's Church)
- Contemporary landmark of the Whitby Central Library
- Public open spaces including Celebration Square and Rotary Centennial Park
- Views along Centre Street South towards All Saints' Anglican Church





# Current District Objectives

## Land Use

- Align land use designations with the neighbourhood's existing character
- Maintain a low-density residential appearance
- Recognize the place and function of identified landmarks and prioritize adaptive reuses that have public benefits

## Public Realm and Private Open Space

- Facilitate the safe crossing of pedestrians across major streets
- Support conditions suitable for the preservation of mature street trees
- Preserve and enhance public open space
- Maintain private open space in lawn, trees, and plants
- Minimize front yard parking and locate new driveways to side yards
- Discourage lot severance





# Current District Objectives

## Buildings

- Preserve the residential streetscapes
- Maintain the neighbourhood's six landmarks
- Encourage building maintenance and repair
- Encourage retention and restoration of original built elements
- Maintain the existing mix of single-detached house sizes
- Keep an ample amount of open space when new dwellings are constructed
- Limit the height of residential additions and new dwellings
- Locate accessory buildings in side or backyards
- Prefer red brick as the wall cladding material for a new dwelling





# For Your Consideration

## How would you like the updated Plan to address...

- Conservation of heritage properties
- New development, additions, and alterations
- Public and private landscapes
- Conservation of mature trees
- The statement of cultural heritage value or interest
- New policies/guidelines, ex. sustainability, accessibility, and public art
- The heritage attributes
- Heritage value of mid-20<sup>th</sup> century properties

