

# MINUTES

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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, MARCH 22, 2011 - 9:00 A.M.**

**COUNCIL CHAMBERS**

**SECOND FLOOR, CIVIC CENTRE**

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

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### Members Present

Councillor George Carlson, Ward 11 (Chair)

Councillor Jim Tovey, Ward 1 (Vice-Chair)

James Holmes, Citizen Member

Bernie Hu, Citizen Member

Rick Mateljan, Citizen Member

Gay Peppin, Citizen Member

Michael Spaziani, Citizen Member

Matthew Wilkinson, Citizen Member

### Members Absent

Mohammed Haque, Citizen Member

Craig Lawrence, Citizen Member

### Staff Present

Susan Burt, Director of Arts and Culture

Elaine Eigl, Heritage Coordinator

Darshana Sachania, Legal Counsel

Laura Waldie, Heritage Coordinator

CONTACT PERSON: Julie Lavertu, Legislative Coordinator  
Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181  
[Julie.Lavertu@mississauga.ca](mailto:Julie.Lavertu@mississauga.ca)

CALL TO ORDER – 9:05 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – Nil

PRESENTATIONS/DEPUTATIONS

- A. Item 2 Mark Hall (MW HALL CORPORATION) with respect to a Heritage Designated Property, Dowling House, 2285 Britannia Road West, Ward 11.

Mr. Hall discussed the three recommendations in the Corporate Report, dated March 21, 2011, regarding the property. He requested that the first and second recommendations be amended to allow for the removal of all of the exterior brick to allow for a complete assessment of the property and that a meeting be arranged as soon as possible with City staff, the City's engineer, and the owner to proceed with the second recommendation.

Mr. Hall noted that the property may be infested with insects (e.g., termites) and that the owner seeks to relocate the property to the southwest corner of the property or to reconstruct the basic framework of the building using the exterior heritage elements

Committee members decided to deal with Item 2 at the same time as this delegation.

2. Heritage Designated Property, Dowling House, 2285 Britannia Road West, Ward 11

Committee members discussed ways to stabilize and protect the property, the damage to the property's interior and exterior, the property standards order, the future plans for the property (including the site plans), and the viability of relocating the property.

Mr. Hall showed Committee members photos of the property's interior. He noted that the property was cordoned off and protected from the weather (Mr. Hall was concerned that the winter weather would impact the conservation of materials from the property) and that other measures to protect the property would be taken after City staff and the owner assess the property and advance to the conservation level.

Ms. Burt noted that no one is allowed inside the property because it is unsafe and has a property standards order. The property was protected soon after the damage occurred, but has not been stabilized or shored. The owner, City staff, and Mark Shoalts, a structural engineer for Shoalts Bros. Construction Limited hired by the City, will meet next week to determine how to stabilize/shore the property, remove the brick, and assess the property.

Ms. Eigl noted that she had no concerns about Mr. Hall's request to remove all of the exterior brick, but that Ms. Burt would need to approve a Heritage Permit and that the Designation By-law would need to be revised because the brick is a designated feature.

Recommendation

HAC-0010-2011

1. That the request by the owner of the property at 2285 Britannia Road West, which is designated under By-law 0249-2010, under Section 29 of the *Ontario Heritage Act*, to alter the building by removing the exterior brick on the building, be approved.
2. That staff work with the owner of the property at 2285 Britannia Road West to carry out a joint, comprehensive investigation into the condition of the building once a heritage permit is issued for the removal of the brick from the building and this removal is completed, and once the building is appropriately shored and stabilized and certified to be safe for entry, to determine the feasibility of repairing the building.
3. That following the joint, comprehensive investigation into the condition of the building, the owner of the property at 2285 Britannia Road West, work with staff to provide a revised conservation plan, acceptable to staff, outlining the options available for the building.
4. That the owner of the property at 2285 Britannia Road West hire a relocation contractor to determine the viability of relocating the property and return this matter to the Heritage Advisory Committee at a future date.

Direction (M. Spaziani)MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held February 22, 2011.

Approved (M. Wilkinson)

3. Proposed Heritage Designation, Erindale Community Hall, 1620 Dundas Street West, Ward 7

Corporate Report dated February 25, 2011 from the Commissioner of Community Services with respect to a proposed heritage designation for Erindale Community Hall located at 1620 Dundas Street West.

Mr. Wilkinson discussed the property's significance as the last independently run community hall in Mississauga and as a local landmark in Erindale Village. He noted that Erindale Community Hall's Board is facing considerable financial and upkeep challenges and that, as a designated property, it would benefit from the City's heritage grants.

Committee members discussed the property's facade and its evolution over the years. Mr. Wilkinson noted that two factors contributed to the property's new facade: (1) washrooms were added on each side of the front doors; and (2) the level of Dundas Street was raised.

Recommendation

HAC-0011-2011

That Erindale Community Hall, 1620 Dundas Street West, be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (M. Wilkinson)4. Status of Outstanding Issues from Heritage Advisory Committee

Chart dated March 22, 2011 identifying the status of outstanding issues from the Heritage Advisory Committee.

Ms. Eigl reported that some Committee members and staff did a site inspection at 6136 Ninth Line, a property that came before the Committee on February 22, 2011. The owner is open to salvaging and donating various items to the Museums of Mississauga (e.g., a pulley system). Ms. Eigl advised that she would suggest demolition companies to the owner and encourage them to salvage as many materials as possible.

Mr. Wilkinson spoke about participating in a tour of the Port Credit Post Office, Customs House and Armoury that was given by the property owner and organized by VIVA Port Credit and the Town of Port Credit Association. He advised that the property's interior is completely stripped down and that he looks forward to seeing the plans for the property.

Councillor Tovey asked for an update on Credit Valley Conservation's (CVC) Resolution 3/11 that was discussed at the Committee meeting on February 22, 2011. He said that the CVC was holding a workshop to discuss Resolution 33/11. Ms. Burt noted that Heritage and Legal staff are working on this issue and that the Committee would be updated soon.

Councillor Tovey asked for an update on the designation of the Rifle Range property in Lakeview. Ms. Eigl advised that Park Planning staff are working on this matter, that she will look into this matter and update the Committee at a future meeting, and that she will organize a site visit with Councillor Tovey to clarify the location of the property.

Mr. Spaziani requested an update on the Mississauga (sic.) Golf and Country Club. Ms. Eigl provided an overview of the Ministry of Tourism and Culture's letter, dated March 10, 2011, which approved the Archaeological Assessment Report for the Mississauga (sic.) Golf and Country Club. Committee members asked Ms. Eigl to email them the Report and the Chair requested that the Report be placed on the next Committee agenda.

Recommendation

HAC-0012-2011

That the chart identifying the status of the outstanding issues from the Heritage Advisory Committee as at March 22, 2011, be received.

Received (J. Tovey)

5. Status of Subcommittees/Ad Hoc Committees – Verbal Report from Chairs – Nil
  - 5.1 Heritage Designation Subcommittee
  - 5.2 Public Awareness Subcommittee
  - 5.3 Heritage Tree Subcommittee

#### INFORMATION ITEMS

6. Queen Elizabeth Way Credit River Bridge Notice of Public Information Centre #2

Letter, dated March 9, 2011, from Michael Chiu, Consultant Project Manager for McCormick Rankin Corporation, with respect to the Queen Elizabeth Way Credit River Bridge Notice of Public Information Centre #2, Preliminary Design and Class Environmental Assessment Study.

Committee members provided a brief overview of the project based on recent meetings they attended and discussed the possibility of including pedestrian/cycling underpasses, the overall design, the lack of emphasis on heritage and urban design, the environmental disturbance on the north side of the Credit River, and advising the project team about the Committee's concerns after the Public Information Centre #2 on March 31, 2011.

#### Recommendation

HAC-0013-2011

That the letter, dated March 9, 2011, from Michael Chiu, Consultant Project Manager for McCormick Rankin Corporation, with respect to the Queen Elizabeth Way Credit River Bridge Notice of Public Information Centre #2, Preliminary Design and Class Environmental Assessment Study, be received.

Received (M. Spaziani)

DATE OF NEXT MEETING – Tuesday April 26, 2011 at 9:00 a.m., Council Chambers

#### OTHER BUSINESS

##### Proposed Widening of Highway 401 and Impact on Heritage Designated Property

Mr. Wilkinson spoke about the proposed widening of Highway 401 and its impact on the Hustler Farmhouse, a heritage designated property, which is the last active farm with livestock in Mississauga. The family has been on the property since 1838, has faced four other expropriations, and came before the Committee in June 2009 to alter their property. Mr. Wilkinson advised the Committee that more public meetings will occur in the future.

Ms. Eigl spoke about her dealings with the Ministry of Transportation (MTO) regarding the Hustler Farmhouse and the possibility of relocating the 6-8 buildings on the Hustler property. Ms. Eigl said that she would email the MTO's plans to Committee members for their information and review.

#### Process Change for the Distribution of Committee Agendas

Committee members spoke about the Office of the City Clerk's process change for the distribution of Committee agendas to Citizen Members. Ms. Lavertu encouraged Committee members to provide her with their feedback and noted that she would obtain the Wifi username/password for members wishing to access their agendas electronically.

#### New Heritage Coordinator Introduced and Welcomed to the Committee

Ms. Burt introduced Ms. Waldie who will be working as a Heritage Coordinator until September 2011. Ms. Waldie has worked with Heritage Guelph and Heritage Nanaimo and is now completing her Ph.D. Committee members welcomed Ms. Waldie to the City.

### PRESENTATIONS/DEPUTATIONS

- B. Matthew Wilkinson, Citizen Member and Historian for Heritage Mississauga, will deliver a presentation entitled "In the Footsteps of the Mississaugas" regarding the arrival and settlement of the Mississaugas of the New Credit First Nation at the Credit River, the Treaty Period, the establishment of the Credit Mission Village (now the Mississauga (sic.) Golf and Country Club), and the relocation of the Mississaugas in 1847.

At the beginning of the meeting, the Chair advised that this matter would be considered at the end of the Committee meeting, as per Mr. Wilkinson's request.

Mr. Wilkinson delivered a 30-minute PowerPoint presentation entitled "In the Footsteps of the Mississaugas" which is an excerpt of a longer outreach presentation that is offered by Heritage Mississauga to the local community.

Mr. Wilkinson noted that Heritage Mississauga is raising funds to replace the Ontario Heritage Trust plaque at the entrance to the Mississauga (sic.) Golf and Country Club.

Committee members thanked Mr. Wilkinson for his presentation and discussed the Mississauga (sic.) Golf and Country Club's architect, site plans, and maps.

Ms. Burt advised that Heritage staff will explore the possibility of having an offsite tour and lunch for Committee members at the Mississauga (sic.) Golf and Country Club.

ADJOURNMENT – 11:18 a.m. (J. Holmes)