

# MINUTES

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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, MAY 24, 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)

David Dodaro, Citizen Member

James Holmes, Citizen Member

Bernie Hu, Citizen Member

Rick Mateljan, Citizen Member

Cameron McCuaig, Citizen Member

Deanna Natalizio, Citizen Member

Michael Spaziani, Citizen Member

Michelle Walmsley, Citizen Member

Matthew N. Wilkinson, Citizen Member

### Members Absent

Mohammad N. Haque, Citizen Member

### Staff Present

Susan Burt, Director, Culture

Elaine Eigl, Heritage Coordinator

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)

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CALL TO ORDER – 9:02 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

Mr. Mateljan declared a direct (or indirect) pecuniary interest with respect to Item 2, as he previously worked for Gren Weis Architect & Associates, the firm that developed the design plans for the property owners, and worked on these plans while employed there.

PRESENTATIONS/DEPUTATIONS

The Chair noted that Dorothy Tomiuk, Chair, VIVA Port Credit, requested to make a deputation, following Mr. Hall's deputation, regarding Item 9 and Committee members decided to deal with Item 9 at the same time as her delegation.

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

Mr. Hall showed photos and plans of the property and gave a brief overview of the ownership, status, and plans for the property. He requested that the Committee pass a recommendation approving the relocation and restoration of the property from its present location to the southwest corner of the property.

Mr. Hall noted that the property owner, who runs an auto sales centre on the property, seeks to build a retail plaza and sales/information centre for Native crafts on the property. When the property owner purchased the property, Mr. Hall noted that the property was not designated. In 2005, Heritage staff told Mr. Hall that the property was listed because it was the birthplace of Frank Dowling, Streetsville's first Mayor. At the time, Heritage staff suggested designating the property and making it a focal point in the plaza.

Mr. Hall noted that the property was rezoned to permit the plaza and that the property owner has obtained preliminary commitments from people seeking to lease or own space in the plaza. He stated that the plaza has been delayed for six years due to having to comply with the City's heritage and permit requirements and processes. A heritage permit to relocate the property was filed on April 1, 2011 and a well-known expert has been hired to relocate the property. Mr. Hall said that a conservation plan for relocation and restoration was submitted, that the property owner is prepared to amend the conservation plan, and that approval from Heritage staff is required to proceed with the plaza.

Mr. Hall said that relocating and restoring the property is the best option and that he could provide regular updates about the property's progress at future Committee meetings. He added that the property was recently assessed for pests and none were found.

Committee members discussed the plans for the property and the lands adjacent to the property, the possibility of relocating the disabled parking space to allow for more landscaping around the property, the timing of the restoration, the process for developing

the property, and the work of Heritage staff on this property since the fall 2010.

Ms. Burt provided a brief overview of the property's past consideration at the Heritage Advisory Committee. She noted that the heritage permit filed by Mr. Hall on April 1, 2011 was for demolition of the property, not relocation and restoration. Ms. Burt stated that the relocation process should involve six conditions, including submitting a revised or new Site Plan and addressing the zoning of the property through a Zoning By-Law and/or the Committee of Adjustment, before a Heritage Permit could be issued.

Ms. Burt said that heritage properties are only relocated if there are compelling reasons to do so. She noted that Heritage staff did not yet have such reasons to relocate this property, but that they would work with the property owner's agents on the conservation plan that was submitted on April 24, 2011 to incorporate the information in Mr. Hall's email message dated May 23, 2011 (at the beginning of this item, Ms. Lavertu distributed an email message to Committee members from Ms. Eigl to Mr. Hall, dated May 20, 2011). If necessary, Ms. Burt stated that an additional Committee meeting could be scheduled.

Mr. Hall noted that the property's restoration would include a new foundation and could begin within 30 days. He added that most of the brick had been removed from the property and discussed the overall condition of the property's materials and features.

#### Recommendation

HAC-0030-2011

That the Heritage Advisory Committee supports in principle the concept of relocating the heritage designated property, Dowling House, located at 2285 Britannia Road West to the southwest corner of the property pending the completion of the following six conditions:

1. That the owner provide the Planning and Building Department with a revised or new Site Plan Agreement for their review;
2. That the owner address the zoning of the property through a Zoning By-Law and/or the Committee of Adjustment;
3. That the owner submit a completed conservation plan that is acceptable to Heritage staff;
4. That the owner submit a moving plan that is acceptable to Heritage staff;
5. That the owner provide a Letter of Credit that is acceptable to the Director, Culture Division, in the event of unforeseen issues during the relocation of the property; and
6. That the owner withdraw the Heritage Property Permit Application (Form 2248, 10/06) for demolition that was submitted to Heritage staff on April 1, 2011 and submit a revised or new Heritage Property Permit Application (Form 2248, 10/06) for alteration and repair that is acceptable to Heritage staff.

#### Direction (M. Spaziani)

- B. Item 9 Dorothy Tomiuk, Chair, VIVA Port Credit, with respect to the Port Credit Library Sign.

Ms. Tomiuk gave a PowerPoint presentation on behalf of the Credit Reserve Association,

the Port Credit Village Project, and the Town of Port Credit Association. She said that there was no public consultation on the sign, that the library's previous sign was much smaller in scale, and that the library is located within the Credit River Corridor Cultural Landscape Inventory and the Old Port Credit Village Heritage Conservation District.

Ms. Tomiuk gave an overview of the Port Credit Local Area Plan, the Lakeview and Port Credit District Policies Review and Public Engagement Process Directions Report, and the Vision for Port Credit (VIVA) White Paper. She indicated that Port Credit was recently approved for a Culture Node Pilot Project and that main street developments should complement Port Credit's heritage, streetscape, buildings, parks, and public art.

Ms. Tomiuk gave an overview of developments in Port Credit and noted that developers may seek to install signs similar to the new sign. She reviewed the Mississauga Sign By-law Review, Signs in the City Final Report, noted that the sign contravenes Sign By-Law 0054-2002, and showed photos of signs at other City facilities. Ms. Tomiuk noted that the sign offers good information, but that its size was unsuitable for the area. She asked if the sign could be changed and why the sign was not subject to a Heritage Impact Statement (HIS). She said that she would be meeting with City staff to discuss the By-Law and had met with Paul Mitcham, Commissioner of Community Services, about this sign.

Committee members decided to deal with Item 9 at the same time as this delegation.

9. Port Credit Library Sign

Email message dated May 16, 2011 from Dorothy Tomiuk, Chair, VIVA Port Credit, with respect to the Port Credit Library sign.

Committee members discussed the approval of City infrastructure and signage, the sign's location and whether it required an HIS, the sign's cost, massing, location, and purpose, the possibility of replacing the sign with a smaller and/or sculptural sign profiling Port Credit's history, and the By-Law issues regarding the sign. The Vice-Chair said that he would work with Commissioner Mitcham and citizens to resolve this matter in the future.

Ms. Burt noted that the library sign was a standard City sign approved by Council. Staff likely proceeded on that basis and did not identify a need for a separate HIS for the sign.

Mr. Spaziani noted that he had been involved with this issue, but that he had no direct (or indirect) pecuniary interest. He suggested that By-Law staff should review the sign because it contravenes the Sign By-Law and that future amendments to the Sign By-Law should be reviewed by the Committee before going to Council for review and adoption.

Recommendation

HAC-0031-2011

1. That the email message dated May 16, 2011 from Dorothy Tomiuk, Chair, VIVA Port Credit, with respect to the Port Credit Library sign, be received.
2. That the issues raised in the email message dated May 16, 2011 from Dorothy Tomiuk, Chair, VIVA Port Credit, with respect to the Port Credit Library sign, be

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- referred to Councillor Jim Tovey, Ward 1, for follow-up with Ms. Tomiuk, the Port Credit community, and City staff.
3. That Councillor Jim Tovey, Ward 1, update the Heritage Advisory Committee on future developments regarding the issues raised in the email message dated May 16, 2011 from Dorothy Tomiuk, Chair, VIVA Port Credit, with respect to the Port Credit Library sign.
  4. That future signage plans for public buildings located on the City of Mississauga's Cultural Landscapes Inventory be included as Information Items on the Heritage Advisory Committee's agendas.
  5. That City staff obtain input from the Heritage Advisory Committee about amendments to the Sign By-Law prior to Council's review and adoption of these amendments.

Direction (M. Wilkinson)

#### MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held April 26, 2011.

Ms. Walmsley requested that Item 3 (Subcommittee Appointments) be amended to include Committee members expressing their interest in participating on Subcommittees and, in particular, her interest in serving on the Heritage Tree Subcommittee.

Approved as Amended (M. Walmsley)

2. Request to construct a new dwelling within the Old Port Credit Village Heritage Conservation District, 57 Bay Street, Ward 1

Corporate Report dated May 10, 2011 from the Commissioner of Community Services with respect to a request to construct a new dwelling within the Old Port Credit Village Heritage Conservation District located at 57 Bay Street.

Geoffrey Roche (Gren Weis Architect & Associates), the property owner's architect, answered questions from Committee members regarding the materials for the new dwelling, the lot coverage, and whether the community had seen the elevations drawings.

Mr. Roche spoke about the materials proposed for the new dwelling and said that he was willing to change one dormer from horizontal to cedar siding so that the first storey would all be in horizontal siding and the second storey would all be in cedar siding. He noted that the lot coverage was not an issue in this zone, as the proposed landscape was 58.1 percent. Mr. Roche did not know if the community had seen the elevation drawings.

Ms. Tomiuk noted that the community had seen the elevation drawings. Mr. Spaziani said that this was a refreshing design and a model for scaling and character in Port Credit.

Recommendation

HAC-0032-2011

That the request to construct a new dwelling at 57 Bay Street, as described in the attached design plans, be approved, subject to the requirements outlined in the report from the Commissioner of Community Services, dated May 10, 2011 and the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (J. Tovey)

3. Request for new building construction on a Heritage Listed Property, 358 Indian Valley Trail, Ward 1

Corporate Report dated May 11, 2011 from the Commissioner of Community Services with respect to a request for new building construction on a heritage listed property located at 358 Indian Valley Trail.

Committee members discussed the HIS, the construction of large homes and the removal of trees on this property and in the Mineola West cultural landscape, the definition of the character of the Mineola West cultural landscape in the HIS, the existing Tree By-Law, the City's fines and enforcement for removing trees without a permit, the property's grading, the Heritage Tree Subcommittee, and the Mineola West cultural landscape inventory that was recently compiled by Committee members and Heritage staff.

The Chair provided a brief overview of the City's existing Tree By-Law and policies.

Ms. Eigl stated that the City recognizes Mineola West as culturally significant, but does not have protections in place for the neighbourhood. The City and owners can only document listed properties unless the Committee recommends designation. Ms. Eigl noted that the statement about the character of the neighbourhood in the HIS was accurate, as most of the new homes in the Mineola West cultural landscape are mansions.

The Vice-Chair provided an update on the Tree Cutting By-Law and Forest Management Plan that are currently being developed by himself, Councillor Pat Mullin (Ward 2), and various City staff. He said that the latter would protect the tree canopy within the cultural landscape inventory and would likely be completed in one or two years. He said that there may be budget implications from these initiatives, but that many citizens were supportive.

Ms. Waldie stated that she did not have information about the property's grading and that this information would likely be part of the Site Plan process.

Recommendation

HAC-0033-2011

That the vacant property at 358 Indian Valley Trail, which is listed on the City's Heritage Register, is not worthy of heritage designation and, consequently, that the owner's request to construct a new dwelling be approved and proceed through the applicable process.

Approved (J. Tovey)

4. Request to alter a Property within the Old Port Credit Village Heritage Conservation District, 24 John Street South, Ward 1

Corporate Report dated May 11, 2011 from the Commissioner of Community Services with respect to a request to alter a property within the Old Port Credit Village Heritage Conservation District located at 24 John Street South.

Recommendation

HAC-0034-2011

That a Heritage Permit to alter 24 John Street South, by means of building a detached, single car garage in keeping with the policies and guidelines of the Old Port Credit Village Heritage Conservation District Plan, as outlined in the report from the Commissioner of Community Services, dated May 11, 2011 be approved.

Approved (J. Tovey)

5. 2011 Designated Heritage Property Grants

Corporate Report dated May 10, 2011 from the Commissioner of Community Services with respect to the 2011 designated heritage property grants.

Mr. Wilkinson said that he was pleased that the Bickell Estate owners had applied for a grant. Ms. Waldie noted that the application was not approved because the owners sought to repair the deck and stairs which are not part of the property's heritage values.

Recommendation

HAC-0035-2011

That the Heritage Advisory Committee recommend to the Director of Culture to approve the 2011 Designated Heritage Property Grant applications as outlined in the report from the Commissioner of Community Services, dated May 10, 2011.

Approved (J. Holmes)

6. Nominations for the Ontario Heritage Trust Recognition Awards 2011

Correspondence dated May 6, 2011 from Jayme Gaspar, Executive Director, Heritage Mississauga, with respect to nominations for the Ontario Heritage Trust Recognition Awards 2011.

Recommendation

HAC-0036-2011

That the following nominations be submitted for the Ontario Heritage Trust Recognition Awards 2011: Alan Skeoch for the Lieutenant Governor's Ontario Heritage Award; James Kellhammer for the Heritage Award for Lifetime Achievement; Terry Wilson for Cultural Heritage; Fred Durdan for Built Heritage; and the Malton Community Garden Group for Natural Heritage, as contained in the correspondence dated May 6, 2011 from Jayme Gaspar, Executive Director, Heritage Mississauga.

Approved (D. Dodaro)

7. Municipal Heritage Committees: Common Practices for Subcommittees

Correspondence dated May 10, 2011 from Matthew Wilkinson, Heritage Advisory Committee Citizen Member, with respect to municipal heritage committees: common practices for subcommittees.

Mr. Wilkinson gave an overview of his correspondence. He stated that most Municipal Heritage Committees have Public Awareness Subcommittees and a research-based Subcommittee similar to the Committee's Heritage Designation Subcommittee. He said that municipalities with Heritage Conservation Districts often have Review Committees. The City has a Review Committee for Meadowvale Village, but none for Old Port Credit Village, as the residents of this area did not wish to form such a Committee in 2005. Mr. Wilkinson noted the importance of drafting Terms of Reference for the Subcommittees with Heritage and Clerk's staff so that they operate more formally and professionally.

Recommendation

HAC-0037-2011

That the correspondence dated May 10, 2011 from Matthew Wilkinson, Heritage Advisory Committee Citizen Member, with respect to municipal heritage committees: common practices for subcommittees, be received.

Received (M. Wilkinson)

8. Heritage Advisory Committee's 2011 Budget

Memorandum dated May 17, 2011 from Julie Lavertu, Legislative Coordinator, with respect to the Heritage Advisory Committee's 2011 budget.

The Chair noted that Ms. Lavertu provided Committee members with a handout about Heritage Mississauga's "Thoughts on Mississauga's Heritage" lunch on June 16, 2011.

Ms. Lavertu reviewed her Memorandum and said that she would share the Committee's budget and spending history after the budgets for the City's Advisory Committees of Council were reviewed as part of the Office of the City Clerk's 2011 Workplan. Ms. Lavertu asked Committee members to contact her if they wanted to attend the Ontario Heritage Conference 2011, as one of the Committee members was not able to attend.

Mr. McCuaig asked about how the Committee would obtain additional funds for its budget. Ms. Lavertu noted that the Committee would pass a recommendation detailing its request which would need to be approved by General Committee and adopted by Council.

Recommendation

HAC-0038-2011

That the Memorandum dated May 17, 2011 from Julie Lavertu, Legislative Coordinator, with respect to the Heritage Advisory Committee's 2011 budget, be received.

Received (B.Hu)

Recommendation

HAC-0039-2011

That up to eight Heritage Advisory Committee Citizen Members be authorized to attend Heritage Mississauga's "Thoughts on Mississauga's Heritage" luncheon with Mayor Hazel McCallion in support of Heritage Mississauga's Heritage Resource Centre on June 16, 2011 at the Glen Erin Inn in Mississauga, Ontario and that funds be allocated in the Heritage Advisory Committee's 2011 budget (Account #28609) to cover \$700 for tickets.

Direction (J. Tovey)

10. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated May 24, 2011 identifying the status of outstanding issues from the Heritage Advisory Committee.

The Vice-Chair requested an update on Credit Valley Conservation's (CVC) Resolution 33/11. Ms. Burt noted that Heritage staff continue to work with Legal staff and would contact his office to coordinate the passage of a Resolution with nearby municipalities. The Vice-Chair requested that Resolution 33/11 be emailed to Committee members.

Mr. Dodaro requested an update on the Clarkson General Store and William Clarkson House. Ms. Waldie provided an update and noted that the court hearing slated for May 9, 2011 did not occur and that the parties were currently seeking another court hearing date.

Mr. Mateljan requested an update on the Port Credit Post Office. Ms. Eigl noted that she would be meeting with the property owner's agents on May 24, 2011 about their plans for the property. The Vice-Chair requested a report from Ms. Eigl after her meeting.

The Vice-Chair requested an update on the Committee's tour at the Mississauga (sic.) Golf and Country Club. Ms. Burt indicated that the tour would likely occur in the fall.

Mr. Wilkinson requested an update on the Beatty House. Ms. Eigl noted that Heritage staff and Mr. Holmes recently toured the property which is in poor shape overall, but structurally solid. She explained that the property will be going up for sale and that she provided information to the real estate agent regarding the implications of purchasing a designated property. Mr. Holmes provided a brief update on the status of the property.

Mr. Wilkinson asked about the timelines for relocating the Britannia Farm buildings. Ms. Burt explained that this matter would likely take many years and recommended removing the Britannia Farm from the Status of Outstanding Issues chart as a result.

Committee members discussed Heritage Tree Subcommittee-related matters and the Chair's suggestion that this Subcommittee meet as a Committee of the Whole for the foreseeable future due to the Committee's interest in heritage tree issues and the current policy stage of heritage tree-related issues at the City.

Recommendation

HAC-0040-2011

That the chart identifying the status of the outstanding issues from the Heritage Advisory Committee as at April 26, 2011, be received.

Received (B. Hu)Recommendation

HAC-0041-2011

That Heritage and Clerk's staff contact Planning and Forestry staff regarding the current status of the Tree By-Law and the possibility of dealing with Heritage Tree Subcommittee issues in the future through the Heritage Advisory Committee as a whole and report back at a future Heritage Advisory Committee meeting.

Direction (B. Hu)INFORMATION ITEMS11. Ontario Medal for Good Citizenship

Correspondence dated May 2011 from Dr. Eric Hoskins, Minister of Citizenship and Immigration, with respect to the Ontario Medal for Good Citizenship.

Recommendation

HAC-0042-2011

That the correspondence dated May 2011 from Dr. Eric Hoskins, Minister of Citizenship and Immigration, with respect to the Ontario Medal for Good Citizenship, be received.

Received (D. Natalizio)

DATE OF NEXT MEETING – Monday, June 27, 2011 at 9:00 a.m., Council Chambers

OTHER BUSINESS

Mr. Wilkinson noted that the Town of Caledon was hosting the Joint Peel Heritage Committee meeting on June 24, 2011 and encouraged Committee members to attend.

Mr. Dodaro requested to receive Committee agendas earlier and Mr. Spaziani asked about the wireless wifi temporary access codes for the Council Chambers. Ms. Lavertu stated that she would endeavour to provide agendas roughly one week prior to Committee meetings and noted that she would provide the Committee with the access codes.

ADJOURNMENT – 11:20 a.m. (M. Spaziani)