



# MINUTES

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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, APRIL 23, 2013 – 9 A.M.**

**COUNCIL CHAMBER**

**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)  
Robert Cutmore, Citizen Member  
David Dodaro, Citizen Member  
James Holmes, Citizen Member  
Rick Mateljan, Citizen Member  
Cameron McCuaig, Citizen Member  
Michael Spaziani, Citizen Member  
Michelle Walmsley, Citizen Member (arrived at 9:09 a.m.)  
Matthew N. Wilkinson, Citizen Member (arrived at 9:13 a.m.)

MEMBERS ABSENT: Mohammad N. Haque, Citizen Member  
Deanna Natalizio, Citizen Member

STAFF PRESENT: Elaine Eigl, Heritage Coordinator  
Laura Waldie, Heritage Coordinator, Special Projects  
Mark Warrack, Senior Heritage Coordinator, Special Projects  
Andrew Whittemore, Manager, Culture and Heritage Planning  
Paula Wubbenhorst, Acting Senior Heritage Coordinator

CONTACT PERSON: Julie Lavertu, Legislative Coordinator  
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**NOTE: The Committee changed the order of the Agenda during the meeting. These Minutes reflect the order of the meeting.**

CALL TO ORDER – 9:03 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

Mr. Mateljan declared conflicts on Items A and 5 and left the Council Chamber during discussion of these matters.

MATTERS CONSIDERED

2. Proposed Heritage Designation and Request to Alter, Bowie Medical Hall, 264 Queen Street South, Ward 11

Corporate Report dated March 26, 2013 from the Commissioner of Community Services with respect to a proposed heritage designation and request to alter for the Bowie Medical Hall located at 264 Queen Street South.

Ms. Wubbenhorst discussed the Corporate Report, the proposed heritage designation, and the reasons why Heritage staff are recommending that the proposed property's addition of a glass staircase on the inset front façade (the front of the south portico) be refused.

Alexander Temporale, Principal, ATA Architects Inc., discussed the property's materials, condition, challenges, and addition. He said that the property owner seeks to restore the property's heritage to its front façade, comply with Heritage staff's requests, and make the property useable and leasable. Mr. Temporale discussed the proposed property's staircases and associated logistics, rationale, and features, compliance with Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada, and staircases in other Streetsville properties. He said that the request to alter is realistic and reasonable and, if the Committee does not support it, asked that the proposed heritage designation be deferred until the property owner and Heritage staff reach a solution.

Ms. Walmsley arrived at 9:09 a.m. and Mr. Wilkinson arrived at 9:13 a.m.

Committee members discussed the following:

- The angel stone brick on the property's front façade and its characteristics and condition and the condition of the original red brick behind the angel stone brick;
- The request to alter and, specifically, the addition of a glass staircase on the inset front façade and alternative locations for the staircase and their overall viability;
- Construction and demolition activities undertaken on the property without the property owner obtaining the appropriate building permits from the City;
- The property's heritage attributes, proposed heritage designation, and location;
- Mr. Temporale's request to defer the proposed heritage designation;

- Plans for the property's windows and whether original windows will be removed;
- The possibility of modifying the proposed property as follows: replacing the sloped glazed roof with a flat roof to accommodate the stair shaft, to add character to the property, and to retain a window on the second floor; modifying the staircase in the northwest part of the property to go both downstairs and upstairs; and using the property's alcove as an entrance feature and/or for retail purposes;
- The property's dimensions, portico, layout, and original interior staircase; and
- The proposed property and its tenancy plans for the ground floor, parking lot, whether any additional doors will be required to separate the various tenants and provide them with access to the staircases, the new staircase to the basement, and the setbacks from the east façade to the proposed glass staircase.

Mr. Temporale, Ms. Wubbenhorst, Ms. Eigl, and Peter Vozikas, CEO, Empire Design Company, discussed the Committee's above-noted comments and questions. In response to the Vice-Chair's suggestion that the property owner meet on site with the Chair and Heritage staff to discuss the request to alter, Mr. Whittemore suggested that the heritage designation be approved by the Committee so that it can proceed. Ms. Eigl displayed and discussed an image of the property's front façade from Bell Canada's historical collection and discussed dealings between the property owner's representatives and Heritage staff.

#### Recommendations

HAC-0026-2013

That the Bowie Medical Hall, located at 264 Queen Street South, be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value.

HAC-0027-2013

That the request to alter the Bowie Medical Hall, located at 264 Queen Street South, as outlined in the Corporate Report dated March 26, 2013 from the Commissioner of Community Services entitled "Proposed Heritage Designation and Request to Alter, Bowie Medical Hall, 264 Queen Street South, Ward 11," be deferred until Councillor George Carlson, Ward 11, and Heritage staff conduct a site visit of the property with the property owner and/or the property owner's representatives to discuss the request to alter and overall plans for the property.

Approved/Direction (J. Tovey)

### MATTERS CONSIDERED

#### 1. Approval of Minutes of Previous Meeting

Minutes of the meeting held March 19, 2013.

Ms. Walmsley asked that the Committee's January 2013 minutes be amended to indicate that Fran Moscall, Heritage Tree Coordinator, Ontario Urban Forest Council (OUFC), Jack Radecki, Executive Director, OUFC, and Rosemary Keenan, Chairperson, Sierra Club of Canada – Peel Region Group, had a different opinion about the merit of the heritage value of the trees at the Port Credit Post Office, Customs House and Armoury,

located at 31 Lakeshore Road East, than what was decided by Forestry staff.

Ms. Lavertu discussed the process for drafting minutes, noted that the minutes are reviewed for accuracy by Heritage staff and her Manager, and added that the minutes, like the minutes for the City's other Standing and Advisory Committees, record high-level discussions and are not verbatim. Ms. Lavertu said that Ms. Keenan had discussed designating the trees and that this was recorded in the minutes. She noted that Ms. Moscall and Mr. Radecki did not explicitly state that the trees should be designated and that she generalized their remarks as per the City's current standards for minutes.

Ms. Walmsley discussed heritage trees. As suggested by the Chair, Ms. Walmsley requested that her objection to the Committee's January 2013 minutes be recorded.

Approved (J. Tovey)

#### PRESENTATIONS/DEPUTATIONS

- A. Item 3 Laura Waldie, Heritage Coordinator, Special Projects, and Mark Warrack, Senior Heritage Coordinator, Special Projects, with respect to a project status update for the Meadowvale Village Heritage Conservation District Plan Review.

Mr. Warrack provided a brief update on the status of the Meadowvale Village Heritage Conservation District (HCD) Plan Review and discussed the draft Plan and its contents.

Ms. Waldie made a PowerPoint presentation, dated April 23, 2013 and entitled "Meadowvale Village HCD Plan Review: Project Update to the Heritage Advisory Committee" and discussed the history of the Meadowvale Village HCD and its Plan, the Plan Review's background, project highlights to April 23, 2013, the Study Area boundary, background research (via various means such as the International Council on Monuments and Sites, the Ontario Heritage Trust, The Cultural Landscape Foundation, and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada), the property inventory (Appendix A to the draft Plan), the Cultural Heritage Assessment of Meadowvale Village and Area (Appendix B to the draft Plan), community consultations (including four public meetings with residents), the draft Design Guidelines and Policies, the contents of an HCD Plan, and next steps for the Plan Review.

The Chair discussed the Planning and Development Committee (PDC) meeting regarding the draft Plan tentatively scheduled for June 10, 2013. In response to the Chair, Ms. Waldie responded that a meeting with residents regarding the draft Plan is tentatively scheduled for May 23, 2013. Mr. Holmes said that he looks forward to November 2013 when Council will be asked to approve the revised HCD Plan. He also praised Heritage staff on their work thus far, discussed the poor attendance at some of the public meetings, noted that most residents understand the overall importance of the Plan Review, and that the draft Plan will need to be fine-tuned before it is provided to Council for approval.

The Vice-Chair said that the draft Plan is a great document and praised Heritage staff on

their work. He asked about the long-term work plan for heritage during the next two to four years and, specifically, the status of the Port Credit HCD Plan Review in the work plan. In response, Mr. Warrack and Mr. Whittemore discussed the business plan, budget, and strategy for heritage and associated existing resources and resource allocations.

Mr. Warrack discussed the importance of having policies adopted via a by-law, rather than guidelines, for HCDs as per the *Ontario Heritage Act* so that the Plan can be fully defended if the City needs to go before the Ontario Municipal Board or a court of law.

Mr. Spaziani discussed the Plan's value and noted that controversy may arise when the relevant by-law is enacted. He suggested that various numerics (e.g., lot coverage, gross floor area, and severance numbers) for properties should be documented when they are assessed. Mr. Warrack said that this matter is being handled by the Planning and Building Department who are working on the Official Plan amendments that are required via the Plan and discussed the statutory PDC meeting where this matter will be discussed.

The Committee dealt with Item 3 at this time.

3. Project Status Update, Meadowvale Village Heritage Conservation District Plan Review, Ward 11

Corporate Report dated March 25, 2013 from the Commissioner of Community Services with respect to a project status update for the Meadowvale Village Heritage Conservation District Plan Review.

Recommendation

HAC-0028-2013

1. That the PowerPoint presentation, dated April 23, 2013 and entitled "Meadowvale Village HCD Plan Review: Project Update to the Heritage Advisory Committee," by Laura Waldie, Heritage Coordinator, Special Projects, to the Heritage Advisory Committee on April 23, 2013 be received; and
2. That the Corporate Report dated March 25, 2013 from the Commissioner of Community Services entitled "Project Status Update, Meadowvale Village Heritage Conservation District Plan Review, Ward 11" be received.

Received (J. Holmes)

MATTERS CONSIDERED

4. Request to Alter a Heritage Designated Property, Parker (Chappell) House, 4300 Riverwood Park Lane, Ward 6

Corporate Report dated March 26, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Parker (Chappell) House, located at 4300 Riverwood Park Lane.

Recommendation

HAC-0029-2013

That the request to alter the Parker (Chappell) House, as described in the Corporate Report dated March 26, 2013 from the Commissioner of Community Services, be approved.

Approved (J. Tovey)

5. Request to Demolish a Heritage Listed Property, 25 Queen Street South, Ward 11

Corporate Report dated March 26, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 25 Queen Street South.

Recommendation

HAC-0030-2013

That the property at 25 Queen Street South, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

Approved (R. Cutmore)

6. Request to Demolish a Heritage Listed Property, 29 Cotton Drive, Ward 1

Corporate Report dated March 12, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 29 Cotton Drive.

In response to Ms. Walmsley and the Vice-Chair, Ms. Wubbenhorst said that Arborist Reports for properties in Cultural Landscapes like Mineola West are only provided to the Committee when they are also requested by the Planning and Building Department via the Site Plan process and that Archaeological Assessments are only required for larger development applications if there is archaeological potential, as per the Ministry of Tourism, Culture and Sport's criteria. The Vice-Chair said that he would obtain the property's Site Plan with landscaping from the Planning and Building Department.

Recommendation

HAC-0031-2013

That the property at 29 Cotton Drive, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

Approved (J. Tovey)

7. Request to Demolish a Heritage Listed Property, 250 Pinetree Way, Ward 1

Corporate Report dated March 19, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 250 Pinetree

Way.

Recommendation

HAC-0032-2013

That the property at 250 Pinetree Way, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

Approved (J. Tovey)

8. Request to Demolish a Heritage Listed Property, 1296 Woodland Avenue, Ward 1

Corporate Report dated March 19, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1296 Woodland Avenue.

Ms. Walmsley discussed the removal of large trees that are located in the footprints of new properties. The Vice-Chair discussed the importance of the Committee receiving Arborist Reports for heritage listed properties in Cultural Landscapes like Mineola West, previous discussions by the Committee regarding the latter, the importance of preserving the Carolinian forest in Mineola West, and the importance of knowing the replacement tree plans and species. In response, Ms. Wubbenhorst said that she would obtain the Planning and Building Department's criteria for requesting Arborist Reports from property owners and bring this matter forward at the Committee's next meeting.

Recommendation

HAC-0033-2013

That the property at 1296 Woodland Avenue, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

Approved (R. Cutmore)

9. Heritage Impact Statement Addendum, 1162 Vesta Drive, Ward 1

Memorandum dated March 19, 2013 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement Addendum for 1162 Vesta Drive.

Mr. Spaziani said that it does not appear that trees will be removed via this application.

Recommendation

HAC-0034-2013

That the Memorandum dated March 19, 2013 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, entitled "Heritage Impact Statement Addendum, 1162 Vesta Drive, Ward 1," be received.

Received (M. Spaziani)

10. Heritage Trees and Trees of Significance

Memorandum dated April 2, 2013 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, and Gavin Longmuir, Manager, Forestry, with respect to heritage trees and trees of significance.

Ms. Walmsley said that this is the first document that she has read about heritage trees that begins with a discussion of what is not a heritage tree. She added that she is happy that this is something that is currently happening in the City's Forestry section.

Recommendation

HAC-0035-2013

That the Memorandum dated April 2, 2013 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, and Gavin Longmuir, Manager, Forestry, entitled "Heritage Trees and Trees of Significance," be received.

Received (M. Walmsley)

11. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated April 23, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Ms. Wubbenhorst requested that the "various heritage-related tree issues" outstanding matter be removed from the chart, as this matter was addressed via Item 10 (please see above) on the Committee's April 23, 2013 agenda.

Recommendation

HAC-0036-2013

That the chart dated April 23, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee, be received.

Received (M. Wilkinson)

SUBCOMMITTEE UPDATES FROM CHAIRS12. Heritage Designation Subcommittee

Mr. Dodaro said that the Subcommittee met with Heritage staff on April 22, 2013 to review various initiatives that the Subcommittee wants to pursue in 2013. He noted that the Subcommittee will follow up on the various items and provide the Committee with a written report at its next meeting. In response to Mr. Dodaro, Ms. Lavertu discussed the Committee's budget, overall budget processes for the City's Advisory Committees, and the need for Subcommittees to prepare Memorandums for placement on the Committee's agendas to elaborate on their individual budget requests.

Mr. McCuaig said that the Subcommittee wishes to spend funds on activities that are not being pursued due to staff and budget constraints (e.g., hiring consultants to conduct preliminary registry and title evaluations on non-heritage listed properties). He discussed the Subcommittee's three areas of interest (namely, recognizing First Nations in heritage designations and Cultural Landscapes, new architecture in the City and its heritage value, and Cultural Landscapes that are not being effectively marketed) and possible initiatives.

In response to the Chair, Ms. Wubbenhorst said that Heritage staff and Committee members have free access to title search information, but that it is difficult to find the chain of title on properties. She noted that consultants can research the chain of title on a property for about \$250 and that this is a key step in heritage designations. Mr. Wilkinson discussed Heritage Mississauga's work with First Nations and plaque/marker recognition program and said that he would discuss these matters with Mr. Dodaro and Mr. McCuaig.

13. Heritage Tree Subcommittee – No update

14. Meadowvale Village Heritage Conservation District Review Committee

The Chair asked for clarification regarding the Review Committee's rules of order and administrative and reporting processes, and mandate, including whether non-Review Committee members can attend meetings. He suggested that the Governance Committee could review this matter, as residents are asking questions about the Review Committee and he considers the Review Committee to be a quasi-judicial and decision-making body.

Mr. Holmes discussed the Review Committee's membership and operations and noted that it reports its recommendations to the Committee. He said that the Review Committee issues an annual newsletter highlighting its work and role and that a number of new Meadowvale Village property owners are questioning the Review Committee's work and the changes that will occur later this year via the Meadowvale Village HCD Plan Review.

Ms. Eigl said that Heritage and Clerk's Office staff reviewed the Review Committee's framework and that it is not explicitly detailed in the current HCD Plan. She added that the Plan Review may provide more information and/or guidelines regarding this matter.

15. Public Awareness Subcommittee – No update

INFORMATION ITEMS – Nil

DATE OF NEXT MEETING – Tuesday, May 28, 2013 at 9 a.m., Council Chamber

OTHER BUSINESS

Adaptive Reuse of Port Credit's 1923 Pumping Station

Mr. Cutmore said that Councillor Tovey recently facilitated a meeting regarding the

above-noted matter and that he attended the meeting as the Port Credit Salmon and Trout Association's representative. He noted that residents have obtained verbal approval to proceed with the project, that a business report is being drafted, and that there will be fish raising tanks, an aquarium, and an interpretive centre regarding heritage matters. Mr. Cutmore stated that the Committee will be reviewing this matter in the near future. The Vice-Chair discussed the matter and emphasized its value for residents and area schools.

#### Fire Suppressant Hydrant-Type Pieces on Imperial Oil Lands in Port Credit

Mr. Cutmore said that residents have visually reviewed the above-noted lands and identified twelve fire suppressant hydrant-type pieces of equipment. He noted that residents have contacted the contractors to obtain the tops of the hydrants so that they can be preserved and displayed in Port Credit, as they have different features and their casting marks and identifiers could provide a connection to the history of the above-noted lands.

#### Dowling House Update

In response to Mr. Wilkinson, Ms. Wubbenhorst discussed court proceedings regarding the above-noted property which was relocated without a heritage permit. She said that the defendant pleaded guilty and was fined \$30,000. In response to Mr. Holmes, Ms. Wubbenhorst said that the property is on a foundation and will be restored. The Vice-Chair thanked Susan Burt, Director, Culture Division, and Heritage staff for their efforts.

#### Small Arms Building Mural and Library and Archives Canada Research

The Vice-Chair said that the Lakeview Park Alternative School is doing a mural for the Small Arms Building to commemorate the airport and the Curtiss Flying School. He said that he would be reviewing images of the airport from 1915-1916 and original log book at the Library and Archives Canada in Ottawa in the near future and that these materials may be displayed during the upcoming Doors Open event in September 2013.

#### Carassauga Festival of Cultures Event on May 24-26, 2013

Mr. Wilkinson discussed the above-noted three-day event. He said that he is attending the event as a Heritage Mississauga staff member, but encouraged Committee members to attend, noting that the Committee's display board will be unmanned and feature various brochures and other informative materials for the public.

ADJOURNMENT – 11:03 a.m. (M. Wilkinson)