

# MINUTES



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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, APRIL 28, 2009 – 9:00 A.M.**

### COUNCIL CHAMBER

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO L5B 3C1

#### Members Present

Councillor Carolyn Parrish, Ward 6  
Councillor George Carlson, Ward 11 (**CHAIR**)  
Elaine Eigl (Citizen Member)  
James Holmes (Citizen Member)  
Bernie Hu (Citizen Member)  
Craig Lawrence (Citizen Member)  
Rick Mateljan (Citizen Member)  
Gay Peppin (Citizen Member)  
Michael Spaziani (Citizen Member)  
James Tovey (Citizen Member) (**VICE-CHAIR**)  
Matthew Wilkinson (Citizen Member)

#### Members Absent

Mohammad Haque (Citizen Member)

#### Staff Present

David Marcucci, Manager, Planning and Heritage, Community Services  
Paula Wubbenhorst, Heritage Coordinator, Community Services  
Kevin Arjoon, Legislative Coordinator, Clerk's Office

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CALL TO ORDER

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

PRESENTATIONS/DEPUTATIONS:

- A. Item 2 Tom Gorwill, Resident
- B. Item 3 Haig Seferian, President, Seferian Design Group
- C. Janet McDougald, Chair, Peel District School Board, Ruth Thompson, Vice-Chair, Peel District School Board, Jonathan Kearns, Architect, Kearns Mancini Architects, Dan McNeil, Architect, Kearns Mancini Architects, Randy Wright, Controller of Planning and Accommodation Support Services, Peel District School Board, Paul Mountford, Intermediate Planning Officer, Peel District School Board - Britannia Farm Site
- D. Susan Burt, Director, Office of the Arts - the Arts and Culture Master Plan

MATTERS CONSIDERED:

- 1. Approval of Minutes of Previous Meeting
- 2. Request to Demolish a Heritage Listed Property, 87 Veronica Drive (Ward 1)
- 3. Meadowvale Village Heritage Conservation District Review Committee – On-Site Visit Report- Rotherglen School, 929 Old Derry Road (Ward 11)
- 4. Alteration to The Grange, Robinson Adamson House, 1921 Dundas Street West (Ward 8)
- 5. Alteration to a Heritage Designated Property 141 Lakeshore Road East, St Lawrence Starch Administration Building (Ward 1)
- 6. Proposed Heritage Designation Small Arms Limited Building & Water Tower 1352 Lakeshore Road East (Ward 1)

continued...

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7. Proposed Heritage Designation, Canadian Tire Gas Bar Canopy, 1212 Southdown Road (Ward 2)
8. Status of Outstanding Issues from Heritage Advisory Committee
9. Status of Subcommittees/Ad Hoc Committees – Report from Chairs
  - 9.1 Heritage Designation Subcommittee
  - 9.2 Public Awareness Subcommittee
  - 9.3 Heritage Tree Subcommittee
10. Items for Information
11. Date of Next Meeting – **May 26, 2009 at 9:00 a.m.**

OTHER BUSINESS

ADJOURNMENT

CALL TO ORDER – 9:00 A.M.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

PRESENTATIONS/DEPUTATIONS:

- C. Janet McDougald, Chair, Peel District School Board, Ruth Thompson, Vice-Chair, Peel District School Board, Jonathan Kearns, Architect, Kearns Mancini Architects, Dan McNeil, Architect, Kearns Mancini Architects, Randy Wright, Controller of Planning and Accommodation Support Services, Peel District School Board, Paul Mountford, Intermediate Planning Officer, Peel District School Board - Britannia Farm Site

Mr. Dan McNeil, Architect, Kearns Mancini Architects, appeared before Committee and provided an overview of the Britannia Farm Site proposal. He noted that they are currently working on a site plan application for the property and conducting research for a Heritage Impact Statement for the Britannia Farm Site and the heritage buildings on it.

Mr. Spaziani advised that he would have been more compelled if the delegation had been presented an alternate option that maintained the current locations of the buildings, and integrated them into the design of the development. He noted that from a heritage perspective it is key not to move the heritage buildings.

In response to a question from Ms. Peppin, Randy Wright, Controller of Planning and Accommodation and Support Services, Public District School Board, noted that currently the Britannia Farm house and the Barn onsite are not in use. He noted that as part of the relocation strategy, the Barn would be refurbished and used as a staging area that would be integrated into the educational programs onsite. In response to a question from Mr. Mateljan, Mr. Wright noted that the proposal is to lease the land for office and commercial use and that the proceeds from this lease would go directly to environmental educational programs.

Councillor Parrish commented on the situation of the Britannia Farm Site, and enquired whether the development could be situated along Bristol Road. In response, Mr. Wright noted that further along on Bristol Road is the Cooksville Creek, and that development would have to cease at the Creek's floodplain. He noted that moving the heritage buildings would increase the value of the site by maximizing the development of frontage along Hurontario Street.

Councillor Parrish enquired if the School Board had held public meetings regarding their proposal. Mr. Wright noted that a couple years ago public meetings were held to seek public opinion on the Britannia Farm Site and potential revenue generating initiatives to help fund environmental education or Board environmental learning sites.

Janet McDougald, Chair, Peel District School Board, advised that once the lease agreement has been satisfied; the School Board would disclose the details to the public. Councillor Parrish noted that there had been criticism regarding the lack of public meetings and input, and that there may be further criticisms after the agreement has been made public. In response to a question from Councillor Parrish, Ms. McDougald noted that they have yet to receive approval for their proposal from the Province, however she did not think that there would be any issues. Discussion occurred about the situation and the lack of available funding for the Britannia Farm Site.

In response to a question from Mr. Holmes, Ms. McDougald explained that the entire property was given in trust to the School Board, and therefore the Board is seeking permission from the Province to section off 32 acres for development. She clarified that the Province is familiar with the proposed plan and that a decision would be rendered shortly.

Mr. Tovey expressed concern with respect to the pending agreement between the lessee and the Board. He noted that within the lease there should be a stipulation that all proceeds should go towards environmental education. Ms. McDougald acknowledged Mr. Tovey's concerns and advised that she would check with the Legal Department of the Board as to the feasibility of including such stipulations in the lease agreement.

Mr. Spaziani encouraged the delegation to present their project to the Urban Design Panel, and to investigate how their project is aligned with current City strategies, and acknowledged the delegation's attempt to create a new cultural landscape around the buildings. Mr. Mateljan challenged the delegation with respect to the design of the new site, in particular encouraging an adaptive reuse of the heritage properties by incorporating them into the proposed design. He noted that the use of trees as a landscape buffer is inadequate and pointed out that the redevelopment of the Britannia Farm Site represents an opportunity for a potential creative and more sensitive solution. Mr. Wilkinson echoed the comments of Mr. Spaziani and Mr. Mateljan. In addition, he expressed concern about the current state of the heritage buildings on the Britannia Farm site.

Councillor Carlson provided a summary of opinions expressed during the meeting. He suggested that the closest proposed buildings, to the heritage area, be built with a similar material. He noted that the vegetation or trees that are planted in-between the two areas should be readdressed, and suggested that there be further public consultation. David Marcucci, Manager, Planning and Heritage, Community Services noted the next steps involved in the planning process.

Mr. Craig Lawrence moved receipt of the deputation. This motion was voted on and carried.

CS.08.Hurontario Street (W5)

See Recommendation HAC-0025-2009 (C. Lawrence)

RECEIVED

D. Susan Burt, Director, Office of the Arts - the Arts and Culture Master Plan

Ms. Susan Burt, Director, Office of Arts and Bonnie Dowhaniuk, Project Manager of the Arts and Culture Master Plan, Office of the Arts, appeared before Committee with respect to the Arts and Culture Master Plan. Ms. Dowhaniuk provided a brief overview of the Arts and Culture Master Plan.

Mr. Tovey expressed support for the Arts and Culture Master Plan, in particular its structure. He enquired whether a pilot project had to be in an established node. In response, Ms. Dowhaniuk, advised that staff would determine where a pilot project is located and that it could be situated outside of the recognized nodes.

Mr. Wilkinson provided comments on specific wording within the plan, he suggested that the wording be more open ended to include Culture, for example creating opportunities for young artists could be changed to something that included heritage and history. Further, he suggested changing the arts stabilization plan to the cultural stabilization plan. In addition, Mr. Wilkinson enquired about the annual report card, and whether it would permit museums or other cultural area staff to participate in the process.

Mr. Spaziani expressed support for the Arts and Culture Master Plan, in particular the segments to increase public art, and noted that if that attitude is broadened to include heritage, it would take heritage front and centre and in the focus of the community.

Councillor Parrish commented on the festivals component of the Arts and Culture Master plan. She noted that Toronto is contributing a lot of funding into their festivals and that the City of Mississauga only funds about \$125,000 into festivals, for a population of over 700,000. She commented that festivals are getting tired of approaching the private sector for the bulk of their funding. She suggested that the City of Mississauga should take 1% of their operating budget and put it towards festivals with the expectation that it would be matched by other levels of government. Councillor Parrish spoke about recent cultural initiatives from the Federal Government with respect to heritage and festivals.

On a motion by Mr. Spaziani the following motion was voted on and carried.

That the deputation made by Susan Burt, Director, Office of the Arts, and Bonnie Dowhaniuk, Project Manager of the Arts and Culture Master Plan, Office of the Arts, to the Heritage Advisory Committee at its meeting on April 28, 2009 with respect to the Arts and Culture Master Plan be received and that the Heritage Advisory Committee endorses the Arts and Culture Master Plan.

CA.01.Art

See Recommendation HAC-0026-2009 (M. Spaziani)

RECEIVED

MATTERS CONSIDERED:

1. Approval of Minutes of Previous Meeting

Bernie Hu moved approval of the minutes of the Heritage Advisory Committee meeting held on March 24, 2009 as presented. This motion was voted on and carried.

MG.07

APPROVED (B. Hu)

2. Request to Demolish a Heritage Listed Property, 87 Veronica Drive (Ward 1)

Corporate Report dated April 17, 2009 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 87 Veronica Drive in Ward 1.

RECOMMENDATION

That the property at 87 Veronica Drive, which is listed on the City's Heritage Register, is not worthy of heritage designation and, consequently, that the owner's request to demolish the structure proceed through the applicable process.

Tom Gorwill, Property Owner, appeared before Committee to respond to questions or enquiries from Committee, no discussion occurred. Mr. Spaziani moved approval of the recommendation in the subject Corporate Report. The motion was voted on and carried.

CS.08. Veronica Drive (87) (W1)

See Recommendation HAC-0021-2009 (M. Spaziani)

APPROVED

3. Meadowvale Village Heritage Conservation District Review Committee – On-Site Visit Report- Rotherglen School, 929 Old Derry Road (Ward 11)

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On- Site Visit Report dated April 14, 2009 prepared by the Meadowvale Village Heritage Conservation District Review Committee regarding the Rotherglen School, 929 Old Derry Road.

RECOMMENDATION

1. That the On-Site Visit Report dated April 14, 2009 prepared by the Meadowvale Village Heritage District Review Committee regarding the Rotherglen School, 929 Old Derry Road be received.
2. That the Heritage Advisory Committee at its meeting on April 28, 2009 does not support the proposed landscaping alterations to the front yard to the Rotherglen School property, located at 929 Old Derry Road.

Haig Seferian, Seferian Group and David Nelson, Ruth Victor and Associates, appeared before Committee with respect to the On-Site visit report issued from the Meadowvale Village Heritage District Review Committee. Mr. Seferian requested an opportunity to discuss the issue of grading at the front of the property. The delegation provided a PowerPoint presentation and explained their proposal for the front yard of the Rotherglen School. Mr. Seferian expressed concern about the safety for children on the cross slope on the yard.

Mr. Holmes noted that the front yard of the property supports natural landscape feature, and commented on its heritage value. Mr. Spaziani, acknowledged that in the past the owner has been cooperative with the District Review Committee, however expressed concern that any change to the area could take on the character of an engineered swale. He noted that through a heritage perspective, the landscape adds value to the property and noted that this was the only issue where the Review Committee had expressed concern. Mr. Spaziani noted that the delegation's proposal represents a fundamental change to a landscape, and that its heritage character is important to maintain.

Mr. Seferian reiterated that the owner had expressed concern about safe play on the front yard. He questioned whether the swale had always been part of the landscape, and that his proposal for the yard may be a better solution because it removes the 3 to 1 slope of the land, and that by creating a larger level area for play, the property could be of more use to the school and the surrounding neighborhood. Mr. Holmes reiterated that the swale feature should be preserved, and that perhaps there could be further consultation between both parties could agree on a compromise.

Mr. Holmes moved the recommendation as presented, this motion was voted on and carried.

CS.08.Old Derry Road (929)

See Recommendation HAC -0028-2009 (J. Holmes)

APPROVED

4. Alteration to The Grange, Robinson Adamson House, 1921 Dundas Street West (Ward 8)
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Corporate Report dated April 17, 2009 from the Commissioner of Community Services with respect to a proposed alteration to The Grange, Robinson Adamson House, 1921 Dundas Street West.

RECOMMENDATION

That the proposed repairs and alterations to The Grange, Robinson Adamson House, 1921 Dundas Street West, a heritage designated property under By-law 517-77, as described in the report from the Commissioner of Community Services dated April 17, 2009, be approved.

Carl Shami, Project Coordinator, Facilities and Property Management appeared before Committee, with respect to proposed repairs and alteration to 1921 Dundas Street West. Mr. Shami provided a brief description of the project. Mr. Tovey enquired about the proposed storm windows and pointed out that with the current proposed placement of the storm windows, the heritage windows could rot.

In response, Mr. Shami, advised that the City had retained an architect to help with the window designs, and that he was unsure whether the placement of the storm windows could produce condensation. Jayme Gaspar, Executive Director, Mississauga Heritage Foundation expressed concern about the wear and tear that could occur by postponing the painting and pointed out that there are two pillars that are also in need of repair. Councillor Carlson acknowledged Ms. Gaspar's concerns, he noted that alternate wording could be provided in the recommendation to approve the painting, and repair of the pillars, but defer the installation of storm windows, until the assurances from the project architect could be secured.

On a motion by Mr. Tovey the following was voted on and approved.

1. That the replacement of the deteriorated wooden support posts at the west entry of The Grange, 1921 Dundas Street West, as outlined in the Corporate Report dated April 17, 2009 from the Commissioner of Community Services be approved.
2. That the request to install two inner storm windows on each of the two front dormers, be deferred to afford Facilities and Property Management time to give assurances that the proposed inner storm windows would protect the existing window frames.

CS.08.Dundas Street West (1921) (W8)

See Recommendation HAC-0029-2009 (J. Tovey)

AMENDED

5. Alteration to a Heritage Designated Property 141 Lakeshore Road East, St Lawrence Starch Administration Building (Ward 1)

Corporate Report dated April 17, 2009 from the Commissioner of Community Services with respect to a proposed alteration to a Heritage Designated Property, 141 Lakeshore Road East, St Lawrence Starch Administration Building.

RECOMMENDATION

That the request to add storm windows to the heritage designated building at 141 Lakeshore Road East, known as the St. Lawrence Starch Administrative Building, as described in the report from the Commissioner of Community Services, dated April 17, 2009, be approved.

Mr. Tovey moved approval of the recommendation in the subject Corporate Report. The motion was voted on and carried.

CS.08.Lakeshore Road East (141) (W1)

See Recommendation HAC-0030-2009 (J. Tovey)

APPROVED

6. Proposed Heritage Designation Small Arms Limited Building & Water Tower 1352 Lakeshore Road East (Ward 1)

Corporate Report dated April 17, 2009 from the Commissioner of Community Services with respect to a proposed heritage designation, the Small Arms Limited Building & Water Tower, 1352 Lakeshore Road East.

RECOMMENDATION

1. That the Small Arms Limited Building & Water Tower, 1352 Lakeshore Road East, be designated under the *Ontario Heritage Act* for the property's 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.

2. That a Heritage Impact Statement will not be required for the development of the Arsenal Lands/Marie Curtis Park West should the park development proceed based upon the Conceptual Park Plan, dated November 9, 2006, which preserves the property's heritage attributes.

Mr. Tovey commented on the possible adaptive reuse of the Small Arms Limited Building, noting that there is great potential. Ms. Peppin expressed interest in preserving the Small Arms Limited Building, as Mississauga has a limited amount of industrial heritage buildings. Mr. Mateljan and Councillor Parrish both expressed support towards the designation.

Mr. Tovey moved approval of the recommendation in the subject Corporate Report. The motion was voted on and carried.

CS.08.Lakeshore Road East (1352) (W1)

See Recommendation HAC-0031-2009 (J. Tovey)

APPROVED

7. Proposed Heritage Designation, Canadian Tire Gas Bar Canopy, 1212 Southdown Road (Ward 2)
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Corporate Report dated April 17, 2009 from the Commissioner of Community Services with respect to a proposed heritage designation, Canadian Tire Gas Bar Canopy, 1212 Southdown Road.

RECOMMENDATION

That the Canadian Tire Gas Bar Canopy, 1212 Southdown Road, 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.

Councillor Carloyn Parrish moved approval of the recommendation in the subject Corporate Report. The motion was voted on and carried.

CS.08.Southdown Road (1212) (W2)

See Recommendation HAC-0032-2009 (C. Parrish)

APPROVED

8. Status of Outstanding Issues from Heritage Advisory Committee

Chart as at April 28, 2009 identifying the status of the outstanding issues from the Heritage Advisory Committee.

Sandford Farm

Councillor Parrish provided a brief update of the Sandford Farm situation and noted that the outside walls are down to 3 feet, however the inside walls are still standing as they would have to be crushed to fill in the relic park. Councillor Parrish expressed support for the proposed park design.

Mississauga Road/ Dundas Street

Mr. Wilkinson noted that this issue could be taken off the outstanding issues chart as the courts have rendered a decision.

On a motion by Mr. Bernie Hu the Chart of Outstanding issues was received for information. This motion was voted on and carried.

MG.07

See Recommendation HAC-0033-2009 (B. Hu)

RECEIVED

9. Status of Subcommittees/Ad Hoc Committees – Report from Chairs

9.1 Heritage Designation Subcommittee – Nothing to Report.

9.2 Public Awareness Subcommittee

Ms. Peppin advised that the Subcommittee is still waiting for a response the Chair of the Real-estate Board indicating whether they would participate in a doors open event.

9.3 Heritage Tree Subcommittee

Ms. Peppin provided a brief update on the activities of the Heritage Tree Subcommittee.

MG.07.Heritage/ MG.07.Public/ MG.07.Tree  
RECEIVED

10. Items for Information

10.1 Mississauga News Article dated April 7, 2009 entitled “Man Fined for Damaging Glacial Ice Field.”

10.2 Communication from the City of Mississauga and the Centre for City Ecology entitled “Jane’s Walk in Mississauga”

10.3 Call for Nominations for the 2010 Cultural Heritage Property Awards of Excellence.

Mr. Holmes moved receipt of the above noted items of information, this motion was voted on and carried.

MG.07.Information Items  
See Recommendation HAC-0034-2009 (J. Holmes)  
RECEIVED

11. Date of Next Meeting – **May 26, 2009 at 9:00 a.m.**

**OTHER BUSINESS**

ADJOURNMENT – 11:53 A.M.

**HERITAGE ADVISORY COMMITTEE****APRIL 28, 2009**

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REPORT 4-2009

TO: MEMBERS OF GENERAL COMMITTEE

The Heritage Advisory Committee presents its fourth report for 2009 and recommends:

## HAC-0025-2009

That the deputation made by Janet McDougald, Chair, Peel District School Board, Jonathan Kearns, Architect, Kearns Mancini Architects, Dan McNeil, Architect, Kearns Mancini Architects, Randy Wright, Controller of Planning and Accommodation Support Services, Peel District School Board to the Heritage Advisory Committee at its meeting on April 28, 2009 regarding the Britannia Farm Site be received for information.

CS.08.Hur (W5)

## HAC-0026-2009

That the deputation made by Susan Burt, Director, Office of the Arts, and Bonnie Dowhaniuk, Project Manager of the Arts and Culture Master Plan, Office of the Arts, to the Heritage Advisory Committee at its meeting on April 28, 2009 with respect to the Arts and Culture Master Plan be received and that the Heritage Advisory Committee endorses the Arts and Culture Master Plan.

CA.01.Art

## HAC-0027-2009

That the property at 87 Veronica Drive, which is listed on the City's Heritage Register, is not worthy of heritage designation and, consequently, that the owner's request to demolish the structure proceed through the applicable process.

CS.08.Veronica Drive (87) (W1)

## HAC-0028-2009

1. That the On-Site Visit Report dated April 14, 2009 prepared by the Meadowvale Village Heritage District Review Committee regarding the Rotherglen School, 929 Old Derry Road be received and sent to the Planning and Building Department for information.
2. That the Heritage Advisory Committee at its meeting on April 28, 2009 does not support the proposed landscaping alterations to the front yard to the Rotherglen School property, located at 929 Old Derry Road.

CS.08.Old Derry Road (929) (W11)

## HAC-0029-2009

1. That the replacement of the deteriorated wooden support posts at the west entry of The Grange, 1921 Dundas Street West, as outlined in the Corporate Report dated April 17, 2009 from the Commissioner of Community Services be approved.
2. That the request to install two inner storm windows on each of the two front dormers, be deferred to afford Facilities and Property Management time to give assurances that the proposed inner storm windows would protect the existing window frames.

CS.08.Dundas Street West (W8)

## HAC-0030-2009

That the request to add storm windows to the heritage designated building at 141 Lakeshore Road East, known as the St. Lawrence Starch Administrative Building, as described in the report from the Commissioner of Community Services, dated April 17, 2009, be approved.

CS.08.Lakeshore Road East (141) (W1)

## HAC-0031-2009

1. That the Small Arms Limited Building & Water Tower, 1352 Lakeshore Road East, be designated under the Ontario Heritage Act for the property's 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.
2. That a Heritage Impact Statement will not be required for the development of the Arsenal Lands/Marie Curtis Park West should the park development proceed based upon the Conceptual Park Plan, dated November 9, 2006, which preserves the property's heritage attributes.

CS.08.Lakeshore Road East (1352) (W1)

## HAC-0032-2009

That the Canadian Tire Gas Bar Canopy, 1212 Southdown Road, 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.

CS.08.Southdown Road (1212) (W2)

## HAC-0033-2009

That the Chart dated April 28, 2009 identifying the status of the outstanding issues from the Heritage Advisory Committee be received.

MG.07

HAC-0034-2009

That the following items presented to the Heritage Advisory Committee at its meeting on April 28, 2009 be received for information:

1. Mississauga News Article dated April 7, 2009 entitled “Man Fined for Damaging Glacial Ice Field.”
  2. Communication from the City of Mississauga and the Centre for City Ecology entitled “Janes Walk in Mississauga.”
  3. Call for Nominations for the 2010 Cultural Heritage Property Awards of Excellence.
- MG.07.Information Items