

# MINUTES

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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, DECEMBER 14, 2010 - 9:30 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)

James Holmes, Citizen Member

Bernie Hu, Citizen Member

Rick Mateljan, Citizen Member

Gay Peppin, Citizen Member

Michael Spaziani, Citizen Member

Councillor James Tovey, Ward 1 (in his capacity as a Citizen Member) (Vice-Chair)

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

Penny Young, Senior Heritage Coordinator (Acting)

CONTACT PERSON: Julie Lavertu, Legislative Coordinator

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[Julie.Lavertu@mississauga.ca](mailto:Julie.Lavertu@mississauga.ca)

CALL TO ORDER – 9:32 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – Nil

PRESENTATIONS/DEPUTATIONS

- A. Item 2 Gregory H. Dell (Greg Dell & Associates, Planning and Land Development Consultants) and David Lee, Architect, with respect to a request to demolish a Heritage Designated Property, Dowling House, 2285 Britannia Road West, Ward 11.

Mr. Dell noted that their request was to dismantle and relocate, not demolish, the house. He showed a depiction of the house which has been shored up by a structural engineer and contractor to protect it from damage.

Committee members spoke about the plans for the house and surrounding lands and asked which materials would be reused if the house was dismantled and relocated.

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

2. Request to demolish a Heritage Designated Property, Dowling House, 2285 Britannia Road West, Ward 11

Corporate Report dated December 6, 2010 from the Commissioner of Community Services with respect to a request to demolish a heritage designated property located at 2285 Britannia Road West.

Ms. Burt noted that the materials from Mark Hall (MW HALL CORPORATION) state that there is a relocation involved with the house. She stated that Mark Shoalts, a structural engineer for Shoalts Bros. Construction Limited hired by the City, says that the house can be repaired. Ms. Burt is concerned about relocation due to the dismantling of the house. The new house would be a replica and it is unclear if it could be redesignated.

Mr. Dell stated that he agreed with the demolition request and conditions on page 7 of the Corporate Report which staff is not supporting. Mr. Dell inquired about lowering the house in its current location and spoke about the condition of the brick.

Committee members discussed the proponent's plans to dismantle, relocate, and/or lower the house, the proponent's Conservation Plan, and salvaging materials from the house.

Ms. Burt stated that staff would work with the proponent to lower the house, protect the brick, develop a restoration plan, and return this matter to the Committee. Mr. Dell said that he would work with staff and withdraw the demolition permit for the house.

Recommendation

HAC-0064-2010

1. That the request of the owner to demolish the property at 2285 Britannia Road West, which is designated under By-Law 0249-2010, under Section 29 of the *Ontario Heritage Act*, as being of cultural heritage value, be denied.
2. That staff be directed to work with the proponent to develop an appropriate restoration plan, given that the proponent has indicated that he is withdrawing the demolition permit, and return this matter to the Heritage Advisory Committee in 2011.

Referred (J. Tovey)

- B. Item 4 David Eckler, Architects Rasch Eckler Associates Ltd., with respect to a request to alter a Heritage Designated Property, McClure-Lafferty House, 7025 Langer Drive/7070 Mississauga Road (formerly 2075 Derry Road West), Ward 9.

Mr. Eckler indicated that he supported the staff recommendation and provided the Committee with clarification about the owner's plans for windows and brick.

Committee members decided to deal with Item 4 at the same time as this delegation.

4. Request to alter a Heritage Designated Property, McClure-Lafferty House, 7025 Langer Drive/7070 Mississauga Road (formerly 2075 Derry Road West), Ward 9

Corporate Report dated November 26, 2010 from the Commissioner of Community Services with respect to a request to alter a heritage designated property located at 7025 Langer Drive/7070 Mississauga Road (formerly 2075 Derry Road West).

Committee members expressed their satisfaction about Mr. Eckler's support of the staff recommendation and advised him of the City's heritage grant program.

Recommendation

HAC-0065-2010

That the request to alter the McClure-Lafferty House, 7025 Langer Drive/7070 Mississauga Road (formerly 2075 Derry Road West), as described in the Heritage Permit application and materials prepared by AREA Architects Ltd. be approved, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (J. Holmes)

- C. Item 5 Dan McNeil, Kearns Mancini Architects Inc., Janet McDougald, Chair of the Peel District School Board, and Patricia Rossall, Superintendent of Alternative Programs, with respect to a request to relocate the Britannia Farm House, Chisholm Gardner Dunton House and Conover Barn (Britannia Farm) within the Cultural Landscape known as

the Britannia Farm, 5576 Hurontario Street, Ward 5.

Mr. McNeil provided historical context on the Britannia Farm. In 1988, the Peel District School Board (PDSB) began an agricultural and environmental education program at the Britannia Farm. The Chisholm Gardner Dunton House and Conover Barn were brought to the site which created a heritage enclave. The first mandate was to repair the Britannia Farm House which occurred from 1989-91.

Mr. McNeil showed a depiction of the thirty-two acres of the Britannia Farm that was put out for lease to fund the Britannia Schoolhouse. The thirty-two acre plot includes the heritage enclave due to commercial viability and ecological concerns.

Mr. McNeil summarized the five options for the Britannia Farm outlined in the Heritage Impact Statement and stated that the preferred option, supported by the Friends of the Britannia Schoolhouse, is to relocate the Britannia Farm House, Chisholm Gardner Dunton House, and Conover Barn 159 metres north of their current location because the buildings would continue to be part of the heritage enclave and centred along a crossroad.

Committee members decided to deal with Item 5 at the same time as this delegation.

5. Request to relocate the Britannia Farm House, Chisholm Gardner Dunton House and Conover Barn (Britannia Farm) within the Cultural Landscape known as the Britannia Farm, 5576 Hurontario Street, Ward 5

Corporate Report dated November 30, 2010 from the Commissioner of Community Services with respect to a request to relocate the Britannia Farm House, Chisholm Gardner Dunton House and Conover Barn (Britannia Farm) within the Cultural Landscape known as the Britannia Farm located at 5576 Hurontario Street.

Committee members spoke about the buildings involved in the relocation, the merits and demerits of the PDSB's preferred option, ways to incorporate the commercial development without relocating the buildings, funding and programming options for the Britannia Farm, physically separating the buildings from the commercial development, memorializing the original location of the buildings, and documenting the relocation.

Ms. McDougald stated that the commercial development has created an opportunity for the PDSB because the heritage buildings will be clustered in an enclave which will enhance their historical value. The PDSB has no funds to maintain, renovate, or sustain these buildings so they will go into further disrepair. All funds from the commercial development go towards upgrading, maintaining, and improving the buildings as well as programming for the Farm, the Schoolhouse, and outdoor education centres.

Ms. Rossall indicated that programming will be creative, interactive, and aligned with the Ministry of Education's history and social sciences curriculum.

Ms. Burt advised that staff will work closely with the PDSB staff on the relocation.

Recommendation

HAC-0066-2010

That the request by the Peel District School Board to relocate the Britannia Farm House, Chisholm Gardner Dunton House and Conover Barn, which are significant heritage attributes within the Cultural Landscape known as the Britannia Farm located at 5576 Hurontario Street, be approved pending all required approvals from the City of Mississauga for any development applications filed on the lands on which these buildings currently are located; and compliance, to the satisfaction of the Director, Culture Division, with all conditions outlined in the report from the Commissioner of Community Services, dated November 30, 2010, including the de-designation of the Britannia Farm House and the Chisholm Gardner Dunton House during relocation and re-designation following relocation.

Approved (J. Tovey)

MATTERS TO BE CONSIDERED1. Approval of Minutes of Previous Meeting

Minutes of the meeting held November 16, 2010.

Approved (B. Hu)

UNFINISHED BUSINESS3. Request to alter a Property within the Old Port Credit Village Heritage Conservation District, 42 Bay Street South, Ward 1

Corporate Report dated November 29, 2010 from the Commissioner of Community Services with respect to a request to alter a property within the Old Port Credit Heritage Conservation District located at 42 Bay Street South.

Mr. Mateljan stated that he met with the owners and was pleased that some of his ideas were incorporated which improved the overall design.

Recommendation

HAC-0067-2010

That the request to alter the structure located at 42 Bay Street South, as described in the Heritage Impact Statement, as attached to the report from the Commissioner of Community Services, dated November 29, 2010, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (J. Tovey)

NEW BUSINESS

6. Request to demolish Heritage Listed Properties, 4583, 4589 and 4601 Mississauga Road, Ward 8

Corporate Report dated November 26, 2010 from the Commissioner of Community Services with respect to a request to demolish heritage listed properties located at 4583, 4589 and 4601 Mississauga Road.

Mr. Wilkinson expressed his disappointment about the lack of cultural ownership history information in the Heritage Impact Statement.

Recommendation

HAC-0068-2010

That the properties at 4583, 4589 and 4601 Mississauga Road, which are listed on the City's Heritage Register, are not worthy of heritage designation, and consequently, that the owner's request to demolish the structures proceed through the applicable process.

Approved (M. Wilkinson)

7. Request to alter a Heritage Designated Property, Bradley House Museum and Anchorage, 1620 Orr Road, Ward 1

Corporate Report dated November 26, 2010 from the Commissioner of Community Services with respect to a request to alter a heritage designated property located at 1620 Orr Road.

Recommendation

HAC-0069-2010

That the request to alter the Bradley House Museum and Anchorage, 1620 Orr Road, as described in the report from the Commissioner of Community Services, dated November 26, 2010 be approved, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (J. Holmes)

8. Status of Outstanding Issues from Heritage Advisory Committee

Chart dated December 14, 2010 identifying the status of outstanding issues from the Heritage Advisory Committee.

Recommendation

HAC-0070-2010

That the chart identifying the status of the outstanding issues from the Heritage Advisory Committee as at December 14, 2010, be received.

Received (M. Wilkinson)

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

9.1 Heritage Designation Subcommittee

Mr. Wilkinson indicated that the Subcommittee had been relatively inactive, partially because of the lack of members. It is hoped that the Subcommittee will become more active in the New Year when new members come on board.

9.2 Public Awareness Subcommittee

Ms. Peppin provided an update on the purchase of a display board for the Committee. The display board was a team project that involved Subcommittee members and City staff. It is currently being produced by an outside contractor and will be ready by the end of December 2010. Subcommittee members are happy with the display board and look forward to HAC becoming more visible and accessible in the community.

9.3 Heritage Tree Subcommittee

Ms. Peppin indicated that the Subcommittee met with staff on November 22, 2010. Staff brought forward a report in response to their concerns. She indicated that there is a proposal to make the Heritage Tree Subcommittee a part of the Environmental Advisory Committee (EAC), instead of HAC, and expressed concern about losing heritage context.

Mr. Carlson, the Chair for EAC and HAC, stated that heritage trees would be welcome at EAC and HAC, but that HAC has the specialized knowledge regarding natural heritage.

Ms. Young noted that staff is looking into setting up a joint HAC-EAC Subcommittee regarding trees of significance and heritage trees.

INFORMATION ITEMS

Committee members thanked Councillor Carlson for his work as the Committee's Chair.

Councillor Carlson invited Committee members to his New Year's open house in Streetsville.

DATE OF NEXT MEETING – Monday, January 31, 2011 at 9:00 a.m., Council Chambers

OTHER BUSINESS

ADJOURNMENT – 11:32 a.m. (J. Holmes)