

MINUTES



HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, NOVEMBER 16, 2010 - 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 Carolyn Parrish, Ward 6 (arrived 9:16 a.m.)

Councillor George Carlson, Ward 11 (**CHAIR**)

Mohammad Haque (Citizen Member)

James Holmes (Citizen Member)

Bernie Hu (Citizen Member)

Craig Lawrence (Citizen Member)

Rick Mateljan (Citizen Member)

Michael Spaziani (Citizen Member)

Matthew Wilkinson (Citizen Member)

Members Absent

Gay Peppin (Citizen Member)

James Tovey (Citizen Member) (**VICE-CHAIR**)

Staff Present

Susan Burt, Director of Arts and Culture

Elaine Eigl, Heritage Coordinator

Jessica Reid, Legislative Coordinator

Darshana Sachania, Legal Counsel

Penny Young, Senior Heritage Coordinator (Acting)

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

CALL TO ORDER – 9:09 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – Nil

PRESENTATIONS/DEPUTATIONS

- A. Item 4 Gregory H. Dell (Greg Dell & Associates, Planning and Land Development Consultants) and Mark Hall (MW HALL CORPORATION) with respect to a request to demolish a Heritage Designated Property, 2285 Britannia Road West, Ward 11.

Mr. Dell distributed a letter, dated September 20, 2010, from Lawrences Lawyers (the lawyer for the owner of 2285 Britannia Road West) and the response from the City of Mississauga's Legal Services Division, dated September 27, 2010. He indicated that the damage to the property occurred on or about August 19, 2010 and summarized the dealings with the City on this matter.

Mr. Hall showed a depiction of the proposed development for the site which includes a retail centre with the heritage house as a focal point. He provided an overview of the Heritage Impact Statement, dated October 19, 2010, and the proposals for the heritage house. Mr. Hall stated that their preferred option is to reconstruct the exterior facade of the structure on a new foundation and structural frame to replicate the historic form of the building and incorporate existing remaining historic facade materials.

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

4. Request to demolish a Heritage Designated Property, 2285 Britannia Road West, Ward 11

Corporate Report dated November 3, 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 advised of developments since the authoring and distribution of the Corporate Report, dated November 3, 2010. A Property Standards Order was issued and has been appealed. A hearing is anticipated to occur in January 2011.

Committee members spoke about the current state of the heritage house, the extent of the damage, the preferred option explained by Mr. Hall, the possibility of dismantling, tagging, storing, and rebuilding the heritage house on its existing foundation, and asking the owner to provide detailed rebuild plans and a Letter of Credit as security to ensure that the dismantled heritage house will be rebuilt within a specified timeframe. Mr. Hall commented on the Letter of Credit matter.

Staff noted that they will report back with the additional information requested by the Committee.

Mark Shoalts, a structural engineer for Shoalts Bros. Construction Limited hired by the City of Mississauga to review the heritage house, indicated that the building could be stabilized fairly easily, quickly, and inexpensively as a temporary measure. Leo Cusumano, the City of Mississauga's Manager of Building Inspection Services, stated that the *Building Code Act* and/or the order prohibiting occupancy issued on October 25, 2010 would not prohibit the owner from undertaking the work described by Mr. Shoalts. However, any demolition and/or reconstruction would require a building permit.

Mr. Dell indicated that they will protect the building from further damage as soon as possible and work with staff to return this matter to the Committee. He also indicated that his client is in favour of the general principles discussed at today's Committee meeting.

Recommendation

HAC-0059-2010

1. That the Corporate Report dated November 3, 2010 from the Commissioner of Community Services titled "Request to demolish a Heritage Designated Property, 2285 Britannia Road West", be referred to Culture Division staff pending the owner's submission of additional information, satisfactory to Culture Division staff, regarding the reconstruction of the house in the current location and that staff be directed to report back on the reconstruction information and details of obtaining a Letter of Credit from the owner to secure the reconstruction plans.
2. That staff be directed to request the owner of 2285 Britannia Road West to move forward immediately with the City's request to protect the building in accordance with the Property Standards Order.

Referred (R. Mateljan)

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held on July 27, 2010.

Mr. Spaziani asked that an amendment be made in Deputation B regarding his conflict of interest concerning the Hill Gatehouse/Dudgeon Cottage, 305 Lakeshore Road West.

Approved as Amended (M. Spaziani)

2. 2010 Meeting Dates

Memorandum dated November 9, 2010 from Julie Lavertu, Legislative Coordinator, Office of the City Clerk, with respect to scheduled HAC meeting dates in 2011.

Recommendation

HAC-0057-2010

That the memorandum dated November 9, 2010 from Julie Lavertu, Legislative Coordinator, advising of the Heritage Advisory Committee meetings scheduled in 2011, be received.

Received (J. Holmes)

NEW BUSINESS

Mr. Mateljan requested that Item 7 be moved up in the agenda, as he had to leave the meeting early and wanted to speak to this matter.

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

Mr. Mateljan expressed concerns about the addition, including the choice of materials and windows, the geometry, the meeting of old and new materials in the same plane, and an odd sloping ridge. He believes that this application could be improved and suggested deferring this matter so that he could meet with staff and the owners to improve the plans.

Recommendation

HAC-0062-2010

That the Corporate Report dated November 9, 2010 from the Commissioner of Community Services titled "Request to alter a Heritage Designated property, 42 Bay Street, Old Port Credit Village Heritage conservation District, Ward 1, be referred to Culture Division staff to arrange a meeting with the property owner and committee members to review the designs for the proposed addition.

Referred (R. Mateljan)

UNFINISHED BUSINESS

3. Proposed addition to the Heritage Register, Russell Langmaid School, 170 Church Street, Ward 11 (HAC-0046-2010 - July 27, 2010)

Corporate Report dated September 11, 2009 from the Commissioner of Community Services with respect to the proposed addition to the Heritage Register of Russell Langmaid School located at 170 Church Street.

Councillor Carlson, Chair, indicated that staff have recommended that this matter be deferred indefinitely because the City owns the building and the restoration and renovation plans for the site have not yet been determined.

Ms. Burt responded to an inquiry from Councillor Parrish about the delay of the process.

Recommendation

HAC-0058-2010

That the Report dated September 11, 2009 from the Commissioner of Community Services titled "Proposed addition to the Heritage Register, Russell Langmaid School, 170 Church Street, Ward 11", be deferred.

Deferred (C. Parrish)

NEW BUSINESS

5. Request to demolish a Heritage Listed Property, 306 Queen Street South, Ward 11

Corporate Report dated November 3, 2010 from the Commissioner of Community Services with respect to a request to demolish a Heritage Listed Property located at 306 Queen Street South.

Mr. Wilkinson and Mr. Spaziani expressed concern about the reconstruction plans and the massing on the rear of the property and suggested that staff work with the owners to address this issue.

Jonathan Rodger from Zelinka Priamo Ltd., the agent for the owner, indicated that a rezoning application has been submitted to keep the residential zone and add additional permitted medical and office uses.

Recommendation

HAC-0060-2010

1. That the property at 306 Queen Street South, which is a Heritage Listed Property located within the Mississauga Road Scenic Route Cultural Landscape and the Streetsville Village Core Cultural Landscape 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.
2. That staff be directed to work with the owner of the property located at 306 Queen Street South to address the massing of the proposed rebuild through the site plan process.

Direction (M. Wilkinson)

6. Request to demolish a Heritage Listed Property, 1421 Mississauga Road, Ward 2

Corporate Report dated November 3, 2010 from the Commissioner of Community Services with respect to a request to demolish a Heritage Listed Property located at 1421 Mississauga Road.

Committee members commented on the replacement building, the access to the garage on

Mississauga Road, and how the garage would impact the Mississauga Road streetscape.

Mark Rogers from John Rogers and Associates, the agent for the owner, stated that the Site Plan process is almost complete and that Committee of Adjustment hearings for minor variances have taken place. Planning staff have not raised concerns about the garage. Mr. Rogers explained the architectural designs for the facades which have been reviewed and approved by local area neighbours.

Recommendation

HAC-0061-2010

1. That the property at 1421 Mississauga Road, which is a Heritage Listed Property located within the Mississauga Road Scenic Route Cultural Landscape 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.
2. That staff be directed to request the owner of the property located at 1421 Mississauga Road to revise the rebuild designs of the three garages fronting on Mississauga Road as they appear excessive for the streetscape of Mississauga Road.

Direction (C. Lawrence)

8. Status of Outstanding Issues from Heritage Advisory Committee

Chart dated November 16, 2010 identifying the status of outstanding issues from the Heritage Advisory Committee.

Further to a question by Councillor Parrish, Ms. Burt advised that a report is forthcoming on the Britannia Farm property located at 5576 Hurontario Street.

Recommendation

HAC-0063-2010

That the chart identifying the status of the outstanding issues from the Heritage Advisory Committee as at November 16, 2010, be received.

Received (C. Parrish)

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

9.1 Heritage Designation Subcommittee

Mr. Spaziani indicated there is some concern in the community about the Skinner-Middlebrook Ltd. Funeral Home in Port Credit. Mr. Wilkinson spoke about the possible heritage value of the property.

9.2 Public Awareness Subcommittee

Mr. Wilkinson provided an update on the purchase of a display board for the

Committee. The City of Mississauga's Creative Services staff is currently working on the designs and it is hoped to be completed by the end of 2010.

Mr. Wilkinson indicated that the final Heritage Speakers Series 2010 lecture will be held on November 26, 2010 at the Erin Meadows Community Centre and Library. The speaker is Carlos Teixeira and the topic is "Portuguese Communities in Toronto and Mississauga: Chasing the Dream."

Mr. Spaziani spoke about the Canada Post building in Port Credit and the possibility of new ownership and future designation of the property and trees.

9.3 Heritage Tree Subcommittee

Subcommittee members will be meeting with staff on November 22, 2010.

INFORMATION ITEMS – Nil

DATE OF NEXT MEETING – December 14, 2010 at 9:30 a.m., Council Chambers

OTHER BUSINESS

Ms. Eigl and Ms. Young were formally welcomed to the Committee.

Mr. Spaziani spoke about the possible redevelopment plans for the Fusion lands.

ADJOURNMENT – 10:56 a.m.