

Revised August 29, 2011

MINUTES



HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, JULY 19, 2011 - 9:30 A.M.

COMMITTEE ROOM A

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
Cameron McCuaig, Citizen Member
Deanna Natalizio, Citizen Member
Michael Spaziani, Citizen Member
Michelle Walmsley, Citizen Member
Matthew N. Wilkinson, Citizen Member

Members Absent

Councillor Jim Tovey, Ward 1 (VICE-CHAIR)
David Dodaro, Citizen Member
Mohammad N. Haque, Citizen Member
Rick Mateljan, Citizen Member

Staff Present

Susan Burt, Director, Culture Division
Darshana Sachania, Legal Counsel
Laura Waldie, Heritage Coordinator

CONTACT PERSON: Julie Lavertu, Legislative Coordinator
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Julie.Lavertu@mississauga.ca

CALL TO ORDER – 9:35 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – Nil

PRESENTATIONS/DEPUTATIONS

- A. Item 2 Mark Hall (MW HALL CORPORATION) with respect to a request to relocate a Heritage Designated Property, Dowling House, 2285 Britannia Road West, Ward 11.

Mr. Hall provided an overview of the Conservation Plan, dated June 25, 2011, and noted he submitted a Heritage Property Permit Application and that he would attend the Committee of Adjustment shortly for this property's Site Plan. He distributed the property's Site Plan and artist's rendering and discussed the property's landscaping, brick, elevations, and orientation. Mr. Hall said that he would reinstitute the property's front chimney because it was a key heritage element and discussed the insulation and waterproofing plans for the property.

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

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

Corporate Report dated June 29, 2011 from the Commissioner of Community Services with respect to a request to relocate a heritage designated property, Dowling House, located at 2285 Britannia Road West.

Committee members requested comment from Heritage staff on the property's relocation and questioned Mr. Hall on air barriers, insulation, siding, sheeting, the project's timelines, the conditions for relocation, and the future use of the relocated property.

Ms. Burt noted that Heritage staff only sought to retain the property's exterior because there were Building Code issues with the interior. She said that the property owner was subject to the same conditions as other property owners of heritage designated properties seeking relocation and that the property currently stood higher than other structures in the area.

Mr. Hall discussed air barriers and insulation. He noted that the old insulation materials would be removed, that a moisture barrier and wood studs would be installed, that he would retain as much of the original floor boards and structure as possible, and that the ventilator attic would be kept. He said that an airspace would enable the exterior siding to breathe and that the property would be sensitively repaired. There would be no sheeting under the siding and the existing drywall would be braced and removed to examine the property's interior.

Mr. Hall said that he needed to file a building permit for the property's new foundation and other work and that the property owner hoped to relocate the property by the end of 2011. He gave an overview of the relocation plan and assured Committee members that the property

would be appropriately braced and weather protected in its new location. Mr. Hall stated that the property owner hoped that the Letter of Credit would be less than \$600,000 and that the relocated property would be a sales and promotion centre for Aboriginal arts and crafts.

Ms. Burt elaborated on the various conditions for relocation, including a detailed relocation plan, a Letter of Credit in an amount yet to be determined, Committee of Adjustment approval for a minor variance, Site Plan approval, de-designating the property during the relocation, as well as re-designating the property after the relocation.

Recommendation

HAC-0054-2011

That the request by the property owner to relocate the Dowling House located at 2285 Britannia Road West, which is designated under By-law 0249-2010, under Section 29 of the *Ontario Heritage Act*, be approved by the Director of Culture (or designate) in accordance with By-Law 0184-2011, the By-Law delegating authority to staff during Council's Summer Recess, pending all required approvals from the City of Mississauga for any development applications filed on the lands on which this building is currently located; and compliance, to the satisfaction of the Director of Culture, with all conditions outlined in the report from the Commissioner of Community Service, dated June 29, 2011, including the de-designation of the Dowling House during relocation and re-designation following relocation.

Approved (J. Holmes)

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held June 27, 2011.

Ms. Walmsley requested that the minutes be amended to include the Heritage Tree Subcommittee's concerns that there was still work to be done by the Subcommittee because the proposed changes to the by-law would not cover trees on City property or trees under Parts 1, 2, or 3 of the *Ontario Heritage Act*. Also, she requested that the minutes be clarified to include that, in September 2011, the Committee would be provided with the City's position on the proposed Heritage Tree Program, rather than with information regarding the possibility of dealing with Heritage Tree Subcommittee issues in the future via the Committee as a whole, rather than through the Subcommittee.

Ms. Burt noted that she previously worked on heritage tree-related issues while in Park Planning and that, to her knowledge, City staff were moving forward on this matter and targeting the Committee's September meeting for their Corporate Report.

The Chair noted that Ms. Lavertu prepared the minutes by thoroughly reviewing the DVD recording and that the minutes were brief and anecdotal and not verbatim in nature. Ms. Lavertu spoke about Ms. Walmsley's concerns regarding the Committee's June minutes.

Committee members discussed the current status of the Heritage Tree Subcommittee, the option of dealing with Heritage Tree Subcommittee issues in the future through the Committee as a whole, and other heritage tree-related matters.

Approved as Amended (M. Walmsley)

3. Request to alter a Heritage Designated Property, Canadian Tire Gas Bar Canopy, 1212 Southdown Road, Ward 2

Corporate Report dated June 28, 2011 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, Canadian Tire Gas Bar Canopy, located at 1212 Southdown Road.

John Sousa, Project Manager, **exp** Services Inc., gave an overview of Report Addendum #1, dated June 23, 2011. He said that the project's goal was to return the canopy structure to its original glory, including replicating fluorescent lighting, and that Canadian Tire supported Heritage staff's signage recommendation. He outlined the potential issues if the concrete canopy remained exposed. Jason Blunt, Project Coordinator, **exp** Services Inc., said that the roofing membrane would not affect the canopy's appearance from the street.

Committee members inquired about similar Googie-inspired gas bar canopies in Canada and requested clarification on whether a gas or gasoline logo would appear on the canopy.

Mr. Sousa noted that Canadian Tire had another canopy in the Hamilton area which may also be preserved. He stated that there would not be a gas or gasoline logo on the canopy.

Recommendation

HAC-0055-2011

That the request to alter the Canadian Tire Gas Bar, 1212 Southdown Road, as described in the report from the Commissioner of Community Services, dated June 28, 2011, be approved by the Director of Culture (or designate) in accordance with By-Law 0184-2011, the By-Law delegating authority to staff during Council's Summer Recess.

Approved (B. Hu)

4. Request to demolish a Heritage Listed Property, McCracken House, 5381 Tenth Line West (formerly 5378 Winston Churchill Boulevard), Ward 11

Corporate Report dated June 28, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property, McCracken House, located at 5381 Tenth Line West (formerly 5378 Winston Churchill Boulevard).

Rob Freeman, Freeman Planning Solutions Inc., provided an overview of the property's Heritage Impact Statement (HIS). He expressed concern about the Ministry of Tourism and Culture's process which was outlined in the Corporate Report, summarized his dealings with the Ministry, and asked the Committee to make an exception and approve the demolition of the outbuildings with the same conditions as the house.

Ms. Burt stated that she would only issue a demolition permit for the outbuildings after the Ministry formally approved the Archaeological Assessment. She sympathized with Mr. Freeman's concerns, but noted that the Committee could not legally approve the demolition of the outbuildings because the archaeological issues applied to the entire site.

Mr. Freeman stated that the outbuildings were not archaeologically significant and emphasized the credibility of the consultants who produced the Archaeological Assessment. Mr. Freeman discussed the archaeological assessment and emphasized that he sought to demolish the house and outbuildings at the same time, if at all possible.

Ms. Burt noted that Mr. Freeman's deputation at the Committee's last meeting focused on the house which was in poor condition and that the Archaeological Assessment showed test pits close to the house, not the outbuildings. She added that Mr. Freeman needed to submit a Heritage Property Permit Application to proceed with the house's demolition.

Recommendation

HAC-0056-2011

That the property at 5381 Tenth Line West, formerly 5378 Winston Churchill Boulevard, known as the McCracken House, 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 be approved by the Director of Culture (or designate) in accordance with By-Law 0184-2011, the By-Law delegating authority to staff during Council's Summer Recess.

Approved (M. Wilkinson)

5. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated July 19, 2011 identifying the status of outstanding issues from the Heritage Advisory Committee.

Committee members requested an update on the Port Credit Library Sign and the Port Credit Post Office, Customs House and Armoury.

The Chair indicated that he did not have an update on the Port Credit Library Sign and that the Vice-Chair would be best suited to speak on this matter. Regarding the Port Credit Post Office, Customs House and Armoury, Ms. Burt said that the property owner had met with his consultant, but that Heritage staff had not received the property's HIS.

Recommendation

HAC-0057-2011

That the chart identifying the status of the outstanding issues from the Heritage Advisory Committee as at July 19, 2011, be received.

Received (C. McCuaig)

INFORMATION ITEMS – Nil

DATE OF NEXT MEETING – Tuesday, August 30, 2011 at 9:00 a.m., Committee Room A

OTHER BUSINESSCabin 3, 756 Lakeshore Road West, Ward 1

Edward J.F. Bavington gave an overview of his letter to the Committee dated July 19, 2011 regarding Cabin 3 located at 756 Lakeshore Road West. He noted that there used to be many cabins on Lakeshore Road in Mississauga and that Cabin 3 was one of the largest such cabins, likely housed six people, and dated from the 1930s. He briefly spoke about properties adjacent to Cabin 3, such as the Small Arms Building, distributed a photo of Cabin 3, and discussed the history of the cabins and their inhabitants.

Ms. Bavington noted that Cabin 3 was the last structure of its kind in Ward 1 and that the property owners gave him permission to move the cabin. He asked that the City relocate the cabin to a suitable location before it is demolished by the property owner and added that the cabin appeared structurally sound, but that the floor and roof were damaged.

Committee members discussed the cabin's history, address, cultural significance, and size, the possibility of listing or designating the cabin, Mr. Bavington's book, the HIS process for listed properties, and the possibility of a City-initiated HIS on the cabin.

Ms. Burt noted that Heritage staff would verify whether the property was on the Heritage Register and could be listed. If the property was listed, the property owner would need to come before the Committee and produce an HIS before demolishing the cabin. She said that designating the cabin could be pursued depending on the property owner's response. Ms. Burt noted that she did not have the funds to complete an HIS for the cabin.

Ms. Waldie briefly explained the process for listing properties and noted that Heritage staff, in consultation with local residents like Mr. Bavington, needed to research the property and write a short paragraph about the property's historical merits.

Recommendation

HAC-0058-2011

1. That the letter, dated July 19, 2011, and photograph from Edward J. F. Bavington to the Heritage Advisory Committee with respect to a Property located at 756 Lakeshore Road West be received.
2. That Heritage staff investigate the heritage status of the Property located at 756 Lakeshore Road West, as detailed in the letter, dated July 19, 2011, and photograph from Edward J. F. Bavington and, if warranted, that the Director of Culture (or designate) take the necessary steps to list the Property in accordance with By-Law 0184-2011, the By-Law delegating authority to staff during Council's Summer Recess.

Referred/Direction (M. Spaziani)Doors Open Event

Mr. Spaziani and Mr. Wilkinson briefly discussed the upcoming Doors Open Event in October. They noted that the Doors Open Event in 2012 would be associated with the War of 1812 and that, among other things, potential activities could include military reenactments, other municipalities involved in the activities, and partnerships with museums and Rogers Television.

Streetsville Building

Mr. Wilkinson and the Chair briefly discussed the old police station property in Streetsville which was recently been painted and its appearance on the main street.

ADJOURNMENT – 11:00 a.m. (C. McCuaig)