



MINUTES

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

MONDAY, JUNE 27, 2011 - 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 George Carlson, Ward 11 (CHAIR)

Councillor Jim Tovey, Ward 1 (VICE-CHAIR) (Left at 10:45 a.m.)

David Dodaro, Citizen Member

James Holmes, Citizen Member

Bernie Hu, Citizen Member

Rick Mateljan, 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

Mohammad N. Haque, Citizen Member

Staff Present

Susan Burt, Director, Culture

Elaine Eigl, Heritage Coordinator

Laura Waldie, Heritage Coordinator

Roberto Zuech, Legal Counsel

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 – 9:02 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

At the start of Deputation C, Mr. Spaziani declared a conflict with respect to Deputation C, stating that he advised the deputant on the property.

At the start of Item 3, Mr. Mateljan declared a direct (or indirect) pecuniary interest with respect to Item 3, stating that he was the property owner's agent.

PRESENTATIONS/DEPUTATIONS

- A. Item 4 Geum Jun Hwang, Korean United Church, and Steve Swagemann, Roofing Contractor, Cherry and Clark Roofing Co. Ltd., with respect to a request to alter a Heritage Designated Property within the Meadowvale Village Heritage Conservation District, Korean United Church, 1010 Old Derry Road, Ward 11.

Mr. Hwang noted that the Korean United Church contacted Heritage staff when their roof began leaking last fall. He obtained quotes from roofing companies and said that the cost for a new cedar roof for the Church was prohibitive and would only last two years. Mr. Hwang consulted Cherry and Clark Roofing Co. Ltd. because of their expertise in heritage buildings and they recommended replacing the Church's cedar roof with synthetic fibreglass shingles.

Mr. Swagemann provided an overview of the Korean United Church's roofing options. He said that his company has replaced four cedar roofs during the last 20 years because the cedar from British Columbia is poor quality. He recommended that the Church install synthetic fibreglass shingles that look like cedar and have a 50-year warranty and cost much less than cedar. He distributed various samples of the synthetic fibreglass shingles to the Committee.

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

4. Request to alter a Heritage Designated Property within the Meadowvale Village Heritage Conservation District, Korean United Church, 1010 Old Derry Road, Ward 11

Corporate Report dated June 1, 2011 from the Commissioner of Community Services with respect to a request to alter a heritage designated property within the Meadowvale Village Heritage Conservation District, Korean United Church, located at 1010 Old Derry Road.

Committee members discussed split shake shingles, the advantages and disadvantages of cedar roofs, the quality of British Columbia cedar, alternatives to cedar roofs, the advantages and disadvantages of synthetic fibreglass shingles, ways to prolong the lifespan of cedar roofs, fire- and pressure-treated cedar shingles, the roofs installed by Cherry and Clark Roofing Co. Ltd., the Designated Heritage Property Grant program, metal roofs, the urgency

of replacing the Church's roof, the possibility of using standard three-tab shingles, and researching the use of cedar roofs on heritage designated properties in other municipalities.

Mr. Swagemann stated that split shake shingles were more costly than fibreglass shingles, unfit for Ontario's climate, and required a lot of maintenance, including yearly inspections. He noted that there was a proper way to install cedar roofs, that watershields could be used, and that cedar roofs do not usually last more than 20 years and require a lot of maintenance.

Mr. Swagemann said that fire- and pressure- treated cedar or wood shingles do not last and that manufacturers usually do not provide warranties on these types of shingles. He noted that contractors offer a maximum 10-year warranty on wood-based roofs and that no third-party roof inspectors extend cedar roof warranties. Mr. Swagemann said that his employer was the largest residential roofing company in Ontario and that it installs all roofing products.

Ms. Waldie said that the Designated Heritage Property Grant Subcommittee reviewed this application and that the Grant and Heritage Permit guidelines state that "in-kind" products like cedar have to be replaced. Ms. Waldie noted that the Grant application was pending the Committee's decision. She stated that other materials like metal could be considered for the Church's roof and that a Heritage Permit was required before the roof could be replaced.

Ms. Eigl spoke about the Church's roofing options and noted that the Meadowvale Village Heritage Conservation District Review Committee's design guidelines need to be considered.

Mr. Swagemann noted that the Church's roof urgently needs to be replaced and that he initially inspected the roof last fall and performed minor repairs to stop the leaking. He spoke about standard three-tab shingles which will likely be discontinued in the next 5-6 years.

Ms. Burt noted that Heritage staff would research the use of cedar roofs on heritage designated properties in other municipalities and return this matter to a future Committee meeting. She asked Committee members to contact Heritage staff if they wanted to assist with this matter. She asked for the Committee's direction regarding the Church's Grant application and the possibility of replacing the Church's roof with alternative materials. Ms. Burt noted that a Heritage Permit could be quickly issued by Heritage staff if Council adopted the recommendation on this matter at their upcoming meeting on July 6, 2011.

Mr. Hwang said that the Church would fund the new roof if it was denied a 2011 Grant.

Recommendation

HAC-0043-2011

1. That the proposed alterations to the Korean United Church, located at 1010 Old Derry Road, as outlined in the report from the Commissioner of Community Services, dated June 1, 2011, be approved provided that the proponent installs a solid black three-tab shingle roof, obtains final approval from the Heritage Advisory Committee's Meadowvale Village Heritage Conservation District Review Committee for the installation of a solid black three-tab shingle roof, and submits a Heritage Property Permit Application (Form 2248, 10/06) for alteration and repair that is acceptable to Heritage staff.

2. That the Designated Heritage Property Grant application for the proposed alterations to the Korean United Church, located at 1010 Old Derry Road, as outlined in the report from the Commissioner of Community Services, dated June 1, 2011, be denied due to the lack of appropriate “in-kind” materials for the Church’s existing cedar roof.
3. That Heritage staff investigate the use of cedar roofs on Heritage Designated Properties in other municipalities in order to develop a policy for the City of Mississauga and return this matter to a future Heritage Advisory Committee meeting.

Direction (J. Holmes)

- B. Rob Freeman, Freeman Planning Solutions Inc., with respect to a Heritage Listed Property, McCracken Farm, 5381 Tenth Line West, Ward 10.

Mr. Freeman gave a presentation on behalf of Argo Park Development Corp., the property owner. He discussed the property’s history, ownership, and surrounding and future developments and spoke of the urgency of demolishing the property’s five buildings. Mr. Freeman said that the purchase and sale arrangement stipulates that the property owner build a new home for Mr. McCracken, the former property owner, on 2.5 acres of the property. He noted that the City issued two Unsafe Building Orders for the Farmhouse in 2009 and that Mr. McCracken currently lives on the property in a trailer in poor condition.

Mr. Freeman said that the Committee of Adjustment approved a minor variance for the property in May 2011 and that Councillor Sue McFadden, Ward 10, supports the demolition of the property’s five buildings. He submitted a Heritage Impact Statement (HIS) to Ms. Eigl and has been working with her to finalize the HIS. Mr. Freeman added that a structural engineer deemed the Farmhouse inhabitable and that an archaeological assessment was conducted on the property and found no significant archaeological value. Mr. Freeman asked that the Committee deal with this matter as soon as possible so that a Heritage Permit for demolition could be issued from Heritage staff and/or the Chief Building Official.

Ms. Eigl noted that Mr. Freeman’s HIS was incomplete and that she needed to finish reviewing this document. Ms. Burt stated that Mr. Freeman provided Ms. Eigl with additional information regarding his HIS last Thursday and that she had not yet reviewed this information or written a Corporate Report on this property as per the Committee’s processes. She noted that a Delegation By-Law was in place during the summer which delegates powers to the Director of Culture (or designate) during Council’s Summer Recess. Ms. Burt added that Heritage staff also require a completed Heritage Permit from Mr. Freeman.

Committee members discussed the other approvals for the property, the property’s size, the condition and heritage value of the property, the property’s HIS, the possibility of conducting a photo documentary of the property’s five buildings, and the Committee’s processes.

Mr. Freeman stated that Site Plan approvals were not required for Mr. McCracken’s new home and that he had discussed permit requirements with senior building officials. He said that a site inspector has worked with Mr. McCracken to tidy the property. Mr. Freeman noted

that Mr. McCracken was receiving professional help and that the demolition of the property's buildings, especially the outbuildings, would be beneficial for Mr. McCracken. He noted that conducting a photo documentary of the property's five buildings was possible, but that it needed to be carefully coordinated with the property owner and done respectfully.

Ms. Burt noted that the demolition of the property's buildings could only occur with the Committee's approval of the HIS and that Heritage staff would work with Mr. Freeman to finalize his HIS so that this matter could be addressed at the Committee's July 2011 meeting.

Mr. Zuech said that the Committee's processes needed to be followed. He gave an overview of the *Ontario Heritage Act's* requirements and the Committee's processes and noted that the Committee's approval in principle would circumvent the Committee's processes.

Ms. Burt noted that a special Committee meeting could be scheduled in July 2011, prior to the Committee's scheduled July meeting, to consider this matter. In response to a question from the Chair, Ms. Lavertu noted that phoning into Committee and Subcommittee meetings was not allowed as per the Council Procedure By-Law. Ms. Burt indicated that Heritage staff would review Mr. Freeman's HIS and other documents promptly and update the Chair and Ms. Lavertu by the end of the week if another July Committee meeting was required.

Recommendation

HAC-0044-2011

1. That the deputation from Rob Freeman, Freeman Planning Solutions Inc., with respect to a Heritage Listed Property, McCracken Farm, located at 5381 Tenth Line West, be referred to Heritage staff for a full review as per the Heritage Advisory Committee's standard processes for Heritage Listed Properties.
2. That, if required, an additional Heritage Advisory Committee meeting be held in July 2011 to address the issues raised in the deputation by Rob Freeman, Freeman Planning Solutions Inc., with respect to a Heritage Listed Property, McCracken Farm, located at 5381 Tenth Line West.

Referred/Direction (M. Wilkinson)

- C. Don Marland, Broker, Re/Max Professionals Inc., with respect to a Property within the Old Port Credit Village Heritage Conservation District, 41 Bay Street, Ward 1.

Mr. Spaziani declared a conflict with respect to Deputation C, stating that he advised the deputant on the property.

Mr. Marland gave an overview of the property and the HIS, titled Heritage Property Details + Ideas, distributed to the Committee by the Legislative Coordinator. He noted that Heritage staff reviewed proposed drawings in 2009, that Ms. Eigl had not yet reviewed his HIS, and that the property may have been a schoolhouse in the mid-1800s. Mr. Marland said that the property owners would like to retain the property's integrity and asked for the Committee's feedback on the proposed alterations which would incorporate original materials and styling.

Committee members discussed the proposed alterations, the siding material on the existing

and proposed properties, the proposed east elevation, the impact of the proposed alterations on the roof, the placement of the addition, the possibility of moving the property, the street façade, the use of stone in the alterations, the balconies, and the property's heritage status.

Mr. Marland said that the property has aluminum siding and that the new siding material has not yet been chosen. He noted that there were floor plan options and that it may useful to move the property west for architectural appeal. He indicated that the property owners would not immediately undertake the proposed alterations and that the HIS was a working paper.

Ms. Eigl noted that she received the HIS last Tuesday, that she has not yet discussed the HIS requirements with Mr. Marland, that the HIS was very preliminary, and that this property has been considered by the Committee in the past. She advised the Committee that Heritage staff would work with Mr. Marland to finalize the HIS for the Committee's future consideration.

Ms. Burt said that the HIS was received last Tuesday, that staff would review the HIS and investigate the property's complete heritage status, and that the HIS was incomplete. She outlined the timelines for materials to be on Committee agendas and noted that Heritage staff would work with Mr. Marland and return this matter to the Committee. Ms. Burt added that Heritage staff would ask Mr. Marland to include the Committee's comments into the HIS.

Recommendation

HAC-0045-2011

That the Heritage Property Details + Ideas document provided by Don Marland, Broker, Re/Max Professionals Inc., to the Heritage Advisory Committee with respect to a Property within the Old Port Credit Village Heritage Conservation District located at 41 Bay Street, be received.

Received (J. Tovey)

UNFINISHED BUSINESS

1. Subcommittee Appointments

Ms. Lavertu provided an overview regarding the Subcommittee appointments which were also considered by the Committee at its April and May 2011 meetings.

The Chair indicated that the Chair and Vice-Chair are ex-officio members of the five Subcommittees, that Committee members can attend any Subcommittee meetings even if they are not Subcommittee members, that the Subcommittees operate fairly informally, and that the Subcommittees regularly report to the Committee about their activities.

Ms. Lavertu and Mr. Wilkinson briefly spoke about the role and responsibilities of the Subcommittees and their members and noted that meetings are held as required and that Subcommittee members advise Heritage staff and Committee members about their work.

- (a) Designated Heritage Property Grant Subcommittee
- 3 Subcommittee members required

Recommendation

HAC-0046-2011

That David Dodaro, Rick Mateljan, and Matthew Wilkinson be appointed to the Heritage Advisory Committee's Designated Heritage Property Grant Subcommittee for the 2010-2014 term of office or until successors are appointed.

Direction (D. Dodaro)

- (b) Heritage Designation Subcommittee
- 3 or more Subcommittee members required

Mr. Wilkinson encouraged Committee members to join this Subcommittee because it is labour-intensive compared to the Committee's other Subcommittees.

Recommendation

HAC-0047-2011

That David Dodaro, Rick Mateljan, Cameron McCuaig, and Matthew Wilkinson be appointed to the Heritage Advisory Committee's Heritage Designation Subcommittee for the 2010-2014 term of office or until successors are appointed.

Direction (D. Dodaro)

- (c) Heritage Tree Subcommittee
- 2 or more Subcommittee members required

Mr. Hu encouraged Committee members to join this Subcommittee because it is at a critical point and requires leadership. He said that the Subcommittee's two non-Committee members would like to continue serving on the Subcommittee. Mr. Wilkinson noted that the Chair of the Heritage Tree Subcommittee has always been a Committee member and that the Subcommittee has appointed its own non-Committee members.

Recommendation

HAC-0048-2011

That Councillor George Carlson, Ward 11, Bernie Hu, and Michelle Walmsley be appointed to the Heritage Advisory Committee's Heritage Tree Subcommittee for the 2010-2014 term of office or until successors are appointed.

Direction (D. Dodaro)

- (d) Meadowvale Village Heritage Conservation District Review Committee
- 1 or more Subcommittee members required

Recommendation

HAC-0049-2011

That James Holmes and Michael Spaziani be appointed to the Heritage Advisory Committee's Meadowvale Village Heritage Conservation District Review Committee for the 2010-2014 term of office or until successors are appointed.

Direction (D. Dodaro)

- (e) Public Awareness Subcommittee
- 4 or more Subcommittee members required

Recommendation

HAC-0050-2011

That David Dodaro, Cameron McCuaig, Deanna Natalizio, and Matthew Wilkinson be appointed to the Heritage Advisory Committee's Public Awareness Subcommittee for the 2010-2014 term of office or until successors are appointed.

Direction (D. Dodaro)

Mr. McCuaig spoke about the Committee's Terms of Reference and Strategic Priorities and the process for revalidating these documents. The Chair stated that these documents are usually been placed on the Committee's agendas for consideration and modification.

Mr. Wilkinson spoke about the need for the Committee's five Subcommittees to draft Terms of Reference, in consultation with Heritage and Clerk's staff, in the near future.

MATTERS TO BE CONSIDERED

2. Approval of Minutes of Previous Meeting

Minutes of the meeting held May 24, 2011.

Approved (J. Holmes)

3. Request to demolish a Heritage Listed Property, 51 Veronica Drive, Ward 1

Corporate Report dated May 26, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 51 Veronica Drive.

Mr. Mateljan declared a direct (or indirect) pecuniary interest with respect to Item 3, stating that he was the property owner's agent.

Committee members discussed the property's architecture, the proposed plans for the property, the loss of a salvageable property, the merits of the current property, successful and sympathetic renovations in the Mineola West Cultural Landscape, and how the Committee's Subcommittees could protect the Mineola West Cultural Landscape.

Ms. Eigl noted that the Public Awareness Subcommittee could distribute information to property owners in the Mineola West Cultural Landscape encouraging them to salvage and/or integrate their existing properties into their new properties and salvage their trees. She added that the Heritage Designation Subcommittee could research various properties in the Mineola West Cultural Landscape which would greatly assist Heritage staff.

Ms. Waldie stated that she found it difficult to write this Corporate Report because of the demolition of a salvageable property and that Heritage staff has examples of successful renovations in the City, predominantly in Heritage Conservation Districts like Port Credit.

The Chair noted that the Mineola West Cultural Landscape does not provide sufficient protections for the area and that the neighbourhood may require stronger provisions.

Ms. Eigl noted that the proposed property was forward-thinking and sympathetic to the previous style and that she had some concerns about massing.

Recommendation

HAC-0051-2011

That the property at 51 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.

Approved (M. Spaziani)

5. Request to demolish a Heritage Listed Property, 7157 Lancaster Avenue, Ward 5

Corporate Report dated June 1, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 7157 Lancaster Avenue.

Committee members discussed the Malton Victory Housing Cultural Landscape, the property's HIS, the proposed property, designating the Malton Victory Housing Cultural Landscape as a Heritage Conservation District, St. Mary's Heritage Conservation District in Kitchener, using zoning provisions to guide future development in the Malton Victory Housing Cultural Landscape, and the City's existing wartime housing developments.

Ms. Eigl noted that the Committee would likely be considering similar applications in the future due to development pressures in the Malton Victory Housing Cultural Landscape.

The Chair explained how strong zoning provisions for infill homes in Streetsville led to the construction of modest homes that fit into existing neighbourhoods. Ms. Waldie said that there were no Site Plan controls in the Malton Victory Housing Cultural Landscape.

Ms. Burt noted that Heritage staff is concerned about the Malton Victory Housing and Mineola West Cultural Landscapes and welcomes assistance from Council, City staff, Committee members, and others on this matter. She said that Heritage staff could work with Planning and Building staff to review zoning provisions in the Cultural Landscapes.

Recommendation

HAC-0052-2011

That the property at 7157 Lancaster Avenue, 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.

Approved (M. Wilkinson)6. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated June 27, 2011 identifying the status of outstanding issues from the Heritage Advisory Committee.

Ms. Eigl indicated that she recently met with City staff regarding the current status of the Tree By-Law, including the proposed Heritage Tree Program, and the possibility of dealing with Heritage Tree Subcommittee issues in the future through the Committee as a whole. They advised her that they would bring forth a report on this issue at the Committee's September 2011 meeting.

Recommendation

HAC-0053-2011

That the chart identifying the status of the outstanding issues from the Heritage Advisory Committee as at June 27, 2011, be received.

Received (C. McCuaig)INFORMATION ITEMS – NilDATE OF NEXT MEETING – Tuesday, July 19, 2011 at 9:30 a.m., Committee Room AOTHER BUSINESS

Mr. Wilkinson and Mr. McCuaig provided an overview of the Joint Peel Heritage Committee meeting on June 24, 2011 in Caledon.

Mr. McCuaig gave an overview of Heritage Mississauga's "Thoughts on Mississauga's Heritage" lunch with Mayor Hazel McCallion on June 16, 2011.

Committee members discussed the current status of the Heritage Tree Subcommittee, heritage tree-related issues, and MIRANET'S interest in tree preservation. Ms. Walmsley noted that the Heritage Tree Subcommittee recently met and discussed two outstanding issues – namely, the standalone Heritage Tree By-Law and public trees – that require further work. She indicated that an awareness program would be a priority going forward.

ADJOURNMENT – 11:33 a.m. (B. Hu)