



# MINUTES

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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, APRIL 24, 2012 – 9 A.M.**

**COUNCIL CHAMBER**

**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)  
David Dodaro, Citizen Member  
Mohammad N. Haque, Citizen Member (departure at 10:36 a.m.)  
James Holmes, Citizen Member  
Rick Mateljan, Citizen Member (arrival at 9:14 a.m.)  
Cameron McCuaig, Citizen Member  
Michael Spaziani, Citizen Member (arrival at 9:08 a.m.)  
Michelle Walmsley, Citizen Member  
Matthew N. Wilkinson, Citizen Member

MEMBERS ABSENT: Deanna Natalizio, Citizen Member

STAFF PRESENT: Margaret Beck, Legal Counsel  
Susan Burt, Director, Culture Division  
Elaine Eigl, Heritage Coordinator  
Laura Waldie, Heritage Coordinator  
Paula Wubbenhorst, Acting Senior Heritage Coordinator

CONTACT PERSON: Julie Lavertu, Legislative Coordinator  
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[Julie.Lavertu@mississauga.ca](mailto:Julie.Lavertu@mississauga.ca)

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CALL TO ORDER – 9:03 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

Later in the meeting, prior to consideration of Item 5, Mr. Mateljan declared a conflict and subsequently left the Council Chamber during discussion of this item.

The Vice-Chair requested to discuss delisting the Metro (formerly Steinberg) grocery store in the Applewood Plaza at 1077 North Service Road in Other Business.

PRESENTATIONS/DEPUTATIONS – Nil

MATTERS CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held March 20, 2012.

Approved (J. Tovey)

2. Proposed Heritage Designation, Harold Shipp House, 500 Comanche Road, Ward 2

Corporate Report dated April 11, 2012 from the Commissioner of Community Services with respect to the proposed heritage designation, Harold Shipp House, located at 500 Comanche Road.

Ms. Wubbenhorst discussed the Corporate Report and its recommendation and the property's historical/associative, physical/design, and contextual values.

Mr. Spaziani arrived at 9:08 a.m.

Committee members discussed the Corporate Report and its recommendation, hostile heritage designations in Ontario on living historic figures, Mr. Shipp's importance, contributions, legacy, and cultural significance to the City, prominent City residents and their properties, the property's heritage value, the heritage value of other properties in the Credit River Corridor Cultural Landscape, the best ways to recognize Mr. Shipp and his accomplishments, the possibility of encouraging future property owners to incorporate the existing property in the new property, whether the reasons for designating the property would be upheld by the Conservation Review Board (CRB), the Committee's role vis-à-vis heritage designations, and the property's Heritage Impact Statement (HIS).

Harold G. Shipp, for and on behalf of the Trustees of the June C. Shipp Estate, discussed the Corporate Report and its recommendation, his objections to designating the property, the City's process for listing properties, and the current status of the property. He said that

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he lived in the house from 1967-2010, but never owned or had title to the property. Mr. Shipp said that many potential buyers are more interested in the property's lot than in the existing property, but that he hoped that a buyer would respect and renovate the existing property. He said that his status as a good corporate citizen should not affect the property.

Mr. Mateljan arrived at 9:14 a.m.

In response to a question from the Vice-Chair, Ms. Wubbenhorst said that she was not aware of other hostile heritage designations in Ontario on living historic figures. She added that the property is within the Credit River Corridor Cultural Landscape and, if it was delisted by the Committee, the entire Cultural Landscape would need to be delisted.

The Chair discussed the Corporate Report and its recommendation and noted that most property owners do not want their properties to be designated. He discussed the reasons for designating properties and Mr. Shipp's objections to the heritage designation.

In response to a question from Mr. Holmes, Ms. Wubbenhorst said that, in her opinion, the reasons for designating the property would likely be upheld by the CRB, but that definitive outcomes at the CRB are difficult to predict.

Recommendation

HAC-0030-2012

That the Harold Shipp House, 500 Comanche 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.

Approved (D. Dodaro)

3. Request to Demolish a Heritage Listed Property, 216 Donnelly Drive, Ward 1

Corporate Report dated March 27, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 216 Donnelly Drive.

Recommendation

HAC-0031-2012

That the property at 216 Donnelly 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 (J. Tovey)

4. Request to Demolish a Heritage Listed Property, 92 Pinetree Way, Ward 1

Corporate Report dated April 3, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 92 Pinetree

Way.

Recommendation

HAC-0032-2012

That the property at 92 Pinetree Way, 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 (J. Holmes)

5. Request to Demolish a Heritage Listed Property, 1527 Douglas Drive, Ward 1

Corporate Report dated March 27, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1527 Douglas Drive.

At this point, Mr. Mateljan declared a conflict regarding Item 5 and subsequently left the Council Chamber during discussion of this item.

Committee members discussed the Mineola West Cultural Landscape and its advantages and disadvantages, the arborists reports, the properties worthy of heritage designation in the Cultural Landscape, the possibility of Heritage staff and Committee members working with property owners to retain certain properties and to encourage the use of architectural elements/designs, the challenges of pursuing individual designations, the possibility of organizing a public meeting for property owners in the Cultural Landscape, the possibility of organizing a meeting with Heritage staff and Committee members to discuss the current processes for the Cultural Landscape, the advantages and disadvantages of the current processes for properties in the Cultural Landscape, and the possibility of the Heritage Designation Subcommittee working on the Cultural Landscape's various issues.

The Chair discussed the Mineola West Cultural Landscape, its impact on the workload of Heritage staff, and options for this area. He said that most properties are not worthy of heritage designation and suggested that the processes for properties in this Cultural Landscape be streamlined to focus on the new design of properties and plans for trees.

Ms. Eigl discussed the possibility of organizing a public meeting for property owners in the Mineola West Cultural Landscape to hear from the community. The Chair stated that he could attend this meeting and discuss the experiences of Meadowvale Village. The Vice-Chair discussed the Mineola West Cultural Landscape and its design guidelines.

Ms. Wubbenhorst discussed the history of the Mineola West Cultural Landscape and said that at least one public meeting on the Cultural Landscape Inventory was held. She noted that Heritage staff could review the current processes for Cultural Landscapes and supply options regarding these areas to the Committee in the near future. Ms. Wubbenhorst said that the processes for these areas are time-consuming for Heritage staff and emphasized that Heritage staff can only comment on whether or not properties should be designated.

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Ms. Burt stated that any process changes for the Mineola West Cultural Landscape should be consistent for the City's other Cultural Landscapes. She acknowledged that Heritage staff is spending a lot of time on this area and suggested that the Committee establish a Subcommittee and meet with Heritage staff to examine the current processes.

The Chair requested that an educational session be scheduled for Committee members and Heritage staff to discuss options and processes for properties in Cultural Landscapes.

Recommendations

HAC-0033-2012

That the property at 1527 Douglas 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 (J. Tovey)

HAC-0034-2012

That the Legislative Coordinator schedule a meeting in the near future for the Heritage Advisory Committee and Heritage staff to discuss the Committee's options for streamlining the current process for properties on the Heritage Register that are located in Cultural Landscapes.

Direction (J. Tovey)

6. Heritage Impact Statement, 162 Indian Valley Trail, Ward 1

Memorandum dated March 27, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 162 Indian Valley Trail.

Recommendation

HAC-0035-2012

That the Memorandum dated March 27, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 162 Indian Valley Trail be received.

Received (M. Spaziani)

7. Heritage Impact Statement, 1538 Douglas Drive, Ward 1

Memorandum dated April 3, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 1538 Douglas Drive.

Recommendation

HAC-0036-2012

That the Memorandum dated April 3, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 1538 Douglas Drive be received.

Received (D. Dodaro)

8. Ontario Heritage Conference 2012

Correspondence with respect to the Ontario Heritage Conference 2012 on May 31-June 3, 2012 in Kingston, Ontario.

Ms. Lavertu discussed the Ontario Heritage Conference, suggested that the Committee pass a recommendation authorizing up to two Committee members to attend, and asked Committee members to contact her if they wanted to attend.

Recommendation

HAC-0037-2012

That up to two Heritage Advisory Committee Citizen Members be authorized to attend the Ontario Heritage Conference 2012 on May 31-June 3, 2012 in Kingston, Ontario and that funds be allocated in the Heritage Advisory Committee's 2012 budget (Account #28609) to cover approximately \$650 for registration fees, approximately \$600 for mileage, approximately \$800 for accommodations, and approximately \$240 for per diem allowances.

Direction (C. McCuaig)

9. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated April 24, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Ms. Wubbenhorst discussed the Dowling House and said that Heritage staff contacted the property owner for an update and that a moving plan was recently submitted which Heritage staff will review along with working on a Letter of Credit.

Ms. Wubbenhorst said that Heritage staff asked for a HIS and archaeological assessment in March 2010 from the QEW Credit River Bridge project team. She said that the project team advised her that these two documents would be included in their Transportation Environmental Study Report which will be issued in the fall of 2012. She added that the project team would be making a deputation to the Committee at their May 2012 meeting.

The Chair gave an update on the Bell Tower and briefly discussed a recent meeting regarding this project and upcoming work on the project's structural feasibility.

Mr. Wilkinson discussed the Dowling House and construction activities on the property, including a new foundation. Ms. Wubbenhorst said that she would look into this matter.

Recommendation

HAC-0038-2012

That the chart dated April 24, 2012 from Julie Lavertu, Legislative Coordinator, Heritage

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Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee be received.

Received (J. Holmes)

#### SUBCOMMITTEE UPDATES FROM CHAIRS

10. Designated Heritage Property Grant Subcommittee – No update
11. Heritage Designation Subcommittee – No update
12. Heritage Tree Subcommittee – No update
13. Meadowvale Village Heritage Conservation District Review Committee

13.1 Letter dated April 12, 2012 from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, with respect to Meadowvale Village Heritage Conservation District Review Committee membership.

#### Recommendation

HAC-0039-2012

1. That the letter dated April 12, 2012 from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, with respect to Meadowvale Village Heritage Conservation District Review Committee membership be received; and
2. That, further to the letter dated April 12, 2012 from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, the Heritage Advisory Committee supports the Meadowvale Village Community Association's appointment of Jim Holmes, Dave Moir, Colleen Newmarch, and Terry Wilson to the Meadowvale Village Heritage Conservation District Review Committee for the 2010-2014 term of office or until successors are appointed.

Received/Support (D. Dodaro)

14. Public Awareness Subcommittee – No update

#### INFORMATION ITEMS

15. Submission to Dufferin-Peel Catholic District School Board – St. Mary's (Old) Cemetery, 44 Port Street West, Ward 1

Email message dated March 16, 2012 from Michael Harrison, Toronto resident, with respect to a submission to the Dufferin-Peel Catholic District School Board – St. Mary's (Old) Cemetery located at 44 Port Street West.

Committee members discussed Mr. Harrison's email message, St. Mary's (old) cemetery and its history, tombstone/grave relocations, current status, location, and legal boundaries, cemeteries in Ontario, the role of churches with cemeteries, the architecture of St. Mary's Star of the Sea Roman Catholic Church, and the status of Mr. Harrison's concerns.

Ms. Eigl displayed photographs of St. Mary's Church and its cemetery. In response to a question from the Vice-Chair, Ms. Wubbenhorst said that Heritage staff did not know if the Dufferin-Peel Catholic District School Board responded to Mr. Harrison's concerns.

#### Recommendation

HAC-0040-2012

That the email message dated March 16, 2012 from Michael Harrison, Toronto resident, with respect to a submission to the Dufferin-Peel Catholic District School Board – St. Mary's (Old) Cemetery located at 44 Port Street West be received.

Received (M. Wilkinson)

DATE OF NEXT MEETING – Tuesday, May 22, 2012 at 9 a.m., Council Chamber

#### OTHER BUSINESS

##### Request to Remove a Heritage Listed Property from the Heritage Register, Metro (Formerly Steinberg) Grocery Store, 1077 North Service Road, Ward 1

The Vice-Chair discussed the Metro grocery store in the Applewood Plaza. He asked that the property be delisted and spoke about proposed plans for the property which include demolishing and rebuilding the grocery store just east of its current location. The Vice-Chair stated that preserving any part of the current property for heritage purposes and/or other conditions would jeopardize the proposed redevelopment and emphasized the importance of having a vibrant grocery store and shopping centre for area residents.

Ms. Eigl distributed a photo of the property to Committee members. The Chair discussed the Vice-Chair's request and asked Heritage staff for clarification about the process for removing heritage listed properties from the Heritage Register.

Ms. Wubbenhorst suggested that this matter be referred to Heritage staff for a Corporate Report for consideration at a future Committee meeting. She added that she was not aware of other properties that had been delisted verbally during past Committee meetings.

Ms. Burt said that, in consultation with Ms. Beck, she has determined that the Committee can make a recommendation regarding this property without a Corporate Report. She noted that Heritage staff has been working with the property owner to find a compromise to preserve and relocate the property's façade, but they were not aware until recently that the tenant was not interested in compromising. In response to a question from the Chair, Ms. Beck discussed the Committee's role and authority as per the *Ontario Heritage Act*.

Committee members discussed the process for removing heritage listed properties from the Heritage Register, the property's architectural merits, the possibility of attaching conditions in the recommendation regarding the façade and retention of the grocery store, the length of time that this application has been considered by City staff, the property's property owner, proponents, and tenants, and the criteria used to assess HIS documents.

In response to a question from Mr. Wilkinson, Ms. Wubbenhorst discussed the property's heritage significance, said that the property was listed in 2003 for its contemporary architecture style, and discussed her interactions with the proponent's representatives.

Mr. Haque departed at 10:36 a.m.

The Chair said that this is an emergency situation, as there is a need to retain a grocery store in the area, and that delisting properties verbally should not become the new norm. He added that the Committee could discuss the criteria used to assess HIS documents and the length of time for Heritage staff to decide on matters during the Committee's future educational session regarding Cultural Landscapes (see HAC-0034-2012 on page 4).

In response to a question from the Vice-Chair regarding the length of time that this application has been considered by City staff, Ms. Wubbenhorst said that the Planner for this application would be best suited to elaborate on this matter. She briefly discussed the issues identified by Planning and Building staff and stated that the HIS for the property was submitted in April 2010, deemed incomplete, and resubmitted in January 2012. Ms. Eigl added that she met with the proponent and discussed the incomplete HIS in 2011.

Ms. Burt said that the Committee must make a recommendation to Council on this matter as per the *Ontario Heritage Act* and discussed the timelines in this legislation. She also suggested that the recommendation be tied to the specific development application. Ms. Beck stated that she would review the development application after the meeting to ensure that the Committee's recommendation on this matter is appropriate.

#### Recommendation

HAC-0041-2012

That the property at 1077 North Service Road, which is listed on the City's Heritage Register, be removed from the Heritage Register, subject to the approval of application OZ 10/03 (the retention of a grocery store) by Planning and Building staff and that, through the Site Plan process, the applicant be encouraged to incorporate the existing façade into the new development.

#### Direction (J. Tovey)

#### Old Port Credit Village Heritage Conservation District Committee

The Vice-Chair said that residents have formed a Committee to strengthen the Old Port Credit Village Heritage Conservation District guidelines. He thanked the Chair and Mr. Holmes for attending a recent community meeting regarding this matter and explaining the benefits and importance of guidelines as per their experiences in Meadowvale Village.

Heritage Speakers Series 2012 and Heritage Mississauga's Heritage News Newsletter

Mr. Wilkinson distributed documents regarding the Heritage Speakers Series 2012 and Heritage Mississauga's winter 2012 Heritage News newsletter and discussed these items.

Heritage Resources Centre's "Architectural Styles" Workshop in St. Mary's, Ontario

Mr. Wilkinson discussed the Heritage Resources Centre's above-mentioned workshop, encouraged Committee members to attend the Centre's future workshops, and said that he would share the workshop's materials with Committee members for their information.

ADJOURNMENT – 11:09 a.m. (J. Tovey)