



MINUTES

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, JANUARY 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) (departure at 9:44 a.m.
due to Other Municipal Business)
David Dodaro, Citizen Member
James Holmes, Citizen Member
Rick Mateljan, Citizen Member (arrival at 9:10 a.m.)
Cameron McCuaig, Citizen Member
Deanna Natalizio, Citizen Member
Michelle Walmsley, Citizen Member

MEMBERS ABSENT: Mohammad N. Haque, Citizen Member
Michael Spaziani, Citizen Member
Matthew N. Wilkinson, 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
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.

The Chair noted that there were four additional items that would be considered by the Committee, namely: three Information Items from Mr. Wilkinson that were distributed by Ms. Lavertu and a letter from Bob Grierson, Ward 2 resident, with respect to a proposed residential demolition and development in the Lorne Park Estates in Ward 2.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

Later in the meeting, prior to consideration of Item 6, Mr. Mateljan declared a conflict, noting that he is involved with this matter. He subsequently left the Council Chamber.

PRESENTATIONS/DEPUTATIONS

- A. Item 7 Dave Beaton, Supervisor, Community Outreach, Credit Valley Conservation, with respect to Credit: Our River, Toward a Heritage River Designation.

Mr. Beaton gave a PowerPoint presentation and spoke of Credit Valley Conservation's initiative to designate the Credit River as a heritage river. He discussed Canadian heritage rivers, the heritage river process, cultural and natural heritage frameworks, cultural themes, the benefits of working towards heritage river status, the current status of this initiative, and the involvement of different stakeholders. Mr. Beaton requested that the Committee pass a resolution indicating their support of the Credit River's heritage river status in principle and direct Heritage staff to work on this initiative going forward. He also asked for the Committee's support and assistance for research and other tasks.

Mr. Mateljan arrived at 9:10 a.m.

The Committee decided to deal with Item 7 at the same time as the above deputation.

7. Credit: Our River, Toward a Heritage River Designation

PowerPoint presentation dated January 24, 2012 prepared by Dave Beaton, Supervisor, Community Outreach, Credit Valley Conservation, with respect to Credit: Our River, Toward a Heritage River Designation.

The Chair and Vice-Chair expressed support for the Credit River's heritage river designation and discussed the importance of preserving and enhancing the Credit River's profile and water quality, especially with development in surrounding municipalities. They asked for clarification about the involvement of municipal heritage committees and whether Mr. Beaton would present this matter to the Environmental Advisory Committee.

Mr. Beaton noted that the municipal heritage committees in Caledon, Brampton, Halton Hills, Orangeville, and Erin supported this initiative and that environmental and cultural

groups would work on this matter in the future. He added that a Heritage Subcommittee would start meeting in February 2012 and encouraged Committee members to participate, if possible. The Chair indicated that he would ask Committee members to express their interest in participating on the Subcommittee at the Committee's February 2012 meeting.

Recommendation

HAC-0001-2012

1. That the PowerPoint presentation, dated January 24, 2012 and entitled "Credit: Our River, Toward a Heritage River Designation," by Dave Beaton, Supervisor, Community Outreach, Credit Valley Conservation, to the Heritage Advisory Committee on January 24, 2012 be received;
2. That the Heritage Advisory Committee supports in principle the heritage river designation for the Credit River as presented by Dave Beaton, Supervisor, Community Outreach, Credit Valley Conservation, to the Heritage Advisory Committee on January 24, 2012; and
3. That Heritage staff be directed to work with Dave Beaton, Supervisor, Community Outreach, Credit Valley Conservation, on the heritage river designation for the Credit River.

Received/Direction (J. Tovey)

Councillor Tovey asked that the minutes formally record that the above recommendation was passed unanimously by the Committee.

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held November 22, 2011.

Later in the meeting, during the discussion of Information Items, Mr. Mateljan requested that the minutes be amended in the Other Business section to remove the words "without permits" from his remarks regarding the McDonald House Fire, as he was told this information in confidence and did not want it to be included in the minutes.

Approved (R. Mateljan)

PRESENTATIONS/DEPUTATIONS

- B. Bob Grierson and Don McDiarmid, Ward 2 residents, with respect to a proposed residential demolition and development in the Lorne Park Estates in Ward 2.

Mr. McDiarmid identified himself as Mr. Grierson's next door neighbour and expressed support and interest in Credit Valley Conservation's heritage river designation initiative.

Mr. Grierson read a letter from himself, dated January 23, 2012, that was addressed and distributed to the Committee. He indicated that he applied for his property to be designated and had hoped that this matter would be on the Committee's January 2012 agenda. Mr. Grierson asked that the following three statements in his letter be added to the record:

- That our property (913 Sangster Avenue) is being considered under Part IV of the Act;
- That Staff will provide a written comment to the COA [Committee of Adjustment] on these matters [indicated in Mr. Grierson's letter dated January 23, 2012]; and
- That Staff will attend the COA [Committee of Adjustment] hearing to answer any COA questions regarding heritage.

Mr. McDiarmid showed photos of Sangster Avenue to illustrate the residential woodland and properties involved. He added that Councillor Pat Mullin and staff do not like the proposal.

Ms. Wubbenhorst said that Heritage staff could do nothing more at this time, that Heritage staff had been commenting on this since August 2011, and that Heritage staff had prepared comments and would attend the upcoming Committee of Adjustment (COA) meeting. She noted that Heritage staff comment on all COA applications with a heritage status, where there is a concern, and that Heritage staff requested a Heritage Impact Statement (HIS) for 1000 Sangster Avenue so this matter would be considered by the Committee at an upcoming meeting. As for the designation of Mr. Grierson's property, Ms. Wubbenhorst said that the Committee would consider this at its next meeting on February 21, 2012.

Mr. McDiarmid requested that the minutes of this Committee meeting regarding this particular deputation be prepared for consideration at the upcoming COA meeting.

The Chair noted that this property was located in a Cultural Landscape, that the ward Councillor was involved with this matter and had written a letter to the COA regarding her concerns, and that Heritage staff would attend the next COA meeting and continue to work on this issue. He also discussed the Committee's responsibilities and legal limitations.

Ms. Burt indicated that Heritage staff has expressed concerns about this matter throughout the process and recommended that the Committee receive Mr. Grierson's presentation. She emphasized that Heritage staff had commented on this matter and would continue to work on this file and that the ward Councillor opposed the residential demolition and development.

Ms. Walmsley noted that she was familiar with the properties involved and fully supported Mr. Grierson's efforts as a way of preserving old growth forest in the area.

Mr. Mateljan requested clarification on the variances being sought by the adjacent property owner and the position of Planning and Building staff. Ms. Wubbenhorst said that Planning and Building staff opposes the variances and briefly discussed the variances. Mr. McDiarmid elaborated on the five variances, the development proposal, and the overall situation.

Recommendation
HAC-0002-2012

That the letter dated January 23, 2012 from Bob Grierson with respect to his concerns about a proposed residential demolition and development in the Lorne Park Estates be received.

Received (J. Tovey)

2. Updating of the Meadowvale Village Heritage Conservation District Plan, Ward 11

Corporate Report dated November 21, 2011 from the Commissioner of Community Services with respect to the updating of the Meadowvale Village Heritage Conservation District Plan.

Mr. Holmes and the Chair discussed the Corporate Report and noted that the updates are timely and would enable the community to strengthen its powers going forward.

Councillor Tovey departed at 9:44 a.m. due to Other Municipal Business.

Recommendation

HAC-0003-2012

That the Corporate Report dated November 21, 2011 from the Commissioner of Community Services, entitled "Updating of the Meadowvale Village Heritage Conservation District Plan," be approved.

Approved (J. Holmes)

3. Request to Replace a Structure on a Heritage Designated Property within the Old Port Credit Village Heritage Conservation District, 24 John Street South, Ward 1

Corporate Report dated December 6, 2011 from the Commissioner of Community Services with respect to a request to replace a structure on a heritage designated property within the Old Port Credit Village Heritage Conservation District located at 24 John Street South.

Committee members discussed the proposed windows and different window options, the low sloped gable on the front porch, the tall proportion of the front porch columns, the possibility of introducing horizontal elements on the front of the property to deemphasize height, and the above-grade basement window at the front of the house.

Ms. Wubbenhorst noted that the proposed windows meet the design guidelines for the Old Port Credit Village Heritage Conservation District. Robert Boic, the property owner, discussed the windows and said that he did not object to the Committee's suggestions.

Recommendation

HAC-0004-2012

1. That the residential structure at 24 John Street South, located within the Old Port Credit Village Heritage Conservation District, designated under Part V of the *Ontario Heritage Act*, be allowed to be demolished and removed and that the

- appropriate City officials be authorized and directed to take the necessary action to give effect thereto;
2. That the Building Inventory for the Old Port Credit Village Heritage Conservation District be updated to indicate that the heritage status of 24 John Street South has changed from a property of “historic interest” to a property that is “complementary”; and
 3. That the proposed new house for 24 John Street South be accepted in principle.

Approved (R. Mateljan)

4. Request to Demolish a Heritage Listed Property, Bexhill Sewage Pumping Station 550, 680, and 699 Bexhill Road, Ward 2

Corporate Report dated December 6, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property, Bexhill Sewage Pumping Station, located at 550, 680, and 699 Bexhill Road.

Recommendation

HAC-0005-2012

That the Bexhill Sewage Pumping Station, 550, 680, and 699 Bexhill Road, 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, 277 Pinetree Way, Ward 1

Corporate Report dated December 6, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 277 Pinetree Way.

The Chair said that the Vice-Chair was fine with the other Ward 1 items on the agenda.

Committee members discussed the purpose of the Heritage Register, the types of properties and architecture in the Mineola West area, the *Ontario Heritage Act* criteria to designate properties, the possibility of deleting/delisting the district and putting it under more restrictive zoning to limit development in the area and to protect existing properties, the views of residents vis-à-vis development, the possibility of the Heritage Designation Subcommittee identifying properties that could be researched and/or designated in Mineola West, the footprint of some proposed properties, and the value of Corporate Reports from Heritage staff and HIS as a formal record of the community’s history.

The Chair discussed his work to limit certain types of development in Streetsville.

Ms. Wubbenhorst said that the property did not merit designation as per the criteria in the *Ontario Heritage Act* and that Heritage staff did not believe that they could make a case

before the Conservation Review Board. Ms. Burt discussed the City's thirty Cultural Landscapes and spoke about the ramifications of focusing on certain Cultural Landscapes.

Recommendation

HAC-0006-2012

That the property at 277 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 (C. McCuaig)

6. Request to Demolish a Heritage Listed Property, 1459 Stavebank Road, Ward 1

Corporate Report dated December 6, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1459 Stavebank Road.

Mr. Mateljan declared a conflict, noting that he is involved with this matter. He subsequently left the Council Chamber.

Committee members discussed the Arborist Report, the preservation of older trees, the design and size of the new property, whether the new property met the Zoning By-Law, the possibility of the Committee commenting on the design plans for heritage listed properties in the future, the possibility of addressing the retention of existing properties and the building of appropriate properties via Site Plan control as in Streetsville, the role and limits of the Committee, and various options for dealing with the Mineola West area.

Ms. Wubbenhorst noted that the loss and replanting of trees on the property owner's and City's property would be addressed during the Site Plan process. She added that the design of the property would be vetted through the Site Plan process and that zoning issues would be addressed then. Ms. Wubbenhorst said that Heritage staff could comment on the design, but that their comments carry little weight. She said that there are Mineola District Guidelines, which she would forward to the Committee for their information, and that local residents were not interested in strengthening zoning control in their area.

Ms. Burt stated that Heritage staff could speak with Planning and Building staff regarding the Committee's planning-related questions and concerns. She added that Heritage staff continues to work with Planning and Building staff to provide feedback, where possible.

The Chair said that Councillor Tovey and the community would need to support the use of any new tools for the Mineola area and be consulted appropriately. He also discussed the history, use, and overall effectiveness of Site Plan controls in Streetsville.

Ms. Wubbenhorst and Ms. Burt emphasized that the Committee's only recourse at this point is to designate the property if they want to retain it, but that this is not recommended, as Heritage staff do not have sufficient grounds to designate the property.

Recommendation

HAC-0007-2012

That the property at 1459 Stavebank Road, 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 (C. McCuaig)8. Heritage Advisory Committee and Related Staff Milestones: 2011 Year in Review

Corporate Report dated December 20, 2011 from the Commissioner of Community Services with respect to Heritage Advisory Committee and related staff milestones: 2011 year in review.

Recommendation

HAC-0008-2012

That the Corporate Report dated December 20, 2011 from the Commissioner of Community Services, entitled "Heritage Advisory Committee and Related Staff Milestones: 2011 Year in Review," be received.

Received (R. Mateljan)9. Heritage Resources Centre – Upcoming Workshops

Email message dated January 11, 2012 from the Heritage Resources Centre with respect to Heritage Resources Centre – upcoming workshops.

During this item, Committee members also discussed Heritage Mississauga's upcoming Annual Awards Ceremony, as Ms. Lavertu distributed a handout about this event at the meeting. Ms. Lavertu said that conference-related expenses for Citizen Members are paid by the Committee's budget and that the Committee needs to pass a recommendation if Citizen Members wish to attend these events so that Council could approve all costs.

Recommendation

HAC-0009-2012

That the email message dated January 11, 2012 from the Heritage Resources Centre with respect to Heritage Resources Centre – upcoming workshops be received.

Received (R. Mateljan)Recommendation

HAC-0010-2012

1. That the email message dated January 23, 2012 from Jayme Gaspar, Executive Director, Heritage Mississauga, with respect to Heritage Mississauga's Annual Heritage Awards be received; and
2. That the request from David Dodaro, James Holmes, Rick Mateljan, and Michael Spaziani, Heritage Advisory Committee Citizen Members, to attend Heritage

Mississauga's Annual Heritage Awards on Thursday, February 23, 2012 at the Maja Prentice Theatre, Burnhamthorpe Library, be approved and that \$100 for tickets (tickets are \$25 per person) be allocated in the Heritage Advisory Committee's 2012 budget (Account #28609) for this expenditure.

Received/Direction (D. Dodaro)

10. Ontario Heritage Week 2012 – February 20 to 26

Correspondence dated November 28, 2011 from Richard Moorhouse, Executive Director, Ontario Heritage Trust, with respect to Ontario Heritage Week 2012 – February 20 to 26.

Recommendation

HAC-0011-2012

That the correspondence dated November 28, 2011 from Richard Moorhouse, Executive Director, Ontario Heritage Trust, with respect to Ontario Heritage Week 2012 – February 20 to 26 be received.

Received (J. Holmes)

11. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated January 24, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, identifying the status of outstanding issues from the Heritage Advisory Committee.

Ms. Wubbenhorst said that Facilities and Property Management staff were working on the Bell Tower at Meadowvale Village Hall and would assess if the roof can hold the bell tower. She noted that there was no update on the rooftop solar panels. Ms. Wubbenhorst stated that a Building Inspector visited the Dowling House and found it secure on January 6, 2102 and that the property owner indicated that the project would proceed. She said that there was no update on the Port Credit Post Office property and clarified that Heritage staff needed to draft a report on the Outdoor Rifle Range before asking the Region of Peel about designation. She added that the latter was on the 2012 Workplan.

Ms. Lavertu briefly discussed the Committee's 2011 budget and Recommendation HAC-0023-2011 and noted that this information would be provided to the Committee once the Office of the City Clerk's 2011 Workplan had been finalized.

Ms. Eigl gave an update on the Clarkson General Store and William Clarkson House properties and said that the Court had issued a decision about the ownership of the properties. She said that any property standards matters could now be directed to the property owner and that she could share a public document about the ruling.

Ms. Wubbenhorst said that Heritage staff is working on Recommendation HAC-0077-2011 and would have a Corporate Report at a future Committee meeting on this matter.

Recommendation

HAC-0012-2012

That the chart dated January 24, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, identifying the status of outstanding issues from the Heritage Advisory Committee be received.

Received (D. Natalizio)

SUBCOMMITTEE UPDATES FROM CHAIRS

12. Designated Heritage Property Grant Subcommittee – No update

13. Heritage Designation Subcommittee

Mr. Dodaro provided a brief update and indicated that the Subcommittee met with Ms. Eigl on November 29, 2011 to discuss general topics, public awareness initiatives, and possible projects. He also discussed the Subcommittee's visit to the Peel Land Registry Office to learn about the title search process and extracting heritage information.

14. Heritage Tree Subcommittee – No update

15. Meadowvale Village Heritage Conservation District Review Committee – No update

16. Public Awareness Subcommittee

Ms. Natalizio discussed the Subcommittee's December 6, 2011 meeting which included discussions about possible topics for the Committee's newsletter and adding photos to the inventory. Mr. McCuaig spoke about an upcoming article in the *Toronto Star* by one of his contacts, Mark Weisleder, regarding the myths and benefits of heritage designation which could be a useful tool for the Subcommittee's future public awareness initiatives.

The Chair noted that public knowledge about heritage designations, especially for real estate agents, was poor and that more information on this matter would be worthwhile. He asked the Subcommittee to share the article with the Committee once available.

INFORMATION ITEMS

[A Call to Arms: The War of 1812 & Historic Mississauga: Featuring a travelling exhibit from the Archives of Ontario](#)

The Chair briefly discussed this item, as Ms. Lavertu provided a handout to the Committee about this event. He discussed upcoming War of 1812 events and initiatives.

Recommendation

HAC-0013-2012

That the correspondence from Matthew Wilkinson, Heritage Advisory Committee Citizen Member and Historian, Heritage Mississauga, with respect to “A Call to Arms: The War of 1812 & Historic Mississauga: Featuring a travelling exhibit from the Archives of Ontario” from January 24-February 24, 2012 at Heritage Mississauga be received.

Received (J. Holmes)

Heritage Speakers Series 2012: Anniversaries

Mr. McCuaig briefly discussed this item, as Ms. Lavertu provided a handout to the Committee about this series. He noted that the Committee has usually paid for the honorarium of one of the five speakers and requested \$350 for Lecture 2’s speaker.

Recommendation

HAC-0014-2012

1. That the email message dated January 23, 2012 from Matthew Wilkinson, Heritage Advisory Committee Citizen Member and Historian, Heritage Mississauga, with respect to the Heritage Speakers Series 2012 be received; and
2. That the request from Cameron McCuaig, Heritage Advisory Committee Citizen Member (on behalf of Matthew Wilkinson, Heritage Advisory Committee Citizen Member and Historian, Heritage Mississauga), for \$350 to be allocated in the Heritage Advisory Committee’s 2012 budget (Account #28609) for an honorarium for Lecture 2 (entitled “The War of 1812 on the Niagara Frontier” on Thursday, May 10, 2012 by speaker Ron Dale, War of 1812 Bicentennial Project Manager, Parks Canada) in the Heritage Speakers Series 2012.

Received/Direction (R. Mateljan)

Approval of Minutes of Previous Meeting

Mr. Mateljan requested that the minutes be amended in the Other Business section to remove the words “without permits” from his remarks regarding the McDonald House Fire, as he was told this information in confidence and did not want it to be included.

Committee’s Visit/Orientation Session at the Mississauga (sic.) Golf and Country Club

Ms. Wubbenhorst reminded Committee members about the Committee’s upcoming visit and orientation session and encouraged them to attend the three-hour session, if possible.

DATE OF NEXT MEETING – Tuesday, February 21, 2012 at 9:00 a.m., Council Chamber

OTHER BUSINESS – Nil

ADJOURNMENT – 10:34 a.m. (J. Holmes)