



# MINUTES

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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, JULY 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)  
Robert Cutmore, Citizen Member  
David Dodaro, Citizen Member  
James Holmes, Citizen Member  
Rick Mateljan, Citizen Member (arrival at 9:02 a.m.)  
Cameron McCuaig, Citizen Member  
Michelle Walmsley, Citizen Member  
Matthew N. Wilkinson, Citizen Member
- MEMBERS ABSENT:** Councillor Jim Tovey, Ward 1 (VICE-CHAIR) (Other Municipal Business)  
Mohammad N. Haque, Citizen Member  
Deanna Natalizio, Citizen Member  
Michael Spaziani, Citizen Member
- STAFF PRESENT:** Susan Burt, Director, Culture Division  
Elaine Eigl, Heritage Coordinator  
Paula Wubbenhorst, Acting Senior Heritage Coordinator

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](mailto:Julie.Lavertu@mississauga.ca)

**NOTE: The Committee changed the order of the Agenda during the meeting. These Minutes reflect the order of the meeting.**

CALL TO ORDER – 9 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

Later in the meeting, prior to consideration of Item 9.1, Mr. Mateljan declared a conflict and subsequently left the Council Chamber during discussion of this item.

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held June 19, 2012.

Approved (J. Holmes)

3. Request to Alter a Heritage Designated Property, Meadowvale Village Heritage Conservation District, Ward 11

Corporate Report dated June 26, 2012 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Meadowvale Village Heritage Conservation District.

The Chair thanked Enersource staff for working with residents to develop a sensitive and minimalist proposal for the Meadowvale Village Heritage Conservation District.

Recommendation

HAC-0068-2012

That the request to alter the Meadowvale Village Heritage Conservation District, as described in the report from the Commissioner of Community Services, dated June 26, 2012, be approved by the Director of Culture (or designate) in accordance with By-Law 0118-2012, the By-Law delegating authority to staff to advance certain matters relating to the City's operations during Council's summer recess in 2012.

Approved (J. Holmes)

PRESENTATIONS/DEPUTATIONS

- A. Item 2 Michael Spaziani, Principal, Michael Spaziani Architect Inc., and John D. Rogers, President, John D. Rogers & Associates Inc., with respect to a request to alter a heritage designated property, the McClure-Lafferty House, located at 2075 Syntex Court (formerly 2075 Derry Road, 7070

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Mississauga Road, 7025 Langer Drive, and RR 3 Syntex Court) in Ward 9.

Mr. Mateljan arrived at 9:02 a.m.

Mr. Spaziani discussed the property, its location, its history, adaptive reuse options, and remediation done to date. He noted that the property owner has tried leasing the property for more than three years, that the property is somewhat hidden, and that relocating the property forward may facilitate a lease agreement. Mr. Spaziani discussed his dealings with Heritage staff on this matter, displayed photographs of the property, explained the property's proposed location, architecture, and addition, and discussed the property's similarities with the Old Barber House in Streetsville and other properties. He asked the Committee to provide their agreement in principle for the property to be relocated and remove two conditions requested by Heritage staff (specifically, producing a lease from a tenant conditional on the property's relocation and supplying superimposed images of the relocated property on the lot).

The Committee decided to deal with Item 2 at this time.

2. Request to Alter a Heritage Designated Property, McClure-Lafferty House, 2075 Syntex Court (formerly 2075 Derry Road, 7070 Mississauga Road, 7025 Langer Drive, and RR 3 Syntex Court), Ward 9

Heritage Property Permit Application dated February 27, 2012 and Addendum to the McClure-Lafferty House Heritage Impact Statement: Proposed Relocation and Adaptive Reuse, 2075 Derry Road West, Mississauga, Ontario dated March 16, 2012 from Michael Spaziani, Principal, Michael Spaziani Architect Inc., and John D. Rogers, President, John D. Rogers & Associates Inc., with respect to a request to alter a heritage designated property, the McClure-Lafferty House, located at 2075 Syntex Court (formerly 2075 Derry Road, 7070 Mississauga Road, 7025 Langer Drive, and RR 3 Syntex Court).

Committee members discussed the advantages and disadvantages of relocating the property, the relocated property's entranceway, the possibility of illuminating the relocated property at night, clarification on plans to remediate the property's brick, the additional images of the proposed property requested by Heritage staff, requirements for Heritage Impact Statements (HIS), clarification about the Committee providing agreement in principle, and the condition for the property owner to provide documented evidence that tenants will only enter into a lease agreement if the property is moved to a more appropriate location on the site.

The Chair noted that this property has been a long-standing project and discussed the merits of relocating the property versus leaving it in its current location. He suggested that a plaque be installed at some point to recognize the property and the former village nearby.

Ms. Burt explained that the relocation conditions requested by Heritage staff are consistent for all property owners seeking to relocate properties with the exception of one condition that the property owner provides documented evidence that tenants will only enter into a lease agreement if the property is moved to a more appropriate location on the site. She discussed the latter and stated that the property owner needs to justify the property's relocation to Heritage staff. Ms. Burt added that the HIS is incomplete and requires additional drawings

and that Heritage staff last heard from the property owner's agents in May 2012 and was not advised prior to now about their concerns regarding the relocation conditions. She expressed concern about Mr. Spaziani's request for the Committee to provide agreement in principle.

Mr. Spaziani discussed the Committee's above-mentioned questions and concerns. He noted that the property is robust and could be successfully relocated, that moving the property would increase its visibility and viability, that the property owner has demonstrated goodwill in terms of remediation done to date, and that the HIS has been submitted three times.

Ms. Wubbenhorst discussed the rationale for requesting better mock-ups of the property in the proposed location and obtaining documented evidence that tenants will only enter into a lease agreement if the property is moved to a more appropriate location on the site.

Mr. Rogers discussed the relocation costs, issues with the property's current location, and problems with obtaining a lease from a tenant prior to the property's relocation.

### Recommendation

HAC-0069-2012

1. That the following two documents from Michael Spaziani, Principal, Michael Spaziani Architect Inc., and John D. Rogers, President, John D. Rogers & Associates Inc., with respect to a request to alter a heritage designated property, the McClure-Lafferty House, located at 2075 Syntex Court (formerly 2075 Derry Road, 7070 Mississauga Road, 7025 Langer Drive, and RR 3 Syntex Court) be received by the Director of Culture (or designate) in accordance with By-Law 0118-2012, the By-Law delegating authority to staff to advance certain matters relating to the City's operations during Council's summer recess in 2012:
  - (a) Heritage Property Permit Application dated February 27, 2012; and
  - (b) Addendum to the McClure-Lafferty House Heritage Impact Statement: Proposed Relocation and Adaptive Reuse, 2075 Derry Road West, Mississauga, Ontario dated March 16, 2012.
2. That the Heritage Advisory Committee supports in principle the concept of relocating the heritage designated property, the McClure-Lafferty House, located at 2075 Syntex Court (formerly 2075 Derry Road, 7070 Mississauga Road, 7025 Langer Drive, and RR 3 Syntex Court) pending the completion of the following conditions, in accordance with By-Law 0118-2012, the By-Law delegating authority to staff to advance certain matters relating to the City's operations during Council's summer recess in 2012:
  - (a) All approvals of development applications and approval of the Site Plan on the proposed development site must be obtained from the City of Mississauga in advance of relocation;
  - (b) Resolution of all Site Plan matters regarding the relocation of the building to the satisfaction of the City of Mississauga, prior to the relocation occurring;
  - (c) A letter of credit, in an amount to be determined by the Director, Culture Division, must be provided to the City of Mississauga to cover the cost of replacing and/or restoring any damage that may occur during the move;
  - (d) A detailed plan outlining the full process to be used in moving the structure and that reflects, as a minimum, the recommendations in the Heritage Impact

- Statement, and the move be conducted by an experienced and credible heritage moving company, subject to approval by the City of Mississauga;
- (e) Written agreement from the owner to the de-designation of the structure for the duration of the move and re-designation, to current Ministry standards, following the relocation; and
  - (f) Any other requirements made by the Planning and Building Department to allow the proposed lease tenant to use the property as proposed.

Direction (R. Mateljan)

#### MATTERS CONSIDERED

4. Request to Alter a Heritage Designated Property, McGregor House, Old Port Credit Village Heritage Conservation District, 41 Bay Street, Ward 1

Corporate Report dated June 26, 2012 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the McGregor House, located in the Old Port Credit Village Heritage Conservation District at 41 Bay Street.

Ms. Eigl noted that this property received funds from the 2012 Designated Heritage Property Grants and that the alterations were approved in principle via the grant process.

Recommendation

HAC-0070-2012

That the request to alter the property at 41 Bay Street, as described in the report from the Commissioner of Community Services, dated June 26, 2012, be approved by the Director of Culture (or designate) in accordance with By-Law 0118-2012, the By-Law delegating authority to staff to advance certain matters relating to the City's operations during Council's summer recess in 2012.

Approved (C. McCuaig)

5. Request to Demolish a Heritage Listed Property, 1245 Mona Road, Ward 1

Corporate Report dated June 26, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1245 Mona Road.

Recommendation

HAC-0071-2012

That the property at 1245 Mona 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 proceed through the applicable process, and that the Director of Culture (or designate) take any action deemed necessary in furtherance thereof, in accordance with By-Law 0118-2012, the By-Law delegating authority to staff during Council's Summer Recess.

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Approved (M. Wilkinson)

6. Status of Outstanding Issues from the Heritage Advisory Committee

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

Mr. McCuaig requested an update from Heritage staff on HAC-0034-2012 and the proposed pilot project in the Mineola West Cultural Landscape. Ms. Wubbenhorst responded that the Committee would likely review this matter in September and said that she would discuss this subject with Mr. McCuaig and Mr. Dodaro following the meeting.

Ms. Wubbenhorst gave an update on the Dowling House, noting that the June 22, 2012 proceeding was adjourned, that the property owner and City are in negotiations, and that the City will be in court soon to proceed with charges under the *Ontario Heritage Act*.

Recommendation

HAC-0072-2012

That the chart dated July 24, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee, be received by the Director of Culture (or designate) in accordance with By-Law 0118-2012, the By-Law delegating authority to staff to advance certain matters relating to the City's operations during Council's summer recess in 2012.

Received (B. Cutmore)

SUBCOMMITTEE UPDATES FROM CHAIRS

7. Heritage Designation Subcommittee – No update
8. Heritage Tree Subcommittee – No update
9. Meadowvale Village Heritage Conservation District Review Committee

9.1 Letter dated June 11, 2012 from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, with respect to the Gill residence located at 1036 Old Derry Road in Ward 11.

At this point, Mr. Mateljan declared a conflict and subsequently left the Council Chamber during discussion of this matter.

Mr. Holmes discussed the matter and said that the proposed property would be fine tuned in consultation with the property owners. Regarding a question from Mr. Wilkinson, Ms. Wubbenhorst discussed the various drawings, said that this matter is subject to a Heritage Property Permit Application, and noted that Heritage staff has requested a HIS.

Recommendation

HAC-0073-2012

That the letter dated June 11, 2012 from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, with respect to the Gill residence located at 1036 Old Derry Road in Ward 11, be received by the Director of Culture (or designate) in accordance with By-Law 0118-2012, the By-Law delegating authority to staff to advance certain matters relating to the City's operations during Council's summer recess in 2012.

Received (M. Wilkinson)

10. Public Awareness Subcommittee – No update

INFORMATION ITEMS – NilDATE OF NEXT MEETING – Tuesday, September 18, 2012 at 9 a.m., Council ChamberOTHER BUSINESSWar of 1812 Commemorative Flag-Raising Ceremony in Streetsville

The Chair discussed a flag-raising event at Timothy Street's gravesite in the Streetsville Memorial Cemetery on Saturday, September 29, 2012 from 1-3 p.m.

Visits to the City of Mississauga's Heritage Website

Mr. McCuaig asked if Heritage staff have statistics on the number of visits to the City's heritage website and listed property component. Ms. Burt said that website hits are tracked by staff and indicated that this information would be forwarded to Mr. McCuaig.

Derry House Vandalism

Mr. Cutmore discussed vandalism to the Derry House's front steps and asked Heritage staff for an update, noting that it has been roughly three months since the vandalism occurred. Ms. Wubbenhorst and Ms. Eigl responded that they would look into the matter.

ADJOURNMENT – 9:58 a.m. (M. Walmsley)