



# MINUTES

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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, JUNE 19, 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)  
Robert Cutmore, Citizen Member  
David Dodaro, Citizen Member  
Mohammad N. Haque, Citizen Member (departure at 10:25 a.m.)  
James Holmes, Citizen Member  
Rick Mateljan, Citizen Member (arrival at 9:02 a.m.)  
Cameron McCuaig, Citizen Member  
Deanna Natalizio, Citizen Member (departure at 10:55 a.m.)  
Michelle Walmsley, Citizen Member  
Matthew N. Wilkinson, Citizen Member (arrival at 9:06 a.m.)

**MEMBERS ABSENT:** Michael Spaziani, Citizen Member

**STAFF PRESENT:** Susan Burt, Director, Culture Division  
Elaine Eigl, Heritage Coordinator  
Mark Howard, Project Lead, Credit River Parks Strategy, and  
Planner, Long Term Planning, Park Planning Section  
Denise Mahoney, Manager, Administration and Cemeteries  
Laura Waldie, Heritage Coordinator  
Paula Wubbenhorst, Acting Senior Heritage Coordinator

CONTACT PERSON: Julie Lavertu, Legislative Coordinator  
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**NOTE: The Committee changed the order of the Agenda during the meeting.  
These Minutes reflect the order of the meeting.**

CALL TO ORDER – 9:01 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

Later in the meeting, prior to consideration of Deputation A, Mr. Mateljan declared a conflict of interest, stating that he is working with a potential client who may purchase the property, and subsequently left the Council Chamber during discussion of this item.

PRESENTATIONS/DEPUTATIONS

- A. Item 2 Karl Krasznai, property owner and Ward 2 resident, with respect to a request to remove a heritage listed property from the Heritage Register located at 1276 Clarkson Road North in Ward 2.

Mr. Mateljan arrived at 9:02 a.m. At this point, Mr. Mateljan declared a conflict of interest, stating that he is working with a potential client who may purchase the property, and subsequently left the Council Chamber during discussion of this item.

Mr. Krasznai discussed the property and its features, his ownership of the property, and his attempts to sell the property since August 2011. He said that he did not know that the property was listed and discussed a recent site visit by Ms. Eigl and Mr. Wilkinson.

Mr. Wilkinson arrived at 9:06 a.m.

Mr. Krasznai asked that the property be delisted as soon as possible so that it can be sold without conditions. He discussed nearby properties, including the former property at 1264 Clarkson Road North, which was demolished, split into two lots, and has since been owned by multiple property owners. Mr. Krasznai said that the Structural and Condition Assessment by Mark Shoalts indicates that most of the property is obsolete and that it may be useful for its façade to be retained for heritage purposes. He suggested that future property owners submit their plans for the property to the City for review so that the City can ensure that the new property incorporates the original property's architectural design.

The Committee dealt with Item 2 at this time.

2. Request to Remove a Heritage Listed Property from the Heritage Register, 1276 Clarkson Road North, Ward 2

Correspondence from Karl Krasznai, property owner and Ward 2 resident, with respect to a request to remove a heritage listed property from the Heritage Register located at 1276 Clarkson Road North.

Committee members discussed Mr. Krasznai's suggestion for future property owners to submit their plans for the property to the City for review, Mr. Krasznai's correspondence, and the need for more information regarding the property before considering its delisting.

Ms. Wubbenhorst said that the property is individually listed. She discussed the former property at 1264 Clarkson Road North and said that the City received a demolition permit for the property before it could be included on the Heritage Register. Ms. Wubbenhorst said that the Committee could refer this matter to Heritage staff to determine if the property should remain on the Heritage Register or the property owner could submit a demolition permit application and Heritage Impact Statement (HIS) to Heritage staff.

The Chair and Ms. Wubbenhorst elaborated on the City's processes for heritage listed properties and the need for Mr. Krasznai to submit a HIS to Heritage staff for review. The Chair said that Heritage staff could assist Mr. Krasznai with the various processes.

Ms. Burt said that the City's processes are set by the province and the *Ontario Heritage Act* and that all property owners of heritage listed properties are subject to the same processes. She added that Heritage staff would be pleased to assist Mr. Krasznai.

Mr. Krasznai discussed the property's history, previous owners, and potential buyers and asked Heritage staff to expedite the processes for his property. The Chair noted that the Committee meets every month and elaborated on the timelines for the various processes.

#### Recommendation

HAC-0057-2012

That the correspondence from Karl Krasznai, property owner and Ward 2 resident, with respect to a request to remove a heritage listed property from the Heritage Register located at 1276 Clarkson Road North, be received and referred to Heritage staff pending the submission of a Heritage Impact Statement by the property owner.

Received/Referred (J. Holmes)

### MATTERS CONSIDERED

3. Request to Demolish a Heritage Designated Property, Emily Jane Burrows House, Old Port Credit Village Heritage Conservation District, 43 Mississauga Road South, Ward 1

Corporate Report dated May 29, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage designated property, the Emily Jane Burrows House, located in the Old Port Credit Village Heritage Conservation District at 43 Mississauga Road South.

Muhammad Siddiqi, property owner and Ward 1 resident, discussed his request and said that he worked collaboratively with his neighbours and the Vice-Chair to develop this proposal. He spoke about the impact of the property's demolition on nearby trees and said that he has hired an arborist to reduce tree damage as much as possible.

Committee members discussed the width of the proposed property, whether the brick façade would be retained, the impact of the property's demolition on the Old Port Credit Village Heritage Conservation District (HCD), the importance of preserving properties and promoting sensitive development in the Old Port Credit Village HCD, the community support for Mr. Siddiqi's request, Mr. Siddiqi's timelines for the proposed property, and the possibility of preserving the property's materials for future HCD reconstructions.

Mr. Siddiqi said that the proposed property would be five feet wider than the existing property, discussed the brick façade and its overall condition, and elaborated on his plans for a detached garage. He added that demolition and construction would begin as soon as he obtained his demolition permit from Heritage staff in mid-July.

The Vice-Chair discussed Mr. Siddiqi's request and the involvement of Mr. Siddiqi's neighbours, who unanimously support the demolition, throughout the process. He spoke about the challenges of the current property, the concerns of Mr. Siddiqi's neighbours regarding his addition which was considered by the Committee and approved by Council in early 2011, and the importance of normalizing the streetscape and massing. The Vice-Chair added that he supported Mr. Siddiqi's request and stated that the property is designated as part of the Old Port Credit Village HCD, not individually designated.

Dorothy Tomiuk, Ward 1 resident and Mr. Siddiqi's neighbour, discussed Mr. Siddiqi's request and addition, the establishment of a committee to review heritage/developments in the Old Port Credit Village HCD, the need for residents to know about developments in their areas, and the need for sympathetic developments in the Old Port Credit Village HCD. She said that Mr. Siddiqi's proposed property is larger than the neighbours wanted, but was mitigated as best as possible. Ms. Tomiuk suggested that the heritage by-law be tightened, added that Mr. Siddiqi's proposed property mostly conforms to the heritage by-law, and asked for clarification from Mr. Siddiqi about the property's proposed garage.

The Chair stated that HCD are not intended to prevent demolitions, but rather provide a forum for residents to review proposed developments. The Vice-Chair discussed the establishment of a committee to review heritage/developments in the Old Port Credit Village HCD, the Old Port Credit Village HCD, and development challenges in the HCD.

#### Recommendation

HAC-0058-2012

That the property owner's request to demolish the property at 43 Mississauga Road South, which is designated as part of the Old Port Credit Village Heritage Conservation District, proceed through the applicable process and that the current Heritage Permit include a detached garage.

Approved (J. Tovey)

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held May 22, 2012.

Approved (J. Tovey)

## PRESENTATIONS/DEPUTATIONS

- B. Mark Howard, Project Lead, Credit River Parks Strategy, and Planner, Long Term Planning, Park Planning Section, and Mark Schollen, Schollen & Company Inc. Landscape Architects and Ecological Restoration Consultants, with respect to the Credit River Parks Strategy.

Mr. Howard and Mr. Schollen presented a PowerPoint presentation, dated June 19, 2012 and entitled “Credit River Parks Strategy,” and discussed the study’s purpose, area, and process, existing conditions for land use, natural area significance, ecological land classification, floodplain within the study area, lands in private ownerships, and various City parks, the consultation process and its key findings, the Strategy’s vision statement, principles, and objectives, cultural heritage objectives, initiatives, and opportunities for interpretation, the structure of the Master Plan, the Credit Valley natural corridor, transitional beltlands, concept plans for the feature sites, the Credit River Heritage Route, and next steps. Mr. Howard said that staff plans to present the Strategy to Council during the fall of 2012 and requested the Committee’s feedback on the overall Strategy.

Mr. Haque departed at 10:25 a.m.

Committee members discussed the City’s mill sites and how they would be integrated into the Strategy, plans for the former Harris farm and the privately-held Simpson-Humphries farm, challenges with canoeing certain sections of the Credit River, the overall Strategy and its connection with built, natural, and cultural heritage, and the consultation process with Meadowvale Village Heritage Conservation District residents.

In response to questions from the Committee, Mr. Howard and Mr. Schollen shared the information below:

- Plans for the former Harris farm may include adaptive reuse of the farmhouse for offices and classrooms to support the urban farm, residential improvements, and retrofitting the bridge, outbuildings, and an old railway which depend on funding;
- The Simpson-Humphries farm is located outside the floodplain and is currently in private ownership. In the long term, the City would like to use the property for a native plant nursery and research centre and canoe and kayak-related purposes and also accentuate the property’s old foundations as part of the Strategy; and
- The Meadowvale Village Community Association was contacted last week about the Strategy, as the Village falls on a tributary and is technically located outside of the study area. Many other Meadowvale-related stakeholders have been consulted.

### Recommendation

HAC-0059-2012

That the PowerPoint presentation, dated June 19, 2012 and entitled “Credit River Parks

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Strategy,” by Mark Howard, Project Lead, Credit River Parks Strategy, and Planner, Long Term Planning, Park Planning Section, and Mark Schollen, Schollen & Company Inc. Landscape Architects and Ecological Restoration Consultants, to the Heritage Advisory Committee on June 19, 2012, be received.

Received (J. Tovey)

#### MATTERS CONSIDERED

5. Request to Alter a Heritage Designated Property, Streetsville Memorial Cemetery, 299 Queen Street South, Ward 11

Corporate Report dated May 29, 2012 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Streetsville Memorial Cemetery, located at 299 Queen Street South.

The Chair discussed the request and its context, a possible ceremony to recognize the addition of the flagpole in the near future, and improvements to the Cemetery overall. He stated that the Union Jack flag would be flown this year to commemorate the War of 1812 and subsequently replaced with a Canadian flag, as per protocol rules.

Ms. Mahoney noted that the flagpole’s installation would be tied to Streetsville’s proposed War of 1812 ceremonies, discussed the flagpole’s proposed location in the Cemetery, and said that the installation would proceed as soon as Council approved it. She said that the flag would be located just behind Timothy Street’s grave, but was not for Mr. Street specifically and that a recent preliminary dig did not uncover any issues.

#### Recommendation

HAC-0060-2012

That the request to alter the Streetsville Memorial Cemetery, as described in the Corporate Report dated May 29, 2012 from the Commissioner of Community Services, be approved.

Approved (M. Wilkinson)

4. Request to Alter a Heritage Designated Property, Small Arms Limited Building & Water Tower, 1352 Lakeshore Road East, Ward 1

Corporate Report dated May 29, 2012 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Small Arms Limited Building & Water Tower, located at 1352 Lakeshore Road East.

The Vice-Chair discussed the request and its context, noting that the Region of Peel and the Toronto and Region Conservation Authority (TRCA) are implementing the Lakeview Waterfront Connection Project, an 85-acre heritage wetland and park area.

Mr. Cutmore suggested that all trucks enter the property's entrance east of Dixie Road during the Project, not the entrance in the centre of the property beside the building.

Kenneth Dion, Senior Project Manager, TRCA, expressed support for Mr. Cutmore's suggestion and, in response to a question from the Vice-Chair, said that using the entrance suggested by Mr. Cutmore would not impede the Project. He discussed a minor variance appeal and stated that this matter would likely be the Project's biggest delay.

Recommendation

HAC-0061-2012

That the request to alter the Small Arms Limited Building & Water Tower property, as described in the Corporate Report dated May 29, 2012 from the Commissioner of Community Services, be approved, subject to: (1) the conditions outlined in the Corporate Report dated May 29, 2012 from the Commissioner of Community Services; and (2) that only the entrance for the Small Arms Limited Building & Water Tower located east of Dixie Road be used for purposes relating to the Lakeview Waterfront Connection Project.

Approved (J. Tovey)

6. Request to Alter a Heritage Designated Property, Credit Valley Conservation Authority Workshop, 7060 Old Mill Lane, Ward 11

Corporate Report dated May 29, 2012 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Credit Valley Conservation Authority Workshop, located at 7060 Old Mill Lane.

Recommendation

HAC-0062-2012

That the request to alter the property at 7060 Old Mill Lane, as described in the Corporate Report dated May 29, 2012 from the Commissioner of Community Services, be approved.

Approved (J. Holmes)

7. Request to Demolish a Heritage Listed Property, 925 Longfellow Avenue, Ward 2

Corporate Report dated May 29, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 925 Longfellow Avenue.

Ms. Walmsley discussed the loss of trees and the design of the proposed property.

Recommendation

HAC-0063-2012

That the property at 925 Longfellow 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 proceed through the applicable process.

Approved (B. Cutmore)

8. Request to Demolish a Heritage Listed Property, 1570 Stavebank Road, Ward 1

Corporate Report dated May 29, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1570 Stavebank Road.

Ms. Walmsley discussed the loss of housing styles in the Mineola West area.

Recommendation

HAC-0064-2012

That the property at 1570 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 proceed through the applicable process.

Approved (J. Tovey)

9. Request to Demolish a Heritage Listed Property, 1394 Victor Avenue, Ward 1

Corporate Report dated May 30, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1394 Victor Avenue.

Ms. Walmsley and the Vice-Chair discussed the Mineola West Cultural Landscape and the loss of trees, the design of recent properties, the concerns of area residents, options to protect the Mineola West Cultural Landscape, and Mineola West's design guidelines.

The Vice-Chair noted that he has met with Heritage staff on this matter and concluded that Mineola West residents do not want a HCD. He discussed the importance of obtaining support from a majority of area residents regarding the establishment of a HCD.

Ms. Burt said that zoning by-law amendments are not within the Committee's purview, that Heritage staff has never received complaints from residents in the Mineola West Cultural Landscape about the demolition of properties, and that a Memorandum is being prepared regarding HAC-0034-2012 (the Committee's options for streamlining the current process for properties on the Heritage Register located in Cultural Landscapes).

Recommendation

HAC-0065-2012

That the property at 1394 Victor 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 proceed through the applicable process.

Approved (J. Tovey)

10. Heritage Impact Statement, 4030 Dixie Road, Ward 3

Memorandum dated June 4, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 4030 Dixie Road.

Ms. Natalizio departed at 10:55 a.m.

Committee members discussed the project, the size of the steeple vis-à-vis the Church's massing, whether the steeple would be lit, humidity controls to maintain the structure, the removal of windows, and proposed building materials and suppliers.

The Chair said that the steeple will be a beautiful addition to the Church and that he would like to visit the Church and attend the unveiling celebration in the near future.

Doru Vasile, architect for the property owner, and Reverend Father Gheorghe Tiu responded to the Committee's questions and said that the steeple would be lit at night and that windows with louvers will ensure appropriate humidity controls for the Church.

Recommendation

HAC-0066-2012

That the Memorandum dated June 4, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 4030 Dixie Road be received.

Received (D. Dodaro)11. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated June 19, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Ms. Wubbenhorst provided the following updates:

- An engineering report to determine whether the Meadowvale Village Hall can support the Bell Tower is currently being finalized;
- The Dowling House was recently taken off its foundation and is on a truck. The City obtained a court order to restrain the property owner from further relocating the property. This next court proceeding will be held on June 22, 2012;
- Heritage staff will initiate discussions with the Region of Peel about designating the Outdoor Rifle Range based on a previous consultant's report; and
- The Committee will consider a Memorandum in the near future regarding HAC-0034-2012 (the Committee's options for streamlining the current process for properties on the Heritage Register located in Cultural Landscapes).

Committee members discussed the Dowling House and its current status and designation

and the property owner's relocation contractor. Ms. Eigl stated that the relocation contractor was unaware that the property owner had not obtained the proper permits and stopped relocating the property once he became aware. Ms. Wubbenhorst discussed the property's heritage designation and the property owner's relocation contractor.

In response to a question from Mr. McCuaig asked about the scope of the Memorandum regarding HAC-0034-2012, Ms. Wubbenhorst said that the streamlined HIS Terms of Reference would apply to all Cultural Landscapes and that Heritage staff are considering doing a pilot project in the Mineola West Cultural Landscape as a first step.

#### Recommendation

HAC-0067-2012

That the chart dated June 19, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee, be received.

Received (M. Wilkinson)

#### SUBCOMMITTEE UPDATES FROM CHAIRS

12. Heritage Designation Subcommittee – No update
13. Heritage Tree Subcommittee – No update
14. Meadowvale Village Heritage Conservation District Review Committee – No update
15. Public Awareness Subcommittee – No update

INFORMATION ITEMS – Nil

DATE OF NEXT MEETING – Tuesday, July 24, 2012 at 9 a.m., Council Chamber

#### OTHER BUSINESS

##### Annual Meeting of Joint Municipal Heritage Committees of Peel

Ms. Wubbenhorst reminded Committee members about this year's Annual Meeting of Joint Municipal Heritage Committees of Peel on June 22, 2012 in Brampton, Ontario.

##### Remembering the 175<sup>th</sup> Anniversary of the Rebellion of 1837 – An Art Contest from Heritage Mississauga and Artists Looking For Empty Walls

The Vice-Chair and Mr. Wilkinson discussed the opening reception for the above-

mentioned event on June 19, 2012 and encouraged Committee members to attend.

Port Credit Post Office, Customs House and Armoury

Ms. Tomiuk requested an update regarding the above-mentioned property. Ms. Wubbenhorst responded that the Committee would consider this matter in the near future and that Heritage staff has not yet accepted the HIS. Mr. Cutmore discussed a recent sign that was placed on the property advertising the availability of commercial space.

Port Credit Harbour West Parks Public Meeting

Mr. Cutmore briefly discussed a public meeting on June 19, 2012 at Clarke Hall regarding the above-mentioned matter and encouraged Committee members to attend.

ADJOURNMENT – 11:14 a.m. (R. Cutmore)