



# MINUTES

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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**FRIDAY, MARCH 2, 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)  
David Dodaro, Citizen Member  
James Holmes, 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:

Councillor Jim Tovey, Ward 1 (VICE-CHAIR) (Other Municipal Business)  
Mohammad N. Haque, Citizen Member

STAFF PRESENT:

Elaine Eigl, Heritage Coordinator  
Lalita Goray, Project Manager, Facilities and Property Management  
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)

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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 – 9:02 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – Nil

MATTERS TO BE CONSIDERED

4. Request to Alter a Heritage Designated Property, 57 Bay Street, Ward 1

Corporate Report dated January 31, 2012 from the Commissioner of Community Services with respect to a request to alter a heritage designated property located at 57 Bay Street.

Recommendation

HAC-0015-2012

That the request to alter the property at 57 Bay Street, as described in the report from the Commissioner of Community Services, dated January 31, 2012, be approved.

Approved (R. Mateljan)

PRESENTATIONS/DEPUTATIONS

- A. Item 2 Mark J. Driedger, Associate, ATA Architects Inc., with respect to a request to alter a heritage designated property, Bell Gairdner Estate, 2700 Lakeshore Road West, Ward 2.

Mr. Driedger gave an overview of the project and discussed the property's history, status, and owners. He outlined the City's plans to convert the property into a wedding facility for up to 200 people that would incorporate the existing heritage buildings and include a tent. Using an interactive 3D program, Mr. Driedger displayed views of the property and discussed the proposed alterations to the Coach and Manor Houses and overall property.

The Committee decided to deal with Item 2 at the same time as the above deputation.

2. Request to Alter a Heritage Designated Property, Bell Gairdner Estate, 2700 Lakeshore Road West, Ward 2

Corporate Report dated January 31, 2012 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, Bell Gairdner Estate, located at 2700 Lakeshore Road West.

The Chair said that he had toured the property and discussed its condition, features, and previous owners and users. Mr. Driedger showed various photographs of the property.

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Committee members discussed landscaping plans, the tent, the proposed alterations, parking, plans for interpretation, the property overall, future uses for the property, the kitchen, the project's scope, operating funds for heritage properties, the wedding venue business, a possible service bell in the library's floor, and the outdoor surface materials.

In response to questions from the Committee, Mr. Driedger shared the information below:

- There are plans to open up the views and restore the original promenade;
- The tent may have sides and will be largely protected from the wind;
- Alterations will include adding an elevator, removing a wall, and adding and modifying staircases in the Manor House, replacing all windows in the Coach and Manor Houses, and repainting walls where needed;
- The plans for the current and proposed parking lots, including accessible parking;
- The second floor of the Manor House will have office/training space for Human Resources. The public will be able to rent two rooms in the Manor House. The City wants the property occupied all year to deter vandals and fully use this asset;
- The Manor House will contain a warm-up kitchen and is roughly 4,500 square feet. Its banquet area will hold 59 people and suit small weddings and events;
- Staff will look out for a possible service bell in the library's floor; and
- The tent will have a concrete slab for accessibility. The proposed outdoor surface materials include asphalt and will match original materials as much as possible.

Ms. Wubbenhorst noted that Heritage staff is working with Mr. Driedger and Parks staff on interpretation initiatives which would be part of the property's long-term plans.

Ms. Goray said that the current project is for select renovations to the buildings and that work on the public park is planned in 2019. She added that the project budget, including park development, is about \$4.5 million. In terms of operating funds for the property, Ms. Goray did not have this information, but said that she could obtain it for the Committee.

The Chair discussed the lack of funds for operating versus capital expenses, the importance of maintaining this property, and the City's partnerships with the private sector. He asked staff for information about the last property owners. Ms. Wubbenhorst discussed the last property owners and stated that the property was sold in 1960.

#### Recommendation

HAC-0016-2012

That the request to alter the Bell Gairdner Estate, 2700 Lakeshore Road West, as described in the report from the Commissioner of Community Services, dated January 31, 2012, be approved.

Approved (M. Wilkinson)

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held January 24, 2012.

Ms. Walmsley requested that the minutes be amended in Deputation B to indicate that she knew the property, fully supported the motion, and noted that it was also a way of preserving old growth forest so that it reflects her interest in built heritage as well. Ms. Lavertu said that she believed that the minutes were accurate, as the minutes are compiled using her notes and the DVD recording, but that she would review the DVD recording to ensure accuracy. The Chair noted that the minutes could be amended in the future if they were inaccurate.

Approved (J. Holmes)

3. Request to Demolish the Rear Extension of a Heritage Listed Property, 40 Queen Street South, Ward 11

Corporate Report dated January 31, 2012 from the Commissioner of Community Services with respect to a request to demolish the rear extension of a heritage listed property located at 40 Queen Street South.

The Chair discussed the property and indicated that he supported the recommendation.

Recommendation

HAC-0017-2012

That the rear extension of the property at 40 Queen Street South, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish it proceed through the applicable process.

Approved (R. Mateljan)

5. Request to Demolish a Heritage Listed Property, 476 Arrowhead Road, Ward 2

Corporate Report dated January 31, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 476 Arrowhead Road.

Ms. Wubbenhorst said that this property is listed on the City's Heritage Register because it is part of the Credit River Corridor cultural landscape. Mr. McCuaig asked if there was an archaeological plan for the property. Ms. Wubbenhorst responded that staff cannot request an archaeological assessment and discussed the archaeological guidelines.

Recommendation

HAC-0018-2012

That the property at 476 Arrowhead 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 (M. Spaziani)

6. 2012 Cultural Heritage Property Award of Excellence Expenditure

Memorandum dated February 10, 2012 from Elaine Eigl, Heritage Coordinator, with respect to 2012 Cultural Heritage Property Award of Excellence expenditure.

Recommendation

HAC-0019-2012

That the Memorandum dated February 10, 2012 from Elaine Eigl, Heritage Coordinator, with respect to 2012 Cultural Heritage Property Award of Excellence expenditure be received.

Approved (D. Natalizio)

7. QEW Credit River Bridge Class Environmental Assessment Study, Notice of Community Workshop #3

Correspondence dated February 7, 2012 from Catherine Christiani, Community Workshop Co-ordinator, Ecoplans, with respect to the QEW Credit River Bridge Class Environmental Assessment Study, Notice of Community Workshop #3.

Committee members discussed the community workshop on February 25, 2012, the project's scope, previous project workshops/meetings, the bridge's heritage qualities and the importance of including heritage/urban design/landscape architect specialists on the project team, writing a letter to the project team about the Committee's concerns, inviting the project team to make a deputation, and a cycling extension as part of the project.

Ms. Wubbenhorst said that staff did not attend the community workshop and the Chair indicated that the Vice-Chair likely attended and could provide an update at the next Committee meeting. Ms. Wubbenhorst stated that she did not know what the Committee could do on this matter because it is a provincial Ministry of Transportation project.

Recommendation

HAC-0020-2012

1. That the correspondence dated February 7, 2012 from Catherine Christiani, Community Workshop Co-ordinator, Ecoplans, with respect to the QEW Credit River Bridge Class Environmental Assessment Study, Notice of Community Workshop #3 be received; and
2. That staff invite Ministry of Transportation representatives to make a deputation at a future Heritage Advisory Committee meeting with respect to the QEW Credit River Bridge Class Environmental Assessment Study.

Received/Direction (M. Walmsley)

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8. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated February 21, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, identifying the status of outstanding issues from the Heritage Advisory Committee.

Ms. Wubbenhorst discussed the Clarkson General Store and William Clarkson House and said that an appeal was filed in response to the recent Court decision. Committee members asked about the appeal and ways to protect the properties. Ms. Wubbenhorst spoke about the appeal and added that she would consult with Legal staff about options for the properties and update the Committee at a future meeting.

Committee members asked about the Dowling House and discussed the property's condition, status, and next steps. Ms. Wubbenhorst said that Heritage staff was waiting for the restoration plan. Ms. Eigl said that the property owner had complied with property standards orders. The Chair asked Heritage staff to obtain an update for the next meeting.

The Chair gave an update on the Bell Tower, which is proceeding, and indicated that this matter would return to the Committee in the future. Mr. Spaziani asked about the design. Ms. Wubbenhorst responded that the design is based on his design.

Recommendation

HAC-0021-2012

That the chart dated February 21, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, identifying the status of outstanding issues from the Heritage Advisory Committee be received.

Received (M. Spaziani)

SUBCOMMITTEE UPDATES FROM CHAIRS

9. Designated Heritage Property Grant Subcommittee – No update

10. Heritage Designation Subcommittee – No update

11. Heritage Tree Subcommittee

Ms. Walmsley provided an update and discussed a possible tree hunt event.

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

13. Public Awareness Subcommittee – No update

INFORMATION ITEMS – Nil

DATE OF NEXT MEETING – Tuesday, March 20, 2012 at 9:00 a.m., Council Chamber

OTHER BUSINESS

Port Credit Post Office, Customs House and Armoury

Committee members discussed the Port Credit Post Office, Customs House and Armoury and asked staff for an update. Ms. Wubbenhorst said that Heritage staff had not yet received anything further for this property.

War of 1812 Events

The Chair and Mr. Wilkinson discussed various proposed War of 1812 events in the City and other municipalities. Mr. Wilkinson spoke about the popularity of a travelling exhibit from the Archives of Ontario on the War of 1812 that was recently held at The Grange.

ADJOURNMENT – 10:18 a.m. (M. Wilkinson)