



MINUTES

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, JANUARY 22, 2013 – 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) (departed at 11:03 a.m.
due to Other Municipal Business)
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
Mohammad N. Haque, Citizen Member (departed at 10:42 a.m.)
Rick Mateljan, Citizen Member
Cameron McCuaig, Citizen Member
Deanna Natalizio, Citizen Member (departed at 11:25 a.m.)
Michelle Walmsley, Citizen Member
Matthew N. Wilkinson, Citizen Member

MEMBERS ABSENT: James Holmes, 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

CALL TO ORDER – 9:07 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – Nil

PRESENTATIONS/DEPUTATIONS

- A. Item 2 Robert Grossmann, Senior Advisor, Adamson Associates Architects, with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, in Ward 1.

Mr. Grossmann presented a PowerPoint presentation entitled “Heritage Advisory Committee – Centre City Capital” and discussed the current property’s location, history, features, and viewpoints, the 1931 heritage property vis-à-vis the proposal, the proposal and its features, elevations, floor plans, possible commercial and office uses, parking, lighting, building materials, overall design concept, Streetscape Master Plan, and possible impacts on birds, various developments that have incorporated heritage properties in Toronto, and recent revisions to the proposal’s design, some of which incorporate the Committee’s feedback from its November 2012 meeting.

Committee members discussed the following:

- The proposal vis-à-vis migratory birds, natural heritage, biodiversity, the Living Green Master Plan, and the Peel Region Urban Forest Strategy;
- The proposal and its sunshades, building materials, recent revisions to the proposal’s design that incorporate some of the Committee’s feedback, importance for Port Credit, addition of commercial and office space, overall costs, adaptive reuse, zoning, construction timelines and challenges, setback from Lakeshore Road, lay-by plans and sidewalk width, street parking, west façade vis-à-vis the Credit River, possible restaurant and patio on City property, proportion between the second and third storeys, viewpoints of the third storey from the possible restaurant and patio on City property, overall design vis-à-vis the 1931 heritage property, energy efficiency, sustainable practices, use of environmentally-friendly building materials, and overall advantages and disadvantages;
- The possibility of modifying the proposal as follows: installing a finish on the glass to make it less hazardous for birds, adjusting the detailing at the top of the parapet, adding detailing or banding to the third storey, using red brick, rather than aluminum, on the projection of the west façade to create a phantom wall on the 1931 heritage property, and breaking up the cornice on the third storey;
- The adaptive reuse recommendations and tree-related information in Gillespie Heritage Consulting’s Heritage Impact Statement (HIS) which was supplied to the Committee in November 2012; and
- The eventual relocation of Stavebank Road vis-à-vis the proposal and the importance of realigning the intersection at Lakeshore and Stavebank Roads as soon as possible for drivers, pedestrians, and the broader community.

In response to Mr. McCuaig, Ms. Burt noted that the Committee's concerns regarding the proposal's impacts on migratory birds and natural heritage may be addressed through other channels and that the proposal meets all heritage criteria.

Mr. Grossmann discussed the Committee's above-noted comments and questions.

Recommendations

HAC-0001-2013

That the PowerPoint presentation by Robert Grossmann, Senior Advisor, Adamson Associates Architects, entitled "Heritage Advisory Committee – Centre City Capital," with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, to the Heritage Advisory Committee on January 22, 2013 be received.

HAC-0002-2013

That the following correspondence with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, be received:

- (a) Email message dated January 20, 2013 from Lois Campbell;
- (b) Email message dated January 21, 2013 from Don Bell;
- (c) Letter dated January 21, 2013 from N. Edward Davidson, Ted Davidson (Consultants) Inc.; and
- (d) Letter dated January 21, 2013 from Gregory Carraro, Vice President and Chair, The Heritage Information Network, Heritage Mississauga.

Received (J. Tovey)

- B. Item 2 Dorothy Tomiuk and Gavin Clark, Town of Port Credit Association (TOPCA) Representatives with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, in Ward 1.

Ms. Tomiuk and Mr. Clark presented a PowerPoint presentation entitled "Port Credit Citizen Deputation: Heritage Advisory Committee January 22, 2013" and discussed Heritage Mississauga's Heritage Guide, the property's chronology, the proposal and its advantages, disadvantages, recent revisions to its design, and Committee of Adjustment applications, a letter from Heritage Mississauga dated January 21, 2013 regarding the proposal, various process- and public consultation-related concerns, a letter from Ms. Burt dated November 25, 2010 regarding the property, the demolition of Gray House in Port Credit, the Committee's past discussions regarding this matter, Gillespie Heritage Consulting's HIS, federal Standards and Guidelines for the Conservation of Historic Places in Canada, the Burra Charter, the Ontario Heritage Tool Kit vis-à-vis heritage designated properties, Credit Valley Conservation's (CVC) role vis-à-vis the proposal, the status of the property's soil and ground water, construction timelines, eight heritage-related concerns, and the Committee's overall purpose and Terms of Reference.

Committee members discussed the following:

- The property's existing trees and their type, size, age, and natural heritage and heritage significance, the possibility of listing and documenting these trees as heritage attributes, and the trees that will be replanted to replace the existing trees;
- The Arborist Report undertaken by the property owner and its accuracy; and
- Ms. Tomiuk and Mr. Clark's PowerPoint presentation vis-à-vis the support of other TOPCA members regarding the proposal, overall TOPCA membership, and meetings and discussions by TOPCA members regarding the proposal.

Ms. Tomiuk, Mr. Clark, Ms. Wubbenhorst, and Ms. Burt discussed the Committee's above-noted comments and questions. Ms. Wubbenhorst said that Forestry staff found that the existing trees are not rare and do not have heritage significance. Ms. Burt echoed Ms. Wubbenhorst's comments and said that an Arborist Report undertaken by the property owner documented the trees and that the current Tree By-Law permits property owners to remove up to four trees. The Chair clarified that a public meeting regarding the proposal was not necessary, as it is a Building Permit Application with Site Plan.

Recommendation

HAC-0003-2013

That the PowerPoint presentation by Dorothy Tomiuk and Gavin Clark, Town of Port Credit Association (TOPCA) representatives, entitled "Port Credit Citizen Deputation: Heritage Advisory Committee January 22, 2013," with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, to the Heritage Advisory Committee on January 22, 2013 be received.

Received (J. Tovey)

Mr. Haque departed at 10:42 a.m.

- C. Item 2 Rosemary Keenan, Chairperson, Sierra Club of Canada – Peel Region Group, with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, in Ward 1.

Ms. Keenan made a presentation entitled "Presentation to City of Mississauga Heritage Advisory Committee" and discussed the Peel Region Urban Forest Strategy, natural heritage, the Sierra Club, heritage trees, and the property's existing trees and their type, age, benefits, and natural heritage and heritage significance. She requested that the Committee engage the expertise of CVC and City staff to explore options to designate and protect the property's existing trees as an element of the landscape and enact the *Mississauga Heritage Tree Proposals* in the *Report of the Heritage Tree Subcommittee*.

Committee members discussed the following:

- The property's existing trees and their type, size, and natural heritage and heritage significance and the need to identify and research the trees via a seed study.

Ms. Keenan discussed the Committee's above-noted comments and questions.

Recommendation

HAC-0004-2013

That the presentation by Rosemary Keenan, Chairperson, Sierra Club of Canada – Peel Region Group, entitled “Presentation to City of Mississauga Heritage Advisory Committee,” with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, to the Heritage Advisory Committee on January 22, 2013 be received.

Received (M. Wilkinson)

MATTERS CONSIDERED1. Approval of Minutes of Previous Meeting

Minutes of the meeting held November 20, 2012.

Ms. Walmsley discussed her comment during the November 2012 meeting regarding the Heritage Tree Subcommittee meeting in the future and the Subcommittee’s overall role and lack of a Terms of Reference. Ms. Lavertu responded that the Committee’s five Subcommittees are responsible for drafting their own Terms of Reference in consultation with staff and that all Subcommittee Terms of Reference would be formally approved after the City Committees of Council Structure Review is completed in early 2013.

Approved (C. McCuaig)

2. Request to Alter a Heritage Designated Property, Port Credit Post Office, Customs House and Armoury, 31 Lakeshore Road East, Ward 1

Corporate Report dated January 11, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East.

Committee members discussed the following:

- The proposal and its advantages, disadvantages, design, architecture, adaptive reuse, incorporation of the 1931 heritage property, overall suitability for Port Credit’s streetscape, and recent revisions from the previous design that was considered by the Committee in November 2012;
- Correspondence from residents and local businesses regarding the proposal that Ms. Lavertu distributed to Committee members;
- The Committee’s role and responsibilities vis-à-vis the proposal;
- The proposal vis-à-vis migratory birds and natural heritage; and
- The three deputations to the Committee this morning regarding the proposal and, specifically, the overall value of the citizen-led deputation by TOPCA.

In response to the Chair, Ellen Timms, General Manager, Port Credit Business

Improvement Association (BIA), discussed the importance of daytime density and Mr. Davidson's letter dated January 21, 2013 that was distributed to the Committee by Ms. Lavertu. She advised that the BIA's Parking Committee did not receive any parking-related concerns from local businesses regarding the proposal and added that the BIA has no opinion about the proposal's design, but looks forward to the development and its overall economic impacts for Port Credit and would like it to proceed as soon as possible.

The Chair thanked all of the deputants for their input to the Committee on the proposal.

Recommendation

HAC-0005-2013

That the request to alter the property at 31 Lakeshore Road East, as described in the Corporate Report dated January 11, 2013 from the Commissioner of Community Services, be approved subject to the following conditions:

- (a) That the recommendations made in the peer review, by Shoalts Engineering, dated December 17, 2012, be adhered to; and
- (b) That a letter of credit, in an amount to be determined by the Director, Culture Division, be provided to the City of Mississauga to cover the cost of replacing and/or restoring any damage that may occur to the original portions of the building during construction and while conservation work takes place, to be held until the building is ready for occupancy.

Approved (J. Tovey)

3. Heritage Advisory Committee and Related Staff Milestones: 2012 Year in Review

Corporate Report dated January 14, 2013 from the Commissioner of Community Services with respect to Heritage Advisory Committee and related staff milestones: 2012 year in review.

Recommendation

HAC-0006-2013

That the Corporate Report dated January 14, 2013 from the Commissioner of Community Services, entitled "Heritage Advisory Committee and Related Staff Milestones: 2012 Year in Review," be received.

Received (R. Cutmore)

4. Heritage Impact Statement, 6545 Creditview Road (Ward 11)

Memorandum dated January 9, 2013 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for the property located at 6545 Creditview Road.

Recommendation

HAC-0007-2013

That the Memorandum dated January 9, 2013 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, entitled "Heritage Impact Statement, 6545 Creditview Road (Ward

11),” be received.

Received (M. Wilkinson)

5. Heritage Impact Statement, 4390 Mississauga Road (Ward 8)

Memorandum dated December 12, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for the property located at 4390 Mississauga Road.

Mr. Wilkinson discussed the HIS and noted that its content, especially on page 14 regarding the property’s past owners/uses and architecture, was sparse and should have contained more information about the property’s site and significance. He suggested that staff request that the property owner strengthen the HIS. Mr. Wilkinson discussed the property’s entrance where the former Sproule House was located which was also the site of the Rundle Log Cabin and said that finds may be located during development.

Ms. Wubbenhorst thanked Mr. Wilkinson for his comments and said that his input would be considered for future HISs, but that the property had been demolished. She said that she would share the information about the Rundle Log Cabin with the property owner.

Recommendation

HAC-0008-2013

That the Memorandum dated December 12, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, entitled “Heritage Impact Statement, 4390 Mississauga Road (Ward 8),” be received.

Received (M. Wilkinson)

6. Proposal to Designate Applewood Acres as Heritage Site

Email message dated December 4, 2012 from Virlana Kardash, Applewood Acres and Ward 1 resident, and email message dated January 11, 2013 from Dave Cook, President, Applewood Acres Homeowners’ Association and Applewood Acres and Ward 1 resident, with respect to a proposal to designate Applewood Acres as a heritage site.

In response to the Chair, Ms. Wubbenhorst suggested that these email messages should be referred to Heritage staff for further review and research and returned to a future Committee meeting for consideration.

Committee members discussed various heritage- and planning and building-related options to address Ms. Kardash’s concerns such as implementing zoning restrictions or a new Cultural Landscape. Councillor Tovey said that he had spoken with Ms. Kardash regarding her email message and also discussed Applewood Acres and its history and context. He added that he would discuss Ms. Kardash’s concerns with local residents.

Recommendation

HAC-0009-2013

That the email messages dated December 4, 2012 and January 11, 2013 from Virlana Kardash, Applewood Acres and Ward 1 resident, and Dave Cook, President, Applewood Acres Homeowners' Association and Applewood Acres and Ward 1 resident, respectively, with respect to a proposal to designate Applewood Acres as a heritage site be received and referred to Heritage staff for further review and consideration at a future Heritage Advisory Committee meeting.

Received/Referred (J. Tovey)

7. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated January 22, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Ms. Eigl provided an update on the Outdoor Rifle Range designation and said that staff has been in contact with Region of Peel staff regarding this matter. Councillor Tovey briefly discussed the importance of the Outdoor Rifle Range vis-à-vis the Small Arms Building as well as recent developments regarding the latter.

Recommendation

HAC-0010-2013

That the chart dated January 22, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee be received.

Received (J. Tovey)

SUBCOMMITTEE UPDATES FROM CHAIRS

8. Heritage Designation Subcommittee – Nil

9. Heritage Tree Subcommittee

Ms. Walmsley discussed her document entitled “Heritage Tree Workshop, November 9, 2012, University of Toronto” that Ms. Lavertu distributed to the Committee. She spoke about heritage trees and their definition, features, identification, value, and seed preservation, the five-level tree recognition pyramid, accessing cultural heritage criteria, visual criteria for tree assessment, online recognition through Trees Ontario, protecting heritage trees via heritage designations and municipal by-laws, the City of Toronto’s tree preservation by-law, and the stewardship of heritage trees via conservation arboriculture.

Councillor Tovey departed at 11:03 a.m.

Committee members discussed the following:

- The status of heritage trees in the City and the possibility of designating heritage

- trees in the future and directing associated resources to this matter;
- The challenges of protecting trees on private versus public property;
 - Previous work by the Heritage Tree Subcommittee regarding heritage trees; and
 - Heritage trees vis-à-vis the Natural Heritage and Urban Forest Strategy.

Jack Radecki, Executive Director, Ontario Urban Forest Council (OUFC), and Fran Moscall, Heritage Tree Coordinator, OUFC, discussed the existing trees at the Port Credit Post Office, Customs House and Armoury, the OUFC and heritage trees overall, tree-related programs, the need to educate people regarding the value of heritage trees, the process for designating trees under the *Ontario Heritage Act*, the protection of trees and heritage trees in other jurisdictions, the Ontario Heritage Tree Alliance's Heritage Tree Toolkit, and the Heritage Tree Subcommittee's work under Gay Peppin, former Chair.

Ms. Walmsley, Ms. Burt, and Ms. Wubbenhorst responded to the Committee's above-noted comments and questions.

Recommendation

HAC-0011-2013

1. That the document, entitled "Heritage Tree Workshop, November 9, 2012, University of Toronto," from Michelle Walmsley, Heritage Advisory Committee Citizen Member and Chair, Heritage Tree Subcommittee, be received; and
2. That Parks staff be directed to prepare a Memorandum for consideration at a future Heritage Advisory Committee meeting regarding the status of the Tree Recognition Program and its relationship to the Natural Heritage and Urban Forest Strategy and the possible designation of trees in the City under the *Ontario Heritage Act*.

Received/Direction (M. Walmsley)

10. Meadowvale Village Heritage Conservation District Review Committee – Nil
11. Public Awareness Subcommittee – Nil

INFORMATION ITEMS

12. Nominations for Ontario Medal for Young Volunteers

Correspondence dated December 2012 from The Honourable Michael Chan, Minister of Citizenship and Immigration, with respect to nominations for the Ontario Medal for Young Volunteers.

Mr. Wilkinson said that this matter is usually referred to Heritage Mississauga for appropriate action and then nominations are returned to the Committee for endorsement. Due to the tight timelines for nomination, the Chair requested that Mr. Wilkinson report back to a future Committee meeting regarding this matter if Heritage Mississauga decides to make any nominations so that the nominees can be publicly recognized.

Recommendation

HAC-0012-2013

That the correspondence dated December 2012 from The Honourable Michael Chan, Minister of Citizenship and Immigration, with respect to nominations for the Ontario Medal for Young Volunteers be received.

Received (M. Wilkinson)

DATE OF NEXT MEETING – Tuesday, February 26, 2013 at 9 a.m., Council Chamber

Ms. Natalizio departed at 11:25 a.m.

OTHER BUSINESS

“Whiteoaks Lorne Park Area – 425 Million Years Ago to Present”

Mr. McCuaig discussed his draft article entitled “Whiteoaks Lorne Park Area – 425 Million Years Ago to Present” that Ms. Lavertu distributed to Committee members. He thanked Mr. Wilkinson and Richard Collins, Mississauga South Historical Society, for their assistance with his article and noted that the intention is to get area residents interested in the heritage of their neighbourhoods, that similar articles could be done for the City’s other neighbourhoods like Clarkson, and that he would be happy to assist any Committee members interested in writing similar articles about their neighbourhoods.

Recommendation

HAC-0013-2013

That the document, entitled “Whiteoaks Lorne Park Area – 425 Million Years Ago to Present,” from Cameron McCuaig, Heritage Advisory Committee Citizen Member and Member, Public Awareness Subcommittee, be received.

Received (D. Dodaro)

Wooded Area Adjacent to Adamson Estate and Waterfront Trail

Mr. Cutmore discussed the condition of the wooded area adjacent to the Adamson Estate and Waterfront Trail and noted that many trees have fallen and/or been cut down and that the trees and woodlot appear unkempt. He requested that Forestry staff visit the wooded area and take appropriate measures. The Chair and Mr. Radecki discussed Mr. Cutmore’s comments, fallen and cut trees in forests, and the challenges of managing wooded areas.

Future Filming in Streetsville Memorial Cemetery

The Chair said that American filmmakers have asked the City to film in Streetsville Memorial Cemetery and that the current flag may be temporarily replaced during filming.

ADJOURNMENT – 11:30 a.m. (M. Wilkinson)