

MINUTES



HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, JUNE 23, 2009 - 9:00 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 Carolyn Parrish, Ward 6
Elaine Eigl (Citizen Member)
James Holmes (Citizen Member)
Bernie Hu (Citizen Member)
Rick Mateljan (Citizen Member)
Gay Peppin (Citizen Member)
Michael Spaziani (Citizen Member)
James Tovey (Citizen Member) (**VICE-CHAIR**)
Matthew Wilkinson (Citizen Member)

Members Absent

Mohammad Haque (Citizen Member)
Craig Lawrence (Citizen Member)

Staff Present

Mark Warrack, Senior Heritage Coordinator Community Services
Paula Wubbenhorst, Heritage Coordinator, Community Services
Jessica Reid, Legislative Coordinator, Clerk's Office

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CALL TO ORDER

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

PRESENTATIONS/DEPUTATIONS:

- A Brad Schneller, Chairman of Erindale Community Hall Board
- B Elizabeth Wilde, Cawthra Secondary School

MATTERS TO BE CONSIDERED:

1. Approval of Minutes of Previous Meeting
2. Request to Alter a Heritage Designated Property 1295 Burnhamthorpe Road East, Ward 3
3. Request to Alter a Heritage Designated Property Forster-Finan House, 820 Britannia Road West, Ward 6
4. Alteration to The Grange, Robinson Adamson House, 1921 Dundas Street West, Ward 8
(April 28, 2009 HAC-0029-2009)
5. Request to De-designate and Demolish a Property Designated on the Heritage Register, McClure House, 2075 Derry Road West, Ward 9 *(May 26, 2009 HAC-0037-2009)*
6. Request to Alter a Designated Property on the Heritage Register, Hustler Farmhouse, 7564 Tenth Line West, Ward 9
7. Porch Replacement 7005 Pond Street, Meadowvale Village, Ward 11
8. Ontario Heritage Trust's Heritage Community Recognition Program
9. Status of Outstanding Issues from Heritage Advisory Committee

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10. Status of Subcommittees/Ad Hoc Committees – Report from Chairs

10.1 Heritage Designation Subcommittee

10.2 Public Awareness Subcommittee

10.3 Heritage Tree Subcommittee

11. Items for Information

12. Date of Next Meeting – **July 28, 2009 at 9:00 a.m.**

OTHER BUSINESS

ADJOURNMENT

CALL TO ORDER – 9:10 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST - Nil

PRESENTATIONS/DEPUTATIONS

- A Brad Schneller, Chairman of Erindale Community Hall Board, with respect to consideration of designating the Erindale Community Hall, 1620 Dundas Street West, Ward 7

Mr. Schneller explained to the Committee that he felt that the Erindale Community Hall (the "Hall") should have been recognized long ago for its heritage interest. He indicated that this is the only remaining community-owned hall in Mississauga. Mr. Schneller commented that the Hall is in financial difficulty due to lack of revenue from users for reasons such as high liability insurance costs. Mr. Schneller submitted a copy of his letter to the City on behalf of the Erindale Community Hall Board (the "Board") dated May 20, 2009 requesting the City of Mississauga to consider a designation under the *Ontario Heritage Act* for the Hall. The Board is hoping that this will assist with potential grants and moving toward the friends of the Hall to raise funds. Mr. Schneller believed that the Hall should be preserved as a heritage building, and that the building is sound except some brick issues. Mr. Schneller advised that the Hall is owned by the Erindale Community Hall Association in trust. He added that to become a member you can attend the annual meeting of the Board and there is no membership fee. He also mentioned that the Erindale Community Hall Association by-law states that if the Association ceases to exist, the City has a right of first refusal.

Councillor Carolyn Parrish expressed support for the designation of the Hall and congratulated Mr. Schneller for coming forward with this request.

Gay Peppin, citizen member moved the following recommendation which was voted upon and carried:

HAC-0044-2009

That the correspondence from Brad Schneller, Chairman of Erindale Community Hall Board, requesting consideration for heritage designation of the Erindale Community Hall, 1620 Dundas Street West, Ward 7, be received and referred to staff for appropriate action.

Referred (Gay Peppin)

CS.08.Dundas St (1620) W7

- B Elizabeth Wilde, Cawthra Secondary School, with respect to heritage properties in Mississauga

Ms. Wilde addressed Committee and explained that grade twelve media art students from Cawthra Secondary School have selected heritage sites in Mississauga and created informative videos which will be launched on the Heritage Mississauga website. The heritage properties consist of the following: the Adamson Estate and Royal Conservatory

of Music south of Lakeshore Road on the Waterfront Trail; the Cawthra Estate and Woodland south of the Queen Elizabeth Way east of Cawthra Road; the Clarke Hall on Lakeshore Road West; Riverwood Park; and the Small Arms Building, Water Tower, and property at 1352 Lakeshore Road East.

Jim Tovey commented that he has been working with the students on this project and that it will be launched on Canada Day at the Living Arts Centre.

Committee members congratulated the students for their hard work and effort on these videos as well as Mr. Tovey for his participation in the project.

PR.05.HER

MATTERS TO BE CONSIDERED:

1. Approval of Minutes of Previous Meeting

Mr. Bernie Hu moved approval of the minutes of the Heritage Advisory Committee meeting held on May 26, 2009 as presented. This motion was voted on and carried.

APPROVED (Bernie Hu)

MG.07

2. Request to Alter a Heritage Designated Property 1295 Burnhamthorpe Road East, Ward 3

Corporate Report dated June 12, 2009 from the Commissioner of Community Services with respect to a request to alter a Heritage Designated Property located at 1295 Burnhamthorpe Road East in Ward 3.

Councillor Carolyn Parrish moved the following recommendation which was voted upon and carried:

HAC-0045-2009

That the request to remove the frame garage structure at the north end of the property known as 1295 Burnhamthorpe Road East, heritage designated under By-law 658-89, as described in the report from the Commissioner of Community Services, dated June 12, 2009, be approved.

APPROVED (Councillor Carolyn Parrish)

CS.08.Burnhamthorpe Rd E (1295) W3

3. Request to Alter a Heritage Designated Property Forster-Finan House, 820 Britannia Road West, Ward 6

Corporate Report dated June 12, 2009 from the Commissioner of Community Services with respect to a request to alter a Heritage Designated Property Forster-Finan House, property located at 820 Britannia Road West in Ward 6.

Committee members thanked staff for their work on this project and commented that this portion of the building was very sensitive to the original building and expressed appreciation to Orlando Corporation, the owner, for preserving the building until it could be refurbished.

Councillor Carolyn Parrish moved the following recommendation which was voted upon and carried:

HAC-0046-2009

1. *That the request to remove the rear one-and-a-half storey portion of the Forster-Finan House, 820 Britannia Road West, be approved.*
2. *That the proposal to rebuild the rear portion of the heritage structure and renovate the original structure at 820 Britannia Road West, with new materials as outlined in the report from the Commissioner of Community Services dated June 12, 2009, be approved.*
3. *That the heritage designation By-law 436-90, be updated as per the Heritage Designation Statement provided in the report from the Commissioner of Community Services, dated June 12, 2009 and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.*

APPROVED (Councillor Carolyn Parrish)

CS.08.Britannia Rd W (820) W6

4. Alteration to The Grange, Robinson Adamson House, 1921 Dundas Street West, Ward 8 (April 28, 2009 HAC-0029-2009)

Memorandum dated June 23, 2009 from the Senior Heritage Coordinator responding to Committee's request for further information with respect to a request to alter the windows at The Grange located at 1921 Dundas Street West in Ward 8.

Matthew Wilkinson, citizen member moved the following recommendation which was voted upon and carried:

HAC-0047-2009

1. *That the memorandum dated June 23, 2009 from the Senior Heritage Coordinator with respect to a request to alter the windows at The Grange located at 1921 Dundas Street West in Ward 8, be received for information.*
2. *That the request to install two inner storm windows on each of the two front dormers of The Grange, located at 1921 Dundas Street West in Ward 8, be approved in accordance with the Corporate Report dated April 17, 2009 from the Commissioner of Community Services and the memorandum dated June 23, 2009 from the Senior Heritage Coordinator.*

APPROVED (Matthew Wilkinson)

CS.08.Dundas Street West (1921) (W8)

5. Request to De-designate and Demolish a Property Designated on the Heritage Register, McClure House, 2075 Derry Road West, Ward 9 (May 26, 2009 HAC-0037-2009)

Corporate Report dated June 12, 2009 from the Commissioner of Community Services with respect to a request to de-designate and demolish the McClure House located at 2075 Derry Road West in Ward 9.

Mark Warrack, Senior Heritage Coordinator, introduced this item and indicated that new owners made this request to de-designate and demolish the property which was designated under the *Ontario Heritage Act* in 1989 for architectural and physical design. He added that two peer reviews were completed. One of the reviews stated that there had been no significant changes to the building since 1976 and no extractions from the original structure were made. Staff does not support demolition and further details are contained in the corporate report.

Mike Bombardier a representative of the management company and the Landlord, Great West Life, expressed disappointment with staff's recommendation to deny their request. Mr. Bombardier commented that the context of the house has changed. The property now sits within the Meadowvale Node, a commercial node.

Mr. Bombardier also explained how the property is situated in relation to abutting properties and that redesign of the property is difficult. The property line runs through the parking lot of an abutting property. He noted that a number of possible uses were explored for the house and there was no interest. Access is also a concern as traffic from Syntex Court feeds through the property to Derry Road West. The only people that would see the house would be traveling on the interior of the Dupont site. Its placement within the site makes it impediment to complete the site as an office campus. We have looked at relocating the building on the site, however, the only possible location would be near the pond, although it has not been determined if that would be a stable location. The house needs to be removed from its current location.

Ian McGillivray, of McGillivray-Architect, writer of the Heritage Impact Statement dated March 9, 2009 and attached to the staff report addressed Committee and indicated that he received copies of the City's peer reviews last night and has not had time to review them in detail. However, he noted that both consultants disagreed with his assessment. Mr. McGillivray commented that he does not have quantifying facts for his position as that was not identified in the terms of reference. He commented that restoring a heritage building can be unpredictable and costly. Generally, he felt that the buildings are in solid condition, but noted that the roof is deteriorating, there is mold and asbestos in the building and mold and dampness in the basement. Mr. McGillivray spoke to the question of context for the building and he felt he did not support leaving it in its current location.

Committee members recognized the McClure House as a significant cultural resource and that the building is fundamentally sound. In addition, members acknowledged the difficulty of this site but encouraged that the owner further explore possible uses for this property and that the future development of the local site be re-designed to better respect

the heritage of the McClure House. Committee felt that the McClure house should be the feature of the commercial area and it should be restored for adaptive reuse.

Councillor Carolyn Parrish moved the following recommendation which was voted upon and carried:

HAC-0048-2009

1. *That correspondence dated June 23, 2009 from Councillor Pat Saito, Ward 9, expressing support for the denial of the request to de-designate and demolish the McClure House, 2075 Derry Road West, be received for information.*
2. *That the request to de-designate and demolish the McClure House, 2075 Derry Road West, be denied.*

AMENDED / DENIED (Councillor Carolyn Parrish)

CS.08.Derry Rd W (2075) W9

6. Request to Alter a Designated Property on the Heritage Register, Hustler Farmhouse, 7564 Tenth Line West, Ward 9

Corporate Report dated June 12, 2009 from the Commissioner of Community Services with respect to a request to alter a Designated Property on the Heritage Register, property located at 7564 Tenth Line West (Hustler Farmhouse) in Ward 9.

Teresa Hustler, owner of the property, addressed Committee with respect to the proposed alteration to the rear portion of the house which is currently used as a family room. She advised that they wish to convert that portion into a bedroom and bathroom for accessibility purposes. Currently there is only one washroom in the house and it is located on the upper level which is an accessibility concern. In response to a question from Committee, Mrs. Huslter advised that the area near the door was recessed to shelter the entrance from weather.

Jim Tovey, citizen member moved the following recommendation which was voted upon and carried:

HAC-0049-2009

That the request to alter the Hustler Farmhouse, 7564 Tenth Line West, as described in the report from the Commissioner of Community Services, dated June 12, 2009, be approved.

APPROVED (Jim Tovey)

CS.08.Tenth Line West (7564) W9

7. Porch Replacement 7005 Pond Street, Meadowvale Village, Ward 11

Letter dated June 11, 2009 from the Chair of Meadowvale Village Heritage Conservation District Review Committee with respect to a proposed porch replacement for 7005 Pond Street, in Ward 11.

Jim Holmes, citizen member, requested that the record reflect that this is a porch and not a garage.

Committee discussed alteration of the porch design indicating that the left column near the stairs drops out of proportion with the other columns across the porch and suggested that the porch floor be extend past the stairs and the column be shortened to the same length as the others and hide the stair behind if possible.

Michael Spaziani, citizen member moved the following amended recommendation which was voted upon and carried:

HAC-0050-2009

1. *That the letter dated June 11, 2009 from the Chair of Meadowvale Village Heritage Conservation District Review Committee with respect to the porch replacement for 7005 Pond Street, be received.*
2. *That the Heritage Advisory Committee, at its meeting on June 23, 2009, approves the final working drawings as attached to the letter dated June 11, 2009 from the Chair of Meadowvale Village Heritage Conservation District Review Committee, for the proposed porch replacement for 7005 Pond Street, subject to the owner obtaining an encroachment agreement from the City of Mississauga and the extension of the porch floor toward the stairs to harmonize the length of the columns.*

APPROVED / AMENDED (Michael Spaziani)

CS.08.Pond Street (7005) W11

8. Ontario Heritage Trust's Heritage Community Recognition Program

Letter dated June 12, 2009 from Executive Director of Heritage Mississauga with respect to nominations for the 2009 Ontario Heritage Trust's Heritage Community Recognition Program.

Matthew Wilkinson, citizen member moved the following recommendation which was voted upon and carried:

HAC-0051-2009

That the following nominations be submitted for the Ontario Heritage Trust's 2009 Heritage Community Recognition Program: Paul Smith for Cultural Heritage; City of Mississauga Creditview Wetland project for Natural Heritage; Jane Watt for Lifetime Heritage Achievement; and Ben Madill for Lieutenant Governor's Ontario Heritage Award for Lifetime Achievement, as suggested in the letter dated June 12, 2009 from Jayme Gaspar, Executive Director of Heritage Mississauga.

APPROVED (Matthew Wilkinson)

PR.05.Heritage

9. Status of Outstanding Issues from Heritage Advisory Committee

Chart as at June 23, 2009 identifying the status of the outstanding issues from the Heritage Advisory Committee. Mr. Mark Warrack, Senior Heritage Coordinator Community Services, provided a summary of the chart to Committee and responded to questions and comments.

Strategic Plan

Committee will review the Strategic Plan at the next meeting of this Committee.

Gay Peppin, citizen member moved the following amended recommendation which was voted upon and carried:

HAC-0052-2009

That the Chart dated June 23, 2009 identifying the status of the outstanding issues from the Heritage Advisory Committee be received.

RECEIVED (Gay Peppin)

MG.07

10. Status of Subcommittees/Ad Hoc Committees – Report from Chairs

10.1 Heritage Designation Subcommittee – No report at this time.

10.2 Public Awareness Subcommittee

Paula Wubbenhorst, Heritage Coordinator, Community Services, is working with Creative Services Division on the possibility of a newsletter titled "the Bridge" in keeping with the Committee symbol.

10.3 Heritage Tree Subcommittee – No report at this time.

MG.07

11. Items for Information - Nil

12. Date of Next Meeting – July 28, 2009 at 9:00 a.m.

OTHER BUSINESS**Community Heritage Ontario Conference**

Jim Tovey and Bernie Hu attended the Community Heritage Ontario Conference. Mr. Tovey mentioned the highlights of the conference and noted that there was interest in Mississauga's approach to citizen engagement. He also noted that of the large cities group, Mississauga is the only city with a culture plan.

Pinchin Farm Repairs

Elaine Eigl, citizen member, mentioned that there is work which has not been completed at the Pinchin Farm barn building. Staff provided an explanation of the repairs.

Doors Open Mississauga

Matthew Wilkinson mentioned Doors Open Mississauga on September 19, 2009 and that he will be looking for Committee Members' assistance for historical interpreters.

Canada Day

Councillor Carolyn Parrish mentioned the Canada Day events at Civic Centre.

Cultural Landscapes

Rick Mateljan, citizen member, indicated that he is interested in additional cultural landscapes being added to the City's Heritage Register. Mr. Mateljan had a particular interest for a community located off Dundas Street East, east of Dixie Road.

ADJOURNMENT – 10:43 a.m.