

# MINUTES



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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, SEPTEMBER 22, 2009**

**COMMITTEE ROOM B**

**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)  
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)  
James Holmes (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

CALL TO ORDER – 9:01 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST - Nil

PRESENTATIONS/DEPUTATIONS - Nil

MATTERS CONSIDERED:

1. Approval of Minutes of Previous Meeting

Minutes of the Heritage Advisory Committee meeting held on July 28, 2009.

ADOPTED (Elaine Eigl)  
MG.07

2. Strategic Priorities

Memorandum dated September 22, 2009 from Mark Warrack, Senior Heritage Coordinator Planning & Heritage with respect to Committee's strategic priorities to November 2010.

With reference to the Lakeview Ratepayers' linear heritage park, it was noted that plans for a park should be reviewed by the Heritage Tree Subcommittee prior to development of the site.

Committee requested that Heritage staff add an item to the Strategic Priorities document for a property to be established as an example of adaptive reuse.

*HAC-0059-2009*

1. *That the memorandum dated September 22, 2009 from Mark Warrack, Senior Heritage Coordinator Planning & Heritage with respect to Committee's strategic priorities to November 2010 be received.*
2. *That the draft City of Mississauga Heritage Advisory Committee Strategic Priorities dated September 2009 be adopted as amended at its meeting on September 22, 2009.*

ADOPTED AS AMENDED (James Tovey)  
MG.07

3. Request to alter a Heritage Designated Property, 41 Bay Street, Old Port Credit Village Heritage Conservation District, Ward 1

Corporate Report dated September 11, 2009 from Commissioner of Community Services with respect to a request to remove the garage structure on the heritage designated

property located at 41 Bay Street in the Old Port Credit Village Heritage Conservation District in Ward 1.

*HAC-0060-2009*

*That the request to remove the garage structure located at 41 Bay Street South be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.*

APPROVED (Michael Spaziani)

CS.08.BAY W1

4. Request to alter a Heritage Designated Property, 57 Bay Street, Old Port Credit Village Heritage Conservation District, Ward 1

Corporate Report dated September 11, 2009 from Commissioner of Community Services with respect to a request to demolish all of the structures located at 57 Bay Street in the Old Port Credit Village Heritage Conservation District in Ward 1.

Gael Miller, owner of the property and James Bailey, Architect, were in attendance and answered questions from Committee. Mr. Bailey advised that most of the original fabric of the property has been lost, there are concerns about the condition of the foundation and from the title documents it does not appear that the original family resided in the home. He opined that the historical value of this property is the lot size (.25 acre), which the owner intends to retain through redevelopment.

Committee members were concerned with demolishing this building because it is the type of property that the Heritage Conservation District serves to protect and they felt that the Heritage Impact Statement was unclear with respect to the presence of original fabric, the state of the foundation and the condition of the floors. Committee requested that a decision on the demolition be deferred until the property owner explores possible reuse for the building and presents this Committee with designs for the redevelopment of the site.

The property owner agreed with Committee's request and agreed not to demolish the home until after Committee reviews the redevelopment designs. Ms. Miller suggested that she may be in a position to come back to Committee in November 2009.

*HAC-0061-2009*

1. *That the matter of a request to demolish and remove the residential structure and detached garage at 57 Bay Street, located within the Old Port Credit Village Heritage Conservation District, designated under Part V of the Ontario Heritage Act, be deferred to the Heritage Advisory Committee meeting scheduled for November 24, 2009 for the property owner to submit concept plans of a new structure to be erected on the site for the Committee's review.*
2. *That the time period set out in section 42. (4) of Part V of the Ontario Heritage Act, R.S.O. 1990, c. O.18 be extended, as agreed to by the property owner at the*

*Heritage Advisory Committee meeting on September 22, 2009, and that the property owner shall not demolished and removed the structure until the Heritage Advisory Committee has an opportunity to review the concept plans for the new structure.*

DEFERRED (James Tovey)  
CS.08.BAY W1

5. Request to demolish a Heritage Listed Property, 375 Pinetree Way, Ward 1

Corporate Report dated September 11, 2009 from Commissioner of Community Services with respect to a request to demolish the heritage listed property located at 375 Pinetree Way Street in Ward 1.

Committee supported the demolition request and discussion ensued with respect to the number of homes in Mineola west that have being demolished and replaced with new styles that are not in keeping with the neighbourhood over the last few years. Members of the Heritage Designation Subcommittee advised that they are assisting Heritage staff by photographing homes in Mineola west for their historical and cultural value, due to the number of monster homes being built which is changing the context of the neighbourhood.

Committee expressed concern for the development designs submitted by the property owner, particularly the high-pitched roof, its style and massing. Committee requested that Heritage staff forward Committee's comments with respect to the design to the Planning and Building Department. Committee discussed whether zoning restrictions could be implemented for Mineola west area to control the overall concerns Committee has for Mineola west and directed staff to communicate this to Planning staff and the local Ward Councillor.

*HAC-0062-2009*

1. *That the property at 375 Pinetree Way, 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.*
2. *That Heritage staff forward comments expressed by the Heritage Advisory Committee at its meeting on September 22, 2009 to Planning staff with respect to the concept designs proposed for the new structure to be erected on the property at 375 Pinetree Way.*

APPROVED / DIRECTION (Michael Spaziani)  
CS.08.PIN W1

6. Proposed Heritage Designation, Cordingley House, 6671 Ninth Line, Ward 10

Corporate Report dated September 18, 2009 from Commissioner of Community Services with respect to the proposed heritage designation of the Cordingley House property located at 6671 Ninth Line in Ward 10.

Heritage staff explained that the draft heritage attributes for the property are not finalized with the property owners and requested that the matter be referred to Heritage staff for further review of the heritage attributes with the property owners.

Committee requested that this matter be added to the outstanding issues list and be brought back to the next scheduled Committee meeting.

*HAC-0063-2009*

*That the Corporate Report dated September 18, 2009 from the Commissioner of Community Services with respect to the proposed heritage designation of the Cordingley House property located at 6671 Ninth Line in Ward 10, be referred to staff to negotiate the heritage attributes of the property and report back to the Heritage Advisory Committee at its next meeting.*

REFERRED / DIRECTION (Matthew Wilkinson)

CS.08.NIN W10

7. Status of Outstanding Issues from Heritage Advisory Committee

Chart as at September 22, 2009 identifying the status of the outstanding issues from the Heritage Advisory Committee.

*HAC-0064-2009*

*That the chart identifying the status of the outstanding issues from the Heritage Advisory Committee as at September 22, 2009, be received.*

RECEIVED (James Tovey)

MG.07

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

8.1 Heritage Designation Subcommittee – See update under Item 5, 375 Pinetree Way

8.2 Public Awareness Subcommittee – No update

8.3 Heritage Tree Subcommittee - Members of the subcommittee will be meeting with City staff to discuss heritage tree proposals.

MG.07

9. Date of Next Meeting – **October 27, 2009 at 9:00 a.m.**

#### OTHER BUSINESS

##### **Heritage Toronto Awards and Toronto's 175<sup>th</sup> Anniversary**

Mr. Tovey mentioned the event on October 13, 2009 and suggested that Committee be represented at the event.

*HAC-0065-2009*

*That funds up to \$130.00 per person be allocated from the Heritage Advisory Committee Budget to purchase tickets for Heritage Advisory Committee members interested in attending the 2009 Heritage Toronto Awards and William Kilbourn Memorial Lecture scheduled for October 13, 2009.*

Approved (James Tovey)

MG.07

##### **Doors Open Mississauga**

Mr. Wilkinson commented on the great success of Doors Open Mississauga.

##### **The Events That Shaped Mississauga speaker series**

Mr. Wilkinson mentioned that the series will feature Ron Duquette on September 22, 2009 7:00 p.m. at the Noel Ryan Auditorium in the Central Library regarding the birth of Mississauga's downtown core.

##### **Region of Peel property research guide**

Mr. Wilkinson mentioned that Peel Heritage Complex produced a free property research guide for the Region of Peel, which was handed out at the HAC display at Doors Open Mississauga.

##### **Mississauga Heritage Advisory Committee Newsletter**

Staff advised that "The Bridge" Mississauga Heritage Advisory Committee Newsletter was distributed.

##### **John Sewell book talk and discussion**

Mr. Hu attended a John Sewell book talk and discussion with respect to The Shape of the Suburbs at Central Library.

##### **Tin Smith Shop development**

Mr. Spaziani advised an application for Tin Smith Shop development located at 280 Queen Street South is scheduled to be presented on the next HAC agenda.

##### **A Guide to Architectural Terms**

Ms. Eigl advised that The School of Restoration Arts at Willowbank produced A Guide to Architectural Terms.

ADJOURNMENT – 10:32 a.m.