

MINUTES



HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, NOVEMBER 20, 2012 – 9:30 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) (departure at 12:45 p.m.
due to Other Municipal Business)
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member (departure at 12:45 p.m.)
James Holmes, Citizen Member
Rick Mateljan, Citizen Member
Cameron McCuaig, Citizen Member
Michael Spaziani, Citizen Member
Michelle Walmsley, Citizen Member

MEMBERS ABSENT: Mohammad N. Haque, Citizen Member
Deanna Natalizio, Citizen Member
Matthew N. Wilkinson, Citizen Member

STAFF PRESENT: Susan Burt, Director, Culture Division
Elaine Eigl, Heritage Coordinator
Laura Waldie, Heritage Coordinator
Mark Warrack, Senior 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

NOTE: The Committee changed the order of the Agenda during the meeting. These Minutes reflect the order of the meeting.

CALL TO ORDER – 9:31 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

Mr. Mateljan declared a conflict of interest on Deputation D and Item 5, as his firm is involved with this project, and left the Council Chamber during discussion of these items.

PRESENTATIONS/DEPUTATIONS

- D. Item 5 Alison Strickland, Principal, Strickland Mateljan Design Associates Ltd., with respect to a request to alter a heritage designated property located at 1036 Old Derry Road in Ward 11.

Ms. Strickland said that she was seeking approval for the replacement of windows on the front elevation of the property which is under renovation. She discussed the property's current and proposed windows and their characteristics and overall suitability for the Meadowvale Village Heritage Conservation District (MVHCD) and the various reasons for replacing the windows. Ms. Strickland showed photographs of new windows used on heritage properties and distributed a proposed window mock-up to Committee members.

In response to a question from the Chair, Ms. Wubbenhorst explained that the MVHCD Review Committee wanted the Heritage Advisory Committee to determine if the proposed windows are appropriate for the MVHCD and that the Corporate Report regarding this property deals with the entire alterations, including the windows.

Committee members discussed the proposed windows and their characteristics and suitability for the MVHCD, the MVHCD Review Committee's discussions regarding the proposed windows, the windows in Streetsville's Business Improvement Association office, and the possibility of approving the use of the proposed windows in the MVHCD.

Ms. Strickland, Ms. Wubbenhorst, Mr. Holmes, and Ms. Burt responded to the Committee's above-noted comments and questions. Ms. Burt suggested that the proposed windows be approved for this property, but not be made a precedent unless recommended via the MVHCD Plan Review and eventual new guidelines.

The Committee dealt with Item 5 at this time.

5. Request to Alter a Heritage Designated Property, 1036 Old Derry Road, Ward 11

Corporate Report dated October 23, 2012 from the Commissioner of Community Services with respect to a request to alter a heritage designated property located at 1036 Old Derry Road.

Recommendation

HAC-0082-2012

1. That the PowerPoint presentation by Alison Strickland, Principal, Strickland Mateljan Design Associates Ltd., with respect to the proposed windows for the property at 1036 Old Derry Road to the Heritage Advisory Committee on November 20, 2012 be received;
2. That the request to alter the property at 1036 Old Derry Road, as described in the Corporate Report dated October 23, 2012 from the Commissioner of Community Services entitled "Request to Alter a Heritage Designated Property, 1036 Old Derry Road, Ward 11," be approved; and
3. That the proposed windows for the property at 1036 Old Derry Road be approved, but not set a precedent for the Meadowvale Village Heritage Conservation District unless recommended by the Meadowvale Village Heritage Conservation District Study.

Received/Approved/Direction (J. Holmes)

- B. Item 6 Karen Bennett, Associate, Glen Schnarr & Associates Inc., with respect to a request to demolish a heritage listed property, the 1976 Pump House at the Mississauga Golf & Country Club located at 1725 Mississauga Road, in Ward 8.

Ms. Bennett discussed the property and the project's logistics, location, and timelines. She asked that the 60-day waiting period in the *Ontario Heritage Act* for the demolition of this property be applied from the date that written notice was given to the City and that the City issue a heritage demolition permit before the Ministry of Tourism, Culture, and Sport approves the Archaeological Assessment so that construction can begin promptly.

Committee members discussed the 60-day waiting period, the possibility of fast-tracking demolition approval for this property, the practices of other municipalities vis-à-vis the 60-day waiting period, the consequences of delaying construction, projected water efficiencies from the proposed property, and the project's overall timelines.

Ms. Wubbenhorst, Ms. Bennett, and Ms. Burt responded to the Committee's above-noted comments and questions. Ms. Wubbenhorst and Ms. Burt discussed the 60-day timeframe and said that it begins once Heritage staff accepts Heritage Impact Statements (HIS) and that this process is consistent for all applicants. Ms. Wubbenhorst discussed the approval process for Archaeological Assessments. Ms. Burt said that Heritage staff would issue a heritage demolition permit once the Ministry approved the Archaeological Assessment.

The Committee dealt with Item 6 at this time.

6. Request to Demolish a Heritage Listed Property, 1976 Pump House, Mississauga Golf & Country Club, 1725 Mississauga Road, Ward 8

Corporate Report dated October 23, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property, the 1976 Pump House at the Mississauga Golf & Country Club, located at 1725 Mississauga Road.

Recommendation

HAC-0083-2012

That the 1976 pump house at the Mississauga Golf & Country Club, 1725 Mississauga 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, subject to the following condition:

- (a) That solid wood board hoarding is installed, prior to any demolition occurring, to protect the nearby former 1923 pump house during demolition and construction.

Approved (R. Cutmore)

- A. Item 3 Robert Grossmann, Senior Advisor, Adamson Associates Architects, with respect to a proposed heritage designation and partial demolition of heritage listed 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 and its location, limitations, features, and zoning, a letter from Ms. Burt dated November 25, 2010, the proposed property and its features, various developments that have incorporated heritage properties in Toronto and elsewhere, the eventual relocation of Stavebank Road, and heritage-related work and estimated construction costs for the overall property.

Committee members discussed the following:

- The proposed property and its suitability for Port Credit, costs, heritage features, the lowering of the existing ground floor to sidewalk level, transition zones, terrace, parking, dimensions, "glass box" design, massing, building materials, window muntins, views, elevations, front entrance, storeys, trees, scaling, future Committee of Adjustment applications, and future servicing needs and impacts;
- The possibility of modifying the proposed property as follows: maintaining the 1931 heritage property's entrance as an entrance (e.g., with a flag, lighting, or an antique mailbox to highlight its heritage), incorporating a canopy, adjusting the transition zones to Lakeshore Road, recessing the front façade, using secondary/alternative materials or other techniques on the "glass box" vis-à-vis the 1931 heritage property, retaining the existing trees due to their size, type, and significance, recessing the third storey from Lakeshore Road, integrating environmentally-suitable screening on some sides due to sunlight, and showcasing the 1931 heritage property for those entering Port Credit from the west side;
- The current property and its features and limitations;
- The Bloor Gladstone Branch Library and its incorporation of a heritage property;
- A development proposal adjacent to the Orange Lodge in Streetsville; and
- The possibility of the Committee receiving an Arborist Report regarding this property due to its location adjacent to the Credit River.

Mr. Grossmann, Ms. Wubbenhorst, and Jonathan James, Vice President, Centre City

Capital Limited, discussed the Committee's above-noted comments and questions. Mr. James discussed the work done on the property to date and parking, costs, and other issues and challenges. In response to a question from Mr. Holmes, Ms. Wubbenhorst discussed the proposed property and the possibility of altering the third storey and adding banding to the second storey to reference the 1931 heritage property.

Recommendation

HAC-0084-2012

That the PowerPoint presentation by Robert Grossmann, Senior Advisor, Adamson Associates Architects, with respect to a proposed heritage designation and partial demolition of a heritage listed property, the Port Credit Post Office, Customs House and Armoury located at 31 Lakeshore Road East, to the Heritage Advisory Committee on November 20, 2012 be received.

Received (M. Spaziani)

- C. Item 3 Dorothy Tomiuk and Jim Danahy, Town of Port Credit Association (TOPCA) representatives, with respect to a proposed heritage designation and partial demolition of a heritage listed property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, in Ward 1.

Ms. Tomiuk and Mr. Danahy delivered a PowerPoint presentation, entitled "Port Credit Citizen Deputation to Heritage Advisory Committee" and dated November 20, 2012, and discussed the property's chronology, a January 2010 meeting between City staff and community representatives, the Small Arms Building, the Port Credit Memorial Arena, the property's trees, parking, fair market value, the current property, a citizen-driven concept design for the property, the Lakeshore Road Corridor Summit meeting in 2012, a tour of the property in 2011, the proposed property, and TOPCA's HIS.

Committee members discussed the following:

- The adaptive reuse of heritage properties;
- The proposed property and its advantages and disadvantages;
- The Committee's role regarding the proposed heritage designation and property;
- The Small Arms Building and its heritage designation and overall preservation;
- The adaptive reuse recommendations in Gillespie Heritage Consulting's HIS;
- The property's heritage designation and the visibility of the 1931 heritage property from the west side vis-à-vis the proposed property and affected walls;
- The proposed recommendation for the property, including the appropriateness of including conditions regarding setbacks and banding;
- The possibility of the Committee reviewing the final drawings, landscaping plans, and signage plans for the proposed property during an upcoming meeting; and
- The proposed building's glass and its risks to birds and overall fit for Port Credit.

Ms. Tomiuk, Ms. Wubbenhorst, the Chair, Mr. Danahy, Ms. Burt, and Mr. Grossmann

discussed the Committee's above-noted comments and questions. Ms. Wubbenhorst discussed the property's status as a heritage listed property and associated limitations. Ms. Burt discussed the property's proposed heritage designation and said that Heritage staff and two HISSs from heritage consultants concluded that only the property's 1931 portion is worthy of designation. In response to a question from Mr. McCuaig, Ms. Wubbenhorst said that the Designation Statement could be modified to include the views of the 1931 heritage property from the west side vis-à-vis the proposed property. Ms. Wubbenhorst and Ms. Burt discussed the proposed recommendation for the property, including the proposed heritage designation and the additional conditions for the proposed property.

- E. Item 3 Laurie Danahy, Ward 1 Resident, with respect to a proposed heritage designation and partial demolition of a heritage listed property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, in Ward 1.

Ms. Danahy said that she resides in Port Credit on Front Street, near J.C. Saddington Park, and expressed concern about the proposed property's "glass box" design for Port Credit's main street. She added that she preferred the citizen-driven concept design for the property and spoke about the importance of retaining the current property's brick.

- F. Item 3 Ellen Timms, General Manager, Port Credit Business Improvement Association (BIA), with respect to a proposed heritage designation and partial demolition of a heritage listed property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East, in Ward 1.

Ms. Timms said that the Port Credit BIA's Board had no opinion about the property's heritage designation or the proposed property's design, but that the Port Credit BIA is excited about the proposal and supports the addition of office space to keep the main street vibrant. She also thanked the property owner for investing in the local community.

Recommendation

HAC-0085-2012

That the PowerPoint presentation by Dorothy Tomiuk and Jim Danahy, Town of Port Credit Association (TOPCA) representatives, entitled "Port Credit Citizen Deputation to Heritage Advisory Committee," with respect to a proposed heritage designation and partial demolition of a heritage listed property, the Port Credit Post Office, Customs House and Armoury located at 31 Lakeshore Road East, to the Heritage Advisory Committee on November 20, 2012 be received.

Received (C. McCuaig)

The Committee dealt with Item 3 at this time.

3. Proposed Heritage Designation and Partial Demolition of Heritage Listed Property, Port Credit Post Office, Customs House and Armoury, 31 Lakeshore Road East, Ward 1

Corporate Report dated November 7, 2012 from the Commissioner of Community Services with respect to a proposed heritage designation and partial demolition of heritage listed property, the Port Credit Post Office, Customs House and Armoury, located at 31 Lakeshore Road East.

Committee members discussed the following:

- The proposed recommendation for the property, including the appropriateness of including conditions regarding setbacks and banding and the possibility of the Committee reviewing the proposed property's final drawings at its next meeting;
- The possibility of modifying the proposed property as follows: altering the setback from Lakeshore Road, maintaining the 1931 heritage property's entrance as an entrance for the proposed property, preserving more of the west wall, altering the second storey, and dismantling/retaining the west wall for future reconstruction;
- The proposed property's landscaping plans; and
- Demolition plans and construction logistics, requirements, and timelines.

Ms. Burt, Mr. Grossmann, and Ms. Wubbenhorst discussed the Committee's above-noted comments and questions. Mr. Grossmann discussed demolition and construction plans for the overall property. Ms. Wubbenhorst discussed the timelines and conditions required by Heritage staff prior to the issuance of the heritage demolition permit.

Recommendation

HAC-0086-2012

That the original 1931 portion of the Port Credit Post Office, Customs House and Armoury be designated under the *Ontario Heritage Act* for its physical/design, historical/associative, and contextual value and that the request to remove the later additions be approved in principle subject to the following conditions:

- (a) That the proponent allow a peer review of the proposal, including the cost list, by a heritage engineer, selected by the Director, Culture Division, to confirm its feasibility and that any further conditions arising from this review be met and adhered to;
- (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;
- (c) That the Designation Statement be revised to be clear that the actual metal letters that form the word "Port Credit" above the main entrance are to be included in the list of heritage attributes; and
- (d) That the final drawings of the Port Credit Post Office, Customs House and Armoury located at 31 Lakeshore Road East be subject to further review and comment at an upcoming Heritage Advisory Committee meeting and, if appropriate, that the Heritage Advisory Committee recommend approval of the final drawings to Council.

Approved (R. Cutmore)

The Committee recessed at 12:45 p.m. and resumed its meeting at 1:05 p.m.

Councillor Tovey and Mr. Dodaro departed at 12:45 p.m.

UNFINISHED BUSINESS

1. Alteration to a Heritage Designated Property Without Heritage Permit, 7155 Pond Street, Meadowvale Village Heritage Conservation District, Ward 11

Memorandum dated September 7, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to an alteration to a heritage designated property without heritage permit located at 7155 Pond Street in the Meadowvale Village Heritage Conservation District.

In response to a question from the Chair, Ms. Wubbenhorst said that Heritage staff are working with Legal staff and looking into pressing charges against the property owner.

Recommendation

HAC-0087-2012

That the Memorandum dated September 7, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, entitled "Alteration to a Heritage Designated Property Without Heritage Permit, 7155 Pond Street (Ward 11), Meadowvale Village Heritage Conservation District," be received.

Received (J. Holmes)

MATTERS CONSIDERED

2. Approval of Minutes of Previous Meeting

Minutes of the meeting held September 18, 2012.

Approved (R. Cutmore)

4. Meadowvale Village Heritage Conservation District Plan Review, Ward 11

Corporate Report dated October 29, 2012 from the Commissioner of Community Services with respect to the Meadowvale Village Heritage Conservation District Plan Review.

Mr. Warrack gave an overview of the Corporate Report. In response to questions from the Chair, Mr. Warrack discussed the development limitations and allowable alterations in the Study Area under the proposed By-law. Mr. Holmes expressed support for the Plan

Review and the designation of a Study Area for a one-year period.

Recommendation

HAC-0088-2012

1. That the proposed Meadowvale Village Heritage Conservation District Study, as outlined in the Corporate Report dated October 29, 2012 from the Commissioner of Community Services entitled “Meadowvale Village Heritage Conservation District Plan Review, Ward 11,” be endorsed; and
2. That a By-law to designate the Study Area of the Meadowvale Village Heritage Conservation District Review pursuant to the *Ontario Heritage Act* and to set limitations for development of properties within the Study Area for one year, be approved.

Approved (J. Holmes)

7. Heritage Permit Process and Cultural Landscapes

Memorandum dated November 2, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Permit Process and Cultural Landscapes.

Recommendation

HAC-0089-2012

That the Memorandum dated November 2, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, entitled “Heritage Permit Process and Cultural Landscapes,” be received.

Received (C. McCuaig)

8. Wood Window Restoration Workshop – Follow Up Memo

Memorandum dated October 30, 2012 from Elaine Eigl, Heritage Coordinator, with respect to the Wood Window Restoration Workshop.

Ms. Eigl provided an overview of her Memorandum and said that the Workshop was successful and that she obtained positive feedback from participants. The Chair discussed the Workshop and said that it was well-received and useful for participants.

Recommendation

HAC-0090-2012

That the Memorandum dated October 30, 2012 from Elaine Eigl, Heritage Coordinator, entitled “Wood Window Restoration Workshop – Follow Up Memo,” be received.

Received (J. Holmes)

9. Heritage Trees Workshop: Toronto

Correspondence with respect to the Heritage Trees Workshop: Toronto on November 9,

2012 at the Ontario Institute for Studies in Education in Toronto, Ontario.

Ms. Lavertu discussed the correspondence and noted that Ms. Walmsley had attended the Workshop and was requesting reimbursement from the Committee for her registration and public transportation costs. Ms. Walmsley spoke about the Workshop and its value. The Chair suggested that Ms. Walmsley prepare a brief, point-form document regarding the Workshop for inclusion on a future agenda for the Committee's information.

Recommendation

HAC-0091-2012

1. That correspondence with respect to the Heritage Trees Workshop: Toronto on November 9, 2012 at the Ontario Institute for Studies in Education in Toronto, Ontario be received; and
2. That the request from Michelle Walmsley, Heritage Advisory Committee Citizen Member, to be reimbursed for attending the Heritage Trees Workshop: Toronto on November 9, 2012 at the Ontario Institute for Studies in Education in Toronto, Ontario be approved and that roughly \$60 (specifically, \$55 for registration fees and \$5 for public transportation costs) be allocated in the Heritage Advisory Committee's 2012 budget (Account #28609) for this expenditure.

Received/Direction (M. Spaziani)

10. 2013 Heritage Advisory Committee Meeting Dates

Memorandum dated November 9, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the 2013 Heritage Advisory Committee meeting dates.

Recommendation

HAC-0092-2012

That the Memorandum dated November 9, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, entitled "2013 Heritage Advisory Committee Meeting Dates," be received.

Received (R. Cutmore)

11. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated November 20, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Ms. Wubbenhorst discussed the following items on the chart:

- *Bell Tower Meadowvale Village Hall*: This matter will return to the Committee if proposed. As such, Heritage staff suggests that this be removed from the chart;

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- *Rooftop Solar Panels*: Heritage staff will review this matter via the MVHCD Plan Review and be a template for the rest of the City. As such, this matter will return to the Committee so Heritage staff suggests that this be removed from the chart;
 - *Dowling House*: This matter is being handled by Legal staff and the property owner's Legal Counsel and the property will be relocated in the near future. The Committee can request updates and this matter may return to the Committee in the future. As such, Heritage staff suggests that it be removed from the chart.
 - *Port Credit Post Office, Customs House and Armoury*: This matter can be removed from the chart, as it will be considered at the Committee's next meeting;
 - *Outdoor Rifle Range*: This matter should remain on the chart, as it is outstanding and Heritage staff will send another letter to the Region of Peel regarding the possibility of designating the property;
 - *Heritage Advisory Committee's Budget*: This matter should remain on the chart, as it is outstanding and will be considered at an upcoming Committee meeting;
 - *QEW Credit River Bridge Class Environmental Assessment Study*: Staff will bring forward the project team's Transportation Environmental Study Report once released so Heritage staff suggests that this be removed from the chart;
 - *Committee's options for streamlining the current process for properties on the Heritage Register located in Cultural Landscapes and Heritage Advisory Committee/Subcommittee Reviewing Preliminary Design Plans for Heritage Listed Properties*: Item 7 on the November 20, 2012 agenda dealt with these matters so Heritage staff suggests that this be removed from the chart; and
 - *Alteration to a Heritage Designated Property without Heritage Permit*: Item 1 on the November 20, 2012 agenda dealt with this matter so Heritage staff suggests that this be removed from the chart.

Mr. Cutmore noted that the Derry House's steps were recently repaired by the City and, as such, that this matter could be removed from the chart, as it is no longer outstanding.

Recommendation

HAC-0093-2012

That the chart dated November 20, 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 (R. Mateljan)

SUBCOMMITTEE UPDATES FROM CHAIRS

12. Heritage Designation Subcommittee – Nil
13. Heritage Tree Subcommittee

Ms. Walmsley said that she attended a Heritage Trees Workshop and learned about heritage tree-related matters that will be discussed at a future Subcommittee meeting.

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14. Meadowvale Village Heritage Conservation District Review Committee – Nil
 15. Public Awareness Subcommittee – Nil

INFORMATION ITEMS

16. City of Mississauga Notice of Study Commencement: Municipal Class Environmental Assessment Study for McLaughlin Road

Correspondence dated September 26, 2012 from Abdul Shaikh, Project Manager, City of Mississauga, and Don Drackley, Consultation Manager, IBI Group, with respect to the City of Mississauga Notice of Study Commencement: Municipal Class Environmental Assessment Study for McLaughlin Road.

Recommendation

HAC-0094-2012

That the correspondence dated September 26, 2012 from Abdul Shaikh, Project Manager, City of Mississauga, and Don Drackley, Consultation Manager, IBI Group, with respect to the City of Mississauga Notice of Study Commencement: Municipal Class Environmental Assessment Study for McLaughlin Road be received.

Received (J. Holmes)

17. June Callwood Outstanding Achievement Award for Voluntarism in Ontario

Correspondence dated September 2012 from the Honourable Charles Sousa, Minister of Citizenship and Immigration, with respect to the June Callwood Outstanding Achievement Award for Voluntarism in Ontario.

Recommendation

HAC-0095-2012

That the correspondence dated September 2012 from the Honourable Charles Sousa, Minister of Citizenship and Immigration, with respect to the June Callwood Outstanding Achievement Award for Voluntarism in Ontario be received.

Received (M. Spaziani)

DATE OF NEXT MEETING – Tuesday, January 22, 2013 at 9 a.m., Council Chamber

OTHER BUSINESS – Nil

ADJOURNMENT – 1:30 p.m. (C. McCuaig)