



# **MINUTES**

(As amended June 17, 2014)

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## **HERITAGE ADVISORY COMMITTEE**

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, MAY 20, 2014 – 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)  
Robert Cutmore, Citizen Member  
David Dodaro, Citizen Member  
James Holmes, Citizen Member  
Rick Mateljan, Citizen Member  
Cameron McCuaig, Citizen Member  
Matthew N. Wilkinson, Citizen Member

**MEMBER ABSENT:**

Mohammad N. Haque, Citizen Member  
Michael Spaziani, Citizen Member  
Michelle Walmsley, Citizen Member

**STAFF PRESENT:**

Laura Waldie, Heritage Coordinator  
Mark Warrack, Cultural Planner, Culture Division  
Mumtaz Alikhan, Legislative Coordinator

CALL TO ORDER – 9:33 A.M.APPROVAL OF AGENDA

**Approved** (R. Mateljan)

DECLARATIONS OF CONFLICT OF INTERESTDEPUTATIONSMATTERS CONSIDERED1. Approval of Minutes of Previous Meeting

Minutes of the meeting held April 22, 2014.

**Approved** (J. Holmes)

2. Demolition of a Designated Part V Structure – 1050 Old Derry Road, Meadowvale Village Heritage Conservation District (Ward 11)

Mr. Christopher Wallace, Architect, distributed his Client's response to the Corporate Report from staff dated May 16, 2014 summarizing concerns with the Report and its recommendation. He then introduced Mr. Paul Oberst, Architect and member of the Canadian Association of Heritage Consultants. The Property Owner, Mr. Neil O'Connor, was also in attendance.

Mr. Oberst noted that changes over the years in the Meadowvale Village Heritage Conservation District have been significant with substantial additions to many original buildings while preserving the character of Meadowvale Village. He said provincial guidelines express a municipality's ability to manage or control change to protect and enhance the character of a district and noted that the operative word is "change." Mr. Oberst said that staff have taken no notice of the contents of Appendix 1, the Heritage Impact Assessment (HIA), that he prepared for the property.

Mr. Wallace reviewed the design proposal and said that in terms of dormer, porch and window treatments, the design was in full compliance with the Design Guidelines of 2003. The two-car garage proposed will have a loft over it given the topography of the site, and the size of the house complies with the new guidelines specifically formulated for Meadowvale Village currently in the process of approval. He discussed the side and back elevations, as well as the site plan. He challenged the notion that the proposed house is grandiose because there is a larger Hush Development property behind, and he

also suggested that the proposed building is in character and scale with the remainder of the streetscape. Mr. Wallace said that in terms of renovation, the heritage values of retaining the centre portion is more than offset by the improved scale of the new house.

The Committee raised the following issues notwithstanding the conflicting guidelines:

- Will the proposed building to look like it was there longer than the one being demolished;
- In terms of renovations, would the building work within the 1930s Craftsman Style inspired brick building;
- Layering of history as opposed to faking it;
- Scale of the proposed building to the neighbourhood

Messrs. Wallace, Oberst and O'Connor responded. The proposed building will look older than 1930 in keeping with the character of the architecture that the Meadowvale Village Heritage District was created to preserve and protect. The guidelines state that sustainable use be found for a heritage building and the present 900 sq. ft. building does not represent sustainable use and is architecturally difficult to design. Mr. Wallace proposed that the existing structure could be moved to another location in Meadowvale at the developer's cost, however the response from the local Heritage Committee was that the house does not have sufficient heritage value. Mr. O'Connor noted that it made no sense that this building must be preserved because it is brick when similar properties have been demolished previously. Mr. Wallace noted that the proposed development does accurately represent the relative scale of the buildings in the neighbourhood.

The Committee concluded that the structure is sound and that although the property may not be worthy of an individual Part IV Heritage Designation, it does make up the character of the area. The Committee further noted that if the lot was vacant or the property destroyed, then the proposal may be acceptable.

#### RECOMMENDATION

HAC-0023-2014

That the property owner's request to demolish the structures on the property located at 1050 Old Derry Road, which is Designated under Part V of the Ontario Heritage Act as part of the Meadowvale Village Heritage Conservation District be denied, as described in the Corporate Report dated April 28, 2014, from the Commissioner of Community Services, and that Heritage Planning Staff work with the proponent with respect to building an appropriate addition to the back of the property in a style that is representative of the era.

**Approved** (J. Holmes)

3. Request to Demolish Structures on a Heritage Listed Property - 6432 Ninth Line (Ward 10)

In response to M. Wilkinson's concerns, Ms. Waldie confirmed that except for the

dwelling structure, the barn and outbuilding structures on the property were not worthy of a heritage designation.

**RECOMMENDATION**

HAC-0024-2014

That the barn and outbuilding structures located on the property at 6432 Ninth Line, which is individually listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structures be approved pending the following conditions as described in the Corporate Report dated April 23, 2014 from the Commissioner of Community Services:

1. The dwelling structure is retained and,
2. That solid wood board hoarding be installed at a distance of five (5) metres around the perimeter of the dwelling structure.

(Ward 10)

**Approved** (M. Wilkinson)

4. **Request to Demolish a Heritage Listed Property Within a Cultural Landscape, 3110 Merritt Avenue (Ward 5)**

Ms. Laura Waldie, Heritage Coordinator, Culture Division, advised that Ms. Anne Gillespie, Gillespie Heritage Consulting, has indicated that as Malton lacks site plan controls as well as design guidelines to aid infill housing, she would no longer prepare Heritage Impact Statements for Malton. Ms. Waldie advised that the Culture Division will be reviewing the Malton Community Node to address Heritage conservation principles to protect the character of the neighbourhood.

The Committee felt that Ms. Gillespie's work was invaluable, that a copy of the Heritage Impact Statement be forwarded by staff to Ward 5 Councillor for information, and that a report on the number of properties within the War Time Housing (Malton) Cultural Landscape be brought back to the Committee.

**RECOMMENDATION**

HAC-0025-2014

1. That the property at 3110 Merritt Avenue, which is listed on the City's Heritage Register as part of the War Time Housing (Malton) Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and the appropriate City officials be authorized and directed to take the necessary action to give effect hereto, as described in the Corporate Report dated April 12, 2014 from the Commissioner of Community Services (Ward 5); and
2. That staff be directed to bring back a report detailing the number of properties within the War Time Housing (Malton) Cultural Landscape.

**Approved** (Councillor J. Tovey)

5. Designated Heritage Property Grants 2014

Ms. Waldie noted that the property at 271 Queen Street South had been removed from the list of 2014 Designated Heritage Property Grants because it is in a transition of ownership and the new owners will not qualify for the Heritage Property Grant this year.

RECOMMENDATION

HAC-0026-2014

That the Heritage Property Grant Program requests be approved, as amended with the removal of 271 Queen Street South, as outlined in the report from the Commissioner of Community Services, dated April 25, 2014.

**Approved** (D. Dodaro)

6. Caledon Heritage Foundation 4<sup>th</sup> Annual Heritage Bus Tour

Invitation to the Caledon Heritage Foundation 4<sup>th</sup> Annual Heritage Bus Tour at 9:00 a.m. on May 29, 2014 to Churches/Sites/Cemeteries.

RECOMMENDATION

HAC-0027-2014

1. That the invitation to the Caledon Heritage Foundation 4<sup>th</sup> Annual Heritage Bus Tour on May 29, 2014 to Churches/Sites/Cemeteries be received; and
2. That Heritage Advisory Committee Citizen Members be authorized to attend the Caledon Heritage Foundation 4<sup>th</sup> Annual Heritage Bus Tour on May 29, 2014, and that funds be allocated in the Heritage Advisory Committee's 2014 budget (Account #28609) to cover \$40 per person for tickets, and to cover approximately \$500 for mileage costs.

**Approved** (R. Cutmore)

7. Ontario Medal for Good Citizenship

Invitation from the Minister of Citizenship and Immigration dated April 2014 to nominate a deserving citizen for the Ontario Medal for Good Citizenship for receipt.

RECOMMENDATION

HAC-0028-2014

That the letter dated April 2014 from Mr. Michael Coteau, Minister of Citizenship and Immigration, entitled *Ontario Medal for Good Citizenship* requesting participation by nominating a deserving citizen, be received for information.

**Received** (M. Wilkinson)

8. Notice of Commencement – Detail Design – GWP 2163-10-00 - Queen Elizabeth Way (QEW) and Highway 403 Structural Rehabilitation and Replacements from Trafalgar Road to Winston Churchill Boulevard

Ministry of Transportation (MTO) Notice of Commencement of a Detail Design for the rehabilitation and/or replacement of bridge structures.

**RECOMMENDATION**

HAC-0029-2014

That the Ministry of Transportation (MTO) Notice of Commencement – Detail Design GWP 2163-10-00 for the rehabilitation and/or replacement bridge/culvert structures Queen Elizabeth Way (QEW) and Highway 403 from Trafalgar Road to Winston Churchill Boulevard, be received for information.

**Received** (C. McCuaig)

9. Transfer of Microfilm Land Registry Records to Thunder Bay, Ontario

Letter dated May 12, 2014 from Service Ontario confirming that there are no plans to transfer Microfilm Land Registry Records to Thunder Bay, Ontario.

**RECOMMENDATION**

HAC-0030-2014

That the letter dated May 12, 2014 from the Central Production and Verification Services Branch of Service Ontario confirming that there are no plans for future removal and transfer of land registry documents to a central office in Thunder Bay in 2015 be received for information.

**Received** (M. Wilkinson)

10. Monthly Update Memorandum from Heritage Planning

**RECOMMENDATION**

HAC-0031-2014

That the memorandum dated April 28, 2014 from Laura Waldie, Heritage Coordinator – Planning, providing a monthly update from Heritage Coordinators be received for information.

**Received** (Councillor J. Tovey)

11. Status of Outstanding Issues Chart from the Heritage Advisory CommitteeRECOMMENDATION

HAC-0032-2014

That the chart dated May 8, 2014 prepared by Sacha Smith, Legislative Coordinator with respect to the status of outstanding issues from the Heritage Advisory Committee be received for information.

**Received** (R. Cutmore)

12. SUBCOMMITTEE UPDATES FROM CHAIRS

Heritage Designation Subcommittee - Nil

Public Awareness Subcommittee - Nil

OTHER BUSINESS

- (a) M. Wilkinson spoke to the 2014 Heritage Mississauga Awards “*The Credits*” scheduled for November 13, 2014, and submission deadline for nominations is June 30, 2014.

RECOMMENDATION

HAC-0033-2014

That the information item from Matthew Wilkinson with respect to the 2014 Heritage Mississauga Awards Event “*The Credits*” to be held on November 13, 2014, be received for information.

**Received** (Councillor F. Dale)

- (b) M. Wilkinson noted that Heritage Mississauga has a Pavilion at *Carassauga – Festival of Cultures* scheduled from May 23 to 25, 2014 which will also feature a HAC Exhibit.
- (c) M. Wilkinson advised of the recent passing of Brian Gilchrist, Reference Archivist at the Peel Art Gallery Museum and Archives (PAMA). His lifelong interest in genealogy and local history will be missed by the genealogical and archival community.
- (d) R. Cutmore requested that the input from the Committee’s Planning Session held on April 22, 2014 be brought to the next meeting in order to keep track of the next steps. Ms. Waldie will prepare a Memorandum of the follow-up from the Planning Session.

DATE OF NEXT MEETING – Tuesday, June 17, 2014 at 9:30 a.m., Council Chamber

ADJOURNMENT – 10:24 A.M. (Councillor J. Tovey)