



# MINUTES

Approved September 9, 2014

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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, JULY 22, 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)  
Robert Cutmore, Citizen Member  
James Holmes, Citizen Member  
Rick Mateljan, Citizen Member  
Cameron McCuaig, Citizen Member  
Michael Spaziani, Citizen Member  
Matthew N. Wilkinson, Citizen Member

MEMBER ABSENT: Councillor Jim Tovey, Ward 1 (VICE-CHAIR)  
Mohammad N. Haque, Citizen Member  
David Dodaro, Citizen Member  
Michelle Walmsley, Citizen Member

STAFF PRESENT: Laura Waldie, Heritage Coordinator, Culture Division  
Greg Magirescu, Acting Manager, Culture & Heritage Planning  
Mark Warrack, Cultural Planner, Culture Division  
Meaghan Fitzgibbon, Researcher, Culture Division  
Mumtaz Alikhan, Legislative Coordinator

**NOTE: The Committee changed the order of the Agenda and the Minutes reflect the order of the meeting.**

CALL TO ORDER – 9:35 a.m.

APPROVAL OF AGENDA

Approved (M. Wilkinson)

DECLARATIONS OF CONFLICT OF INTEREST

Mr. Mateljan declared a conflict with Item 3, noting that his firm has worked on the project, and left the Council Chamber during discussion of this item.

Mr. Spaziani declared a conflict with Item 4, noting that his firm has worked on the project, and left the Chamber during discussion of this item.

DEPUTATIONS

- A. Item 2: Megan Hobson, Heritage Conservation Consultant and Steve Hamelin, Designer, Steve Hamelin Architecture Design and Build, with respect to Alterations to 271 Queen Street South.

Steve Hamlin advised that Megan Hobson could not attend the meeting. He introduced Joseph Maniccia who was present to answer construction related questions.

Mr. Hamlin reviewed the proposed alternations to 271 Queen Street South noting the idea is to convert the two storey building into a three storeys with a large penthouse on the top floor, 4 apartments on the 2<sup>nd</sup> floor with each one exiting through a fire escape, and two mercantile units on the main floor. In order to accommodate this, the main floor would be dropped by two feet. The building is rundown, and the proposal is to clad the bottom half of it in wood replicating the 1875 style. The front door façade will be bigger but the chimneys will be repaired rather than removed. He noted that the building is beautiful but run down and the proposal will ensure that it will retain the 1875 style.

The Committee raised the following issues:

- Disparity in the Heritage Impact Assessment in which the Heritage Consultant indicates that the building does not meet the criteria of a Part IV Designation, yet her comments indicate that it is a landmark building, which in itself is a reason for Designation;
- Preference is for retaining the brick exterior instead of wood cladding and creating a false façade;
- Dropping of the main floor by 2 feet will change the internal and external character of the building and the streetscape;
- Four fire escapes will be a visible distraction and will change the character and appearance of the building;
- Concern with the condition and preservation of the brickwork under the cladding;
- Concern with structurally altering the façade by widening of the Arch and the Front Door;

- Animation of the streetscape and ensuring the building is in keeping with the character of the area;
- Lack of a site plan to show property lines as fire escapes may extend over the property line
- The accumulated living floor space on the second and third floors warrant the necessity of consulting a licenced architect and an Ontario Building Code expert ;
- Concern with conversion of the building from two to three storeys.

Mr. Hamlin responded that the Heritage Consultant was in support of the cladding of the main floor in wood. He noted that the brickwork is badly damaged and off colour, costly to restore and may still not match with the rest. With respect to the 2<sup>nd</sup> floor, the façade will remain as is and the chimneys will also be repaired. His client would be willing to keep the present arch intact. Mr. Hamlin noted that in order to accommodate the three floors, it was practical to drop the main floor since raising the upper floor is costly and would impact the windows by cutting into those.

Mark Warrack, Cultural Planner, Culture Division, said that it is important to note that any changes to the structure should be easily reversible in future.

Councillor Carlson suggested that it may be appropriate for Members of the Committee, Heritage Staff and the Owner to meet at the site and he will contact all concerned to arrange a suitable date through his Office. The Committee was in agreement.

The Committee dealt with Item 2 at this time.

## MATTERS CONSIDERED

2. Alterations to 271 Queen Street South  
Memorandum dated July 2, 2014 from Laura Waldie, Heritage Coordinator, entitled *Alterations to 271 Queen Street South*.

## RECOMMENDATION

HAC-0042-2014

- (a) That the Memorandum dated July 2, 2014 from Laura Waldie, Heritage Coordinator, entitled "*Alterations to 271 Queen Street South*", be received.
- (b) That Committee Members and Heritage Staff meet with Mr. Steve Hamelin, Steve Hamelin Architecture Design and Build, at 271 Queen Street South, to review the proposed alterations.

(Ward 11)

**Approved** (R. Mateljan)

1. Approval of Minutes of Previous Meeting

The Minutes of the Heritage Advisory Committee Meeting held on June 17, 2014 were approved as presented.

**Approved** (R. Mateljan)

3. Alteration to a Designated Part V Structure, 1092 Old Derry Road, Meadowvale Village Heritage Conservation District (Ward 11)

R. Mateljan left the meeting for this item.

RECOMMENDATION

HAC-0043-2014

That the property owner's request to alter the property located at 1092 Old Derry Road (Ward 11), which is Designated under Part V of the Ontario Heritage Act as part of the Meadowvale Village Heritage Conservation District, be recommended for approval, as described in the Corporate Report dated June 23, 2014, from the Commissioner of Community Services.

**Approved** (J. Holmes)

4. Alteration to a Designated Part V Structure, 7015 Pond Street, Meadowvale Village Heritage Conservation District (Ward 11)

M. Spaziani left the meeting for this item.

RECOMMENDATION

HAC-0044-2014

That the property owner's request to alter the property located at 7015 Pond Street (Ward 11), which is Designated under Part V of the Ontario Heritage Act as part of the Meadowvale Village Heritage Conservation District, be recommended for approval, as described in the Corporate Report dated June 23, 2014, from the Commissioner of Community Services.

**Approved** (J. Holmes)

5. Request to Demolish a Heritage Listed Property Within a Cultural Landscape, 75 Inglewood Drive (Ward 1)

RECOMMENDATION

HAC-0045-2014

That the property at 75 Inglewood Drive (Ward 1), which is listed on the City's Heritage Register as part of the Mineola West Neighbourhood Cultural Landscape, is not worthy

of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect hereto, as described in the Corporate Report dated June 25, 2014 from the Commissioner of Community Services.

**Approved** (R. Cutmore)

6. Request to Demolish a Heritage Listed Property, 24, 26, 28 and 32 Dundas Street East (Ward 7)

The Committee raised the following issues:

- That the façade be preserved
- Treatment of the middle unit of the three unit building differently to animate the streetscape, or by incorporating landscaping or benches.

Ms. Waldie advised that the buildings were completely damaged by fire, however they will be replicated despite even though they are not Designated. She further noted that this proposal is not subject to site plan control, however she will contact the Architect with respect the Committee's recommendation for improvement to the streetscape.

RECOMMENDATION

HAC-0046-2014

1. That the properties at 24, 26, 28 and 32 Dundas Street East (Ward 7), which are individually listed on the City's Heritage Register, are not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect hereto, as described in the Corporate Report dated June 26, 2014 from the Commissioner of Community Services;
2. That Heritage Staff be directed to convey the Committee's suggestions to the Owner with respect to the three (3) unit structure to consider treating the middle unit's façade differently or by incorporating landscaping or benches to animate the front streetscape.

**Approved** (M. Wilkinson)

7. Monthly Update Memorandum from Heritage Planning  
Memorandum dated July 2, 2014 from Laura Waldie, Heritage Coordinator, providing a monthly update from Heritage Coordinators.

RECOMMENDATION

HAC-0047-2014

That the Memorandum dated July 2, 2014 from Laura Waldie, Heritage Coordinator, providing a monthly update from Heritage Coordinators, be received for information.

**Received** (J. Holmes)

8. SUBCOMMITTEE UPDATES FROM CHAIRS

Heritage Designation Subcommittee – Nil.

Public Awareness Subcommittee – Nil.

**9. INFORMATION ITEMS**

- (a) 1050 Old Derry Road Notice of Appeal to the Ontario Municipal Board (OMB)  
Letter dated June 27, 2014 to Neil O’Conner, Owner of 1050 Old Derry Road from the OMB acknowledging receipt of his Notice of Appeal.

Ms. Waldie advised that staff will be providing the requested documentation to the OMB. The Hearing Date has not yet been scheduled.

**RECOMMENDATION**

HAC-0048-2014

That the letter dated June 27, 2014 from the Ontario Municipal Board (OMB) acknowledging receipt of a Notice of Appeal from Neil O’Conner, Owner of a Designated Part V Structure, Meadowvale Village Heritage Conservation District (Ward 11) located at 1050 Old Derry Road, be received for information.

**Received** (J. Holmes)

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

**OTHER BUSINESS**

- (a) M. Wilkinson advised that nominations for *The Credits* Heritage Awards are due by August 29, 2014, and that he will email a package to Committee Members shortly.
- (b) In response to C. McQuaig, Ms. Waldie noted that the Region of Peel Heritage Planning Session has not been scheduled and she will attempt to organize one for the Fall and prepare the content for the session.

ADJOURNMENT – 10:34 am