

AGENDA



HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, FEBRUARY 10, 2015 – 9:30 A.M.

COUNCIL CHAMBER

SECOND FLOOR, CIVIC CENTRE

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

<http://www.mississauga.ca/portal/cityhall/heritageadvisory>

Members

Councillor George Carlson, Ward 11 (CHAIR)

Councillor Carolyn Parrish, Ward 5

Robert Cutmore, Citizen Member

David Dodaro, Citizen Member

Mohammad N. Haque, Citizen Member

James Holmes, Citizen Member

Rick Mateljan, Citizen Member

Cameron McCuaig, Citizen Member

Michael Spaziani, Citizen Member

Michelle Walmsley, Citizen Member

Matthew N. Wilkinson, Citizen Member

NOTE: Heritage Advisory Committee Members are encouraged to visit the properties listed on agendas prior to Committee meetings in order to gain information and context.

CONTACT PERSON: Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk

Telephone Number: 905-615-3200, ext. 5425; Fax Number: 905-615-4181

Email Address: mumtaz.alikhan@mississauga.ca

NOTE: Heritage Impact Assessments related to properties in this Agenda can be viewed in person by appointment in Heritage Office, Culture Division, 201 City Centre Drive, 2nd Floor – 905-615-3200 ext. 4064

CALL TO ORDER

APPROVAL OF AGENDA

DECLARATIONS OF CONFLICT OF INTEREST

DEPUTATIONS - Nil.

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting held on December 9, 2014
2. Request to Alter a Heritage Designated Property, Bowie Medical Hall, 264 Queen Street South (Ward 11)

Corporate Report from the Commissioner of Community Services dated January 19, 2015:

RECOMMENDATION

That the request to alter the Bowie Medical Hall, 264 Queen Street South, as described in the report from the Commissioner of Community Services, dated January 19, 2015, be approved with the following conditions:

1. That every attempt be made to restore any and all original wood windows but, when this is not feasible, that the wooden replicas employ true, rather than simulated, divided lites; and
2. That the original “ten over two” window on front face of the porch be maintained and restored; and
3. That the band of upright bricks that caps the ground floor windows of the front façade of the 1904 photo also be replicated; and
4. That a mason with proven experience in heritage conservation and restoration, approved by the Director, Culture Division, oversee the project; and
5. That the project is subject to a letter of credit, determined by the Director, Culture Division, to ensure that any replacement bricks required on the nineteenth century portion of the building, either be period replicas or new brick, which replicates the dimensions of the existing brick, with compatible properties; and
6. That the property owner agree to the amendment of the heritage designation by-law, without objection, to reflect the proposed changes.

3. Request to Demolish a Listed Property Within a Cultural Landscape, 215 Broadway Street, (Ward 11)

Corporate Report from the Commissioner of Community Services dated January 6, 2015:

RECOMMENDATION

That the property located at 215 Broadway Street (Ward 11), which is listed on the City's Heritage Register as part of the Streetsville Village Core Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structures be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated January 6, 2015 from the Commissioner of Community Services.

4. Heritage Advisory Committee and Related Staff Milestones: 2014 Year in Review

Corporate Report from the Commissioner of Community Services dated January 7, 2015:

RECOMMENDATION

That the Corporate Report dated January 7, 2015 from the Commissioner of Community Services entitled "Heritage Advisory Committee and Related Staff Milestones: 2014 Year in Review," be received.

5. SUBCOMMITTEE UPDATES FROM CHAIRS

Heritage Designation Subcommittee
Public Awareness Subcommittee

7. INFORMATION ITEMS – Nil.

DATE OF NEXT MEETING – Tuesday, March 10, 2015 at 9:30 a.m., Council Chamber

OTHER BUSINESS

ADJOURNMENT



DRAFT MINUTES

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, DECEMBER 9, 2014 – 9:30 A.M.

COUNCIL CHAMBER

SECOND FLOOR, CIVIC CENTRE

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

www.mississauga.ca

MEMBERS PRESENT:

Councillor George Carlson, Ward 11 (CHAIR)
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
Mohammad N. Haque, Citizen Member
James Holmes, Citizen Member
Rick Mateljan, Citizen Member
Cameron McCuaig, Citizen Member
Michael Spaziani, Citizen Member
Michelle Walmsley, Citizen Member (Arr. 9:59am)
Matthew N. Wilkinson, Citizen Member

MEMBER ABSENT:

Councillor Jim Tovey, Ward 1 (VICE-CHAIR)

STAFF PRESENT:

Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division
Laura Waldie, Heritage Coordinator, Culture Division
Mumtaz Alikhan, Legislative Coordinator

CALL TO ORDER – 9:31 a.m.

The Chair called the meeting to order.

APPROVAL OF AGENDA

Approved (M. Haque)

DECLARATIONS OF CONFLICT OF INTEREST

None.

DEPUTATIONS

Nil.

MATTERS CONSIDERED

1. Approval of Minutes of Previous Meeting held on September 9, 2014

The Minutes of the Heritage Advisory Committee Meeting held on September 9, 2014 were approved as presented.

Approved (M. Wilkinson)

2. Request to Alter a Designated Part IV Property, 271 Queen Street South (Ward 11)

Laura Waldie, Heritage Coordinator, advised that the onsite meeting on August 19, 2014 between the Owner, Committee Members and Heritage Staff was productive, and the changes recommended have been implemented into the proposal.

Barry Park, Owner, Steve Hamlin, Project Manager/Designer, and Megan Hobson, Heritage Consultant, were in attendance. Mr. Park hoped the development will be a landmark in Streetsville. The Committee would be welcome to visit the site to view the work in progress. With respect to the front façade, Ms. Hobson advised that loose paint will be removed and painted to match old materials, ensuring it will not harm the brick underneath. Masonry restoration will also be matched to old materials.

RECOMMENDATION

HAC-0060-2014

That the property owner's request to alter a designated Part IV property, located at 271 Queen Street South (Ward 11), which is designated under section 29 of the Ontario Heritage Act be adopted in accordance with the following:

1. Should the repair of the existing windows not prove viable, their replacements with new wood materials, like for like, will be approved.
2. Addition of new windows and doors on the south and east elevations compatible with the historic fabric of the building and the Historic Streetsville Design Guidelines, be approved.

3. Addition of a metal fire escape on the north elevation, as per Building Code requirements, be approved.
4. Replacing of the front metal door with a wood door be approved.
5. Installation of new commercial signage be conditionally approved pending receipt of signage drawings.
6. That the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated November 8, 2014 from the Commissioner of Community Services.

Approved (J. Holmes)

3. Request to Alter a Heritage Designated Property, Crozier Farmhouse, (Ward 11)

RECOMMENDATION

HAC-0061-2014

That the request to alter the property at 4265 Perivale Road, as described in the report from the Commissioner of Community Services, dated November 4, 2014, be approved.

Approved (M. Wilkinson)

4. Monthly Update Memorandum from Heritage Planning
Memorandum dated November 14, 2014 from Laura Waldie, Heritage Coordinator, providing a monthly update from Heritage Coordinators for receipt.

RECOMMENDATION

HAC-0062-2014

That the Memorandum dated November 14, 2014 from Laura Waldie, Heritage Coordinator, providing a monthly update from Heritage Coordinators, be received for information.

Received (R. Mateljan)

5. 2015 Heritage Advisory Committee Meeting Dates
Memorandum dated November 27, 2014 from Mumtaz Alikhan, Legislative Coordinator.

RECOMMENDATION

HAC-0063-2014

That the Memorandum dated November 27, 2014 from Mumtaz Alikhan, Legislative Coordinator, with respect to the 2015 Heritage Advisory Committee meeting dates be received for information.

Received (C. McCuaig)

6. SUBCOMMITTEE UPDATES FROM CHAIRS

Heritage Designation Subcommittee – Nil.
Public Awareness Subcommittee – Nil.

7. INFORMATION ITEMS - Nil.

DATE OF NEXT MEETING – Tuesday, February 10, 2015 at 9:30 a.m., Council Chamber

OTHER BUSINESS

- (a) Budget to Host Peel Heritage Committees Meeting
Memorandum dated December 8, 2014 from Paula Wubbenhorst, Senior Heritage Coordinator, noting that it is the City's turn to host the Peel Heritage Advisory Committees Meeting and requesting approval of funds to host the Peel Heritage Advisory Committees Meeting tentatively scheduled in May 2015 at the Holcim Waterfront Estate.

RECOMMENDATION

HAC-0064-2014

That funds of approximately \$1,200 be allocated for hosting the Peel Heritage Committees meeting in May 2015 to cover booking the facility at the Holcim Waterfront Estates (approximately \$350), refreshments (approximately \$500) and mileage (approximately \$350).

Approved (R. Cutmore)

- (b) Christine Christalucci, Streetsville Resident, sought advice with respect to purchasing a heritage property that is currently for sale. She was directed to speak to Heritage staff for assistance.

There were no other items of business.

ADJOURNMENT – 10:01 a.m.



Corporate Report

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Clerk's Files

Originator's
Files

DATE: January 19, 2015

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: February 10, 2015

FROM: Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

SUBJECT: **Request to Alter a Heritage Designated Property**
Bowie Medical Hall
264 Queen Street South
(Ward 11)

RECOMMENDATION: That the request to alter the Bowie Medical Hall, 264 Queen Street South, as described in the report from the Commissioner of Community Services, dated January 19, 2015, be approved with the following conditions:

1. That every attempt be made to restore any and all original wood windows but, when this is not feasible, that the wooden replicas employ true, rather than simulated, divided lites; and
2. That the original "ten over two" window on front face of the porch be maintained and restored; and
3. That the band of upright bricks that caps the ground floor windows of the front façade of the 1904 photo also be replicated; and
4. That a mason with proven experience in heritage conservation and restoration, approved by the Director, Culture Division, oversee the project; and

5. That the project is subject to a letter of credit, determined by the Director, Culture Division, to ensure that any replacement bricks required on the nineteenth century portion of the building, either be period replicas or new brick, which replicates the dimensions of the existing brick, with compatible properties; and
6. That the property owner agree to the amendment of the heritage designation by-law, without objection, to reflect the proposed changes.

**REPORT
HIGHLIGHTS:**

- The property owner proposes to renovate the existing property, which is designated under the *Ontario Heritage Act*
- Several modifications are proposed, including the restoration of the façade, demolition of the tail end, replaced by a larger addition, as well as some brick removal on the north side
- The proposal is recommended for approval, with conditions

BACKGROUND:

The subject building was established as a local medical hall in the late nineteenth century. It is associated with Dr. Bowie (1860-1935) whose family owned the property until 1946. (A location map and images are attached as Appendices 1 and 2 respectively.)

The City added the property to the Heritage Register c. 1989. Since 2005 it has also formed part of the Streetsville Village Core and Mississauga Road Scenic Route cultural landscapes.

In 2012, the current property owner acquired the lot and submitted a site plan application (SPM 12 189) to make changes to the property. The original proposal included the addition of a glass enclosed staircase at the front of the building, which has now been eliminated from the design.

Staff objected to the addition, citing Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*, which recommends against "constructing a new addition when the proposed functions and services could be accommodated by altering existing, non-character defining interior spaces."

In order to prevent the proposed unsympathetic alteration, in March 2013, staff recommended that the property be designated under the *Ontario Heritage Act*, a designation, which the proponent's Heritage Impact Assessment, by ATA Architects Inc., supports.

The Heritage Advisory Committee concurred with the heritage designation and recommended that the request to alter "be deferred until Councillor George Carlson, Ward 11, and Heritage staff conduct a site visit of the property with the property owner and/or the property owner's representatives to discuss the request to alter and overall plans for the property."

Council subsequently adopted these recommendations. The actual designation by-law (276-2014) was passed on December 17, 2014. It is attached as Appendix 3.

The onsite meeting occurred on May 6, 2013 and the owner agreed to revise the plans. As of November 2014, these revisions were made.

COMMENTS:

The revised proposal for the subject property is attached as Appendix 4. It includes the:

- Restoration of the brick façade as per a 1904 archival photo (reproduced on cover of Heritage Impact Statement)
- Removal of bricks (on the north side) damaged by fire to be replaced with salvaged bricks and replicas
- Removal of the basement entryway on the south side
- Replacement of the ground floor window on the south side with an entryway (these are marked "existing" but are in fact new)
- Alteration of window apertures on the north side (these are marked "existing" but are in fact new)
- Removal of the rear portion of the building and the installation of a larger rear addition

The proposal reinstates and/or maintains many heritage attributes referenced in the heritage by-law, including the recessed commercial entrance way, the open space between the sidewalk and porch, the

open ground floor porch and architectural detailing.

The designation statement references the original windows and the fire escape. The removal of the fire escape is necessary to allow for the addition that provides more retail space, making the project viable. The property owner should attempt to maintain any original windows and, only when this is not feasible, employ wood windows with true, rather than simulated, divided lites.

The proposed changes are generally complementary to the building. The project will bring new life to a neglected local landmark within Streetsville and should therefore be approved, with the conditions outlined at the outset of this report.

FINANCIAL IMPACT: Not applicable.

CONCLUSION: The current owner of the Bowie House proposes to alter the property. The proposal includes restoration and remedial work that would benefit the property. As such, the proposal should be approved with the conditions outlined in the recommendation.

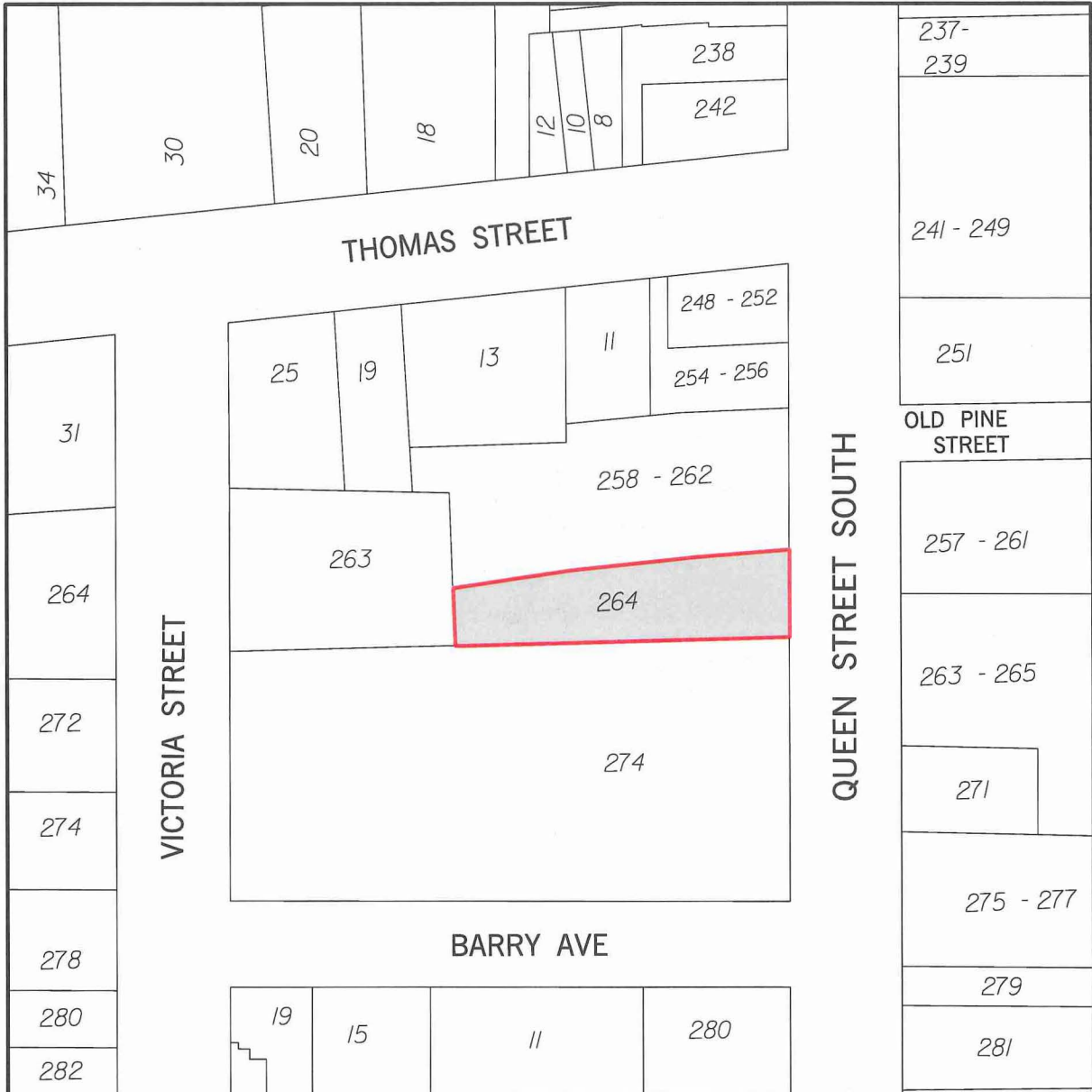
ATTACHMENTS:

- Appendix 1: Location Map
- Appendix 2: Images
- Appendix 3: By-law 276-2014
- Appendix 4: Proposed plans (SPM 12 189)



Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

Prepared By: Paula Wubbenhorst, Senior Heritage Coordinator



264 QUEEN STREET SOUTH





East façade



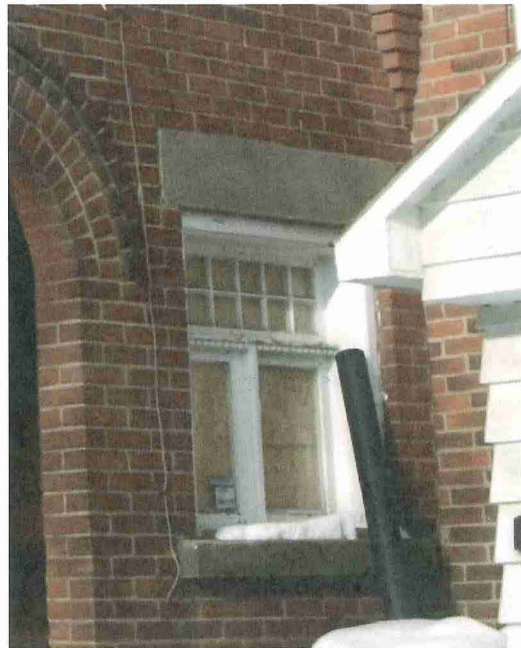
South face

2-7

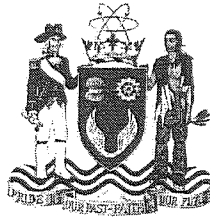
Appendix 2 – 264 Queen Street South



North face



Detail of "ten over one" window on porch



CERTIFIED A TRUE COPY
[Signature]
DIANA RUSHNOV DEPUTY CLERK
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA
BY-LAW NUMBER 0276-2014

A By-law to designate the T.I. Bowie Medical Hall
located at 264 Queen Street South
as being of cultural heritage value or interest

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of a municipality to enact By-laws to designate real property including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Notice of Intention to designate the T.I. Bowie Medical Hall located at 264 Queen Street South, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Clerk of The Corporation of the City of Mississauga;

NOW THEREFORE the Council of The Corporation of the City of Mississauga hereby ENACTS as follows:

1. That the property, including all the buildings and structures thereon, known as the T.I. Bowie Medical Hall located at what is municipally known as 264 Queen Street South, in the City of Mississauga, and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.
2. That the reasons for designating the property known as the T.I. Bowie Medical Hall located at 264 Queen Street South, in the City of Mississauga, under Section 1 of this By-law, are duly set out in Schedule 'B'.
3. That the City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Mississauga.
4. That Schedules 'A' and 'B' form an integral part of this By-law.
5. That the City Solicitor is hereby directed to register a copy of this By-law against the property located at 264 Queen Street South as described in Schedule 'A' in the proper land registry office.

ENACTED AND PASSED this 17 day of December, 2014.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MIT			
Date	10	12	14

Bonnie Crombie
MAYOR

Crystal Green
CLERK

SCHEDULE 'A' TO BY-LAW 0276-2014

Summary: All of Lot 3, Block 1, Plan STR-4 Streetsville bounded by Queen Street South, Thomas Street, Victoria Street and William Street (aka Barry Avenue)
(To be designated under the Ontario Heritage Act)

(Ward 11, City Zone 39E, in the vicinity of Queen Street South and Thomas Street)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario and being composed of all of Lot 3, Block 1, Plan STR-4 Streetsville bounded by Queen Street, Thomas Street, Victoria Street and William Street (aka Barry Avenue).

Alnashir Jeraj
Ontario Land Surveyor

SCHEDULE 'B' TO BY-LAW NO. 0276-2014

DESIGNATION STATEMENT

T.I. Bowie Medical Hall, 264 Queen Street South

Description of Property - T.I. Bowie Medical Hall, 264 Queen Street South

The T.I. Bowie Medical Hall is a mid to late 19th century structure, located on the west side of Queen Street, south of Thomas Street, in the former village of Streetsville.

Statement of Cultural Heritage Value or Interest

The T.I. Bowie Medical Hall has historical/associative value as it has direct associations with activities that were significant to the community including the provision of early telephone service and health care; it has direct associations with people who were significant to the community, including J.E. Wilkinson, R.H. McClung, and Dr. T.I. Bowie. The property yields, or has the potential to yield, information that contributes to an understanding of Streetsville in the late 19th and early 20th centuries.

The T.I. Bowie Medical Hall has physical/design value as an early example of late 19th century mixed use commercial/residential architecture. The portico displays a high degree of craftsmanship and artistic merit.

The T.I. Bowie Medical Hall has contextual value as it defines, maintains and supports the character of Streetsville's historic streetscape from a time when Streetsville played a role in serving the needs of the late 19th/early 20th century rural farming community. The property has value as it serves to define purpose-built mid to late 1800s architecture. Specifically, the structure was built for both commercial and residential use. It helps to define how people lived and worked in the area. Further, the T.I. Bowie Medical Hall remains physically, visually and historically linked to its surroundings.

Description of Heritage Attributes

Attributes of the T.I. Bowie Medical Hall that reflect its historical or associative value:

- its location within the village of Streetsville;
- its proximity to and visibility from other historic buildings on Queen Street South, specifically, but not limited to, the United Church, Lee Funeral home, the former Falconer's General Store, the Franklin House, the Odd Fellow's Hall;
- its two-storey massing, which is reflective of mid to late 19th century rural village commercial buildings;
- its recessed front commercial entrance way, which is reflective of local mid to late 19th century rural village commercial buildings;
- the open space between the sidewalk and the portico;
- the relationship between the commercial entrance and the sidewalk.

Attributes of the T.I. Bowie Medical Hall that reflect its physical/design value:

- its two-storey massing;
- its underlying symmetrical composition;
- its red brick façade;
- its rubble stone foundation;
- its rectangular plan;
- its gable roof, with the end gable facing Queen Street South;
- its recessed entranceway, on the ground floor, which leads into the historically commercial section of the structure;
- its transom topped commercial entrance door;
- its slightly arched headed wood windows which are capped with segmentally arched red brick voussoirs or stone lintels;

- its single/double hung wood windows;
- its two-over-two windows;
- its one-over-one windows;
- its ten-over-one window;
- its stone sills;
- its functional wood shutters, which were removed sometime in the recent past, which should be replicated/restored;
- its exterior chimney on the main structure's north wall;
- its square, two-storey, red-brick portico;
- its stone cap, which wraps around the portico at the intersection of the red-brick and the wood shiplap/vinyl/aluminum siding;
- its decorative red-brick corbels, located on the portico, that cascade down to a point;
- its opening in the south wall of the portico, with its stone lintel and stone header which is supported, and/or decorated, with two white, wood columns that are situated at the extreme ends of the opening, which allows light and air to penetrate into the portico enclosure;
- its decorated arched brick detail, on the entry into the portico, which is embellished with a combination of protruding red-brick and, historically what appears to have been protruding rough stone, between the two layers of flush red-brick work;
- the portico's red-brick interior;
- its small, divided wood window, located on the east wall of the portico, to the north of the arched entryway, which is capped with a stone header, which appears to match the header and lintel of the south-wall opening
- its small, divided wood window, located on the east wall of the portico, to the north of the arched entryway which is divided into three sections; being a horizontal transom-like section, in a five-over-five configuration, which sits above two rectangular lites;
- its small, divided wood window, located on the east wall of the portico, to the north of the arched entryway, with its wood muntin bars. Specifically its horizontal wood muntin bar which is embellished with decorative wood carving;
- the open space between the portico and the sidewalk;
- its mid-section, which, like the front-section of the building, is a rectangular, two-storey red brick structure, set on a ninety-degree angle to the front-section of the structure;
- its mid-section which on the south façade juts out from behind the front-section of the building and on the north façade sits flush with the front-section of the building;
- its mid-section with its wooden fire escape on the west wall.
- the massing of the post-1939 addition, on the west end of the building.

Attributes of the T.I. Bowie Medical Hall that give it contextual value:

- its location on Queen Street South within the historical commercial core of the early community;
- its visibility from Queen Street South;
- its relationship to the neighbouring historical United Church and historical Lee Funeral Home;
- its proximity to other heritage properties in the area.



Corporate Report

Clerk's Files

Originator's
Files

DATE: January 6, 2015

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: February 10, 2015

FROM: Paul A. Mitcham, P. Eng., MBA
Commissioner of Community Services

SUBJECT: **Request to Demolish a Listed Property Within a Cultural
Landscape
215 Broadway Street
(Ward 11)**

RECOMMENDATION: That the property located at 215 Broadway Street (Ward 11), which is listed on the City's Heritage Register as part of the Streetsville Village Core Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structures be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated January 6, 2015 from the Commissioner of Community Services.

BACKGROUND: The subject property was Listed on the City's Heritage Register in 2005 as part of the Streetsville Village Core Cultural Landscape. This area is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village with a commercial core element.

In July 2013, the property owner submitted Site Plan application SPI 13/125, in support of a new application to remove the existing single detached building and to replace it with a new three storey commercial office building. The Heritage Impact Statement prepared by Owen Scott of Landplan is attached as Appendix 1.

Landscaping and urban design matters will be reviewed as part of the Site Plan review process to ensure the project respects the character of the surrounding Cultural Landscape.

COMMENTS:

Section 27. (3) of the *Ontario Heritage Act* states that “structures or buildings on property listed on the City’s Heritage Register cannot be demolished without 60 days’ notice to Council. This allows Council time to review the property’s cultural heritage value and to determine if the property merits designation, as set out under Regulation 9/06 of the *Ontario Heritage Act*. In order to merit designation, one or more of the following three criteria must be satisfied:

1. The property has design value or physical value;
2. The property has historical value or associative value;
3. The property has contextual value.

In addition, Section 27. (5) of the *Ontario Heritage Act*, states that Council may require the applicant to submit plans in support of a demolition application for a property included on the city’s Heritage Register.

The Heritage Impact Statement concludes the property at 215 Broadway Street South is not worthy of heritage Designation under Regulation 9/06 of the *Ontario Heritage Act*. The existing structure does not illustrate a style, trend or pattern; have any direct association with an important person or event; illustrate an important phase in the city’s social or physical development; nor does it illustrate the work of an important designer. It is Heritage Planning’s opinion that the subject property does not warrant heritage conservation.

The property is currently zoned as a Commercial C-4 property. C-4 properties, under the City of Mississauga’s Zoning By-law allow for side and interior setbacks of zero (0) metres. The proposed rebuild conforms to the Zoning By-law for setbacks and height restrictions as well as being comparable in size, shape, form and materials to the adjacent property to the north as is referenced in the streetscape view in the Heritage Impact Assessment.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The property owner of 215 Broadway Street has requested permission to demolish a structure on a property within a Cultural Landscape listed on the City's Heritage Register. The subject property is not worthy of designation and the request for demolition should, therefore, be recommended for approval.

ATTACHMENTS: Appendix 1: Heritage Impact Statement by Owen Scott of Landplan



Paul A. Mitcham, P. Eng., MBA
Commissioner of Community Services

Prepared By: Laura Waldie, Heritage Coordinator



Corporate Report

Clerk's Files

Originator's Files

DATE: January 7, 2015

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: February 10, 2015

FROM: Paul A. Mitcham, P.Eng, MBA
Commissioner of Community Services

SUBJECT: **Heritage Advisory Committee and Related Staff Milestones:
2014 Year in Review**

RECOMMENDATION: That the Corporate Report dated January 7, 2015 from the Commissioner of Community Services, entitled "Heritage Advisory Committee and Related Staff Milestones: 2014 Year in Review," be received.

BACKGROUND: Council established the Heritage Advisory Committee (HAC), then known as the Local Architectural Conservation Advisory Committee, in 1976. The Heritage Advisory Committee advises Council on matters relating to the identification, conservation and preservation of Mississauga's cultural heritage property.

COMMENTS: Over the last year, HAC has achieved the following, which the City recognizes and appreciates of this volunteer committee:

Heritage Permit Application Review

A total of 33 heritage permit applications were processed in 2014. These include:

- 24 Demolitions in Cultural Landscapes
- 9 Alterations to Part IV and Part V Designated properties

In addition to the above permits, 4 Clearance to Alter Forms were issued to property owners in the Meadowvale Village Heritage Conservation District. These forms are issued by the Director, Culture Division, for non-substantive alterations as per Section 4.1.1.(a) of the 2014 Meadowvale Village HCD Plan and Section 41.1 (5) (e) of the Ontario Heritage Act.

Heritage Grant Program

Sixteen completed grant applications were submitted in 2014. Listed in the following table are the approved grant recipients:

#	Project Address	Actual Granted
1.	1045 Barberry Lane	\$3,964.63
2.	41 Bay Street	\$3,964.63
3.	185 Derry Road West	\$3,964.63
4.	1556 Dundas Street West	\$3,964.63
6.	1560 Dundas Street West	\$722.07
6.	36 Lake Street	\$3,438.43
7.	2025 Mississauga Road	\$2,800.00
8.	1074 Old Derry Road	\$7,929.25
9.	7050 Old Mill Lane	\$4,357.28
10.	7005 Pond Street	\$7,929.25
11.	7015 Pond Street	\$1,873.29
12.	7057 Pond Street	\$3,964.63
13.	7067 Pond Street	\$7,929.25
14.	7105 Pond Street	\$1,197.36
15.	7135 Pond Street	\$3,124.82
16.	7059 Second Line West	\$3,081.57
Total Grant Money Awarded		\$64,205.72

The remaining \$10,794.28 was transferred to the Arts Reserve and will be used towards the maintenance of heritage properties.

Designations

One Part IV designation was accomplished in 2014:

- 2625 Hammond Road. The house was designated in 1984, but the designation was extended to include the entire property in 2014.

In addition, the property owner of 307 Queen Street South requested designation. This designation report is being presented at the February 10, 2015 HAC meeting for recommendation to Council.

Meadowvale Village Heritage Conservation District Plan Revision Project

The Meadowvale Village HCD Plan was completed in 2014 through the following steps:

- Final Draft of the HCD Plan and staff report recommending its adoption tabled at the March 18, 2014 HAC meeting. The Committee recommended the HCD Plan's adoption to Council.
- Council approved HAC recommendation adoption at their April 2, 2014 meeting.
- The 30 day appeal period to the OMB began on April 9 and ended May 9, 2014. There were no appeals filed.
- Designation By-law 0078-2014 came into force on May 9, 2014.

Ontario Municipal Board Appeals

Staff dealt with one appeal to the OMB in 2014. Council denied a request to demolish the property located at 1050 Old Derry Road at their June 11, 2014 meeting. The property owner appealed the decision to the OMB. A hearing was set for November 25, 2014. The OMB appeal MM 140041 was formally withdrawn on November 13, 2014 because the owner had sold the property.

Heritage Plaque Installations

Three Heritage plaques were installed on the following designated properties to commemorate their cultural heritage importance to the City of Mississauga. They are:

- 54 William Street – Brookbank House
- 6970 Second Line West – Meadowvale School House

- 157 Queen Street South – John Graydon House

Updating Policies and Procedures

In April 2014, staff initiated a new monthly update memorandum to the Committee. This memorandum described applications of minor alterations to heritage properties which did not require a heritage permit. Since the memorandum procedure was introduced, heritage planning staff issued 77 clearances.

FINANCIAL IMPACT: N/A

CONCLUSION:

In 2014, the Heritage Advisory Committee advised Council on numerous heritage conservation initiatives. Heritage Planning staff recommend that the Corporate Report entitled “Heritage Advisory Committee and Related Staff Milestones: 2014 Year in Review,” be received.



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