



MINUTES

(Approved 09/15/2015)

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, JULY 21, 2015 – 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)
Rick Mateljan, Citizen Member (Vice-Chair)
Michael Battaglia, Citizen Member
Beth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
Lindsay Graves, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Matthew N. Wilkinson, Citizen Member

MEMBER ABSENT:

Councillor Carolyn Parrish, Ward 5
David Dodaro, Citizen Member
Paul McGuigan, Citizen Member

STAFF PRESENT:

Mark Warrack, Manager, Culture and Heritage Planning
Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division
Cecilia Nin Hernandez, Heritage Coordinator, Culture Division
Mumtaz Alikhan, Legislative Coordinator

CALL TO ORDER – 9:33 a.m.

The Chair called the meeting to order.

APPROVAL OF AGENDA

Approved (J. Holmes)

DECLARATIONS OF CONFLICT OF INTEREST

R. Mateljan declared a conflict with Item 3 regarding a request to alter the property at 1066 Old Derry Road.

DEPUTATIONS

A. Item 8(a) Inspiration Port Credit – 70 Mississauga Road South – Update for Information

Ruth Marland, Strategic Leader, Strategic Community Initiatives Division, Planning and Building, reviewed the draft Master Planning Framework for 70 Mississauga Road South under the Inspiration Port Credit Guiding Principles. The principles include embracing the water, celebrating heritage and culture, connecting land and water, creating a thriving, sustainable waterfront and balancing and catalysing growth with a regional context. She said the next step in the process is to obtain approval from the Planning and Development Committee in the Fall of this year so that the Planning Framework is available to guide the future Master Plan preparation for the site.

In response to mobility plans, Ms. Marland advised that the potential modification or expansion of the bridge over the Credit River may be possible anywhere south from the CN Rail Line to south of Lakeshore Road providing a multi model connection. As well there may also be a potential for a cycling/pedestrian bridge. Ms. Marland advised that future rapid transit will be necessary but it is not yet articulated. She said that there may be opportunities for water taxis providing transportation along the waterfront, although Lake Ontario poses weather challenges.

The Chair thanked Ms. Marland for the update.

At this point the Committee considered Item 8(a).

8(a) Inspiration Port Credit – 70 Mississauga Road South – Update for Information

RECOMMENDATION

HAC-0041-2015

That the Memorandum from Ruth Marland, Strategic Leader, Strategic Community Initiatives Division, Planning and Building, dated July 8, 2015 entitled *Inspiration Port Credit – 70 Mississauga Road South – Update for Information*, be received for information.

Received (R. Cutmore)

MATTERS CONSIDERED1. **Approval of Minutes of Previous Meeting held on June 23, 2015**

The Minutes of the Heritage Advisory Committee Meeting held on June 23, 2015 were approved as presented.

Approved (M. Wilkinson)

2. **Proposed Heritage Designation, 915 North Service Road (Ward 1)**

This Recommendation was deferred at the Council Meeting held on June 24, 2015 pending a site visit by the Heritage Advisory Committee and the Owners.

Councillor Carlson advised that he visited the site on July 15, 2015 and noted that the purchaser is willing to preserve the property.

The Committee noted that when the Committee of Adjustment approved the severance of the property into 4 lots in September 2014, the Owner maintained that it had been indicated to him at the time that there were no issues from a heritage perspective on the severance of the property. Ms. Paula Wubbenhorst, Senior Heritage Coordinator, advised that no heritage comments were made to the Committee of Adjustment. She noted that a heritage assessment is only triggered at the time of a demolition application.

Michael Denman, the Owner's Realtor and Nephew, advised that they were in agreement with the plan to proceed with the heritage designation and therefore retention of the house.

Councillor Carlson commended the Owners for their co-operation in preserving the dwelling.

RECOMMENDATION

HAC-0042-2015

1. That the property at 915 North Service Road be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
2. That, if there are objections to the designation, City Council direct the City Clerk to refer the matter to the Conservation Review Board.

Approved (L. Graves)

At this point R. Mateljan left the meeting.

3. Request to Alter a Heritage Designated Property, Meadowvale Village Heritage Conservation District, 1066 Old Derry Road (Ward 11)

Ms. Wubbenhorst noted that the Guidelines dictate a median setback reflecting properties adjacent to the subject property.

Alison Strickland, Strickland Mateljan, and Robert Malandrino, Owner, addressed the Committee.

Ms. Strickland reviewed the proposal and advised that after the original dwelling was destroyed in a fire whilst being renovated, the Owner has incurred great cost to get to the present stage and the requirement of the setback will mean another variance is required. She said that moving the house forward will be significantly in conflict with the City's Zoning By-law guideline of 9 meters. Ms. Strickland pointed out that this requirement will push the construction into next year causing further financial strain on the Owner. She requested the Committee to consider the following conditions:

- That the house setback from the street be reduced reflecting a median to the adjacent properties through a Variance Application;
- That in the event the Variance Application is denied or appealed, the Heritage Advisory Committee recommend compliance with the Zoning By-law;
- That as a further variance is being requested by staff, the Committee of Adjustment fee of \$900 be waived given that the Owner has previously paid this fee and is in compliance with the Zoning By-law;
- That if the Variance Application is successful, a conditional building permit be issued so that foundation can be put in place before winter.

The Committee noted its support for a recommendation for a conditional building permit and the waiving of the Committee of Adjustment fee.

Mr. Malandrino stated that it has been a long ordeal for his family and expressed support for the Committee's recommendations, but urged for expediency so that he can move forward with the project prior to the winter.

RECOMMENDATION

HAC-0043-2015

1. That the request to alter the property at 1066 Old Derry Road, as described in the report from the Commissioner of Community Services, dated June 30, 2015, be approved with the condition that the house setback from the street be reduced as outlined in this report;
2. That if a variance is required that the Committee of Adjustment be requested to consider waiving the fee of \$900 given that the Owner has previously paid this fee and is in compliance with the Zoning By-law;
3. That the Planning and Building Department be requested to issue a conditional building permit to the Owner to commence work on the project.

Approved (J. Holmes)

R. Mateljan rejoined the meeting at 10:10 a.m.

4. Request to Demolish a Heritage Listed Property, 109 Indian Valley Trail (Ward 1)
Corporate Report from the Commissioner of Community Services dated June 23, 2015.

RECOMMENDATION

HAC-0044-2015

That the property at 109 Indian Valley Trail, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

Approved (M. Battaglia)

5. Heritage Impact Assessment, 6985 Second Line West (Ward 11)
The Committee commented that the windows are more in keeping with an office and suggested that staff recommend traditional styles.

RECOMMENDATION

HAC-0045-2015

1. That the Memorandum from Paula Wubbenhorst, Senior Heritage Coordinator, dated June 25, 2015 entitled *Heritage Impact Assessment, 6985 Second Line West (Ward 11)*, be received for information.
2. That staff request that a more traditional window style be utilized.

Received (J. Holmes)

6. Appointments to the Meadowvale Village Heritage Conservation District Advisory Subcommittee
Memorandum dated July 14, 2015 from Mumtaz Alikhan, Legislative Coordinator, with respect to appointments to the Meadowvale Village Heritage Conservation District Advisory Subcommittee.

RECOMMENDATION

HAC-0046-2015

That the following Citizen Members from the Meadowvale Heritage Village Association be appointed to the Meadowvale Village Heritage Conservation District Advisory Subcommittee for a term ending November, 2018, or until a successor is appointed:

1. Brian Carmody
2. Janet Clewes
3. Jim Holmes
4. Gord MacKinnon
5. John McAskin
6. David Moir
7. Colleen Newmarch
8. Terry Wilson
9. Greg Young

Approved (J. Holmes)

7. Subcommittee UpdatesHeritage Designation Subcommittee

C. McCuaig noted that he will coordinate a meeting in September, 2015 of the Subcommittee.

Public Awareness Subcommittee

M. Wilkinson advised that the Subcommittee will be meeting in the coming week.

8. Information Items

- (b) UTM Study Information Item – The Impact of Deer Browsing and Movements in The Riverwood Conservancy

RECOMMENDATION

HAC-0047-2015

That the Memorandum from Cecilia Nin Hernandez, Heritage Coordinator, dated July 6, 2015 entitled *UTM Study Information Item – The Impact of Deer Browsing and Movements in The Riverwood Conservancy*, be received for information.

Received (L. Graves)

OTHER BUSINESS

- (a) C. McCuaig thanked Committee Members for the potential ideas submitted by them for the Heritage Designation and Public Awareness subcommittees at the Committee's Planning Session held on July 15, 2015. He advised that he will email a summary to Members shortly.
- (b) Councillor Carlson requested staff to prepare an update with respect to tax relief to owners of designated heritage properties. He noted that this will be useful information for the new members of the Committee.
- (c) Councillor Carlson thanked Councillor Parrish for hosting of the HAC Planning Session at her residence on July 15, 2015.
- (d) Ms. Wubbenhorst advised Committee Members to be available after the October 13, 2015 HAC meeting for a session with the consultants from TCI Management Inc. with respect to the Museums and Heritage Strategic Planning process currently underway.

DATE OF NEXT MEETING – Tuesday, September 15, 2015 at 9:30 a.m., Council Chamber

ADJOURNMENT – 10:47 am