

## Heritage Advisory Committee

### Date

September 15, 2015

### Time

9:30 a.m.

### Location

Council Chamber

### Members Present

Councillor George Carlson, Ward 11 (Chair)

Councillor Carolyn Parrish, Ward 5

Michael Battaglia, Citizen Member

Elizabeth Bjarnason, Citizen Member

Robert Cutmore, Citizen Member

David Dodaro, Citizen Member

Lindsay Graves, Citizen Member

James Holmes, Citizen Member

Cameron McCuaig, Citizen Member

Matthew N. Wilkinson, Citizen Member

### Members Absent

Rick Mateljan, Citizen Member (Vice Chair)

Paul McGuigan, Citizen Member

### Staff Present

Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division

Cecilia Nin Hernandez, Heritage Coordinator, Culture Division

Mumtaz Alikhan, Legislative Coordinator

### Find it online

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

CALL TO ORDER - 9:30 a.m.

APPROVAL OF AGENDA

Councillor Carlson advised that there is an addition to the Agenda under Items for Information for a Committee of Adjustment Applications with respect to 42 Front Street South and 43 John Street South and Jim Levac, Glen Schnarr & Associates Inc., will be in attendance to speak to it.

**APPROVED** (Councillor Parrish)

DECLARATIONS OF CONFLICT OF INTEREST

APPROVAL OF PREVIOUS MINUTES

Minutes of Meeting held on July 21, 2015.

**APPROVED** (D. Dodaro)

DEPUTATIONS - Nil

MATTERS TO BE CONSIDERED

1. Request to Alter a Heritage Designated Property - 1155 Willow Lane (Ward 11)  
Corporate Report from Commissioner of Community Services dated August 20, 2015.

**RECOMMENDATION**

HAC-0048-2015

1. That the request to alter the property at 1155 Willow Lane (Ward 11), as described in the report from the Commissioner of Community Services, dated August 20, 2015, be approved, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
2. That any changes to windows and doors are "like for like" and comply with the 2014 Meadowvale Village Heritage Conservation District Plan.

**APPROVED** (J. Holmes)

2. Request to Alter a Heritage Designated Property - 42 John Street South (Ward 1)  
Corporate Report from the Commissioner of Community Services dated August 19, 2015:

**RECOMMENDATION**

HAC-0049-2015

1. That the proposal for replacement of horizontal wood siding and accent trim detailing with matching materials to the original in material type, profile, detailing, finish, colour, texture and dimensions, be approved for the property at 42 John Street (Ward 1).
2. That original material be restored and reused where possible.
3. That original wood trim covered with aluminium be uncovered, assessed and restored with like materials to the original.
4. That the owner satisfy the requirements of other required City Permits such as obtaining a Building Permit and consult a building envelope specialist with experience in heritage buildings as may be required to achieve that approval.
5. That if any changes to the proposal result from other department's requirements, a new heritage permit may be required and the owner is to contact Heritage Planning for review and approval of the revised proposal prior to undertaking any work prior to the release of a Building Permit.

**APPROVED** (B. Bjarnason)3. Request to Alter a Designated Property – 6435-6487 Dixie Road (Ward 5)

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

**RECOMMENDATION**

HAC-0050-2015

1. That the proposal for installation of EIFS stucco finish on the front façade of the 1980s facility at the subject property, excluding any part of the historic Hornby-Scarlett house, as depicted in the attachments of this report, be approved for the property at 6435-6487 Dixie Road (Ward 5).
2. That protective hoarding and tarps are installed during the construction period for the protection of the historic Hornby-Scarlett house without any alteration to the historic house, and that the sidewalk and any impacted elements are restored after the work is completed.
3. That should any heritage attribute of the property be damaged, the necessary submittals for a Heritage Permit addressing the required restoration work be submitted for review and approval, including but not limited to, a Heritage Impact Assessment and Conservation Plan.

**APPROVED** (Councillor C. Parrish)

4. Request to Demolish a Heritage Listed Property – 1570 Stavebank Road (Ward 1)

Corporate Report from the Commissioner of Community Services dated August 24, 2015.

**RECOMMENDATION**

HAC-0051-2015

That the property at 1570 Stavebank Road (Ward 1), 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** (R. Cutmore)

5. Request to Demolish a Heritage Listed Property – 1422 Mississauga Road (Ward 2)

Corporate Report from the Commissioner of Community Services dated August 24, 2015.

**RECOMMENDATION**

HAC-0052-2015

That the property at 1422 Mississauga Road (Ward 2), 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** (L. Graves)

6. Request to Demolish a Heritage Listed Property – 7153 Lancaster Avenue (Ward 5)

Corporate Report from the Commissioner of Community Services dated July 31, 2015.

Councillor Carolyn Parrish noted that she has received complaints from residents that small dwellings are being torn down and replaced with large ones and will be working with Planning and Building to amend the Zoning By-law limiting heights, lot coverage, and set-backs.

**RECOMMENDATION**

HAC-0053-2015

That the property at 7153 Lancaster Avenue (Ward 5), 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** (Councillor C. Parrish)

7. Request to Demolish a Heritage Listed Property – 3119 Churchill Avenue (Ward 5)

Corporate Report from the Commissioner of Community Services dated July 31, 2015.

**RECOMMENDATION**

HAC-0054-2015

That the property at 3119 Churchill Avenue (Ward 5), 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** (Councillor C. Parrish)

8. SUBCOMMITTEE UPDATES

(a) Heritage Designation Subcommittee

Cameron McCuaig advised that a meeting of the Subcommittee will be convened prior to the next Heritage Advisory Committee (HAC) Meeting to discuss a work plan emanating from the Committee's planning session. He advised that he will also share the planning session notes with the Consultant conducting the Museums and Heritage Strategic Plan Review.

(b) Public Awareness Subcommittee

Matthew Wilkinson advised that the Subcommittee had met subsequent to the July 21, 2015 Heritage Advisory Committee Meeting and there will be an update report for the next meeting.

9. INFORMATION ITEMS

(a) New Construction on Listed Property – 4208 Mississauga Road

Memorandum dated August 19, 2015 from Cecilia Nin Hernandez, Heritage Coordinator for information.

**RECOMMENDATION**

HAC-0055-2015

That the Memorandum dated August 19, 2015 from Cecilia Nin Hernandez, Heritage Coordinator, entitled *New Construction on Listed Property at 4208 Mississauga Road*, be received for information.

**RECEIVED** (Councillor C. Parrish)

(b) Heritage Property Tax Relief

Paula Wubbenhorst, Senior Heritage Co-ordinator, reviewed the Province's Heritage Property Tax Relief program. She noted that the City has a grant program instead of a tax relief program. She said that properties without easements do not qualify for tax breaks and that currently there are only three such properties on file. Ms. Wubbenhorst advised that there is a benchmarking exercise underway by a University of Toronto Intern to see how other municipalities and the City run tax programs in order to determine if the City should implement such a program.

**RECOMMENDATION**

HAC-0056-2015

That the Memorandum dated August 19, 2015 from Paula Wubbenhorst, Senior Heritage Coordinator, entitled *Heritage Property Tax Relief*, be received for information.

**RECEIVED** (D. Dodaro)

**OTHER BUSINESS**

(a) Committee of Adjustment Applications within the Old Port Credit Village Heritage Conservation District Plan (HCD Plan), 42 Front Street South and 43 John Street South

Cecilia Nin Hernandez, Heritage Coordinator, noted the subject properties are designated Part V of the Ontario Heritage Act as part of the Old Port Credit Village Conservation District Heritage Conservation District Plan, and this matter is before the Committee for review and comment in accordance with Section 3.1.6 of the aforementioned Plan. She advised that the primary reason for the conveyance of a parcel of land belonging to 43 John Street South to 42 Front Street South is for the latter property to have a bigger backyard. The Committee of Adjustment Applications were triggered in the Zoning By-law as it relates to setbacks on both lots.

Mr. Christopher Dohn, resident on John Street, expressed opposition to the conveyance of the land. He cited that such a conveyance will create a non-compliant lot at 42 Front Street South. Mr. Don stated that the lot on 43 John Street South will be reduced to 425sq.ft. from 460sq.ft., and will be contrary to the Zoning By-law.

Mr. Peter Nolet, Owner of 42 Front Street South, and Mr. Jim Levac, Associate, Glen Schnarr & Associates Inc., reviewed the Applications with respect to the conveyance of a parcel of land of approximately 91.00m<sup>2</sup> (979.54 sq.ft.) from 43 John Street South to 42 Front Street South.

Councillor Carlson said this is before the Committee for information and receipt, and the Committee of Adjustment will make the decision.

**RECOMMENDATION**

HAC-0057-2015

That the Memorandum dated August 19, 2015 from Cecilia Nin Hernandez, Heritage Coordinator, Culture Division, entitled *Committee of Adjustment Applications within the Old Port Credit Village Heritage Conservation District Plan regarding 42 Front Street South and 43 John Street South*, and the deputations from Mr. Peter Nolet, Owner of 42 Front Street South, and Mr. Jim Levac, Associate, Glen Schnarr & Associates Inc., be received for information.

**RECEIVED** (R. Cutmore)

DATE OF NEXT MEETING - Tuesday, October 13, 2015 at 9:30 a.m., Council Chamber

ADJOURNMENT - 10:18 a.m.