



# MINUTES

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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, MARCH 19, 2013 – 9 A.M.**

**COUNCIL CHAMBER**

**SECOND FLOOR, CIVIC CENTRE**

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

[www.mississauga.ca](http://www.mississauga.ca)

MEMBERS PRESENT:

Councillor George Carlson, Ward 11 (CHAIR)  
Councillor Jim Tovey, Ward 1 (VICE-CHAIR)  
Robert Cutmore, Citizen Member  
Mohammad N. Haque, Citizen Member  
James Holmes, Citizen Member  
Cameron McCuaig, Citizen Member  
Deanna Natalizio, Citizen Member

MEMBERS ABSENT:

David Dodaro, Citizen Member  
Rick Mateljan, Citizen Member  
Michael Spaziani, Citizen Member  
Michelle Walmsley, Citizen Member  
Matthew N. Wilkinson, Citizen Member

STAFF PRESENT:

Susan Burt, Director, Culture Division  
Elaine Eigl, Heritage Coordinator  
John Hardcastle, Planner  
Laura Waldie, Heritage Coordinator, Special Projects  
Mark Warrack, Senior Heritage Coordinator, Special Projects  
Paula Wubbenhorst, Acting Senior Heritage Coordinator

CONTACT PERSON: Julie Lavertu, Legislative Coordinator  
Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181

[Julie.Lavertu@mississauga.ca](mailto:Julie.Lavertu@mississauga.ca)

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

CALL TO ORDER – 9:06 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – Nil

PRESENTATIONS/DEPUTATIONS

- A. Item 5 Dave Cook, President, Applewood Acres Homeowners' Association and Applewood Acres and Ward 1 resident, with respect to the proposed heritage designation of Applewood Acres.

Mr. Cook discussed a request from Virlana Kardash, Applewood Acres and Ward 1 resident, to designate Applewood Acres as a heritage district, the history and features of Applewood Acres, the types of homes and their features and development overall in Applewood Acres, the City's heritage districts, the construction of "monster homes" in Applewood Acres, and the current zoning and lot coverage in the area. He said that the Homeowners' Association's Board of Directors discussed Ms. Kardash's request and voted against it, as it was deemed too restrictive for property owners. Mr. Cook said that the Board is not concerned about new properties being built within the existing zoning.

The Vice-Chair discussed Ms. Kardash's request and said that the Committee had not received similar concerns from other Applewood Acres residents. He also spoke about the current zoning and lot coverage and types of homes in Applewood Acres. The Vice-Chair discussed the upcoming opening of the Don McLean Westacres Outdoor Pool. In response to the Vice-Chair, Mr. Cook said that he donated 100 copies of his book, *From Frozen Ponds to Beehive Glory*, to fundraise for a children's water feature at the Pool.

The Chair discussed the Heritage Conservation Districts in Meadowvale Village and Old Port Credit Village and the importance of revising the District Plans. He also spoke about the possibility of implementing Streetsville's zoning restrictions in Applewood Acres to balance the construction of new homes with the character of existing neighbourhoods.

The Committee dealt with Item 5 at this time.

5. Proposed Heritage Designation of Applewood Acres

Email messages dated February 6, 2013 from Dave Cook, President, Applewood Acres Homeowners' Association and Applewood Acres and Ward 1 resident, and Virlana Kardash, Applewood Acres and Ward 1 resident, with respect to the proposed heritage designation of Applewood Acres.

Recommendation  
HAC-0014-2013

That the email messages dated February 6, 2013 from Dave Cook, President, Applewood Acres Homeowners' Association and Applewood Acres and Ward 1 resident, and Virlana Kardash, Applewood Acres and Ward 1 resident, with respect to the proposed heritage designation of Applewood Acres be received.

Received (J. Tovey)

- D. Item 4 Shawn R. Keeper, President, Dunsire Developments Inc., with respect to the Meadowvale Village Heritage Conservation District Plan, 2012.

Mr. Keeper discussed the email message dated March 18, 2013 from Karston Chong, Land Development Coordinator, Dunsire Developments Inc., and his accompanying letter dated March 18, 2013 requesting deferral of Item 4 which Ms. Lavertu distributed to the Committee. He asked that the request to include his lands in the Meadowvale Village Heritage Conservation District (MVHCD) be deferred and discussed heritage-related work and studies with respect to his property, the need to meet with Heritage staff, upcoming Committee of Adjustment applications, and the property's heritage status.

In response to the Chair, Mr. Holmes said that he was fine with deferring this matter and discussed his concerns regarding the property's lots on the ridge.

Mr. Warrack discussed Mr. Holmes's letter dated February 7, 2013 and said that the Meadowvale Village Community Association asked Heritage staff to consider including eight properties in the MVHCD's Study Area and that Heritage staff advised the affected property owners in early March 2013. He added that Heritage staff is in the early stages of the Review and that associated recommendations would be considered at the Planning and Development Committee meeting on June 10, 2013. Ms. Burt said that deferring this matter as per Mr. Keeper's request was inappropriate, as the Review involves Heritage staff researching requests to extend the MVHCD's boundaries. She added that Heritage staff would continue to consult with local residents regarding the Review.

The Chair discussed Mr. Keeper's property at 7235 Second Line West and development issues and timelines, the severance of lands, its overall heritage status, and its inclusion in the MVHCD. He advised that deferring this matter was not appropriate, as per Ms. Burt's above-noted comments, and added that he would send a factual letter to the Committee of Adjustment regarding the property's heritage and attach Mr. Holmes's letter.

The Committee dealt with Item 4 at this time.

4. Meadowvale Village Heritage Conservation District Plan, 2012

Letter dated February 7, 2013 from James P. Holmes, Chairman, Meadowvale Village Community Association, with respect to the Meadowvale Village Heritage Conservation District Plan, 2012.

Recommendations

HAC-0015-2013

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That the email message dated March 18, 2013 from Karston Chong, Land Development Coordinator, Dunsire Developments Inc., requesting deferral of Item 4 (a letter dated February 7, 2013 from James P. Holmes, Chairman, Meadowvale Village Community Association, with respect to the Meadowvale Village Heritage Conservation District Plan, 2012) on the Heritage Advisory Committee's March 19, 2013 agenda be received.

HAC-0016-2013

That the letter dated February 7, 2013 from James P. Holmes, Chairman, Meadowvale Village Community Association, with respect to the Meadowvale Village Heritage Conservation District Plan, 2012 be received.

HAC-0017-2013

That the letter dated March 14, 2013 from James P. Holmes, Chairman, Meadowvale Village Community Association, with respect to the Vintages Development located at 7235 Second Line West in Meadowvale Village be received.

Received (R. Cutmore)

#### MATTERS CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held January 22, 2013.

Approved (R. Cutmore)

2. Proposed Heritage Designation, Saint Apostle Andrew Romanian Orthodox Church, 4030 Dixie Road, Ward 3

Corporate Report dated February 19, 2013 from the Commissioner of Community Services with respect to a proposed heritage designation for Saint Apostle Andrew Romanian Orthodox Church located at 4030 Dixie Road.

Recommendation

HAC-0018-2013

That Saint Apostle Andrew Romanian Orthodox Church, located at 4030 Dixie Road, be designated under the *Ontario Heritage Act* for its design/physical, historical/associative, and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (J. Tovey)

3. Request to Demolish a Heritage Listed Property, 44 & 46 Queen Street South, Ward 11

Corporate Report dated February 28, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 44 &

46 Queen Street South.

The Chair said that the property is not worthy of heritage designation and appropriate for demolition. He added that he looks forward to the building of a new property on the site.

Recommendation

HAC-0019-2013

That the property at 44 and 46 Queen Street South, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

Approved (C. McCuaig)

6. Ninth Line Class Environmental Assessment

Correspondence dated February 12, 2013 from Laurie Bruce, Consultant Project Manager, Arup Canada Inc., with respect to the Ninth Line Class Environmental Assessment.

In response to the Chair, Ms. Lavertu referred Committee members to page 6 – 4 (an email/fax back comment sheet) from Ms. Bruce listing three options with respect to the Committee's future communications regarding the Environmental Assessment.

In response to the Chair, Ms. Wubbenhorst said that there is a heritage designated and several heritage listed properties in the affected area and that Heritage staff are being consulted by Transportation and Works Department staff. The Chair suggested that the Committee should remain on the contact list to receive future communications.

Recommendation

HAC-0020-2013

1. That the correspondence dated February 12, 2013 from Laurie Bruce, Consultant Project Manager, Arup Canada Inc., with respect to the Ninth Line Class Environmental Assessment be received; and
2. That the Legislative Coordinator advise Laurie Bruce, Consultant Project Manager, Arup Canada Inc., of the Heritage Advisory Committee's request to remain on the contact list with respect to the Ninth Line Class Environmental Assessment.

Received/Direction (J. Tovey)

7. Heritage Resources Centre – Annual General Meeting and Four Day Heritage Planning Workshop

Email message dated February 27, 2013 from the Heritage Resources Centre with respect to the Heritage Resources Centre – Annual General Meeting and four day Heritage Planning Workshop on May 4-5, 2013 and May 25-26, 2013 in Waterloo, Ontario.

Recommendation

HAC-0021-2013

That the email message dated February 27, 2013 from the Heritage Resources Centre with respect to the Heritage Resources Centre – Annual General Meeting and four day Heritage Planning Workshop on May 4-5, 2013 and May 25-26, 2013 in Waterloo, Ontario be received.

Received (J. Tovey)

8. Ontario Heritage Conference 2013

Correspondence with respect to the Ontario Heritage Conference 2013 on June 6-9, 2013 in Midland, Ontario and Penetanguishene, Ontario.

The Vice-Chair suggested that staff email Committee members to advise them about this Conference, discussed the overall value of these Conferences, and encouraged Citizen Members to attend to expand their knowledge of heritage-related matters and to meet heritage professionals, experts, and Citizen Members from various parts of the province.

In response to the Chair, Ms. Lavertu discussed the Conference, suggested that the Committee pass a recommendation allowing up to two Committee members to attend, and said that she would email Committee members the Conference's information and encourage them to attend after Council considers the Committee's recommendation.

Recommendation

HAC-0022-2013

1. That the correspondence with respect to the Ontario Heritage Conference 2013 on June 6-9, 2013 in Midland, Ontario and Penetanguishene, Ontario be received; and
2. That up to two Heritage Advisory Committee Citizen Members be authorized to attend the Ontario Heritage Conference 2013 on June 6-9, 2013 in Midland, Ontario and Penetanguishene, Ontario and that funds be allocated in the Heritage Advisory Committee's 2013 budget (Account #28609) to cover approximately \$670 for registration fees, approximately \$500 for mileage, approximately \$800 for accommodations, and approximately \$240 for per diem allowances.

Received/Direction (J. Tovey)

9. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated March 19, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Ms. Wubbenhorst said that Heritage staff would respond to Ms. Kardash regarding her proposal to designate Applewood Acres as a heritage district further to Mr. Cook's deputation to this Committee today and that this matter could be removed from the chart.

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Request to Remove a Heritage Listed Property from the Heritage Register and Prior Conditions, Metro (Formerly Steinberg) Grocery Store, 1077 North Service Road, Ward 1

In response to Mr. McCuaig, the Vice-Chair discussed the above-noted property and the need to amend a 2012 Council Resolution. He spoke about the status of tenants, issues regarding the approval of the Site Plan, issues with the site, including contamination from a former gas station/current car repair facility, and the importance of retaining a grocery store in the shopping plaza for local residents. The Vice-Chair said that he has had written assurances from the property owner that a grocery store will be retained and that the property owner has requested that the three conditions in the Resolution be waived to allow for the property's demolition and to secure a new grocery store tenant.

John Hardcastle, Planner, discussed the site, its Official Plan and rezoning amendment applications, Site Plan, zoning, issues with the site, including contamination from a former gas station/current car repair facility, future road widening requirements, timelines for the development, tenancy issues, and the retention of the grocery store and its façade into the new development. He added that a delineation report regarding the extent of the above-noted contamination is expected in early April 2013.

Ms. Wubbenhorst discussed the Resolution's conditions and the Committee's option to remove them if they wanted to delist the property so that it could be demolished. Ms. Wubbenhorst and Ms. Burt discussed the property, the Resolution, the need for the Committee to decide if the property should be delisted without conditions, and possible recommendations. Ms. Wubbenhorst said that she was not sure that the Resolution, as it currently stands, obliges the property owners to retain a grocery store on the site.

Committee members discussed the Resolution and the three conditions linked with removing the property from the Heritage Register.

Recommendations

HAC-0023-2013

That the property at 1077 North Service Road be removed from the City's Heritage Register and that the following three conditions which were outlined in Council Resolution 0085-2012 (adopted on April 25, 2012) regarding this property be removed:

- (i) Application OZ 10/03 is approved;
- (ii) The applicant retains a grocery store on the property; and
- (iii) Through the Site Plan process, the applicant is encouraged to incorporate the existing façade into the new development.

HAC-0024-2013

That the chart dated March 19, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee be received.

Direction/Received (J. Tovey and R. Cutmore, respectively)

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SUBCOMMITTEE UPDATES FROM CHAIRS10. Heritage Designation Subcommittee

Mr. McCuaig made an update on behalf of Mr. Dodaro, the Chair, and said that the Subcommittee had recently met and were finalizing their top ten proactive areas and other possible areas for heritage designation in the City for 2013 and beyond. He said that the Subcommittee would meet with Heritage staff prior to the Committee's next meeting, that this matter would be considered by the Committee at its April 2013 meeting, and that this matter is connected to possible initiatives by the Public Awareness Subcommittee.

11. Heritage Tree Subcommittee – Nil12. Meadowvale Village Heritage Conservation District Review Committee – Nil13. Public Awareness Subcommittee

At this point, the Chair asked for clarification from Heritage staff regarding the status of a Review Committee for the Old Port Credit Village Heritage Conservation District (HCD), noting that the Committee receives regular and informative updates from the MVHCD Review Committee. He noted that a Review Committee would be useful and could be set up when the Plan for the Old Port Credit Village HCD is updated in the future.

The Vice-Chair said that he met with residents regarding a Review Committee for the Old Port Credit Village HCD, that few people attended the Committee's recent meetings, and that the establishment of a Committee should occur in the future. He added that Mr. Cutmore, Mr. Warrack, and himself could meet with residents regarding this matter.

Mr. Cutmore discussed the matter, the Vice-Chair's meetings with residents, and the possibility of Mr. Warrack working with residents on this matter in the near future.

Ms. Burt said that the Review Committee for the Old Port Credit Village HCD is on the Master Plan, that hiring staff to work on this matter depends on budget approval, and that Heritage staff is aware of this matter, but unsure about specific timelines for research and implementation. She discussed the MVHCD Plan Review and its associated staff. Ms. Burt said that a Review Committee would be a Subcommittee of the Committee and suggested that this matter be reviewed when the Old Port Credit HCD is revised.

INFORMATION ITEMS14. Letter of Authority Regarding Waiving of Normal Tariff Fees at Land Registry Offices for Municipal Heritage Committee Members and their Assistants

Correspondence dated March 6, 2013 from Bert Duclos, Heritage Outreach Consultant, Ministry of Tourism, Culture and Sport, with respect to a Letter of Authority regarding the waiving of normal tariff fees at Land Registry Offices for Municipal Heritage



Committee members and their assistants.

Recommendation

HAC-0025-2013

That the correspondence dated March 6, 2013 from Bert Duclos, Heritage Outreach Consultant, Ministry of Tourism, Culture and Sport, with respect to a Letter of Authority regarding the waiving of normal tariff fees at Land Registry Offices for Municipal Heritage Committee members and their assistants be received.

Received (C. McCuaig)

DATE OF NEXT MEETING – Tuesday, April 23, 2013 at 9 a.m., Council Chamber

OTHER BUSINESS

Heritage Designation of Outdoor Rifle Range, 1300 Lakeshore Road East, Ward 1

The Vice-Chair noted that the Region of Peel approved the City's proposed designation of the above-noted property in Lakeview and requested an update from Heritage staff. Ms. Eigl responded that the Committee would be considering this matter during an upcoming Committee meeting, that Ann Gillespie, Gillespie Heritage Consulting, had written a Heritage Impact Statement (HIS) regarding the property, and that she had recently shared the HIS with a walking group interested in the property's heritage.

The Vice-Chair discussed the importance of, and future plans for, the above-noted property and thanked Regional Council and City and Region staff for their work on this matter. He added that the property is covered by a great deal of underbrush and suggested that it be cleaned up by the Region after the property is designated so that the property can be properly seen and used by residents and visitors alike.

Heritage Designation of Long Branch Indoor Rifle Range, 1300A Lakeshore Road East, Ward 1

Mr. Cutmore discussed the above-noted property and asked Heritage staff if it is a heritage designated property. Ms Eigl stated that the property was designated in 2012.

Doors Open Mississauga 2013

Mr. Cutmore discussed the above-noted event, associated plans, and the expected number of visitors for the Small Arms Building on Saturday, September 28, 2013.

ADJOURNMENT – 10:12 a.m.