



MINUTES

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, MAY 28, 2013 – 9 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
David Dodaro, Citizen Member
Mohammad N. Haque, Citizen Member (departed at 10:30 a.m.)
James Holmes, Citizen Member
Rick Mateljan, Citizen Member
Cameron McCuaig, Citizen Member
Deanna Natalizio, Citizen Member
Michael Spaziani, Citizen Member
Michelle Walmsley, Citizen Member
Matthew N. Wilkinson, Citizen Member (arrived at 9:25 a.m.)
- MEMBERS ABSENT:** Councillor Jim Tovey, Ward 1 (VICE-CHAIR) (Other Municipal Business)
- STAFF PRESENT:** Elaine Eigl, Heritage Coordinator
Crystal Greer, Director, Legislative Services and City Clerk
Andrew Whittemore, Manager, Culture and Heritage Planning
Paula Wubbenhorst, Senior Heritage Coordinator
- OTHERS PRESENT:** Robert J. Swayze, Integrity Commissioner, City of Mississauga

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

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

CALL TO ORDER – 9:05 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

Mr. Mateljan declared a conflict on Item 10, stating that the property is owned by one of his clients. Mr. Holmes declared a conflict on Item 5. Mr. Mateljan and Mr. Holmes left the Council Chamber during discussion of the items linked with their respective conflicts.

PRESENTATIONS/DEPUTATIONS

- A. Item 2 Christine E. Vozoris, Associate, CS&P Architects Inc., with respect to a request to alter a heritage designated property, the Streetsville Cenotaph, located at 7 Main Street.

Ms. Vozoris gave a PowerPoint presentation, dated May 28, 2013 and entitled “Streetsville Cenotaph: Streetsville, Mississauga,” and discussed greening the Cenotaph, the existing Site Plan, the site’s key issues and existing conditions, the Cenotaph’s existing conditions, the design concept (including qualitative clues, memory and history, defining elements, flexible space, and Site Plan), material palette (including landscape, hardscape, streetscape design, Cenotaph, and heritage clock), and various scenarios (including Memorial Day, a bosque of trees, a festival concert, and a nice spring day).

Committee members raised various issues including:

- The stage’s modern design vis-à-vis the existing Cenotaph’s heritage features, the possibility of creating a more classical stage that would complement the site’s heritage, and the possibility of shifting the stage’s orientation towards the Cenotaph to provide for more space in front of the stage for the public and events;
- The existing Cenotaph’s pink granite base and its current condition and whether it will be reused or recycled for the new Cenotaph and/or other projects;
- The existing Cenotaph’s age, durability, materials, and overall condition; and
- The existing Cenotaph’s “maple bark” brick and its current condition, the feasibility of reusing this brick for the new Cenotaph as ornamental trim to frame motifs and/or in other ways, and overall brick-related plans for the new Cenotaph.

The Chair said that the alterations have been extensively discussed, amended, and vetted during the past year, that almost complete consensus has been reached between various stakeholders, and that a key goal was to ensure that the Cenotaph’s redevelopment did not intrude on its various heritage features. He added that outstanding issues include parking and that the Royal Canadian Legion completely supports this project and has been an enthusiastic and engaged participant throughout the entire process.

Mr. Wilkinson arrived at 9:25 a.m.

Ms. Vozoris, the Chair, and Sydney Martin, Heritage Conservation Specialist, E.R.A. Architects Inc., discussed the Committee's above-noted comments and questions. Ms. Vozoris noted that the focus is to create a new Cenotaph that will be durable, use high-quality materials (e.g., bricks), and will last at least 100 years.

The Committee dealt with Item 2 at this time.

2. Request to Alter a Heritage Designated Property, Streetsville Cenotaph, 7 Main Street, Ward 11

Corporate Report dated May 7, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Streetsville Cenotaph, located at 7 Main Street.

Recommendation

HAC-0037-2013

1. That the PowerPoint presentation, dated May 28, 2013 and entitled "Streetsville Cenotaph: Streetsville, Mississauga," by Christine E. Vozoris, CS&P Architects Inc., to the Heritage Advisory Committee on May 28, 2013 be received;
2. That the request to alter the Streetsville Cenotaph, as described in the Corporate Report dated May 7, 2013 from the Commissioner of Community Services entitled "Request to Alter a Heritage Designated Property, Streetsville Cenotaph, 7 Main Street, Ward 11," be approved subject to further investigation of the brick by an experienced heritage mason;
3. That the heritage designation by-law be updated once the move and restoration are complete; and
4. That the granite sets, which run along the south side of the Streetsville Cenotaph, be incorporated into the development in some way and/or reused elsewhere within the village.

Received/Approved (M. Wilkinson)

- B. Item 17 Robert J. Swayze, Integrity Commissioner, City of Mississauga, with respect to the local board codes of conduct and complaint protocol.

Ms. Greer provided an overview of the draft proposed local board Codes of Conduct and complaint protocol. Mr. Swayze discussed the draft proposed Code of Conduct for Adjudicative Boards and recent amendments to the Code further to feedback from Citizen Members of various Committees and Boards during the past few months. During his remarks, he referenced a document that was distributed to the Committee by Ms. Lavertu regarding Rules No. 1 (Key Principles that Underlie the *Code of Conduct for Adjudicative Boards*) and No. 12 (Respect for the Board, the City and its Policies).

Mr. Spaziani requested clarification on Citizen Members providing non-pecuniary advice to community members on heritage issues vis-à-vis the draft proposed Code of Conduct for Adjudicative Boards and the Committee's Terms of Reference. In response, Mr. Swayze discussed the draft proposed Code of Conduct for Adjudicative Boards. Mr. Spaziani suggested that the Committee's Terms of Reference be amended to clarify the

role and limits of Citizen Members vis-à-vis community members on heritage matters.

The Chair discussed the draft proposed Codes of Conduct, pecuniary versus non-pecuniary conflicts, the role of Citizen Members, the need to maintain the Committee's integrity, and the value of the Codes of Conduct for Streetsville's Business Improvement Association and Arena. In response to Mr. McCuaig, Mr. Swayze said that the Codes of Conduct would take effect in 2015, but encouraged Citizen Members to contact him by telephone or email at any time with their comments or questions regarding this matter.

The Committee dealt with Item 17 at this time.

17. Local Board Codes of Conduct and Complaint Protocol

Corporate Report dated February 8, 2013 from the Integrity Commissioner to the Chair and Members of the Governance Committee with respect to local board codes of conduct and complaint protocol.

Recommendation

HAC-0038-2013

1. That the correspondence from the Integrity Commissioner, entitled "Rule No. 1: Key Principles that Underlie the *Code of Conduct for Adjudicative Boards*" and "Rule No. 12: Respect for the Board, the City and its Policies," be received; and
2. That the Corporate Report dated February 8, 2013 from the Integrity Commissioner to the Chair and Members of the Governance Committee, entitled "Local Board Codes of Conduct and Complaint Protocol," be received.

Received (M. Spaziani)

MATTERS CONSIDERED

3. Proposed Heritage Designation and Request to Demolish Outbuildings, Pool, and Deck, Gooderham Farmhouse, 7235 Second Line West, Ward 11

Corporate Report dated May 7, 2013 from the Commissioner of Community Services with respect to a proposed heritage designation and request to demolish outbuildings, a pool, and a deck on the Gooderham Farmhouse located at 7235 Second Line West.

Shawn R. Keeper, President, Dunsire Developments Inc., expressed concern regarding Heritage Planning staff's request for additional side yard setback to the property's north boundary and also discussed the property's possible future addition. He displayed the property's existing topographical survey and an artist's rendering of the streetscape for context and noted that he has worked proactively with Heritage Planning staff.

Committee members raised various issues including:

- Setting back the proposed north lot line further from the property;

- The property's slope and associated challenges;
- The importance of maintaining a buffer between the property and future infill construction so that the property's heritage features can be seen and appreciated;
- The establishment of the property's lot lines vis-à-vis selling the property; and
- The Dixie Radial Railway Depot Station's history and connection to the property.

Ms. Wubbenhorst discussed the recommendation to site an addition to the rear (north) of the property and the importance of setting back the proposed north lot line further from the property. She said that the Committee of Adjustment will decide on the property's lot line. Ms. Wubbenhorst discussed the property's proposed heritage designation vis-à-vis lot line changes, the Site Plan process, and possible future addition and the Dixie Radial Railway Depot Station's history and donation to the Halton County Radial Railway.

Mr. Keeper, Ms. Wubbenhorst, the Chair, and Mr. Wilkinson discussed the Committee's above-noted comments and questions.

Recommendation

HAC-0039-2013

1. That the Gooderham Farmhouse, located at 7235 Second Line West, be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value;
2. That the request to remove the outbuildings, above-ground pool and rear deck, be approved subject to the following conditions:
 - a) That a letter of credit, in an amount to be determined by the Director, Culture Division, be provided to the City of Mississauga to cover the cost of replacing and/or restoring any damage that may come to the Gooderham Farmhouse, including the later addition;
 - b) That solid wood board hoarding be installed and maintained, for the duration of the demolition works, to protect the Gooderham Farmhouse;
 - c) That the rear deck and pool be removed by hand; and
 - d) That the Dixie Radial Railway Depot Station be donated to the Halton County Radial Railway, as per arrangements made with that organization.

Approved (J. Holmes)

4. Request to Alter a Heritage Designated Property, Adamson Estate, 850 Enola Avenue, Ward 1

Corporate Report dated May 7, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Adamson Estate, located at 850 Enola Avenue.

Recommendation

HAC-0040-2013

That the request to alter the Adamson Estate, as described in the Corporate Report dated May 7, 2013 from the Commissioner of Community Services, be approved.

Approved (M. Haque)

5. Designated Heritage Property Grants 2013

Corporate Report dated May 8, 2013 from the Commissioner of Community Services with respect to the Designated Heritage Property Grants 2013.

Recommendation

HAC-0041-2013

That the Heritage Advisory Committee recommends to the Director of Culture to approve the 2013 Designated Heritage Property Grant applications, as outlined in the Corporate Report dated May 8, 2013 from the Commissioner of Community Services.

Approved (R. Mateljan)

6. Request to Alter a Heritage Designated Property, Meadowvale Village Heritage Conservation District, 7005 Pond Street, Ward 11

Corporate Report dated May 8, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property in the Meadowvale Village Heritage Conservation District located at 7005 Pond Street.

Mr. Holmes said that the grading work has been completed, that the community feels that the alterations may not be that significant, that some property owners do not obtain the proper approvals prior to altering their properties, and that the revised Meadowvale Village Heritage Conservation District (MVHCD) Plan will be helpful because it will explicitly outline what property owners can and cannot do and associated processes.

Recommendation

HAC-0042-2013

That the request to alter the property at 7005 Pond Street, as described in the Corporate Report dated May 8, 2013 from the Commissioner of Community Services, be conditionally approved, contingent on the applicant receiving clearance from the City's Transportation and Works Department for lot regrading.

Approved (J. Holmes)

7. Request to Demolish a Heritage Listed Property, 1546 Douglas Drive, Ward 1

Corporate Report dated April 30, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1546 Douglas Drive.

Ms. Walmsley said that it is encouraging to read about residents who seek out Credit Valley Conservation's advice and want to maintain their site's natural heritage features.

Recommendation

HAC-0043-2013

That the property at 1546 Douglas Drive, 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 (M. Walmsley)

8. Request to Demolish a Heritage Listed Property, 1171 Stavebank Road, Ward 1

Corporate Report dated April 30, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1171 Stavebank Road.

Ms. Walmsley said that architect made some good points about the removal of trees on the property and the type of housing stock that is being changed. She also discussed a property on nearby Glenwood Drive with similarities to the proposed modern property.

Recommendation

HAC-0044-2013

That the property at 1171 Stavebank Road, 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 (M. Walmsley)

9. Arborist Report Requirement

Memorandum dated May 7, 2013 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Arborist Report requirement.

Ms. Walmsley requested clarification on the Planning and Building Department's criteria for requesting Arborist Reports from property owners and suggested that Arborist Reports be provided by property owners whose new houses are built in areas currently occupied by trees so that the number of mature trees lost can be formally documented.

Ms. Wubbenhorst discussed the Planning and Building Department's criteria for requesting Arborist Reports from property owners and Heritage Planning staff's criteria for requesting Arborist Reports from property owners. In response to Ms. Walmsley's above-noted suggestion, Ms. Wubbenhorst said that Heritage Planning staff would review this matter and consider adding additional requirements for requesting Arborist Reports.

Recommendation

HAC-0045-2013

1. That the Memorandum dated May 7, 2013 from Paula Wubbenhorst, Senior Heritage Coordinator, entitled "Arborist Report Requirement," be received; and
2. That Heritage Planning staff consider requiring arborist reports for Cultural Landscapes, noted for their natural environment, even when not requested through the Site Plan process.

Received/Direction (R. Cutmore)

10. Property of Historical Interest, 9 Carlis Place, Hiawatha By the Lake, Port Credit, Ward 1

Correspondence dated April 2, 2013 from Janet (Grice) Gaysek, Ward 1 resident, with respect to a property of historical interest located at 9 Carlis Place, Hiawatha By the Lake, in Port Credit.

Ms. Gaysek discussed her correspondence and the property's heritage, historical significance, past owners, location, and architecture. She emphasized the importance of preserving this property in an area where most properties are being demolished and rebuilt, noting that this is one of the few original properties in Hiawatha By the Lake.

Ms. Wubbenhorst suggested that this property be added to Heritage Planning staff's list of properties to further research and investigate for possible heritage designation.

Committee members discussed the property owner's opinion on heritage designation, the property's heritage significance, history, past owners/occupants, and connections with the Gray family and St. Lawrence Starch Company Limited and requested clarification from Ms. Gaysek regarding her motives for requesting that the property be designated.

Recommendation

HAC-0046-2013

That the correspondence dated April 2, 2013 from Janet (Grice) Gaysek, Ward 1 resident, entitled "Property of Historical Interest, 9 Carlis Place, Hiawatha By the Lake, Port Credit," be received and referred to Heritage staff for further research and investigation.

Received/Direction (M. Wilkinson)

11. Nomination for the Ontario Heritage Trust Recognition Awards 2013

Correspondence dated May 17, 2013 from Jayme Gaspar, Executive Director, Heritage Mississauga, with respect to nomination for the Ontario Heritage Trust Recognition Awards 2013.

During Other Business, Ms. Lavertu asked Mr. Wilkinson for clarification regarding whether this correspondence should be received or supported as it has in previous years. Mr. Wilkinson confirmed that the correspondence should be approved and supported by the Committee so that Council can formally approve the nominations, prior to the nominations paperwork being completed and submitted to the Ontario Heritage Trust.

Recommendation

HAC-0047-2013

That the Heritage Advisory Committee supports that the following nominations be submitted for the Ontario Heritage Trust Recognition Awards 2013, as recommended in the correspondence dated May 17, 2013 from Jayme Gaspar, Executive Director, Heritage Mississauga, entitled "Nomination for the Ontario Heritage Trust Recognition Awards 2013":

- a) Joseph Paquette – Lieutenant Governor's Ontario Heritage Award for Lifetime Achievement category;

- b) Jean Watt – Heritage Award for Lifetime Achievement category;
- c) Archbishop Romero Catholic Secondary School: Humanitarian Environmental Leadership Program (HELP) – Natural Heritage category;
- d) Duncan Willock – Cultural Heritage category; and
- e) Mark Shoalts – Built Heritage category.

Direction (C. McCuaig)

12. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated May 28, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Recommendation

HAC-0048-2013

That the chart dated May 28, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee, be received.

Received (J. Holmes)

SUBCOMMITTEE UPDATES FROM CHAIRS

13. Heritage Designation Subcommittee – Nil

14. Heritage Tree Subcommittee

Ms. Walmsley discussed the Subcommittee's current membership and the possible resignation and appointment of new Members in the near future. The Chair and Ms. Lavertu discussed the process for formalizing the resignation and appointment of Subcommittee Members, noting that the departing or new Subcommittees Members should submit letters to the Chair or Ms. Lavertu for inclusion on the Committee's agenda. Ms. Lavertu discussed the importance of the Subcommittees drafting Terms of Reference to formalize their operations and noted that the Subcommittee Terms of Reference that have been submitted to staff will be reviewed and approved soon.

15. Meadowvale Village Heritage Conservation District Review Committee – Nil

16. Public Awareness Subcommittee – Nil

INFORMATION ITEMS

18. Canadian Tire Gas Bar, 1212 Southdown Road, Ward 2

Correspondence dated April 17, 2013 from Alexander Temporale, Principal, ATA

Architects Inc., with respect to the Canadian Tire Gas Bar located at 1212 Southdown Road.

Recommendation

HAC-0049-2013

That the correspondence dated April 17, 2013 from Alexander Temporale, Principal, ATA Architects Inc., with respect to the Canadian Tire Gas Bar located at 1212 Southdown Road, be received.

Received (R. Cutmore)

DATE OF NEXT MEETING – Tuesday, June 18, 2013 at 9 a.m., Council Chamber

MATTERS CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held April 23, 2013.

Approved (J. Holmes)

OTHER BUSINESS

Designated Heritage Property Grants 2013 (Item 5)

Mr. Wilkinson discussed the above-noted matter and grant applications from property owners of properties in the MVHCD built in 1997 and 2001. Committee members discussed grant criteria, the fact that alterations for these properties are reviewed by the Committee and/or the MVHCD Review Committee, and the current MVHCD Plan vis-à-vis recent properties. The Chair suggested that Heritage Planning staff prepare a Corporate Report for consideration during a future Committee meeting and suggested that contemporary properties only be considered for grants if they add value to the heritage context and contribute to the spirit of preservation. Ms. Eigl said that properties in Port Credit are broken down into three clarifications, but that Heritage Planning staff did not create such classifications for properties in the MVHCD for various reasons.

Nomination for the Ontario Heritage Trust Recognition Awards 2013 (Item 11)

Ms. Lavertu and Mr. Wilkinson discussed the above-noted matter and, specifically, the recommendation. Please refer to Item 11 for the discussion and recommendation.

Fire Suppressant Hydrant-Type Pieces on Imperial Oil Lands in Port Credit

Mr. Cutmore discussed the above-noted matter, stating that Ed Charlton, Real Estate Manager, Surplus Property Management, Imperial Oil, has responded favourably to the

request from residents to preserve the fire suppressant hydrant-type pieces which would provide a connection for the community to the history of the above-noted lands.

International Centre and Possible Heritage-Related Initiatives

Mr. Cutmore discussed a recent Doors Open meeting at the International Centre where he met Linda Kafka, Director of Marketing and Tenant Relations. He discussed his conversations with Ms. Kafka regarding the property's heritage and overall significance, the possibility of doing a heritage analysis and interpretation of the property, the possibility of designating some of the property's buildings, and the importance of recognizing the property's heritage. Mr. Cutmore suggested that this matter could be reviewed by Mr. Wilkinson, a new Subcommittee established with Ms. Kafka and other stakeholders, and/or the Committee's existing Heritage Designation Subcommittee.

Mr. Haque departed at 10:30 a.m.

Mr. Wilkinson said that he would follow up with Ms. Kafka regarding this matter and provide information and assistance regarding the property. He discussed the possible interpretation program and the need for associated funding. Mr. Cutmore advised that he believes that the property owner would be willing to fund heritage-related initiatives, as this would be a selling feature and an opportunity, especially given that the Canadian Air & Space Museum and related pieces have been displaced from Downsview Park.

Committee members discussed the property and its buildings, architecture, alterations, building materials, heritage, and overall significance. The Chair expressed support for developing interpretive panels, noting that the property attracts many visitors every year.

ADJOURNMENT – 10:36 a.m. (J. Holmes)