



MINUTES

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, OCTOBER 22, 2013 – 9 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)
Councillor Jim Tovey, Ward 1 (VICE-CHAIR) (arrived at 9:11 a.m. due to Other Municipal Business)
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
Mohammad N. Haque, Citizen Member (departed at 10:31 a.m.)
James Holmes, Citizen Member
Rick Mateljan, Citizen Member
Cameron McCuaig, Citizen Member
Michelle Walmsley, Citizen Member (arrived at 9:11 a.m.)
Matthew N. Wilkinson, Citizen Member

MEMBERS ABSENT: Deanna Natalizio, Citizen Member
Michael Spaziani, Citizen Member

STAFF PRESENT: Elaine Eigl, Heritage Coordinator
Laura Waldie, Heritage Coordinator
Andrew Whittemore, Manager, Culture and Heritage Planning

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 – 9:04 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

Mr. Dodaro declared conflicts on Items 4, 5, and 6, noting that he works in the office of the architect who is looking after these projects, and left the Council Chamber during the discussion of these items. Later in the meeting, prior to Item 19, Mr. Mateljan declared a conflict on Item 21 and left the Council Chamber during the discussion of Items 19-21.

PRESENTATIONS/DEPUTATIONS – Nil

MATTERS CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held September 17, 2013.

Approved (J. Holmes)

2. Request to Alter a Heritage Designated Property, 863 Sangster Avenue, Ward 2

Corporate Report dated October 4, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property located at 863 Sangster Avenue.

Recommendation

HAC-0082-2013

1. That the request to make an alteration to the property at 863 Sangster Avenue, as described in the Corporate Report dated October 4, 2013 from the Commissioner of Community Services, be approved as the property owner has agreed to the following conditions:
 - a. Replacing the existing wood siding with wood fish scale shingles on the south and west facades of the house's upper floor;
 - b. Adding muntin bars to each of the windows located on the west façade of the house; and
 - c. Providing a Letter of Credit in an amount determined by the Director of Culture prior to issuance of the heritage permit and commencement of any work.
2. That the correspondence dated October 9, 2013 from Candice Chilton, the property owner of 863 Sangster Avenue, with respect to a request to alter a heritage designated property located at 863 Sangster Avenue, be received.

Approved (R. Cutmore)

6. Request to Alter a Heritage Designated Property, Derry House on the Adamson Estate, 875 Enola Avenue, Ward 1

Corporate Report dated September 20, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Derry House on the Adamson Estate, located at 875 Enola Avenue.

Jason DeBrun, Associate, Michael Spaziani Architect Inc., said that Mr. Spaziani's firm has been retained by the City to work on alterations to the Derry House on the Adamson Estate, the Bradley Museum Barn and Wood Shed, and the Benares Estate's Main House, Dairy House, Barn, and Potting Shed. He discussed the alterations to the property which involve waterproofing the foundation and removing and closing in basement windows.

Recommendation

HAC-0083-2013

That the request to make alterations to the Derry House on the Adamson Estate, as described in the Corporate Report dated September 20, 2013 from the Commissioner of Community Services, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (R. Mateljan)

5. Request to Alter a Heritage Designated Property, Bradley Museum Barn and Wood Shed, 1620 Orr Road, Ward 1

Corporate Report dated September 23, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Bradley Museum Barn and Wood Shed, located at 1620 Orr Road.

Mr. DeBrun discussed the alterations to the property's Barn and Wood Shed which involve removing and replacing the board and batten wood siding to keep the buildings enclosed. In response to Mr. Mateljan, Mr. DeBrun discussed the age, condition, and suitability of the Barn's materials for reuse at the Bradley Museum and Benares Estate.

Recommendation

HAC-0084-2013

That the request to alter the Bradley House Museum located at 1620 Orr Road, as described in the Corporate Report dated September 23, 2013 from the Commissioner of Community Services, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (R. Mateljan)

4. Request to Alter a Heritage Designated Property, Benares Estate: Main House, Dairy House, Barn, and Potting Shed, 1503 Clarkson Road, Ward 2

Corporate Report dated September 23, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Benares Estate: Main House, Dairy House, Barn, and Potting Shed, located at 1503 Clarkson Road.

Mr. DeBrun discussed the alterations to the property's Barn and Potting Shed which involve reusing materials from the Bradley Museum Barn to redo the rotten wood floor boards. He added that the Dairy House's roof will be repaired and reclad with new and/or reclaimed shingles from the Bradley Museum Barn and that the Main House's non-heritage hardwood flooring will be removed and the original flooring will be restored.

The Vice-Chair and Ms. Walmsley arrived at 9:11 a.m.

Recommendation

HAC-0085-2013

That the request to make alterations to the Benares Main House, Dairy House, Barn and Potting Shed, as described in the Corporate Report dated September 23, 2013 from the Commissioner of Community Services, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (R. Mateljan)

3. Proposed Heritage Designation, Outdoor Firing Range, 1300 Lakeshore Road East, Ward 1

Corporate Report dated September 23, 2013 from the Commissioner of Community Services with respect to a proposed heritage designation for the Outdoor Firing Range located at 1300 Lakeshore Road East.

Edward J. F. Bavington, Ward 1 resident, discussed the property and its history, various features, and former occupants, his 2007 petition submitted to the Vice-Chair that the property be used for emergency housing, the Corporate Report and its recommendation, his archives regarding Lakeview's history, the United Church of Canada and the work and advocacy of Gordon Graydon vis-à-vis the property and its former occupants, his research and upcoming book regarding Lakeview and its history, a letter to the editor that he recently wrote to the *Mississauga News* regarding infrastructure funding in the City, and the City's past designation of the Indoor Firing Range. He also requested that the Vice-Chair ask Councillor Pat Mullin, Ward 2, to telephone him in the near future.

The Vice-Chair discussed the designation of the Indoor and Outdoor Firing Ranges and thanked Mr. Bavington for his work, support, and advocacy on this matter, and discussed the history and overall importance of the property. He directed Heritage staff to meet with Mr. Bavington to review his archival materials and to determine whether some documents could be copied and supplied to heritage-related groups like Heritage Mississauga. The Vice-Chair thanked Heritage staff for their work in this regard and the Region of Peel for supporting the designation of the property. The Vice-Chair stated that the Port Credit Business Improvement Area and local residents are excited about the property's redevelopment, as it is approximately twice the size of Port Credit Memorial

Park and could house a concert area for thousands of people overlooking Lake Ontario.

In response to the Vice-Chair, Ms. Waldie confirmed that the City designated the Indoor Firing Range a few years ago. In response to Mr. McCuaig, the Vice-Chair said that the redevelopment plans for the property will likely take five to ten years, that the scope of work for the Small Arms Building is a priority, that the Region needs to clean up the property, that he is confident that the Region will include funding in its capital plan regarding this matter because of its heritage and importance to the community, and that alterations to the property will be brought back to the Committee for their consideration.

Recommendation

HAC-0086-2013

That the Outdoor Firing Range located at 1300 Lakeshore Road East be designated under Section 29. (1) of the *Ontario Heritage Act* for its historical/associative, contextual, and physical value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (Councillor J. Tovey)

7. Request to Demolish a Heritage Listed Property, 3650 Eglinton Avenue West, Ward 8

Corporate Report dated September 23, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 3650 Eglinton Avenue West.

Mr. Wilkinson discussed the property and its overall value, stating that it has been subject to two Heritage Impact Statements in recent years and that is the last remnant heritage property in this area of the City. He spoke about the property vis-à-vis the Dowling House, the possibility of incorporating the property in the future development and adjacent residential areas, the property's heritage, architecture, and current condition including water damage in the basement, other heritage properties that were demolished in this area of the City, and the *Ontario Heritage Act's* criteria for designating properties.

Committee members discussed the property and its overall value and current condition including water damage in the basement, the Committee's consideration of the property in the past, the possibility of Heritage staff and/or Committee members taking a second look at the property via a site visit, the possibility of designating the property due to its heritage merit, the possibility of the property owners restoring the water damage in the basement, the past plans for developing the site, the possibility of incorporating the property in the future development like other heritage properties in the City (e.g., the Mad Hatter Pub), the property's history, connection to a founding family, and cultural value, the timelines for this application under the *Ontario Heritage Act*, the possibility of deferring this matter to the Committee's next meeting, the supplementary Building Condition Report, the possibility of allowing the property owner to demolish the addition and deferring the demolition of the main property, the status of the property's Site Plan, and Ms. Bangash's desire to preserve the property's natural heritage as much as possible.

Ms. Waldie discussed the past and current development plans, the property's condition,

zoning status, and materials, the supplementary Building Condition Report vis-à-vis the property's designation or salvage, and the timelines for this application under the *Ontario Heritage Act*. She spoke about the Committee's interest in designating the property and expressed concern in meeting the legislative requirements, as many of the property's architectural features have been changed over the years and are no longer original. Ms. Waldie said that she would need to speak to the property owner to get approval for the Committee to do a site visit and that Heritage staff could encourage the property owner to integrate the property's heritage features in the future development. Mr. Whittmore said that the Committee could choose to pass a recommendation with specific terms and conditions (e.g., that the property owner reuse and/or relocate the property as part of the future development) or could recommend to Council that the property be designated.

The Chair said that he was not familiar with the property and its history and context, but that the property appeared to be in fairly good condition overall. He suggested that the Committee conduct a site visit to assess its current condition and noted that it would be premature for the Committee to delist the property and permit demolition without seeing its Site Plan. The Vice-Chair asked if a Site Plan had been submitted to the City.

Neelam Bangash, Urban Planner/Design Lead, MB Architects & Planners, said that the property owner is selling the property, that demolition is tied to property's sale, and the Site Plan is preliminary. She discussed the property and its condition, noting that it is structurally unsafe, that it has few original features, and that the basement contains water and mold. Ms. Bangash discussed the future development plans for a commercial plaza, the possibility of incorporating the property's heritage into the design, and the possibility of retaining the existing trees and landscaped areas. In response to the Vice-Chair, she spoke about the site's zoning and size and the property's east elevation and condition. Ms. Bangash said that her firm had not yet been retained by the future property owner.

The Chair requested that the minutes indicate that the Committee's primary interest is the preservation of the original property so that the Committee's intentions are clear.

Recommendation

HAC-0087-2013

That the request to demolish the heritage listed property located at 3650 Eglinton Avenue West be deferred until the property owners and/or his agents submit a detailed Site Plan to Heritage staff for consideration at a future Heritage Advisory Committee meeting.

Direction/Deferred (M. Wilkinson)

8. Request to Demolish a Heritage Listed Property, 7181 Lancaster Avenue, Ward 5

Corporate Report dated September 23, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 7181 Lancaster Avenue.

Recommendation

HAC-0088-2013

That the property at 7181 Lancaster Avenue, 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 (Councillor J. Tovey)

9. Request to Demolish a Heritage Listed Property, 930 Whittier Crescent, Ward 1

Corporate Report dated September 11, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 930 Whittier Crescent.

Recommendation

HAC-0089-2013

That the property at 930 Whittier Crescent, 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 (Councillor J. Tovey)

10. Heritage Impact Statement, 40 Veronica Drive, Ward 1

Memorandum dated September 11, 2013 from Laura Waldie, Heritage Coordinator, with respect to the Heritage Impact Statement for the property located at 40 Veronica Drive.

Ms. Walmsley said that she was unable to open the agenda with her Mac computer due to its large attachments. She asked if the property owner had submitted an arborist report and requested clarification regarding which properties require arborist reports and when archaeological assessments are required. The Vice-Chair discussed the arborist report requirements for property owners in Cultural Landscapes and suggested that Heritage staff follow up with Legal Services staff regarding their ability to request tree preservation plans and arborist reports from property owners in Cultural Landscapes.

Ms. Waldie discussed the property, noting that it is vacant land which was recently severed from 36 Veronica Drive, and added that arborist reports are required via Site Plan applications and discussed the reasons why an arborist report was not required for this property. Ms. Eigl discussed archaeological assessments and when they are required and said that she would email Ms. Walmsley the *Ontario Regulations* on this matter for her information. Mr. Whittlemore said that the Committee considered two Memorandums regarding arborist report requirements in the recent past and that he would follow up on this matter and report back to the Committee during one of its upcoming meetings.

Recommendation

HAC-0090-2013

That the Memorandum dated September 11, 2013 from Laura Waldie, Heritage Coordinator, entitled "Heritage Impact Statement, 40 Veronica Drive (Ward 1)," be received.

Received (R. Cutmore)

11. Internal Renovations and Addition of Dormers, 869 Whittier Crescent, Ward 2

Memorandum dated September 11, 2013 from Laura Waldie, Heritage Coordinator, with respect to the internal renovations and addition of dormers for the property located at 869 Whittier Crescent.

Recommendation

HAC-0091-2013

That the Memorandum dated September 11, 2013 from Laura Waldie, Heritage Coordinator, entitled "Internal Renovations and Addition of Dormers (Ward 2)," with respect to the property located at 869 Whittier Crescent, be received.

Received (M. Haque)12. Window Replacement at Rear of Property, 1496 Adamson Street, Ward 7

Memorandum dated September 24, 2013 from Laura Waldie, Heritage Coordinator, with respect to the window replacement at the rear of the property located at 1496 Adamson Street.

Recommendation

HAC-0092-2013

That the Memorandum dated September 24, 2013 from Laura Waldie, Heritage Coordinator, entitled "Window Replacement at Rear of Property (Ward 7)," with respect to the property located at 1496 Adamson Street, be received.

Received (M. Wilkinson)13. Addition of Rear Yard Gazebo, 2300 Speakman Drive, Ward 2

Memorandum dated October 1, 2013 from Laura Waldie, Heritage Coordinator, with respect to the addition of a rear yard gazebo for the property located at 2300 Speakman Drive.

Recommendation

HAC-0093-2013

That the Memorandum dated October 1, 2013 from Laura Waldie, Heritage Coordinator, entitled "Addition of Rear Yard Gazebo (Ward 2)," with respect to the property located at 2300 Speakman Drive, be received.

Received (D. Dodaro)14. Demolition of a Heritage Listed Property, 275/277 Queen Street South, Ward 11

Memorandum dated October 1, 2013 from Elaine Eigl, Heritage Coordinator, with respect to the demolition of a heritage listed property located at 275/277 Queen Street South.

The Chair discussed its status and noted that the property has been abandoned for about 25 years and is not habitable. He noted that the property is part of the Mississauga Road Scenic Route Cultural Landscape and that this demolition is long overdue.

Recommendation

HAC-0094-2013

That the Memorandum dated October 1, 2013 from Elaine Eigl, Heritage Coordinator, entitled "Demolition of a Listed Property (Ward 11)," with respect to the property located at 275/277 Queen Street South, be received.

Received (Councillor J. Tovey)

15. Proposed Exterior Restoration and Replication Work, 296 Queen Street South, Ward 11

Memorandum dated October 1, 2013 from Elaine Eigl, Heritage Coordinator, with respect to the proposed exterior restoration and replication work for the property located at 296 Queen Street South.

The Chair said that this is an excellent project that needs to be done in Streetsville.

Recommendation

HAC-0095-2013

That the Memorandum dated October 1, 2013 from Elaine Eigl, Heritage Coordinator, entitled "Proposed Exterior Restoration and Replication Work (Ward 11)," with respect to the property located at 296 Queen Street South, be received.

Received (Councillor J. Tovey)

16. Heritage Toronto Awards & William Kilbourn Memorial Lecture

Correspondence from Heritage Toronto with respect to the Heritage Toronto Awards & William Kilbourn Memorial Lecture entitled "Building Heritage with Innovation" on Tuesday, October 15, 2013 at Koerner Hall in the Royal Conservatory of Music in Toronto, Ontario.

Ms. Lavertu said she had emailed this correspondence to Committee members several weeks ago for their information and placed it on the agenda in case any Citizen Members had attended and sought to be reimbursed for their costs from the Committee's budget.

The Vice-Chair discussed the correspondence and said that the Committee should consider attending this event as a group next year, like they have in the past, because it is an interesting and educational event that features various speakers, attendees, and venues. The Chair discussed the value of attending this event in the past and, in particular, a notable speech on heritage issues by David Miller, a former City of Toronto Mayor.

Recommendation

HAC-0096-2013

That the correspondence from Heritage Toronto with respect to the Heritage Toronto

Awards & William Kilbourn Memorial Lecture entitled “Building Heritage with Innovation” on Tuesday, October 15, 2013 at Koerner Hall in the Royal Conservatory of Music in Toronto, Ontario, be received.

Received (R. Cutmore)

17. “The Credits”: Heritage Mississauga Awards

Correspondence dated October 3, 2013 from Jayme Gaspar, Executive Director, Heritage Mississauga, with respect to “The Credits”: Heritage Mississauga Awards on Thursday, November 21, 2013 at the Mississauga Grand Banquet and Convention Centre in Mississauga, Ontario.

In response to the Chair, Ms. Lavertu discussed the matter and suggested that the Committee pass a recommendation authorizing a certain number of Citizen Members to attend the Awards. She added that she would email all Citizen Members information regarding the Awards and ask that those interested contact her so that the correct number of tickets could be purchased. Mr. Wilkinson said that he would be attending the Awards as a Heritage Mississauga staff member and requested that any Committee members in attendance join him in presenting the Cultural Heritage Property Awards of Excellence.

Recommendation

HAC-0097-2013

1. That the correspondence dated October 3, 2013 from Jayme Gaspar, Executive Director, Heritage Mississauga, with respect to “The Credits”: Heritage Mississauga Awards on Thursday, November 21, 2013 at the Mississauga Grand Banquet and Convention Centre in Mississauga, Ontario, be received; and
2. That up to nine Heritage Advisory Committee Citizen Members be authorized to attend “The Credits”: Heritage Mississauga Awards on Thursday, November 21, 2013 at the Mississauga Grand Banquet and Convention Centre in Mississauga, Ontario and that funds be allocated in the Heritage Advisory Committee’s 2013 budget (Account #28609) to cover approximately \$585 for tickets.

Received/Direction (D. Dodaro)

18. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated October 22, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Recommendation

HAC-0098-2013

That the chart dated October 22, 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 (C. McCuaig)

SUBCOMMITTEE UPDATES FROM CHAIRS

At this point, Mr. Mateljan declared a conflict on Item 21, noting that his firm is involved with this project, and left the Council Chamber during the discussion of Items 19-21.

19. Heritage Designation Subcommittee – Nil
20. Heritage Tree Subcommittee – Nil
21. Meadowvale Village Heritage Conservation District Review Committee

21.1 Correspondence dated September 20, 2013 from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, with respect to the Gamisz-McMenemy residence located at 1125 Willow Lane in Ward 11.

Mr. Holmes said that this is the best outcome for the property, noting that the property owners have gone through a few architects and finally went with Mr. Mateljan's firm. He said that the Review Committee believes that Mr. Mateljan's firm has done a great job preserving the original structure and, at the same time, providing the property owners with much-needed living space. The Chair agreed that this property was challenging.

Recommendation

HAC-0099-2013

That the correspondence dated September 20, 2013 from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, entitled "1125 Willow Lane, Meadowvale Village – Gamisz-McMenemy Residence," be received.

Received (J. Holmes)

22. Public Awareness Subcommittee – Nil

INFORMATION ITEMS

23. Notice of Objection to Proposed Heritage Designation, Gooderham Farmhouse, 7235 Second Line West, Ward 11

Correspondence dated July 29, 2013 from Justin A. Malfara, Land Development Coordinator, Dunsire Developments Inc., with respect to a notice of objection to the proposed heritage designation of the Gooderham Farmhouse located at 7235 Second Line West.

In response to Mr. Wilkinson, Ms. Waldie discussed the process for Notice of Objections to heritage designations, noting that they are forwarded to the Conservation Review Board (CRB). She added that the City has forwarded the Notice of Objection and relevant information to the CRB regarding this matter, but that a Hearing date has not yet been set. Ms. Waldie said that the Committee would be advised once the Hearing date is finalized.

The Chair discussed the property owner's various reasons for objecting to the heritage designation. Ms. Waldie discussed the matter and said that the property owner is opposed to a covenant placed by Planning and Building Department staff and that the Notice of Objection appears to be a misunderstanding. In response to the Chair, Ms. Waldie said that she does not believe that the property is at risk of being demolished at this point.

Recommendation

HAC-0100-2013

That the correspondence dated July 29, 2013 from Justin A. Malfara, Land Development Coordinator, Dunsire Developments Inc., with respect to a notice of objection to the proposed heritage designation of the Gooderham Farmhouse located at 7235 Second Line West, be received.

Received (J. Holmes)

24. June Callwood Outstanding Achievement Award for Voluntarism in Ontario

Correspondence dated October 2013 from the Honourable Michael Coteau, Minister of Citizenship and Immigration, with respect to the June Callwood Outstanding Achievement Award for Voluntarism in Ontario.

Recommendation

HAC-0101-2013

That the correspondence dated October 2013 from the Honourable Michael Coteau, Minister of Citizenship and Immigration, with respect to the June Callwood Outstanding Achievement Award for Voluntarism in Ontario, be received.

Received (R. Mateljan)

25. City of Mississauga Notice of Public Information Centre #2, Municipal Class Environmental Assessment Study for Ninth Line

Correspondence from Farhad Shahla, Project Manager, City of Mississauga, and Laurie M. Bruce, Consultant Project Manager, Arup Canada Inc., with respect to the City of Mississauga Notice of Public Information Centre #2, Municipal Class Environmental Assessment Study for Ninth Line.

Recommendation

HAC-0102-2013

That the correspondence from Farhad Shahla, Project Manager, City of Mississauga, and Laurie M. Bruce, Consultant Project Manager, Arup Canada Inc., with respect to the City of Mississauga Notice of Public Information Centre #2, Municipal Class Environmental Assessment Study for Ninth Line, be received.

Received (R. Cutmore)

26. Request to Alter a Heritage Designated Property, 863 Sangster Avenue, Ward 2*

Correspondence dated October 9, 2013 from Candice Chilton, the property owner of 863 Sangster Avenue, with respect to a request to alter a heritage designated property located at 863 Sangster Avenue.

In response to the Chair, Ms. Waldie said that this matter is linked to Item 2 and was listed separately because it was submitted late. In response to Mr. Mateljan, Ms. Waldie discussed the process for adding muntin bars, via vinyl inserts, to the windows on the property's west façade. She said that this is not ideal, but that this is the best solution to restore the windows to as close to what the property looked like when it was designated.

* Please refer to Item 2 on page 1 of the minutes for the recommendation on this matter.

DATE OF NEXT MEETING – Tuesday, November 19, 2013 at 9 a.m., Council Chamber

OTHER BUSINESS

Clarkson General Store, 1130-1132 Clarkson Road North, and William Clarkson House, 1140 Clarkson Road North, Ward 2

Mr. McCuaig discussed the above-noted properties and their condition, noting that they were recently subject to arson. He suggested that staff begin preparing a Cultural Heritage Assessment to designate the properties for consideration at the Committee's next meeting, noting that designation would provide the City with further powers to protect the properties which are not currently available under their heritage listed status.

Mr. Whittemore said that there is no clear property owner at this time and that, pursuant to the *Ontario Heritage Act*, the notice of intention to designate properties must be served on the correct property owner. He suggested that Heritage staff pursue this matter once the ownership of the properties has been resolved. Ms. Waldie said that Legal Services staff has advised that the parties have until the end of November 2013 to file their appeals with the courts and that it is unclear when this issue will be formally resolved. Mr. Whittemore said that Heritage staff would ask Legal Services staff about the possibility of seeking clarity from the courts vis-à-vis the ownership of the properties.

The Vice-Chair and Chair discussed the City's new Property Standards By-Law, heritage listed and designated properties vis-à-vis property standards issues, and the importance of discussing the status of the properties with Councillor Pat Mullin, Ward 2, and Legal Services staff. Ms. Waldie said that she has been forwarding any complaints regarding the properties to Licensing and Enforcement staff and encouraged Committee members and residents to contact them about any violations or concerns regarding the properties.

Mr. Haque departed at 10:31 a.m.

Committee members discussed the properties, the importance of notifying the current

property owner of the City's notice of intention to designate their properties, the possibility of designating the properties at a future date, the possibility of the City expropriating the properties due to the fact that they have been vacant and not lived in for years, and the possibility of obtaining the ownership of the properties by examining who is on title, determining who has been cleaning up and doing minor work on the properties in recent months, and/or reviewing who has been paying taxes on the properties.

The Chair discussed the City's ability to expropriate properties and said that these powers are very restrictive. He spoke about the properties and their potential for the Clarkson area. Mr. Whittemore discussed the *Municipal Act* vis-à-vis expropriations and said that Heritage staff would consult with Legal Services staff regarding the City's powers.

Recommendation

HAC-0103-2013

That Heritage staff prepare a Cultural Heritage Assessment to designate the Clarkson General Store and William Clarkson House properties located at 1130-1132 and 1140 Clarkson Road North, respectively, for consideration at a future Heritage Advisory Committee meeting once the ownership of the properties has been determined by the judicial system.

Direction (C. McCuaig)

Notice of Public Information Centre #2, Queen Elizabeth Way Improvements from Evans Avenue to Cawthra Road, Preliminary Design and Class Environmental Assessment Study

Recommendation

HAC-0104-2013

That the correspondence dated October 8, 2013 from Michael Chiu, Consultant Project Manager, McCormick Rankin, with respect to the Notice of Public Information Centre #2, Queen Elizabeth Way Improvements from Evans Avenue to Cawthra Road, Preliminary Design and Class Environmental Assessment Study, be received.

Received (Councillor J. Tovey)

At this point, the Chair asked that Heritage staff email Committee members a Memorandum and/or any updates regarding the heritage listed property located at 3650 Eglinton Avenue West (Item 7 on the Committee's October 22, 2013 agenda).

ADJOURNMENT – 10:44 a.m. (M. Wilkinson)