



MINUTES

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, SEPTEMBER 17, 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)
Councillor Jim Tovey, Ward 1 (VICE-CHAIR)
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
Mohammad N. Haque, Citizen Member
James Holmes, Citizen Member (arrived at 9:04 a.m.)
Rick Mateljan, Citizen Member
Cameron McCuaig, Citizen Member
Deanna Natalizio, Citizen Member
Matthew N. Wilkinson, Citizen Member (arrived at 9:10 a.m.)
- MEMBERS ABSENT: Michael Spaziani, Citizen Member
Michelle Walmsley, Citizen Member
- STAFF PRESENT: Susan Burt, Director, Culture Division
Elaine Eigl, Heritage Coordinator
Laura Waldie, Heritage Coordinator
Andrew Whittimore, 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

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

CALL TO ORDER – 9:01 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

Mr. Mateljan declared a conflict on Item 3, noting that his firm has worked on the project, and left the Council Chamber during discussion of this item.

PRESENTATIONS/DEPUTATIONS

- A. Item 2 Gregory H. Dell, Greg Dell & Associates, with respect to a request to demolish a heritage listed property located at 200 Oakhill Road.

Mr. Dell said that he was in attendance to support the application and to answer questions from the Committee, as he is involved in processing a building permit for the addition.

The Committee dealt with Item 2 at this time.

2. Request to Demolish a Heritage Listed Property, 200 Oakhill Road, Ward 1

Corporate Report dated August 6, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 200 Oakhill Road.

Recommendation

HAC-0071-2013

That the property at 200 Oakhill 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 (Councillor J. Tovey)

Mr. Holmes arrived at 9:04 a.m.

- B. Gregory H. Dell, Greg Dell & Associates, with respect to a heritage designated property, the Dowling House, located at 2285 Britannia Road West.

Mr. Dell said that the property's Conservation Review Plan was updated and resubmitted to Heritage staff and discussed the property's relocation, restoration, and overall status, including work that has been done and/or is proposed to be done in the near future to the property's walls, floors, roof, windows, doors, insulation, chimneys, and siding.

MATTERS CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held July 23, 2013.

Approved (J. Holmes)

3. Request to Alter a Heritage Designated Property, Meadowvale Village Heritage Conservation District, 1125 Willow Lane, Ward 11

Corporate Report dated August 29, 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 1125 Willow Lane.

Denise Baker, Townsend and Associates Barristers and Solicitors and the property owner's Legal Counsel, and Alison Strickland, Partner, Strickland Mateljan Design + Architecture, discussed the property and its history, design, and proposed alterations, the Corporate Report and its contents, the Meadowvale Village Heritage Conservation District (MVHCD) Review Committee's comments and suggestions regarding the proposed alterations, and recent revisions to the architectural drawings due to the latter.

Mr. Holmes discussed the elevations and said that the MVHCD Review Committee and area residents will be pleased with the end result and the property's preservation, as it is the MVHCD's (and possibly the City's) oldest property. The Chair congratulated the property owners on the overall design and asked if Credit Valley Conservation staff had approved the proposed alterations. Ms. Strickland responded to the Committee's above-noted comments and questions. In response to the Chair, Mr. Holmes said that the MVHCD Review Committee had not yet seen the revised architectural drawings and, for this reason, had not yet granted their approval on the proposed alterations.

Mr. Whittemore said that the MVHCD Review Committee needs to review the revised architectural drawings and provide a letter of approval as per the Committee's usual processes. He discussed the *Ontario Heritage Act* vis-à-vis alterations and timelines and the need for the MVHCD Review Committee to approve the proposed alterations.

Mr. Wilkinson arrived at 9:10 a.m.

Ms. Baker discussed the need for the MVHCD Review Committee to approve the proposed alterations based on the revised architectural drawings as soon as possible, the timelines in the *Ontario Heritage Act*, and the importance of receiving an email message from Ms. Eigl regarding outstanding supplementary documentation about the property.

In response to Ms. Baker, Ms. Eigl discussed the Heritage Impact Statement and the need for the property owner's agents to provide supplementary documentation, the proposed alterations, and other outstanding matters regarding the proposed alterations. Mr. Holmes said that the MVHCD Review Committee could provide their comments to the property owners and their agents regarding the revised architectural drawings by September 23, 2013. Ms. Burt said that Ms. Eigl would email the property owner's agents regarding outstanding supplementary documentation about the property by September 23, 2013.

In response to Mr. Dodaro, Ms. Lavertu obtained the revised architectural drawings from Ms. Baker and distributed them to the Committee for their information and review.

Recommendation

HAC-0072-2013

1. That the nine elevation, floor plan, and streetscape drawings for 1125 Willow Lane presented by Alison Strickland, Strickland Mateljan Design + Architecture, and Denise Baker, Townsend and Associates Barristers and Solicitors, to the Heritage Advisory Committee on September 17, 2013, be received; and
2. That the request to alter the property at 1125 Willow Lane, as described in the Corporate Report dated August 29, 2013 from the Commissioner of Community Services, be approved and that the issuance of a heritage permit be subject to the following three conditions:
 - (a) The property owners satisfying the conditions outlined within the body of the above-noted Corporate Report;
 - (b) The property owners obtaining support in writing from the Meadowvale Village Heritage Conservation District Review Committee for the above-noted request to alter by Monday, September 23, 2013; and
 - (c) The property owner's agents receiving an email message from Heritage staff regarding outstanding matters with respect to the request to alter by Monday, September 23, 2013.

Received/Direction (J. Holmes)

4. Request to Demolish Structures on a Heritage Listed Property, 800 Hydro Road, Ward 1

Corporate Report dated August 15, 2013 from the Commissioner of Community Services with respect to a request to demolish structures on a heritage listed property located at 800 Hydro Road.

The Vice-Chair discussed the status of the Inspiration Lakeview Master Plan process, the property's heritage and the willingness of senior Ontario Power Generation staff to celebrate its heritage and Ontario Hydro overall, the demolition of the Nanticoke coal plant, and the possibility of using an old generator as a piece of public art in the City. The Chair discussed an old generator/turbine that is on display in downtown Streetsville.

Recommendation

HAC-0073-2013

1. That the request by the property owners of 800 Hydro Road listed on the City's Heritage Register to demolish three remaining structures, as described in the Corporate Report dated August 15, 2013 from the Commissioner of Community Services be permitted and allowed to follow the applicable process; and
2. That the property at 800 Hydro Road, formerly known as the Lakeview Generation Plant, be removed from the City's Heritage Register.

Approved (Councillor J. Tovey)

5. Request to Demolish a Heritage Listed Property, 1392 Stavebank Road, Ward 1

Corporate Report dated August 6, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1392 Stavebank Road.

Recommendation

HAC-0074-2013

That the property at 1392 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 (Councillor J. Tovey)

6. Request to Demolish a Heritage Listed Property, 1285 Minaki Road, Ward 1

Corporate Report dated August 17, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1285 Minaki Road.

Recommendation

HAC-0075-2013

That the property at 1285 Minaki 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 as described in the Corporate Report dated August 17, 2013 from the Commissioner of Community Services.

Approved (Councillor J. Tovey)

7. Request to Demolish a Heritage Listed Property, 3669 Mississauga Road, Ward 8

Corporate Report dated August 14, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 3669 Mississauga Road.

Recommendation

HAC-0076-2013

That the dwelling located on the property at 3669 Mississauga 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. Wilkinson)

8. Heritage Impact Statement, 2610, 2620, and 2630 Mississauga Road, Ward 8

Memorandum dated August 13, 2013 from Laura Waldie, Heritage Coordinator, with respect to the Heritage Impact Statement for 2610, 2620, and 2630 Mississauga Road.

Recommendation

HAC-0077-2013

That the Memorandum dated August 13, 2013 from Laura Waldie, Heritage Coordinator, entitled "Heritage Impact Statement, 2610, 2620, and 2630 Mississauga Road," be received.

Received (D. Dodaro)

9. 2014 Heritage Advisory Committee Meeting Dates

Memorandum dated September 4, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the 2014 Heritage Advisory Committee meeting dates.

Recommendation

HAC-0078-2013

That the Memorandum dated September 4, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, entitled "2014 Heritage Advisory Committee Meeting Dates," be received.

Received (C. McCuaig)

10. Heritage Conservation Districts & Heritage Property Insurance Workshop

Correspondence from Community Heritage Ontario and the Town of Ajax with respect to the Heritage Conservation Districts & Heritage Property Insurance Workshop on October 3, 2013 at the Doric Masonic Hall (formerly the Quaker Meeting House) in Ajax, Ontario.

Ms. Lavertu suggested that the Committee pass a recommendation authorizing two Citizen Members to attend the Workshop. She added that she would email all Citizen Members information regarding the Workshop and ask those interested to contact her so that appropriate arrangements (e.g., registrations) are made by the deadline.

Recommendation

HAC-0079-2013

1. That the correspondence from Community Heritage Ontario and the Town of Ajax with respect to the Heritage Conservation Districts & Heritage Property Insurance Workshop on October 3, 2013 at the Doric Masonic Hall (formerly the Quaker Meeting House) in Ajax, Ontario be received; and
2. That up to two Heritage Advisory Committee Citizen Members be authorized to attend the Heritage Conservation Districts & Heritage Property Insurance Workshop on October 3, 2013 at the Doric Masonic Hall (formerly the Quaker Meeting House) in Ajax, Ontario and that funds be allocated in the Heritage Advisory Committee's 2013 budget (Account #28609) to cover approximately \$70 for registration fees and approximately \$200 for mileage.

Received/Direction (M. Haque)

11. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated September 17, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Mr. Dodaro requested an update on the Clarkson General Store and William Clarkson House, located at 1130-1132 and 1140 Clarkson Road North respectively, noting that renovations may be taking place, that several second-storey windows on the properties are broken, and there is a tarp on the roof of one of the properties. Ms. Waldie said that she was not aware of anything that is being done to the properties, aside from the City possibly following up on property standards issues, and did not know the status of the court case regarding the ownership of the properties. She said that she would follow up with Planning and Building staff on whether any permits have been issued and with Legal staff on the status of the court case. Mr. Dodaro noted that property standards issues that were identified and reported on the properties last year were addressed.

Committee members discussed the City's Property Standards By-Law vis-à-vis boarded up buildings like the above-noted properties. The Chair and Vice-Chair discussed recent amendments to the by-law vis-à-vis abandoned and heritage properties, including a provision providing property owners with a six-month timeline to remediate their properties to the standard of their street. Ms. Waldie discussed the by-law vis-à-vis properties, in general, and heritage properties, in particular. The Chair said that it is preferable for property owners to maintain their properties in the first place.

Ms. Eigl suggested that Committee members and others concerned by abandoned and/or poorly-maintained properties in the City should contact 3-1-1 to share their concerns.

Recommendation

HAC-0080-2013

That the chart dated September 17, 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 (D. Dodaro)

SUBCOMMITTEE UPDATES FROM CHAIRS

12. Heritage Designation Subcommittee – Nil
13. Heritage Tree Subcommittee – Nil
14. Meadowvale Village Heritage Conservation District Review Committee – Nil
15. Public Awareness Subcommittee – Nil

INFORMATION ITEMS

Notice of Study Commencement: Municipal Class Environmental Assessment Study for Creditview Road from Bancroft Drive to Old Creditview Road

Ms. Lavertu distributed a letter to the Committee for their review and consideration. In response to the Chair, Ms. Eigl said that the Committee was notified of this matter because Creditview Road is a Cultural Landscape. The Chair said that he was setting up a Committee and Public Information Centre on this matter with local residents and that he would ensure that any heritage-related issues and concerns are reviewed and addressed.

Recommendation

HAC-0081-2013

That the correspondence dated September 16, 2013 from Mirjana Osojnicki, Senior Environmental Planner, AECOM, with respect to the Notice of Study Commencement: Municipal Class Environmental Assessment Study for Creditview Road from Bancroft Drive to Old Creditview Road, be received.

Received (R. Mateljan)

DATE OF NEXT MEETING – Tuesday, October 22, 2013 at 9 a.m., Council Chamber

OTHER BUSINESS

Doors Open Mississauga Event on Saturday, September 28, 2013

Mr. Cutmore discussed the Small Arms Building and the number of visitors last year and the anticipated number for this year and various plans and exhibits for Doors Open such as the display of a tank and various artillery, the involvement of re-enactors and active machine gun crews, a model railroad display that may become permanent and be expanded in the future, the participation of more than 30 artists selling and demonstrating their different art forms, and a singer performing various songs from the era.

Mr. Wilkinson discussed the overall event and its 44 sites and value, noting that Heritage Mississauga staff will be at the Dixie Union Chapel and Cemetery where War of 1812 veterans will be honoured via a plaque. He added that Ms. Eigl will be leading walking tours in the MVHCD and that Terry Wilson's Miniature Meadowvale Village is worth visiting. Mr. Wilkinson encouraged Committee members to attend and/or volunteer for the event, noting that every ward and part of the City is being showcased.

The Chair encouraged Committee members to visit the Holcim Waterfront Estate in Clarkson, as it was considered by the Committee and has been renovated to accommodate weddings and other events. Mr. Dodaro said that Michael Spaziani's architect office will also be participating in the event and encouraged Committee members to drop by.

ADJOURNMENT – 9:45 a.m. (Councillor J. Tovey)