
(Approved October 17, 2017)

Heritage Advisory Committee

Date

2017/09/05

Time

9:30 AM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

Members Present

Councillor George Carlson, Ward 11 (Chair)
Councillor Carolyn Parrish, Ward 5 (left 11:03am)
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Melissa Stolarz, Citizen Member
Matthew N. Wilkinson, Citizen Member

Members Absent

Michael Battaglia, Citizen Member
Rick Mateljan, Citizen Member (Vice-Chair)
Lindsay Graves, Citizen Member

Staff Present

Paul Damaso, Director, Culture Division
Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division
Mumtaz Alikhan, Legislative Coordinator

Find it online

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

1. CALL TO ORDER – 9:32 am
2. APPROVAL OF AGENDA
APPROVED (M. Wilkinson)
3. DECLARATION OF CONFLICT OF INTEREST – Nil.
4. MINUTES OF PREVIOUS MEETING
- 4.1. Approval of Minutes - July 11, 2017
APPROVED (R. Cutmore)
5. DEPUTATIONS
- 5.1. Advisory Group on Land Use of Erindale Village Association - Brad Schneller and Terry Murphy

Brad Schneller and Terry Murphy, members of the Advisory group on Land Use of Erindale Village Association, addressed the Committee citing the Erindale Village community's unanimous opposition to the proposed EV Royale Condominiums development to be located at 1646 Dundas Street East. Mr. Schneller also distributed a letter dated September 4, 2017 from Rudy Mendez, Resident, on the matter. Mr. Schneller spoke to the inappropriate height and massing of the proposed development and its impact on the nearby heritage designated Erindale Village Hall. He said it does not conform with Mississauga's Official Plan Policies and the proposal does not fit into the neighbourhood.

The Committee commented as follows:

- The proposed development must go through the planning process;
- The proposal is massive and the feelings of the community as a whole are as important as the preservation of the heritage aspects;
- How will the proposed development benefit the community;
- A Heritage Conservation District Designation of Erindale Village could provide better heritage protection.

Councillor Carlson thanked Messrs. Schneller and Murphy and said that there is very little the Committee can do at this time. However, he advised residents to contact their local Councillor. Councillor Parrish suggested residents also make a deputation to Members of Council to apprise them of their concerns.

RECOMMENDATION

HAC-0059-2017

1. That the deputation from Brad Schneller and Terry Murphy, Advisory Group on Land Use of Erindale Village Association, to the Heritage Advisory Committee dated September 5, 2017, be received.

2. That the letter dated September 4, 2017 from Rudy Mendez, Resident, be received for information.

RECEIVED (Councillor C. Parrish)

5.2 Video Presentation AVRO CF-100 Canuck

Councillor Parrish presented a video prepared by a resident with respect to the restoration of the AVRO CF-100 Canuck Aircraft in Malton for the Committee's information. All the restoration is totally authentic and she spoke to designating the aircraft in the near future.

RECOMMENDATION

HAC-0060-2017

That the video presentation from Councillor C. Parrish with respect to the restoration of the AVRO CF-100 Canuck aircraft in Malton be received for information.

RECEIVED (J. Holmes)

6. PUBLIC QUESTION PERIOD – Nil.

7. MATTERS TO BE CONSIDERED

7.1. Request to Alter a Heritage Designated Property: 7089 Second Line West (Ward 11)

Peter Jordano, Architect, David Small Designs, representing the Owners, spoke to the eight modifications that were requested and advised that they have complied with six. However, he requested the Committee's consideration to allow the Owner to keep to keep the awning on the front window on the north section and retain the awning over the main entrance. The Committee agreed to allow the requested two elements to be retained.

RECOMMENDATION

HAC-0061-2017

That the request to alter the property at 7089 Second Line West, as per Appendix1 - Heritage Impact Assessment contained in the Corporate Report dated August 2, 2017 from the Commissioner of Community Services be approved with the following conditions:

- 1) That the garage height be reduced to comply with the Zoning by-law;
- 2) That the garage width be reduced so that the driveway width does not exceed six metres, the typical width of a two car garage;
- 3) That final building permit drawings be submitted to Heritage Planning noting all material information, including window materials;
- 4) That if any changes result from other City review and approval requirements such as but not limited to building permit, committee of adjustment or site plan

approval, a new heritage permit may be required. The applicant is required to contact heritage planning at that time to review the changes prior to obtaining other approvals and commencing construction;

- 5) That the stone facing be eliminated;
- 6) That the sidelights on either side of the front door on the front elevation be reduced to one single pane column on each side.

APPROVED (J. Holmes)

7.2. Request to Alter a Heritage Designated Property: 1066 Old Derry Road (Ward 11)

Alex Blanchard, Strickland Mateljan Design & Architects, shared revised drawings with the Committee showing a side door and different garage door to the original drawings submitted under Appendix 3 of the Corporate Report dated August 3, 2017 from the Commissioner of Community Services.

Mr. Holmes said that he did not have concerns to the side door addition but the garage door should reflect the original drawings. The Committee was in agreement.

RECOMMENDATION

HAC-0062-2017

That the Corporate Report dated August 3, 2017 from the Commissioner of Community Services be approved subject to the following:

- 1) That the request to revise the materials of the exterior finishes to modern materials be approved on an exceptional basis on the condition that any remaining unpainted wood trims be painted;
- 2) That the request to enclose the rear porch be approved on the condition that the rear wall elevation be revised to match the previously approved (HAC-0043-2015) rear wall elevation, specifically, the horizontal siding, pair of traditional doors and traditional sash window;
- 3) That the addition of a side door be approved;
- 4) That the garage door reflect the original drawings submitted under Appendix 3;
- 5) That revised drawings of the enclosure, cited in recommendation 2, are subject to approval by the Director of the Culture Division before the heritage permit is issued.
- 6) That if any changes result from other City review and approval requirements such as but not limited to building permit, committee of adjustment or site plan approval, a new heritage permit may be required. The applicant is required to contact heritage planning at that time to review the changes prior to obtaining other approvals and commencing construction.

APPROVED (J. Holmes)

Councillor Carlson felt that the visibility from the public realm rule outlined in the Meadowvale Village Heritage Conservation District guidelines seems to be an ongoing issue with every proposal and directed staff to review this further and report back to the Meadowvale Village Heritage Conservation District Advisory Sub-Committee.

7.3. Request to Alter a Heritage Designated Property: 41 Bay Street (Ward 1)

R. Cutmore noted that the work has already been undertaken prior to the Committee's consideration of the request. He advised however that the owners have done a good job. Ms. Wubbenhorst responded that Heritage staff are updating the heritage by-law to ensure this type of situation does not occur again.

RECOMMENDATION

HAC-0063-2017

That the proposed alteration to 41 Bay Street, as per the Corporate Report from the Commissioner of Community Services, dated August 3, 2017, be approved.

APPROVED (R. Cutmore)

7.4. Request to Alter a Heritage Designated Property: 1507 Clarkson Road North (Ward 2)

RECOMMENDATION

HAC-0064-2017

That the proposal for the property at 1507 Clarkson Road North, which is designated under Part IV of the Ontario Heritage Act, to: replace the cedar shingle roof, conserve the cupola and fascia of the barn; replace the cedar shingle roof, soffit, fascia, siding and sill beam; and conserve the doors and windows of the potting shed; as outlined in the report from the Commissioner of Community Services, dated August 10, 2017, be approved.

APPROVED (Councillor C. Parrish)

7.5. Request to Demolish a Heritage Listed Property: 2130 Mississauga Road (Ward 8)

In response to Mr. McCuaig's question with regard to an inventory of properties in the City's cultural landscapes, Mr. Damaso advised that evaluating every listed property is funding dependent. He said the City will be looking at strengthening the planning tools for preservation purposes.

RECOMMENDATION

HAC-0065-2017

That the property at 2130 Mississauga Road, which is listed on the City of Mississauga's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

APPROVED (C. McCuaig)

7.6. Old Port Credit Heritage Conservation District (HCD) Plan Review – Issues Analysis Report

Ms. Wubbenhorst spoke to the Issues Analysis Report.

Cameron McCuaig spoke to the vision of the area 10 to 20 years into the future and the possibility of the grant program being utilized to stimulate proactive improvements.

Mr. Damaso responded that the HCD will guide redevelopment and that Port Credit is eclectic in that it does not have the density of stock in one place that creates a feel of heritage as in the Town of Oakville or the City of Ottawa.

RECOMMENDATION

HAC-0066-2017

That the Old Port Credit Heritage Conservation District Plan Review, Issues Analysis Report, as per the Memorandum dated August 23, 2017 from Paul Damaso, Director, Culture Division, be received for information.

RECEIVED (R. Cutmore)

Councillor Parrish left the meeting at 11:03 am

8. SUBCOMMITTEE UPDATES

8.1. Draft Minutes of the Meadowvale Village Heritage Conservation District Advisory Sub-Committee Report dated August 1, 2017 and Approval of Recommendations therein

RECOMMENDATION

HAC-0067-2017

1. That the draft Minutes of the Meadowvale Village Heritage Conservation District Advisory Sub-Committee (Sub-Committee) Report dated August 1, 2017 be received;
2. That the following two Recommendations from the August 1, 2017 Meeting of the Sub-Committee, be approved:

MVCHDA-03-2017

That the Meadowvale Heritage Conservation District Advisory Subcommittee supports the following conditions with respect to the request to alter the property at 7089 Second Line West:

1. That the garage height be reduced to comply with the Zoning by-law;
2. That the garage width be reduced so that the driveway width does not exceed six metres, the typical width of a two car garage;
3. That final building permit drawings be submitted to Heritage Planning noting all material information, including window materials;
4. That if any changes result from other City review and approval requirements such as but not limited to building permit, committee of adjustment or site plan approval, a new heritage permit may be required

and that the applicant is required to contact heritage planning at that time to review the changes prior to obtaining other approvals and commencing construction;

5. That the stone facing be eliminated;
6. That the awning on the front window on the north section be eliminated;
7. That the sidelights on either side of the front door on the front elevation be reduced to one single pane column on each side;
8. That the awning over the main entrance be revised to a pitched roof over the porch.

MVCHDA-04-2017

That the Meadowvale Heritage Conservation District Advisory Subcommittee supports the following conditions with respect to the request to alter the property at 1066 Old Derry Road be approved, as described in the Memorandum dated July 20, 2017 from Mark Warrack, Manager, Culture and Heritage Planning, Culture Division.

APPROVED (J. Holmes)

8.2. Heritage Designation Sub-Committee

Nil

8.3. Public Awareness Sub-Committee

Nil

9. INFORMATION ITEMS

10. OTHER BUSINESS

10.1 Resignation of David Dodaro, Citizen Member

Councillor Carlson expressed appreciation for Mr. Dodaro's contributions and input to the Committee over the past several years.

RECOMMENDATION

HAC-0068-2017

That the resignation letter dated September 5, 2017 from David Dodaro, from the Heritage Advisory Committee be received and that a replacement is not required for the remainder of the Committee's Term.

RECEIVED (C. McCuaig)

Mr. Wilkinson noted that with Mr. Dodaro's resignation, a vacancy exists on the Grants Sub-Committee. Beth Bjarnason expressed interest in serving on the Sub-Committee.

RECOMMENDATION

HAC-0069-2017

That Beth Bjarnason, Citizen Member of the Heritage Advisory Committee, be appointed to serve on the Grants Sub-Committee until November 2018, or until a successor is appointed.

APPROVED (M. Wilkinson)

- 10.2 Mr. Wilkinson spoke to several up-coming events in the City, including *Doors Open* on September 23, 2017 and *The Credit Awards* on October 12, 2017.
- 10.3 Mr. McCuaig advised that he will be attending a 2nd meeting of the Lakeshore Technical Advisory Community on behalf of the Committee. He also spoke to being proactive with the preservation of the Mississauga Golf and Country Club given the situation with the Glen Abbey Golf Course that the Town of Oakville is currently grappling with.
11. DATE OF NEXT MEETING - October 17, 2017
12. ADJOURNMENT- 11:22 am