
(Approved July 12, 2016)

Heritage Advisory Committee

Date

2016/06/14

Time

9:30 AM

Location

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

Members Present

Councillor George Carlson, Ward 11 **(Chair)**
Councillor Carolyn Parrish, Ward 5
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
Lindsay Graves, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Matthew N. Wilkinson, Citizen Member
Michael Battaglia, Citizen Member
Paul McGuigan, Citizen Member

Members Absent

Rick Mateljan, Citizen Member **(Vice-Chair)**
David Dodaro, Citizen Member

Staff Present

Mark Warrack, Manager, Culture and Heritage Planning
Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division
Cecilia Nin Hernandez, Heritage Coordinator, Culture Division
Angie Melo, Legislative Coordinator

Find it online

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

1. CALL TO ORDER – 9:33 a.m.
2. APPROVAL OF AGENDA
APPROVED (R. Cutmore)
3. DECLARATION OF CONFLICT OF INTEREST - Nil
4. MINUTES OF PREVIOUS MEETING
- 4.1. Approval of Minutes of May 10, 2016 Meeting
APPROVED (M. Wilkinson)
5. DEPUTATIONS - Nil
6. MATTERS TO BE CONSIDERED
- 6.1. Request to Alter a Heritage Designated Property, Crozier Farmhouse, 4265 Perivale Road (Ward 6)

M. Wilkinson sought clarification on the proposed design with respect to the placement of the garage on the property as it bisects that orientation to its original right of way. Mr. Wilkinson asked staff if there was a way to orient the garage slightly further back and in the same angle of the house as it fronts on so that it does not detract from the orientation to the original right angle to Creditview Road.

Paula Wubbenhorst, Senior Heritage Coordinator, responded that the garage is as far back as it can be. If the garage was anywhere else on the property, it would obstruct the view to the house, which is from Beacon Lane, not from Perivale Road. Ms. Wubbenhorst advised that the owner was not present and could not be consulted as to what, if any, impact the design of the driveway would have. She said that she will forward M. Wilkinson's suggestion to the owner.

RECOMMENDATION

HAC-0027-2016

That the request to alter the property at 4265 Perivale Road, as described in the report from the Commissioner of Community Services, dated May 19, 2016, be approved.

APPROVED (P. Wilkinson)

- 6.2. Request to Demolish a Heritage Listed Property: 891 Longfellow Avenue (Ward 2)

Matthew Wilkinson advised that a resident contacted him to advise that the former owner of the property had buried the shell of a streetcar to create the base of a terrace. Mr. Wilkinson advised that he has no verification of this information other than the resident who has been a neighbour for 60+ years. Mr. Wilkinson would like to pass on this information from a construction perspective.

RECOMMENDATION

HAC-0028-2016

That the property at 891 Longfellow Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

APPROVED (J. Holmes)

6.3. Request to Demolish a Structure within a Heritage Listed Property: 3359 Mississauga Road (Ward 8)

RECOMMENDATION

HAC-0029-2016

That the North Building on the property at 3359 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

APPROVED (M. Battaglia)

6.4 Request to Demolish Heritage Listed Properties, 6, 10 and 12 Queen Street South (Ward 11)

Councillor Carlson commented that the design is appropriate to scale and size for the neighbourhood.

RECOMMENDATION

HAC-0030-2016

That the properties at 6, 10 and 12 Queen Street South, which are listed on the City's Heritage Register, are not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

APPROVED (J. Holmes)

6.5 Adaptive Re-Use of Designated Property: 271 Queen Street South Preliminary Proposal

Memorandum from Cecilia Nin Hernandez, Heritage Coordinator, dated May 20, 2016 for information.

Cecilia Nin Hernandez advised that at this time, the proposal is being presented as an information item. Ms. Hernandez further advised that staff are in discussion with the owner and applicant on a development application. She said that the proposal requires site plan approval and will be brought back to the Committee for a decision. Ms. Nin Hernandez introduced Megan Hobson, Heritage Consultant.

Megan Hobson, Heritage Consultant, advised that she has been involved in this project since 2010, and is working with the new owner of the property. Ms. Hobson further advised that this is a preliminary report for the purpose of keeping the community informed, and that

they will be making a further presentation at a Fall 2016 Heritage Advisory Committee meeting.

Ms. Hobson provided a PowerPoint presentation which highlighted the previous use, the current condition, and the proposed plans for the property, known as the Odd Fellows' Hall.

Councillor Carlson inquired about the removal of the levels of paint on the property, to which Ms. Hobson advised that approximately ten years ago, based on Heritage recommended paint analysis, it was determined that it could not be removed. She noted however, that advances have been made in the ways that paint can be removed without damage to the building. Ms. Hobson stated that it is important that the Heritage Advisory Committee support the removal of the paint, and possibly provide grant money to assist with the process. Councillor Carlson responded that the approval of a grant would require Council approval to cover this cost.

The Committee commented as follows:

- Security at the property;
- The possibility of a grant be explored;
- The approval of a grant would require Council approval;
- Explore what other municipalities are doing to support such projects financially;
- Need to have professionals inspect the interior construction materials for fire safety;

Ms. Hobson advised that a sign would be useful for the community to watch out for the property. She emphasized the need to quickly deal with the structural stability of the property as it would be a concern for the community if the current owner walks away from the project.

Mark Warrack, Manager, Culture and Heritage Planning, requested that Ms. Hobson give consideration for signage and lighting in the conservation plan.

RECOMMENDATION

HAC-0031-2016

1. That the Memorandum from Cecilia Nin Hernandez, Heritage Coordinator, dated May 20, 2016 entitled "Adaptive Re-Use of Designated Property: 271 Queen Street South, Preliminary Proposal", be received for information.
2. That the PowerPoint Presentation from Megan Hobson, Consultant, with respect to Adaptive Re-Use of Designated Property: 271 Queen Street South, Preliminary Proposal, be received for information.

APPROVED (Councillor C. Parish)

6.6 Heritage Impact Assessment for property adjacent to designated Property: 701 and 805 Winston Churchill Boulevard

Cecilia Nin Hernandez provided an overview of the Heritage Impact Assessment.

RECOMMENDATION

HAC-0032-2016

That the Memorandum from Cecilia Nin Hernandez, Heritage Coordinator, dated May 20, 2016 entitled "Heritage Impact Assessment for property adjacent to designated Property: 701 and 805 Winston Churchill Boulevard", be received for information.

APPROVED (M. Wilkinson)

7. SUBCOMMITTEE UPDATES

7.1 Heritage Designation Subcommittee

Cameron McCuaig advised that the Heritage Designation Subcommittee will be meeting with staff on June 16, 2016 and the purpose of the meeting is to review the heritage management strategy and the associated workplan, and to discuss in more detail the role of the Advisory Committee in supporting the strategy and the workplan. An update will be provided to the Committee at a later meeting.

Robert Cutmore, advised that the Owners of the former Wilcox Innkeepers Building is looking to sell the property soon and is in favour of having a specific heritage designation on the house. He noted that this property has great significance in Port Credit and requires attention. Robert Cutmore and Cameron McCuaig will follow up on this matter and report back to the Committee.

RECOMMENDATION

HAC-0033-2016

That the Heritage Designation Subcommittee verbal update provided by Cameron McCuaig, Citizen Member, be received for information.

APPROVED (M. Wilkinson)

7.2 Public Awareness Subcommittee

Matthew Wilkinson advised that the Public Awareness Subcommittee will be meeting to discuss ideas for a publication and will provide more information at the next Heritage Advisory Committee meeting.

8 INFORMATION ITEMS

8.1 Facility Naming and Dedications Policy

Memorandum from Paula Wubbenhorst, Senior Heritage Coordinator, dated May 20, 2016.

RECOMMENDATION

HAC-0034-2016

That the Memorandum dated May 20, 2016 from Paula. Wubbenhorst, Senior Heritage Coordinator entitled "*Facility Naming and Dedications Policy (Information Item)*" be received for information.

APPROVED (Councillor C. Parish)

8.2 Significant Tree Nomination – Miles Lane Tree 1 by Ursula Keuper-Bennett, Mississauga Watch for information

Councillor Parish inquired if the 5 or 6 old apple trees will be torn down, and if so, if there is anything that can be done to preserve them. Ms. Wubbenhorst advised that she is not certain if the trees are at risk and said that the application was submitted to the Forestry Department as part of the Significant Trees Program. She said however, that these trees must be on City owned property to be eligible to be added to the Significant Trees inventory. Councillor Parish directed staff to look into this matter further and report back. Ms. Wubbenhorst advised that the trees would have to meet the criteria in order to designate them.

Mr. Wilkinson noted that an apple orchard naturally deteriorates within a span of approximately 70 to 90 years and in his opinion these trees have reached the end of their life span, and it may be too late to preserve them.

RECOMMENDATION

HAC-0035-2016

1. That the document entitled “Significant Tree Nomination – Miles Lane Tree 1 “Waterhouse” et al, be received for information.
2. That staff be directed to look into the feasibility of preserving the apple trees on the property located on Miles Lane Concession 1, Lot 14 NDS.

APPROVED (M. Wilkinson)

9. OTHER BUSINESS

- (a) Cameron McCuaig, spoke to an item on the March 30th Council Agenda regarding the approval for an Environment Assessment of 2 active transportation crossings at the Credit River and the QEW for pedestrians and cyclists. Mr. McCuaig fully supports this initiative. Mr. McCuaig further noted that in his view, this represents a heritage opportunity as if this bridge is built it will overlook a vista that was critically important in the history of the City. Mr. McCuaig noted that staff involved in this initiative may already be considering a heritage designation, but if not that consideration be given to do so. Mr. Warrack advised that staff are aware of the heritage elements.
- (b) Mr. Holmes advised that he had a discussion with Mumtaz Alikhan, Legislative Coordinator, regarding the difficulty in getting an architect to attend the Meadowvale Village Heritage Conservation District Advisory Sub-Committee meetings. He said that it is important to ensure that an architect member of the Heritage Advisory Committee attend these meetings. Staff were requested to pursue this matter further.

10. DATE OF NEXT MEETING – July 12, 2016, Council Chamber, Civic Centre

11. ADJOURNMENT – 10:48 a.m.