
(Approved September 13, 2016)

Heritage Advisory Committee

Date

2016/07/12

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)**
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
Lindsay Graves, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Matthew N. Wilkinson, Citizen Member

Members Absent

Councillor Carolyn Parrish, Ward 5
Rick Mateljan, Citizen Member **(Vice-Chair)**
Michael Battaglia, Citizen Member
Paul McGuigan, 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
Mumtaz Alikhan, Legislative Coordinator

Find it online

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

1. CALL TO ORDER – 9:30am

2. APPROVAL OF AGENDA

APPROVED (M. Wilkinson)

3. DECLARATION OF CONFLICT OF INTEREST – Nil.

4. MINUTES OF PREVIOUS MEETING

4.1. Approval of Minutes of June 14, 2016 Meeting.

APPROVED (C. McCuaig)

5. DEPUTATIONS

5.1. Malton Infill Housing Study - Jordan Lee, Planner, Development and Design

Jordan Lee, Development and Design Division, gave a PowerPoint Presentation on the Malton Infill Housing Study. Purpose of the changes and existing houses are to ensure new built form is sensitive to the neighbourhood character. Study is focussed on detached homes and the Zoning changes proposed are to reduce height and lot coverage as well as garage projections.

In response to M. Wilkinson regarding other areas in Malton similar to the Victory Village Neighbourhood such as Old Malton Village, Mr. Lee advised that the City is reviewing zoning provisions of all detached homes in Malton.

The Chair thanked Mr. Lee for his informative presentation.

RECOMMENDATION

HAC-0036-2016

That the PowerPoint Presentation from Jordan Lee, Planner, Development and Design Division, with respect to the Malton Infill Housing Study, to the Heritage Advisory Committee on July 12, 2016, be received for information.

RECEIVED (C. McCuaig)

6. MATTERS TO BE CONSIDERED

6.1. Request to Alter 1011 Old Derry Road (Ward 11)

Sharon Bubalo, Owner, addressed the Committee stating that they have respected the Heritage By-laws for their proposal. She then read letters of support from the owners of

7015 Pond Street (Dave and Barb Moir), neighbours who will be most directly affected should the application be approved, and 1020 Old Derry Road (Greg and Margaret Young) directly facing the subject property.

Mr. Gordon McKinnon, a neighbour across from the subject property, addressed the Committee in support of the proposal stating that the proposed armour stone wall would not be visible and does not affect the character of Meadowvale Village.

Mark Warrack, Manager, Heritage Planning, stated the staff recommendation to not support the application is based on the Meadowvale Village Heritage Conservation District By-law (By-law) which looks at a cultural landscape and what constitutes a compromise to the character of an area. In addition, he said that the proposed application also compromises the topography naturally endemic to the neighbourhood which the community had been adamant about preserving when the By-law was developed. Mr. Warrack noted that the privacy fence is not permitted in the By-law. He further requested that the Committee reconsider the role of the Meadowvale Village Heritage District Conservation District Advisory Sub-Committee (Sub-Committee) as its support of the proposal goes against the Meadowvale Village Heritage Conservation District Plan they were instrumental in developing.

Jim Holmes said that the new process is taking a much longer time for dealing with applications than before and that this proposal makes the best of a bad situation. He stated there is erosion onto neighbouring properties, and the proposed retaining wall is an appropriate solution and of modest height not visible to the neighbour adjacent to the subject property. He expressed support for the application. With respect to the Sub-Committee, he stated that this application is proof that it is valuable.

After further discussion, the Committee concluded that the proposed alteration will have no visible impact on the neighbourhood and that the neighbours adjacent to the subject property have expressed no objection. The Committee agreed to approve the application with the proviso that a professional landscape plan be submitted by the Owners detailing native species. The Committee also felt that a review of the Meadowvale Village Heritage Conservation District Plan is needed.

RECOMMENDATION

HAC-0037-2016

That the request to alter the property at 1011 Old Derry Road to install an in-ground swimming pool and enclosure, including additional built form as described in the Corporate Report dated June 16, 2016 from the Commissioner of Community Services, be approved, subject to a landscape plan being submitted by the Applicant detailing native species.

APPROVED (J. Holmes)

6.2. Request to Alter 7004 Second Line West (Ward 11)

Alison Strickland, Strickland Mateljan Design Associates, advised that there are no objections to the suggestions from staff and will work with them to address these.

RECOMMENDATION

HAC-0038-2016

That the request to alter the property at 7004 Second Line West be approved with the following conditions:

1. No simulated dividers be employed on the windows.
2. The proposed replacement door be simplified.
3. Any repairs made to the original siding match the original material and dimensions.

APPROVED (J. Holmes)6.3. **Request to Alter 7005 Pond Street (Ward 11)**

Corporate Report dated June 16, 2016 from the Commissioner of Community Services.

RECOMMENDATION

HAC-0039-2016

That the request to alter the property at 7005 Pond Street be approved with the condition that no simulated dividers be employed on the windows.

APPROVED (J. Holmes)6.4. **Request to Demolish a Heritage Listed Property, 2222 Doulton Drive (Ward 8)**

Corporate Report dated June 16, 2016 from the Commissioner of Community Services.

RECOMMENDATION

HAC-0040-2016

1. That the property at 2222 Doulton Drive, 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.
2. That once the new lots are severed, the "retained" lot, which fronts Doulton Drive, be removed from the City's Heritage Register, as it will no longer meet the criteria for inclusion on the Mississauga Road Scenic Route Cultural Landscape.

APPROVED (C. McCuaig)

7. SUBCOMMITTEE UPDATES

7.1. **Meadowvale Village Heritage Conservation District Advisory Sub-Committee Report - June 7, 2016**

Mr. Holmes stressed that an architect member of the Heritage Advisory Committee

(HAC) is needed to attend the Sub-Committee meetings to provide professional guidance. Due to the fact that the two members of HAC appointed to the Sub-Committee have been absent, he approached Rick Mateljan, who had indicated his willingness to participate.

RECOMMENDATION

HAC-0041-2016

1. That the Meadowvale Village Heritage Conservation District Advisory Sub-Committee Report dated June 7, 2016, be approved.
2. That Rick Mateljan, Member of the Heritage Advisory Committee, be appointed to the Meadowvale Village Heritage Conservation District Advisory Sub-Committee to provide professional guidance for the term ending November 2018, be approved.

APPROVED (J. Holmes)

7.2. Heritage Designation Sub-Committee

Cameron McCuaig, Chair, advised that meetings have been held with staff and in order to be proactive of staff time, he suggested that staff bring back a report on the cultural landscapes in Mississauga and how to re-evaluate the process of reviewing and delisting the approximately 3000 listed properties on them.

Discussion ensued and the Committee directed staff to prepare a report for a Fall meeting summarizing the current data, the pros and cons of the process of listing/delisting, and maintaining the list, with a focus on the Mineola Neighbourhood.

RECOMMENDATION

HAC-0042-2016

That staff be directed to prepare a report summarizing the current data on Mississauga's Cultural Landscapes, the pros and cons of the process of listing/delisting, and maintaining of the list, with a focus on the Mineola Neighbourhood.

APPROVED (C. McCuaig)

7.3. Public Awareness Sub-Committee – Nil.

8. INFORMATION ITEMS – None.

9. OTHER BUSINESS

- (a) Councillor Carlson spoke to the condition of the property located at 21 Main Street which has been for nearly ten years and needs to be repaired. Staff advised that they will investigate to see if an order can be placed through Property Standards.

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- (b) Mr. Cameron suggested that a preliminary summary about Clarkson Corners may be a useful discussion point with the community and the Ward Councillor for its potential designation as a heritage conservation district.
 - (c) Mr. Dodaro requested that Committee Members be diligent in providing a timely response to the Legislative Coordinator with respect to their attendance at HAC meetings for quorum purposes.
 - (d) The Committee noted that several City-owned heritage buildings require painting and repairs. Mr. Wilkinson recalled that City staff had prepared a report on maintenance priorities about five years ago after Facilities and Property Management Division conducted a review of City owned heritage buildings.

RECOMMENDATION

HAC-0043-2016

That Facilities and Property Management Division be directed to provide to the Heritage Advisory Committee the report on maintenance priorities for City owned heritage buildings prepared approximately five years ago.

APPROVED (M. Wilkinson)

- 10. DATE OF NEXT MEETING - September 13, 2016.
- 11. ADJOURNMENT – 11:12am