
(Approved May 9, 2017)

Heritage Advisory Committee

Date

2017/04/11

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)**
Rick Mateljan, Citizen Member **(Vice-Chair)**
Councillor Carolyn Parrish, Ward 5
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Matthew N. Wilkinson, Citizen Member

Members Absent

Michael Battaglia, Citizen Member
Lindsay Graves, Citizen Member

Staff Present

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 – 9:30 AM**

2. **APPROVAL OF AGENDA**

Approved (C. McCuaig)

3. **DECLARATION OF CONFLICT OF INTEREST**

M. Wilkinson and R. Mateljan declared a conflict with item 7.5

4. **MINUTES OF PREVIOUS MEETING**

4.1. **Heritage Advisory Committee Minutes - March 7 2017**

Approval of Minutes of the Heritage Advisory Committee meeting held on March 7, 2017

Approved (Councillor C. Parish)

5. **DEPUTATIONS - Nil**

6. **PUBLIC QUESTION PERIOD - Nil**

7. **MATTERS TO BE CONSIDERED**

7.1. **Request to Alter a Heritage Designated Property: 31 Mississauga Road South (Ward 1)**

Cecilia Nin Hernandez, Heritage Coordinator, spoke to the heritage permit application submitted by the home owners, for alterations to a Part V designated building in the Port Credit Heritage District. Ms. Nin Hernandez noted that the property is classified as a property of historic interest. She advised that the applicant has submitted architectural drawings, Heritage Impact Assessment, and Conservation Plan for the building to support the proposed structural changes, which includes an addition of a 2nd storey and new roof.

Ms. Nin Hernandez further advised that the Heritage Impact Assessment concludes that the property would not warrant an individual designation. It was noted that although the property does contribute to the district, so would the new design. Ms. Nin Hernandez also advised that staff recommend that the property at 31 Mississauga Road be reclassified as a complementary building as a result of the Heritage Impact Assessment, and the extent of the changes required to the building. She further advised that if any changes require obtaining further city permits, the applicant is required to contact Heritage staff.

Michael Spaziani, Architect, spoke to the original design and construction of the property and described the structural changes being proposed.

Paul Oberst, Architect, Heritage Consultant and author of the Heritage Impact Assessment and Conservation Plan, provided an overview of the historic background of property ownership and evolution of the property.

Mr. Cutmore, Citizen Member expressed his concern with changing the status of the property to that of historic interest. He inquired about whether a change in the inventory status of the building; would it weaken its heritage status, and, if there is a change in ownership in the future, it could perhaps make it easier for a demolition application. He also inquired whether the garage would be replacement. Mr. Oberst advised that replacing the garage has been deferred to another year.

Rick Mateljan, Citizen Member commended everyone on this project, citing that his project is one of the most researched projects he has seen and repurposed to appropriate living. Mr. Mateljan inquired why it is necessary, and for what benefit to down grade the house designation. Mr. Oberst advised that it was staff who made the decision to recommend the designation change.

Ms. Nin Hernandez commented that given the assessment and amount of physical changes proposed and that only a small amount of the existing materials would remain, staff recommends the designation change.

Councillor George Carlson complimented the quality of the work done and noted that he fully supports the staff recommendation.

Besmira Alikaj and David Mucklow, property owners, spoke to the letter of support from their neighbours submitted to the Committee.

RECOMMENDATION

1. That the proposed alterations to the house at 31 Mississauga Road South, which is designated under Part V of the Ontario Heritage Act, located within the Old Port Credit Village Heritage Conservation District, as per the attached drawings and conservation plan included in the appendices of this report be approved.
2. That the Building Inventory for the Old Port Credit Village Heritage Conservation District be updated to indicate that the heritage status of 31 Mississauga Road has changed from a property of "historic interest" to a property that is a "complementary building".
3. 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 application 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 (R. Cutmore)
Recommendation HAC-0021-2017)

7.2. Request to Alter a Heritage Designated Property: 913 Sangster Avenue (Ward 2)**RECOMMENDATION**

1. That, the proposal to add a one storey rear addition, build a north (rear) deck, enlarge a doorway (west elevation) and install new French doors, enlarge one window (west elevation) to fit new full length window, add a small deck (west), alter bay window on east elevation (on a previous addition), remove decorative shutters, remove the front trellis (south elevation), shorten the existing garage to accommodate a large tree, as shown in the attachments to the Corporate Report dated March 16, 2017 from the Commissioner of Community Services, be approved for the property at 913 Sangster Avenue, which is designated under Part IV of the Ontario Heritage Act.
2. That new windows be made of wood with exterior muntin bars, where proposed (reconfigured bay window), wood exterior finish materials and trims be noted in the drawings and a final set be provided for staff review and approval prior to issuance of a heritage permit.
3. 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 application 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)

Recommendation HAC-0022-2017

7.3. Request to Alter a Heritage Designated Property: 4300 Riverwood Park Lane (Ward 6)**RECOMMENDATION**

1. That, the conservation of the windows at the Parker Estate, as shown in the attachments to the Corporate Report dated March 30, 2017 from the Commissioner of Community Services, including selective caulking, painting and weather stripping, is approved for the property at 4300 Riverwood Park Lane, which is designated under Part IV of the Ontario Heritage Act.
2. That if any changes, as a result of other City review and approval requirements, technical matters, or site conditions are encountered, and a full restoration of the windows is required, a new heritage permit application is 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 (E. Bjarnason)

Recommendation HAC-0023-2017

7.4. **Request to Demolish a Heritage Listed Properties: 272 and 274 Victoria Street (Ward 11)**

Rick Mateljan expressed concern that the homes being proposed do not appear to be complimentary. Councillor George Carlson assured the Committee that the homes will be replaced with complementary homes, and that there is nothing being removed of particular value.

RECOMMENDATION

That the properties at 272 and 274 Victoria Street, 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 (R. Mateljan)
Recommendation HAC-0024-2017

7.5. **Request to Demolish a Heritage Listed Property: 2537 Mindemoya Road (Ward 7)**

Rick Mateljan and Matthew N. Wilkinson, Citizen Members, excused themselves during the consideration of this matter.

Ms. Nin Hernandez spoke to the matter and noted that staff looked at the Heritage Impact Assessment and made inquiries in order to understand the existing building fabric and how and the different stages of the home. Staff concurred with the Heritage Impact Assessment which identified the lancet window that belonged to St. Peters church, as well as the white plank flooring which appears to be salvageable and could be offered back to the church.

RECOMMENDATION

That the property at 2537 Mindemoya 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.

1. That the following salvage and mitigation options be completed and confirmation forwarded to the City:
 - a. The lancet window originally belonging to St. Peter's Church be offered to the same church
 - b. Wide plank floor be salvaged for reuse
 - c. The building be documented during demolition to record any remaining Underlying architectural details

Approved (Councillor C. Parish)
Recommendation HAC-0025-2017

7.6. **Request to Demolish a Heritage Listed Property: 1625 Blythe Road (Ward 8)**

RECOMMENDATION

That the property at 1625 Blythe 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 (J. Holmes)

Recommendation HAC-0026-2017

7.7. Request to Demolish a Heritage Listed Property: 3064 Churchill Avenue (Ward 5)

Councillor Parrish noted that the owners be made aware of the height and setback restrictions under the new regulations that came into effect in October 2016.

RECOMMENDATION

That the property at 3064 Churchill 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 (Councillor C. Parish)

Recommendation HAC-0027-2017

7.8. Removal or reduction of Cultural Landscape Properties from the City's Heritage Register

Ms. Nin Hernandez advised that the report is before the Committee once again for review of the recommendation that the Cultural Landscape Inventory remain status quo, pending completion of Recommendation 6 of the Heritage Management Strategy (2016). Councillor Carlson inquired whether this matter is about timing and staffing, to which Ms. Hernandez advised that it is also to ensure and maintain the integrity of the review process.

Cameron McCuaig noted that this item remained open until feedback from the Ward 1 Councillor was received. Councillor Carlson advised that he has spoken to Councillor Tovey regarding this matter and that Councillor Tovey is enthusiastic to remove this particular district. Mr. McCuaig would like greater clarity on staffing impact to support the Councillor's interest.

Ms. Nin Hernandez advised that the author of the report was not in attendance and that she would need some time to review the report to respond to Committee Members' inquiries.

Committee Members discussed this matter further with respect to reducing the size of the Mineola district, individually listed properties, and concerns of optics of a rubber stamp approach, staffing impact and timing issues.

Ms. Nin Hernandez asked for clarification from the Committee on what it wished staff to report back on. Councillor Carlson advised that a report on implementation plans and

impact if the Mineola Cultural Landscape is reduced.

RECOMMENDATION

1. That Heritage staff be directed to report back to the Heritage Advisory Committee on the implementation and effect of reducing the size of the Mineola Cultural Landscape to properties fronting on Stavebank Road.
2. That any individually listed properties remain on the current City's Heritage Register.

Approved (C. McCuaig)
Recommendation HAC-0028-2017

7.9. **2017 Ontario Heritage Conference – June 8 - 10, 2017**

Councillor George Carlson asked that Members advise the Legislative Coordinator if they are interested in attending. Councillor Carolyn, Cameron McCuaig, Councillor George Carlson and Rick Mateljan expressed interest in attending.

RECOMMENDATION

1. That the Memorandum dated March 28, 2017 from Stephanie Smith, Legislative Coordinator entitled 2017 Ontario Heritage Conference – June 8 – 10, 2017 be received.
2. That the amount of up to \$4,700.00 be allocated in the 2017 Council of Committees budget for the costs associated with registration, accommodation and travel for up to four (4) Heritage Advisory Committee Members to attend the 2017 Ontario Heritage Conference in Ottawa, Ontario from June 8 to 10, 2017.

Approved (D. Dodaro)
Recommendation HAC-0029-2017

7.10. **2017 Membership Renewal Form - Community Heritage Ontario**

Committee Members agreed to renew the subscription to the 2017 Community Heritage Ontario.

RECOMMENDATION

1. That the Memorandum dated March 28, 2017 from Stephanie Smith, Legislative Coordinator entitled 2017 Membership Renewal Form be received.
2. That the amount of \$75.00 be allocated in the 2017 Council of Committees budget for the cost of the renewal of the Community Heritage Ontario subscription.

Approved (R. Mateljan)
Recommendation HAC-0030-2017

7.11. **Discussion of Protection of Vacant Heritage Properties (Councillor Carlson)**

Councillor Carlson provided an update on the Barber House security system providing live monitoring.

Mr. Wilkinson inquired about the status of the Dandy house, noting that he has not observed any changes, other than more deterioration. Councillor Carlson advised that he will be meeting with the owner to go over the proposal.

Councillor Parrish acknowledged the work that Councillor Carlson did with the Barber House project, citing that it was a masterful piece of work.

Councillor Carlson advised that the property will be maintained and the development around it will be complementary. The front garden will remain and form part of the condominium, and the homes on Barbertown Road will be regular detached homes with low roof lines.

Mr. McCuaig inquired about the maintenance of heritage properties. Councillor Carlson advised that there has been no report to the Committee from staff, and that he will follow up with Raj Seth, Director, Facilities and Property Management, on the conversation they had earlier this year.

Mr. Dodaro requested an update with respect to the recommendation for creating a cultural landscape for Clarkson. Ms. Nin Hernandez advised that staff will report back at a future meeting. Mr. Dodaro asked that staff include the next steps and to clarify the timelines for the commencement of the 60 day demolition application. Ms. Nin Hernandez advised that the 60 day period starts when staff deems the application is complete.

8. **SUBCOMMITTEE UPDATES – Nil.**

9. **INFORMATION ITEMS**

9.1. **Heritage Advisory Committee Strategic Planning Sessions Outcomes from February 14, 2017 and March 7, 2017**

Mr. McCuaig expressed his appreciation for the Heritage Advisory Committee Strategic Planning Sessions, and requested that at in future meeting agendas, preliminary comments be added.

RECOMMENDATION

That the Heritage Advisory Committee Strategic Planning Sessions Outcomes from February 14, 2017 and March 7, 2017 be approved.

Approved (D. Dodaro)

Recommendation HAC-0031-2017

9.2. **Demolition of 2000 Stavebank Road****RECOMMENDATION**

That the Memorandum dated March 16, 2017 from P. Wubbenhorst, Senior Heritage Coordinator, entitled Demolition of 2000 Stavebank Road, including Appendix 1: Cultural Heritage Evaluation Report, and Appendix 2: Ministry Info Sheet, be received for information.

Approved (R. Cutmore)

Recommendation HAC -0032-2017

10. **OTHER BUSINESS**

Mr. Cutmore advised that on April 25, 2017 at Clark Memorial Hall from 7:00 PM to 9:00 PM there is a revisit of The Old Port Credit Heritage District. Ms. Nin Hernandez advised that this revamp is taking place at Clark Memorial Hall from 7:00 PM to 9:00 PM, and encouraged Members to check the Heritage Department's webpage for further information.

11. **DATE OF NEXT MEETING - May 9, 2017**12. **ADJOURNMENT - 11:12 AM**