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(Approved September 5, 2017)

## **Heritage Advisory Committee**

### **Date**

2017/07/11

### **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  
Michael Battaglia, Citizen Member  
Robert Cutmore, Citizen Member  
James Holmes, Citizen Member  
Cameron McCuaig, Citizen Member  
Melisa Stolarz, Citizen Member  
Matthew N. Wilkinson, Citizen Member

### **Members Absent**

Elizabeth Bjarnason, Citizen Member  
David Dodaro, Citizen Member  
Lindsay Graves, Citizen Member

### **Staff Present**

Paul Damaso, Director, Culture Division  
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>

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1. CALL TO ORDER – 9:33 am
  2. APPROVAL OF AGENDA  
**APPROVED** (R. Mateljan)
  3. DECLARATION OF CONFLICT OF INTEREST  
  
Rick Mateljan declared a conflict of interest with Item 7.2
  4. MINUTES OF PREVIOUS MEETING
  - 4.1. Approval of HAC Minutes - June 13, 2017  
**APPROVED** (M. Wilkinson)
  5. DEPUTATIONS - Nil
  6. PUBLIC QUESTION PERIOD  
Lisa MacCumber, neighbouring resident, and Beryl Chamberlain, President, Applewood Acres Homeowners' Association, spoke of their concerns regarding Item 7.1 with respect to the request to alter 915 North Service Road. They noted that the owners of have shown no respect for the law or the planning process and neglected the subject property identifying damage to the William Hedge Farmhouse. In addition they said the grass is overgrown and the garbage piled up. They requested the Committee to defer a decision until the damage to the historic house is repaired. Councillor Carlson advised that the Committee can only deal with the heritage component.
  7. MATTERS TO BE CONSIDERED
  - 7.1. Request to Alter a Heritage Designated Property: 915 North Service Road (Ward 1)  
  
In response to the residents' request for deferral, Cecilia Nin Hernandez, Heritage Coordinator, stated that the owners can apply for permits per the City's Legal Services. She said that staff met with the owners on a without prejudice basis and that the owners requested a two phase process. She said that this request reflects the first phase dealing with the proposed severance and the two garage structures. Ms. Nin Hernandez noted that the next phase will require a heritage permit dealing with the Hedge House and the proposed garage. She suggested that a Letter of Credit would provide security for the next heritage permit. Paul Damaso, Director, Culture Division, stated that if the City does not respond to the Heritage Permit application, time will run out and the owners, by default, can do whatever they want.

Megan Hobson, Heritage Consultant, addressed the Committee noting that this is a difficult project and that she has been working with the owners who now fully understand that a heritage permit is a condition and to ensure that the historic house is secured for the long term. She noted that most of the features listed in the designation as heritage attributes are still there and requested the Committee to allow the project to move forward with this phase. Ms. Hobson said that the interior features of the historic house will be restored and repaired and believed that the owners are acting in good faith and are willing to do what needs to be done.

The Committee concluded that the owners be required to provide a letter of credit in the amount of \$250,000 as security and held by the City until the project is completed and an occupancy permit is issued for William Hedge Farmhouse.

### **RECOMMENDATION**

#### **HAC-0051-2017**

1. That the request to alter the heritage designated property located at 915 North Service Road as outlined in the Corporate Report dated June 19, 2017, from the Commissioner of Community Services entitled *Request to Alter a Heritage Designated Property: 915 North Service Road (Ward 1)* be approved, subject to the following conditions:
  - a. That the approval is without prejudice to charges that are pending before the courts related to this property,
  - b. That, prior to the issuance of the heritage permit for the subject proposal, the owner is to submit a heritage permit application for the conservation work to the Hedge farmhouse, accompanied by a detailed Heritage Management Conservation Plan, building permit drawings for the Hedge farmhouse and the proposed new detached garage shown on Appendix D of the amended HIA report submitted (Appendix 3),
  - c. That staff send comments to the Committee of Adjustment noting that, if the severance is approved by the Committee of Adjustment, conditions be imposed and the City enter into appropriate agreements with the owner in order to ensure the following:
    - (i) That prior to the approval of the severance the heritage designation by-law be amended to reflect the new property boundary and that the owner provide the City with a survey and land description of the new lot boundaries to this end;
    - (ii) That the building permit drawings for the new lots be circulated to Heritage Planning for review and comment.
2. 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 will 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.

3. That a Letter of Credit from the Owner in the amount of \$250,000 for the completion of the rehabilitation and heritage conservation work of the William Hedge Farmhouse (subject to approval in phase II) be submitted to the City and be held until completion of the project and until an occupancy permit is issued for the William Hedge Farmhouse.

**APPROVED** (R. Mateljan)

At this point R. Mateljan left the meeting.

- 7.2. Request to Alter a Heritage Designated Property: 929 Old Derry Road West (Ward 11)  
Corporate Report dated June 6, 2017 from the Commissioner of Community Services:

**RECOMMENDATION**  
**HAC-0052-2017**

That the request to alter a Heritage Designated Property located at 929 Old Derry Road West (Ward 11), as outlined in the Corporate Report dated June 6, 2017, from the Commissioner of Community Services, to extend an existing paved walkway to provide a hard surface pedestrian connection to lead to the adjacent property at 7059 Second Line West, as depicted in Appendix 1 and 2, be approved.

**APPROVED** (J. Holmes)

R. Mateljan returned to the meeting.

- 7.3. Request to Alter a Heritage Designated Property: 7080 Gaslamp Walk (Ward 11)  
Corporate Report dated June 6, 2017 from the Commissioner of Community Services:

**RECOMMENDATION**  
**HAC-0053-2017**

That the request to alter a Heritage Designated Property located at 7080 Gaslamp Walk (Ward 11), as outlined in the Corporate Report dated June 6, 2017 from the Commissioner of Community Services to install an in-ground pool as depicted in Appendix 1 and 2, be approved.

**APPROVED** (M. Stolarz)

- 7.4. Request to Demolish a Heritage Listed Property: 3098 Merritt Avenue (Ward 5)  
Corporate Report dated June 6, 2017 from the Commissioner of Community Services:

**RECOMMENDATION**  
**HAC-0054-2017**

That the property at 3098 Merritt 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. Parrish)

7.5. Request to Demolish a Structure on a Heritage Listed Property: 1695 Dundas Street West (Ward 6)

Corporate Report dated June 14, 2017 from the Commissioner of Community Services:

**RECOMMENDATION**

**HAC-0055-2017**

That the temporary washroom at 1695 Dundas Street West, Erindale Park, 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** (R. Mateljan)

7.6. An information report on the removal of the heritage properties located on Clarkson Road North and a review of the Heritage Permit process.

Corporate Report dated June 15, 2017 from the Commissioner of Community Services:

**RECOMMENDATION**

**HAC-0056-2017**

That the report from the Commissioner of Community Services dated June 15, 2017, on the removal of heritage properties located on Clarkson Road North and a review of the heritage permit process be received for information.

**RECEIVED** (C. McCuaig)

8. SUBCOMMITTEE UPDATES

8.1. Heritage Designation Sub-Committee – Nil.

8.2. Public Awareness Sub-Committee – Nil.

9. INFORMATION ITEMS

Update on the 2017 Ontario Heritage Conference

Mr. McCuaig and Mr. Mateljan provided an update of the 2017 Ontario Heritage Conference they attended from June 8<sup>th</sup> to the 10<sup>th</sup>. They spoke of looking at heritage conservation strategically and in a more utopian manner rather than just the

preservation of a structure. Mr. McCuaig noted that he has emailed a detailed update to members of the Committee.

**RECOMMENDATION**

**HAC-0057-2017**

That the update from Cameron McCuaig and Rick Matejlan, Citizen Members, with respect to the 2017 Ontario Heritage Conference they attended from June 8 to 10, 2017, be received.

**RECEIVED** (R. Cutmore)

10. OTHER BUSINESS

Ms. Stolarz spoke to the impact that a proposed 7 storey condominium known as EV Royale Condominiums located at 1646 Dundas Street West will have on the neighbouring heritage designated Erindale Community Hall located at 620 Dundas Street.

At this point, Mr. Mateljan noted that he had a conflict with respect to this matter and left the meeting.

Ms. Stolarz said the Erindale community is against this development and is concerned that it will change the landscape. She asked if there is anything that can be done to prevent the development from going forward. Ms. Nin Hernandez said that as the current site had a building listed on the Heritage Register, a demolition permit will be required. Mark Warrack, Manager, Culture and Heritage Planning, suggested that the proponent be requested to make a deputation at the September Heritage Advisory Committee meeting. The Committee gave direction accordingly.

**RECOMMENDATION**

**HAC-0058-2017**

That the proponents of the EV Royale Condominiums to be located at 1646 Dundas Street West, a property listed on the City's Heritage Register, and which is adjacent to Erindale Community Hall, a designated property under the *Ontario Heritage Act*, present their proposal to the Heritage Advisory Committee at its September 5, 2017 Meeting.

**APPROVED** (M. Stolarz)

Mr. Mateljan returned to the meeting.

11. DATE OF NEXT MEETING - September 5, 2017

12. ADJOURNMENT - 10:58am