
(Approved 2017-01-10 as amended (4.1 - 1b))

Heritage Advisory Committee

Date

2016/11/15

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)** – left at 11:15am
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

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 - 9:30 am
2. APPROVAL OF AGENDA
APPROVED (R. Mateljan)
3. DECLARATION OF CONFLICT OF INTEREST
4. MINUTES OF PREVIOUS MEETING
- 4.1. Approval of Minutes of October 11, 2016 Meeting

APPROVED (R. Cutmore)

5. DEPUTATIONS – Nil.
6. PUBLIC QUESTION PERIOD – Nil.
7. MATTERS TO BE CONSIDERED
- 7.1. Proposed Heritage Designation Amendment: 5155 Mississauga Road (Ward 11)

Owen Scott, Heritage Consultant, CHC Limited, addressed the Committee. He said the proposed amendment has been prompted by the completion of the application to restore Barber House which has been the subject of a Heritage Impact Statement as well as a conservation plan. He expressed agreement with the proposed amendment except for the following exceptions that have been considered as heritage attributes:

- the original driveway was located to the north of the property and was moved south to its existing location in the 1980s with the reconstruction, widening and elevation change of Mississauga Road and the development of the existing restaurant facility which occupies Barber House;
- the stone markers were a recent addition as part of the redevelopment of the House in the 1980s;
- the view of the building from Mississauga Road is important to preserve, but the view across the existing parking lot from Barbertown Road, a minor street, is hidden by the trees and does not constitute a heritage attribute.

Mr. Scott requested the Committee to remove the aforementioned as heritage attributes and the wording with respect to the view be amended to read “from Mississauga Road”.

Committee Members noted the following:

- The stone markers are a recent addition;
- The view of the building from the corner of the lot at Mississauga Road and Barbertown Road property lines is a very important feature to preserve.

Cecilia Nin Hernandez, Heritage Coordinator, noted that the original Bylaw was passed in 1982 and does not reflect the updates in the *Ontario Heritage Act* Regulation 906. She explained that the study (Appendix 3 in the Corporate Report) recommends an update to the designation by-law. Based on the information Mr. Scott has presented on the stone markers, staff do not object to removing them from the list of attributes. With respect to the views, Ms. Nin Hernandez said that staff would consider amending the wording with “Views of the building from Mississauga Road and from the corner of the lot at Mississauga Road and Barbertown Road property lines”.

Mr. Scott suggested that the wording “property lines” be replaced with “from the sidewalk and road.” In response to Ms. Nin Hernandez’s proposal to express the concept with the words “public realm”, Mr. Scott stated that he did not consider this to be legal terminology. Ms. Nin Hernandez then proposed to include both suggestions to read “*Views of the building from Mississauga Road and from the corner of the lot at Mississauga Road and Babertown Road from the public realm (the sidewalk and road)*”. Mr. Scott agreed to the wording. The Committee agreed to this revision and the removal of the stone markers.

RECOMMENDATION

HAC-0056-2016

1. That Designation By-law 368-82, designating the property known as the William Barber House located at 5155 Mississauga Road be amended, per Section 30.1 (1) of the *Ontario Heritage Act*, for its physical and design; historical and associative; and contextual value, with the following revisions to the wording within the proposed Schedule A included as Appendix 4 of the Corporate Report dated October 20, 2016 from the Commissioner of Community Services:
 - (a) That the attribute “location of original driveway and stone markers” be removed from the list of attributes;
 - (b) That the wording “views of the building from the Mississauga and Barbertown Roads property line”, be revised as follows: “Views of the building from Mississauga Road and ~~views from the public realm (the sidewalk and road) at the corner of Mississauga Road and Barbertown Road~~ from the corner of the lot at Mississauga Road and Barbertown Road, from the public realm (the sidewalk and road).”
2. That the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
3. That if there are objections to the amendment of Designation Bylaw 368-82, City Council direct the City Clerk to refer the matter to the Conservation Review Board.

APPROVED (R. Mateljan)

7.2. Request to Alter a Heritage Designated Property: 1620 Orr Road (Ward 2)

Corporate Report dated October 20, 2016 from the Commissioner of Community Services.

RECOMMENDATION

HAC-0057-2016

That the proposal for new, wood, operable shutters as depicted in the appendix to the report from the Commissioner of Community Services, dated October 20, 2016, be approved for the Anchorage building at 1620 Orr Road, which is designated under Part IV of the Ontario Heritage Act.

APPROVED (M. Wilkinson)

7.3. Request to Demolish a Heritage Listed Property: 1251 Stavebank Road (Ward 1)

Corporate Report dated October 14, 2016 from the Commissioner of Community Services.

RECOMMENDATION

HAC-0058-2016

That the property at 1251 Stavebank 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 (D. Dodaro)

7.4. Request to Demolish a Heritage Listed Property: 1276 Woodland Avenue (Ward 1)

Corporate Report dated October 17, 2016 from the Commissioner of Community Services.

RECOMMENDATION

HAC-0059-2016

That the property at 1276 Woodland 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)

7.5. Request to Demolish an outbuilding at a Heritage Listed Property: 1548 Dundas Street West (Ward 7)

Corporate Report dated October 24, 2016 from the Commissioner of Community Services.

RECOMMENDATION

HAC-0060-2016

That the outbuilding at the property at 1548 Dundas Street West, 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. Removal or reduction of Cultural Landscape Properties from the City's Heritage Register

The Committee discussed several options that would simplify the removal or reduction of Cultural Landscape Properties from the City's Heritage Register.

In response to Mr. McCuaig's questions regarding whether or not affected property owners were communicated with individually when the Cultural Landscape Inventory was adopted in 2005 and if the cost of a heritage impact assessment (HIA) could be included that impacted owners would incur. He felt that there is a very low awareness of the impact on potential buyers and sellers that their property is listed. Ms. Wubbenhorst responded that there were public meetings held at the time, but no direct communication was made to individual property owners. With respect to how much an HIA would cost, staff do not have this information as it is the owner's responsibility.

Councillor Carlson noted that the Mineola Cultural Landscape needs a focus as it has a very high number of applications for demolition requiring considerable staff time.

Mr. Mateljan suggested a simplified one page check list with pictures would be a useful tool for property owners to submit to staff and only the ones that staff determine to have a historical value be brought to the Committee for attention. He also suggested a fee of \$2,500 for each application as a cost recovery measure. In response to the fee, Mark Warrack, Manager, Culture and Heritage Planning, responded that such a fee is deemed a negative for heritage properties across the Province.

Mr. Warrack stated that there is a need for policy changes but the funding to conduct a study will not be available until 2018. He said the study will take an in-depth look at redefining Mississauga's cultural landscapes. He suggested a suspension be placed in the meantime on reviewing properties in parts of the City such as Mineola, the Malton Wartime Housing and the Erindale neighbourhood where an HIA would not be required. The applications would however be part of the site plan process. There would be a limited risk if this is implemented until the study is completed in late 2018.

M. Wilkinson said there is merit in streamlining the process which would alleviate staff workload. He said he trusted staff judgement in determining properties that require a full review. He also noted his support for Option 3 outlined in the Corporate Report and that he would be prepared to conduct site visits to conduct an evaluation and make recommendations. Mr. Wilkinson said that the impact to sellers and buyers is significant and stressful and owners need to be made aware that their property is listed.

Mr. McCuaig stressed that the confusion in the market place needs to be alleviated in terms of how to deal with listed properties.

Mr. Dodaro suggested that a one year suspension may be a better option in order to prevent a rash of applications. He said this will provide an opportunity to assess the situation to see if an extension is warranted for another year.

Ms. Wubbenhorst advised that it is important to determine the legality of simplifying the

process where historical value is not researched to determine if a property merits designation. Mr. Warrack noted that there is an obligation under the *Ontario Heritage Act* (Act) to determine within 60 days as to whether or not a property merits designation.

The Committee felt that there does not appear to be an easy solution to a simplified process given the Act. Councillor Carlson reiterated that the Mineola Cultural Landscape needs immediate attention. The general conclusion of the Committee was to delist properties in the landscapes and identify individual ones that merit further investigation, or continue with the current process.

The Committee requested that staff provide options for consideration at a future meeting given the above discussion at today's meeting.

RECOMMENDATION

HAC-0061-2016

That the report regarding the removal or reduction of Cultural Landscape Properties from the City's Heritage Register, from the Commissioner of Community Services, dated October 24, 2016, be received; and that staff provide a review of the options available for consideration at a future Heritage Advisory Committee Meeting.

RECEIVED (Councillor C. Parrish)

7.7. Vacancy on Heritage Advisory Committee - Resignation of Paul McGuigan

The Committee noted that Mr. McGuigan is no longer able to attend regularly scheduled meetings due to a job change, but has offered assistance to the Committee in a heritage capacity if needed.

RECOMMENDATION

HAC-0062-2016

That the resignation of Paul McGuigan from the Heritage Advisory Committee be received, and that the City Clerk be directed to fill the vacancy in accordance with the Corporate Policy on Citizen Appointments to Committees, Boards and Authorities #02-01-01.

APPROVED (B. Bjarnson)

7.8. Heritage Planning Work Plan

The Heritage Staff Work Plan was requested by the Committee at its meeting held on October 11, 2016.

Mumtaz Alikhan, Legislative Coordinator, stated that given the Museums and Heritage Strategic Planning Plan (Plan) process work underway in 2015, the development of the Committee's Work Plan had to be delayed. She advised that with the Plan's completion and adoption by Council, a facilitated session will be scheduled in early 2017 to assist the Committee in developing its Work Plan for 2017 and 2018.

RECOMMENDATION

HAC-0063-2016

That the Heritage Planning Staff Work Plan for 2017 be received for information.

RECEIVED (J. Holmes)

8. SUBCOMMITTEE UPDATES

8.1. Heritage Designation Sub-Committee

Mr. Dodaro advised that as part of a review of the possibility of a mini Heritage Conservation District (HCD) for Clarkson centering around the Clarkson Corners buildings, an information session at a Mississauga South Heritage Society Meeting to introduce the community to the idea of an HCD to gauge interest. He noted that discussions have also taken place with Ward 2 Councillor Ras on this matter.

Mr. Cameron noted that the area is not zoned currently and expressed concern as to whether the structures are recoverable in their current state. He said that if designation fails, there should some form of recognition such as a plaque.

Mr. Warrack noted that the heritage attributes have to be maintained per the *Ontario Heritage Act*.

RECOMMENDATION

HAC-0064-2016

That the update from D. Dodaro and C. McCuaig, members of the Heritage Designation Sub-Committee, to the Heritage Advisory Committee at its meeting held on November 15, 2015, be received.

RECEIVED (R. Cutmore)8.2. Public Awareness Sub-Committee – Nil.

9. INFORMATION ITEMS

9.1. 2017 Heritage Advisory Committee Meeting Dates

Memorandum dated October 6, 2016 from Mumtaz Alikhan, Legislative Coordinator:

RECOMMENDATION

HAC-0065-2016

That the schedule for the 2017 Heritage Advisory Committee Meetings in the Memorandum dated October 6, 2016 from Mumtaz Alikhan, Legislative Coordinator, be received.

RECEIVED (D. Dodaro)

9.2. Maintenance Priorities for City Owned Properties - Email dated 09/30/16

Mr. Wilkinson confirmed that he had attended site meetings several years ago, and he had assumed a report had subsequently been generated which included chimney repointing, water proofing basements, a roof for *The Grange*, etc. Councillor Carlson recalled that a report had been generated. Mr. McCuaig suggested that an assessment of City heritage properties be requested. Mr. Dodaro noted that work had recently been done at the Derry House and the Bradley Museum and that work must have precipitated from somewhere. Councillor Carlson agreed to pursue this matter further with the Director of Facilities and Property Management.

RECOMMENDATION

HAC-0066-2016

That the Email dated September 30, 2016 from Facilities and Property Management advising that no report exists with respect to maintenance priorities of City owned heritage properties, be received.

RECEIVED (C. McCuaig)

10. OTHER BUSINESS

Councillor Parrish announced that on December 1, 2016, at 6pm at the Peel Board of Education, the final plans for the Britannia Farm will be presented which includes a heritage section.

11. DATE OF NEXT MEETING - January 10, 2017

12. ADJOURNMENT - 11:30am