
Port Credit Heritage Conservation District Subcommittee

Date: October 7, 2024
Time: 3:00 PM
Location: Online Video Conference

Members

Councillor Stephen Dasko	Ward 1
Antoine Musiol	Citizen Member (Chair)
Louie Manzo	Citizen Member
Renee Szuhai	Citizen Member
Stuart Garner	Citizen Member
Robert Denhollander	Citizen Member
Robert Doyle	Citizen Member

Participate Virtually or by Telephone:

To Request to Speak on Agenda Items - Advance registration is required to make a Deputation please email Martha Cameron, Legislative Coordinator at martha.cameron@mississauga.ca or call 905-615-3200 ext. 5438 no later than **Wednesday, October 2, 2024 before 3:00 PM.**

Questions for Public Question Period - Questions for Public Question Period should be provided to the Legislative Coordinator at least 24 hours in advance of the meeting.

Comments submitted will be considered as public information and entered into the public record.

Please note the Port Credit Heritage Conservation District Subcommittee will not be streamed and a video will not be posted afterwards.

Contact

Martha Cameron, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5438
Email martha.cameron@mississauga.ca

NOTE: To support corporate waste reduction efforts the large appendices in this agenda can be viewed online.

Find it Online

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

1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

“We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples.

As a municipality, the City of Mississauga is actively working towards reconciliation by confronting our past and our present, providing space for Indigenous peoples within their territory, to recognize and uphold their Treaty Rights and to support Indigenous Peoples. We formally recognize the Anishinaabe origins of our name and continue to make Mississauga a safe space for all Indigenous peoples.”

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS MEETING**

5.1 draft Port Credit Heritage Conservation District Subcommittee minutes - September 11, 2023

6. **DEPUTATIONS**

Any member of the public interested in making a deputation to an item listed on the agenda must register by calling 905-615-3200 ext. 5438 or by emailing martha.cameron@mississauga.ca by Wednesday, October 2, 2024 before 3:00 PM.

Each Deputation to Committee is limited to speaking not more that 10 minutes.

Pursuant to Section 57.1 of the Council Procedure By-law 0044-2022, as amended:

Deputations shall be received and the matter shall be referred to staff for a report, unless there is a resolution or recommendation passed to “receive” the Deputation. After a Deputation is completed, Members shall each have one opportunity to make a preamble statement and ask questions to the Deputant(s) or staff for clarification purposes only, and without debate.

7. PUBLIC QUESTION PERIOD

Public Comments: Members of the Public that have a question about an item listed on the agenda may pre-register by contacting the Legislative Coordinator at least 24 hours in advance of the meeting. Following the registered speakers, if time permits the Chair will acknowledge members of the public who wish to ask a question about an item listed on the agenda. Virtual participants must pre-register.

Pursuant to Section 58 of the Council Procedure By-law 0044-2022, as amended:

The Port Credit Heritage Conservation District Subcommittee may grant permission to a member of the public to ask a question of the Port Credit Heritage Conservation District Subcommittee, with the following provisions:

1. Questions may be submitted to the Clerk at least 24 hours prior to the meeting;
2. A person is limited to two (2) questions and must pertain specific item on the current agenda and the speaker will state which item the question is related to;
3. The total speaking time shall be five (5) minutes maximum, per speaker, unless extended by the Mayor or Chair; and
4. Any response not provided at the meeting will be provided in the format of a written response.

8. MATTERS TO BE CONSIDERED

8.1 Request to Alter a Heritage Designated Property at 57 Port Street West (Ward 1)

8.2 2025 Port Credit Heritage Conservation District Subcommittee Meeting Dates

9. OTHER BUSINESS

10. DATE OF NEXT MEETING

Monday, November 11, 2024

11. ADJOURNMENT

Port Credit Heritage Conservation District Subcommittee

Date: September 11, 2023
Time: 3:00 PM
Location: Online Video Conference

Members Present	Councillor Stephen Dasko Antoine Musiol Renee Szuhai Stuart Garner Robert Denhollander Robert Doyle	Ward 1 Citizen Member (Chair) Citizen Member Citizen Member Citizen Member Citizen Member
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Members Absent	Louie Manzo	Citizen Member
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Staff Present

John Dunlop, Manager, Indigenous Relations, Heritage and Museums
Paula Wubbenhorst, Heritage Planner
Andrew Douglas, Heritage Analyst
Martha Cameron, Legislative Coordinator

1. CALL TO ORDER - 3:01 PM

2. INDIGENOUS LAND STATEMENT

"We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples.

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3. APPROVAL OF AGENDA

Approved (R. Denhollander)

4. DECLARATION OF CONFLICT OF INTEREST - Nil

5. MINUTES OF PREVIOUS MEETING

5.1 Draft Port Credit Heritage Conservation District Subcommittee minutes - July 10, 2023

Approved (R. Denhollander)

6. DEPUTATIONS

There were no deputations presented.

7. PUBLIC QUESTION PERIOD

There were no questions registered by the public.

8. MATTERS TO BE CONSIDERED

8.1 52 Front Street South

Subcommittee members discussed the re-submission for the property and its' gross floor area, exterior siding and brick, upper deck size, use of the property and compliance concerns if the property would be used as an Airbnb. Members were advised that a corporate report will be going to Council regarding Airbnbs.

DIRECTION TO STAFF: Martha Cameron, Legislative Coordinator to provide Subcommittee Members with the corporate report on Airbnbs.

RECOMMENDATION PCHCD-0006-2023

Moved By R. Denhollander

That the memorandum entitled "Request to Alter a Heritage Designated Property at: 52 Front Street South (Ward 1) from John Dunlop, Manager, Indigenous Relations, Heritage and Museums, dated August 15, 2023, be approved.

Approved

9. OTHER BUSINESS

Antoine Musiol, Citizen Member (Chair) thanked Councillor Dasko for his commitment to the library renovations which were completed ahead of schedule and under budget.

10. DATE OF NEXT MEETING

October 16, 2023 at 3 PM

11. ADJOURNMENT - 3:37 PM

(R. Denhollander)

City of Mississauga
Memorandum



Date: September 11, 2024

To: Chair and Members of Port Credit Heritage Conservation District
Subcommittee

From: John Dunlop, Manager, Indigenous Relations, Heritage and Museums

Meeting date: October 7, 2024

Subject: **Request to Alter a Heritage Designated Property at 57 Port Street West
(Ward 1)**

Recommendation

That the request to alter the property at 57 Port Street West (Ward 1), as per the memorandum from John Dunlop, Manager of Indigenous Relation, Heritage and Museums, dated September 11, 2024, be approved.

Background

The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Old Port Credit Village Heritage Conservation District (HCD). It is considered a contributing property. Changes to the property are subject to the Old Port Credit Village HCD Plan, 2018.

Comments

The property owner has begun to add an unheated enclosure on the front porch. The proposal is attached as Appendix 1. The proposed addition is compatible, in terms of shape, form and materials, with the extant dwelling and represents a highly visible yet minor change to the property. (There are no known variances for this project as of this date.) As such, it should be approved.

Conclusion

The proposed addition is compatible with the subject property and does not detract from the character of the Heritage Conservation District. As such, it should be approved.

Attachments

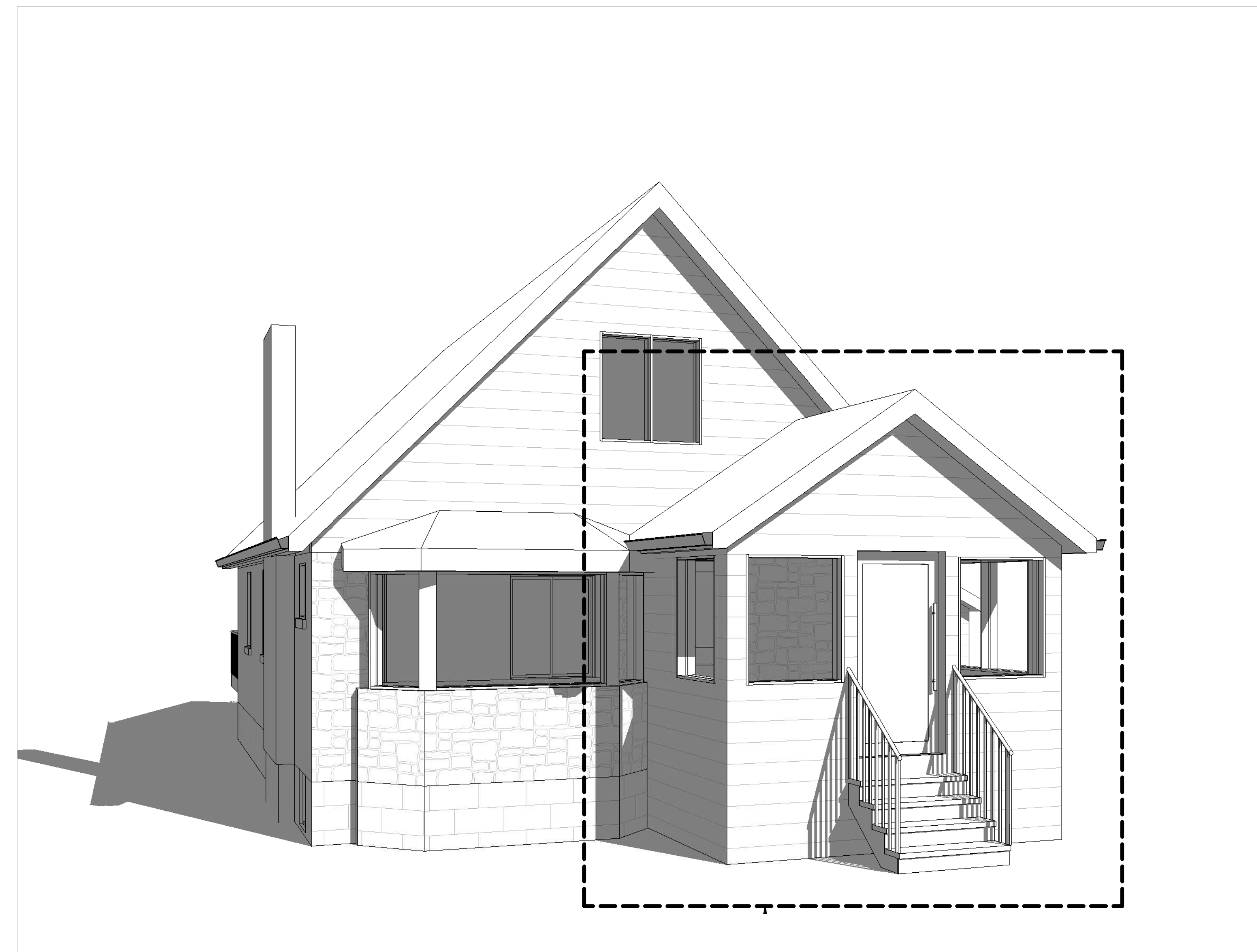
Appendix 1: Proposal

Prepared by: P. Wubbenhorst, Heritage Planner

PROPOSED ENCLOSED & UNHEATED FRONT PORCH

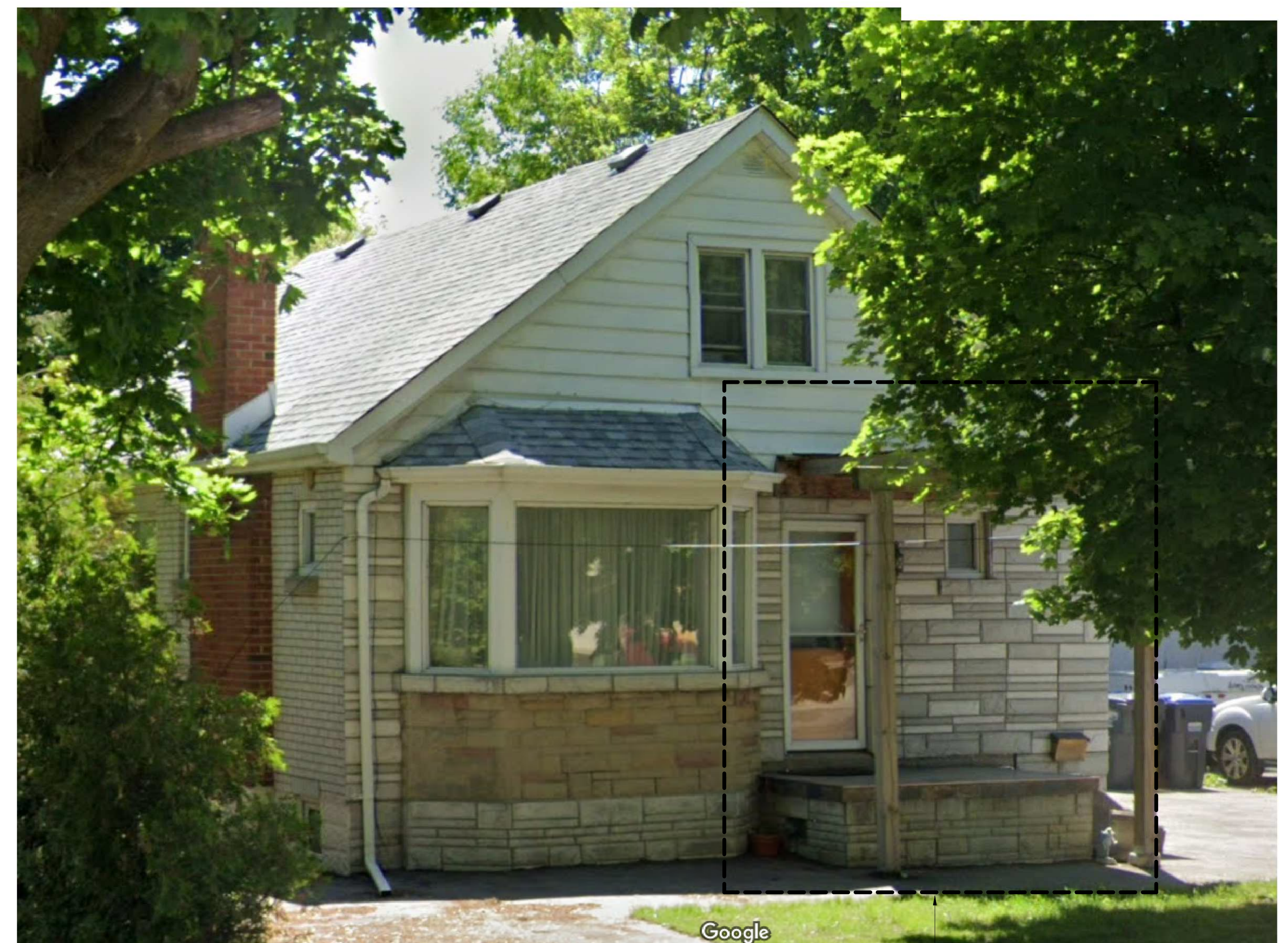
57 PORT STREET WEST MISSISSAUGA, ONTARIO L5H 1E2

2024 09 10



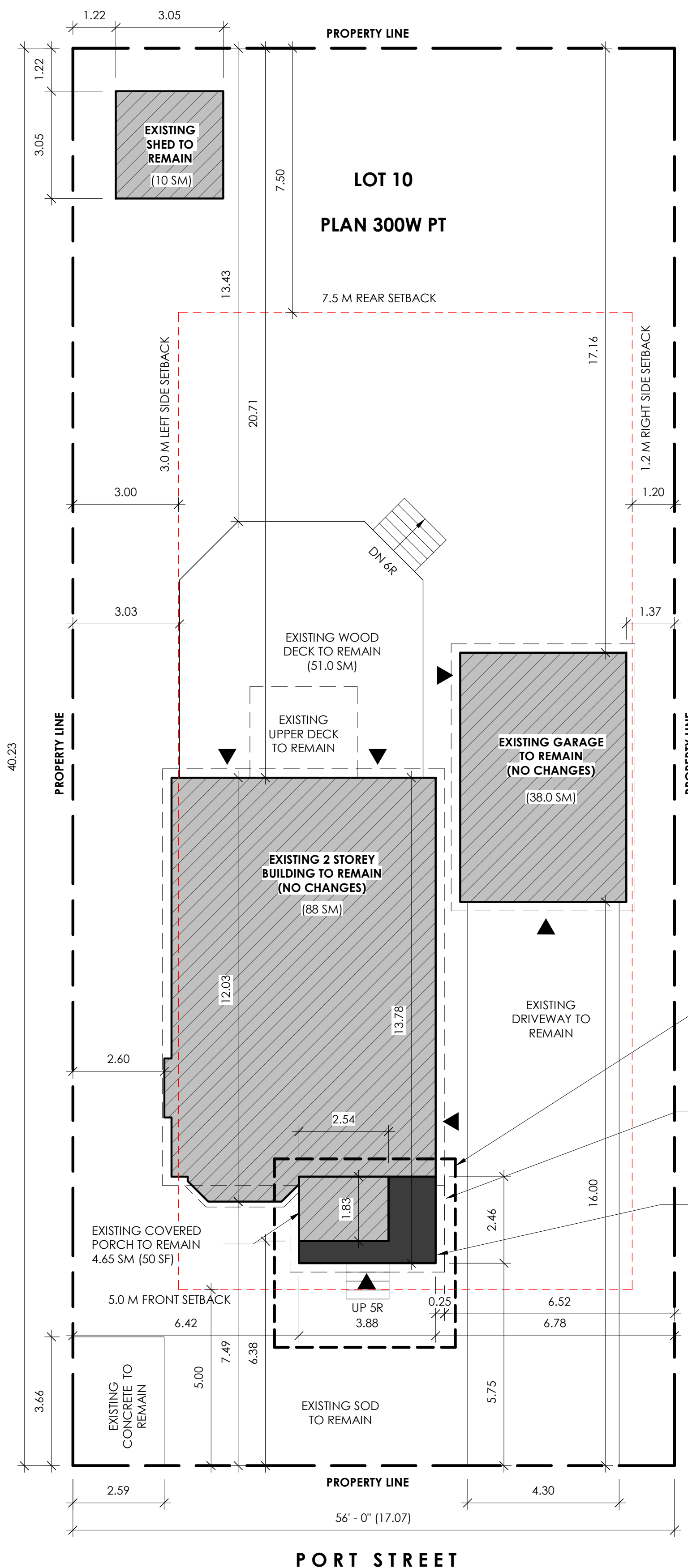
PROPOSED FRONT VIEW

PROPOSED AREA OF WORK



EXISTING FRONT VIEW

PROPOSED AREA OF WORK



PROPOSED SITE PLAN
1/8" = 1'-0"

PROJECT STATISTICS			
ADDRESS:	57 PORT STREET WEST MISSISSAUGA, ONTARIO L5H 1E2		
ZONING:	R15 - 1		
	BY-LAW	EXISTING	PROPOSED
MIN. LOT AREA:	460 SM	686.74 SM	N/A
MIN. LOT FRONTAGE:	12.0 M	17.07 M	N/A

GROSS FLOOR AREA - INFILL RESIDENTIAL				
	EXISTING (SM)	PROPOSED (SM)	PROPOSED (SF)	TOTAL (SM)
BASEMENT FLOOR (NOT...)	87.13	N/A	N/A	87.13
GARAGE	33.33	N/A	N/A	33.33
GROUND FLOOR	87.13	N/A	N/A	87.13
ENCLOSED UNHEATED PORCH	N/A	9.53	102.58	9.53
SECOND FLOOR	51.72	N/A	N/A	51.72
TOTAL GFA:				181.71 SM
MAX. ALLOWABLE GFA: (169 SM + [0.2 X LOT AREA] TO A MAX. OF 305 SM)				305.0 SM

SETBACKS			
	BY-LAW	EXISTING	PROPOSED
FRONT		5.0 M	6.38 M
REAR		7.5 M	20.71 M
INTERIOR (LEFT)		3.0 M	2.8 M
INTERIOR (RIGHT)		1.2 M	1.37 M

ZONING REQUIREMENTS			
	BY-LAW	EXISTING	PROPOSED
MAX. HEIGHT OF EAVES		6.4 M	3.05 M
MAIN ENTRANCE HEIGHT			0.97 M
MAX. BUILDING DEPTH		20.0 M	12.03 M
MAX. LOT COVERAGE		40 %	31.82 %

PERMITTED ENCROACHMENTS			
	BY-LAW	EXISTING	PROPOSED
COVERED PORCH INTO REQ'D FRONT AND SIDE YARDS		1.8 M BUT NOT CLOSER THAN 0.2M TO LOT LINE	6.38 M
			5.75 M

LOT COVERAGE		
	AREA	PERCENTAGE
BUILDING FOOTPRINT	88.0 SM	12.81 %
PROPOSED ENCLOSED PORCH	9.53 SM	1.39 %
EXISTING DETACHED GARAGE	38.0 SM	5.53 %
EXISTING WOOD DECK	51.0 SM	7.43 %
EXISTING SHED	10.0 SM	1.46 %
TOTAL LOT COVERAGE:	196.53 SM	28.62 %

LANDSCAPE STATISTICS		
	AREA	PERCENTAGE
BUILDING FOOTPRINT	110.0 SM	16.02 %
DETACHED GARAGE	38.0 SM	5.53 %
ENCLOSED PORCH	9.53 SM	1.39 %
WOOD DECK	51.0 SM	7.43 %
SHED	10.0 SM	1.46 %
CONCRETE	9.5 SM	1.38 %
DRIVEWAY	69.0 SM	10.05 %
TOTAL HARD LANDSCAPE	297.03 SM	43.25 %
TOTAL SOFT LANDSCAPE AREA: (MIN 40% OF LOT...)	389.71 SM	56.75 %

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DATE	NO.	DESCRIPTION
CONSULTANT:		
DA DESIGN INC.		
1185 Queensway East		
Suite 3A		
Mississauga, Ontario		
L4Y 0G4		
647 242 0164		
dan@dadesigninc.ca		
CONSULTANT'S STAMP:		
ENGINEER'S STAMP:		
HVAC CONSULTANT:		
STRUCTURAL CONSULTANT:		

OWNER CONTACT INFORMATION:

PROJECT:

PROPOSED ENCLOSED & UNHEATED FRONT PORCH

57 PORT STREET WEST
MISSISSAUGA,
ONTARIO L5H 1E2

DATE: _____ SCALE: 1/8" = 1'-0"

DRAWN BY: _____ REVIEWED BY: _____

SC: _____ DA

TITLE: _____ DRAWING NO. _____

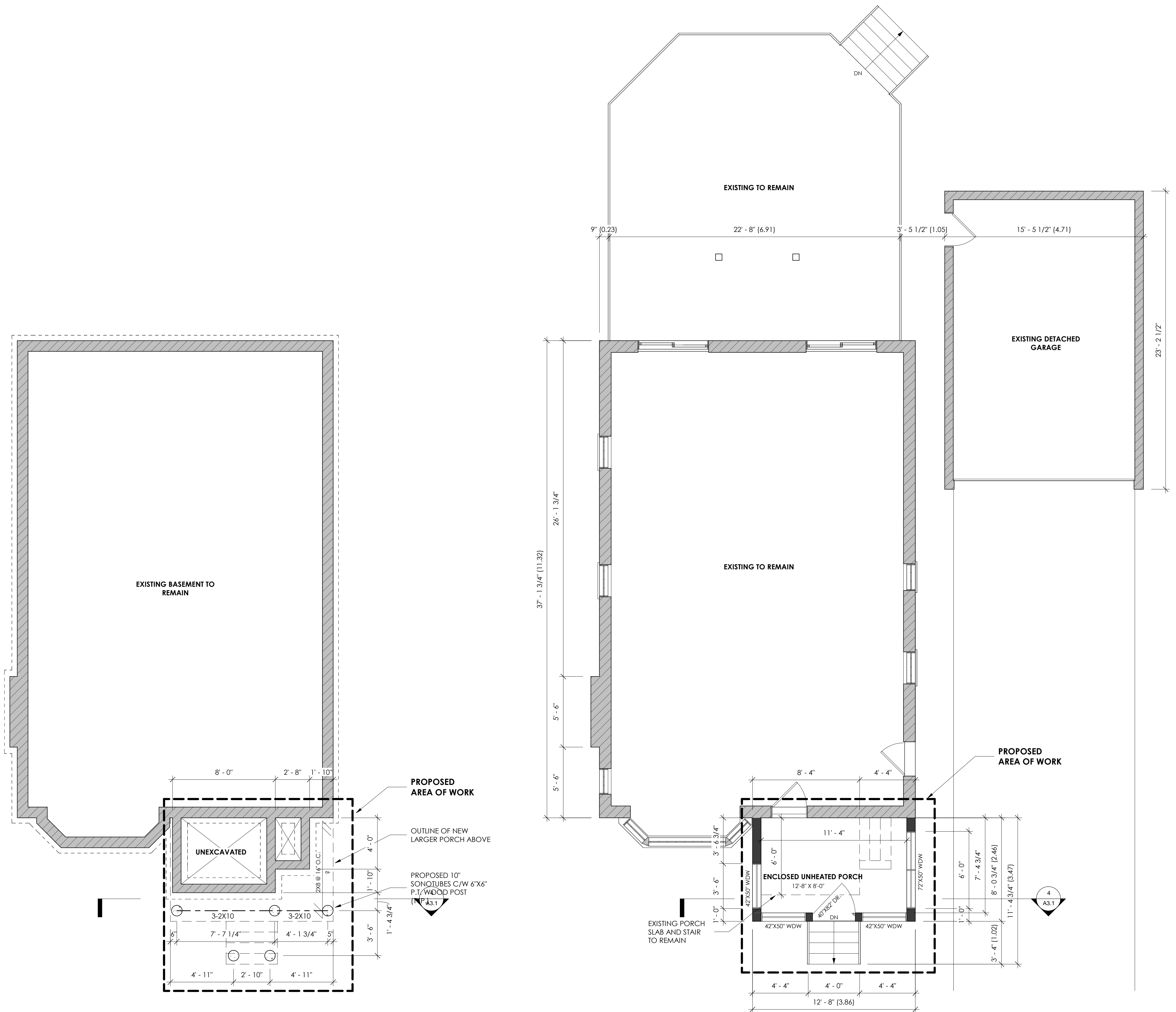
SITE PLANS

A1.0

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PROPOSED BASEMENT FLOOR
1/4" = 1'-0"

PROPOSED GROUND FLOOR
1/4" = 1'-0"

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CONSULTANT: DA DESIGN INC. 1185 Queensway East Suite 3A Mississauga, Ontario L4Y 0G4 647 242 0164 dan@dadesigninc.ca		
CONSULTANT'S STAMP:		ENGINEER'S STAMP:
HVAC CONSULTANT:		STRUCTURAL CONSULTANT:



OWNER CONTACT INFORMATION:

PROJECT:
PROPOSED ENCLOSED & UNHEATED FRONT PORCH
57 PORT STREET WEST
MISSISSAUGA,
ONTARIO L5H 1E2

DATE	SCALE
DRAWN BY	1/4" = 1'-0"
SC	DA
TITLE	DRAWING NO.

BASEMENT AND GROUND FLOOR PLANS

A2.0

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 Mississauga, Ontario
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HVAC CONSULTANT: STRUCTURAL CONSULTANT:

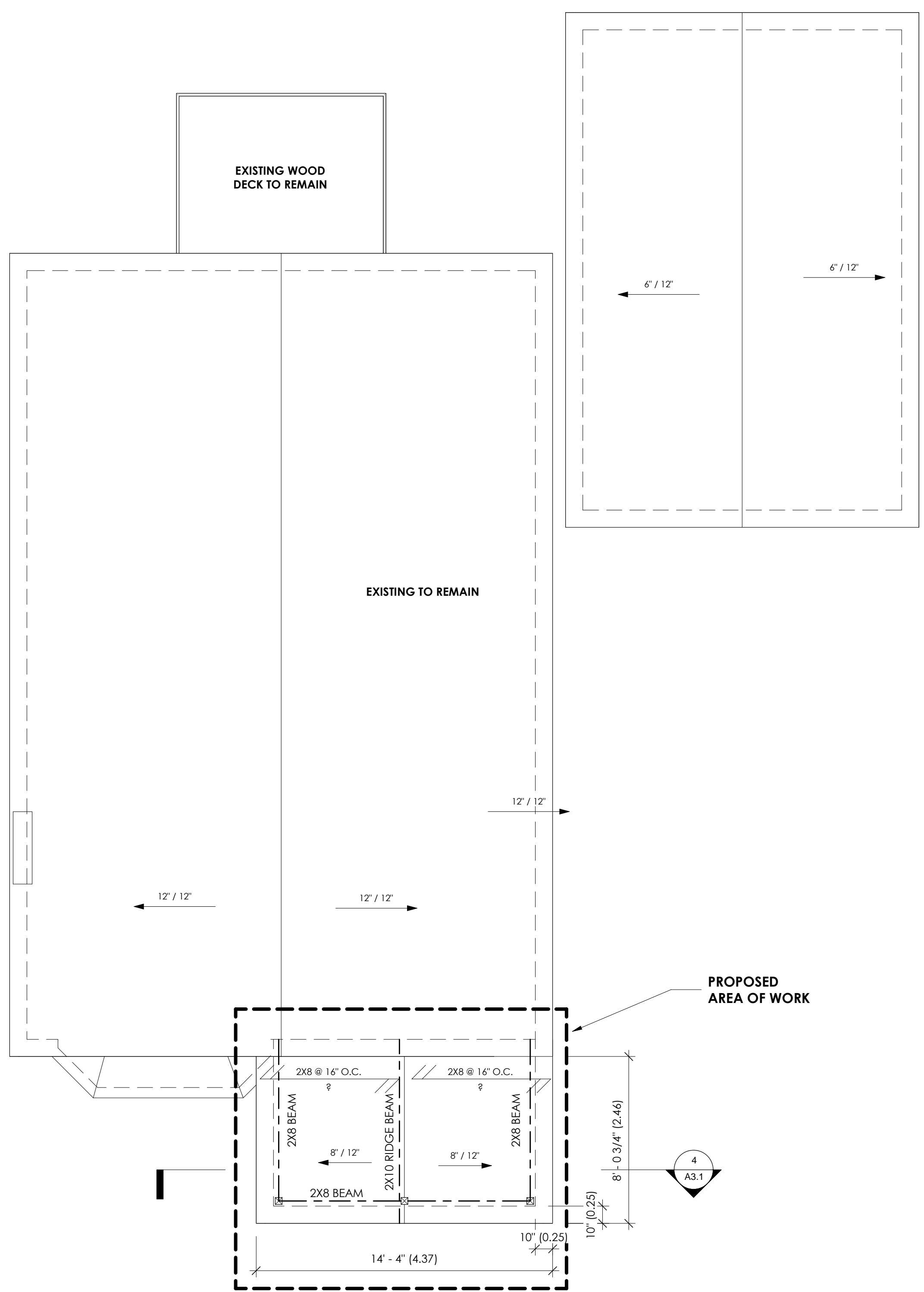
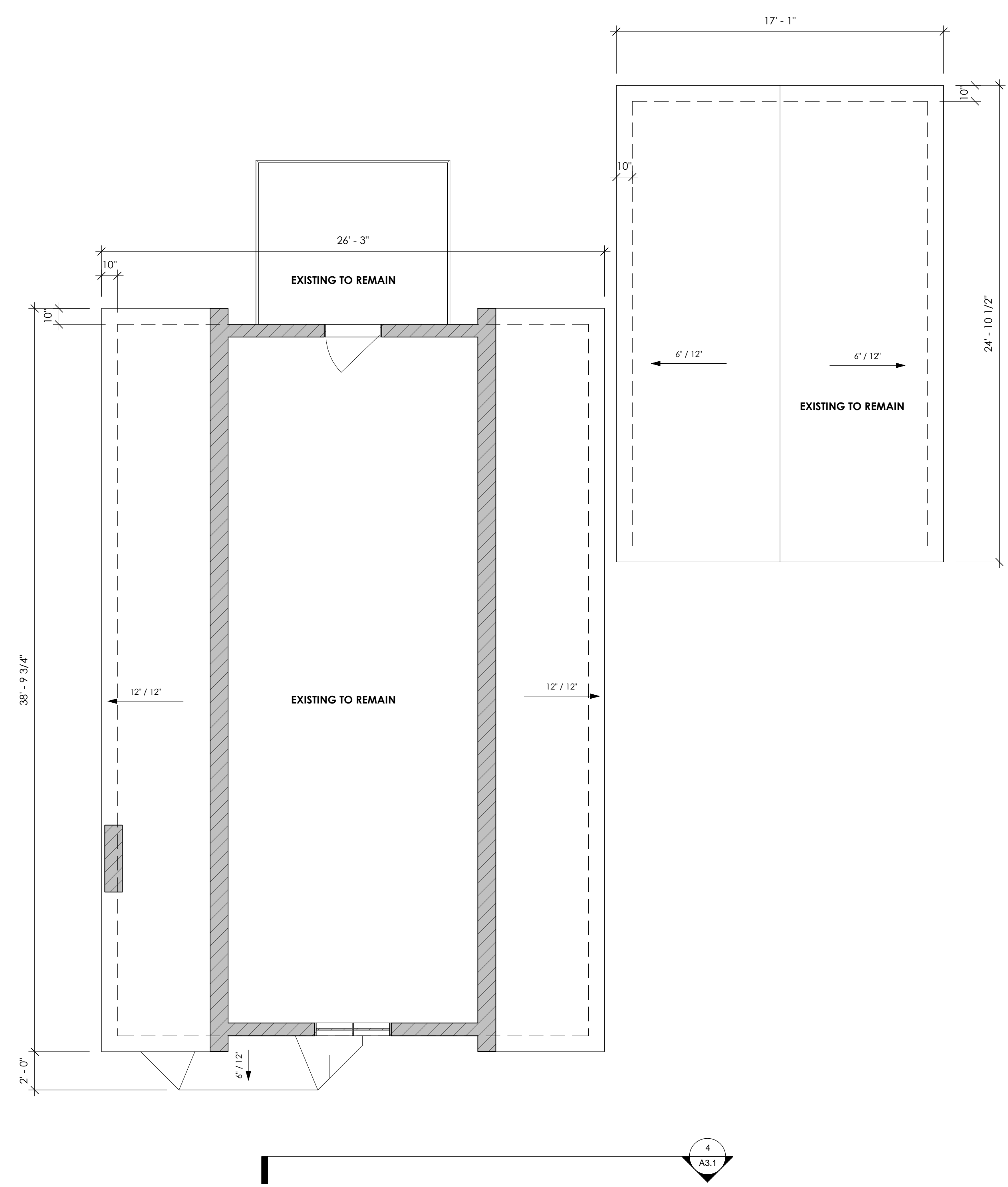
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PROJECT:
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 57 PORT STREET WEST
 MISSISSAUGA,
 ONTARIO L5H 1E2

DATE	SCALE
	1/4" = 1'-0"
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SC	DA
TITLE	DRAWING NO.

SECOND FLOOR AND ROOF PLANS

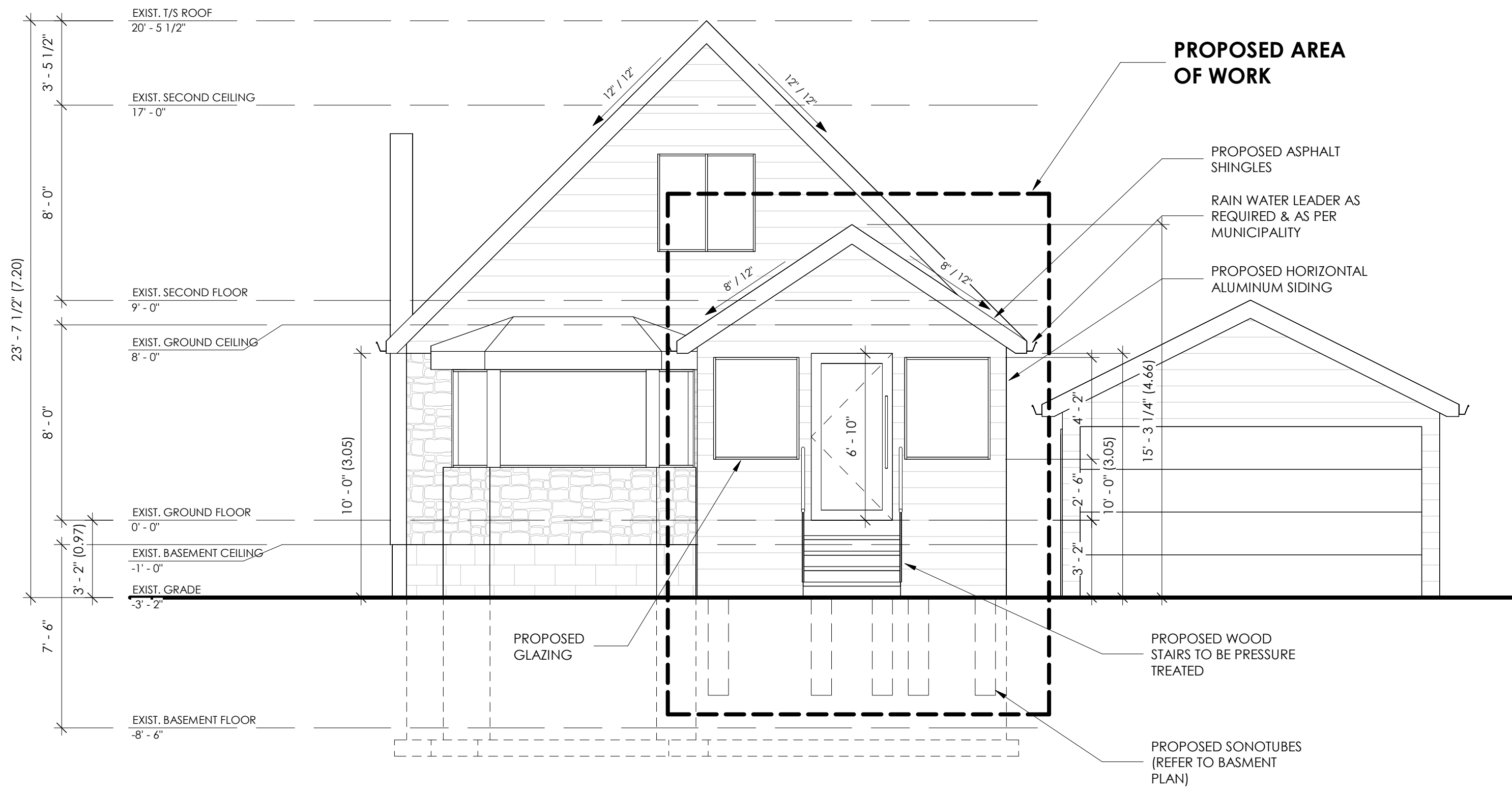
A2.1



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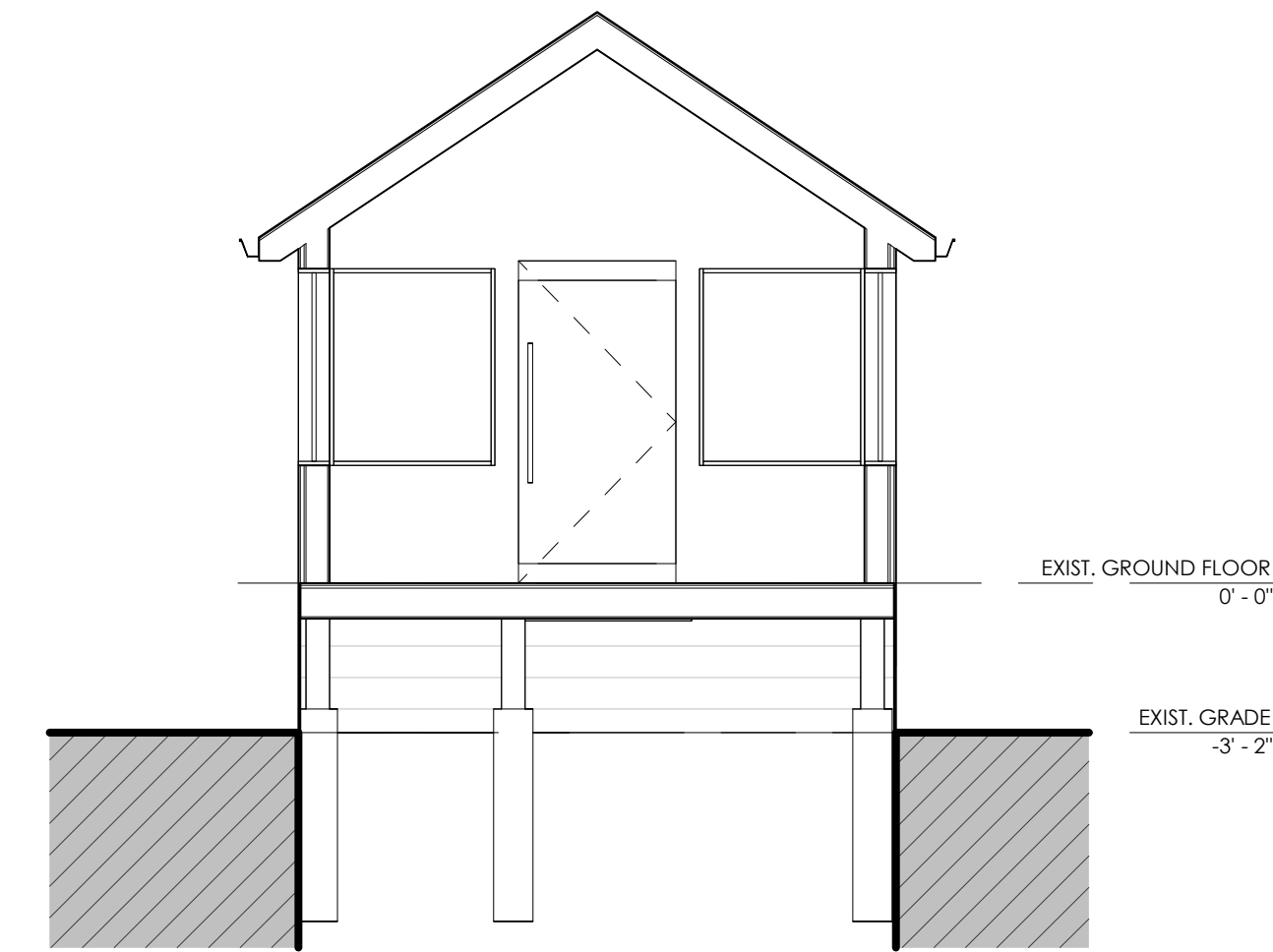
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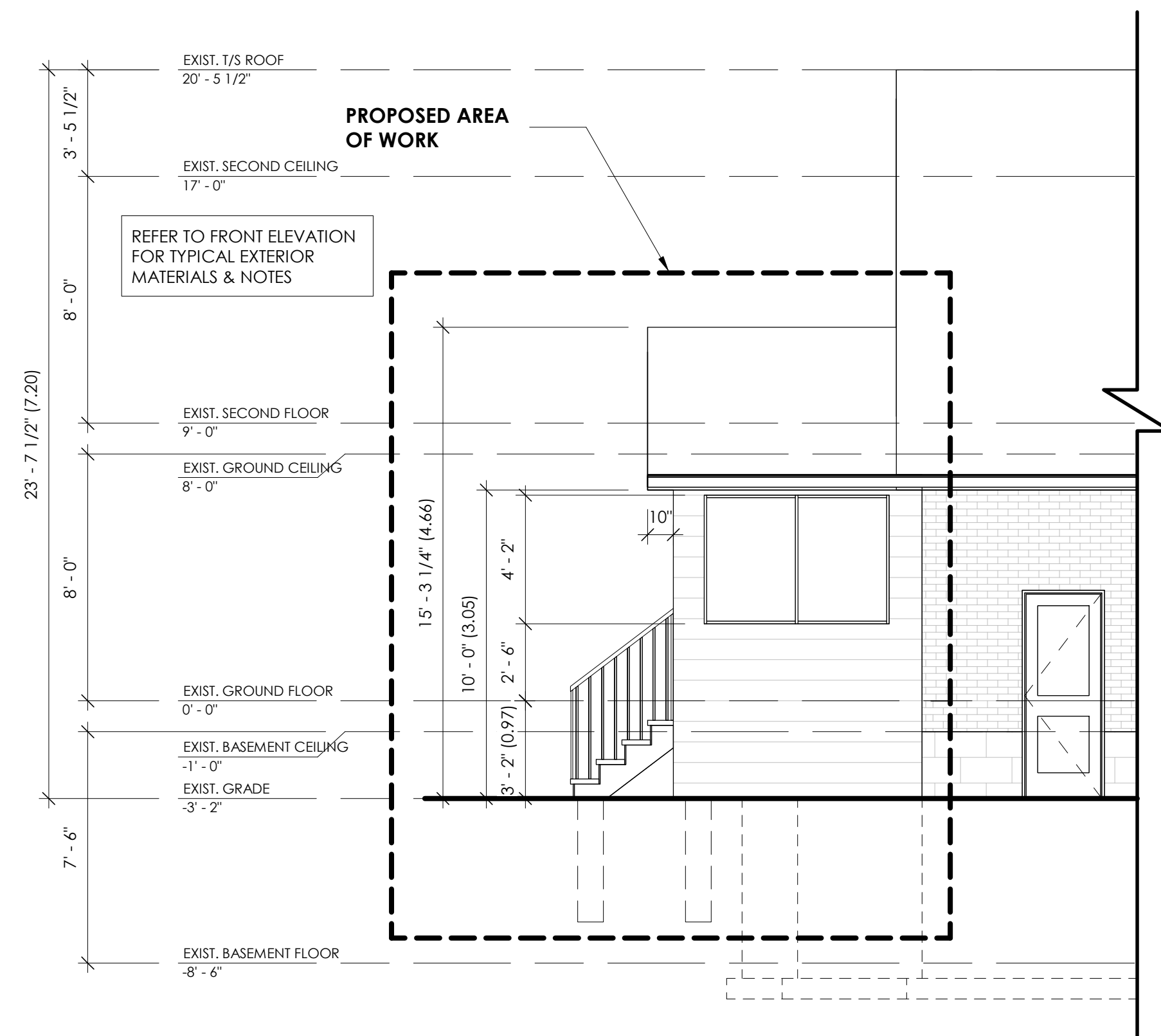
PROPOSED FRONT ELEVATION

1/4" = 1'-0"



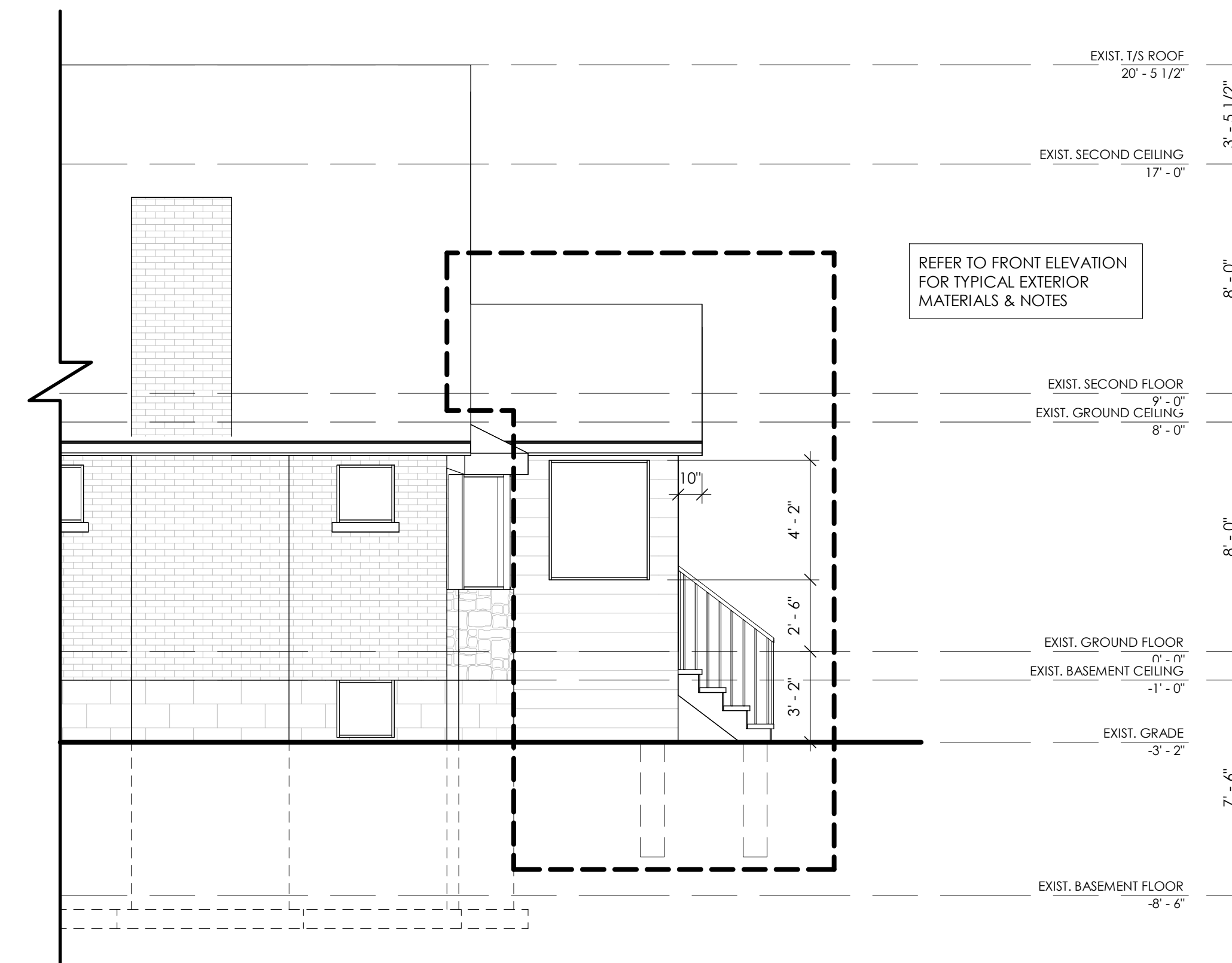
Section 1

1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

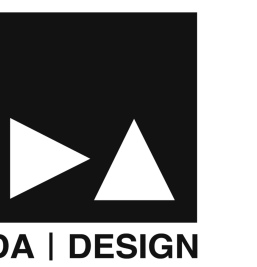
1/4" = 1'-0"



PROPOSED LEFT ELEVATION

1/4" = 1'-0"

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 57 PORT STREET WEST
 MISSISSAUGA,
 ONTARIO L5H 1E2

DATE	SCALE
DRAWN BY	1/4" = 1'-0"
SC	REVIEWED BY
	DA
TITLE	DRAWING NO.

ELEVATIONS

A3.1

City of Mississauga
Memorandum



Date: September 11, 2024

To: Chair and Members of the Port Credit Heritage Conservation District Subcommittee

From: Martha Cameron, Legislative Coordinator

Meeting date: October 7, 2024

Subject: **2025 Port Credit Heritage Conservation District Subcommittee Meeting Schedule**

The 2025 meeting dates for the Port Credit Heritage Conservation District Subcommittee (PCHCD) have been scheduled as follows:

Monday, January 13, 2025
Monday, January 27, 2025
Monday, March 3, 2025
Monday, March 24, 2025
Monday, April 28, 2025
Monday, May 26, 2025
Monday, July 7, 2025
Monday, August 25, 2025
Monday, September 22, 2025
Monday, October 20, 2025
Monday, November 24, 2025
Monday, December 15, 2025

Meetings will be held virtually through webex.

Meetings may be cancelled at the call of the Chair due to insufficient agenda items or lack of quorum.

Please kindly contact the Legislative Coordinator in advance of the meeting if you will be absent or late so that quorum issues can be anticipated and dealt with accordingly.

Martha Cameron

Prepared by: Martha Cameron, Legislative Coordinator