

City of Mississauga

Memorandum



Date: April 16, 2021

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

From: John Dunlop, Manager of Heritage Planning & Indigenous Relations

Meeting date: May 3, 2021

Subject: **Request to Alter 24 John Street South (Ward 1)**

Recommendation:

That the request to erect a two car garage at 24 John Street South, as per the memorandum from John Dunlop, Manager of Heritage Planning & Indigenous Relations, dated April 16, 2021, 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). Changes to the property are subject to the Old Port Credit Village HCD Plan, 2018.

Comments:

The City permitted a new dwelling and detached single car garage at the subject property earlier this year (See item 8.2 here). The owner now proposes a wider two-car two-door garage. The proposal is attached as Appendix 1. The revised proposal would require a variance as it would increase the gross floor area (GFA) to 35.75m² from the allowed 30m². The increased area is at the rear of the property. No other variances have been required for this proposal. The garage is simple and complementary and is similar to other approved two car garages on new builds within the HCD. For these reasons, Heritage Planning recommends approval subject to Committee of Adjustment approval.

Conclusion:

The owner of the subject property has applied to erect a two car garage at the rear of the property, the proposal is simple and the additional built form is to the rear. As such, the proposal should be approved.

Attachments

Appendix 1: Proposed Garage Design

Prepared by: P. Wubbenhorst, Heritage Planner