

City of Mississauga

Corporate Report



<p>Date: May 12, 2021</p> <p>To: Chair and Members of Heritage Advisory Committee</p> <p>From: Shari Lichterman, CPA, CMA, Commissioner of Community Services</p>	<p>Originator's files:</p> <hr/> <p>Meeting date: June 8, 2021</p>
---	--

Subject

Request to Alter a Heritage Designated Property: 24 John Street South (Ward 1)

Recommendation

That the request to erect a two car garage at 24 John Street South, as per the Corporate Report from the Commissioner of Community Services dated May 12, 2021, be approved.

Executive Summary

- The property is designated under Part V of the Ontario Heritage Act. Alterations to designated properties requires a heritage permit.
- The City has already permitted a new dwelling and single detached garage.
- The revised proposal will require a variance.
- The proposal is simple, complementary and in the rear of the property so it should 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. For these reasons, Heritage Planning recommends approval subject to the variance being approved by the Committee of Adjustment.

Financial Impact

There is no new financial impact resulting from the recommendation in this report.

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: Proposal design



Shari Lichterman, CPA, CMA, Commissioner of Community Services

Prepared by: Andrew Douglas, Heritage Analyst