

City of Mississauga
Corporate Report



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| <p>Date: May 13, 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> |
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Subject

Request to Alter a Heritage Designated Property: 11 Peter Street South (Ward 1)

Recommendation

That the request to install a ramp and replace doors and windows at 11 Peter Street South, as per the Corporate Report from the Commissioner of Community Services dated May 13, 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 proposed ramp will have a minimal impact and is necessary to provide barrier-free access to the building.
- Several windows and doors are also proposed to be replaced.
- The proposed changes are complementary to the HCD and 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 owner of St. Mary Star of the Sea proposes changes to the mid twentieth century rectory attached to the rear of the church. (See Appendix 1.) A ramp and new windows and doors are proposed, alterations, which are subject to a heritage permit. Photos of the existing condition are attached as Appendix 2. The proposal is attached as Appendix 3.

The proposed ramp is a simple “predominantly freestanding concrete structure” that would replace the existing landing. It includes a metal railing and glass guard. The stairs and path are

also proposed to be replaced but would reuse the existing flagstone. The HCD Plan states that ramps: “should not be physically attached in order to avoid damage to the heritage building fabric. In some circumstances, attachments may be permitted where they cause the least amount of damage to heritage building fabric” (13.1.3). The ramp would be anchored into the building; however, the impact is minimal and necessary to provide barrier-free access.

The spirit of front entry, which, with its angled divided miniature curtain wall, is certainly of its time and an important characteristic of the building. These windows and door are proposed to be replaced with the door relocated further from the ramp to provide a wider turning radius. A new vertically divided side window is proposed and transom windows matching the existing arrangement, based on the door width.

On the rest of the building several doors are proposed to be replaced. (See drawings.) Door type “C” would replace the sliding glass doors at the mechanical courtyard to provide more security. A door would replace the ground floor window to the south of the main entrance (also on the west face) as this area forms a separate unit. This area is currently and would remain shielded from view by a fence. A new wood balcony is proposed on the south face with tempered glass panels. All of these doors either match what is existing or are similar and simple.

The proposed changes are compatible and, in the case of the ramp, would improve accessibility to this HCD landmark. As such, they should be approved.

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 install a ramp and update windows and doors at 11 Peter Street South. The proposed changes are sympathetic to the character of the property and provide accessibility. They should therefore be approved.

Attachments

- Appendix 1: Location Photos
- Appendix 2: Photographs of existing condition
- Appendix 3: Proposed Changes



Shari Lichterman, CPA, CMA, Commissioner of Community Services

Prepared by: Andrew Douglas, Heritage Analyst