

City of Mississauga
Corporate Report



<p>Date: August 20, 2021</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Jodi Robillos, Acting Commissioner of Community Services</p>	<p>Meeting date: September 14, 2021</p>

Subject

Request to Alter a Heritage Designated Property: 14 Front Street South (Ward 1)

Recommendation

That the request to alter a designated heritage property: 14 Front Street South, as per the Corporate Report from the Acting Commissioner of Community Services dated August 20, 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.
- Proposal to convert a commercial structure back into a residential one.
- The work will include an open porch above the ground floor porch.
- An additional entrance is proposed for the rear of the building.

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 14 Front Street South proposes to convert the structure, now a commercial building, back into a residential building with multiple units. The proposed alterations are discussed in a Heritage Impact Assessment, attached as Appendix 1.

The existing porch form will be altered by adding an open porch above the ground floor porch. Prior to demolition of the existing porch, the existing porch finishes will be removed to determine if any of the former porch detail is extant or if it is possible to retain any of the existing porch. Depending on conditions encountered, it may be necessary to completely rebuild the existing porch. All new porch elements will be in solid wood, painted or stained. The new handrails and porch columns will be subtly distinct yet compatible with the heritage attributes, simple square wood columns with squared base and capital, and a wood picket handrail, and steps.

The new vestibule will be painted the same colour as the masonry. New windows and doors will be installed in the front elevation to restore the former tri-partite window division. The windows will retain the former window divisions. The front door will be expanded from a single door to a double door entrance to allow for access to the second floor. An additional entrance is proposed at the rear of the building. Installing the apartment entrance doors will require removal of a limited number of the existing split-face (rock-face) concrete block. These would be stored on-site, and labelled, to permit a future reversal of the alteration.

The HIA concludes that the proposed alterations meet the policies and guidelines set forth in the Old Port Credit Heritage Conservation District Plan. Heritage Planning Staff concur with the HIA.

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 convert 14 Front Street South from a commercial property to a residential property with multiple units. The proposed changes seek to restore the original façade and are sympathetic to the character of the property and the district, while providing improved accessibility. They should therefore be approved.

Attachments

Appendix 1: 14 Front Street South HIA



Jodi Robillos, Acting Commissioner of Community Services

Prepared by: Andrew Douglas, Heritage Analyst