

14 FRONT STREET SOUTH, PORT CREDIT, CITY OF MISSISSAUGA

# HERITAGE IMPACT ASSESSMENT



CATHERINE  
N A SMITH  
ARCHITECT



[cnarchitect.ca](http://cnarchitect.ca)

July 2021

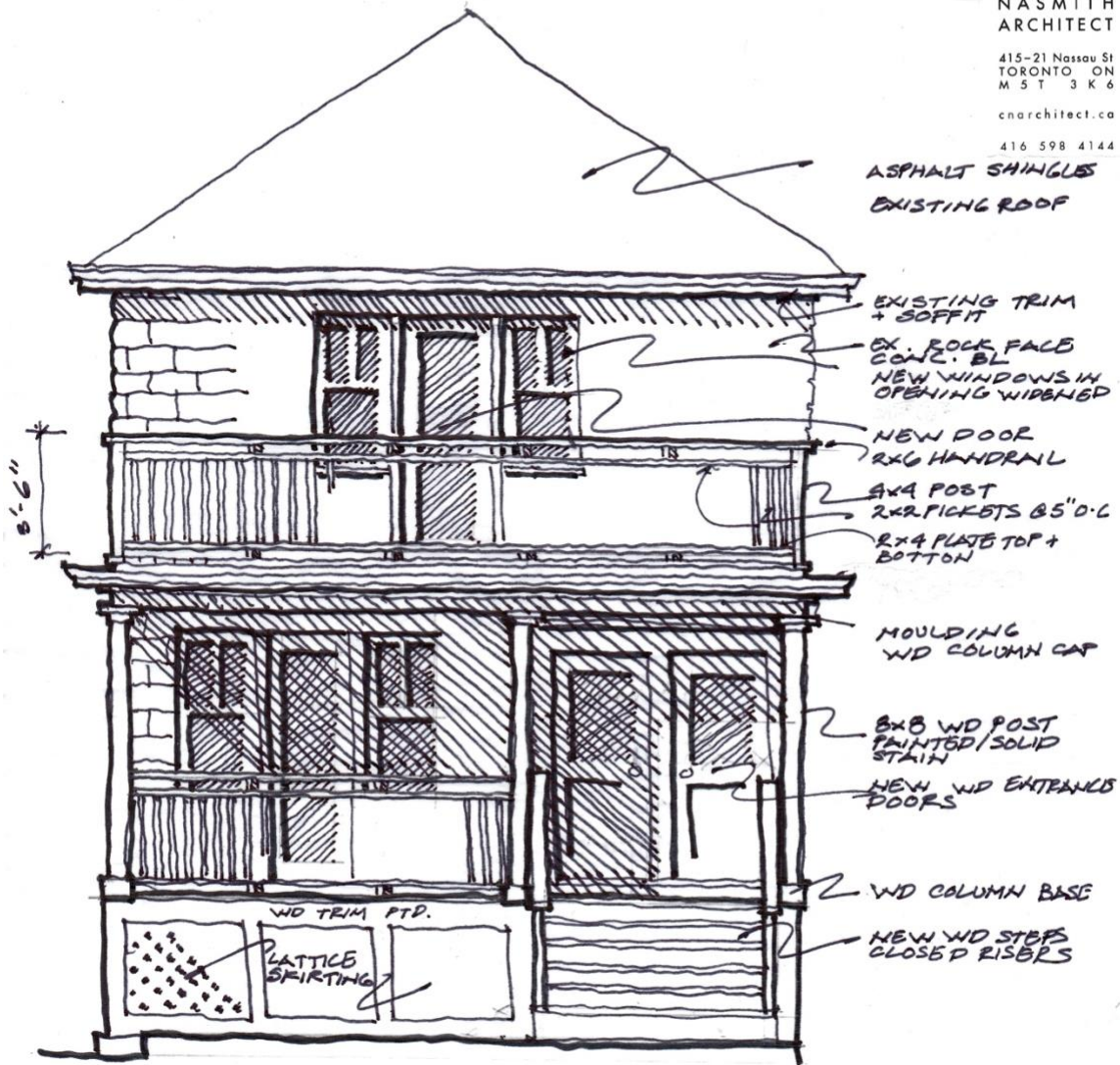


CATHERINE  
NASMITH  
ARCHITECT

415-21 Nassau St  
TORONTO ON  
M 5 T 3 K 6

cnarchitect.ca

416 598 4144



*Proposed Alterations to 14 Front Street South, Port Credit, City of Mississauga  
Catherine Nasmith Architect*

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## 1.0 INTRODUCTION

14 Front Street South, is a small 9.14m x 40.24 (30'x130') property facing the Port Credit Harbour with a modest, two storey, split-face (rock-face) concrete block former single-family residence with an enclosed front porch. The building was altered, and has been used for commercial purposes.

The current owner plans to rehabilitate the existing commercial building to contain 3 apartment units, one on each floor, restoring the former residential use to the property. The alterations include adding a vestibule on the ground floor to provide separated access to the ground and second floor units, as well adding a second floor to the porch to provide outside amenity for the upstairs unit.

The existing single lite picture windows will be replaced with a tri-part window and door combination, re-instating the historic triple division of the front windows and the muntin bar subdivisions of those windows.

The property is designated under Part V of the Ontario Heritage Act as a contributing property in the Old Port Credit Village Heritage Conservation District (HCD). The HCD plan identifies the low-rise form, the split-face (rock-face) concrete block and roof-line as features to be conserved. A Heritage Impact Assessment is required for alterations to a property in a Heritage Conservation District in Mississauga.



LOCATION MAP

*Taken from Google Earth*



*Existing conditions, showing the relationship to adjacent properties. The original windows have been replaced with large windows, the roof line is original. photo Google Earth*

## **2.0 PROPERTY DESCRIPTION**

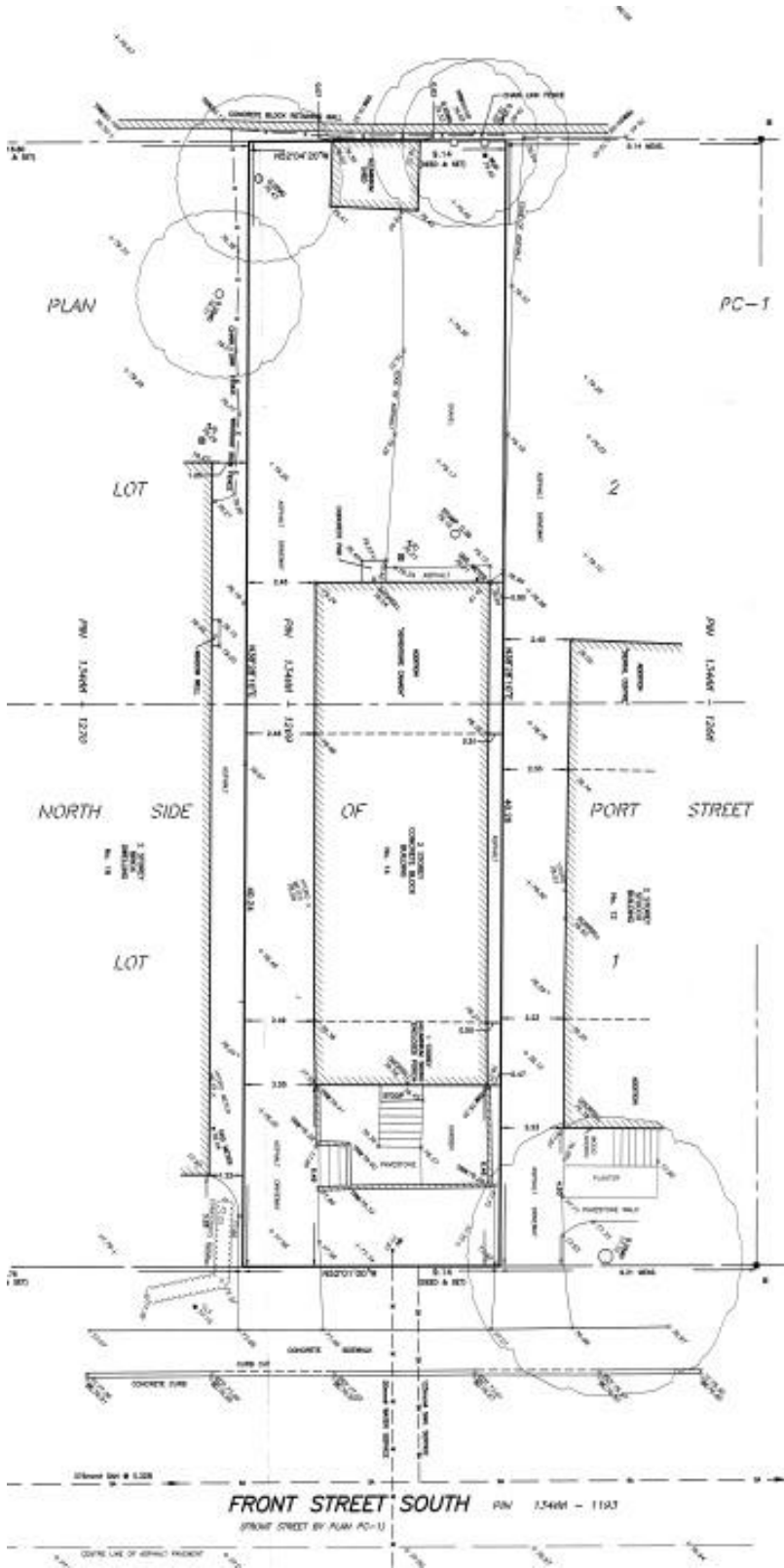
The subject property is a 30' x 132" lot with a two-storey house-form building on it, facing out across Front Street South to the mouth of the Credit River. There are three trees at the rear of the property. Parking for the property is located at the rear, accessed by a narrow driveway. It is flanked by a recent multi-unit development to the south-west and a 1-1/2 storey residence to the north-east. It has a full basement, a concrete block foundation. Located on the same block is a small apartment building.

### 3.0 DOCUMENTATION OF EXISTING CONDITIONS

The HCD plan (See Appendix 2) indicates dates of construction of the existing building on the property as occurring sometime between 1928 -1952. Due to the City of Mississauga's practice of not retaining building permit records for more than 7 years, the present owner's search of building permit records did not yield any additional information regarding date of construction or builder or original plans. Heritage Mississauga was also contacted.

The existing building, built between 1928 and 1952 is two stories with a hipped roof, built in relatively uncommon split-face (rock-face) concrete block. The block has been painted. The existing building has been converted for commercial purposes. All original interior finishes were replaced by previous owners. The front porch is clad with aluminum siding. The original windows have been removed and replaced with large single pane picture windows. The front porch of the house form building is a few feet back from its neighbours, with some shrubbery and a lawn that slopes up to the bottom of the porch steps. The lot is 9.14m x 40.24, (30' x 132') and slopes gently from front to back. An asphalt driveway on the side leads to a large, paved parking area at the rear of the property. At the back of the property is a prefabricated temporary aluminum garden shed, of a size that does not require a building permit to construct. There are three trees planted at the rear property line. The chain link fences that surround the property are located on adjacent properties.

3.0.1 Survey



*Part Survey, 14 Front Street South, Plan of Topography of Part of Lot 1 and Part Lot 2, North of Port Street, West of The Credit River Plan PC-1 (Also shown on Plan 300 W)(Formerly the Village of Port Credit) City of Mississauga, Regional Municipality of Peel, Scale 1:100, Tarasick McMillan Kubicki Limited, Ontario Land Surveyors, Copyright, 2013*

n.t.s.



### 3.1 HERITAGE STATUS/HERITAGE ATTRIBUTES

The property is designated under Part V of the Ontario Heritage Act as a contributing property in the Old Port Credit Village Heritage Conservation District (HCD). The HCD plan identifies the low-rise form, split-face (rock-face) concrete block and roof line as features to be conserved.

### 3.2 EXISTING STRUCTURES AND FEATURES

#### 3.2.1 Site Photos



*14 Front Street in context, Photo Google Earth*



*Rear of property with trees, existing paving area and temporary aluminum shed*



*South-east side of the property, note brick fireplace, photo Picnic Design*



*North-west side of house, part concrete block, part aluminum siding, photo Owner*



*Side of enclosed porch, aluminum siding, concrete foundation wall, photo Picnic Design*



*Front of enclosed porch with prefabricated concrete steps and metal railing, plate glass windows photo Picnic Design*

### 3.2.2 Streetscape



*Looking north along Front Street South*

The streetscape is simple, a paved road with a narrow concrete sidewalk grassed boulevard, and lighting standards on municipal property. The landscape retains a residential character along this stretch of Front Street S.



*Looking south along Front Street South showing the relationship to the neighbouring structures*



*Looking south along Front Street South showing the bend in the road at the mouth of the Credit River and the parking lot across the street*

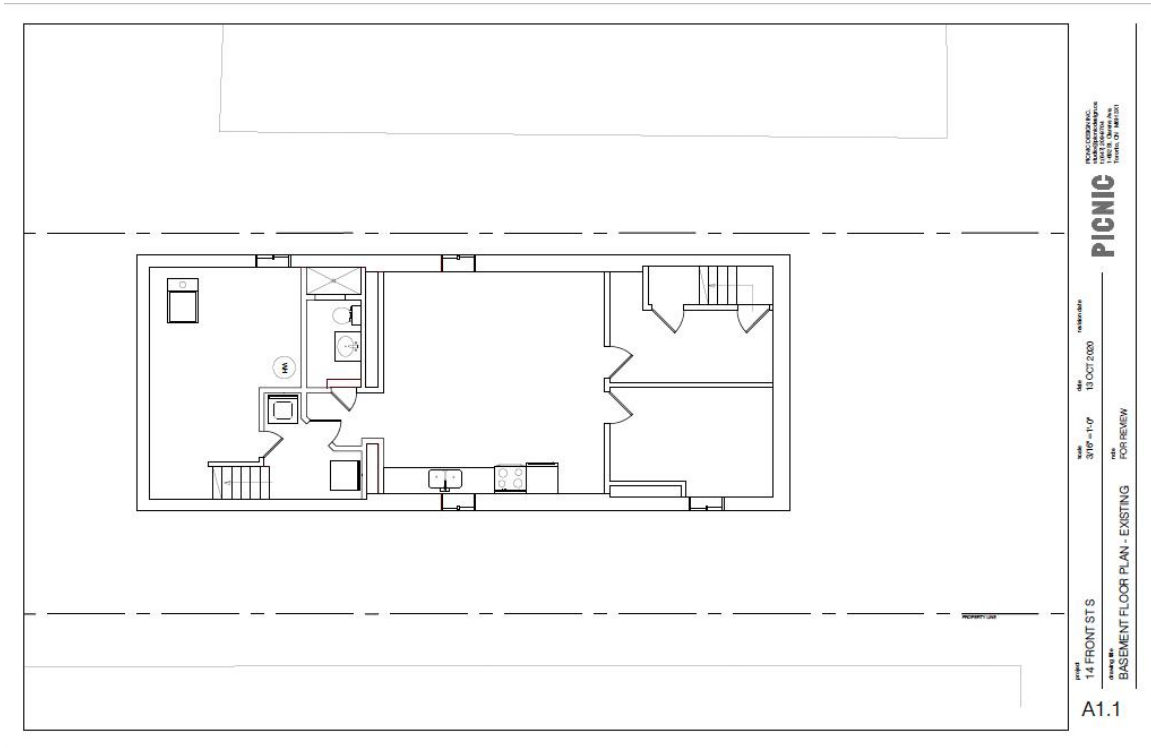


*Looking north along Front Street South showing the sloping front yard, mature tree in front of no. 12 Front Street South, and the parking lot across the street*

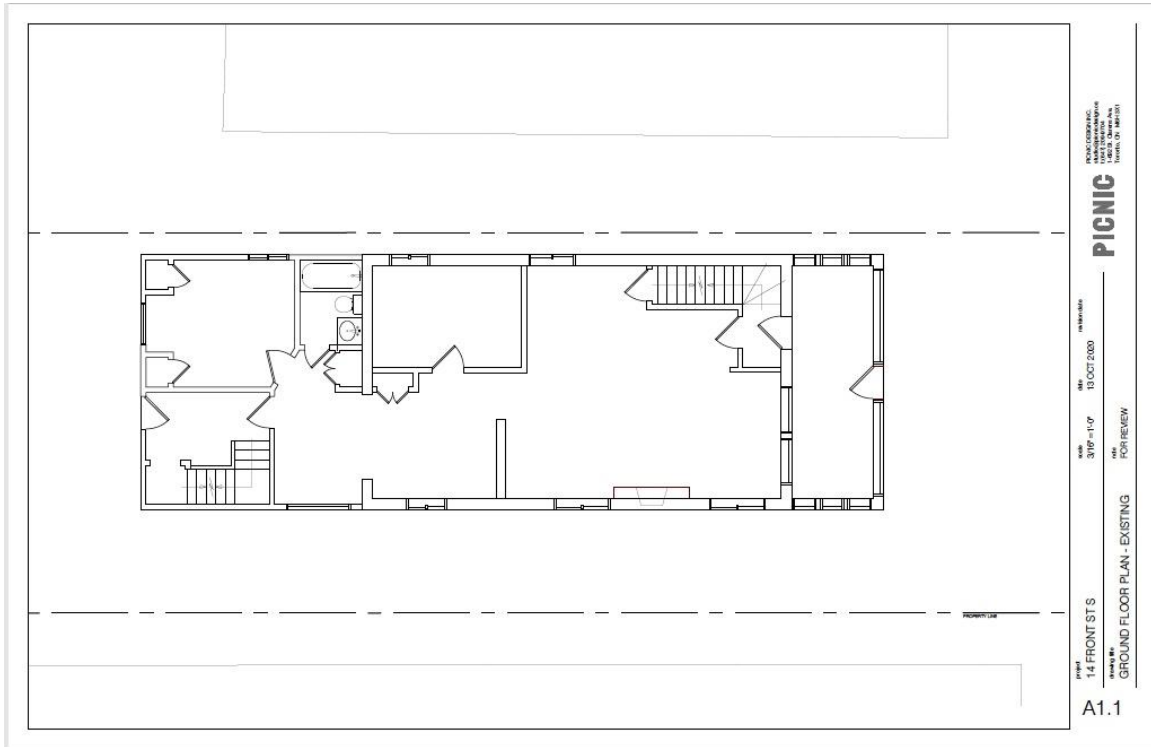


*Looking east across Front Street South to the mouth of the Credit River*

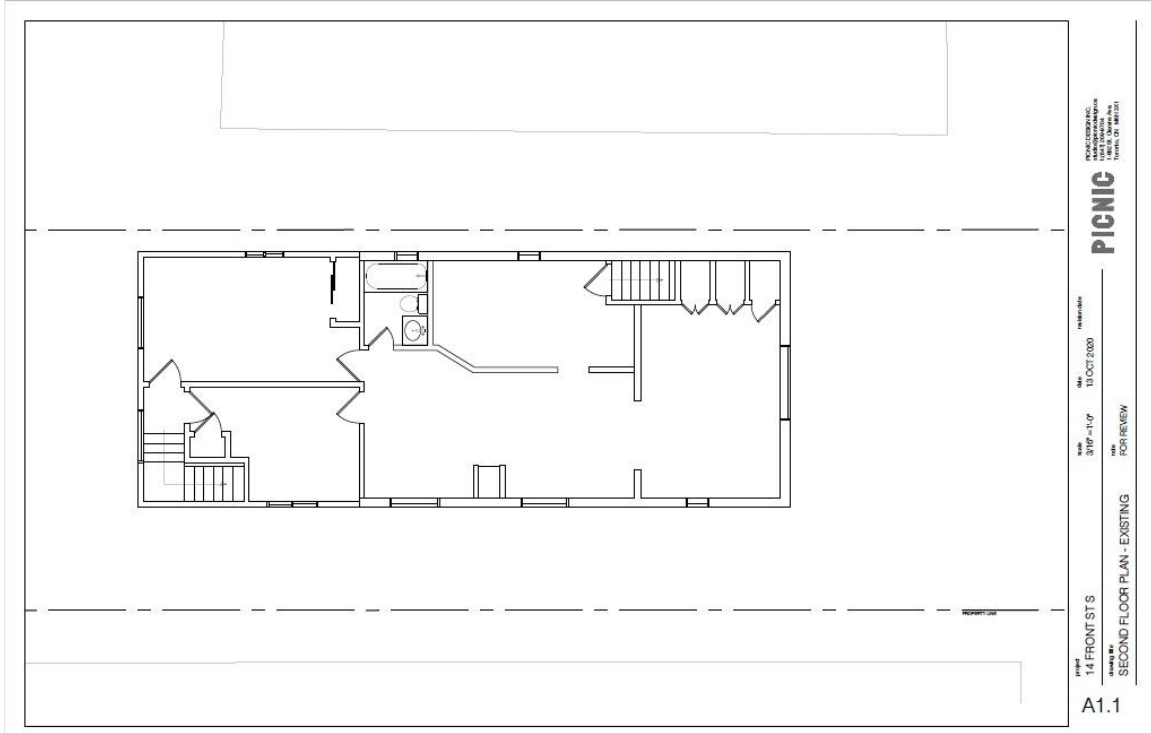
3.2.3 Existing Plans and Elevations



Existing Basement Plan n.t.s.



Existing Ground Floor Plan n.t.s.



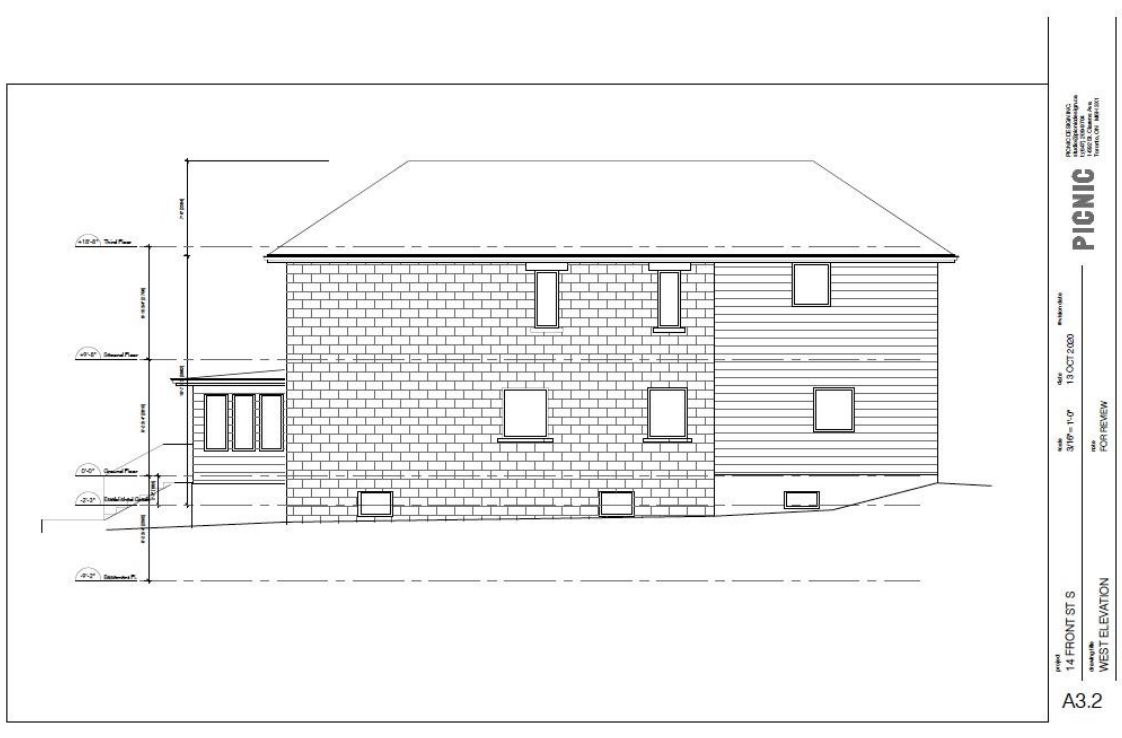
Existing Second Floor Plan n.t.s.



Existing North and South Elevations n.t.s.



Existing East Elevation n.t.s.



Existing West Elevation n.t.s.



### 3.2.3 Property Interior

The interior of the property was fully renovated for commercial uses, all former residential finishes and details have been removed. The basement is unfinished and has been underpinned.



*Former commercial interior ground floor*



*Former commercial interior ground floor*



*Former commercial interior ground floor, photo provided by owner*



*Basement, high ceilings, concrete block foundation wall has been underpinned, photo provided by owner*

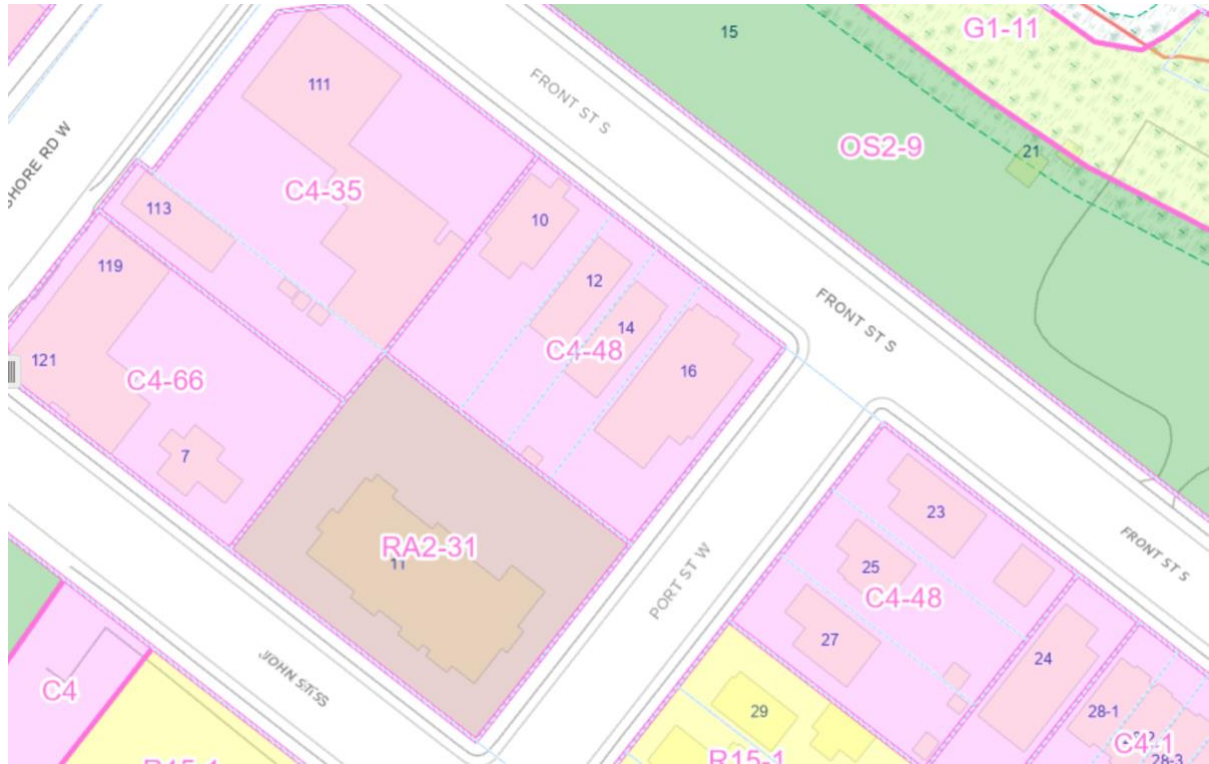


*Second Floor Interior, photo provided by owner*



*Porch Interior, photo provided by Picnic Design  
r*

### 3.3 ZONING/ COMMITTEE OF ADJUSTMENT DECISION



*Extract from City of Mississauga Zoning Map*

The owner applied for and received permission from the Committee of Adjustment for a variance from Exception Zoning C4-48 By-law: 0308-2011, 0181-2018/LPAT Order 2019 February 15, in a decision signed and issued April 15, 2021, to convert the commercial property back to residential uses, but for a 3 family, rather than a single family, dwelling. Variances were required to permit the existing driveway, existing landscape buffer, and three rather than four parking spaces. The Committee of Adjustment decision is conditional on the issuance of a Heritage Permit and is appended in Appendix 3.

## 4.0 SITE HISTORY

### 4.1 PRE-SETTLEMENT TO SURVEY AND SUBDIVISION

The following general summary of the history is taken from 10 Mississauga Road North, Mississauga, ON, Heritage Impact Assessment, January 2020, prepared Heritage Resources, Robert Burns, Consulting Historian, pages 4-8. It records the general history of the Mouth of the Credit, the transfer of lands from the Mississauga to the for settlement by British settlers, and the subsequent surveying and layout of a streets and blocks plan.

*“ By the end of the 17th century much of what is now southern and south-western Ontario was occupied by the Ojibwa who pushed the Iroquois Confederacy south of the Lower Great Lakes during these years. The Credit River valley and a large tract of territory around it became the traditional hunting lands of the Mississauga, part of the larger Ojibwa cultural group early in the 18th century. Here, at the mouth of the Credit River, the Mississauga met French traders and began exchanging furs for European manufactured goods. It is said that the name of the river derives from the willingness of the French to extend credit to their native partners, a gesture of good will by and no doubt an economic benefit for the French.*

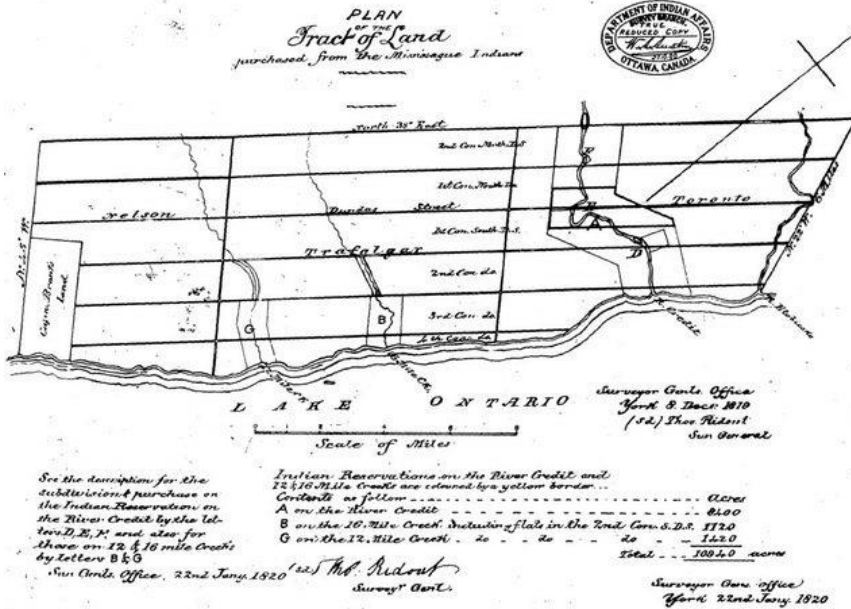
*In the first years of the 19th century it was becoming clear that European settlement was only going to increase along lakes Ontario and Erie. In 1805 the Mississauga sold their lands around the Credit River, retaining a reserve on the river and a one-mile wide stretch of land on either side of the river for fishing and hunting. The Mississauga Purchase in the southern half of Toronto Township was surveyed by Samuel Wilmot. Further sales took place in 1818 and 1820, an indication of the unrelenting tide of newcomers seeking farmland and establishing communities. The following maps show the Mississauga lands, both the areas ceded and those for a time retained. The one-mile wide strip of land on either side of the Credit River was also ceded in the 1820 treaties but would remain unsettled for another quarter century. The maps also show the first survey boundaries established after the Mississauga People surrendered their treaty land along both sides of the Credit River.”*



Lands along the Credit River surrendered by the Mississauga, 1818 and 1820, detail. (Library and Archives Canada [hereafter LAC], National Map Collection [hereafter NMC], 13121.)



Toronto Township Survey, 1818, prior to Credit Indian Reserve being surveyed. (Ontario Archives, item 10050669.)



Plan of the Tract of Land purchased from the Mississauga Indians, Surveyor General's Office, January 22, 1820. From Canada, Indian Treaties and Surrenders from 1680 to 1890 (Brown Chamberlain, Queen's Printer, 1891)



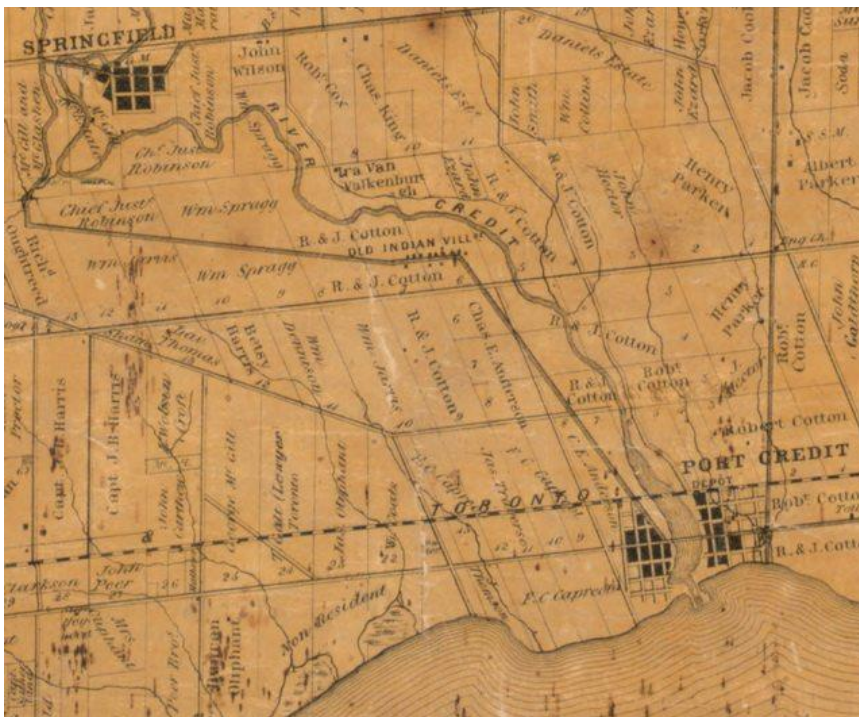
1837 Map, taken from the Old Port Credit Village HCD Plan, page 16, showing the block subdivision, the eastern portion of the block north of Port Street as one ownership



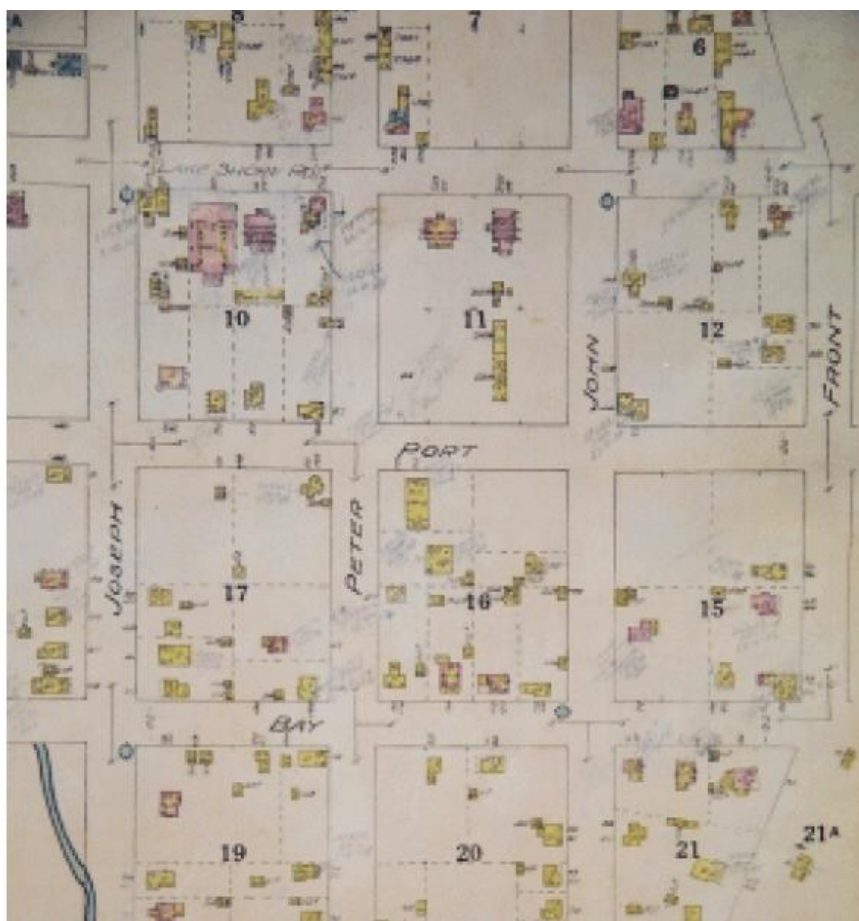
Credit Indian Reserve showing first surveys, 1846. (Ontario Archives, RG100-0-0-3657, item 10051351.)



Port Credit Survey, 1850. (Ontario Archives, RG100-0-0-3655, item 10051349.)



Detail from Tremaine's Map of the County of Peel, Canada West, 1859, showing the old Credit Village between the Credit River and Mississauga Road. From the University of Toronto [Map & Data Library](#).



Underwriters Survey Bureau, "Port Credit, Ont.," (Toronto and Montreal: Underwriters Survey Bureau, Dec. 1928), Plate 7, The Thomas Fisher Rare Book Library, University of Toronto, # 3524 P637 G475 1928 U53. Copied with permission from Insurers' Advisory Organization Inc./CGI. Taken From Page 19, of HERITAGE CONSERVATION FEASIBILITY STUDY OF OLD PORT CREDIT VILLAGE STAGE 1, November 28, 2003 (Updated February 09, 2018)

## 4.2 CHRONOLOGY OF DEVELOPMENT

The HCD plan indicates dates of construction of the existing building on the property as occurring sometime between 1928-1952. The Heritage Conservation District Feasibility Study has an insurance map, (above) which shows both a frame dwelling and a shed or garage at the rear of the property. The map also shows a more substantial masonry building at the corner of Lakeshore Road and Front Street. The style and form of the existing split-face (rock-face) concrete block house form dwelling building suggest it was likely constructed shortly after the property was surveyed in 1927. Unfortunately, due to the City of Mississauga's practice of not retaining building permit records for more than 7 years, the present owner's search of building permit records did not yield any additional information regarding date of construction or builder or original plans. (See email below) There was a building permit obtained in 1967, but City staff could not advise as to the nature of the work undertaken under that permit. Heritage Mississauga was also contacted.



*1980 Photograph, of 14 Front Street South Goucher Residence, Identifier H171, photo courtesy Mississauga Library System*

*The image shows the tri-partite window grouping of the second floor, the divided muntins in the windows, the wooden lattice and the front landscape,*

*“Email from [Cory.Crabtree@mississauga](mailto:Cory.Crabtree@mississauga) to the current owner, dated Tuesday Jun 15, 2021*

*Unfortunately our thorough search of the records has failed to locate any copies of the architectural plans .*

*The original building permit application drawings from the 1967 has been destroyed in accordance with the records retention schedule bylaw. The City only retains building permit records for houses for the last 7 years, after which the files will be destroyed accordingly.*

*We must therefore conclude that the architectural plans and related drawings contained in the building permit application for no longer exist under the custody or control of the City.*

*Cory”*



### 4.3 OWNERSHIP HISTORY

The following chart reflects the ownership of the property. The property started as part of a larger lot, (Lot 300, Parts 1&2) that was subdivided around the time of the First World War. The information was taken from Land Registry Records, See Appendix 1.

YEARS	OWNERS
1833-6	John Jones
1836-53	Peter Jones
1853-87	Frederick C. Capreol/Jane Capreol
1887-1890	Bernard Woolard
1890-1911	John McClelland
1911-21	Louisa Dale, subdivides larger lot into four parcels
1921-1931	Mark Blower/Louisa Dale/John W. Thompson/Edna H. Robinson
1927	Property is surveyed for subdivision, Municipal Survey made under Instructions of Minister of Lands and under Prooves of Survey Act
1931-1951	Ivey E. Glover/ Harold J. Glover/ Mark Blower/ Olive E. Blower
1951-1956	Alan M. Rogerson & Barbara S. Rogerson
1956-1988	Norman Goucher and June Goucher
1988-1994	Carmen Fedrigone
1995	Daniel Mattisussi/Diane Parent
1995-2020	1107506 ONTARIO
2020	Property transferred to current owner

## 5.0 PROPOSED DEVELOPMENT

### 5.1 PROJECT DESCRIPTION

The proposal is to convert the “*Contributing*” structure, now a commercial building, back to residential purposes, with ground floor and second floor apartment entrances accessed from a small vestibule addition on the re-opened front porch. The basement apartment is entered from an entrance at the rear of the building. The three heritage attributes identified in the Old Port Credit Village Heritage Conservation District, the split-face (rock-face) concrete block, the low-rise form and the roof shape will be retained.

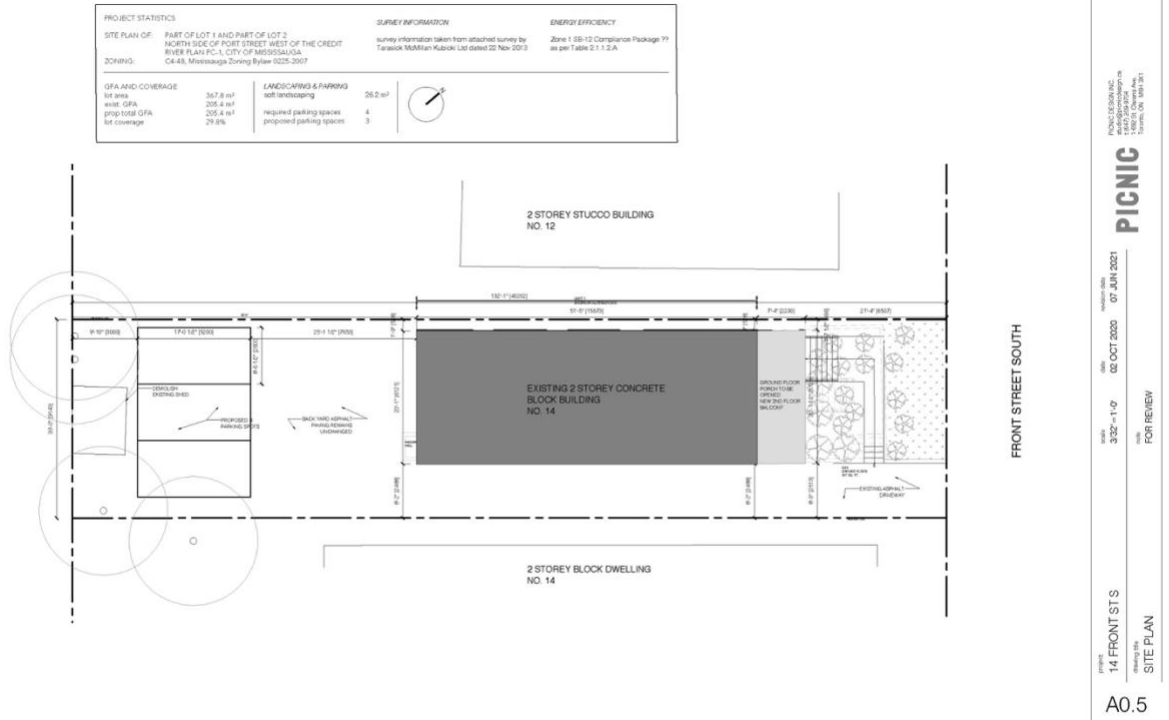
The existing porch form will be altered by adding an open porch above the ground floor porch. Prior to demolition of the existing porch, the existing porch finishes will be removed to determine if any of the former porch detail is extant or if it is possible to retain any of the existing porch. Depending on conditions encountered, it may be necessary to completely rebuild the existing porch. It should be noted that the porch was not identified as a heritage attribute. 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. 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 to permit a future reversal of the alteration.

Landscape elements will remain the same, retaining the five trees on the property, the driveway and parking arrangements and the front lawn area. Parking will be accessed using the existing asphalt driveway access south of the building. The existing parking area to provide parking for three vehicles.



*Rendering of proposal showing the relationship to properties either side, retained landscaping, roof shape, low-rise form and split-face (rock-face) concrete block. Rendering courtesy of Picnic Design, 2021*

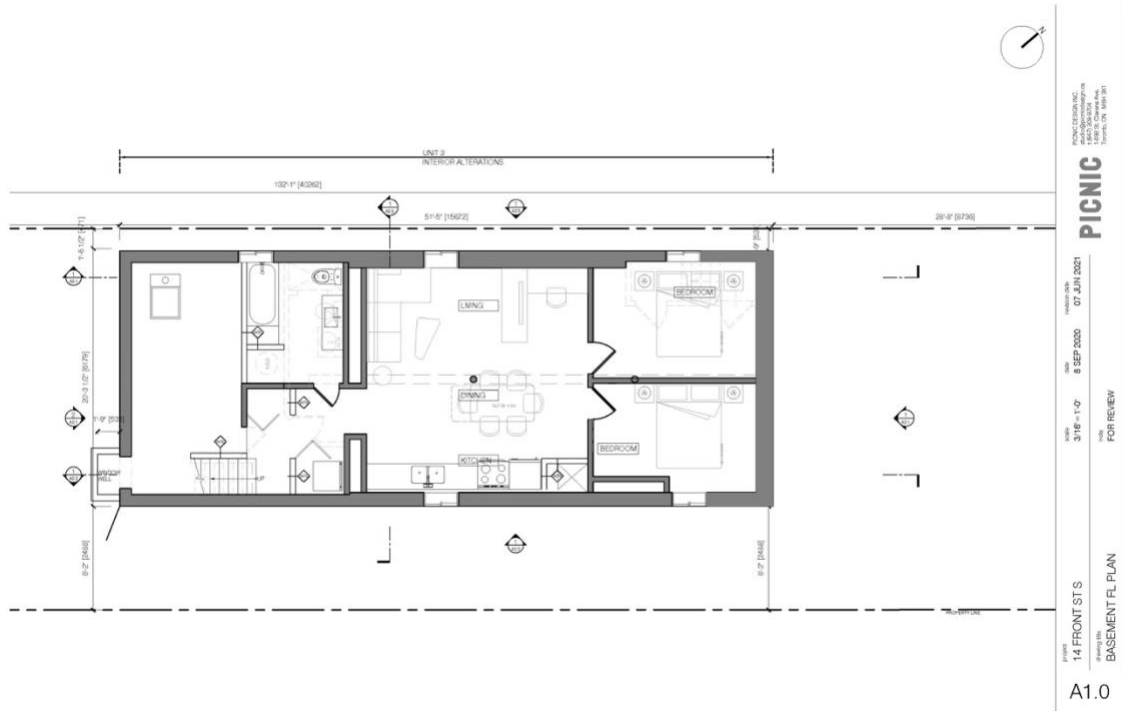
5.1.1 Proposed Plans and Elevations



**PICNIC**  
 CONSULTANTS  
 1140 DUNDAS ST. W.  
 TORONTO, ON M6H 1B1

PROJECT NO. 3126-1-07  
 DATE: 02 OCT 2020  
 14 FRONT STS  
 SITE PLAN  
 FOR REVIEW  
 A0.5

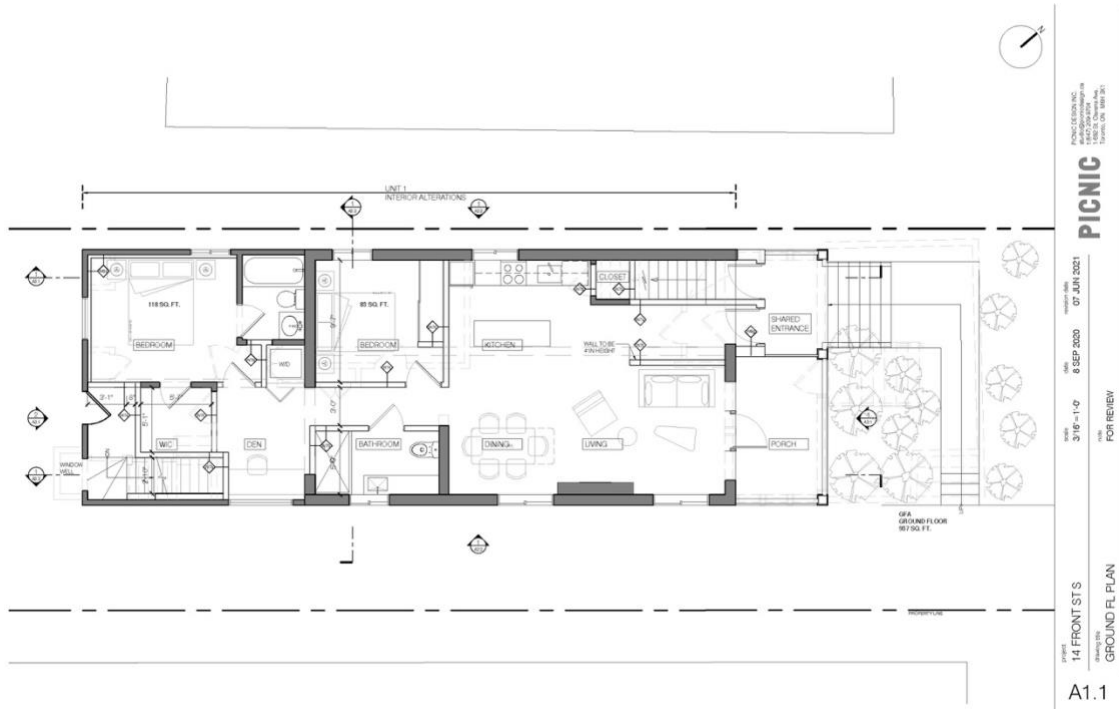
Site Plan nts



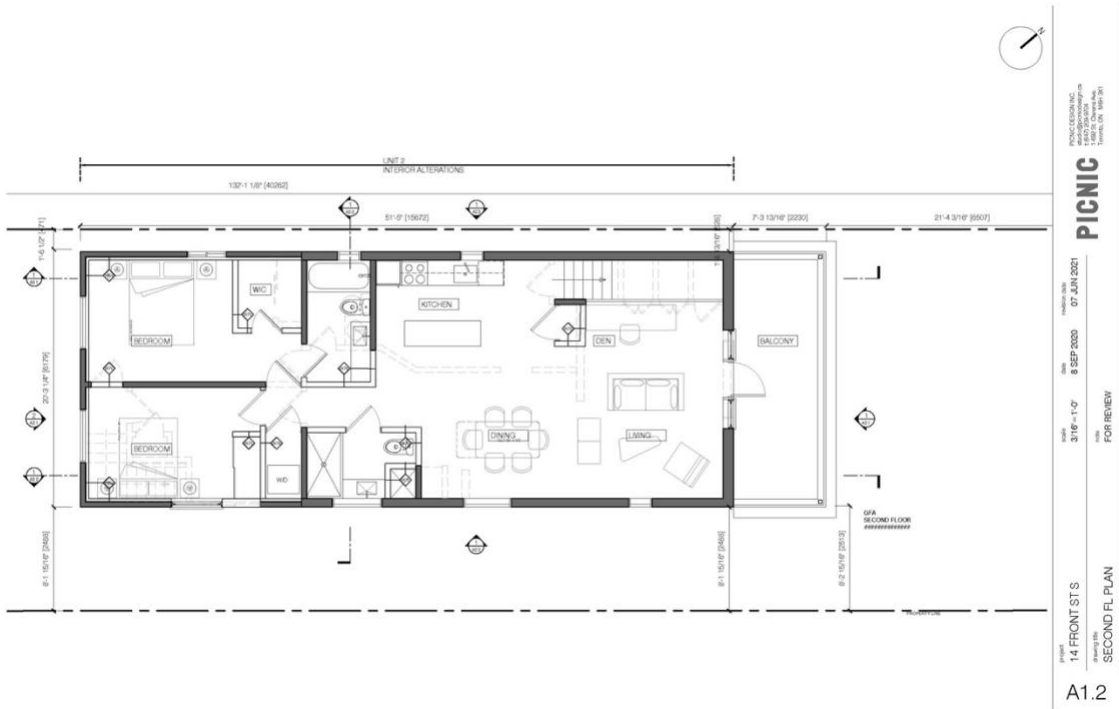
**PICNIC**  
 CONSULTANTS  
 1140 DUNDAS ST. W.  
 TORONTO, ON M6H 1B1

PROJECT NO. 3126-1-07  
 DATE: 08 SEP 2020  
 14 FRONT STS  
 BASEMENT FL PLAN  
 FOR REVIEW  
 A1.0

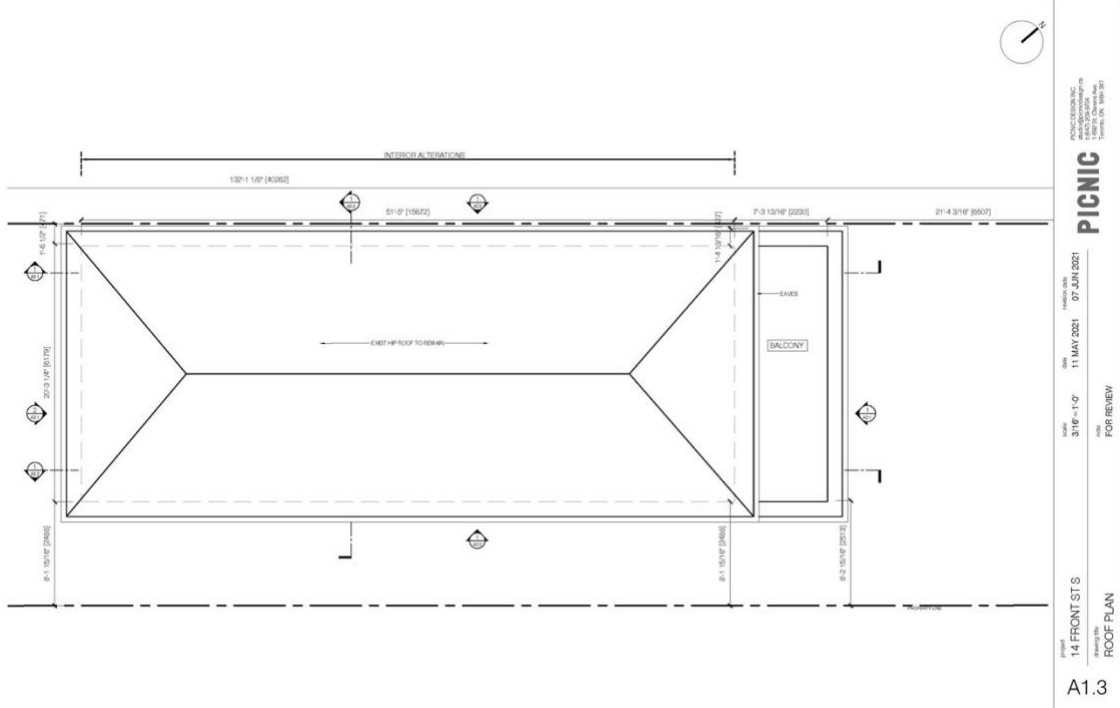
Basement Plan n.t.s.



Ground Floor Plan n.t.s.



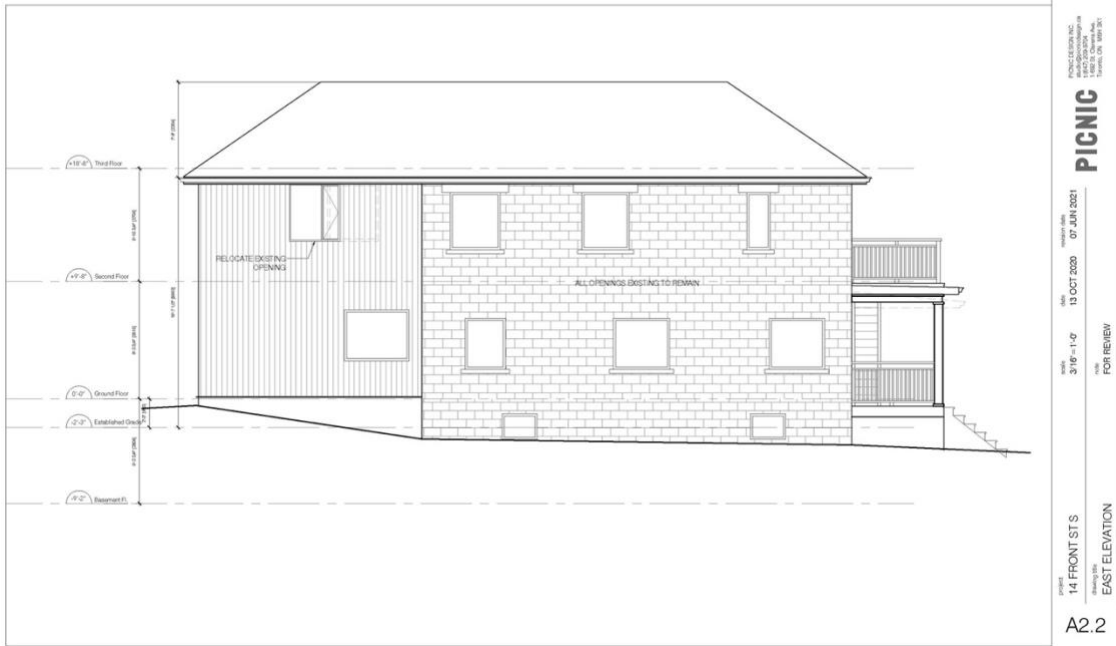
Second Floor Plan n.t.s.



Roof Plan n.t.s.



North and West Elevations n.t.s.



East Elevation n.t.s



West Elevation n.t.s.

## 6.0 HERITAGE EVALUATION OF THE PROPOSED PROJECT

### 6.1 HERITAGE EVALUATION UNDER ONTARIO REGULATION 9/06

The existing property is Designated under Part V of the Ontario Heritage Act as a Contributing property in The Old Port Credit Village Heritage Conservation District Plan 2018. Current legislation permits a property to be protected under both Part IV (Section 29) and Part V of the Ontario Heritage Act.

The question to be answered in evaluating the subject property for designation under Section 29 of the Ontario Heritage Act is whether the property's heritage attributes warrant the additional, more prescriptive, protection available through individual designation under Part IV (Section 29) of the Ontario Heritage Act.

Generally, properties which are designated under both Part IV and Part V tend to have heritage attributes that require more detailed or prescriptive protection than available through a more general HCD Guideline, or may have exceptional heritage attributes in their own right, for example an outstanding example from a different period of significance than the HCD, or a property where interior features require protection. In some cases the Part IV designation may have been established prior to the establishment of the HCD.

To be designated under Part IV, a property needs to meet at least one of the nine criteria in Ontario Regulation 9/06 i.e. the criteria for determining cultural heritage value or interest. These are set out in Ontario Regulation 9/06 as follows:

#### 6.1.2 Ontario Regulation 9/06

##### *Criteria*

*1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).*

*(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:*

*1. The property has design value or physical value because it,*

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
- ii. displays a high degree of craftsmanship or artistic merit, or*



- iii. demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*
- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
3. *The property has contextual value because it,*
- i. is important in defining, maintaining or supporting the character of an area,*
- ii. is physically, functionally, visually or historically linked to its surroundings, or*
- iii. is a landmark. O. Reg. 9/06, s. 1 (2).*

### 6.1.3 Evaluation of 14 Front Street East

#### **Criteria 1: Design Value or Physical Value**

- |       |   |          |
|-------|---|----------|
| 1.i   | The house on the subject property is a typical example of a Modified Four-Square house built in a less common split-face (rock-face) concrete block. The material has minor significance and is identified as a heritage attribute in the HCD plan. Any original interior features that might have been significant or typical of a period have been removed in previous renovations. | <b>Y</b> |
| 1.ii  | It does not display a high degree of craftsmanship. It is a modest, workmanlike construction.   | <b>N</b> |
| 1.iii | It does not display a high degree of technical or scientific achievement, it is modest, workmanlike construction.   | <b>N</b> |

#### **Criteria 2: Historical Value Associative Value**

- |      |   |          |
|------|---|----------|
| 2.i  | The property's original ownership by John and Peter Jones, key Indigenous figures in the conversion of the Mississauga to Methodism and in negotiating these lands for settlement is significant, but that association is shared across many other properties in the HCD. Neither the house on the property or its landscape features are known to be associated with a historical figure significant to a community. | <b>Y</b> |
| 2.ii | All properties in the HCD are on a significant Indigenous site, the traditional hunting, fishing and trading area for the Mississauga First Nation, the potential for archaeological material is present. Protection for  | <b>Y</b> |

archeology is offered through the existing HCD plan and Part VI of the Ontario Heritage Act. The project does not involve any new land disturbance, or new excavation, the alterations are within the footprint of the existing building.

2.iii The designer and builder are unknown. **N**

**Criteria 3: Contextual Value**

3.i The property is important in defining the character of the area. Those reasons are set out in the HCD plan, as low rise form, split-face concrete block, and roof line. **Y**

3.ii The property is physically linked to its surroundings in the HCD. **Y**

3.iii The property is not a landmark. **N**

#### 6.1.4 Conclusion

The property does meet some of the criteria in Ontario Regulation 9/06. The existing regulation of the property in place under Part V offers sufficient protection for the identified heritage attributes of the property (predominantly contextual), the roof-line, the low-rise form, and the split-face, (rock face) concrete masonry. Designation under Part IV would therefore be redundant.

## 6.2 HERITAGE EVALUATION UNDER THE PROVINCIAL POLICY STATEMENT

### 6.2.1 Extracts from the Provincial Policy Statement

The Provincial Policy Statement (2014) provides the following guidance on the conservation of cultural heritage properties:

#### *2.6 Cultural Heritage and Archaeology*

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

*2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

*2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

*2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.*

*2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.*

The Provincial Policy Statement defines Conserved in these terms:

*Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

## 6.2.2 Conclusion

The existing protection of the subject property under Part V of the Ontario Heritage Act as a *Contributing Property* in the Old Port Credit Village Heritage Conservation District with its heritage attributes described in the Inventory statement (See Appendix 2) provides clear identification of the heritage attributes of the subject property that are to be *conserved*, i.e. the split-face (rock-face) concrete block, the low-rise form and the roof shape. The proposed project conserves the above heritage attributes of the property as identified under the Ontario Heritage Act.

## 6.3 HERITAGE EVALUATION OF THE SUBJECT PROPOSAL UNDER THE STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA AND THE EIGHT GUIDING PRINCIPLES IN THE CONSERVATION OF BUILT HERITAGE PROPERTY

### 6.3.1 The Standards and Guidelines for the Conservation of Historic Places in Canada

The project is a *Rehabilitation* of a property in a Heritage Conservation District. Rehabilitation is defined as follows under the Standards and Guidelines for the Conservation of Historic Places in Canada

*“Rehabilitation involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value. Rehabilitation can include replacing missing historic features. The replacement may be an accurate replica of the missing feature or it may be a new design compatible with the style, era and character of the historic place. In the context of archaeological sites, Rehabilitation allows their compatible use through actions aimed at communicating and conveying their heritage value.”*

The following *Recommended Approaches* to alterations in a *Rehabilitation* are relevant and have been applied to the subject proposal.

page 164

*17 Modifying, replacing or designing a new entrance, porch or balcony required by a new use or applicable codes and regulations, in a manner that is compatible with the building’s style, era and character.*

*18 Adding new features to meet health, safety and security requirements, such as a new handrail, in a manner that conserves the heritage value of the entrance, porch or balcony and minimizes impact on its character-defining elements.*

Page 132

*14 Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.*

*15 Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.*

### 6.3.2 Eight Guiding Principles in the Conservation Of Historic Properties, Ontario Ministry of Culture

- 1. RESPECT FOR DOCUMENTARY EVIDENCE: Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.*
- 2. RESPECT FOR THE ORIGINAL LOCATION: Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.*
- 3. RESPECT FOR HISTORIC MATERIAL: Repair/conservate - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.*
- 4. RESPECT FOR ORIGINAL FABRIC: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.*
- 5. RESPECT FOR THE BUILDING'S HISTORY: Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.*
- 6. REVERSIBILITY: Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.*
- 7. LEGIBILITY: New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.*
- 8. MAINTENANCE: With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.*

### 6.3.3 Conclusion

The conversion of the subject property to 3 dwelling units restores the historic residential use to the house form building. Repurposing the existing building conserves all of the heritage attributes identified in the HCD plan, the roof-line, the low-rise form, and the split-face concrete block (rock-face), the attributes which constitute its

identified heritage value to the HCD. Alterations for the conversion to a 3-unit residential building include the opening of the existing closed porch to provide private outdoor amenity space for the ground floor unit, the addition of a vestibule to provide separated entrances for the ground and second floor dwelling units, as well as construction of an open porch at the second-floor level to provide private outdoor amenity space.

In the absence of evidence of the appearance of an unenclosed porch, it is not possible to accurately restore to an earlier appearance. The proposed porch has been designed to be compatible with the form of the building yet subtly distinct from historic porch forms so it is apparent that the porch has been altered or replaced. The square wooden posts with simple wood caps are reminiscent of historic turned porch columns but in a simplified form. The wooden guards meet the height requirements of the Ontario Building Code for guards. The picketed section is a similar proportion to the porch balustrades typically found on porches from the early half of the twentieth century.

The windows restore the tri-partite division evident in the 1980 image of the residence during the period the Goucher family occupied it, with the central window replaced by the access doors from the suites to the exterior amenity space. The divisions in the upper window pattern have been re-instated. The upper window opening has been widened slightly to match the width of the opening on the ground floor unit. The widening is to permit insertion of a door, between the two windows either side.

To install the second entrance from the porch will require removal of several concrete blocks. These, along with masonry from the widening of the second floor window will be stored on the property so that the alteration could be reversed at a future time.

In conclusion, this project meets both the Standards and Guidelines for Conservation of Historic Property in Canada and the Eight Guiding Principles in the Conservation of Built Heritage Property

#### 6.4 HERITAGE EVALUATION FOR CONFORMANCE WITH THE HCD GUIDELINE

The following guidelines which relate to individual properties, rather than broader conservation goals for the HCD, are relevant to this proposal.

##### 6.4.1 Extracts from the Heritage Conservation District Guideline

*Overall conservation goal (Page 22)*

*The goal of the HCD Plan is to conserve and enhance the historical character of Old*

*Port Credit Village, as defined in the foregoing statement of significance (Section 3.2).*

#### *Conservation objectives*

*Objectives build on the general goals identified above, and provide more detailed direction regarding the implementation of the District Plan. A number of objectives are sought through the designation of the District to achieve the goals.*

#### *Land use*

- a) To maintain the District's predominately low-density residential character.*
- g) To retain the single-detached residential appearance along Front Street South, north of 28 Front Street South and south of 111 Lakeshore Road West, whether the buildings are used for residential or commercial use.*

#### *Contributing properties*

- a) To strive in retaining buildings on contributing properties in situ.*
- b) To encourage the appropriate care of contributing properties.*
- c) To make alterations and additions to any contributing property's buildings in keeping with the architectural character of the building, and in keeping with the typical scale of the District.*
- d) To base any intended restoration of a contributing property's building on documentary and/or as-found evidence.*
- e) To keep front yards mainly landscaped and not hard-surfaced.*
- f) To encourage the preservation and appropriate care of significant trees and shrubs on private land.*

#### *Definition of Contributing Properties, (Page 25)*

*Contributing properties are real properties whose age, history, or building is significant and/or complementary to the District. Contributing properties may include both older buildings that are of historic interest, as well as more recent buildings that are of a scale, type and built form that contributes to the District character according to Section 3.3.*

## 6.4.2 Conclusion

The proposed project meets the overall objectives of the HCD plan by conserving the identified heritage attributes of the property in situ, as well as its residential purpose and appearance. The landscape at the front retains the residential character, mainly landscaped and not hard-surfaced. The existing shrubs and trees on the property will

be retained. The alterations are in character with the residential nature of the area, as well as the architectural character of the building. In the absence of documented evidence of an earlier porch the porch has been designed to be subtly distinct, yet in character with the existing building.

## **7.0 SUMMARY STATEMENT, PROPOSED MITIGATION MEASURES AND RECOMMENDATION**

### **7.1 SUMMARY STATEMENT**

In Section 6, there is a detailed evaluation of proposed project under O. Reg 9.06, The Provincial Policy Statement, Standards and Guidelines for Conservation of Historic Property in Canada, Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture, as well as the Old Port Credit Village Heritage Conservation District Plan Guideline.

In summary, the proposed project, the conversion of the existing house form building to 3 apartments meets all of the above policy documents. It has received Committee of Adjustment Approval conditional on receiving a heritage permit from the City of Mississauga.

By retaining the existing house whole and in situ, the project conserves all of the identified heritage attributes under the HCD Plan, the roof shape, the low-rise form, and the split-face concrete (rock-face) concrete block.

The alterations are in character with the residential nature of the area, as well as the architectural character of the building. The new two-storey porch provides private outdoor amenity space for the ground floor and second floor units.

The proposed alterations restore heritage character, such as the window arrangements that may have been lost when the property was converted for commercial use. The window and door design restores the tri-partite arrangement of the windows found in the 1980 photograph of the property to the ground and second floor.

In the absence of evidence of the appearance of an unenclosed porch, it is not possible to accurately restore to an earlier appearance. The proposed porch has been designed to be compatible with the form of the building yet subtly distinct from historic porch forms so it is apparent that the porch has been altered. The square wooden posts with simple wood caps are reminiscent of historic turned porch columns but in a simplified form. The wooden guards meet the height requirements of the Ontario Building Code for guards. The picketed section is a similar proportion to the porch balustrades



typically found on porches from the early half of the twentieth century.

The windows restore the tri-partite division evident in the 1980 image of the residence during the period the Goucher family occupied it, with the central window replaced by the access doors from the suites to the exterior amenity space. The divisions in the upper window pattern have been re-instated. The upper window opening has been widened slightly to match the width of the opening on the ground floor unit. The widening is to permit insertion of a door, between the two windows either side.

To install the second entrance from the porch will require removal of several concrete blocks. These, along with masonry from the widening of the second floor window will be stored on the property so that the alteration could be reversed at a future time.

## 7.2 PROPOSED MITIGATION MEASURES

To install the second entrance from the ground floor porch will require removal of several concrete blocks. These, along with masonry from the slight widening of the second floor window will be stored on the property so that the alterations can be reversed at a future time.

During the de-construction of the front porch the owner to retain a heritage architect to determine if any of the original porch detail is present or capable of being restored.

## 7.3 RECOMMENDATION

The proposed project as set out in this Heritage Impact Assessment be granted a heritage permit, subject to the proposed mitigation measures set out in 7.2

## QUALIFICATIONS OF CONSULTANT

Catherine Nasmith  
OAA TSA FRAIC CAHP

Principal

Catherine Nasmith Architect  
415-21 Nassau Street -415, Toronto,  
Ontario, M5T 3K6 Tel./Fax: (416) 598-  
4144  
Email: [cnasmith@cnarchitect.ca](mailto:cnasmith@cnarchitect.ca)  
Web site: [www.cnarchitect.ca](http://www.cnarchitect.ca)



**Catherine Nasmith Principal**  
B.Arch OAA FRAIC TSA CAHP  
<http://www.cnarchitect.ca>

Catherine Nasmith Architect is a sole proprietorship specializing in heritage architecture, planning and education. She also enjoys small-scale architectural projects and has a large portfolio of custom residential projects. For larger projects she collaborates with others.

Catherine has spent her career at the forefront of Canadian urbanism, with a particular interest in traditional urban form. Projects include the Alton Mill for Seaton Group, an adaptive re-use of a derelict stone mill for arts purposes. The project won both the Heritage Canada National Achievement Award, 2009 and a CAHP Award of Merit, 2009. She has completed several Heritage Conservation District Studies and Plans. She is frequently invited to speak on heritage topics to a wide range of professional and non-professional audiences.

Catherine Nasmith Architect is the publisher of e-journal, Built Heritage News, and writes for many other publications.

#### Professional and Community Affiliations

- Fellow, Royal Architectural Institute of Canada
- Member, Ontario Association of Architects
- Member, Canadian Association of Heritage Professionals, since 2004
- Member, ICOMOS (International Committee of Monuments and Sites)
- Past Governor for Ontario, National Trust for Canada
- Past-President, ACO Toronto
- Past-President, Architectural Conservancy Ontario
- Past Chair, (2000) Toronto Preservation Board
- Past member Township of Muskoka Lakes Municipal Heritage Committee
- Past-Director, and Founding Member Friends of Fort York
- Board Member, Sir William Campbell Foundation

#### Professional Projects

- Heritage Impact Statements,  
219-21 Bathurst Street, Toronto,  
76 Richmond Street West, Toronto
- Port Dalhousie Commercial Core and Harbour HCD, City of St. Catharines, 2018
- St. Stephen's-in-the-Field Masonry Façade Restoration, 2017
- Façade Restoration, 519-21 Queen Street West, 2016
- 450 Pape Avenue Conversion and additions to Harris mansion for condominium use w. Coolearth Architecture
- General Store and Post Office, Windermere Ontario, restoration and conversion of 1880's frame building for live/work, 2014
- Building Condition Assessment Bolton Camp with Coolearth Architecture, Tacoma Engineers, Client Toronto Region Conservation Authority, 2014
- Alton Mill, Conversion of stone mill for artists' studios w Coolearth Architecture, Client, Seaton Group, 2009
- Bala CRB Expert Witness, Client Township of Muskoka Lakes
- Fort York Heritage Conservation District Study, Client, City of Toronto with DTAH
- Harbord Village Heritage Conservation District Study and Plan Phases I, II
- Annex West HCD (Madison Avenue)
- Riverdale Phase I HCD

#### Education:

- Bachelor of Architecture, University of Toronto, 1978, William Goulding Award for Heritage Studies

#### Selected Awards

- The Queen's Diamond Jubilee Medal, for work in heritage, 2013
- Jane Jacobs Prizewinner, 2010
- Award of Merit, Canadian Association of Heritage Professionals (Alton Mill) (2009)
- Heritage Canada National Achievement Award to Alton Mill, (2009)
- Fellow, Royal Architectural Institute of Architects, 2008
- Heritage Canada Journalism Medal, 2005
- The Queen's Golden Jubilee Medal, for work in heritage, 2003
- Heritage Toronto Award of Merit for *Built Heritage News*, 2003
- Canadian Society of Landscape Architects Certificate of Merit and Heritage Toronto Certificate of Commendation for Fort York: Setting it Right co-written and edited with Robert Allsopp, 2001
- O.A.A./T.S.A., Certificate of Recognition, 1999

#### Selected Publications

- Main Streets as Old Growth Forests, presentation to several audiences
- Build Well: New Preface for re-edition of Toronto No Mean City, , Eric Arthur, U of T Press, November 2003
- Plan Canada, From Suburban Commercial Arterial to Main Street, (CN) July 1996 co-authored with Roland Rom Colthoff

## REFERENCES

Historicist: The Credit Village: The Mississaugas' thriving agricultural village on the Credit River, 1826-1847 Kevin Plummer, June 2015

<https://torontoist.com/2015/06/historicist-the-credit-village/>

10 Mississauga Road, Mississauga, Ontario, Heritage Impact Assessment, Prepared by Heritage Resources Consulting, Robert Burns, January 2020

Mississauga Public Library Media Gallery

<https://www.mississauga.ca/apps/mediagallery/#/search-media/8200077n/14800187?returnto=album>

Old Port Credit Village Heritage Conservation District Plan, 2018, Prepared for the City of Mississauga, George Robb Architect / MHBC / WSLA / HHI

APPENDIX 1  
Land Registry Documents



LAND REGISTRY OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1  
PREPARED FOR ROBERT BERTRAND  
ON 2014/04/14 AT 14:36:15

13488-2369 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT • SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION:

PT LT 1 N/S PORT ST WCR PL PC1 (SHOWN ON PL 300) PORT CREDIT; PT LT 2 N/S PORT ST WCR PL PC1 (SHOWN ON PL 300) PORT CREDIT AS IN R01082148;  
MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FREE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

1107506 ONTARIO LIMITED

RECENTLY:

RE-ENTRY FROM 13488-2366 (R) See Copy Attached.

PLN CREATION DATE:  
1999/03/25

CAPACITY SHARE

BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/05/23 ON THIS PIN**						
**WAS REPLACED WITH THE *PIN CREATION DATE* OF 1999/03/25**						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1999/03/25 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
**		SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES				
**		AND ESCHEATS OR FORFEITURE TO THE CROWN				
**		THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF				
**		IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY				
**		CONVENTION				
**		ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**DATE OF CONVERSION TO LAND TITLES: 1999/03/25 **						
R0864268	1988/09/21	AGREEMENT				
R01082148	1994/12/22	TRANSFER	\$313,500		1107506 ONTARIO LIMITED	C
R01180238	1998/12/18	CHARGE	\$150,000	1107506 ONTARIO LIMITED	CANADA TRUSTCO MORTGAGE COMPANY	C
PR362327	2002/12/14	L.R.'S ORDER				C
REMARKS: TO AMEND DESCRIPTION TO REFLECT PC1, PC2, PC3 & PLW *** COMPLETELY DELETED *** LAND RES: STRAP						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



Ontario ServiceOntario

LAND  
REGISTRY  
OFFICE #43

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

13488-2364 (R)

PAGE 1 OF 1  
PREPARED FOR Bertrand  
ON 2014/04/22 AT 10:36:19

PROPERTY DESCRIPTION: PT LTS 1 & 2, PL 300 N OF PORT ST, W OF CREDIT RIVER AS IN R01082148 ; MISSISSAUGA

PROPERTY REMARKS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) R01082148, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.  
ESTATE/QUALIFIER: RECENTLY PARCELIZED  
PIN CREATION DATE: 1997/09/23

REG. NDA.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p><b>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/09/23 ON THIS PIN**</b></p> <p><b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/09/23**</b></p> <p><b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1997/09/22 **</b></p> <p><b>THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1997/09/23</b></p> <p><b>FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK</b></p> <p><b>NOTE: THIS PIN WAS ONCE REG PIN 13488-1269. THIS PROPERTY WAS CONVERTED TO LT ON 1999/03/25 REUSING PIN 13488-1269.</b></p>						
R01082148	1994/12/22	TRANSFER	\$313,500		1107506 ONTARIO LIMITED	C
R01179906	1998/12/09	DISCH OF CHARGE		<del>*** COMPLETELY DELETED *** ASSOCIATES MORTGAGE CORPORATION</del>		
R01180238	1998/12/18	CHARGE	\$150,000	1107506 ONTARIO LIMITED	CANADA TRUSTCO MORTGAGE COMPANY	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PROPERTY INDEX MAP  
PEEL (No. 43)

LEGEND

- FRECHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATC PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

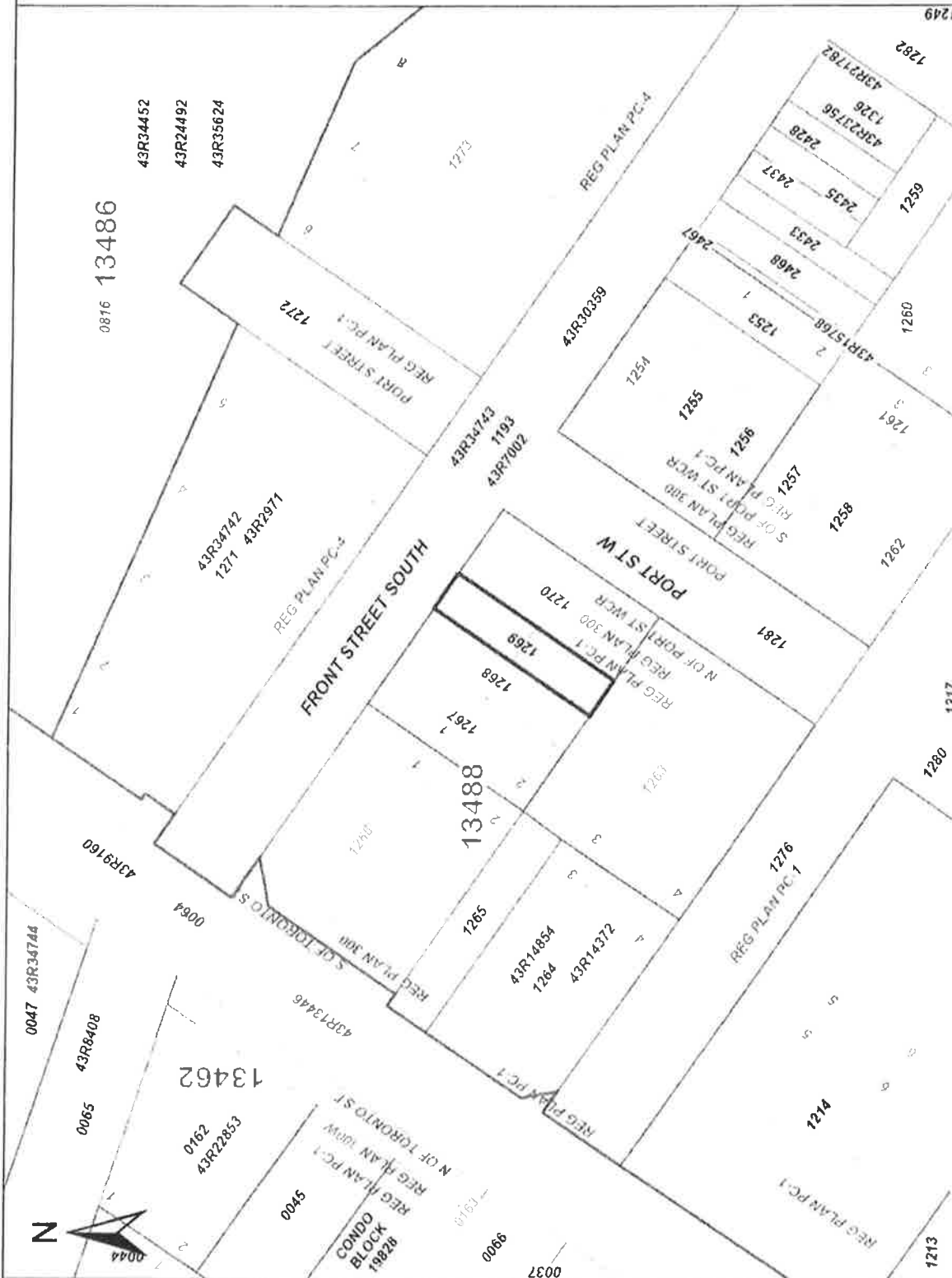
REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





Date Plan Registered 3 Oct 1927  
 Owners Crown Survey  
 Lots Subdivided Town Pilot

Abstract Index  
 Répertoire par lot

Lot 1 M.C.R. Port Street North Side Plan/Concession 300 Page 1



Registration Number N <sup>o</sup> d'inscr <sup>pt</sup>	Instrument Type Type d'acte	Registration Date Date d'inscr <sup>pt</sup>			Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Ob- servations
		YY	MM	DD				
13002	B. & S.	29	Jun	1836	John Jones	Peter Jones	£100.-	All
50886	B. & S.	9	Sep	1853	Peter Jones et ux	Frederick C. Capreol	£75.-	All
6145	B. & S.	2	Jun	1887	Fred. C. Capreol et ux	Jane Capreol	1.00	All and O.L.
6213	B. & S.	19	Sep	1887	Jane Capreol	Bernard Woolard	120.00	All
7277	B. & S.	11	Sep	1890	Bernard Woolard et ux	John McClelland	300.00	All
7440	B. & S.	2	Feb	1891	Bernard Woolard et al	John McClelland	1.00	All
14713	R. & S.	8	Dec	1911	John McClelland et ux	Louisa Dale	2500.00	All and O.L.
18057	B. & S.	10	Apr	1917	Louisa Dale	Fred Milligan	680.00	Part
20572	B. & S.	5	Jan	1921	Louisa Dale	Fred Milligan	180.00	Part
20923	B. & S.	9	May	1921	Louisa Dale	Mark Blower Jr.	510.00	Part
28291	GRANT	22	Nov	1926	Louisa Dale	John W. Thompson	350.00	Part
300	PLAN	3	Oct	1927	Municipal Survey made under Instructions of Minister of Lands and under Prooves of Survey Act.			
32138	GRANT	12	Oct	1929	Louisa Dale	Edna H. Robinson	1.00	Part and O.L.
33607	GRANT	10	Jun	1931	James Craigie et al Extrs. John W. Thompson	Mark Blower Jr.	700.00	Part
33874	GRANT	8	Jul	1931	Mark Blower Jr. et ux	Ivy E. Glover and Harold J. Glover as joint tenants	1800.00	Part

Abstract Index  
Répertoire par lot

Plan/Concession 300

Lot 1  
M.C.R. Port Street North Side



Registration Number d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement	Parties from Parties	Parties to Parties	Consideration Contrepartie	Lands/Remarks Bien-fonds/Observations
PC 347	GRANT	24 Aug 1938	Edna H. Hopson	Robert A. Dennison	450.00	Part. Comm at SE angle Thence N 55' X W162' X S55' X E162' to p.of.c.
SEE DEPOSIT NO. 767						
769	GRANT	15 Jan 1941	Mark Blower Jr.	Olive E. Blower & Mark Blower Jr., as joint tenants	N.L.A.	Pt & O.L. Comm 85' N of EL of lot 1 Thence W132' to Wly limit of lot 2, Thence N 30' Thence E132' to E Limit of lot 1 Thence S30' to p.of b.
1534	GRANT	3 Oct 1944	James Milligan et al exers Fred Milligan: etal	Laura Anderson & Alexander Anderson, as joint tenants	\$2.00&C	Nly 50' & O.L. Treas. Consent Attached
4004	GRANT	25 Aug 1950	Laura Anderson & Alexander Anderson	Harold L. Curtis & Mary R. Curtis as joint tenants	\$1.00&C	Part & O.L. as in No. 1534
4346	GRANT	15 Mar 1951	Ivy E. Glover & Harold J. Glover	Alan M. Rogerson & Barbara S Rogerson as joint tenants	\$1.00&C	Part & O.L. Comm in NE limit 85' N of Port St Thence SW 132' X SE30' X NE132' X NW30' to pofc
8631	GRANT	23 Nov 1956	Alan M. Rogerson & Barbara S. Rogerson	Norman Goucher & June Goucher as joint tenants	\$1.00&C	Part & OL as in no. 4346
10415	GRANT	1 Sep 1959	Harold L. Curtis & Mary R. Curtis	Helen I. Cuthbertson	2.00&C	Part & OL as in No. 1534
SEE DEPOSIT NO. 3836						

~~10467 MORTGAGE 28 Aug 1959 Harold L. Curtis & Mary R. Curtis~~  
*Inded 24 Apr 97*  
 The Western Life Assurance Company  
 No. 12 216 17. 2262  
 Part & O.L. as in No 1534

Continued on/Suite à la page

Abstract Index  
Répertoire par lot



Registration Number Référence	Instrument Type Type d'acte	Registration Date Date de l'enregistrement Y. M. D.	Parties from Parties	Parties to Parties	Consideration Contrepartie	Lance/Remarks Bien-fonds/Observations
13131 GR	CERT	24 Jun 1961	Treasurer's Consent	Mark Blower Estate		re: No. 769 & O.L.
12273	MORTGAGE	5 Dec 1962	Helen I. Cuthbertson et al	The Western Life Assurance Company	10,000.00	Part & O.L. (1) Comm-1215" W. of NW intersection of part of Front Thence
13009	MORTGAGE	26 Mar 1964	Helen I. Cuthbertson et al	Associates Realty-Credits Limited	\$4,260.00	Part & O.L. is in No. 12212. <i>AD 21 92 03 04</i>
13480	D.M.	14 Jan 1965	Associates Realty-Credit Limited	Helen I. Cuthbertson		discharging no. 13069. <i>AD 02 PC 92.03.04</i>
13481	D.M.	14 Jan 1965	The Western Life Assurance Company	Helen I. Cuthbertson		discharging no. 12273. <i>AD 02 PC 92.03.04</i>
145015 VS	GRANT	13 July 1970	Olive E. Blower	Olive E. Blower & Ray E. Blower, as joint tenants	1.00&C	Part & O.L. as in No. 769 Dom. Consent attached for Mark Blower Est
GR257699	CERT	24 Apr 1973	Treasurer's Consent	Robert A. Dennison, Estate		Part & O.L. Re: Nos. 14713 & 32138
311304 VS	GRANT	30 Apr 1974	Helen I. Cuthbertson	CHMO: Radio Limited	2.08&C	Part & O.L. Beg EL thence NW 115' to Pofc thence SW 132' X NW 50' X NE 132' X SE 50' to Pofc Sketch attached
388721 VS	GRANT	21 Apr 1976	CHMO Radio Limited	Tripart Drafting Services Limited	\$2.00&C	Part & O.L. as in No. 311304 VS Sketch attached
467925	CERT	21 Mar 1978	Treasurer's Consent	Ray E. Blower (Estate)		Part & O.L. re: 145015
597347	ASSIGN'T OF RIGHTS	30 10 84	TRIPART DRAFTING SERVICES LTD.	CIBC Mortgage Corp		Part & O.L. as in No. 388721 VS <i>AD 02 97.04.24 AD ada</i> -Sketch attached-

Abstract Index  
Répertoire par lot

Lot 1 M.C.R. North Side Port Street Plan/Concession Page 5

922907

Registration Number à enregistrer	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM AA   DD MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
RO 1050473	Assignment	93 10 22	Central Guaranty Trust Company by its Attorney Adelaide Capital Corporation P of A No RO 1029149	Adelaide Capital Cprporation		Re: Mortgage No. 926906
RO 1062458	Deposit	94 04 12	See Deposit No. RO 1062457			Re: Charge No. 926906
RO 1062459	Transfer	94 04 12	Adelaide Capital Corporation	MATTIUSSI, Daniel as to 2/3 int PARENT, Diane as to 1/3 int.	270,000.00	Part & OL as in No. 873704. Under Power of Sale re: Charge No. 926906.
<del>RO 1062459</del>	<del>Charge</del>	<del>94 04 12</del>	<del>MATTIUSSI, Daniel PARENT, Diane</del>	<del>Adelaide Capital Corporation</del>	<del>298,000.00</del>	<del>Part &amp; OL as in No. 873704.</del>
<del>RO 1062460</del>	<del>Assignment</del>	<del>94 04 12</del>	<del>MATTIUSSI, Daniel PARENT, Diane</del>	<del>Adelaide Capital Corporation</del>		<del>Re: Rents Charge No. RO 1062459.</del>
RO 1064579	Transfer	94 05 06	PERRUZZA, Santino peruzza, Mary	MATTIUSSI, Daniel PARENT, Diane	2.00	Pt & OL as in 861755
RO 1082148	Transfer	94 12 22	MATTIUSSI, Daniel as to undivided 2/3 interest PARENT, Diane as to undivided 1/3 interest	1107506 Ontario Limited	313,500.00	Part and O.L. as in 873704 Planning Act Consent RE: Section 50 completed
RO 1082149	Charge	94 12 22	1107506 Ontario Limited	Adelaide Capital Corporation	228,623.26	Part and O.L. as in 873704 Assigned by RO 1082148
RO 1082150	Assignment	94 12 22	1107506 Ontario Limited	Adelaide Capital Corporation		RENTS, RE: Charge RO 1082149

Abstract Index  
Répertoire par lot

Plan/Concession 300 West of Credit River  
NORTH SIDE PORT STREET Page 6

Lot 1



Registration Number Number of Instrument	Instrument Type Type d'acte	Registration Date Date d'inscription A.A. / M.M. / A.A.	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-bonds/Observations
R0 1141054	Transfer	97 05 01	Tripart Drafting Services Limited	Cyberville Corporation	\$250,000.00	Part & O.L. as in 388721VS Sketch attached
R0 1141055	Charge	97 05 01	Cyberville Corporation	HINER, Myllic -HINER, George -on joint account with right of -Survivorship	\$187,500.00	Part & O.L. as in 388721VS DISCHARGED BY # R01160509 ASSOC. DEP. LAND REG. DM 97.12.10
R0 1151215	Assignment	97 08 28	ADELAIDE Capital Corporation	ASSOCIATES Mortgage Corporation		Re: R0 1082149
R0 1151216	Assignment	97 08 28	ADELAIDE Capital Corporation	ASSOCIATES Mortgage Corporation		Rent's Re: R0 1082150

NOTICE  
All Documents/Instruments  
are registered to

SEP 23 1997

are recorded in the automated abstract  
index set out in subsection 21(5) of the  
REGISTRY ACT

APPENDIX 2  
Heritage Conservation District Inventory Pages

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT  
PROPERTY INVENTORY 2018

<b>1.0 ADDRESS</b>	<b>14 Front Street South</b>
<b>2.0 LOT</b>	
2.1 Land use	Convenience Commercial
2.2 Period of construction	1928 - 1952
2.3 Zoning	C4-48
2.4 Lot size (m <sup>2</sup> )	367
2.5 Building front yard setback (m)	6.25
2.6 Building side yard setback (m)	0.36 / 1.87
<b>3.0 LANDSCAPE / SETTING / CONTEXT</b>	
3.1 Trees and shrubs	Shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Concrete steps and walkway
3.5 Fencing	n/a
<b>4.0 ARCHITECTURE</b>	
4.1 Building type	Former house converted into commercial
4.2 Building size (m <sup>2</sup> )	242
4.3 Wall assembly / cladding	Split-faced concrete block, painted (original), horizontal aluminum siding (addition)
4.4 Roof shape / pitch / material	Hip / low pitch / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Enclosed front porch addition, rear addition, altered window openings, replacement windows.
4.7 Architectural style	Modified Foursquare
<b>5.0 HERITAGE</b>	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> <li>• Split-face concrete block</li> <li>• Low-rise form</li> <li>• Roof line</li> </ul>

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT  
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 Southeast corner, 2017/04/10



OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT  
PROPERTY INVENTORY 2018



6.3 Southeast corner, 1980

APPENDIX 3  
Committee of Adjustment Decision

**Committee Of Adjustment Decision (Convenience Copy)**

<b>Application Number:</b>	A-111/21
<b>Application Date:</b>	2021-02-12
<b>Application Status:</b>	APPROVED
<b>Address:</b>	14 FRONT ST S
<b>Legal Description:</b>	PLAN 300W PT LOTS 1,2

**Decision Text:**

"A" 111/21  
WARD 1

Decision of the Mississauga Committee of Adjustment under Section 45(1) OR (2) of The Planning Act R.S.O. 1990, c.P.13, as amended. Application for the property located at 14 Front Street South. Date of Hearing on Thursday April 8, 2021 Date Decision Signed by the Committee April 15, 2021

The hearing commenced at approximately 1:02p.m.

No Member declared a pecuniary interest for this application.

The subject application was heard at approximately 2:05p.m.

APPLICATION DETAILS

The applicants request the Committee to approve a minor variance to allow a triplex on the subject property proposing:

1. A triplex use whereas By-law 0225-2007, as amended, permits only a detached dwelling in this instance;
2. 3 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 4 parking spaces in this instance;
3. A landscape buffer of 3.0m (approx. 9.8ft) whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m (approx. 14.8ft) in this instance; and
4. A driveway width of 2.4m (approx. 7.9ft) whereas By-law 0225-2007, as amended, requires a minimum driveway width of 2.6m (approx. 8.5ft) in this instance.

M. Rogers, agent, attended and presented evidence and comment in support of the application.

COMMENTS

The Secretary – Treasurer noted the comments received from:

- City of Mississauga, Planning and Building Department (dated March 31, 2021)
- City of Mississauga, Transportation and Works Department (dated March 31, 2021)
- City of Mississauga, Community Services Department, Culture Division (dated March 31, 2021)

- Region of Peel (dated March 31, 2021)

#### CORRESPONDENCE & DISCUSSION

The Secretary – Treasurer noted the comments received from:

- Correspondence was received from one area resident expressing no objection for the subject application.

Committee asked questions of the agent who appeared before the Committee.

#### DECISION

Committee has taken into consideration, on balance, any and all submissions made before its decision including one written submission. They have also considered all relevant materials including: information provided by the applicant, plans submitted, and staff and agency comments, and the majority of the members have determined that the application is minor in nature, desirable for the appropriate development on the subject property, and that the general intent and purpose of the Zoning By-law and the Official Plan are maintained.

Accordingly, the Committee resolves to authorize and grant the request.

MOVED BY:  
J. Page CARRIED

The Decision of the Committee is:

#### APPLICATION APPROVED SUBJECT TO CONDITIONS:

To allow a triplex on the subject property proposing:

1. A triplex use whereas By-law 0225-2007, as amended, permits only a detached dwelling in this instance;
2. 3 parking spaces whereas By-law 0225-2007, as amended, requires a minimum of 4 parking spaces in this instance;
3. A landscape buffer of 3.0m whereas By-law 0225-2007, as amended, requires a minimum landscape buffer of 4.5m in this instance; and
4. A driveway width of 2.4m whereas By-law 0225-2007, as amended, requires a minimum driveway width of 2.6m in this instance.

#### CONDITION(S):

1. Issuance of a heritage permit.

Committee Decision dated at the City of Mississauga on April 15, 2021.

"S. PATRIZIO"  
S. PATRIZIO (Chair) "D. GEORGE"  
D. GEORGE  
ABSENT  
W. SHAHRUKH "D. KENNEDY"  
D. KENNEDY  
"J. PAGE"  
J. PAGE "J. KWAST"  
J. KWAST  
"D. COOK"  
D. COOK

I certify this is copy of the decision of the Committee's decision given on April 15, 2021

"D. RUSNOV" For a signed copy of this document

DIANA RUSNOV – CITY – CLERK please call 905-615-3200 ext. 2408  
or email Committee.Adjustment@mississauga.ca

A copy of Section 45 of the Planning Act, as amended, is attached.

This decision is subject to appeal to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a written notification, giving reasons for the appeal, accompanied with the prescribed fee on or before May 5, 2021

NOTES:

1. A Development Charge may be payable prior to the issuance of a Building Permit.
2. Further approvals from the City of Mississauga may be required i.e. a Building Permit, a Zoning Certificate, a License, etc.

Committee Decision dated at the City of Mississauga on April 15, 2021.

S. PATRIZIO – (CHAIR)  
D. GEORGE

W. SHAHRUKH  
D. KENNEDY

J. PAGE  
J. KWAIST

D. COOK

I certify the Committee Members who concurred with the decision signed this on April 15, 2021.

DIANA RUSNOV – CITY – CLERK

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