

City of Mississauga  
**Memorandum**



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Date: July 27, 2021

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

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

Meeting date: August 9, 2021

Subject: **Request to Alter 14 Front Street South**

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**Recommendation:**

That the request to convert a commercial property to a residential property at 14 Front Street South, as per the memorandum from John Dunlop, Manager of Heritage Planning & Indigenous Relations, dated July 27, 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 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 of access to the second floor. An additional entrance is proposed

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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.

**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 of the district, as well as providing accessibility. They should therefore be approved.

**Attachments**

Appendix 1: Heritage Impact Assessment

Prepared by: Andrew Douglas, Heritage Analyst