

City of Mississauga Corporate Report



Date: October 26, 2021 To: Chair and Members of Heritage Advisory Committee	Originator's files:
From: Jodi Robillos, Acting Commissioner of Community Services	Meeting date: November 9, 2021

Subject

Request to Alter a Heritage Designated Property: 40 Peter Street South (Ward 1)

Recommendation

1. That the request to demolish the extant structures at 40 Peter Street South be approved.
2. That the request to construct a new dwelling and attached garage at 40 Peter Street South, as per the Corporate Report from the Acting Commissioner of Community Services, dated October 26, 2021, be approved subject to the following conditions:
 - That the height and lot coverage comply with the Zoning By-law upon detailed review;
 - That a photographic record of the remains of the building be submitted to the Heritage Planning unit; and
 - That the replacement structure be built within three (3) years of this report.

Executive Summary

- The property is designated under Part V of the Ontario Heritage Act.
- Redevelopment requires a heritage permit.
- Demolitions in the Port Credit Heritage Conservation District (HCD) are only considered in exceptional circumstances.
- As the property has been significantly damaged by fire and the first floor needs to be rebuilt, staff recommend approval of the demolition.
- The proposed new infill is sympathetic with the village character

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). It is considered a contributing

property. Changes to the property are subject to the Old Port Credit Village HCD Plan, 2018. Demolition, considered in exceptional circumstances and new construction require a heritage permit.

Comments

The subject property was severely damaged by fire on December 29, 2020. Images of the damage are included in the Heritage Impact Assessment, attached as Appendix 1. The photos “indicate that little if any of [the house’s] fabric remain untouched by fire.”

According to Rocmar Engineering, the fire resulted in structural damage to the second level floor system, staircase, wall framing and roof system. Also, smoke propagation compromised the masonry walls. Though a pre-existing condition: “The structure of the first floor deck no longer meets current building codes. The entire first floor deck will require a corrected engineering design and replacement complete.” (The full engineering report is attached as Appendix 2.)

Sections 10.1.1 and 10.1.3 of the HCD Plan state that demolition may be considered in extraordinary circumstances such as fire as long as the property owner has demonstrated that other options, such as rehabilitation, are not viable. Because of the extensive fire damage and the fact that the first floor structure requires replacement, it is not reasonable to replicate the original fabric of a house that contributes to the district by virtue of its shape and form rather than historic interest.

As per section 10.1.4 of the Old Port Credit Village Heritage Conservation District Plan, when demolitions are approved they are subject to a photographic/drawn building record and that the replacement house be erected within three years.

The proposed replacement is a simple form with vertical siding, vertically oriented windows and a setback garage, as per the Plan. The proposal retains the front yard magnolia tree and includes brick paver chords on the driveway “to reduce run-off water.” A preliminary review suggests that the house’s height and lot coverage comply with the Zoning By-law but this will require confirmation through site plan review. The proposal is sympathetic to the character of the neighbourhood and should therefore be approved.

Engagement and Consultation

The Port Credit HCD Subcommittee reviewed the proposal on Monday, October 4, 2021 and recommended that it be approved subject to a final design submission. This is included in Appendix 1.

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 demolish the existing partially destroyed house and build a new house and attached garage. As the existing first floor structure is inadequate and there has been significant fire damage, the demolition, in this exceptional case, should be approved. The proposed replacement dwelling is in keeping with the character of the HCD and complies with the Plan. It should therefore also be approved.

Attachments

Appendix 1: Heritage Impact Assessment

Appendix 2: Engineer's Report

A handwritten signature in black ink, appearing to read "Jodi Robillos", is written over a horizontal line.

Jodi Robillos, Acting Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner