

City of Mississauga Corporate Report



Date: January 26, 2022 To: Chair and Members of Heritage Advisory Committee	Originator's files:
From: Jodi Robillos, Commissioner of Community Services	Meeting date: February 8, 2022

Subject

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

Recommendation

That the request to construct a new dwelling, carport and shed at 40 Peter Street South, as per the Corporate Report dated January 26, 2022 from the Commissioner of Community Services, be approved.

Executive Summary

- The property is designated under Part V of the Ontario Heritage Act
- Infill requires a heritage permit
- The proposed new infill has gone through several iterations
- The attached proposal 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.

Comments

The subject property was severely damaged by fire on December 29, 2020. The owner submitted an application to replace the house in fall 2020. The Heritage Impact Assessment is available here: <https://pub-mississauga.escribemeetings.com/filestream.ashx?DocumentId=16547>. The owner added a new element to the proposed infill during the public review process. As such, the application for

the new construction was deemed incomplete. However, the City approved demolition of the extant structures in November 2021.

The revised proposal is attached for review as Appendix 1. The proposed replacement house is a simple rectangular form with vertical siding and vertically oriented windows, 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.” The reduced height of the proposal since the original submission is more respectful of the “small scale characteristic” of the District. The HCD Plan states that “if a separate garage is not possible, an attached garage or carport should be set back from the house’s front wall as far as possible” (9.2.9b). The carport is not set back from the front façade. The owner has cited other instances of such a condition.

The Port Credit HCD Review Committee reviewed a previous version of the attached proposal wherein the roof of the shed did not align with the carport. The committee recommended approval of the proposal on the condition that the roofs aligned. The attached addendum addresses this concern. As such, it 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 build a new house, carport and shed. Overall, the proposal is sympathetic to the character of the HCD and is supported by the local subcommittee. As such, it should be approved.

Attachments

Appendix 1: Heritage Impact Assessment Addendum



Jodi Robillos, Commissioner of Community Services

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