

City of Mississauga

Memorandum



Date: September 20, 2021

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

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

Meeting date: October 4, 2021

Subject: **Demolition and New Construction at 40 Peter Street South (Ward 1)**

Recommendation:

That the request to demolish the extant structures and construct a new dwelling and attached garage at 40 Peter Street South, as per the memorandum from John Dunlop, Manager of Heritage Planning & Indigenous Relations, dated September 20, 2021, be approved subject to the following conditions:

1. That the height and lot coverage comply with the Zoning By-law upon detailed review;
2. That a photographic record of the remains of the building be submitted to the Heritage Planning unit; and
3. That the replacement structure be built within three (3) years of this memorandum.

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 rectangular 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 requires confirmation through site plan review. The proposal is sympathetic to the character of the neighbourhood and should therefore be approved.

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

Prepared by: P. Wubbenhorst, Heritage Planner