

City of Mississauga  
**Corporate Report**



<p>Date: November 16, 2022</p> <p>To: Chair and Members of Heritage Advisory Committee</p> <p>From: Jodi Robillos, Commissioner of Community Services</p>	<p>Originator's files:</p>
	<p>Meeting date: December 6, 2022</p>

## Subject

**Request to Alter a Heritage Designated Property: 52 Front Street South**

## Recommendation

That the request to build a new home on the vacant lot at 52 Front Street South, as per the Corporate Report dated November 16, 2022 from the Commissioner of Community Services, be approved.

## Executive Summary

- The property is designated under Part V of the Ontario Heritage Act. Alterations to designated properties requires a heritage permit.
- A new house is being proposed for a vacant lot
- The façade will be broken into three sections to scale down the size of the house
- The materials are in keeping with the style of the Port Credit HCD

## 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 property owner has proposed a new home on a vacant lot. The principal elevation of the home will be along Front Street South. In order to scale down the home's square footage, the property owner is proposing a house where the façade is broken into three sections. The central portion, clad in brick reads as the main house and includes a contrasting wood- framed portico. To either side, the slightly subservient wings are to be clad in wood siding. Both of these

materials ae consist with materials found within the Port Credit HCD. The windows are flat headed, and wider windows are broken into multiple units with each unit being two to three times taller than the width.

This proposal has gone through the Port Credit Heritage District Sub-committee where it was noted that the height exceeded the current zoning by 70 cm. At the request of the sub-committee, the applicant has reduced the maximum height by 55 cm so that it is now only 15 cm over the zoning. This change is noted in re-submitted drawings in Appendix 2.

As the applicant has adjusted their design to meet the request of the sub-committee and the proposed dwelling is in keeping with the design guidelines outlined in the Port Credit HCD plan, it should be approved.

## Financial Impact

There is no financial impact resulting from the recommendation in this report.

## Conclusion

The owner of the subject property has applied to build a new home on the vacant lot located at 52 Front Street South, which should be approved.

## Attachments

Appendix 1: Heritage Impact Assessment

Appendix 2: Amended Drawings



Jodi Robillos, Commissioner of Community Services

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