

# City of Mississauga

## Memorandum



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Date: October 19, 2022

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

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

Meeting date: November 7, 2022

Subject: **Request to Alter 52 Front Street South (Ward 1)**

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### **Recommendation:**

That the request to build a new home on the vacant lot at 52 Front Street South (Ward 1), as per the memorandum from John Dunlop, Manager of Heritage Planning & Indigenous Relations, dated October 19, 2022, 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). 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 homes 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. Windows are flat headed, and wider windows are broken into multiple units with each unit being two to three times taller than the width.

The proposed development will require several variances to the current zoning in terms of ground floor area and set backs. The set backs variances are due to the irregular shape of the lot. As previously stated, the property owner has designed the house to be 'broken' into three parts to better diffuse the ground floor area within the lot.

The property owner has been in discussions with the Heritage Planning department regarding the design of the new house. The exterior finishes are borrowed from other modern houses within the district and are in keeping with the design guidelines outlined in the Port Credit HCD plan and as such, it should be approved.

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**Conclusion:**

The owner of the subject property has applied to build a new home on the vacant lot located at 52 Front Street South. The property meets the design guidelines set out in the HCD Plan and so the proposal should be approved.

**Attachments**

Appendix 1: Heritage Impact Assessment

Prepared by: Andrew Douglas, Heritage Analyst