

City of Mississauga
Memorandum



Date: May 30, 2023

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

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

Meeting date: June 12, 2023

Subject: **Request to Alter a Heritage Designated Property at: 36 Bay Street (Ward 1)**

Recommendation:

That the request to alter a heritage designated property at 36 Bay Street (Ward 1), as per the memorandum from John Dunlop, Manager of Heritage Planning & Indigenous Relations, dated May 30, 2023, 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 renovation of the original 1890 structure, the removal of later additions and a new addition to complement the original structure.

The current dwelling has undergone a number of additions and renovations over the years, which has compromised the heritage structure and only the south and east walls of the original 1890 dwelling remain. As outlined in the heritage impact assessment (Appendix 1) there is also considerable damage and degradation to the dwelling, which includes damage to the structure and foundation. It is also noteworthy that multiple layers of exterior cladding have been added overtop of each other causing moisture to be trapped and the each of the layers to rot.

To address the issues, the property owners propose to renovate the oldest portion of the current main structure on the property where possible, remove later non-historic additions to the home and build a new addition that complements the portion of the original home. This would also include removing the current foundation and replacing it with a structurally sound full-height basement.

The property owner proposes to retain as much of the original two exterior walls as possible. For the remainder of the proposed home, new walls will complement the vernacular character of the original wood-framed home. The proposed additions will be consistent in height with neighbouring properties and will maintain a similar massing to the current dwelling. The plan is also to maintain the original carpenter gothic revival farmhouse style. Exterior cladding will be conventional horizontal clapboard which is indicative of the original exterior. The architectural drawings can be seen in Appendix 2.

The proposed changes are in keeping with the design guidelines outlined in the Port Credit HCD plan. Staff have additionally recommended that the credit valley stone, which makes up the current foundation be used to re-clad the new foundation. With the inclusion of this recommendation, staff believe this application should be approved.

Conclusion:

The property owner has clearly outlined the reasons why such major alterations are required on the property and have developed a plan to retain heritage elements where applicable while building additions, which complement the original heritage of the building. As the proposed changes are in keeping with the design guidelines outlined in the Port Credit HCD plan, it should be approved.

Attachments

Appendix 1: Heritage Impact Assessment

Appendix 2: Architectural Drawings

Prepared by: Andrew Douglas Heritage Analyst, Heritage Planning & Indigenous Relations