

City of Mississauga
Memorandum



Date: February 5, 2025
To: Chair and Members of 45
From: John Dunlop, Manager, Indigenous Relations, Heritage & Museums
Meeting date: March 3, 2025
Subject: **Request to Alter 42 John Street South (Ward 1)**

Recommendation:

That the request to alter 42 John Street South (Ward 1), as per the memorandum from John Dunlop, Manager of Indigenous Relations, Heritage & Museums, dated February 5, 2025, 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 is looking to install a two-storey addition on the rear of the property. This addition will require the demolition of a sunroom which was a previous addition to the dwelling.

The addition will be sympathetic with stucco cladding and wood details connected to the rear windows. The new addition will maintain the roof height with gables and walls set to similar pitches.

The carport will also be re-roofed to join the carport with the new addition. Finally, an out-of-character concrete masonry chimney is proposed to be removed and the wall repaired to match the existing wood clapboard siding.

The new addition will require variances for the rear set back, carport overhang as well as variances to align the existing dwelling with modern zoning. The primary variance is to the rear set back and is required due to irregularities in the lot line. For further details see appendix 1.

The proposed addition and the requested variances will not negatively impact the character of the Port Credit HCD and should therefore be approved.

Conclusion:

The property owner is looking to add a two-storey addition on to the rear of the house. As the addition is in keeping with the heritage character of the area it should be approved.

Attachments

Appendix 1: Heritage Impact Assessment

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