

City of Mississauga

Memorandum



Date: December 7, 2020

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

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

Meeting date: January 4, 2021

Subject: **Request to Alter 24 John Street South (Ward 1)**

Recommendation:

That the request to construct a new dwelling and garage at 24 John Street South, as per the memorandum from John Dunlop, Manager of Heritage Planning & Indigenous Relations, dated December 7, 2020, 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. New construction requires a heritage permit.

Comments:

Council approved the demolition of 24 John Street South in 2012 based on the “inadequate” structural framing of the house, as per the heritage engineer’s report. The Corporate Report, with the engineer’s report and original Heritage Impact Assessment (HIA), is attached as Appendix 1.

The current property owner proposes a replacement house as per the HIA addendum attached as Appendix 2. The proposal is for a two-storey board and batten house with detached single car garage at the rear and an asphalt driveway with some permeable pavers to create visual interest. The house would be set slightly closer to the front property line than the existing, aligned with the adjacent houses. The proposal is sympathetic with the character of the neighbourhood. It complies with the policies of the HCD Plan. As such, it should be approved.

Conclusion:

The owner of the subject property has applied to build a new house and garage at 24 John Street South. The proposal is sympathetic with the character of the HCD and complies with the Plan. It should therefore be approved.

Attachments

Appendix 1: Corporate Report from January 24, 2012 Heritage Advisory Committee agenda

Appendix 2: Heritage Impact Assessment Addendum

John Dunlop

Manager, Heritage Planning & Indigenous Relations

Culture Division