
42 PETER ST. S. – Site Plan Application

HERITAGE PROPERTY PROPOSAL

PREPARED FOR

Heritage Property Application

PREPARED DATE

Jan. 4, 2021

PREPARED BY / ATTENDEE

Lisa Apps, Merner Row Design
97 Albert St. W, Alliston ON, L9R 1H2

PROPERTY OWNERS / ATTENDEES**Subject Property Address: 42 Peter St. S, Port Credit, ON, L5H 2G4**

The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Old Port Credit Valley Heritage Conservation District (HCD). It is considered a contributing property. The existing dwelling is a backsplit design with small front porch and bay window. The existing cladding is brick with vinyl siding in the gable roof peaks and exterior portion of the dwelling.

The current property owners propose an addition and renovation, as per the HIA report and submitted drawings. The proposal is for a main floor addition to the north side of the existing dwelling and second floor addition across the entire width of the front level of the dwelling. There is a proposed front porch and restructured bay window along a portion of the front of the dwelling. The dwelling is proposed to be clad in horizontal cement fiber lap siding and trim in a clean and modern way. The front porch is proposed to be detailed with oversized posts with minimal trim. The existing driveway is to be refaced in asphalt. Plantings along the front porch and proposed addition will soften the structure and tie into the existing front yard. The existing front lawn is to be retained. A new wood fence and gate will provide access to the rear yard. The proposal requires a variance for a proposed bay window in the north side yard for a reduction in the side yard setback.

A pool cabana is proposed at the rear of the property, adjacent to the existing pool and landscaped area. The cladding and details will be the same as the proposed addition to the dwelling. This will ensure a cohesive design and tie the two structures together. The cabana design requires a variance for the overall size and height. The size and height variances are proposed as a measure to reduce the impact of the neighbouring property's existing garage and sheds along the fence line.

The proposal is sympathetic with the character of the neighbourhood. The size and height of the proposal fits into the surrounding neighbourhood precedent. The finishing materials are cohesive with recommendations from HCD and will ensure a quality design that will stand the test of time.

HERITAGE IMPACT ASSESSMENT



42 PETER STREET SOUTH

Old Port Credit Village HCD

CITY OF MISSISSAUGA

FINAL REPORT

04 JANUARY 2021

MEGAN HOBSON CAHP

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1.0 INTRODUCTION

The subject property is located at 42 Peter Street South in the Old Port Credit Village Heritage Conservation District and is identified in the District Plan as a 'contributing' property. The owner proposes to enlarge the existing dwelling and construct a pool cabana in the back yard. A *Heritage Impact Assessment (HIA)* is required to evaluate the proposal to ensure that it is consistent with policies and guidelines in the *Old Port Credit Village Heritage Conservation District Plan*. This report meets requirements of a *Scoped HIA* as determined by heritage staff at the City of Mississauga.

2.0 HERITAGE PLANNING CONTEXT

See Appendix A: Inventory Sheet

Old Port Credit Village Heritage Conservation District

The area defined as the Old Port Credit Heritage Conservation District generally conforms to a portion of the government-planned village plot of 1835. The area north of Lakeshore Road West was excluded from the District because it has been subject to extensive redevelopment. The District is bounded by Lakeshore Road West on the north, Lake Ontario on the south, Mississauga road on the west, and the Credit River on the east.

The subject property is located on a residential side street and is identified as a 'contributing' building within the District. The *Old Port Credit Heritage Conservation Plan* contains policies and guidelines for additions and alterations to 'contributing' properties and for new construction in the District, including ancillary structures over 10 m square. The 'Policies' are requirements that must be followed and the 'Guidelines' are best-practice suggestions to be considered when undertaking alterations to buildings or changes to properties.



OLD PORT CREDIT VILLAGE HCD: 42 Peter Street South is a 'contributing' building within the District

Historic Context

The historic village of Port Credit is located on land that was originally part of Range I of the Credit Indian Reserve. When the Mississaugas relocated this land was re-distributed for development. In 1835 the Government laid out a grid of streets and the Port Credit Harbour Company was formed to build a harbor at the mouth of the Credit.

In the 1850s the Port declined, partly due to competition from the railways and partly due to a fire that destroyed buildings in the west part of the harbour. The practice of extracting stone from the lakebed called *stonehooking* brought economic activity back to the harbor briefly, reaching its peak in the 1880s, but the supply of stone was exhausted shortly after. Industrial development near the harbor in the late 19th century had a further impact on the area.



HERITAGE CHARACTER: 19th century buildings in the Old Port Credit Village HCD – brick & wood siding are common cladding materials

Heritage Planning Context

The Old Port Credit Heritage Conservation District has heritage value as an example of a government planned town that was laid out in a traditional grid form. It is associated with the European settlers who lived and worked here and the Mississauga First Nations who had lived at the mouth of the Credit River for over a century prior to that. Both groups had interests in the Credit Harbour Company, a joint stock company established to construct a harbor at the mouth of the Credit River. The district retains the original grid layout of 1835 and has a mix of residential, commercial and institutional buildings associated with its evolution

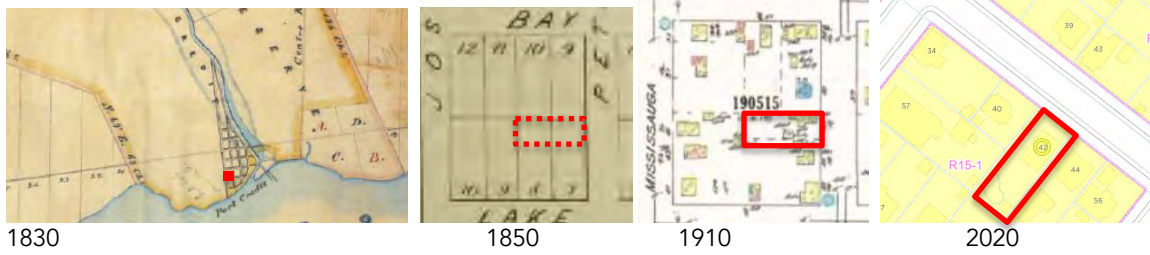
42 Peter Street South



20th CENTURY INFILL: the subject dwelling (left) and other examples of Post-World War II infill that contributes to the character of the District

The subject property is an example of residential infill that occurred shortly after World War II. Characteristics of this post-war Victory Housing, such as its modest scale, use of traditional roof

forms and cladding materials, regular spacing between houses with adequate space for yards and landscape features, are complimentary to the historic character of the district.



1830 1850 1910 2020
PETER STREET SOUTH: land subdivision from original layout to current configuration

Old Port Credit Village Heritage Conservation District Plan

The subject property is identified in the *Old Port Credit Heritage Conservation District Plan* (2020) as a 'contributing' building. The property inventory identifies the 'heritage attributes' of the subject dwelling as:

- *Low-rise form*
- *Hipped roof*

The subject property contains a 1-storey bungalow with a 2-storey addition at the rear. The bungalow and the addition have low-sloped gable roofs (not hipped as stated in the *HCD Inventory*). The date of construction is estimated to be 'after 1952' and it is identified as an example of 'Victory Housing'. The bungalow is brick with vinyl siding in the front gable. The rear addition has matching brick on the lower level with vinyl siding on the upper floor. There is a bay window on the main elevation that is not original and was likely added 'after 1970'.



42 PETER STREET SOUTH: 1-storey brick bungalow with a 2-storey rear addition and a driveway on the north side of the house

3.0 LOCATION & SITE DESCRIPTION See Appendix A: Photos

The subject property is located on the west side of Peter Street South between Bay Street and Lake Street. It contains a 1-storey brick bungalow with a 2-storey addition at the rear. The lot is

deep with a large back yard that contains an inground swimming pool. There is a side driveway on the north side of the house.



AERIAL VIEW: 42 Peter Street South is located on the west side of Peter Street South between Bay & Lake Streets

Peter Street South

Peter Street South is a residential side street with a built form that varies in date of construction and architectural style. Lot sizes and front setbacks are also somewhat varied. In general, dwellings are 1.5 to 2-storeys in height with landscaped front yards and the most common exterior cladding materials are brick, wood or vinyl siding.

The subject dwelling is located on a section of Peter Street South that is primarily characterized by 20th century infill including 'Victory Housing' from the decades immediately after World War II in the form of single-storey brick bungalows and 2-storey single-detached homes built in the later 20th century. There is a new residential development across the street in the form of a 2-storey single detached home. Common features of these homes are the use of brick and wood or vinyl siding, low-sloped hipped and gable roof forms, often with roof dormers, and front porches.



STREETSCAPE: west side of Peter Street South, including the subject dwelling – 20th century infill



STREETSCAPE – east side of Peter Street South, opposite the subject property – 20th century infill

4.0 PROPOSED ALTERATIONS

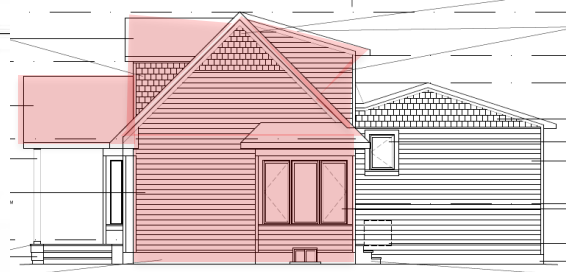
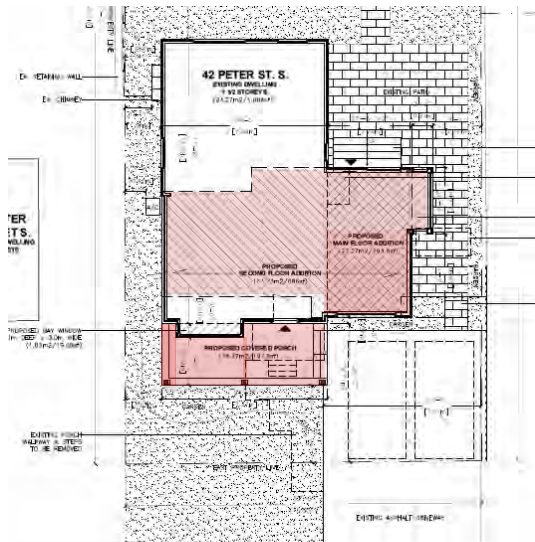
See Appendix C: Architectural Drawings

The applicant wants to preserve heritage attributes of the existing dwelling and make alterations so that the house and outdoor amenity space will better meet their needs. The proposed alterations and additions have been designed by Merner Row Design and include the following:

- 2nd storey addition
- side addition
- back yard pool cabana



MAIN ELEVATION: proposed additions are shaded - the existing bungalow will be retained and expanded. The proposal includes a side addition on the north side, a 2nd floor addition, and a porch.

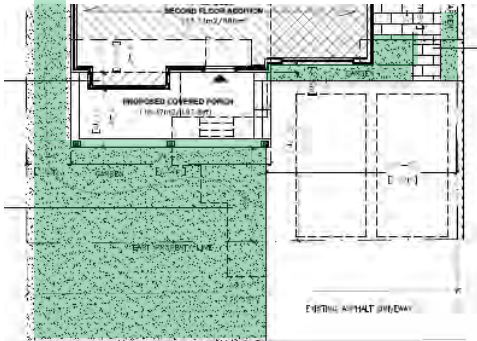


SITE PLAN: proposed additions are shaded. The proposal is consistent with zoning for this area. A minor variance will be required for the side setback on the north side for the proposed bay window.

NORTH SIDE ELEVATION: The proposed porch will replace an existing pressure treated deck in this location and it will have the same roof shape as the existing bungalow. The existing front entrance will be maintained.

Front Yard

The existing paved driveway will be maintained and provides parking for 2 vehicles. An existing paved footpath through the front yard will be removed and this area will be landscaped.



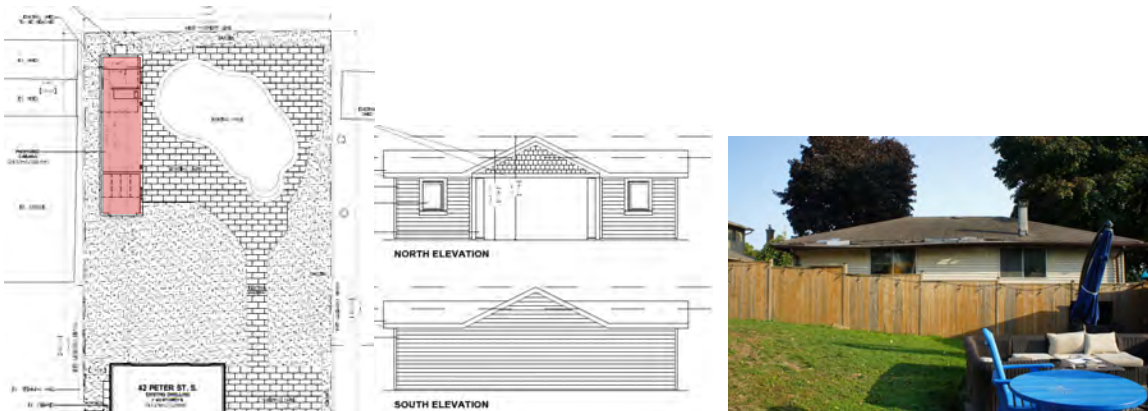
FRONT YARD LANDSCAPING – the existing asphalt driveway will be maintained and existing hard surfaces beside the driveway will be removed and replaced with landscaping

Minor Variances

The proposal requires the following minor variances:

- 1 minor variance for the side addition related to the side yard setback
- 2 minor variances for the Pool Cabana related to the height and overall size.

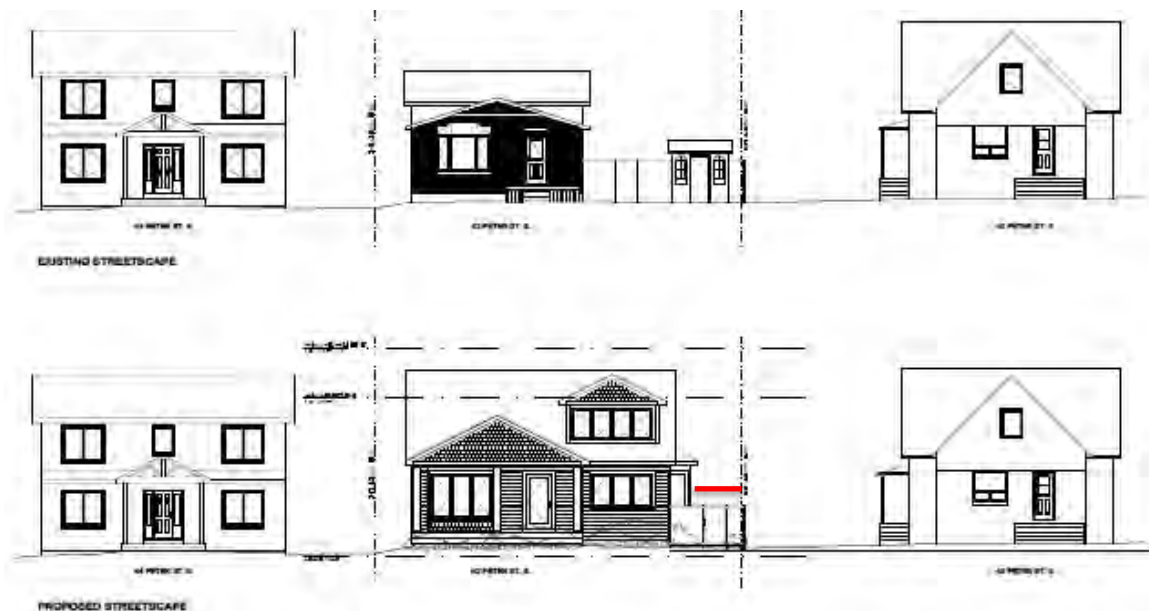
The variance for the side addition is associated with a bay window that will be slightly closer to the side property line than permitted. There are no heritage concerns related to this request. The variances for the Pool Cabana are for the height and overall size of the structure. The proposed location and height of the Cabana is not anticipated to have any impact on the adjacent neighbour because the neighbouring property has a large outbuilding in this location, nor will it have any impact on the District because it will not be visible from the street. Due to the minor nature of these variances, they are not expected to have any negative impacts on the subject property or on the historic character of the District.



POOL CABANA: the Pool Cabana is designed as an amenity space for an existing pool and patio and to block views of a large outbuilding on the adjacent property (shown in the photo above)

2nd Floor Addition

In order to accommodate a full-height 2nd floor, the proposed addition will be higher than the existing 2nd floor addition at the rear and the roof slope will be steeper than the existing low-sloped roof of the rear addition. The maximum height will not exceed what is permitted in the zoning for this area and is similar in height to adjacent dwellings, including the 2-storey dwelling located next door at 44 Peter Street South. Therefore, the height of the proposed 2nd floor addition is not considered to be excessive. It is also noted that the roof plane will be broken up by a covered porch with a gable that faces Peter Street on one side, and by a large roof dormer on the other side.



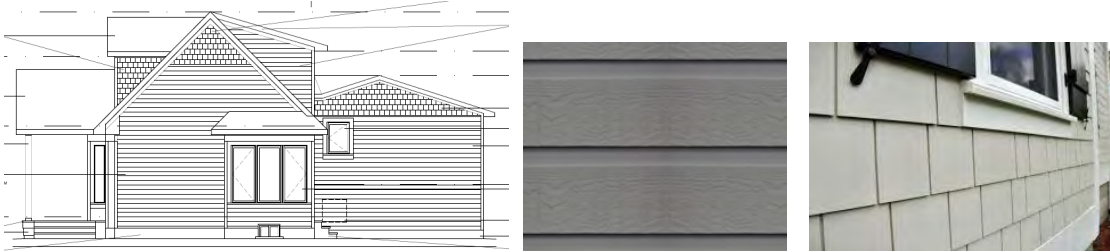
STREETSCAPE DRAWING: The height of the proposed addition is compatible with adjacent properties. A minor variance is required for the north side yard setback due to the proposed bay window.

Side Addition

In order to expand the ground floor space, an extension of the house on the north side is proposed, in an area that is currently paved and contains a small modern shed. The proposed side addition and the 2nd floor addition above it, will create a unified composition that ties in the new addition and the existing bungalow. The existing front entrance will be maintained. The proposal includes recladding of the original brick bungalow with the same cladding proposed for the additions to give the house a unified look.

Exterior Cladding Materials

The existing dwelling and the proposed additions will be clad in a good quality fibre cement board manufactured by Hardie Siding. This is a durable material that imitates the dimension and profile and of traditional shiplap (horizontal wood siding) and wood shingle. All wall surfaces will be clad with lap siding with a small amount of shingling used as a decorative element in the gables.



EXTERIOR CLADDING MATERIALS – the *District Plan* supports the use of ‘fibre cement board’ for additions and new construction on a case by case basis – the proposed siding includes horizontal shiplap with small areas of shingling in the gables. This is a durable, good quality product that is designed to imitate traditional wood siding.

5.0 IMPACT ASSESSMENT

The subject property has been identified as a ‘contributing’ property within the District. The *District Plan* includes policies and guidelines that are applicable to the proposed alterations and additions to the subject dwelling and policies and guidelines for new construction in the District that are applicable to the proposed Cabana.

The *District Plan* supports 2nd floor additions and provides an example of how this can be achieved. The example included in the Plan shows a 3-bay dwelling with a central door and windows on either side. This type of dwelling can accommodate a reasonably sized 2nd floor addition that doubles the living space. The subject dwelling is only 2-bays wide so the proposal to build out over the driveway seems reasonable, so that the 2nd floor addition will be large enough to provide the additional living space required by the applicant. The proposed additions are scaled and detailed in a way that is compatible with the character of the existing dwelling and with the District character.



2ND FLOOR ADDITIONS – the *District Plan* supports 2nd floor additions (left) if appropriately designed

A detailed evaluation of the proposal with respect to relevant policies and guidelines in the *District Plan* is provided in the chart below:

SECTION 5.0 ALTERATIONS	DISTRICT POLICIES & GUIDELINES	COMPLIES WITH DISTRICT PLAN
5.1 POLICIES		
5.1.9	a) Conserve the property’s heritage attributes.	<p>YES</p> <p><i>Low-rise form</i> – the proposed increase in height from 1-storey to 2-storeys is minimal and will maintain a low-rise form that is compatible with the District</p> <p><i>Gable roof</i> – gable roof forms will be</p>

		employed for the additions and the roofline of the wartime bungalow will be expressed in the proposed front porch
5.2 GUIDELINES		
5.2.2	Maintenance of original roof shape is encouraged.	YES The original roof shape will be altered but similar roof shapes will be employed for the additions. The roof shape of the original wartime bungalow will be expressed in the proposed front porch.
SECTION 6.0 ADDITIONS		
DISTRICT POLICIES & GUIDELINES		COMPLIES WITH DISTRICT PLAN
6.1 POLICIES		
6.1.3	Consider the buildings historic materials and distinctive features	YES The existing cladding materials are brick from the 1950s and vinyl siding from the 1970s. New cement fibre board will be installed that imitates traditional wood cladding.
6.1.3	Consider context sensitivity in regard to setbacks and adjacent properties.	YES The proposal maintains an appropriate front setback and includes a front porch on the main elevation. Setbacks on Peter Street are varied. Older buildings built before the zoning by-law are closer to the street than currently permitted and front porches are a common feature.
6.1.4	An addition to a building on a contributing property will be lower in height and smaller in size than the existing building wherever possible; and in designing additions, property owners will have regard for the plan's guiding principles and any impact the addition may have on adjacent properties in terms of scale, massing, height and setback.	YES The subject dwelling has an existing 2-storey rear addition and there are 2-storey houses throughout the District. Therefore, the proposed scale and massing will have no impact on adjacent properties.
6.2 GUIDELINES		
6.2.2 LOCATION	a) Exterior additions are encouraged to be located at the rear or on an inconspicuous side of the building, set in from the	YES The proposed 2 nd storey addition is acceptable because the design complies with the Plan's design

	side facade, limited in size and scale to complement the existing buildings and neighbouring properties. Second story additions may be acceptable if the design complies with the Plan's design guidelines.	guidelines.
6.2.2 LOCATION	d) Ensure the size of the addition will maintain ample open space around the house (front, side and rear yards) to help preserve the village's private open space character and protects neighbours' privacy.	YES A minor variance is required for the bay window on the proposed side addition. The adjacent dwelling on the north side is sufficiently set back from this property line so the village's private open space character will be maintained and the neighbours' privacy will be protected.
6.2.3 HEIGHT	a) The majority of buildings within the residential area are one and a half or two stories. To maintain this profile, the height of the roof ridge in new additions should not exceed the height of the ridge of the building on the contributing property.	YES The proposed height of the new addition exceeds the height of the existing building but the increase is not significant and is consistent with building heights of adjacent dwellings.
6.2.4 WIDTH	a) New additions should be designed in a building mass that extends rearward in depth on the lot rather than along the horizontal width.	NOT FEASIBLE A rear extension is not possible because of an existing swimming pool and patio in the rear yard. A side addition is more compatible with the existing layout of the house.
6.2.5 RELATION TO THE STREET	a) Additions are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing buildings and neighbouring properties.	YES The proposed side addition is set back from the front wall plane. The height is limited to 2-storeys and is consistent with the height of neighbouring dwellings.
6.2.6 ROOFS	b) Roof types encouraged for new construction are front gabled and side gabled.	YES Front gabled and side gabled roofs are proposed for the additions.
6.2.7 WINDOWS AND ENTRANCES	f) Protect and maintain entrances on principal elevations	YES The existing front entrance will be maintained.
6.2.8 EXTERIOR CLADDING	a) Traditional materials such as brick, stucco or wood siding are encouraged for new additions. b) Materials such as concrete fibre	YES The proposed cement fibre cladding is <i>HardiePlank Lap Siding</i> and <i>HardieShingle Siding</i> and <i>HardieTrim</i>

	board will be considered on a case by case basis.	<i>Boards</i> , durable and good quality products that are designed to imitate traditional wood siding.
6.2.9 STYLE	a) Additions to contributing properties should complement the appearance of the building in a way that is true to its own time. They should echo contemporary architectural ideas but evoke the original spirit and take inspiration from existing heritage attributes.	YES The existing building is a modified example of 'Victory Housing' because it has a modern bay window on the main elevation, vinyl siding on the main elevation, and a vinyl-clad addition at the rear. Therefore, this guideline is not particularly applicable. The proposed additions are designed in a 'traditional style' that is complimentary to the roof forms, window types and horizontal siding of the existing building.
SECTION 11.2 PRIVATE LANDSCAPE POLICIES		
11.1.1	Front yards will be kept mainly as landscaped space and not hard surfaced	YES An existing pressure treated deck and paved pathway in front of the house will be replaced with porch and landscaping that will enhance the landscaped space in the front yard
11.1.2	A single-lane driveway located to one side of the lot will provide access to any new garage serving a single-detached house.	NOT APPLICABLE There is an existing double-lane driveway (23' wide) on the property.
GUIDELINES		
11.2.3 GARAGES AND PARKING	Driveways should be narrowed at the curb and should ideally be separated from the adjacent lot driveway by a green space to reduce the visual impact of hard surface crossing the boulevard.	NOT APPLICABLE The existing conditions do not conform to this guideline because there is no green space between the existing driveways and there is no boulevard on this street.

6.0 CONCLUSIONS & RECOMMENDATIONS

The subject dwelling is a war-time bungalow that has been modified by previous owners including a 2-storey addition at the rear, a modern bay window and front door on the main elevation, and a pressure treated deck at the front entrance. The front gable has vinyl siding that matches the siding used for the rear addition. The proposed re-cladding of the exterior to give it a uniform appearance therefore seems reasonable for a building that has already been significantly altered.

The proposed additions and new outbuilding have been evaluated and are consistent with policies and guidelines in the *Old Port Credit Village HCD Plan*. Traditional roof forms, design elements and cladding materials have been employed and the scale and massing of the proposed additions are appropriate for its setting on Peter Street South.

It is therefore recommended that this proposal be approved.

It is suggested that the applicant consider revising the driveway so that new landscaping can be introduced between the existing driveway and the adjacent driveway on the neighbouring property. If this could be accommodated, this would enhance the streetscape.



EXISTING DRIVEWAY: opportunity to enhance the District by introducing new landscaping along the edge of the existing driveway

7.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, 1 year as a municipal heritage planner at the Town of Oakville, and 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In

addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

8.0 SOURCES

City of Mississauga, "Images Gallery; Port Credit" digital images
 Clarkson, B. *At the Mouth of the Credit* (1977)
 ----- *Credit Valley Gateway; the Story of Port Credit* (1967)
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 -----, *Heritage Conservation Feasibility Study of Old Port Credit Village* (2003)
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 -----, "Port Credit" webpage
 Hicks, K. *Port Credit; past to present* (2007)
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 Parks Canada, *Standards & Guidelines for the Conservation of Historic places in Canada* (2010)
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OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	42 Peter Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	After 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	627
2.5 Building front yard setback (m)	6.24
2.6 Building side yard setback (m)	5.99 / 1.41
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt driveway / detached garage
3.4 Landscape / property features	Wood porch steps, deep setback
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	169
4.3 Wall assembly	Frame / brick
4.4 Roof shape / pitch / material	Gable /low pitch/ asphalt shingle
4.5 Storeys	1-storey bungalow with 2-storey addition
4.6 Alterations	Cladding, rear 2-storey addition, bay window, front porch under construction
4.7 Architectural style	Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-pitch gable roof • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10

42 PETER ST. S.

HERITAGE PROPERTY PROPOSAL

PREPARED FOR

Site Plan Application

PREPARED DATE

Jan. 4, 2021

PREPARED BY

Lisa Apps, Merner Row Design
Principal designer

PROPERTY OWNERS

EXISTING PROPERTY PHOTOS



EXISTING DWELLING – EAST ELEVATION



EXISTING STREETScape



EXISTING DRIVEWAY



EXISTING NEIGHBOURING GARAGE – SOUTH PROPERTY LINE

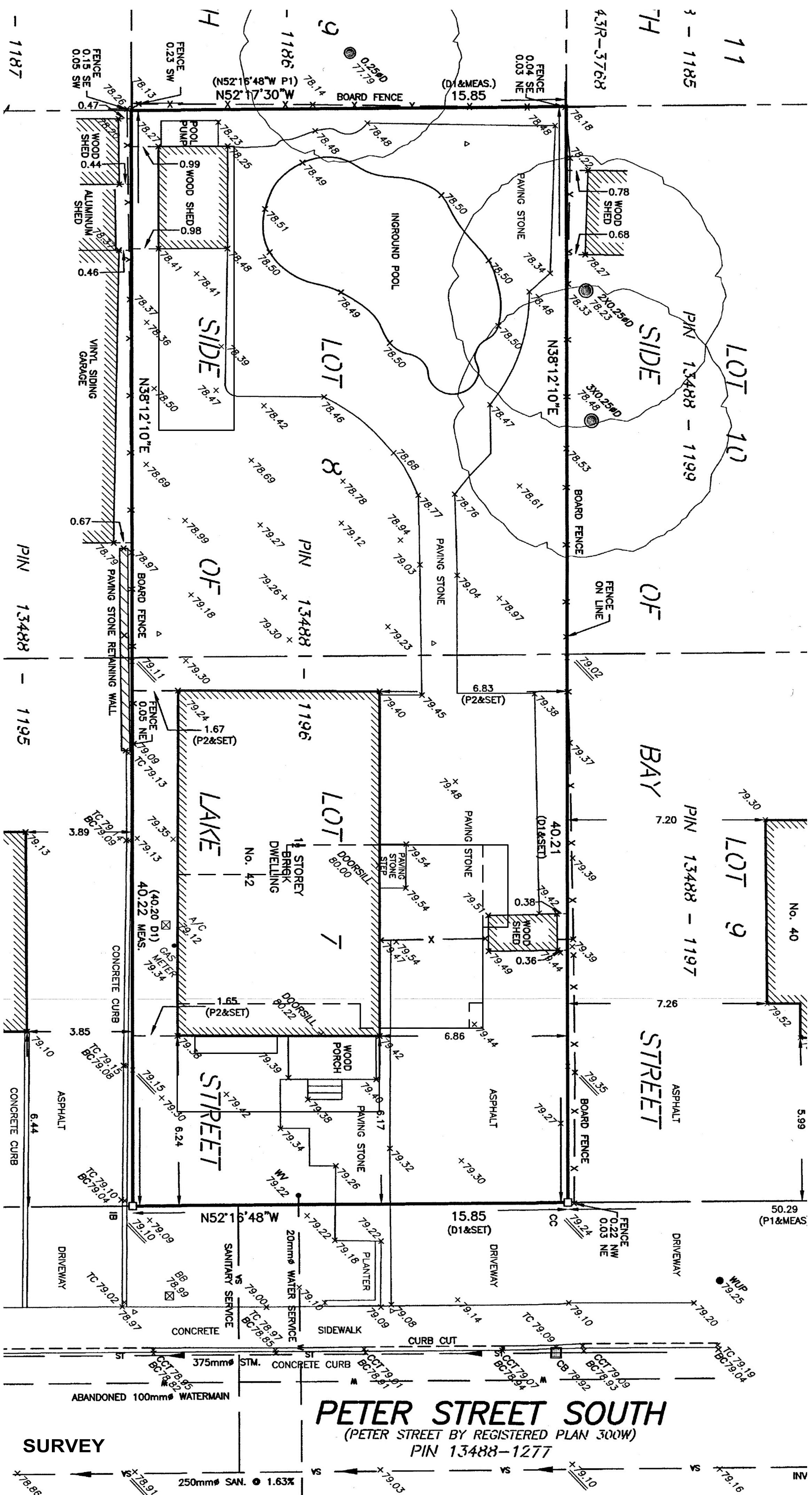


PROPOSED LOCATION FOR CABANA
(Existing shed to be removed)

DRAWING LIST:

- A100 SURVEY & SITE PLAN
- A101 STREETScape
- A102 ELEVATIONS
- A103 FLOOR PLANS
- A104 CABANA

DRWS FOR HIA REPORT
NOT FOR CONSTRUCTION



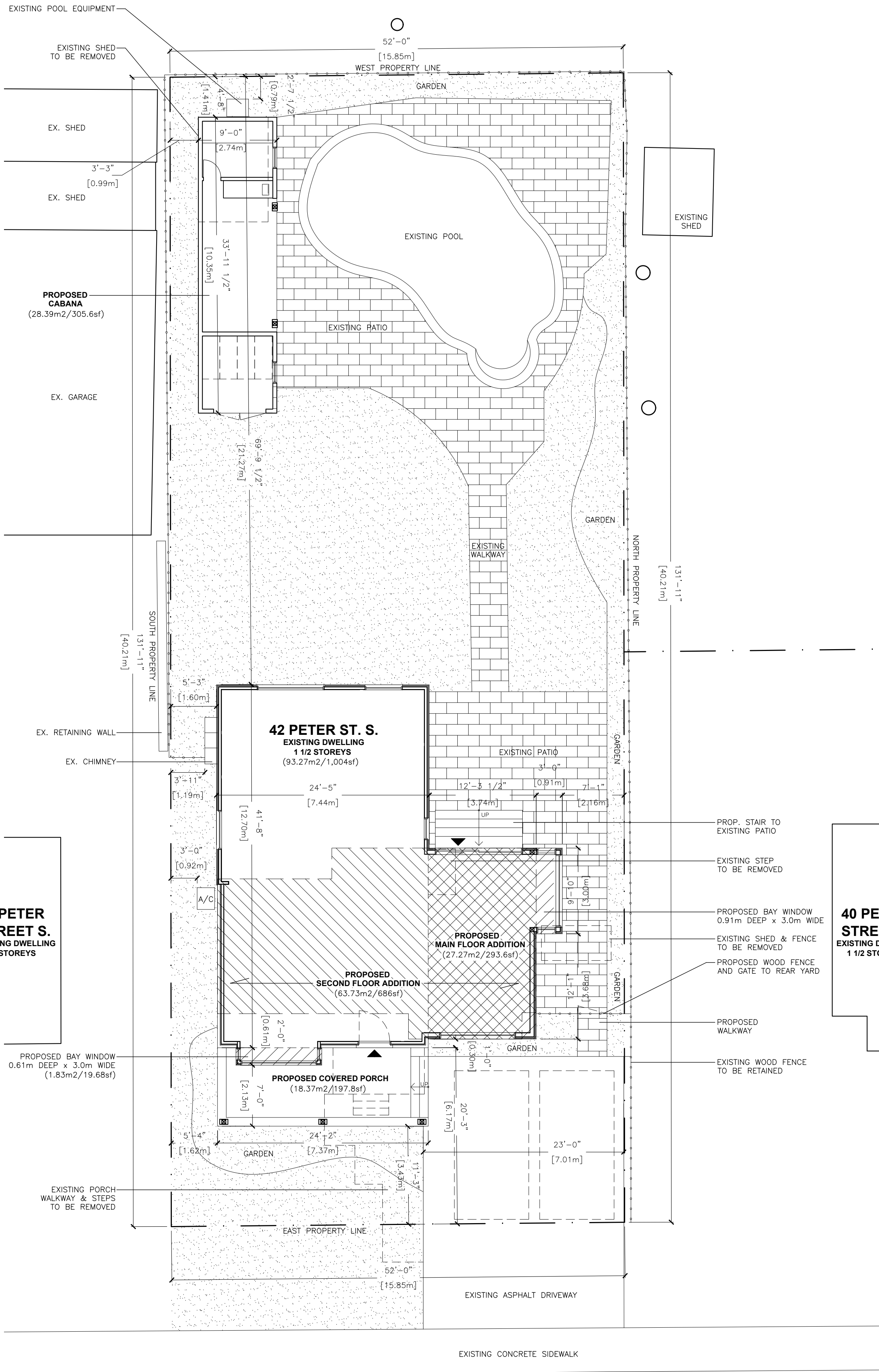
ZONING NOTES: R15-1

ROLL NUMBER = 210509005089000000
 LEGAL DESCRIPTION = PLAN 300W PT LOT 7 PT LOT 8
 OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT

1. LOT AREA = 6,859.64sf (637.28m²)
2. LOT FRONTAGE = 52'-0" (15.85m)
3. LOT DEPTH = 131'-11" (40.21m)
4. EXISTING DRIVEWAY WIDTH = 21'-1" (6.43m)
5. EXISTING & PROPOSED SETBACKS:
 EX. FRONT YARD = 20'-3" (6.17m)
 PROP. FRONT PORCH = 11'-3" (3.43m)
 EX. SOUTH SIDE YARD = 5'-3" (1.60m)
 PROP. NORTH SIDE YARD = 7'-1" (2.16m)
 EX. REAR YARD = 69'-9 1/2" (21.27m)
 PROP. CABANA SIDE YARD = 3'-3" (1.00m)
 PROP. CABANA REAR YARD = 4'-8" (1.41m)
6. EXISTING DWELLING FLOOR AREA = 1,003.9sf (93.26m²)
7. PROPOSED AREAS:
 ADDITION FLOOR AREA = 300.97sf (27.96m²)
 SECOND FLOOR ADDITION AREA = 686.0sf (63.73m²)
 PROPOSED FRONT BAY WINDOW = 19.68sf (1.83m²)
 FRONT PORCH = 197.8sf (18.37m²)
 CABANA = 305.6sf (28.39m²)
8. TOTAL LOT COVERAGE AREA = 1,827.95sf (171.4m²)
 (INCLUDES EX. DWELLING + PROP. ADDITION + PROP. FRONT BAY WINDOW + PROP. FRONT PORCH + PROP. CABANA)
 (EXCLUDING SECOND FLOOR AREA + DRIVEWAY + WALKWAYS + PATIOS + POOL)
 LOT COVERAGE PERCENTAGE = 26.6%
9. PROPOSED ADDITION HEIGHT = 25'-11 1/2" (7.92m)
 FROM AVERAGE GRADE
 SEE PAGE A101
10. PROPOSED CABANA
 PROPOSED HEIGHT = 12'-5" (3.79m)
 (9'-10" [3.0m] MAX. ALLOWABLE)
 PROPOSED SIZE = 305.6sf (28.39m²)
 (322.9sf [30.0m²] MAX. ALLOWABLE TOTAL COMBINED,
 3 ACCESSORY BUILDINGS MAX. ALLOWABLE)

LEGEND & NOTES:

- = DIRECTION OF SLOPE
- = GRADE ELEVATION POINT
- = EXISTING GRADE ELEVATION POINT
- ▲ = ENTRY
- = DOWNSPOUT
- = TREE (LOCATION APPROXIMATE)
- ▨ = PROPOSED MAIN FLOOR ADDITION AREA
- ▨ = PROPOSED SECOND FLOOR ADDITION AREA
- ▨ = LANDSCAPED AREA (SOFT)
- ▨ = LANDSCAPED AREA (HARD)
- = EXISTING WOOD FENCE



44 PETER STREET S.
EXISTING DWELLING
2 STOREYS

42 PETER ST. S.
EXISTING DWELLING
1 1/2 STOREYS
(93.27m²/1,004sf)

40 PETER STREET S.
EXISTING DWELLING
1 1/2 STOREYS

SITE PLAN

NOTES:

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 DO NOT SCALE DRAWINGS.
 ALL CONSTRUCTION TO MEET CURRENT REQUIREMENTS OF ONTARIO BUILDING CODE AND OTHER APPLICABLE CODES.
 CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT DISCREPANCIES AND CONFIRM CLARIFICATIONS BEFORE COMMENCING WORK.
 THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
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MERNER ROW DESIGN

LISA APPS | 647.704.5604
 mernerrowdesign@gmail.com
 FIRM BCIN 115433
 BCIN 112545

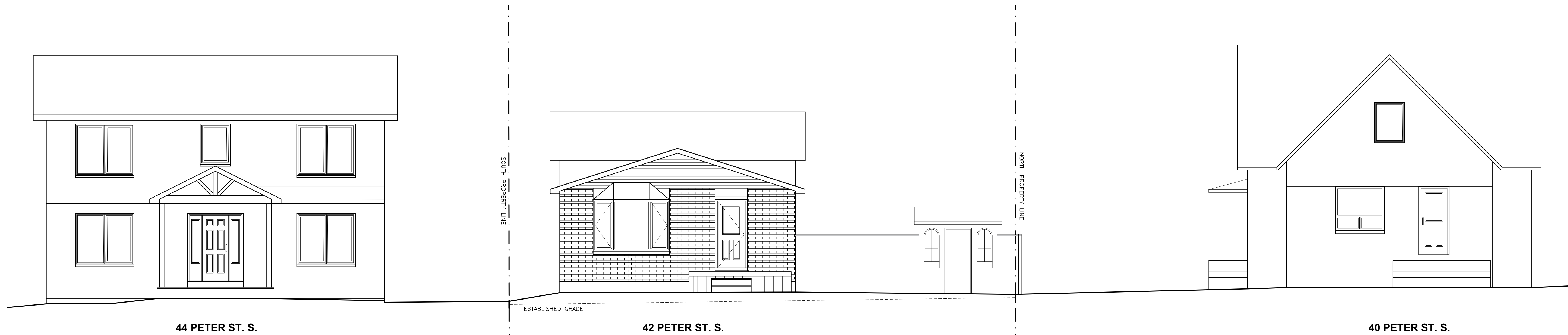
PROPOSED ADDITION & CABANA

42 PETER ST. S. MISSISSAUGA

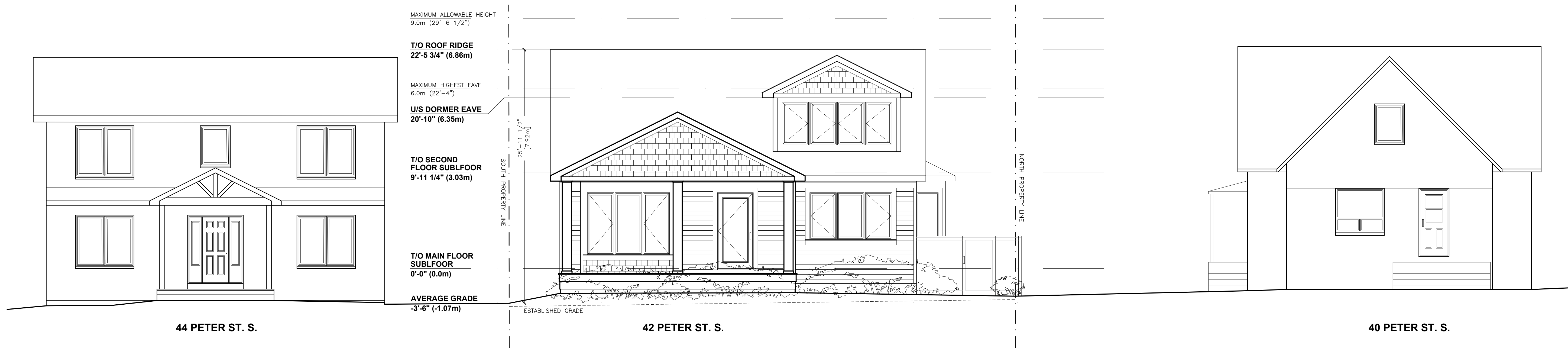
SITE PLANS

DATE: JAN. 4, 2020 SCALE: 1:100 (1/8" = 1'-0")

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EXISTING STREETScape



PROPOSED STREETScape

**DRWS FOR HIA REPORT
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**PROPOSED
 ADDITION &
 CABANA**
**42 PETER ST. S.
 MISSISSAUGA**

STREETScape
 DATE: JAN. 4, 2021 SCALE: 1:64
 (3/16" = 1'-0")

A101

NOTES:
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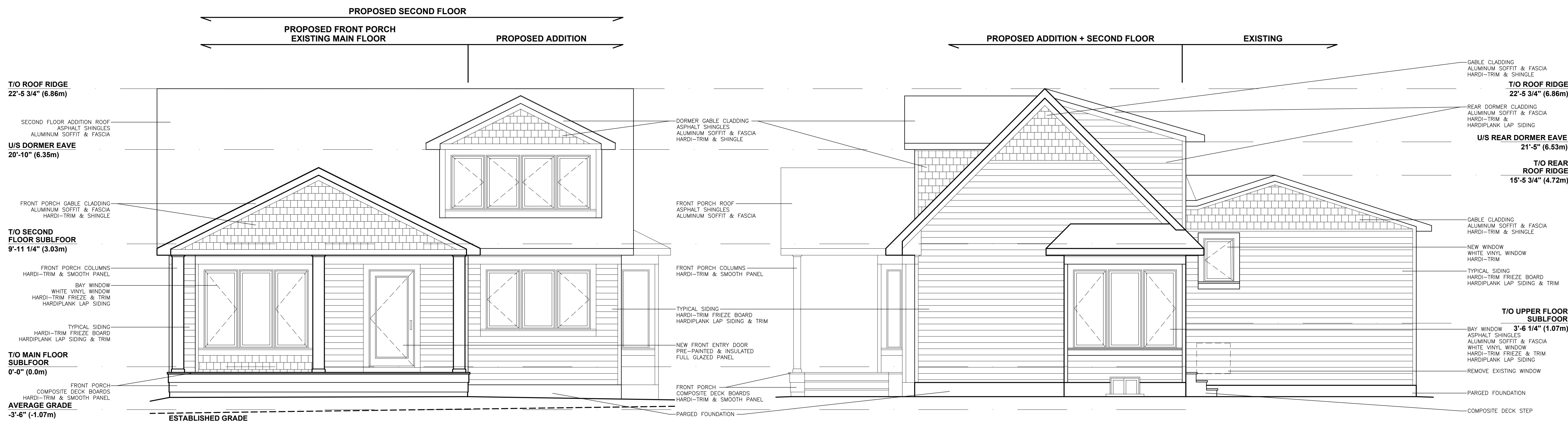
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COMMENCING WORK.

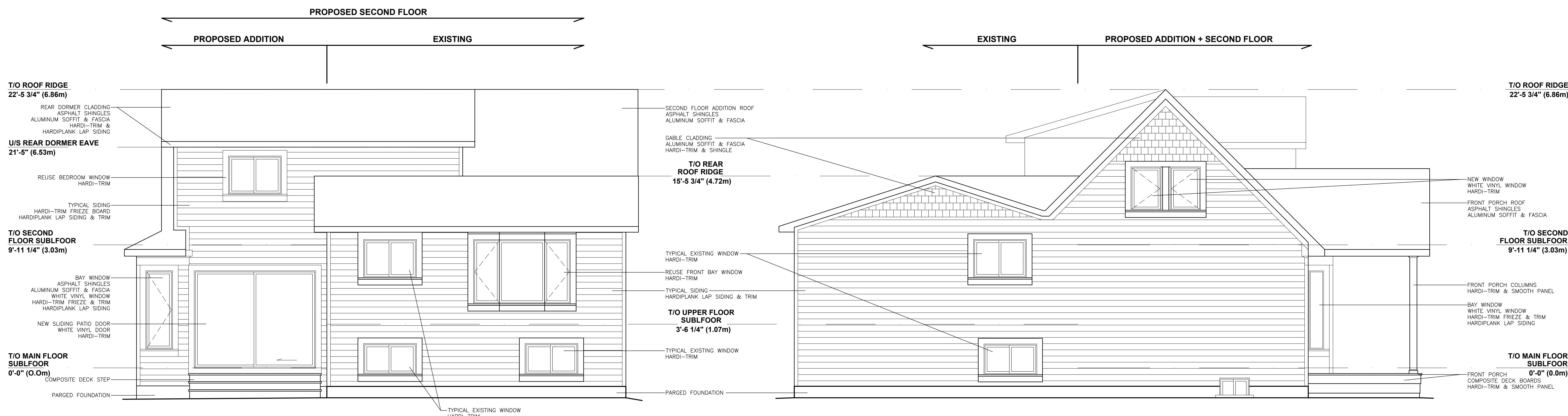
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EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

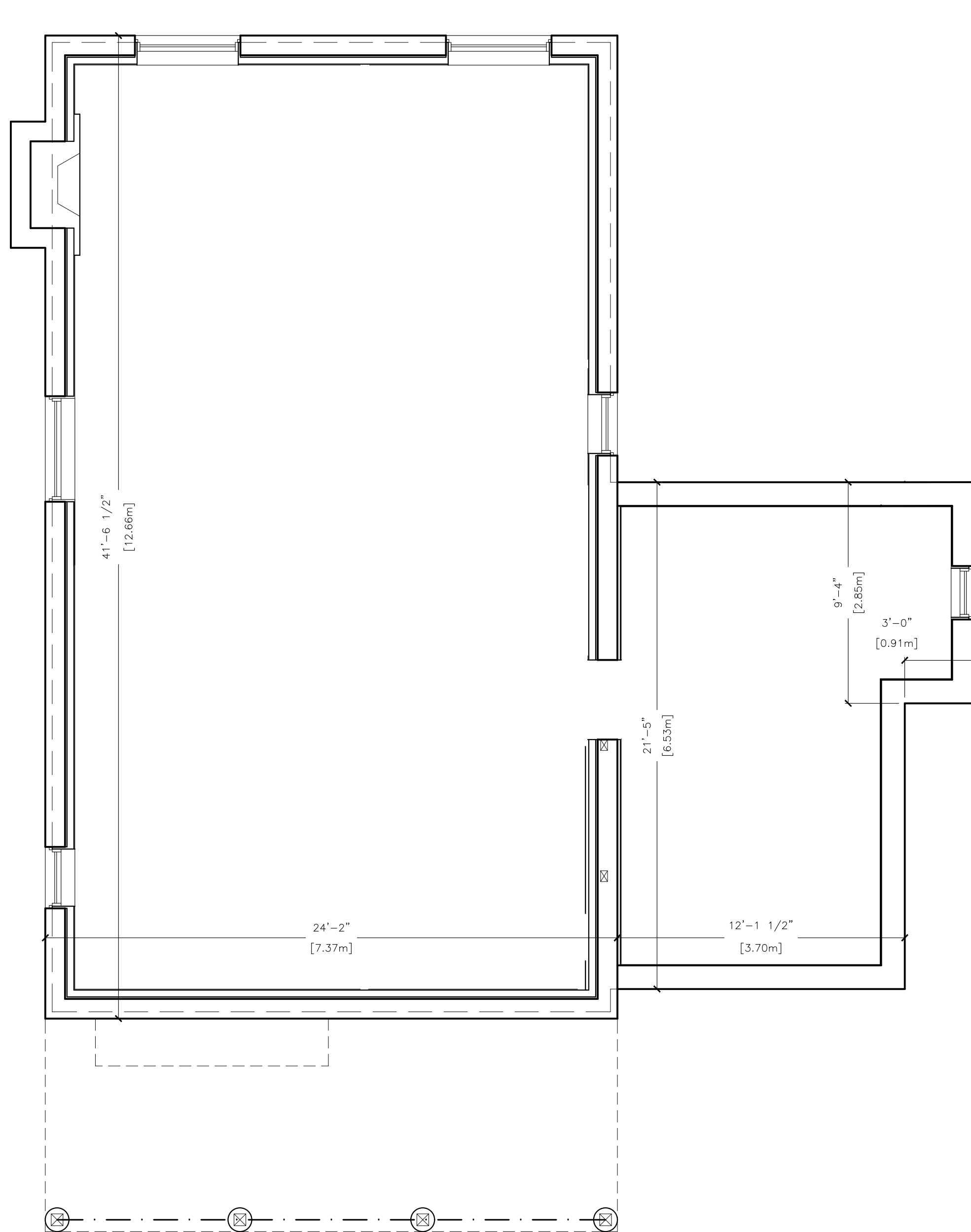
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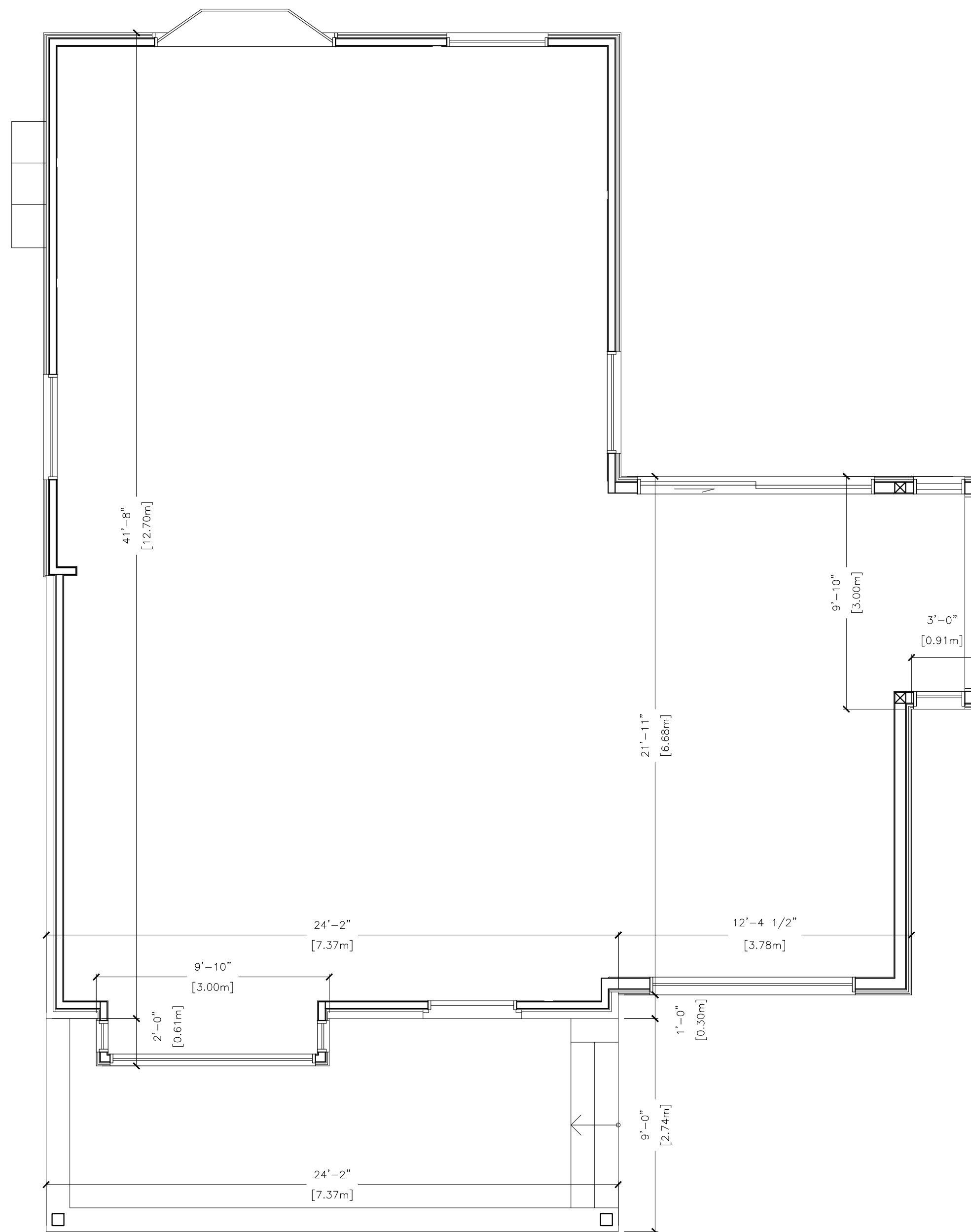
**PROPOSED
ADDITION &
CABANA**
42 PETER ST. S.
MISSISSAUGA

ELEVATIONS
DATE: JAN. 4, 2021 SCALE: 1:50
(1/4" = 1'-0")

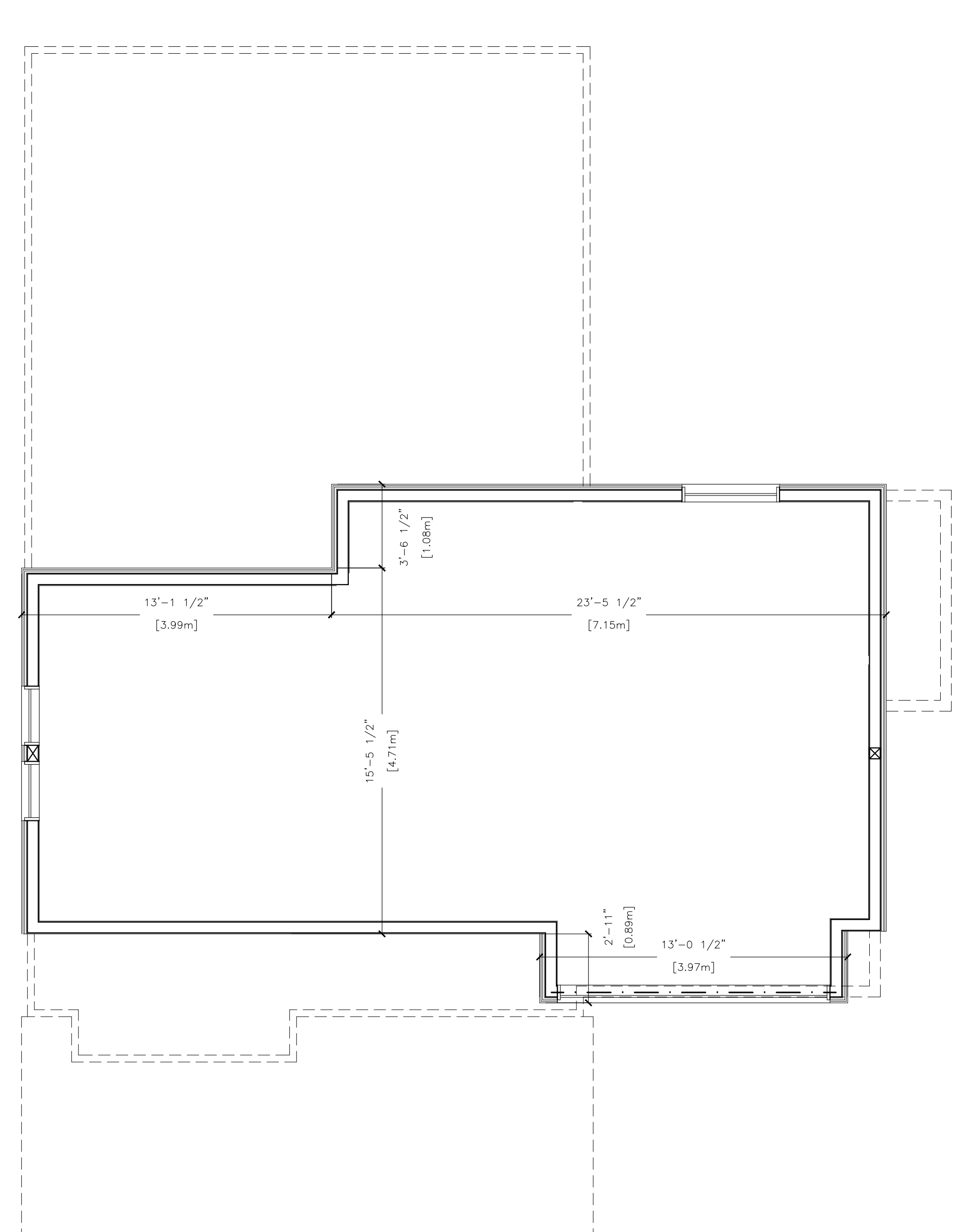
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BASEMENT PLAN
 PROPOSED FRONT PORCH
 EXISTING MAIN FLOOR
 PROPOSED ADDITION



MAIN FLOOR PLAN
 PROPOSED FRONT PORCH
 EXISTING MAIN FLOOR
 PROPOSED ADDITION



SECOND FLOOR PLAN
 PROPOSED SECOND FLOOR

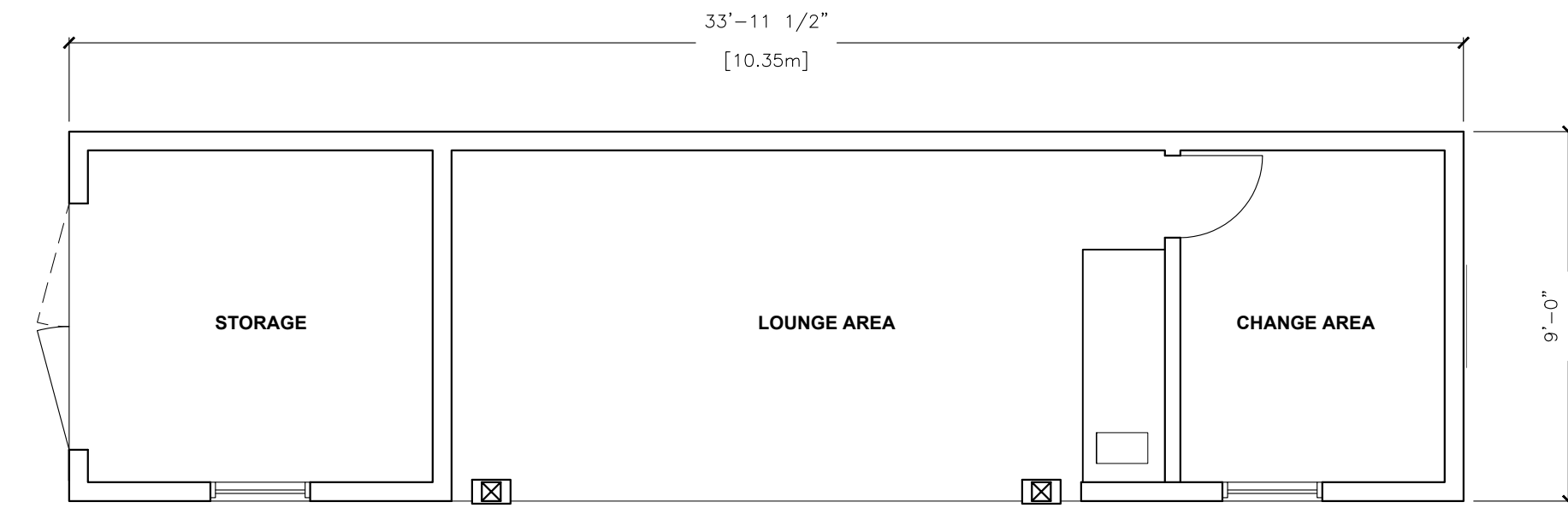
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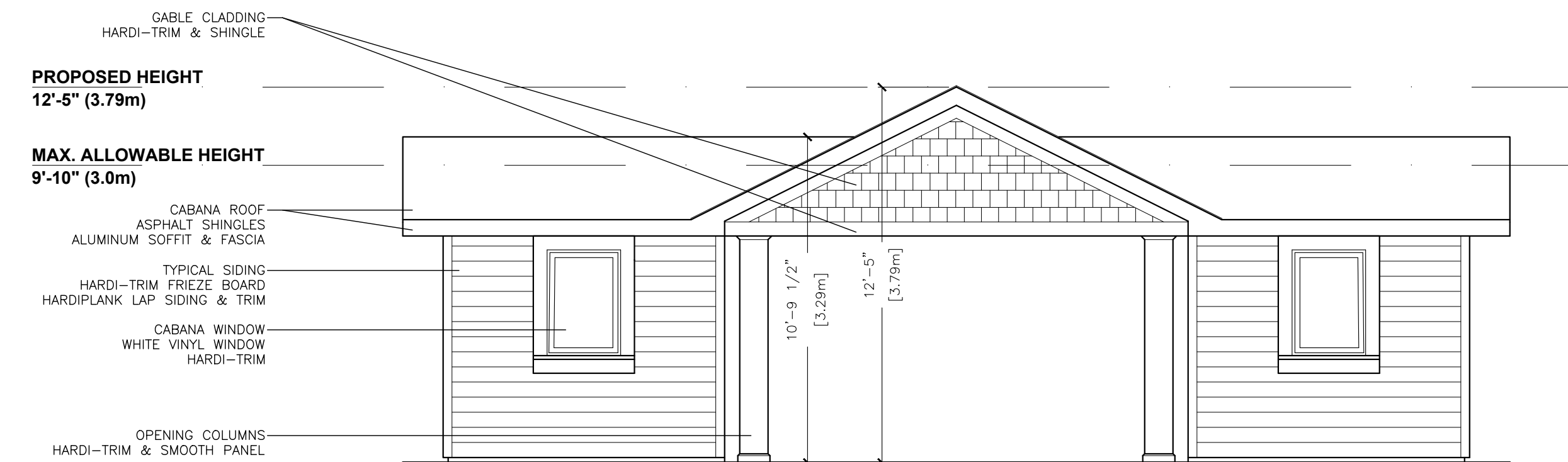
PROPOSED ADDITION & CABANA
 42 PETER ST. S.
 MISSISSAUGA

FLOOR PLANS
 DATE: JAN. 4, 2021 SCALE: 1:50
 (1/4" = 1'-0")

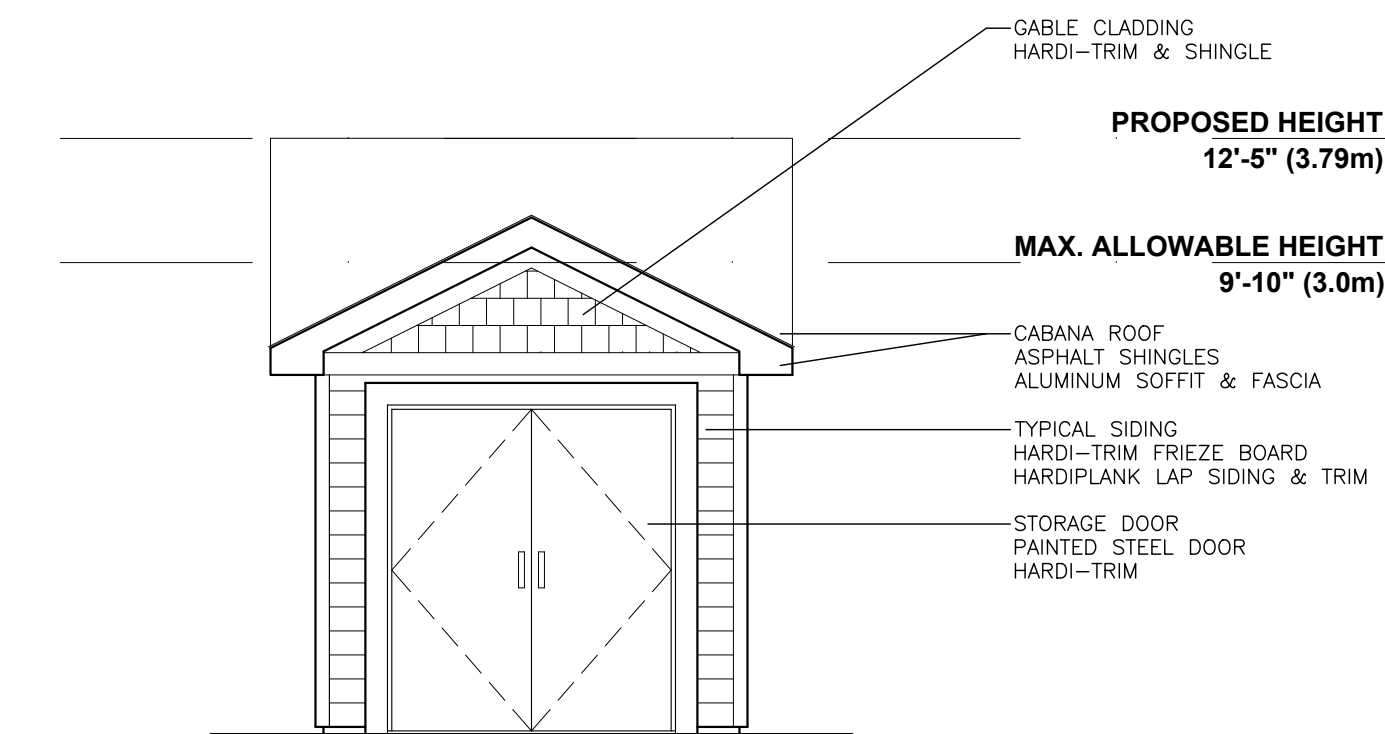
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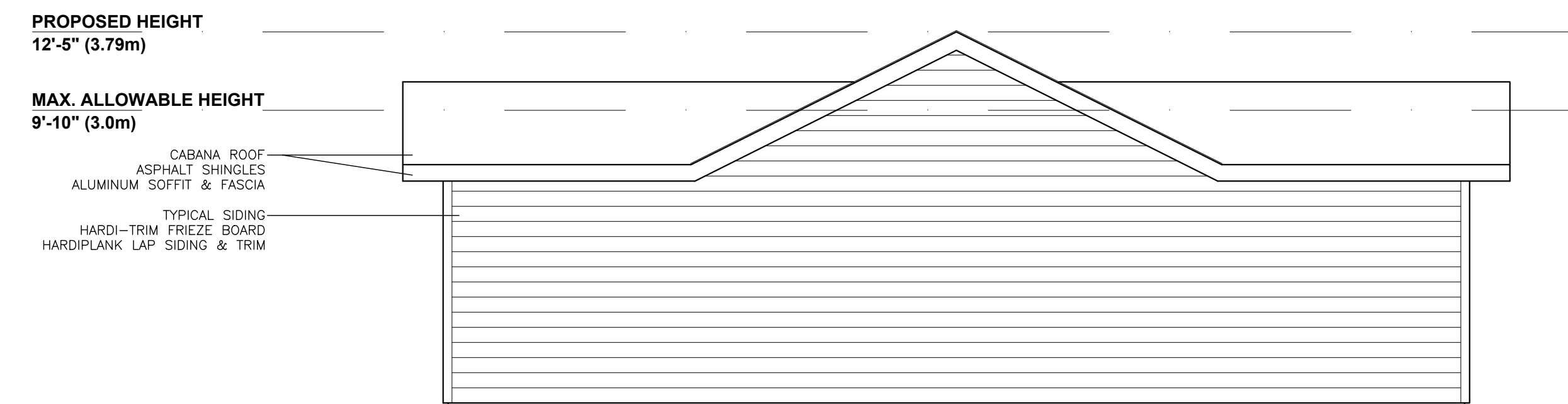
FLOOR PLAN



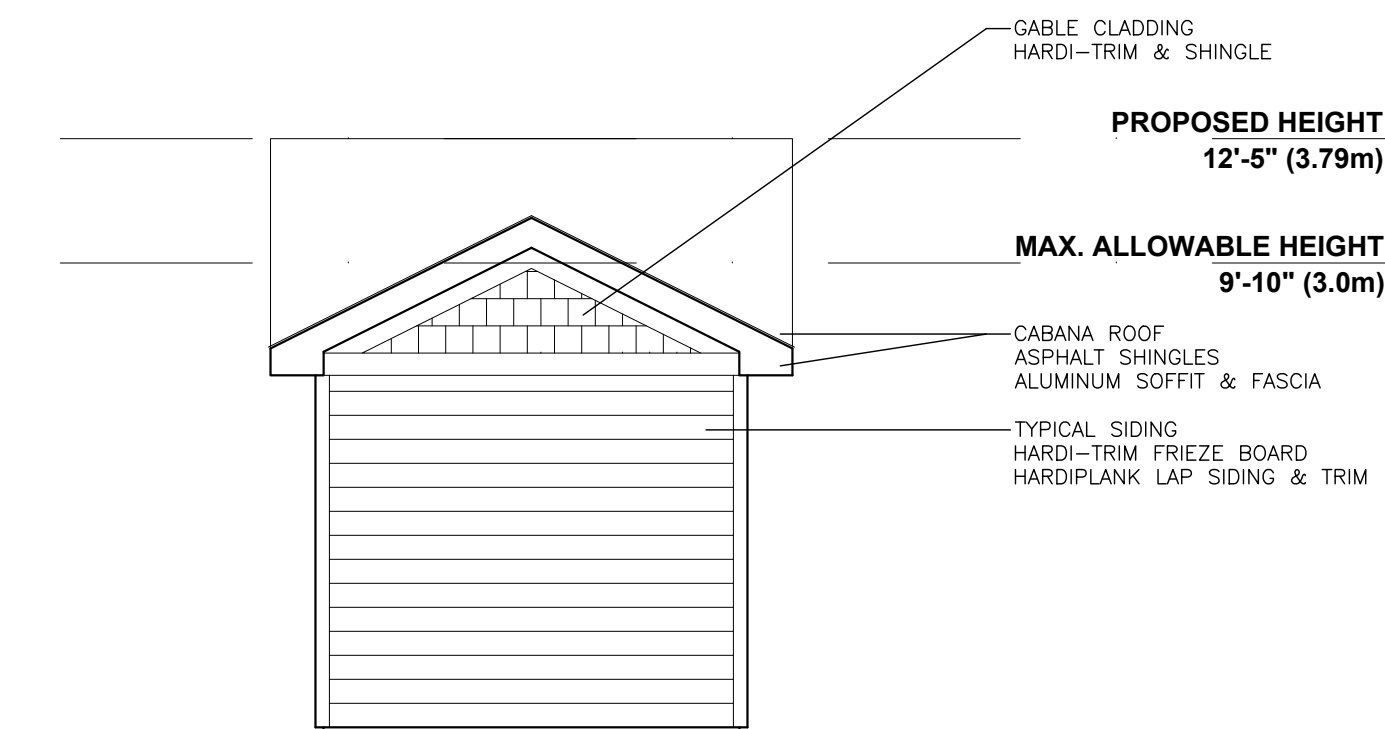
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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PROPOSED ADDITION & CABANA
 42 PETER ST. S.
 MISSISSAUGA

CABANA
 DATE: JAN. 4, 2021 SCALE: 1:50
 (1/4" = 1'-0")

A104

42 PETER ST. S.

HERITAGE PROPERTY PROPOSAL

PREPARED FOR

Heritage Property Application

PREPARED DATE

Jan. 8, 2021

PREPARED BY / ATTENDEE

Lisa Apps, Merner Row Design
97 Albert St. W, Alliston ON, L9R 1H2

PROPERTY OWNERS / ATTENDEES

PROPOSED MATERIALS

1. Roofing

Product: [Certainteed Landmark Pro Solaris asphalt shingles](#)

Colour: georgetown gray or weathered wood TBD

Locations: entire dwelling + front porch, pool cabana



GEORGETOWN GRAY

2. Soffits and fascias

Product: [Gentek aluminum vented soffit](#), 16" 4 panel profile, custom bent smooth fascia from matching aluminum

Colour: to tie in with cladding and roofing TBD

Eavestroughs / downspouts: [Gentek Rainware](#) to match to fascia colour, 5" size



16" 4-PANEL VENTED SOFFIT

3. Cladding

Product: [James Hardi lap siding with trims](#), smooth texture, 6" exposure

Colours: TBD

Locations: entire dwelling, pool cabana

Cladding gable detail: [HardieShingle Smooth edge panel](#), has 'wood' texture

Locations: porch gable, addition and roof gable ends, cabana gable ends and front gable



HARDI LAP SIDING, SMOOTH

HARDIESHINGLE, SMOOTH EDGE

4. Windows + Patio door:

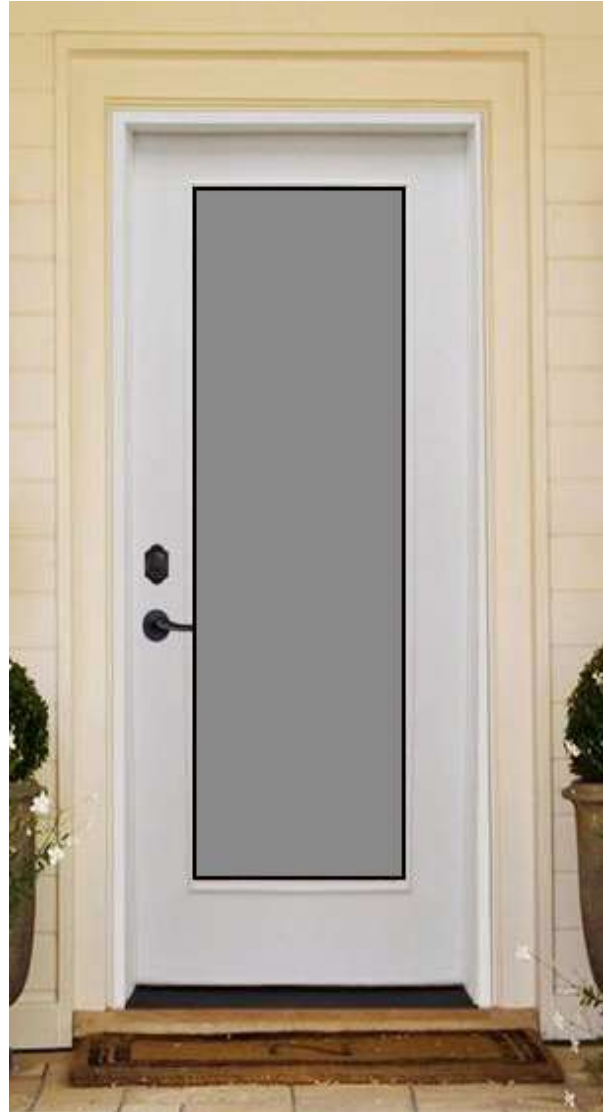
Product: manufacturer TBD

Type: [North Star vinyl](#)

Colour: white, front door to have colour to stand out in final colour scheme



WHITE VINYL WINDOW AND PATIO DOOR



VINYL FRONT DOOR, COLOUR TBD

5. Porch floor:

Product: concrete

Colour: concrete left to weather naturally



CONCRETE PORCH FLOOR

6. Walkway Pavers:

Product: reuse existing from front walkway



7. Other landscaping:

Fence/gate: [Pressure treated lumber](#), brown colour left to age naturally, vertical 2x6 with trims



Driveway: reface existing asphalt

Planting: native shrubs and flowers along front of proposed dwelling

