

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** January 29, 2020

**CASE NO(S):** MM180055

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 41(4) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended

Appellant	Sunder Group of Companies Ltd.
Subject:	By-law 0109-2018– Old Port Credit Village Conservation District
Municipality:	City of Mississauga
LPAT Case No.:	MM180055
LPAT File No.:	MM180055
LAPT Case name	Sunder Group of Companies Ltd v. Mississauga (City)

**Heard:** December 5, 2019 in Mississauga, Ontario

**APPEARANCES:**

**Parties**

**Counsel**

Sunder Group of Companies Ltd.

M. Winch

City of Mississauga

M. Minkowski

**MEMORANDUM OF ORAL DECISION DELIVERED BY HUGH S. WILKINS AND D. CHIPMAN ON DECEMBER 5, 2019 AND ORDER OF THE TRIBUNAL**

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[1] On June 6, 2018, the City of Mississauga (“City”) Council passed By-law No. 0109-2018 (“Heritage Conservation District Plan”) under s. 41(1) and 41.1 of the *Ontario Heritage Act* (“*Heritage Act*”). It amends the 2004 Old Port Credit Village Heritage

Conservation District Plan (“2004 Plan”).

[2] The Sunder Group of Companies Ltd. (“Appellant”) owns property at 35 Front Street South (“Appellant’s property”). It lies within the boundaries of the Heritage Conservation District (“District”) which is subject to the Heritage Conservation District Plan.

[3] On July 16, 2018, the Appellant appealed the passage of the Heritage Conservation District Plan to the Tribunal under s. 41.1(4) of the *Heritage Act*.

[4] On August 14, 2018, the City informed the Tribunal that the Parties had reached a proposed settlement of the appeal. The Tribunal scheduled a settlement hearing for December 5, 2019.

## **EVIDENCE AND SUBMISSIONS**

[5] At the settlement hearing, the Tribunal heard opinion evidence from Dan Currie on behalf of the City in support of the proposed settlement. Mr. Currie was qualified by the Tribunal to provide opinion evidence in the areas of heritage assessment and heritage planning.

[6] Mr. Currie stated that the Heritage Conservation District Plan updates the 2004 Plan to ensure compliance with changes to the *Heritage Act* made in 2005. He said he was retained by the City to lead the community engagement process and to draft amendments.

[7] The Heritage Conservation District Plan’s boundaries are Lakeshore Road West to the north, Mississauga Road to the west, Lake Ontario to the south, and the Credit River to the east. Mr. Currie said the Heritage Conservation District Plan alters the 2004 Plan’s boundaries to include the width of the Credit River to the east and to extend its boundaries to the north side of Lakeshore Road West. He said the Heritage Conservation District Plan process reviewed the 2004 Plan and resulted in amendments

regarding the attributes characterizing the District, the District's boundaries, the categories of properties within the District, the District's inventory of properties, and property alterations that require a heritage permit.

[8] Mr. Currie said the proposed amendments to the Heritage Conservation District Plan ("proposed Amendments") set out in the proposed settlement allow for specific exemptions for properties within the District that do not have the scale and form that are consistent with the character of the District. He said the Appellant's property is classified as one of a scale and form that do not meet the criteria for the District's character. He said the Appellant's property contains a multiple storey residential building which is designated as residential high density under the City's Official Plan. It is built on land fill on the west side of the Credit River.

[9] Mr. Currie stated that the proposed Amendments as set out in the proposed settlement were approved by City Council in May 2019. He said the proposed Amendments exempt new developments and buildings on properties that do not have a height, scale and built form that is consistent with the character of the District from being required to respect the height, scale and type of built form found in the District. He said the proposed Amendments state that not all policies and guidelines apply in every case and their application will depend on the nature of each proposal. Mr. Currie stated that the proposed Amendments alter the guidelines for alterations and additions to properties that are not consistent with the character of the District by including provisions requiring a heritage impact assessment for additions that exceed an existing building's height, provisions on flat roofs and roof lines, and provisions on the use of concrete panels as exterior cladding. He said the proposed Amendments add to policies on new construction on properties that are not consistent with the character of the District, including requirements for a heritage impact assessment when new buildings are proposed with heights that exceed existing permissions and on parking policies, including those for multi-unit developments. He said the proposed Amendments also include provisions to make the Heritage Conservation District Plan consistent with the City's Demolition Control By-laws. Mr. Currie opined that the

Heritage Conservation District Plan and proposed Amendments comply with the requirements of the *Heritage Act*. He said that s. 41.1(5) of the *Heritage Act* sets out the required content of a heritage conservation district plan. As required under that section, the Heritage Conservation District Plan and proposed Amendments include a statement of objectives, a statement explaining the cultural heritage value or interest of the District, a description of the heritage attributes of the District, policy statements, guidelines and procedures, and a description of alterations that may be carried out without a permit. He outlined the public consultation efforts made by the City, including a public meeting and access to the Heritage Conservation District Plan and proposed Amendments. He opined that the public process requirements in s. 41.1(6) to (12) of the *Heritage Act* have been satisfied.

[10] Mr. Currie opined that the Heritage Conservation District Plan and proposed Amendments are consistent with the Provincial Policy Statement, 2014 (“PPS”). He said PPS policy 2.6.1 states that significant built heritage resources shall be conserved, which he opined has been achieved through the detailed requirements set out in the Heritage Conservation District Plan and proposed Amendments.

[11] Mr. Currie opined that the Heritage Conservation District Plan and proposed Amendments conform with the Growth Plan for the Greater Golden Horseshoe, 2019 (“Growth Plan”). He said Growth Plan s. 4.2.7 states that cultural heritage resources will be conserved and that municipalities are to develop official plan policies and strategies for the identification, wise use, and management of cultural heritage resources. He opined that this has been achieved through the Heritage Conservation District Plan and proposed Amendments by setting out detailed strategies for the identification, wise use, and management of cultural heritage resources.

[12] Mr. Currie stated that the Heritage Conservation District Plan and proposed Amendments conform with Regional Municipality of Peel’s Official Plan (“Region’s Official Plan”). He said the Region’s Official Plan policy 3.6.2 directs municipalities to include cultural heritage policies in their official plans, which Mr. Currie opined the City

has done through the Heritage Conservation District Plan and proposed Amendments.

[13] Mr. Currie stated that the Heritage Conservation District Plan and proposed Amendments conform with the City's Official Plan. He said they conform with the criteria for such districts set out in the City's Official Plan policy 7.4.3.1 requiring that most structures or heritage elements in a proposed district be of a unique character and reflect some aspect of the heritage of the community. He said the Heritage Conservation District Plan and proposed Amendments also contain the elements required under the City's Official Plan policy 7.4.3.2, including a statement of objectives and a statement explaining the cultural heritage value of the District.

[14] Mr. Currie also referred to the Ontario Heritage Tool Kit, which includes guidelines on the delineation of heritage conservation districts. He opined that the Heritage Conservation District Plan and proposed Amendments satisfy these guidelines.

[15] Mr. Currie opined that the Heritage Conservation District Plan and proposed Amendments are appropriate and represent good heritage planning.

[16] The Appellant did not call evidence. It supports the Heritage Conservation District Plan and proposed Amendments.

## **ANALYSIS AND FINDINGS**

[17] Based on the uncontradicted opinion evidence of Mr. Currie, the Tribunal found that the Heritage Conservation District Plan and proposed Amendments are consistent with the PPS and conform with the Growth Plan, the Region's Official Plan and the City's Official Plan. It found that they comply with the requirements in s. 41.1 of the *Heritage Act* and represent good heritage planning.

**ORDER**

[18] The Tribunal orders that the appeal is allowed in part.

[19] The Tribunal approves the Heritage Conservation District Plan and proposed Amendments as set out in Attachment 1 to this Decision.

*“Hugh S. Wilkins”*

HUGH S. WILKINS  
MEMBER

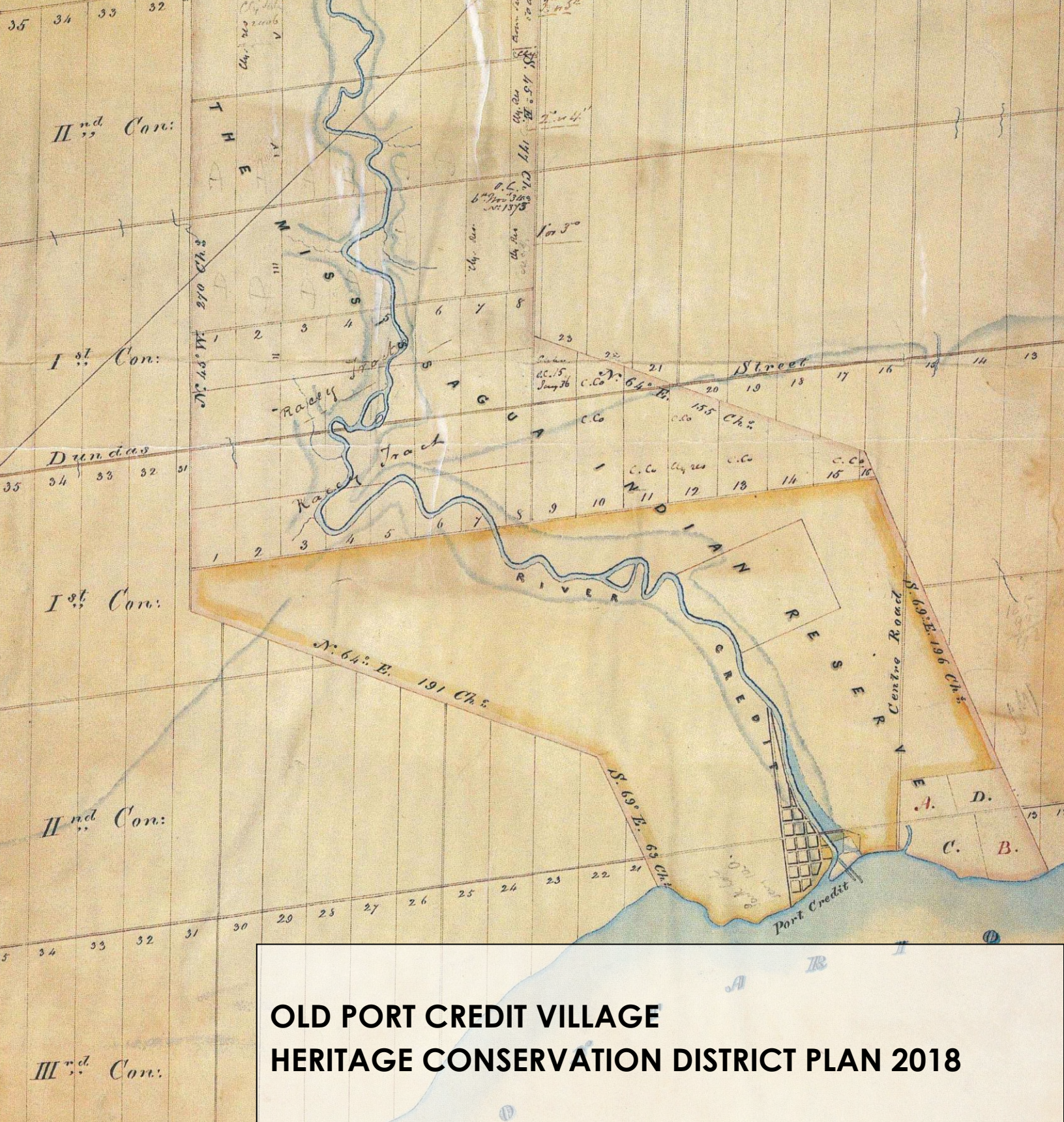
*“D. Chipman”*

D. CHIPMAN  
MEMBER

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**Local Planning Appeal Tribunal**

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# OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT PLAN 2018

## DISTRICT PLAN Prepared for the City of Mississauga



GEORGE ROBB ARCHITECT | MHBC | WSLA | HHI

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**Appendix B** Property inventory information (2018)

**Appendix C** Heritage Conservation Feasibility Study (Stage 1 Report)



**PART I**  
**HERITAGE**  
**CONSERVATION**  
**DISTRICT**  
**FRAMEWORK**

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# PART I – HCD Framework

## 1.0 Introduction

### 1.1 Background

In 1988, the City of Mississauga defined by by-law Old Port Credit village south of Lakeshore Road West on the west side of the Credit River as an area to be examined for possible future designation as a heritage conservation district. Section 40 of the *Ontario Heritage Act* enables municipal Councils to study areas whose special historical or architectural qualities are worthy of preservation.

The Port Credit District policies in the Official Plan, which superseded the Port Credit District Plan approved in 1986, first came into effect in July 1997, and were reaffirmed in Mississauga Plan (approved by the Region of Peel in May, 2003). They refer to a “character area” called the Historical Village of Port Credit, which approximates the study area delineated in 1988. In the Historical Village, preservation of the street pattern, residential character, natural features and historic housing stock is supported. These policies also reiterate the City’s intention to investigate the old town site of Port Credit as an area for future designation as a heritage conservation district.

George Robb Architect was chosen in mid-July of 2003 to undertake the Heritage Conservation Feasibility Study of Old Port Credit Village. In the November 28, 2003 Stage 1 Report prepared by the consultant team, recommendations on a heritage planning framework were made. Amendment of the Official Plan and Zoning By-law, extension of site plan approval, designation of the study area as a heritage conservation district and preparation of a heritage conservation district plan (HCD Plan) were recommended as components in the framework. The current HCD Plan was approved by the Ontario Municipal Board and has been in force since July 2004.

Since the original HCD Plan has been in force, there have been changes to the *Ontario Heritage Act*, Provincial policies, heritage conservation guidance, and changes to the community. The City of Mississauga wanted to ensure that the HCD Plan reflects these changes and appropriately manages future change within this special area of Port Credit, and as such decided to undertake an update to the Old Port Credit Village HCD Plan.

George Robb Architect, MHBC Planning, Wendy Shearer Landscape Architect (WSLA) and Historic Horizon Inc. (HHI) were retained in 2017 by the City of Mississauga in

order to assist City staff in undertaking the update project. This update project has been carried out for the following reasons:

- To ensure that the HCD Plan aligns with current legislation
- To ensure that the HCD Plan follows current best practices and heritage conservation principles
- To ensure the HCD Plan continues to preserve the village *character*
- Evaluate how the heritage management process can be improved

Accordingly, this updated HCD Plan is based on the best practices as expressed in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, while continuing with a similar management of future change and potential new development within the neighbourhood as the previous HCD Plan. This Plan is prepared to be consistent with the 2005 changes to the *Ontario Heritage Act*, the 2014 Provincial Policy Statement and the Ontario Heritage Toolkit and successor documents. As stated in Section 68 (3) of the *Ontario Heritage Act*: “Where there is a conflict between this Act or the regulations and any other Act or regulation, this Act or the regulations shall prevail.”

## **1.2 Relation between heritage planning and land use planning**

The plan sets out a frame of reference for reviewing planning applications in the District and provides general guidance for sites adjacent to the District. To integrate heritage planning fully into the City’s land use planning process, the following steps were taken:

- a) Designate the District by by-law under *Part V* of the *Ontario Heritage Act*;
- b) Adopt the Old Port Credit Village Heritage Conservation District Plan by by-law;
- c) Amend the City’s official plan – Mississauga Plan – as per the intent of the policies in this plan;
- d) Amend Zoning By-law No. 1227 in keeping with the intent of the policies of this plan;
- e) Amend the City’s site plan control by-law to extend site plan approval to all development applications in the District, with a streamlined approval process for applications that are deemed minor in nature.

## **1.3 Refinement of planning area (HCD boundary)**

The area to which the HCD Plan applies was one of the topics examined through the 2017 update process regarding the District. The 2004 HCD Plan applies to the area designated by the former By-Law No. 0272-2004 described as:

*The area known locally as Port Credit Village being bounded by Lakeshore Road West to the north, Mississauga Road South to the west, Lake Ontario to the south, and Credit River to the east, and more particularly shown on Appendix “A” attached hereto is hereby designated as a Heritage Conservation District.*

Through the consultation with the community and City of Mississauga staff, possible revisions to the north, west and southern boundaries were discussed and presented. The project team reviewed suggestions made, and has refined the District boundary as follows:

- The eastern boundary of the District be revised to encompass the entire Credit River, as well as the City-owned property located on the northeast side of the harbour
- The northern boundary of the District to include all of the Lakeshore Road West right-of-way
- The western boundary of the District remains to include all of the Mississauga Road right-of-way
- The southern boundary should be clarified to be the shoreline of Lake Ontario

The revised boundary as described above and shown as **Figure 2** clarifies the intent of the original designation of the Old Port Credit Village HCD, as it removes ambiguity relating to the southern, northern, and eastern boundaries. The northern and western boundaries include the entire rights-of-way of the abutting streets, helping to ensure a comprehensive approach to streetscape improvements. The southern boundary includes the entire shoreline as well, as this land is part of the District and J.C. Saddington Park. This ensures a consistent interpretation of the District boundary by all involved in the implementation of the District Plan.

The shift in the eastern boundary to encompass some of the harbour and City-owned lands to the east of the harbour captures more of the original Port Credit Village plot, which included lands on both sides of the river (see **Figures 1** and **5**). This provides for a consistent approach across the area, and further strengthens the identity of Port Credit. The revised boundaries of the District will also assist in determining potential impacts of adjacent development on the *heritage attributes* of the Old Port Credit Village HCD.

## **1.4 Archaeological Resources**

The east side of the river south of Lakeshore Road West was not part of the 2003 *Heritage Conservation Feasibility Study Old Port Credit Village Stage 1 Report*, and has not yet been evaluated regarding the potential for buried archaeological resources.

Any subsurface construction/demolition impacts, including public works, should be subject to a separate Stage 1 Archaeological Assessment by a licensed archaeologist, under the requirements of the provincial *Standards and Guidelines for Consultant Archaeologists* (Ministry of Tourism, Culture and Sport, 2011).

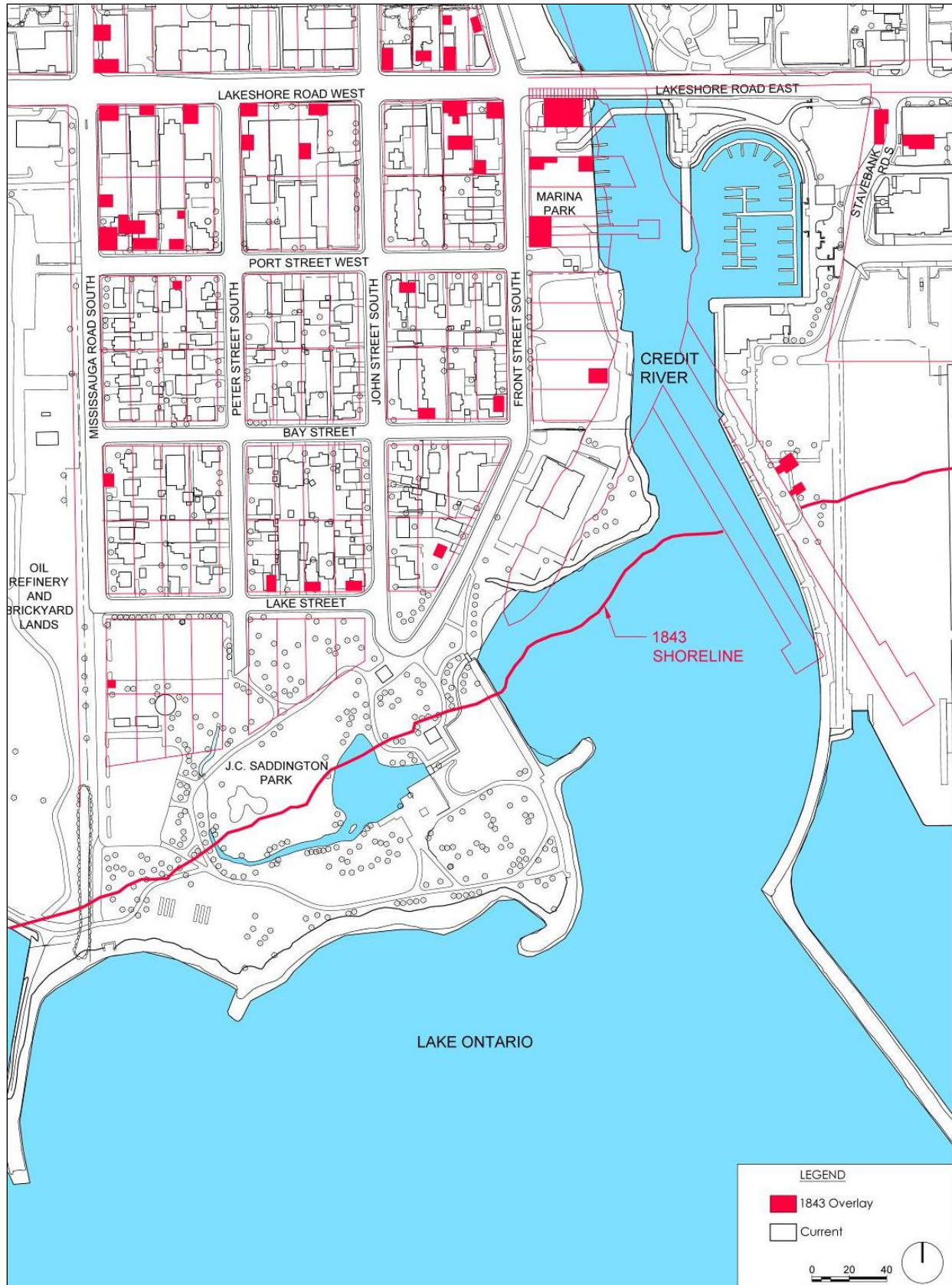


Figure 1: Current Old Port Credit Village with 1843 map overlay





Figure 2: Old Port Credit Village Heritage Conservation District Boundary

## 1.5 Who should use this District Plan?

The Old Port Credit Village Heritage Conservation District Plan is organized in a way to respond to those who are directly responsible for conserving the heritage *character* and *heritage attributes* in the District, notably:

- Property owners and tenants
- Owners of vacant parcels of land
- Residents
- City staff responsible for undertaking public works projects and reviewing development applications
- Owners of lands adjacent to the District

The policies and guidelines are also to be used by the Municipal Heritage Committee and City staff in providing advice to Mississauga City Council in making decisions on heritage permits under Part V of the *Ontario Heritage Act*. Under Section 42 of the *Ontario Heritage Act*, a heritage permit is required for the erection, demolition, removal or external *alteration* of a *building* or structure within a designated heritage conservation district. The Act defines the term ‘*alter*’ as meaning to change in any manner and includes to restore, renovate, repair or disturb. ‘*Alteration*’ has a corresponding meaning.

## 2.0 Policy context

### 2.1 Provisions of the Ontario Heritage Act

The *Ontario Heritage Act* originally came into force in 1975, and is the primary piece of legislation that governs the designation, conservation, and management of cultural heritage resources in the Province. The *Ontario Heritage Act* has undergone periodic revisions since 1975, with the most recent significant amendments taking place in 2005.

Part V of the *Ontario Heritage Act* allows municipalities to designate lands as a heritage conservation district, and Section 41(1) states:

*“Where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district.”*

Once a heritage conservation district has been designated by a municipality, the *Ontario Heritage Act* provides specific guidance regarding matters such as consistency with the District Plan, conflicts with the District Plan, and *alterations* and demolition of *buildings*.

**“Consistency with heritage conservation district plan**

*41.2 (1) Despite any other general or special Act, if a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,*

- (a) carry out any public work in the district that is contrary to the objectives set out in the plan; or*
- (b) pass a by-law for any purpose that is contrary to the objectives set out in the plan.*

**Conflict**

*(2) In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force.*

**Erection, demolition, etc.**

*42. (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:*

- 1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.*
- 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure”*

The *Ontario Heritage Act* also provides clear guidance regarding the process to designate a heritage conservation district, as well as the required contents of a heritage conservation district plan. Subsection 41.1 (5) of the Act provides that a heritage conservation district plan shall include:

- a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;*
- b) a statement explaining the cultural heritage value or interest of the heritage conservation district;*
- c) a description of the heritage attributes of the heritage conservation district and of properties in the district;*
- d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and*
- e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any*

*structure or building on the property, without obtaining a permit under section 42.2005, c.6,s.31.*

The above provisions were not part of the *Ontario Heritage Act* when the previous work on the Old Port Credit Village Heritage Conservation District was conducted in 2003 and 2004. The study team has ensured that this HCD Plan contains the required information related to these sections of the *Act*. Accordingly, Section 3.0 contains the required plan components provided for in (a), (b) and (c). The requirements set out in (d) are found in Part II, and those in (e) are described in Part III.

## **2.2 Provincial Policy Statement**

The *Provincial Policy Statement (PPS)* provides policy direction on matters of Provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. The first PPS was released in 1996, and helped to guide the development of the original Old Port Credit Village HCD Plan. An updated PPS was released in 2005, with a further updated version released in April 2014. The PPS is to be read in its entirety and the relevant policies applied to each situation. All municipal decisions must be consistent with the policy direction contained within the PPS.

The PPS contains broad-level policies related to cultural heritage and archaeological resources in Section 2.6. This section directs that *significant* cultural heritage resources shall be *conserved*, and that development on adjacent lands will not be permitted unless it is demonstrated that *heritage attributes* will be *conserved*.

*“2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

*2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

*2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”*

A number of important definitions related to cultural heritage matters are included in the PPS, and have been incorporated into this HCD Plan.

## 2.3 City of Mississauga Official Plan

The current City of Mississauga Official Plan was initially adopted by City Council in 2012, with subsequent amendments adopted by Council since that time. The most recent consolidation is dated March 2017. Most of Old Port Credit Village is designated 'Residential Low Density I' and "Public Open Space" on Schedule 10 (excerpt below). The southern side of Lakeshore Road West has "Mixed Use" and "Private Open Space" designations, and the eastern side of the Front Street South has a "Residential High Density" designation. Small areas are also designated "Residential Medium Density."

Section 7.4 of the Official Plan contains policies related to cultural heritage resources, heritage properties, heritage conservation districts, and archaeological resources. Section 7.4.3 states that the Old Port Credit Village is a Heritage Conservation District which is "of unique character to be *conserved* through a designation by-law pursuant to the Ontario Heritage Act."

The Official Plan provides a Local Area Plan for Port Credit, which includes specific policies related to the Old Port Credit Village in Sections 10.3.2. These policies state:

*10.3.2.1 Any additions, alterations, adaptive reuse or redevelopment will address how the development:*

- *displays massing and scale sympathetic to surroundings;*
- *preserves the historic housing stock;*
- *supports the existing historical character;*
- *maintains the existing street grid pattern and building setbacks; and*
- *maintains and enhances significant groupings of trees and mature vegetation.*

*10.3.2.2 Mississauga will encourage landscape screening along the west side of Mississauga Road South to buffer the adjacent vacant former refinery site.*

## 2.4 Other applicable policies and guidance

There are several additional documents that also provide guidance related to cultural heritage conservation, and serve as sources of information for the Old Port Credit Village HCD Plan.

### ***Standards and Guidelines for the Conservation of Historic Places in Canada***

The *Standards and Guidelines for the Conservation of Historic Places in Canada* were released in 2002 (with updates in 2010). This document was produced by Parks Canada and contains applicable guidance related to understanding historic resources

and determining types of interventions, as well as best practices related to *cultural heritage landscape* conservation and *building* conservation. The *Standards and Guidelines for the Conservation of Historic Places in Canada* has been adopted by the City of Mississauga Official Plan.

The *Standards and Guidelines* contain the following fourteen standards related to the conservation of historic places in Canada:

*General Standards for Preservation, Rehabilitation and Restoration*

1. *Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.*
2. *Conserve changes to an historic place that, over time, have become character-defining elements in their own right.*
3. *Conserve heritage value by adopting an approach calling for minimal intervention.*
4. *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.*
5. *Find a use for an historic place that requires minimal or no change to its character-defining elements.*
6. *Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.*
7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*
8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.*

*Additional Standards Relating to Rehabilitation*

10. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.*
11. *Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*
12. *Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*

#### Additional Standards Relating to Restoration

13. *Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.*
14. *Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.*

The *Standards and Guidelines* goes on to include guidelines for the conservation of historic places, and includes matters such as the various components of cultural landscapes (which includes heritage conservation districts), archaeological sites, *buildings*, engineering works, and materials.

#### **Ontario Heritage Toolkit**

The *Ontario Heritage Toolkit* is a collection of documents authored by the Province (Ministry of Tourism, Culture and Sport), that provide guidance related to a variety of cultural heritage planning matters. One document relates specifically to heritage conservation districts, and provides information related to the steps to undertake in designating a district. The introduction of the section describing what a heritage conservation district is notes that a heritage district “...enables the council of a municipality to manage and guide future change in the district, through adoption of a

*district plan with policies and guidelines for conservation, protection and enhancement of the area's special character."*

The Ministry of Tourism, Culture and Sport also publishes Information Sheets from time to time, and one such publication is entitled *Eight Guiding Principles in the Conservation of Built Heritage Properties*, and was published in 2007. Decisions related to the conservation of historic structures may be guided by the following principles which lay out a straightforward approach to planning for the conservation of these resources:

- 1) **Respect for documentary evidence:** *Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.*
- 2) **Respect for the original location:** *Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.*
- 3) **Respect for historic material:** *Repair/conservé - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.*
- 4) **Respect for original fabric:** *Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.*
- 5) **Respect for the building's history:** *Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.*
- 6) **Reversibility:** *Alterations should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.*
- 7) **Legibility:** *New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.*
- 8) **Maintenance:** *With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.*



## 3.0 District Significance, Heritage Attributes and Objectives

### 3.1 Introduction

Part V of the *Ontario Heritage Act* requires that a heritage conservation district plan contains a statement explaining the cultural *heritage value* or interest of the heritage conservation district, a description of *heritage attributes*, and a list of objectives to be sought in designating the area. The following subsections provide the required statement of significance, *heritage attributes*, and objectives.

### 3.2 Statement of District Significance

The District generally conforms on its east, south and west sides to the boundaries of the government's planned village plot of 1835. The District's northern boundary, Lakeshore Road West (originally, Toronto Street), became the village's main east-west street; and evolved into a major provincial traffic artery, the Lakeshore Highway (Highway No. 2). Because of extensive redevelopment north of Lakeshore Road West, the District contains almost all of the features associated with old Port Credit village.

Refer to [Appendix C](#) – Feasibility Study for additional history of the District.

#### ***First Nations***

Human habitation in the area predates the government's village survey by many thousands of years, as Indigenous peoples traveled the lakeshore and the river to gather spawning fish and other resources. An early fur trade post was also located here, to facilitate European trade with the Mississauga First Nation people.

The formation of Old Port Credit was especially affected by the settlement of the Mississauga at the mouth of the Credit River for over a century, their resettlement upriver in 1826, and their significant investment in the Credit Harbour Company in 1834. Peter and John Streets are named after Mississauga leaders Peter and John Jones, who were also directors in the Credit Harbour Company. Peter Jones, missionary, translator and author, is provincially important as a leading figure in the conversion of the Mississaugas and other Ojibway people to the Methodist branch of Christianity, and their adoption of a sedentary way of life with farming and trades. Mississauga Road South, originally called Joseph Street after Mississauga chief and Credit Harbour Company director Joseph Sawyer, preserves in its name the legacy of the Mississauga people in Port Credit.



**Figure 3: A view of Credit River, Upper Canada, by Elizabeth Simcoe, 1796. Credit: Library and Archives Canada / Elizabeth P. Simcoe.**



**Figure 4: A view of the Port Credit Harbour, looking west, showing stonehookers moored there, not dated. Credit: Harold Hare Collection.**

### Urban form

Urban form in old Port Credit village is defined by the original grid of streets laid out by surveyor Robert Lynn, by the Credit River and by J.C. Saddington Park fronting on Lake Ontario. There is a progression from high traffic activity on Lakeshore Road West, through quiet, low-density residential streets that dead-end in the park, to the sounds and sights of Lake Ontario.

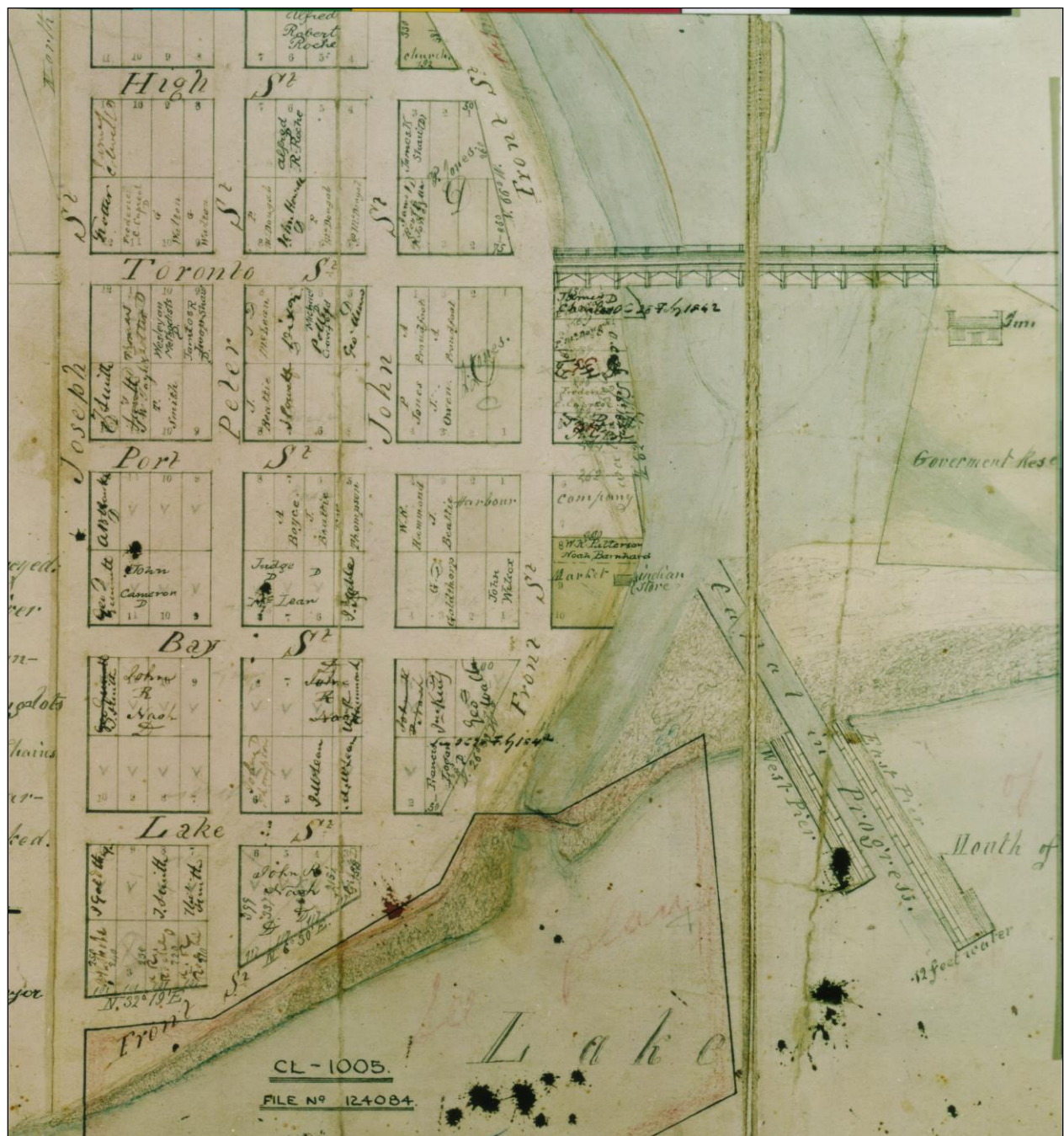


Figure 5: 1837 map showing the original street grid that helps define current urban form in Old Port Credit Village.

### ***Open spaces***

Important open spaces exist in the District: (1) J.C. Saddington Park, a good example of park planning in Canada from the 1970s; (2) Marina Park on the west bank of the Credit River, which has a long record of human use – from Native fishing in canoes, to wharves and warehouses before the 1855 fire, later to the favorite spot for swimming in the 1930s and 40s and finally to recreational boating; and (3) St. Mary's Roman Catholic Cemetery opened in the 1870s. J.C. Saddington Park provides lakefront access, and Marina Park provides riverside access. Open spaces associated with the District's institutional landmarks also have historic value.



**Figure 6: The open public space of J.C. Saddington Park is a significant asset in the District. Credit: MHBC.**



**Figure 7: The private open space of institutional *buildings* is an important landscape feature along Lakeshore Road West. Credit: GRA.**

## ***Landmarks***

A number of institutional landmarks important to Port Credit's history stand in the District. The Mississauga Masonic Temple of 1926 incorporates within its walls the Wesleyan Methodist Church of 1849, the first church in Port Credit. On the site where the Wesleyan Methodist Church originally stood is the Port Credit Methodist Church of 1894, now part of First United Church (1950-51). Next door to First United Church is Alfred Russell Clarke Memorial Hall of 1922, a community hall that served as the Port Credit council chambers from 1941 to 1974. Two brick buildings and a concrete base remain from the village waterworks, built at the same time as Clarke Memorial Hall. St. Mary's Separate School of 1953 complements St. Mary's Cemetery and St. Mary's Church, altogether creating a religious compound in the District's middle block along Lakeshore Road West. The Port Credit Village Fire Hall and Police Station, opened in 1955, is the oldest surviving fire hall in Mississauga.



**Figure 8: Mississauga Masonic Temple, built in 1926, incorporates within its walls the Wesleyan Methodist Church of 1849, the first church in Port Credit. Credit: GRA.**

### ***Land use***

Single-family houses, a few of which have been converted to commercial use, are typical in the District. Two out of the three blocks facing Lakeshore Road West are in institutional use and are of historic interest, while the third block has recently been developed commercially. Multiple-unit housing – four apartment buildings and one block of townhouses – is located in the eastern third of the District and does not incur into the low-density residential fabric of the District west of John Street South.

### ***Historic buildings***

A number of historic *buildings*, built as houses and converted to commercial use or built with a public function in mind but now used as houses, are also found in the District. The Wilcox Inn at 32 Front Street, the oldest surviving building in the District, is now a house. The first place of worship for Roman Catholics in Port Credit, moved to 32 Peter Street South, has been a house for many years. The Emma Peer House at 7 John Street South has become a restaurant. The Ida and Benjamin Lynd House at 15 Mississauga Road South has been turned into a spa. Adaptive reuse has been a long-established practice in the District.

Other houses of historic interest, dating from the nineteenth and early twentieth centuries, are modest vernacular dwellings: frame with siding or with a veneer of locally manufactured brick, usually 1½ storeys tall and gable roofed. Many were built by those who made their living on the water – mariner, sailor, fisher, and wharfinger – by tradespeople or by labourers. Infill houses of the mid-twentieth century were also modest. Houses that in terms of size and height complement houses of historic interest provide an appropriate architectural context for the District’s houses of historic interest.



**Figure 9: The former Wilcox Inn, 32 Front Street.**



**Figure 10: Fire hall, 62 Port Street**



**Figure 11: Village waterworks buildings in J.C. Saddington Park**



**Figure 12: Clark Memorial Hall, 161 Lakeshore Road West**



**Figure 13: Vernacular dwelling, 48 Lake Street**



**Figure 14: Vernacular dwelling, 31 Bay Street**

### ***Landscape***

The front yards of properties are predominately landscaped, contain a diversity of deciduous and some conifer tree species, and usually provide access to the street by means of a single driveway situated to one side of the lot.

Opportunities exist for greater appreciation, reinforcement and protection of the District which embodies the spirit of Old Port Credit village.



**Figure 15: The front yards of houses are typically landscaped and provide access to the street via a single driveway situated to one side of the lot. Credit: GRA.**

### **3.3 List of heritage attributes**

- a) Property boundaries conform to the government's planned village survey dated 1835;
- b) Human use and activity predate the government's village survey by many thousands of years;
- c) Urban form is defined by the original grid of streets, by the Credit River and by J.C. Saddington Park;
- d) The urban fabric is primarily comprised of a low-rise built form with modest building footprints relative to lot size;
- e) A number of institutional landmarks important to Port Credit's history remain;
- f) A number of historic *buildings*, built as houses and converted to commercial use or built with a public function in mind, but now used as houses remain;
- g) Other houses of historic interest are modest vernacular dwellings;
- h) Front yards consist of maintained landscaping of lawns and ornamental gardens with a variety of deciduous and coniferous specimen trees. Parking is generally provided in a single car width driveway often leading to a rear yard *garage*.
- i) Views of Credit River and Lake Ontario from Lakeshore Road West and from within the District;
- j) Views from Lake Ontario and the mouth of the Credit River harbour north to Lakeshore Road West, including both sides of the harbour.



### 3.4 Goals and objectives of designation

#### Overall conservation goal

The goal of the HCD Plan is to conserve and enhance the historical *character* of Old Port Credit Village, as defined in the foregoing statement of significance (Section 3.2).

#### Conservation objectives

Objectives build on the general goals identified above, and provide more detailed direction regarding the implementation of the District Plan. A number of objectives are sought through the designation of the District to achieve the goals.

#### Land use

- a) To maintain the District's predominately low-density residential *character*.
- b) To maintain public access to the Credit River and Lake Ontario.
- c) To preserve open spaces associated with institutional uses.
- d) To recognize the existence of the multi-unit residential *buildings* and the single block of townhouses in the District.
- e) To encourage the continued use of the District's institutional landmarks for their intended use but consider their reuse for other institutional purposes (preferably) or for other appropriate purposes.
- f) To permit *compatible* residential and/or commercial use of the Emma Peer House at 7 John Street South, Ida and Benjamin Lynd House at 15 Mississauga Road South, and Wilcox Inn at 32 Front Street South
- g) To retain the single-detached residential appearance along Front Street South, north of 28 Front Street South and south of 111 Lakeshore Road West, whether the *buildings* are used for residential or commercial use.

#### Contributing properties

- a) To strive in retaining *buildings* on *contributing properties* in situ.
- b) To encourage the appropriate care of *contributing properties*.
- c) To make *alterations* and additions to any *contributing property's buildings* in keeping with the architectural *character* of the *building*, and in keeping with the typical scale of the District.
- d) To base any intended *restoration* of a *contributing property's building* on documentary and/or as-found evidence.
- e) To keep front yards mainly landscaped and not hard-surfaced.
- f) To encourage the preservation and appropriate care of *significant* trees and shrubs on private land.

#### Other properties

- a) To accept the *buildings* on *other properties* as they are.

- b) To strive to ensure that new development on *other properties* respects the scale and type of built form found within the District, save for properties which are not already characterized by such scale and built form.
- c) To keep front yards mainly landscaped and not hard-surfaced.
- d) To encourage the preservation and appropriate care of *significant* trees and shrubs on private land.

### **New buildings**

- a) To make new *buildings* in keeping with the height and size that exist typically among those existing in the District and to make all new *buildings* respect the low height and small scale characteristic in the District, save for properties which are not already characterized by low height and small scale.
- b) To give the main body of a new *building* visual prominence and its *garage* less importance.

### **Public lands**

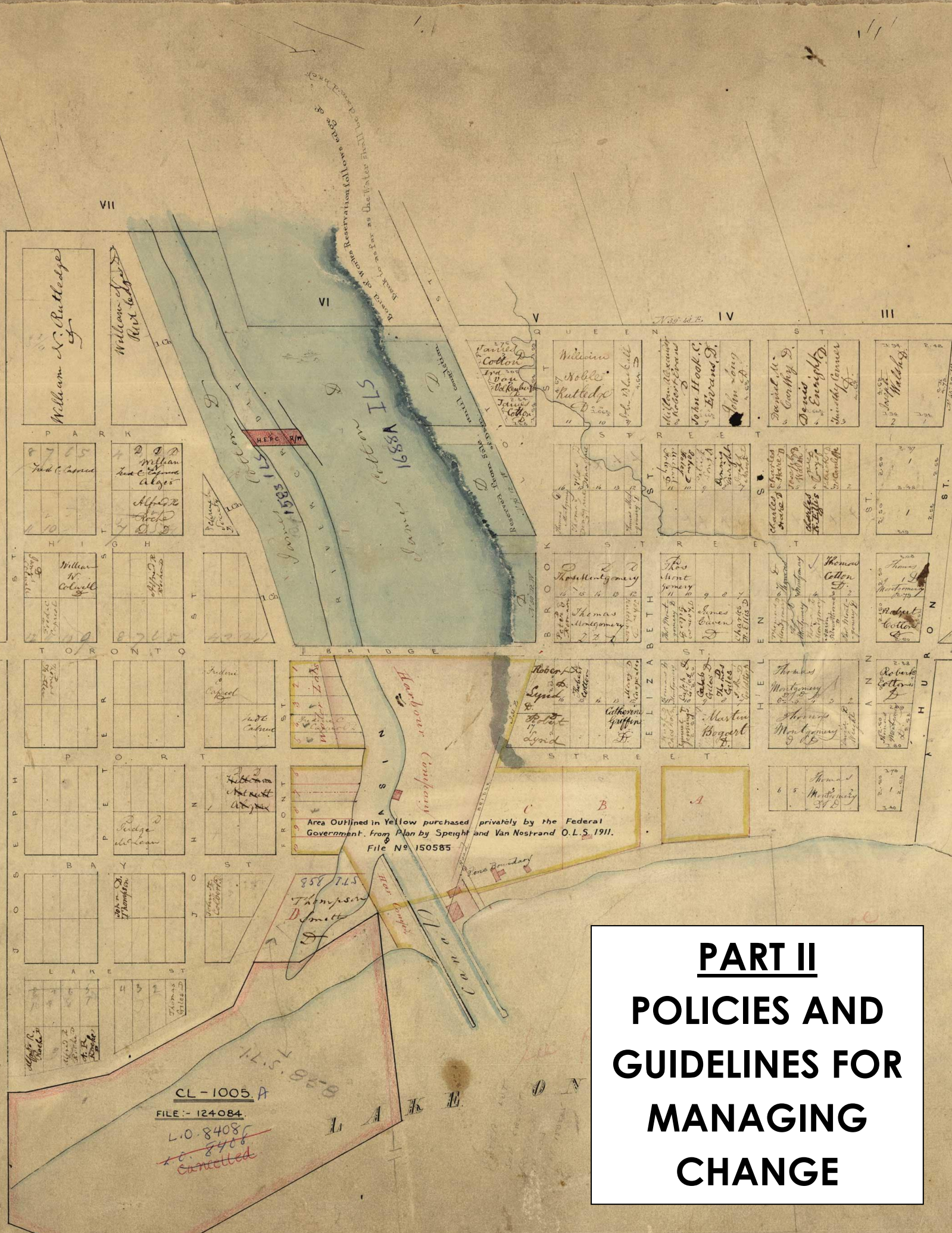
- a) To maintain the existing street grid, and enhance boulevards where and when possible.
- b) To open the long views on Mississauga Road South to Lake Ontario and on Port Street West and on Bay Street to the Credit River.
- c) To maintain J.C. Saddington Park and the public access it provides to Lake Ontario.
- d) To enhance public access to the Credit River in any development of Marina Park.
- e) To enhance public access to the Credit River in any development of the east side of the river.
- f) To enhance the streetscape and street profile to an earlier historic *character*.
- g) To maintain the views from the District towards the Credit River and Lake Ontario.
- h) To maintain the views from Lake Ontario and the mouth of the Credit River harbour north to Lakeshore Road West, including both sides of the harbour.

### **Former Oil Refinery / Brickyard lands**

- a) To design any future development on the west side of Mississauga Road South with respect to the *heritage attributes* of Old Port Credit Village HCD, as listed in Section 3.3.

### **Public awareness of history**

- a) To encourage historical research and archaeological investigation and interpret the District's history to the public.



Area Outlined in Yellow purchased privately by the Federal Government from Plan by Speight and Van Nostrand O.L.S. 1911. File No 150585

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**PART II**  
**POLICIES AND**  
**GUIDELINES FOR**  
**MANAGING**  
**CHANGE**

## PART II – Policies and guidelines for managing change

### 4.0 Introduction

The Old Port Credit Village Heritage Conservation District Plan follows from the Heritage Conservation Feasibility Study of Old Port Credit Village: Stage 1 Report. The Plan should be read with reference to the preceding study and the accompanying HCD Property Inventory, **Appendix B**. Excerpts from the Stage 1 Report regarding *building* conservation have also been included with this HCD Plan for information, and can be found in **Appendix C**.

The HCD Plan serves to guide physical change over time so it contributes to, and does not detract from, the District's historical *character*.

The HCD Plan applies to both the City's public works projects in parks and on streets and to each owner-initiated exterior *alteration*, addition or new construction project. While the policies encourage regular maintenance and necessary repair, property owners are not compelled to make improvements simply because of the establishment of the Old Port Credit Village Heritage Conservation District. Restoration to some fixed time in the past is not the plan's aim, but protecting the neighbourhood's primarily low-density residential land use and related architectural and urban form patterns that have survived from historical times is acknowledged as key to the neighbourhood's livability.

Over the long term of the plan, it is intended that neighbourhood *character* will be *conserved* and enhanced

The guidelines recognize that there is a role for both restoration of historical features and the addition of complementary design that will add features that comply with the requirements. It is anticipated that changes to exteriors of properties will be managed through the review and approval of heritage permit applications under Part V of the *Ontario Heritage Act*. These permit applications will be considered in the context of the guidelines in this document. It should be noted that these guidelines will also apply to properties located within the District that are also designated under Part IV of the *Ontario Heritage Act*.

### 4.1 Classification of properties

While each property – either privately or publicly owned – is designated as part of the Old Port Credit Village Heritage Conservation District, the plan recognizes differences among *contributing* properties and *other properties*.

**Contributing properties** are real properties whose age, history, or *building* is *significant* and/or complementary to the District. *Contributing properties* may include both older *buildings* that are of historic interest, as well as more recent *buildings* that are of a scale, type and built form that contributes to the District *character* according to Section 3.3. *Contributing properties* are listed in this Plan, shown on the accompanying map, and described and illustrated in the HCD Property Inventory, **Appendix B**.

**Other properties** are real properties whose main *building* is of a scale or form that do not meet the criteria for the District’s *character* as described by Section 3.3, and include large scale single-detached dwellings, medium-to-high-density residential buildings, townhouses, and commercial buildings along Lakeshore Road West. *Other properties* are listed in the Plan, shown on the accompanying map, and described and illustrated in the HCD Property Inventory, **Appendix B**.

Regardless of the class of property, work on any property should be executed in a way that conserves or enhances the District’s historical *character*.

**Classification of Properties Table**

No.	Address	Classification of Property
26	Bay Street	Contributing
27	Bay Street	Contributing
31	Bay Street	Contributing
36	Bay Street	Contributing
41	Bay Street	Contributing
42	Bay Street	Contributing
45	Bay Street	Other
46	Bay Street	Contributing
47	Bay Street	Contributing
50	Bay Street	Contributing
54	Bay Street	Contributing
57	Bay Street	Contributing
0	Front Street South	Contributing
10	Front Street South	Contributing
12	Front Street South	Contributing
14	Front Street South	Contributing
16	Front Street South	Contributing
21	Front Street South	Contributing

<b>No.</b>	<b>Address</b>	<b>Classification of Property</b>
24	Front Street South	Other
28	Front Street South	Other
32	Front Street South	Contributing
35	Front Street South	Other
36	Front Street South	Other
40	Front Street South	Contributing
42	Front Street South	Contributing
7	John Street South	Contributing
11	John Street South	Other
18	John Street South	Contributing
20	John Street South	Contributing
23	John Street South	Contributing
24	John Street South	Contributing
26	John Street South	Contributing
27	John Street South	Other
28	John Street South	Contributing
34	John Street South	Contributing
36	John Street South	Contributing
38	John Street South	Contributing
39	John Street South	Contributing
42	John Street South	Contributing
43	John Street South	Contributing
46	John Street South	Contributing
47	John Street South	Contributing
36	Lake Street	Contributing
40	Lake Street	Other
42	Lake Street	Contributing
46	Lake Street	Other
48	Lake Street	Contributing
53	Lake Street	Contributing
56	Lake Street	Contributing
58	Lake Street	Contributing
111	Lakeshore Road West	Other
113	Lakeshore Road West	Contributing
119	Lakeshore Road West	Other
121	Lakeshore Road West	Other
141	Lakeshore Road West	Contributing
151	Lakeshore Road West	Contributing
161	Lakeshore Road West	Contributing
167	Lakeshore Road West	Other

<b>No.</b>	<b>Address</b>	<b>Classification of Property</b>
169	Lakeshore Road West	Other
15	Mississauga Road South	Contributing
21	Mississauga Road South	Contributing
23	Mississauga Road South	Contributing
25	Mississauga Road South	Contributing
27	Mississauga Road South	Contributing
29	Mississauga Road South	Contributing
31	Mississauga Road South	Contributing
33	Mississauga Road South	Contributing
37	Mississauga Road South	Contributing
39	Mississauga Road South	Contributing
41	Mississauga Road South	Contributing
43	Mississauga Road South	Contributing
47	Mississauga Road South	Contributing
22	Peter Street South	Contributing
23	Peter Street South	Contributing
24	Peter Street South	Contributing
25	Peter Street South	Contributing
26	Peter Street South	Contributing
27	Peter Street South	Contributing
30	Peter Street South	Contributing
32	Peter Street South	Contributing
34	Peter Street South	Contributing
39	Peter Street South	Contributing
40	Peter Street South	Contributing
42	Peter Street South	Contributing
43	Peter Street South	Contributing
44	Peter Street South	Contributing
16	Port Street West	Other
23	Port Street West	Contributing
25	Port Street West	Contributing
27	Port Street West	Contributing
29	Port Street West	Contributing
31	Port Street West	Contributing
33	Port Street West	Contributing
43	Port Street West	Contributing
44	Port Street West	Contributing
45	Port Street West	Contributing
53	Port Street West	Contributing
54	Port Street West	Contributing

<b>No.</b>	<b>Address</b>	<b>Classification of Property</b>
57	Port Street West	Contributing
61	Port Street West	Contributing
62	Port Street West	Contributing
63	Port Street West	Contributing
12-14	Stavebank Road South	Contributing
	J.C. Saddington Park	Contributing
	Marina Park	Contributing





Figure 16: Old Port Credit Village HCD property types

## 4.2 Format of policies and guidelines

These guidelines are organized into a number of sections that address contemplated or potential changes to property within the Old Port Credit Village Conservation District. Each subsection provides direction or advice on *alterations to contributing properties* and *other properties*, *infill development*, landscape, accessibility, public works, archaeology, and green energy, as noted below:

- *Alterations* and additions to properties classified as *contributing*
- *Alterations* and additions to properties classified as *other*
- New construction
- Demolition and removal of *buildings* and structures
- Landscape conservation guidelines for private and public property
- Guidelines related to accessibility
- Guidelines related to energy conservation and sustainability
- Lands adjacent to heritage conservation districts
- Exempt *alterations* and classes of *alterations*

The subsections have further been organized into policies and guidelines where applicable.

<b>Policies</b>	Requirements that must be followed when undertaking <i>alterations to buildings</i> or changes to properties.
<b>Guidelines</b>	Best-practice suggestions to be considered when undertaking <i>alteration's to buildings</i> or changes to properties.

Not all policies and guidelines will apply in every case and their application will depend on the nature of each proposal. Heritage Permit Applications and Heritage Impact Assessments, where required, should identify and address all the applicable policies and guidelines.

## 4.3 Heritage Impact Assessments

A *heritage impact assessment* (HIA) is a report prepared by a qualified heritage consultant that provides a historical background on a property, documents the physical attributes of the property, and rationalizes how the property will be mitigated through the development process. An HIA will also describe how the proposed development conforms to the applicable policies and guidelines of this Plan. In cases where proposed development does not conform with one or more of the applicable policies or guidelines of this Plan, the HIA shall address whether the proposal impacts the District's

significance, heritage attributes and objectives, and should include any appropriate mitigation measures.

- a) HIAs are required to be submitted with Heritage Permit applications for the demolition of *buildings* and all new construction.
- b) HIAs are required to be submitted with Heritage Permit applications when specified by an applicable policy of this Plan.
- c) HIAs are not required to be submitted with Heritage Permit applications for *alterations* to properties within the District that comply with the policies and guidelines of this Plan.
- d) HIAs are not required to be submitted with Heritage Permit applications for new construction of *ancillary structures* less than 10 meters square.

## 4.4 Conservation guidance and heritage references

There is a wide variety of literature available with respect to the conservation of heritage properties. Publications and websites are easily accessible to the public, and rather than repeat this information, property owners are encouraged to review these sources in order to acquaint themselves with current *building* and landscape conservation best practices. Some applicable sources are outlined below.

- a) *Standards and Guidelines for the Conservation of Historic Places in Canada* (produced by Parks Canada) provides a sound reference document for initial guidance (available at: <http://www.historicplaces.ca/en/pages/standards-normes.aspx>).
- b) *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* can be used for an introduction and practical guide to *restoration* and *rehabilitation* of heritage architecture (available at: <http://www.heritagetrust.on.ca/en/index.php/pages/publications/well-preserved>).
- c) *Preservation Briefs* (published by Technical Preservation Services, US National Park Service) also address a comprehensive array of topics. Representative *Preservation Brief* titles of interest include:
  - #2 Re-pointing Mortar Joints in Historic Buildings
  - #3 Improving Energy Efficiency in Historic Buildings
  - #8 Aluminum and Vinyl Siding on Historic Buildings
  - #9 The Repair of Historic Wooden Windows
  - #10 Exterior Paint Problems on Historic Woodwork
  - #32 Making Historic Properties Accessible
  - #47 Maintaining the Exterior of Small and Medium Size Historic Buildings

The above papers (and others that may be of interest) are available at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>). Where not directly applicable, these papers provide advice on how to analyze a property, as well as the process to go through in selecting a plan for an *alteration*.

- d) *International Charter for the Conservation and Restoration of Monuments and Sites* (available at: [http://openarchive.icomos.org/431/1/Monuments\\_and\\_Sites\\_1\\_Charters.pdf](http://openarchive.icomos.org/431/1/Monuments_and_Sites_1_Charters.pdf)).
- e) *The Appleton Charter for the Protection and Enhancement of the Built Principles and Practice for Architectural Conservation* (available at: <http://www.icomos.org/charters/appleton.pdf>).

- f) *The Madrid Charter: Approaches for the Conservation of Twentieth-Century Architectural Heritage* (available at: <http://www.aeppas20.org/wp-content/uploads/2015/10/03-DM-ingles.pdf>).

## 4.5 Specific property references

For additional information regarding a specific property's history or *heritage attributes*, references include:

- a) *Old Port Credit Village Property Inventory Information* (2018), see **Appendix B**.
- b) *Old Port Credit Village Heritage Preservation Feasibility Study* (November 24, 2003), see **Appendix C**.
- c) The City of Mississauga's Port Credit Gallery (available at: <http://www.mississauga.ca/portal/residents/portcreditgallery>)
- d) Heritage Mississauga (available at: <http://www.heritagemississauga.com/>)
- e) Professional heritage assessment assistance can be obtained via the Architectural Conservancy of Ontario's *Preservation Works!* programme (available at: [http://www.arconserv.ca/preservation\\_works/](http://www.arconserv.ca/preservation_works/)).
- f) Professional specialists who write detailed property condition assessments can be found via the Canadian Association of Heritage Professionals (available at: <http://cahp-acecp.ca/>).
- g) Peel Art Gallery Museum and Archives (available at: [https://www.pama.peelregion.ca/en/aboutpama/cityofmississauga.asp?\\_mid\\_=28376](https://www.pama.peelregion.ca/en/aboutpama/cityofmississauga.asp?_mid_=28376)).
- h) The Canadiana Collection at the City of Mississauga Library (available at: [http://www.mississauga.ca/portal/residents/localhistory?paf\\_gear\\_id=10200022&itemId=105200874n&returnUrl=%2Fportal%2Fresidents%2Flocalhistory](http://www.mississauga.ca/portal/residents/localhistory?paf_gear_id=10200022&itemId=105200874n&returnUrl=%2Fportal%2Fresidents%2Flocalhistory) ).

## 5.0 Alterations to contributing properties

Most properties in the District have been identified as being *contributing*. They range from institutional landmarks to vernacular dwellings.

Property and building conservation involves maintenance, repair, *restoration*, *alteration* and new work in the form of additions. Maintenance and repair are activities that are done throughout the life of the property. An owner may also wish to restore architectural elements that have been lost, *alter* architectural elements in order to meet new demands, and add new rooms or features. While regular maintenance and necessary repair are always encouraged, returning a *contributing* property or one of its features to its original appearance or to another documented point in the property's history is only an option for owners to consider.

**The following sections in the HCD Plan may also be applicable:**

4.3 Conservation guidance and heritage references

4.4 Specific property references

11.0 Landscape conservation guidelines for private property

13.0 Accessibility

14.0 Energy conservation and sustainability

Part III – Exempt alterations and classes of alterations

## 5.1 Policies for alterations to contributing properties

- 5.1.1 Property owners must abide by the Property Standards By-Law 654-98.
- 5.1.2 The plan's policies will also apply to properties formerly designated under Part IV of the *Ontario Heritage Act*, which are now included in the Old Port Credit Village Heritage Conservation District. The Part IV buildings and properties will be treated as *contributing* properties.
- 5.1.3 The City will require all *buildings* on *contributing* properties remain *in situ*, and avoid their demolition or removal.
- 5.1.4 In cases where a *building* on a *contributing* property is proposed for demolition, the applicant for a demolition permit will be required to prepare a *heritage*

*impact assessment* prior to the issuing of the permit. In addition, the City may encourage *archaeological assessment* on the site while the *building* remains standing.

- 5.1.5 Before a demolition permit is issued for a *building* on a *contributing* property, the applicant will have first obtained a *building* permit for a new *building* that meets the plan's design guidelines for new construction (Section 6.0) and zoning by-law standards.
- 5.1.6 The removal or relocation of a *building* on a *contributing* property to another site will be a last resort. If removal is unavoidable, the *building* will be moved to a site as close as possible to its original site or to the most appropriate site.
- 5.1.7 The City will enter into *heritage conservation easements* with willing property owners where desirable.
- 5.1.8 The City will care for City-owned *contributing* properties in the District as currently recognized standards for property conservation recommend.
- 5.1.9 When repairing, *altering* or restoring *contributing* properties, property owners are required to:
  - a) Conserve the property's *heritage attributes*;
  - b) Conserve the property's history as documented in the HCD Property Inventory, **Appendix B**, fire insurance and other plans, historic photographs and other historical sources and as revealed on the property itself;
  - c) Conserve the structural integrity and the physical condition of the *buildings* on *contributing properties*; and,
  - d) Abide by the plan's guiding principles for the conservation of *contributing* properties.
  - e) Abide by *Standards and Guidelines for the Conservation of Historic Places in Canada* (produced by Parks Canada), which provides a sound reference document for initial guidance (available at: <http://www.historicplaces.ca/en/pages/standards-normes.aspx>).
- 5.1.10 The aim of any change to a *contributing* property will be to safeguard the *character*-defining elements of the property and not to falsify its appearance by making it look older or newer than it is.

5.1.11 Any institutional *contributing* property that cannot continue in its intended use and must be reused for other appropriate purposes will be adapted for the new use with the greatest degree of respect for the property's *character* and *heritage attributes*.

5.1.12 *Animated signs* are prohibited.

## 5.2 Guidelines for alterations to contributing properties

### 5.2.1 Foundations and walls

- a) Protect original wall surfaces from cleaning methods that may permanently *alter* or damage the appearance of the surface or give a radically new look to the property. For example, sandblasting or other abrasive particulate cleaning, strong chemical cleaning solutions, or high pressure water blast will not be permitted.
- b) Brick masonry requires re-pointing from time to time and this process should be undertaken by tradespeople with experience with nineteenth century construction.
- c) Generally, lime-based mortar should be used and joints should replicate the original in finish, colour and texture. Rough-cast or stucco walls require experienced trades to repair.
- d) Avoid the application of new finishes or coatings that *alter* the appearance of the original material, especially where they are substitutes for repair. *Alterations* that comprise unacceptable materials include water repellent coatings, paint on brick or stone, aluminum or vinyl siding. Materials such as concrete fibre board and synthetic wood products will be considered on a case-by-case basis.

### 5.2.2 Roofs

- a) Decorative roof features and original roofing materials, such as slate, wood shingles, and copper on sloped roofs, should be retained and *conserved* wherever possible.
- b) Ensure that vents, skylights and other new roof elements are sympathetic in type and material and that they are discreetly placed out of general view from the street and public rights-of-way.



- c) Roof drainage elements including gutters, eaves troughs, and downspouts shall be maintained and cleaned. Downspouts should be directed away from *building* foundations.
- d) Maintenance of original roof shape is encouraged.

### 5.2.3 Windows

- a) Protect and maintain original window openings as well as distinguishing features such as hardware, materials, surrounds, frame, shutters, sash, and glazing.
- b) Modifications to the size, type, or shape of window openings, removal of muntins, replacement of single glazing with insulated sealed units, or covering of trim with metal or other material is discouraged.
- c) Improvement in energy efficiency of single glazed units can be achieved with traditional exterior wood storm windows or contemporary interior magnetic storm glazing. Exterior-applied aluminum storm windows are discouraged.
- d) Avoid removing or blocking up window openings that are important to the architectural *character* and symmetry of the *building*.
- e) New windows should be *compatible* with the original in terms of material, proportions, rhythm and scale.

### 5.2.4 Entrances

- a) Exterior ramps and lifts may be permitted for barrier-free access in accordance with applicable legislation, but shall not be physically attached to *heritage building fabric*.
- b) Protect and maintain entrances on principal elevations where they are often key elements in defining the *character* of a *building*. Recessed entrances are best maintained where they exist. Conserve important features such as doors, glazing, lighting, steps and door surrounds.
- c) Where new entrances or exterior staircases are required, they should be installed on secondary elevations.

### 5.2.5 Features and spaces around buildings

- a) Maintain traditional views of property by avoiding the masking or hiding of prominent *building* features.
- b) Keep parking areas, *ancillary structures*, and utilities such as heat pumps and satellite dishes to the side or rear.
- c) Maintain original historical means of access including drives, walkways and doorways. If required, it is preferred that new entrances be installed on secondary elevations.
- d) Maintain proper site drainage in any work so that water does not collect or drain towards the foundation.
- e) Additional advice regarding this subject is also provided in Section 12.0: Landscape conservation guidelines for private and public property.

### 5.2.6 Signage

- a) Address and name signage should be modest in size, and suitably scaled to property and front yard.

### 5.2.7 Removal of heritage building fabric

- a) Removal of *heritage building fabric* is discouraged. Where original material must be removed its original location should be documented.
- b) *Heritage building fabric* should be repaired wherever possible and not replaced. When undertaking repair, replacement or *restoration*, use the same materials as the original.
- c) The patina of age or signs of craftsmanship such as tool marks or irregularities found in older work and materials should be respected and not covered up or obscured.

### 5.2.8 Exterior cladding

- a) Replace vinyl, aluminum, or other non-original siding with the original wall material if possible. Besides their effect of hiding window and door surrounds and cornice detail, these synthetic claddings conceal any decay of the underlying wall material.

### 5.2.9 Heating and ventilation

- a) Install new chimneys, vents, skylights and mechanical or electrical equipment away from street view.
- b) Avoid cuts into the roof; and where a cut is necessary, protect the cut with flashing.
- c) Never replace brick chimneys with metal pipes. Redundant chimneys should be kept as a *character* feature.

### 5.2.10 Exterior painting

- a) Never paint masonry surfaces or roughcast plaster unless already painted.
- b) Choose paint colours for wood surfaces after conducting a paint analysis which determines the *building's* paint history, or by devising a scheme that is typical for the *building's* age.
- c) Never strip painted wood to the bare wood, leaving it unpainted and exposed to the weather.

### 5.2.11 Considerations for commercial uses in former residential properties

- a) Where residential heritage properties are converted to commercial uses, signs should not block architectural features such as windows and ornamentation, and should be attached so as to do the least amount of damage to the façade. Attachment to masonry surfaces should be made through mortar joints and not masonry units, as mortar joints are more easily repaired.
- b) Externally illuminated signs will be encouraged and are preferred.
- c) The following sign types may be permitted on a case by case basis, usually where they are replacements for existing similar signage: internally illuminated sign, neon sign, curved rigidly and fixed vinyl awning.

## 6.0 Additions on contributing properties

The following policies and guidelines for adding to *contributing* properties.

**The following sections in the HCD Plan may also be applicable:**

4.3 Conservation guidance and heritage references

4.4 Specific property references

11.0 Landscape conservation guidelines for private property

13.0 Accessibility

14.0 Energy conservation and sustainability

Part III – Exempt alterations and classes of alterations

### 6.1 Policies for additions on contributing properties

6.1.1 Property owners must abide by the Property Standards By-Law 654-98.

6.1.2 The installation of Exterior Insulation and Finish Systems (EIFS) is not permitted on additions to *buildings* on *contributing properties* within the District.

6.1.3 When adding to *buildings* on *contributing properties*, property owners will consider:

- a) The *building's* historic materials and distinctive features;
- b) The property's history as documented in **Appendix B**, fire insurance and other plans, historic photographs and other historical sources and as revealed on the *building* itself;
- c) The *building's* structural support and its physical condition; and,
- d) *Standards and Guidelines for the Conservation of Historic Places in Canada* (produced by Parks Canada) provides a sound reference document for initial guidance (available at: <http://www.historicplaces.ca/en/pages/standards-normes.aspx>).
- e) Context sensitivity in regards to setbacks and adjacent properties.

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.

6.1.5 *Garages* of single-family dwellings shall be set back from the face of *building* a minimum of two (2) metres.

6.1.6 *Animated signs* are prohibited.

## 6.2 Guidelines for additions to contributing properties

6.2.1 Removal of *heritage building fabric* – see Section 5.2.7

### 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 side façade, 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.
- b) Multi-storey exterior additions are best set back as deeply as possible from the existing front wall plane in order to be unobtrusive in the streetscape and to differentiate the addition from the older structure.
- c) New *garages* are best designed as separate *buildings*, if possible, sited noticeably behind, a minimum of two (2) metres from the front facade, or towards the back of, the house.
- 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.

### 6.2.3 Height

- a) The majority of *buildings* within the residential area are one and a half and 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*.

#### 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.

#### 6.2.5 Relation to street

- a) Additions to heritage residential *buildings* 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.

#### 6.2.6 Roofs

- a) The original roof configuration should be maintained and not obscured by any addition. Similarly, roofing materials and associated features, such as fascia, trim, and brackets should be retained and not obscured.
- b) Roof types encouraged in new construction are front gabled and side gabled.
- c) Decorative roof features and original roofing materials such as slate, wood shingles, and copper on sloped roofs should be retained and *conserved* wherever possible.
- d) Ensure that vents, skylights and other new roof elements are sympathetic in type and material and that they are discretely placed out of general view from the street and public rights-of-way.
- e) Roof drainage shall be maintained and directed away from *building* foundations.

#### 6.2.7 Windows and entrances

- a) Protect and maintain original window openings as well as distinguishing features such as materials, surrounds, frame, shutters, sash and glazing.
- b) Improvement in energy efficiency of single glazed units can be achieved with traditional exterior wood storm windows or contemporary interior magnetic storm glazing.
- c) Avoid removing or blocking up window openings that are important to the architectural *character* and symmetry of the *building*.
- d) New windows that are *compatible* with the original in terms of material, proportions, rhythm and scale is encouraged.

- e) Ramps may be permitted for barrier free access in accordance with applicable legislation, but shall not be physically attached to *heritage building fabric*.
- f) Protect and maintain entrances on principal elevations where they are often key elements in defining the *character* of a *building*. Conserve important features such as doors, glazing, lighting, steps and door surrounds.
- g) Where new entrances or exterior staircases are required, they should be installed on secondary elevations.

#### 6.2.8 Exterior cladding

- a) *Buildings on contributing properties* are clad in traditional materials such as brick, stucco or wood siding. These materials are encouraged for new additions.
- b) Synthetic materials such as vinyl or aluminum siding are discouraged. Materials such as concrete fibre board and synthetic wood products will be considered on a case by case basis.
- c) Exterior cladding of addition should not clash with exterior cladding material of existing property.

#### 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*.
- b) Consider modern or traditional styles, but avoid incorporating features that mimic historic features and pretend to be old.
- c) Ensure the addition does not overwhelm nearby properties.
- d) Consider the appropriateness of an existing historic addition, for example, a rear wing, in the design of a new addition.
- e) Build the addition to be as much structurally and mechanically independent from the *contributing property's building* as possible.

## ENCOURAGED EXTERIOR WALL MATERIALS FOR BUILDINGS ON CONTRIBUTING PROPERTIES



✓ Encouraged: Brick



✓ Encouraged: Wood board and batten



✓ Encouraged: Wood shingles



✓ Encouraged: Vertical wood siding



✓ Encouraged: Horizontal wood siding



✓ Suitable: Horizontal fibre cement board



## DISCOURAGED OR PROHIBITED EXTERIOR WALL MATERIALS FOR BUILDINGS ON CONTRIBUTING PROPERTIES



× Discouraged: faux stone



× Discouraged: faux stone



× Prohibited: exterior insulation and finish systems (EIFS)

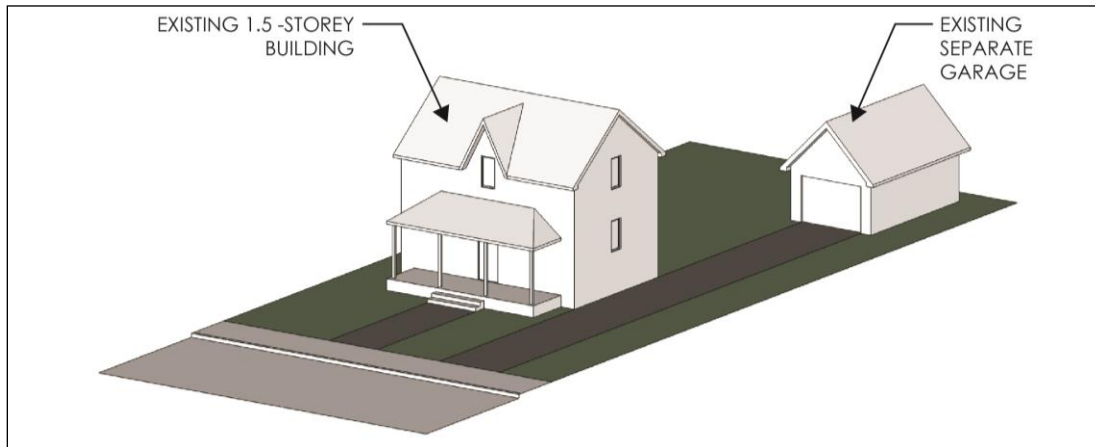


× Discouraged: exposed concrete block

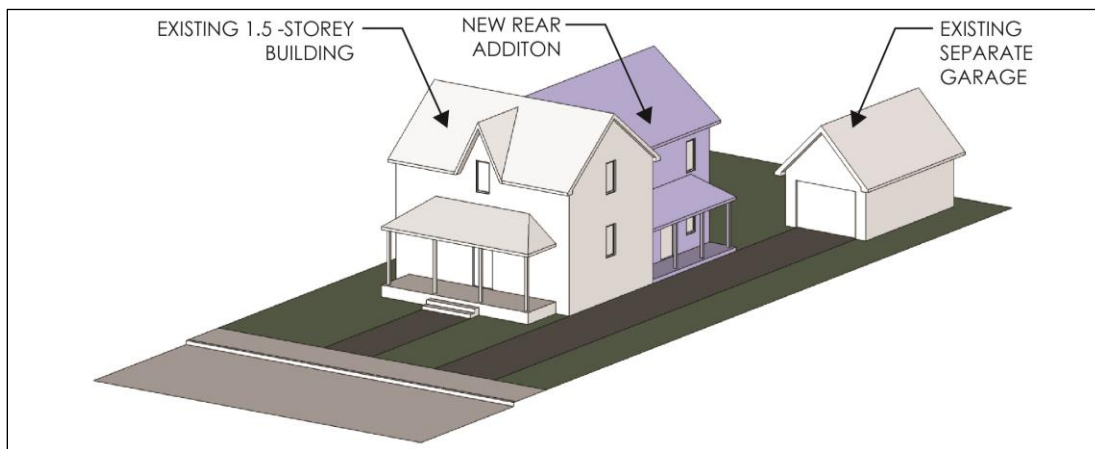


× Discouraged: vinyl shake siding

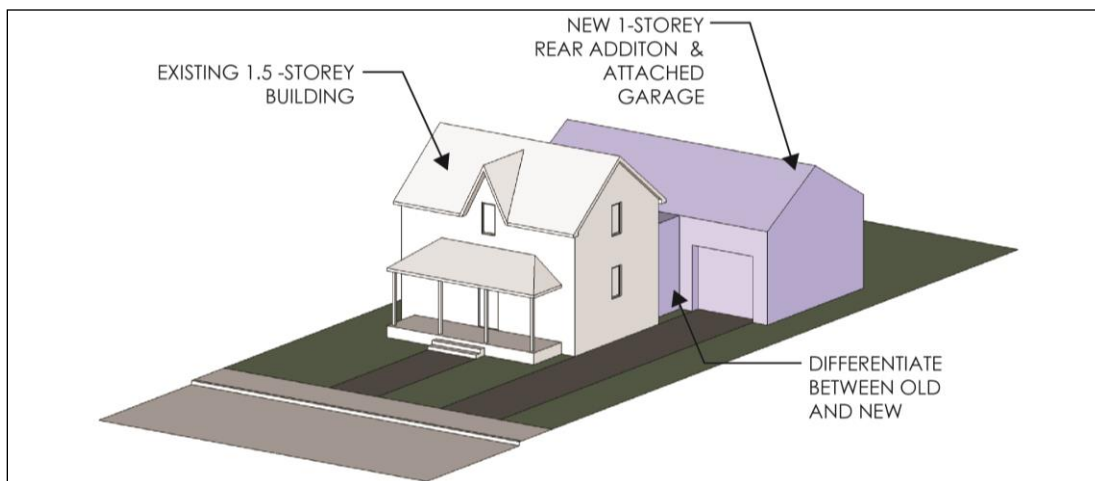
The following are limited examples provided to avoid prescriptive guidance and to encourage creative approaches to design that are sensitive to *heritage attributes*.



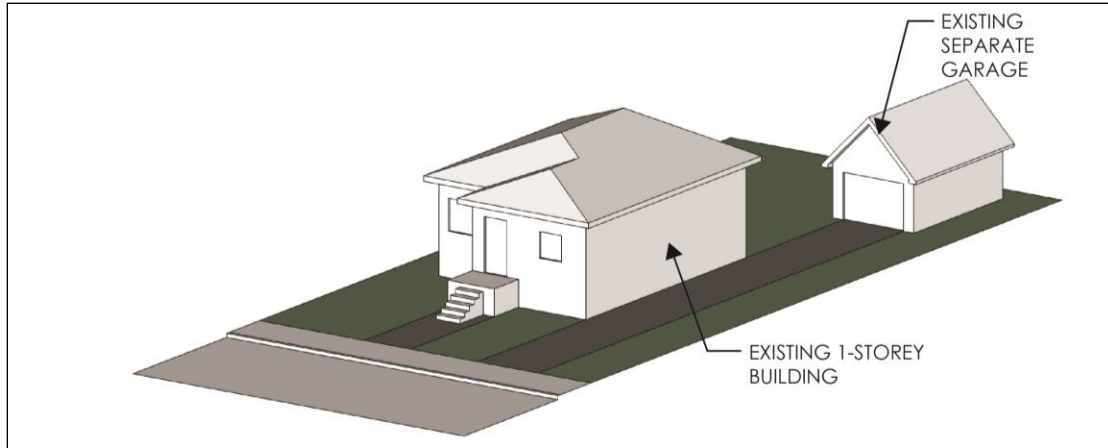
**Figure 17: Typical existing massing for a 1.5-storey building on a *contributing* property**



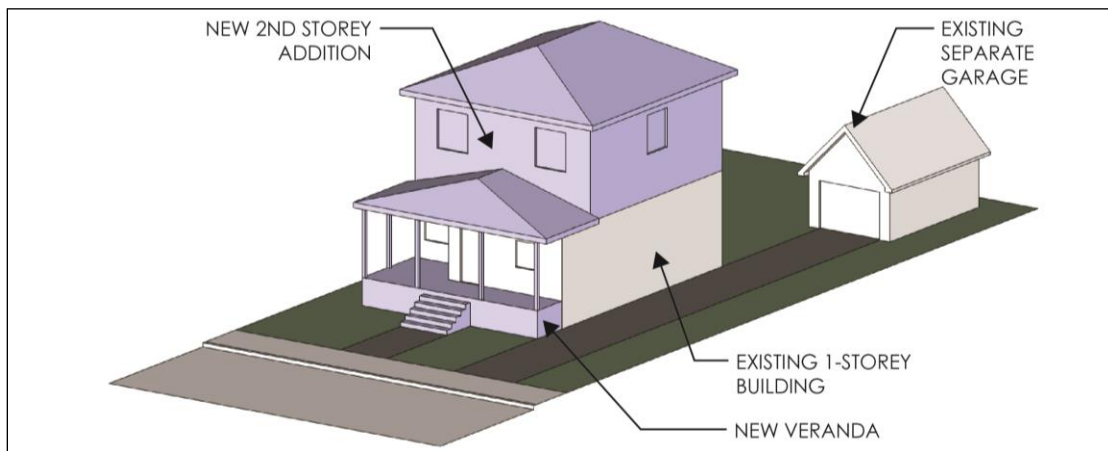
**Figure 18: Example of new rear 1.5-storey addition for building on a *contributing* property**



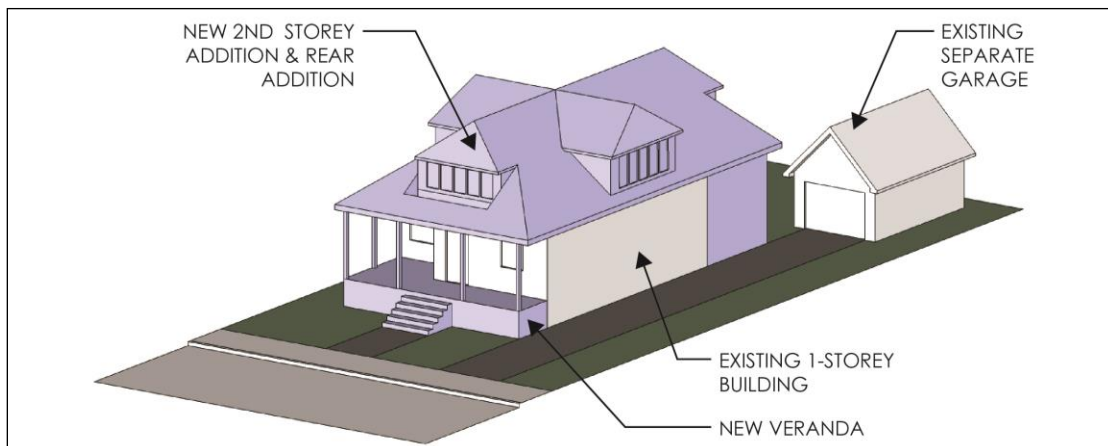
**Figure 19: Example of new rear 1.5-storey addition with attached *garage* for a building on *contributing* property**



**Figure 20: Typical existing massing for a 1-storey building on a contributing property**



**Figure 21: Example of new 2nd-storey addition with veranda on a 1-storey building on a contributing property**



**Figure 22: Example of new second-storey addition with veranda on a building on a contributing property**

## CONTRIBUTING PROPERTIES: SUITABLE ADDITIONS AND ALTERATIONS



Figure 23: An example of a suitable contemporary house alteration on a *contributing* property. New is differentiated from old, while the original roofline is maintained. The garage is separate and located in the rear. Credit: Johnson Chu, architect / Brenda Liu, photographer.



Figure 24: An example of a suitable rear 1.5 storey addition to an existing house on a *contributing* property with preferred materials of horizontal siding, brick, and wood shingle. The scale and landscaping are complementary to the District. Photo credit: GRA.



Figure 25: An example of a suitable rear addition to a house on an existing *contributing* property. The addition is set back from the face of the existing building, and does not exceed the height of the original building. The amount of front yard soft landscaping has been maintained. Photo credit: GRA.



Figure 26: An example of a suitable contemporary addition with the preferred materials of wood and shingle siding. The scale is preferred, and is the differentiation between old and new construction. Credit: Atelier Pierre Thibault / Alain Laforest, photographer.

## 7.0 Alterations and additions to other properties

There are some *other* residential properties in the District, although new residential construction may be permitted in the future.

**The following sections in the HCD Plan may also be applicable:**

11.0 Landscape conservation guidelines for private property

13.0 Accessibility

14.0 Energy conservation and sustainability

Part III – Exempt alterations and classes of alterations

New construction and work undertaken to non-heritage residential *buildings* should respect the overall *character* of the Old Port Credit Village Heritage Conservation District and be sensitive to any neighbouring heritage *buildings*. The following should be consulted for general guidance:

### 7.1 Policies for alterations and additions to other properties

7.1.1 Property owners must abide by the Property Standards By-Law 654-98.

7.1.2 When permitted additions to *buildings* on *other properties* are proposed, the design will respect the District's general historical *character* but integrate with the existing *building*. In designing additions, property owners will also have regard for any impact the addition may have on adjacent properties in terms of scale, massing, height and setback.

7.1.3 *Animated signs* are prohibited.

### 7.2 Guidelines for alterations and additions to other properties

#### 7.2.1 Location

- a) Exterior 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 *building* and neighbouring properties.

### 7.2.2 Height

- a) New additions should be no higher than the existing *building* height. Where additions are proposed that exceed the existing building height, a heritage impact assessment must be completed that demonstrates that the additional height does not negatively impact the District.

### 7.2.3 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.

### 7.2.4 Setback

- a) In streetscapes of similar *building* setbacks new construction should match existing.

### 7.2.5 Roofs

- a) Roof types encouraged in new construction are front gabled and side gabled. Flat roofs are permitted for additions to existing multi-unit residential buildings, and new multi-unit residential buildings on other properties.
- b) Asphalt, wood shingles or metal are appropriate for new construction.
- c) Any required roof vents, skylights, satellite dishes, solar panels, metal chimneys and flues, other venting devices and roof features should be located to the rear of new additions.
- d) Roof lines should reflect the horizontal cornice of adjacent heritage *buildings* where adjacent properties are of a comparable scale.

### 7.2.6 Exterior cladding

- d) Most of the properties in the District are clad in traditional materials such as brick, stucco or wood siding. These materials are encouraged for new additions.
- e) Synthetic materials such as vinyl or aluminum siding are discouraged. Materials such as concrete fibre board, concrete panels and synthetic wood products will be considered on a case by case basis.
- f) The installation of Exterior Insulation and Finish Systems (EIFS) on *buildings* on *other properties* is discouraged within the District.

## 8.0 Properties fronting Lakeshore Road East and West

There are several non-heritage commercial properties on the south side of Lakeshore Road East and West. In addition to the policies and guidelines for contributing and other properties, properties fronting Lakeshore Road should abide by the policies and guidelines in this section.

**The following sections in the HCD Plan may also be applicable:**

11.0 Landscape conservation guidelines for private property

13.0 Accessibility

14.0 Energy conservation and sustainability

Part III – Exempt alterations and classes of alterations

### 8.1 Policies for properties fronting Lakeshore Road East and West

8.1.1 Property owners must abide by the Property Standards By-Law 654-98.

### 8.2 Guidelines for properties fronting Lakeshore Road East and West

#### 8.2.1 Location

- a) Exterior 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 *building* and neighbouring properties.

#### 8.2.2 Height

- a) The height of additions should respect the height of existing adjacent *buildings*.

#### 8.2.3 Relation to street

- b) Additions and alterations to commercial buildings on other properties shall continue to maintain the street wall with appropriate use of materials on the ground and upper floors.

- c) Additions to commercial buildings on corner sites shall address the side lot line with appropriate materials, glazing, entrances and other architectural features to ensure continuity with street front façade design and avoiding the construction of large blank walls.

#### 8.2.4 **Windows and entrances**

- a) Storefronts should be primarily glazed, and upper storey windows should be rectangular and vertical in proportion.
- b) Entrances from the sidewalk may be flush or recessed.
- c) Blank windowless walls are discouraged.

#### 8.2.5 **Exterior cladding**

- a) The principal *building* cladding for commercial *buildings* in the District has been historically either brick or rough cast stucco. Residential *buildings* in commercial use are frame with stucco or horizontal weatherboard cladding. These materials will be encouraged for major additions, with an emphasis on distinguishing old and new portions of the *building*.
- b) The installation of Exterior Insulation and Finish Systems (EIFS) on *buildings* on *other properties* is discouraged within the District.



## 9.0 New construction

In addition to the zoning by-law standards, the following guidelines will assist property owners in designing new *buildings* and their *garages*.

**The following sections in the HCD Plan may also be applicable:**

4.4 Specific property references

11.0 Landscape conservation guidelines for private property

13.0 Accessibility

14.0 Energy conservation and sustainability

Part III – Exempt alterations and classes of alterations

### 9.1 Policies for new construction

- 9.1.1 The design of a new *building* will correspond to the plan's design guidelines for new construction and respect the District's general historical *character*. In the designing of new *buildings*, property owners will have no negative impact on adjacent properties in terms of scale, massing, height, setback and entry level.
- 9.1.2 New *buildings* will be one, one-and-a-half or two storeys in height except on multi-unit residential sites where *building* height currently exceeds two storeys. On these sites, new multi-unit residential buildings that exceed two storeys may be permitted. When new buildings are proposed with heights that exceed existing permissions, a Heritage Impact Assessment will be completed that demonstrates that the new height does not have a negative impact on the District.
- 9.1.3 Any *garage* will be placed behind a minimum of two (2) meters from the front wall of the house; and may be detached or attached. One-storey detached *garages* are preferred. In the case of multi-unit developments, parking structures shall be located and designed to minimize impact on the District.
- 9.1.4 Land use for new construction will conform to Section 15.0 Land Use.
- 9.1.5 *Animated signs* are prohibited.

## 9.2 Guidelines for new construction

### 9.2.1 Height

- a) The District's houses of the nineteenth and early twentieth century were mostly one-and-one-half storeys tall. A new house shall not exceed two storeys.

### 9.2.2 Open space

- a) The placement of a new house on its lot and the delineation of the house's footprint should result in ample open space around the house.
- b) There should be a modest front yard setback and a deeper backyard. Be aware of any established *building* line along the street and the setbacks on adjacent properties to ensure conformity. The setback from the street should be a median of neighbouring properties.

### 9.2.3 Trees and vegetation

- a) Save *significant* trees when siting and constructing new *buildings*. Mature trees take many years to grow. They provide shade in summer, release oxygen, filter pollutants in the air, offer habitat for birds, and provide a canopy cover.
- b) The footprint of new *buildings* should be located away from any *significant* tree on the property, and measures should be taken to protect *significant* trees during construction.

### 9.2.4 Relation to street

- a) New *buildings* should reinforce the existing street grid pattern. The street grid helps define the District's historical *character*. Any new *building* should be sited parallel to the street (not angled).

### 9.2.5 Wall materials

- a) Choose a wall material that complements the *contributing property's buildings*. Wood siding and red brick veneer were the typical claddings for District houses. A common form of wood siding was clapboard of relatively narrow cut and with a slight projection
- b) The wall material should be the same across the wall, not a mix of materials.
- c) Pre-coloured wood siding or synthetic siding are options, and should be properly installed.

- d) The installation of Exterior Insulation and Finish Systems (EIFS) on *buildings on other properties* is discouraged within the District.

#### 9.2.6 Windows

- a) The proportions of windows in the District's *contributing property's buildings* are taller than they are wide. They are flat-headed or with a very shallow arch.
- b) Avoid multi-paned sashes, especially the ones with snap-in muntin bars.
- c) Place any large, full-length, two-storey or picture window away from street view.

#### 9.2.7 Roof

- a) Almost all the District's *buildings* have gable, hip or truncated hip roofs of medium pitch. The gable roof was most common.
- b) Install chimneys, vents, skylights and mechanical or electrical equipment away from street view.

#### 9.2.8 Services

- a) Modern services, vents and exhausts are best placed where they cannot be seen by passersby on the sidewalk.

#### 9.2.9 Garages and ancillary structures

- a) Site *garages* behind a minimum of two (2) metres from the front wall of the *building*. *Ancillary structure* in the District have traditionally been placed in the backyard. There are several examples of small detached, gable-roofed *garages* located behind the house and in the side yard.
- b) If a separate *garage* is not possible, an attached *garage* or carport should be set back from the house's front wall as far as possible.
- c) Parking for multi-unit buildings should be accessed by a minimal width lane and located to minimize visibility from the street. . Underground parking is preferred. Any above-ground parking should not exceed 1-storey in height.

#### 9.2.10 Style

- a) New construction should be a product of its own time.
- b) New construction should be respectful of the District's historical patterns, but it should not pretend to be old. Consider modern or traditional styles, but avoid incorporating features that mimic historic features.

- c) The mariners, sailors, fishers, wharfingers, tradespeople, and labourers who built the District's houses of historic interest used decoration sparingly. Ornamentation of new construction should be restrained.

## SUITABLE NEW CONSTRUCTION



Figure 27: An example of a suitable new construction with horizontal fibre-cement siding and contextually appropriate geometries without false heritage details. The *garage* is separate and located in the rear. Credit: Rowland + Broughton Architects.



Figure 28: An example of a suitable new construction with preferred scale, amount of landscaping, and horizontal siding in Old Port Credit Village, 57 Bay Street. The *garage* is separate and located in the rear.



Figure 29: An example of suitable new construction. Brick cladding, clay tile roofing, roof shape, and building scale are sympathetic to the District. Credit: Bedaux de Brouwer, architect / Filip Dujardin, photographer.

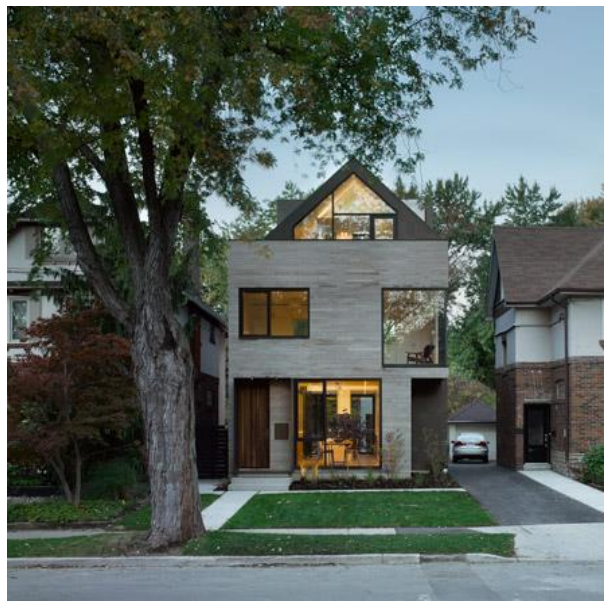


Figure 30: An example of suitable new construction. Wood siding is preferred in the District. The omission of false historic ornamentation and the quality of architectural details is preferred. The recessed, detached *garage* and extent of landscaping is encouraged. Credit: Drew Mandel, architect / Ben A. Rahn, A-Frame, photographer.

## DISCOURAGED NEW CONSTRUCTION



**Figure 31:** An example of an unsuitable contemporary house. The use of EIFS is discouraged. The rounded gables, windows, lighting are faux historic details which are discouraged.



**Figure 32:** An example of an unsuitable contemporary house. Faux stone cladding, and several different types of faux historic gables and roof shapes are discouraged.



**Figure 33:** An example of an unsuitable contemporary house. Garages in front of the face of the building are discouraged.



**Figure 34:** An example of an unsuitable contemporary house. Faux stone and faux historic lighting details is discouraged.



**Figure 35:** An example of an unsuitable contemporary house. The two-storey entrance vestibule, faux stone, and multiple roof shapes are discouraged.

## 10.0 Demolition and removal of buildings

*Building* demolition is not prohibited by the *Ontario Heritage Act*, but it will be actively discouraged within the Old Port Credit Village Heritage Conservation District. Property owners are encouraged to work with existing *contributing* properties, *altering* and adding to them in a sympathetic manner, rather than demolishing and building anew.

### 10.1 Policies for the demolition of buildings on contributing properties

- 10.1.1 The demolition of *buildings* on *contributing properties* (as classified in Section 4.1) shall not be permitted. Exceptions may only be considered in extraordinary circumstances such as natural disasters (e.g. fire, flood, tornado, earthquake, etc.), or where there is a greater public interest served (e.g. health and safety concern), as determined by Council, through the demolition of the *building* or structure.
- 10.1.2 Other extraordinary circumstances shall generally constitute those situations where public health and safety is considered to be compromised and the City of Mississauga's Chief Building Official has determined, based on an independent structural assessment that the *building* is beyond repair and has been determined to be unsafe. The structural assessment must be prepared by a professional engineer with expertise and experience in heritage buildings and structures.
- 10.1.3 The property owner shall demonstrate that all other options have been investigated including: *preservation*; *rehabilitation*; *restoration*; retro-fitting; reuse; mothballing; etc. and that they are not viable options from a structural engineering and/or health and safety perspective.
- 10.1.4 Should a heritage permit for demolition of a *building* on a *contributing property* be submitted to the City of Mississauga, the following conditions should be met:
- a) The property owner shall retain an appropriately qualified heritage professional to evaluate the potential loss to the cultural *heritage value* of the District in support of the demolition request of a *contributing property's building*, in the form of a *heritage impact assessment*.
  - b) The property owner shall provide drawings for a new *building* and/or site landscaping with the heritage permit application. In circumstances where demolition has been required as a result of natural disaster or public safety concerns, once a *building* on a *contributing property* has been demolished and

the property is considered to be in a stable and safe state the property owner shall submit the required heritage permit application for the new *building* and/or site landscaping within six months of site clearance, or as agreed upon on between the owner and the City.

- c) A record of the *building* or the remains of the *building* through photography and/or measured drawings shall be required as a condition of demolition approval.
- d) Within three (3) years of that submission, or as mutually agreed upon by the property owner and the City of Mississauga, if new construction has not been completed, the provisions of the Ontario Heritage Act shall apply with respect to contraventions of the Act.

## 10.2 Policies for removal of buildings on contributing properties

10.2.1 The removal or relocation of *contributing properties' buildings* (as classified in Section 4.1) shall generally not be permitted. Exceptions may only be considered in certain extraordinary and temporary situations with the submission and approval of a heritage permit application by City Council.

10.2.2 It is expected that any *building* proposed for removal or relocation shall be recorded, disassembled, stored in a climatically controlled and secure storage facility until such time that it is reassembled on-site in its original location. The City shall require notification of the location of the storage facility or any changes in the location, access to the location if required by City staff and shall require these as part of any conditions of approval.

## 10.3 Policies for the demolition and removal of buildings on other properties

10.3.1 Demolition and/or removal of *buildings on other properties* (as classified in **Appendix B**) may be permitted by Council upon the submission and approval of a heritage permit application provided it is accompanied with a *heritage impact assessment*, drawings and plans for a new *building* that complies with the policies and guidelines of this Plan and other applicable guidelines and standards.

10.3.2 For residential development, conditions of approval shall require that any new *building*, structure or site works permitted shall be constructed within the time period specified in a demolition permit issued under a Demolition Control Bylaw.



- 10.3.3 For non-residential development, conditions of approval shall require that any new *building*, structure or site works permitted shall be constructed within three (3) years of approval, or as mutually agreed upon by the property owner and the City of Mississauga.
- 10.3.4 Where the heritage permit application is for the demolition of an *ancillary structure* and there is no need or requirement to build a replacement structure, appropriate plans or drawings shall be submitted with the heritage permit application to show the finish surface treatments, fencing or plantings. The owner shall be required to document the age, material, and use.

## 11.0 Landscape conservation guidelines and policies for private property

The District's landscape *character* complements the generally small scale of District houses and greater scale of institutional *buildings*. There is a rich variety of vegetation on private property or within the public parkland. The District's distinctive visual appearance is due to a varied collection of landscape details that has evolved slowly over time in contrast to the more uniform *building* and streetscape patterns found in neighbourhoods constructed all at once.

The responsibility for landscape features is shared between the public realm and the private property owner. The following policies and guidelines are intended to assist in decision making related to private property, while policies and guidelines related to public property are provided in Section 13.

### 11.1 Policies for private landscape conservation

- 11.1.1 Front yards will be kept mainly as landscaped space and not hard-surfaced.
- 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.
- 11.1.3 For the owner of a single-detached house on and where that owner desires a fence along the frontage of the lot, a wood fence based on fences shown in historic photographs of the District will be encouraged.
- 11.1.4 District property owners will be encouraged in the appropriate care of *significant* specimen trees and shrubs or groupings of them.
- 11.1.5 Property owners will site additions and new *buildings* away from *significant* trees and shrubs where possible and protect them during construction projects in accordance with municipal standards.

11.1.6 The removal of trees is subject to the City of Mississauga Private Tree Protection By-law.

## 11.2 Guidelines for private landscape conservation

### 11.2.1 Yards and open spaces

- a) The front yards generally contain a variety of deciduous and coniferous specimen trees, hedges particularly along the side property lines or along the front property line, shrub and perennial borders and foundation planting.
- b) Private open space associated with institutional uses is an important feature of the District. The property owner is encouraged to retain key defining landscape features in any adaptive reuse plan.
- c) There are also several privately owned open spaces associated with the District's institutional uses. The church and school yards and the cemetery are important green spaces that visually balance the adjacent large-scale *building*. Other open areas are used for parking, such as at the Masonic Temple.



Figure 36: Private open space at 157 Lakeshore Road West.

### 11.2.2 Trees, shrubs, and fencing

- a) Property owners are encouraged to retain and conserve existing trees, shrubs, foundation plantings, hedging, ornamental fencing and retaining walls along the side yards and frontages.
- b) The addition of specimen trees within the front and side yards of corner properties enhances the pedestrian environment and complements the *building*.
- c) New trees and shrubs added to front yards should be selected from the species of trees already found in the neighbourhood (except ash, Norway maple and Manitoba maple, which are not suitable for replanting as they are susceptible to pests or are invasive in adjacent natural areas).
- d) Historic photographs should be used to guide the reestablishment of landscape features such as fences and arbours. Appropriate hedge species include yew, cedar, privet, alpine currant, and lilac.



Figure 37: Fencing at 48 Lake Street, 1920. Credit: City of Mississauga's Port Credit Gallery



Figure 38: Fencing at 26 John Street, 2017. Credit: MHBC.

### 11.2.3 Garages and parking

- a) *Garages* should be set back from the front line of houses a minimum of two (2) meters, and side yard parking should be retained and replicated.
- b) Driveways tend to be narrow, leading to detached single-car *garages*. Front walkways are generally direct from the sidewalk to the front entrance or porch.

- c) Changes to driveway entrances, parking, and other hard-surface areas on private property should be carefully planned to ensure that compaction of the street tree root system does not occur. Generally, an area around the base of the tree equal in diameter to the crown of the tree should remain undisturbed to protect the long-term health and survival of the tree.
- d) Front yard parking, excessive curb cuts and paving by adjacent private property owners should be avoided in order to retain the overall soft (green) landscape of the front yard.
- e) 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 the hard surface crossing the boulevard.
- f) The use of permeable pavers instead of asphalt or concrete-paved driveways is preferred.

#### 11.2.4 Grading

- a) Existing grades should be maintained so as not to *alter* drainage patterns.

## 12.0 Landscape conservation - public property

The District's landscape character complements the generally small scale of District houses and greater scale of institutional *buildings*. There is a rich variety of vegetation on private property or within the public parkland. The District's distinctive visual appearance is due to a varied collection of landscape details that has evolved slowly over time in contrast to the more uniform *building* and streetscape patterns found in neighbourhoods constructed all at once.

The responsibility for landscape features is shared between the public realm and the private property owner. The following policies and guidelines are intended to assist in decision making related to public property, while policies and guidelines related to private property are provided in Section 11.

### 12.1 Policies for public landscape conservation

12.1.1 The City will maintain the existing street grid, and will consider the feasibility of incorporating the historical pattern of wide grass boulevards with random street tree planting in any plan for streetscape improvement.

12.1.2 The City will consider the following streetscaping measures to better reflect the previously-existing landscape features:

- a) Narrowing of the streets with landscaped 'bump-outs' and defined areas for on-street parking.

12.1.3 The City will protect trees in the public right-of-way.

12.1.4 The City will interpret the historical associations with the three District streets named after Mississauga chiefs – Joseph Sawyer (Joseph Street, the original name of Mississauga Road South in the District), Peter Jones (Peter Street) and John Jones (John Street) – by means of commemorative street signs, plaques or displays. Interpretive plaques and signs should be coordinated with The City of Mississauga Heritage Planning staff. Consideration will be made for use of the Indigenous name "Nawahjegezhegwabe" (or the baptismal name Joseph Sawyer) for Mississauga Rd South.

12.1.5 J.C. Saddington Park will remain a City park for passive recreational activities primarily.

- a) Any plan for the *alteration* of the landscape design of J.C. Saddington Park will conserve the park's original design principles as described in the plan's landscape conservation guidelines.
- b) The public will be consulted on any master plan for the *alteration* of J.C. Saddington Park.
- c) The City will consider adapting the three *buildings* at the former waterworks pumping station in J.C. Saddington Park for a seasonal or year-round public use.



**Figure 39: Two of the former waterworks buildings located in J.C. Saddington Park. Adaptive re-use of these buildings is recommended. Credit: GRA.**

12.1.6 Marina Park will be developed as an integral part of both Port Credit harbour and the Old Port Credit Village Heritage Conservation District, and its development will have regard for the following principles:

- a) Public access to the Credit River will be enhanced.
- b) Views of the Credit River from both the Port Street West and Bay Street road allowances will be extended through the site.
- c) New *building* heights will not exceed two storeys.

- d) *Buildings* will be articulated to reduce the perception of bulk.
  - e) *Buildings* will be oriented to acknowledge the river, Front Street South frontage and District street grid.
  - f) Service areas for any new development, including the provision of car parking, will be inconspicuous.
  - g) Pedestrian links along the Credit River through the site and both north and south of it will be pursued where feasible.
  - h) Historical interpretation of the site will be integrated into any future development.
  - i) City will prepare a master plan for Marina Park prior to any development, and the plan will address the following:
    - i. The public will be consulted on the master plan.
    - ii. *Archaeological assessment* and any related detailed testing, excavation and artifact recovery will occur in conjunction with the master plan.
    - iii. A program for the historical interpretation of the site will be developed during the master plan process.
- 12.1.7 The feasibility of a river trail connecting Memorial Park north of the District and J.C. Saddington Park will be studied.
- 12.1.8 Development undertaken within the publicly-owned land on the east side of the Credit River could include matters such as providing waterfront access, recreational trails, open landscape space, or *buildings* that are *compatible* with the park function.



## 12.2 Guidelines for public landscape conservation

### 12.2.1 Street trees and boulevards

- a) The municipality is responsible for the public works within the road right-of-way and for the open space parkland. The planting and maintenance of the trees make a significant contribution to the heritage landscape *character* of the District.
- b) The majority of trees are mature, wide-canopy deciduous trees – primarily silver maple, red oak, sugar maple, horse chestnut, catalpa, ash and mountain ash. These species have green foliage in the summer and colourful reds, yellows and golds in the fall. Many of the trees are located adjacent to the sidewalk at the property line.
- c) Existing trees should be monitored on a regular basis to ensure that they remain healthy. Pruning of dieback, fertilization and pesticide treatments should be undertaken as required to preserve the existing trees.
- d) As trees mature and replanting is required, the selection of the species should re-establish the form and *character* of the existing streetscape. Where possible, the new trees should be large-canopied, green foliage deciduous trees.
- e) Undertakings such as road improvements and infrastructure upgrades should be assessed prior to the start of construction to determine if they will negatively affect the existing trees. It may not be possible to incorporate underground electrical services until such time that street trees are being replaced, due to the possibility of damage to trees and root systems.
- f) The feasibility of adding a grass boulevard and planting appropriate large-canopy trees, randomly spaced, should be investigated as part of future infrastructure and streetscape improvement initiatives.

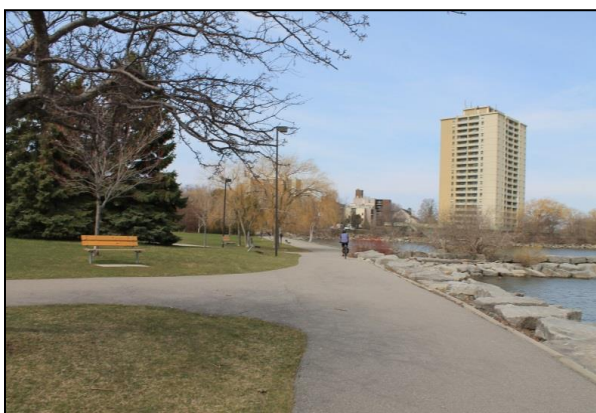
### 12.2.2 Public park areas

There is a large amount of open space developed as parking space or parkland around the perimeter of the District. Marina Park's riverside lands provide services for tourists and well as residents. Marina Park consists of a northerly parcel containing parking lot, boat launch, charter boat docks, fish cleaning station, public washrooms, and pumping station, and a southerly parcel which is undeveloped and remains as an open gravelled lot. J.C. Saddington Park, a significant urban park serving not only District residents but also visitors from the broader community, was developed in the 1970s on extensive landfill at the foot of John Street South and Peter Street South. The park was designed by Lombard North Planning Limited, park designers from Winnipeg, who became well-known across Canada for their large-scale urban open space projects.

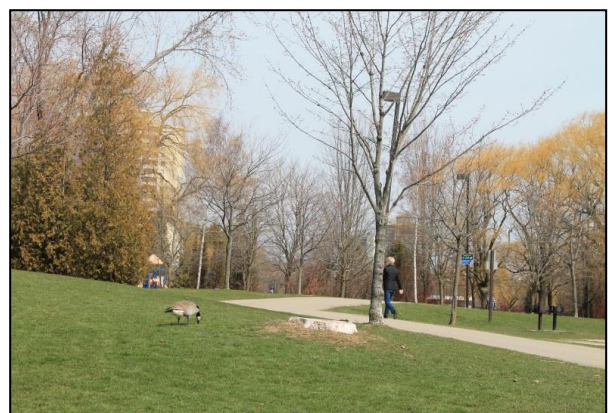
The design principles which are the foundation of J.C. Saddington Park include:

- a) Separating vehicles and pedestrians by locating parking in concentrated lots at the edge of the park;
- b) Defining the open space with landforms or berms located around the perimeter of the park;
- c) Creating unique features as attractions such as an artificial waterfall and stream course flowing through the park to a small pond;
- d) Adding year-round visual interest to the open space by planting a variety of both native and non-native tree species (conifers and deciduous shade trees) in informal groupings;
- e) Accommodating informal passive recreational activities by providing large areas of mowed turf (no sports fields);
- f) Providing visitor services by means of structures located throughout the park – a playground, group picnic area, washrooms;
- g) Providing a pedestrian system which consists of a hierarchy of walkways throughout the park – the lakefront trail close to the water's edge and internal walks crossing the park; and,
- h) Creating overlooks to the lake at specific locations along the lakefront trail.

J.C. Saddington Park is a significant urban park which provides passive recreational opportunities for a broad spectrum of users. The pedestrian trail system and the undulating landforms planted with native and non-native trees successfully define a variety of activity areas. These features should be retained and incorporated in long-term plans for the park.



**Figure 40: J.C. Saddington park.**  
Credit: MHBC.



**Figure 41: J.C. Saddington park.**  
Credit: MHBC.



**Figure 42: J.C. Saddington park.**  
Credit: MHBC.



**Figure 43: J.C. Saddington park.**  
Credit: MHBC.



**Figure 44: Streetscape character.**  
Credit: MHBC



**Figure 45: Streetscape character.**  
Credit: MHBC.

### 12.2.3 Streetscape elements

The grid layout of streets remains unchanged from the original survey of 1835. However, the street cross sections have changed significantly with road widening and servicing infrastructure upgrades undertaken since the 1960s. As a result of this work, the streets are wide with on-street parking lanes on one or both sides. The grass boulevard has been replaced with a curb-faced sidewalk, so the large deciduous trees whose canopies shade the streets are located on the outside of the sidewalk, on or close to the property line. Overhead electrical wires are carried on wooden utility poles which also support utilitarian cobra head streetlights.

## 13.0 Accessibility

The *Accessibility for Ontarians with Disabilities Act* became law on June 13, 2005. The Act's overall intent is to make the province accessible by 2025 through establishing a variety of accessibility standards, (i.e. mandatory rules) for customer service, transportation, information and communication, employment and the built environment. It is intended that accessibility standards will be phased in over time and are to be developed by people from the business and disability communities. The goal of the *Accessibility Standards for the Built Environment* is to remove barriers in public spaces and *buildings*. The standards for public spaces apply to new construction and planned redevelopment. It is anticipated that enhancements to accessibility in *buildings* will happen at a later date through *The Ontario Building Code*, which governs new construction and renovations in *buildings*.

The issue of compliance for heritage properties, specifically those designated under the *Ontario Heritage Act*, has yet to be fully addressed in legislation. Past practice suggests that greater accessibility must be met, but with a modified standard for designated heritage properties. This is intended to take into account the value of *heritage building fabric*, historical spaces and architectural features. The Old Port Credit Village HCD Plan encourages accessibility to heritage properties, but attempts to ensure that, as with other *alterations*, there is minimal or no intrusion into the *heritage building fabric* or impacts on the *heritage attributes*.

Some clarification has been provided through regulation (O.Reg. 191/11) related to outdoor walkways or sidewalks, and it is noted that exceptions from complying with the AODA are permitted in several situations, as outlined below:

1. *The requirements, or some of them, would likely affect the cultural heritage value or interest of a property identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value or interest.*
2. *The requirements, or some of them, would affect the preservation of places set apart as National Historic Sites of Canada by the Minister of the Environment for Canada under the Canada National Parks Act (Canada).*
3. *The requirements, or some of them, would affect the national historic interest or significance of historic places marked or commemorated under the Historic Sites and Monuments Act (Canada).*
4. *The requirements, or some of them, might damage, directly or indirectly, the cultural heritage or natural heritage on a property included in the United Nations Educational, Scientific and Cultural Organisation's World Heritage List of sites under the Convention Concerning the Protection of the World Cultural and Natural Heritage.*

5. *There is a significant risk that the requirements, or some of them, would adversely affect water, fish, wildlife, plants, invertebrates, species at risk, ecological integrity or natural heritage values, whether the adverse effects are direct or indirect.*
6. *It is not practicable to comply with the requirements, or some of them, because existing physical or site constraints prohibit modification or addition of elements, spaces or features, such as where increasing the width of the exterior path would narrow the width of the adjacent highway or locating an accessible pedestrian signal pole within 1,500 mm of the curb edge is not feasible because of existing underground utilities.*

Exceptions 1 and 6 are applicable to the Old Port Credit Village Heritage Conservation District, in that complying with accessibility standards would affect, or could likely affect, the cultural *heritage value* of a property designated under the *Ontario Heritage Act*, and the existing *building*, street and sidewalk layout present physical limitations that prevent compliance with accessibility standards.

The following guidelines provide some specific guidance related to a variety of accessibility-related matters:

### **13.1 Guidelines for accessibility**

- 13.1.1 Modifications to *buildings* and public spaces are permitted and encouraged in order to improve accessibility. Depending on the scope of work, a heritage permit may be required.
- 13.1.2 As outlined in the regulations associated with the *Accessibility for Ontarians with Disabilities Act*, the City is permitted to vary some of the standards associated with public walkways. Additional exceptions may be added in the future. It is important that any exceptions to compliance with standard accessibility requirements are implemented in such a manner as to not put people at risk.
- 13.1.3 Entrance ramps may be permitted for barrier-free access in accordance with applicable legislation, but should not be physically attached in order to avoid damage to the *heritage building fabric*. In some circumstances, attachments may be permitted where they cause the least amount of damage to *heritage building fabric*. Care should be taken in these circumstances.
- 13.1.4 Accessibility should be considered in the selection of materials and installation (refer to the *Accessibility for Ontarians with Disabilities Act* guidelines).
- 13.1.5 It is important that any *alterations* or additions to the streetscape ensure that there is accommodation and safety for pedestrians, as well as for a wide variety

of other users and in particular cyclists, public transit, and people with mobility limitations and partial vision. Public seating furniture or pedestrian resting areas are encouraged.

13.1.6 The underlying principle for additions and *alterations* to sidewalks is that they should sustain accessibility and barrier free travel for pedestrians with a variety of challenges. Intersections may be altered with the addition of low contrast surface textures.

13.1.7 There is a balance to be made between the smooth surface required by mobility devices and the identification of landings at intersections for those with partial vision. It is important that the choice of materials for *alterations* or additions complements the traditional streetscape now found within the District. Concrete continues to be well suited for the continuation for sidewalks, curbs, landings and other features in the streetscape.



**Figure 46: An example of an acceptable exterior barrier-free lift in the District, at 43 Peter Street South. The lift is suitable because it is not directly attached the heritage building fabric.**



**Figure 47: An example of an acceptable exterior barrier-free ramp in the District, at 7 John Street South. The ramp is suitable because it is not permanently impacting the heritage building fabric.**

## 14.0 Energy conservation and sustainability

Energy conservation and sustainability are often linked to each other. Energy conservation typically involves making *buildings* more efficient, and may also include installations of green energy projects. Energy conservation can also be thought of in the sense of sustainability, as retaining carbon sequestered in existing *buildings* and systems (e.g. windows and doors), and saving the energy required to fabricate materials for new construction. Space is also saved in landfill sites in relation to construction debris if existing materials are retained. It is often said that the most energy efficient *building* is the one that is already standing.

The *Act to enact the Green Energy Act* is focused on promoting green energy projects and streamlining approvals processes in order to expedite these projects. Certain exemptions are made to approvals and there are also procedures for self-assessment. In seeking approvals under the *Green Energy Act* or related regulations, properties designated under the *Ontario Heritage Act* retain their status and any proponent of an energy renewal project must satisfy the approval authority that they will have all heritage permits and met any conditions used by a municipality.

The following additional policies and guidelines are applicable to green energy projects:

### 14.1 Policies for energy conservation and sustainability

- 14.1.1 The consideration of green energy and alternative energy projects is permitted.
- 14.1.2 The addition of personal wind turbines, solar panels or solar hot water heaters may be permitted on roofs, but should not damage or remove *heritage building fabric*. The installation of this type of equipment should be in the same plane as the roof (e.g. at the rear slope of a roof or on a flat or low pitched roof), and not visible from the street.
- 14.1.3 For larger-scale projects governed by the *Green Energy Act*, scale and impacts on views and the heritage *character* and value of the District shall be considered. These projects will be evaluated on a case by case basis through the heritage permit process.

### 14.2 Guidelines for energy conservation and sustainability

- 14.2.1 Installations of solar panels are encouraged to be located in places that are generally out of view from the street.



14.2.2 It is anticipated that technology related to renewable energy production will continue to evolve. The evaluation of future projects not specifically covered by these guidelines will be based on the protection and *conservation* of the cultural *heritage value* and attributes of the District.

## 15.0 Land use

### 15.1 Policies

15.1.1 Land use will conform to the land use policies in the official plan.

15.1.2 The District's predominately low-density residential land use character will be maintained.

15.1.3 Marina Park and J.C. Saddington Park will continue to provide public access to the water.

15.1.4 St. Mary's Roman Catholic Cemetery and its grave markers and mature trees will be preserved.

15.1.5 Open spaces associated with St. Mary's Separate School, St. Mary's Roman Catholic Church and First United Church will be preserved if at all possible. These spaces may contain unmarked graves.

15.1.6 The legally existing multi-unit residential *buildings* will be recognized.

15.1.7 The continued use of the District's institutional landmarks for their intended use will be encouraged, but allowance will be made for their reuse for other institutional purposes (preferably) or for other appropriate purposes. Any new use will preserve the *character* of the landmark *building* and its lot.

15.1.8 The Emma Peer House at 7 John Street South, the Ida and Benjamin Lynd House at 15 Mississauga Road South and the Wilcox Inn at 32 Front Street South will be used for *compatible* residential and/or commercial use.

15.1.9 Townhouses will be permitted only at 28 Front Street South.

15.1.10 Existing or new *buildings* on the west side of Front Street South, north of 28 Front Street South and south of 111 Lakeshore Road West, will be used as houses, commercial *buildings* or mixed commercial/residential *buildings*, provided that they have a single-detached residential appearance that is consistent with the form, design and scale of the District's low-density residential land use.

## 16.0 Lands adjacent to heritage conservation districts

Lands adjacent to a heritage conservation district are not subject to the policies and guidelines contained within a heritage conservation district plan. This section outlines the requirements related to development adjacent to heritage properties, as well as how this topic is assessed in the City of Mississauga.

The goal is to design any future adjacent development without negatively impacting the *heritage attributes* of the District, as listed in Section 3.3.

### 16.1 Existing policy context summary

The *Provincial Policy Statement (PPS)* provides direction for the development of properties adjacent to a *protected heritage property*. As noted earlier in this report, Section 2.6.3 of the *PPS* states that development and site *alteration* is not permitted on adjacent lands to *protected heritage property* except where it has been demonstrated that the *heritage attributes* of the property will be *conserved*.

The Region of Peel Official Plan echoes the PPS requirement in Section 3.6.2.8, and directs area municipalities to only permit development and site *alteration* on adjacent lands to *protected heritage property* where the proposed property has been evaluated and it has been demonstrated that *heritage attributes* of the *protected heritage property* will be *conserved*. The Official Plan defines ‘adjacent lands’ to mean lands that are contiguous, and where it is likely that development or site *alteration* would have a negative impact on the feature or area.

The City of Mississauga Official Plan contains additional guidance in Section 7.4.1.12, which notes the following:

*7.4.1.12 The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.*

The Official Plan further states in Section 7.4.2.3 that development adjacent to a cultural heritage property will be encouraged to be *compatible* with the cultural heritage property.

In determining the negative impacts that may result from a proposed development on adjacent lands, the City of Mississauga will also use the guidance of the Ontario

Heritage Toolkit and successor documents. Examples of possible negative impacts provided in the Ontario Heritage Toolkit include, but are not limited to, the following:

- Shadows created that *alter* the appearance of a heritage attribute or change the viability of a natural feature or plantings;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of *significant* views or vistas within, from, or of built and natural features.

## 16.2 Defining compatibility

It is important that new development proposed adjacent to the District be *compatible* with the *heritage attributes*, objectives and *character* of the District. This includes considerations such as the built form, building height, landscaping, and overall compatibility with the District.

The City of Mississauga Official Plan – Local Area Plan states the following policies in regard to the adjacent vacant former refinery precinct:

*10.3.2.2. Mississauga will encourage landscape screening along the west side of Mississauga Road South to buffer the adjacent vacant former refinery site.*

*10.3.3.1 Building heights will provide appropriate transition to the adjacent South Residential and Old Port Credit Heritage Conservation District Precincts.*

## 16.3 Requirements for adjacent properties

The Provincial Policy Statement, Region of Peel Official Plan and the City of Mississauga Official Plan set the framework for addressing the potential impacts associated with development on lands adjacent to protected heritage properties. The previous designation of the Old Port Credit Village Heritage Conservation District means that properties within the boundaries of the District are protected heritage properties.

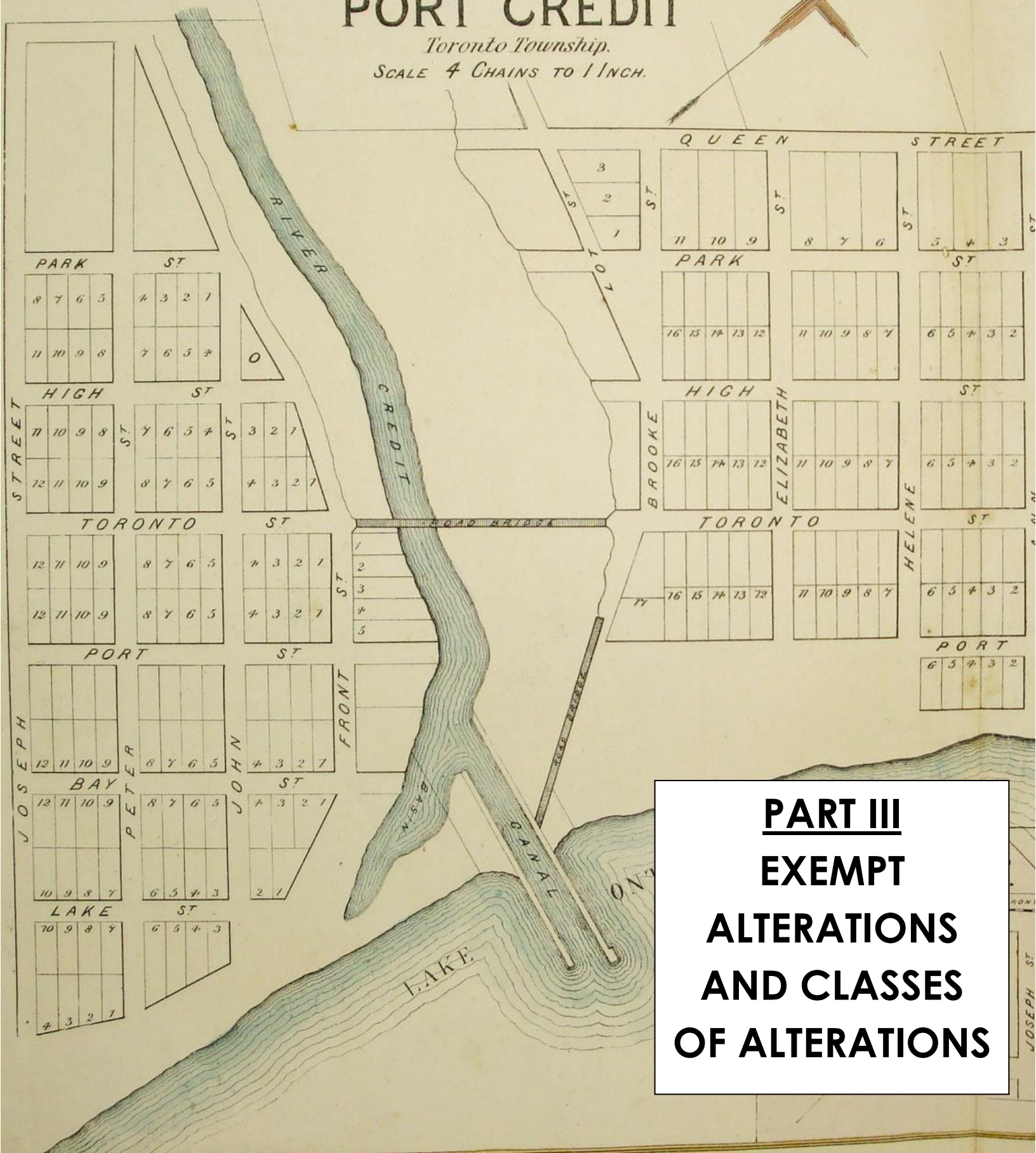
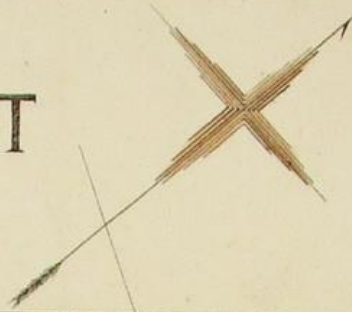
Therefore, if development or site *alteration* is proposed on lands adjacent (meaning contiguous) to the heritage conservation district, the proponent of such development shall be required to undertake the preparation of a cultural *heritage impact assessment*, as outlined in the City of Mississauga Official Plan and the Province of Ontario in the Ontario Heritage Toolkit. The report shall demonstrate how the proposed development is *compatible* with the *heritage attributes* and objectives of the Old Port Credit HCD.



# PLAN OF PORT CREDIT

Toronto Township.

SCALE 4 CHAINS TO 1 INCH.



**PART III  
EXEMPT  
ALTERATIONS  
AND CLASSES  
OF ALTERATIONS**

## PART III - Exempt alterations and classes of alterations

### 17.0 Exempt alterations

#### 17.1 Introduction

The *Ontario Heritage Act* allows a heritage conservation district plan to exempt some forms of *alterations* from the requirement for a heritage permit by providing that a heritage conservation district Plan shall include:

*“(e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.2005, c.6,s.31.”*

As such, this section includes a list of *alterations* that are considered to be “minor in nature” and that may be carried out without first obtaining a heritage permit. The various *alterations* have the same status as ‘policies’ found elsewhere in this document, in that they are required to be followed. These minor *alterations* have been guided generally by the principles of either being undertaken within a small area, confined to areas that are generally out of sight from public view, constitute routine maintenance, or are easily reversible. It should be noted that some of the exemptions listed in this section may not apply to properties designated under Part IV of the *Ontario Heritage Act*, where features listed within this section are included as *heritage attributes* of the property.

Consultation with City of Mississauga Heritage Planning staff is recommended before commencing any minor *alterations* to property, in order to confirm that a heritage permit is not required. In addition, consultation with Building Department staff is recommended to determine if a building permit is required.

Any property owner conducting non-exempt work on their *contributing property* within the District without a heritage permit will be prosecuted.

## 17.2 Exemptions for residential properties

*Alterations* that may be carried out without obtaining a heritage permit under Section 42 of the *Ontario Heritage Act* are:

- a) **Interior modifications:** The interiors of *buildings* are not subject to regulation within the heritage conservation district.

**Exceptions:** Structural interventions, as well as interior features designated under Part IV of the *Ontario Heritage Act* or interior features that have an exterior presence, including but not restricted to windows and doors in *building* façades require a heritage permit.

- b) **Roof Materials:** Replacement of existing roof materials in kind does not require a permit.

**Exceptions:** Replacing or removing original roofing materials including metal, slates, tiles or wood shingles with other materials requires a permit.

- c) **Skylights:** The installation of skylights located out of sight from street views and in the same plane as the roof (e.g. on the rear slope of a roof or on a flat or low pitched roof) would not require a permit.

- d) **Solar panels:** The installation of solar panels located out of sight from street views and in the same plane as the roof (e.g. at the rear slope of a roof or on a flat or low pitched roof) would not require a permit.

**Exceptions:** Freestanding panels on poles or those requiring a structural frame for support require a permit.

- e) **Satellite dishes:** The installation of satellite dishes that are located in such a way that they are not visible from the street either at the front, side or rear of *buildings* does not require a permit.

- f) **Security lighting and alarm systems:** The installation of security lighting and/or alarm systems does not require a permit.

- g) **Amenity Lighting:** The installation of porch lighting or other amenity or seasonal lighting does not require a permit.

- h) **Eaves trough and downspouts:** The removal and/or installation of new eaves troughs and downspouts does not require a permit.

- i) **Landscaping, soft:** The removal and/or installation of vegetative landscaping, such as planting beds, shrubbery and small ornamental trees and the pruning

and maintenance of trees or the removal of dead branches or limbs does not require a permit.

**Exceptions:** The removal of trees is subject to the City of Mississauga Private Tree Protection By-law.

- j) **Landscaping, hard:** The removal and installation of hard landscaping, such as driveways, entranceways, paths and parking areas in the same materials and of the same area and dimension do not require a permit.

**Exceptions:** The removal and/or installation of any hard landscaping, such as driveways, entranceways, paths and parking areas in any new material requires a permit.

- k) **Fencing:** The removal and/or installation of fencing in the rear yard of a property and behind the mid-point of the side façade of *building*, does not require a permit. Requirements of the City of Mississauga Fence By-law will also have to be met.

**Exceptions:** The removal and/or installation of fencing in the front yard of a property requires a permit. The removal and/or installation of fencing in the side yard but not beyond the mid-point of the side façade towards the front of a *building* require a permit.

- l) **Porches, verandas and decks:** The installation and/or removal of single-storey porches, verandas and decks located within the rear yard and away from views of the street or, in the case of corner lots, the frontage of the property, do not require a permit.

**Exceptions:** The removal and/or installation of porches, verandas and decks in the front and side yards of a property requires a permit.

- m) **Storm windows and doors:** The installation and/or removal of storm windows and screen doors does not require a permit.

- n) **Stairs or steps:** The removal of stairs or steps and replacement in kind (same dimensions and materials) does not require a permit.

- o) **Signage:** The installation of number and name signage on *building* façades or on free-standing supports does not require a permit.

- p) **Maintenance:** Ongoing maintenance to *buildings*, structures or small areas of paving that do not significantly affect the appearance of the outside of the property and do not involve the permanent removal or loss of *heritage attributes* do not require a permit.

**Exceptions:** The removal and/or installation of any cladding materials requires a permit. The cleaning of any *building* façade surface (using any method of



cleaning such as sandblasting, chemical cleaning, and pressurized water) requires a permit. Carrying out test patches in any location for any cleaning method requires a permit. The removal of any paintwork from a masonry *building* façade surface requires a permit.

- q) **Painting:** The painting of doors, window frames, muntins and mullions, trim, eaves troughs, downspouts and minor architectural detailing does not require a permit.

**Exceptions:** The painting of any masonry materials or synthetic cladding materials requires a permit.

- r) **Canopies and awnings:** The installation of new canopies and awnings that are replacing existing and are of an equal size and scale does not require a permit.

**Exceptions:** Canopies and awnings that are larger or require additional fastenings to the *building* require a permit.

As with any modifications being contemplated, it is beneficial to contact The City of Mississauga Heritage Planning staff to discuss proposals before commencing work. Some of the above modifications may also require a Building Permit, and appropriate staff should be consulted

### 17.3 Exemptions for commercial properties

*Alterations* that may be carried out without obtaining a permit under section 42 of the Act are:

- a) **Interior modifications:** The interiors of *buildings* are not subject to regulation within the heritage conservation district.

**Exceptions:** Structural interventions, as well as interior features designated under Part IV of the *Ontario Heritage Act* or interior features that have an exterior presence, including but not restricted to windows and doors in *building* façades require a heritage permit.

- b) **Roof Materials:** Replacement of existing roof materials (such as asphalt shingles or rolled asphalt roofing) in kind does not require a permit.

**Exceptions:** Replacing or removing original roofing materials including metal, slates, tiles or wood shingles with different roof coverings or asphalt shingles requires a permit.

- c) **Skylights:** The installation of skylights located out of sight from street views and in the same plane as the roof (e.g. on the rear slope of a roof or on a flat or low pitched roof) would not require a permit.

- d) **Solar panels:** The installation of solar panels located out of sight from street views and in the same plane as the roof (e.g., at the rear slope of a roof or on a flat or low pitched roof) would not require a permit.

**Exceptions:** Freestanding panels on poles or those requiring a structural frame for support require a permit.

- e) **Satellite dishes:** The installation of satellite dishes that are located in such a way that they are not visible from the street either at the front, side or rear of *buildings* does not require a permit.
- f) **Security lighting and alarm systems:** The installation of security lighting and/or alarm systems does not require a permit provided that the method of installation requires no removal of *heritage building fabric* such as masonry units of fascia boards.
- g) **Eaves trough and downspouts:** The removal and/or installation of new eaves troughs and downspouts does not require a permit.
- h) **Landscaping, soft:** The removal and/or installation of vegetative landscaping, such as planting beds, shrubbery and small ornamental trees and the pruning and maintenance of trees or the removal of dead branches or limbs does not require a permit.
- i) **Landscaping, hard:** The removal and installation of hard landscaping, such as driveways, entranceways, paths and parking areas in the same materials and of the same area and dimension does not require a permit.

**Exceptions:** The removal and/or installation of any hard landscaping, such as driveways, entranceways, paths and parking areas in any new material requires a permit.

- j) **Maintenance or small repairs:** Ongoing maintenance or small repairs to *buildings*, structures or small areas of paving that do not significantly affect the appearance of the outside of the property and do not involve the permanent removal or loss of *heritage attributes* do not require a permit.

**Exceptions:** The removal and/or installation of any cladding materials requires a permit. The cleaning of any *building* façade surface (using any method of cleaning such as sandblasting, chemical cleaning, and pressurized water) requires a permit. Carrying out test patches in any location for any cleaning method requires a permit. The removal of any paintwork from a masonry *building* façade surface requires a permit.

- k) **Painting:** The painting of doors, window frames, muntins and mullions, trimwork, eaves troughs, downspouts and minor architectural detailing does not require a permit.

**Exceptions:** The painting of any unpainted or previously painted masonry materials or synthetic cladding materials requires a permit.

- l) **Canopies and awnings:** The installation of new canopies and awnings that are replacing existing and are of an equal size and scale does not require a permit.

**Exceptions:** Canopies and awnings that are larger than existing or require additional fastenings to a *building* require a permit.

- m) **Amenity Lighting:** The installation of porch lighting or other amenity or seasonal lighting does not require a permit.

As with any modifications being contemplated, it is beneficial to contact The City of Mississauga Heritage Planning staff to discuss proposals before commencing work. Some of the above modifications may also require a Building Permit, and appropriate staff should be consulted.

## 17.4 Exemptions for institutional properties

*Alterations* that may be carried out without obtaining a permit under Section 42 of the Act are:

- a) **Interior modifications:** The interiors of *buildings* are not subject to regulation within the heritage conservation district, and no permit is required.

**Exceptions:** Structural interventions, as well as interior features designated under Part IV of the *Ontario Heritage Act* or interior features that have an exterior presence, including but not restricted to windows and doors in *building* façades require a heritage permit.

- b) **Roof Materials:** Replacement of existing roof materials in kind and of the same colour does not require a permit.

**Exceptions:** Replacing or removing original roofing materials including metal, slates, tiles or wood shingles with asphalt roof shingles or other materials requires a permit.

- c) **Skylights:** The installation of skylights located out of sight from street views and in the same plane as the roof (e.g. on the rear slope of a roof or on a flat or low pitched roof) would not require a permit.

- d) **Solar panels:** The installation of solar panels located out of sight from street views and in the same plane as the roof (e.g., at the rear slope of a roof or on a flat or low pitched roof) would not require a permit.

**Exceptions:** Freestanding panels on poles or those requiring a structural frame for support require a permit located anywhere on the property.

- e) **Satellite dishes:** The installation of satellite dishes that are located in such a way that they are not visible from the street either at the front, side or rear of *buildings* does not require a permit.
- f) **Security lighting and alarm systems:** The installation of security lighting and alarm systems does not require a permit.
- g) **Amenity Lighting:** The installation of porch lighting or other amenity or seasonal lighting does not require a permit.
- h) **Eaves trough and downspouts:** The removal and/or installation of new eaves troughs and downspouts does not require a permit.
- i) **Landscaping, soft:** The removal and/or installation of vegetative landscaping, such as planting beds, shrubbery and small ornamental trees and the pruning and maintenance of trees or the removal of dead branches or limbs does not require a permit.
- j) **Landscaping, hard:** The removal and installation of hard landscaping, such as driveways, entranceways, paths and parking areas in the same materials and of the same area and dimension does not require a permit.

**Exceptions:** The removal and/or installation of any hard landscaping, such as driveways, entranceways, paths and parking areas in any new material requires a permit.

- k) **Signage:** The installation of number signage on *building* façades or on free-standing supports does not require a permit.
- l) **Maintenance or small repairs:** Ongoing maintenance or small repairs to *buildings*, structures or small areas of paving that do not significantly affect the appearance of the outside of the property and do not involve the permanent removal or loss of *heritage attributes* do not require a permit.

**Exceptions:** The removal and/or installation of any cladding materials requires a permit. The cleaning of any *building* façade surface (using any method of cleaning such as sandblasting, chemical cleaning, and pressurized water) requires a permit. Carrying out test patches in any location for any cleaning

method requires a permit. The removal of any paintwork from a masonry *building* façade surface requires a permit.

- m) **Painting:** The painting of doors, window frames, muntins and mullions, trim, eaves troughs, downspouts and minor architectural detailing does not require a permit.

**Exceptions:** The painting of any masonry materials or synthetic cladding materials requires a permit.

- n) **Canopies and awnings:** The installation of new canopies and awnings that are replacing existing and are of an equal size and scale does not require a permit.

**Exceptions:** Canopies and awnings that are larger or require additional fastenings to the *building* require a permit.

As with any modifications being contemplated, it is beneficial to contact The City of Mississauga Heritage Planning staff to discuss proposals before commencing work. Some of the above modifications may also require a Building Permit, and appropriate staff should be consulted.

## 17.5 Exemptions for public realm properties

*Alterations* that may be carried out without obtaining a permit under Section 42 of the Act are:

- a) **Maintenance or minor repairs:** Ongoing maintenance or minor repairs to road or sidewalks surfaces and areas of paving that do not significantly affect the appearance of the surface and that are exempt from review or approval under the Municipal Class Environmental Assessment do not require a permit.

**Exceptions:** The installation of any streetscape device (not including signage), new road or sidewalk surfaces requires permit.

- b) **Installation and/or repair of underground utilities or services:** Subsurface excavation for the installation and repair of utilities (water, sewage, gas, or communications) does not require a permit.

- c) **Repair of above-ground utilities or services:** Work undertaken for the repair of above-ground utilities (hydro, communications and lighting), including conduits, poles and associated boxes or covers and installation of non-permanent or non-fixed street furniture including but not restricted to seating, planters, tree grates, banners, hanging baskets, garbage receptacles and bike racks does not require a permit.

**Exceptions:** The installation of any new luminaires and/or poles.

- d) **Landscaping, soft:** The installation of any soft or vegetative landscaping confined to boulevard installation and associated planting beds does not require a permit.
- e) **Landscaping, hard:** The removal and installation of hard landscaping, such as driveways, entranceways, paths and parking areas in the same materials and of the same area and dimension does not require a permit. Playground equipment does not require a permit.

**Exceptions:** The removal and/or installation of any hard landscaping, such as driveways, entranceways, paths and parking areas in any new material require a permit. Signage that is part of the City's Commemorative Tree and Bench Program does not require a permit.

As with any modifications being contemplated, it is beneficial to contact The City of Mississauga Heritage Planning staff to discuss proposals before commencing work.

## 17.6 Emergency work

In some extraordinary circumstances, emergency work may have to be carried out to public or private property without the benefit of a Heritage Permit or ascertaining whether such work is exempt from regulation. These extraordinary circumstances are as follows:

- a) Natural disasters (e.g. fire, flood, tornado, earthquake, etc.)
- b) Emergency health and safety circumstances where the time of repairs makes it impossible to consult with municipal staff.

Notwithstanding this provision, all work should be undertaken in a manner that does not destroy valued *heritage building fabric*. Photographs of 'before and after' should be taken to confirm the condition of the *building* or property and the nature of the finished repairs, and supplied to City staff as a record of the work.



**PART IV**  
**GLOSSARY**

## PART IV - Glossary

The following comprises a list of some of the more commonly used terms and definitions in this District Plan. Where applicable, sources are indicated to show where the term has been derived.

**Alter** means to change in any manner and includes to restore, renovate, repair or disturb and “**alteration**” has a corresponding meaning (Source: *Ontario Heritage Act*).

**Animated sign** means any kinetic or illusionary motion of all or any part of a sign and includes the rotation of a sign but does not include a changing copy sign (Source: City of Mississauga sign by-law 54-02;

**Archaeological assessment** means a report prepared by a licenced professional archaeologist for an applicant in cases where an applicant proposes development on lands which are deemed to contain archaeological potential, and that serves to identify sub-surface cultural resources and to assess the impact of development on them.

**Ancillary structure** means a subordinate *building* or structure on the same lot as the main *building*, or subordinate to part of the main *building* and used exclusively for a use that is naturally and normally incidental, subordinate and exclusively devoted to, and is located on the same lot as the permitted use.

**Built heritage resource** means a *building*, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural *heritage value* or interest as identified by a community, including an Indigenous community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers. (Source: *2014 Provincial Policy Statement*).

**Building** means:

- (a) a structure occupying an area greater than ten square metres consisting of a wall, roof and floor or any of them or a structural system serving the function thereof including all plumbing, works, fixtures and service systems appurtenant thereto,
- (b) a structure occupying an area of ten square metres or less that contains plumbing, including the plumbing appurtenant thereto,
- (c) plumbing not located in a structure,
  - (c.1) a sewage system, or
- (d) structures designated in the building code;

(Source: *Ontario Building Code Act*, 1992, updated 2018).



**Buffering** means allowing filtered views through material such as a deciduous shrub border or a partially enclosed fence (e.g. picket fencing). “Buffer” has a corresponding meaning.

**Character** means the collective physical qualities and visual attributes that distinguish a particular area or neighbourhood.

**Character-defining elements** are those historic materials and distinctive features that define the *building's* or *landscape's* character and make each special.

**Compatible** when used together with any *building*, use, *alteration* or any other form of change means consistent with the *heritage attributes* and cultural *heritage value* of a property, and which has little or no adverse effect on its appearance, *heritage attributes*, and integrity. “**Compatibility**” has a corresponding meaning.

**Conservation** means all actions or processes that are aimed at safeguarding the *character-defining elements* of a cultural resource so as to retain its *heritage value* and extend its physical life. This may involve *preservation*, *rehabilitation*, *restoration*, or a combination of these actions or processes. (Source: *Standards and Guidelines for the Conservation of Historic Places in Canada*).

**Conserved** means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and archaeological resources in a manner that ensures their cultural *heritage value* or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, *archaeological assessment*, and/or *heritage impact assessment*. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (Source: *2014 Provincial Policy Statement*).

**Contributing properties** are properties whose age, history, or architecture is significant or complementary to the District. *Contributing* properties may include both older *buildings* that are of historic interest, as well as more recent properties that are of a scale, type and built form that contributes to the District *character*. *Contributing* properties are listed in this Plan, shown on the accompanying map, and described and illustrated in the HCD Property Inventory, **Appendix B**.

**Cultural heritage landscape** means a defined geographical area that may have been modified by human activity and is identified as having cultural *heritage value* or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National

Historic Site or District designation, or a UNESCO World Heritage Site). (Source: 2014 *Provincial Policy Statement*).

**Effects (adverse)** include those conditions resulting in the attrition of protected heritage properties and include: the destruction, loss, removal or incompatible *alteration* of all or part of a *protected heritage property*; the isolation of a *protected heritage property* from its surrounding streetscape or setting; or the introduction of physical, visual, audible or atmospheric elements that are not in *character* with a heritage property and/or its setting. “Adversely affected” and “adversely affects” have a corresponding meaning.

**Effects (beneficial)** include those conditions resulting in: the protection of heritage properties from demolition or removal; the retention of a *protected heritage property* in situ in a structurally stable and sound condition or state of repair; accurate *restoration* of a *protected heritage property*; the sympathetic *alteration* or repair of a *protected heritage property* to permit an existing or new use; enhancement of a *protected heritage property* by accommodating *compatible* new development; or maintenance of a *protected heritage property* through the repair and replacement of worn-out components and using *compatible* materials and techniques.

**Fenestration** means the placement, size, and type of windows within a *building*.

**Garage** means a *building*, structure or part thereof, including a carport, used for the parking of motor vehicles.

**Heritage Advisory Committee** is a standing Municipal Heritage Committee of City of Mississauga Council that makes recommendations to Council on matters pertaining to heritage *conservation*.

**Heritage attributes** means, in relation to real property, and to the *buildings* and structures on the real property, the attributes of the property, *buildings* and structures that contribute to their cultural *heritage value* or interest (Source: *Ontario Heritage Act*).

**Heritage building fabric** means the physical components relating to the layout, materials and details of built and landscape heritage resources.

**Heritage conservation easement** is a binding legal agreement between a willing property owner and the City of Mississauga for the perpetual protection and care of a *building* of historic interest.

**Heritage impact assessment** is a report prepared by a qualified heritage consultant for an applicant according to the City’s terms of reference in cases where the applicant proposes to demolish or significantly *alter* a *building* of historic interest or significantly *alter* historic property, and that serves to document the *building* or property and assess the impact of demolition or *alteration* on the District’s historical *character*.

**Heritage value** means the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The *heritage value* of

an historic place is embodied in its *character-defining* materials, forms, location, spatial configurations, uses and cultural associations or meanings. (Source: *Standards and Guidelines for the Conservation of Historic Places in Canada*).

**Infill development** means the construction of new *buildings* on vacant lands located within previously built-up areas of urban settlements. Infill often occurs within residential neighbourhoods or historic commercial areas.

**Other properties** are properties whose age, history, scale, form, or architecture is not *significant* nor complementary to the District, and are listed in this Plan, shown on the accompanying map, and described and illustrated in the HCD Property Inventory, **Appendix B**.

**Preservation** means the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its *heritage value*. (Source: *Standards and Guidelines for the Conservation of Historic Places in Canada*).

**Principal Façade** means the *building* elevation (or elevations) that are visible from the public street or right-of-way.

**Property** means real property and includes all *buildings* and structures thereon (Source: *Ontario Heritage Act*).

**Protected heritage property** means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a *heritage conservation easement* under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO World Heritage Sites. (Source: 2014 Provincial Policy Statement).

**Rehabilitation** means the action or process of making possible a continuing or *compatible* contemporary use of a historic place or an individual component, while protecting its *heritage value*. (Source: *Standards and Guidelines for the Conservation of Historic Places in Canada*).

**Restoration** means the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its *heritage value*. (Source: *Standards and Guidelines for the Conservation of Historic Places in Canada*).

**Screening** means the blocking of views through the use of solid fencing or evergreen material.

**Significant** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural *heritage value* or interest for the important contribution

they make to our understanding of the history of a place, an event, or a people. (Source: 2014 Provincial Policy Statement).

1905

WEST

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(SCALE FOR THIS SECTION: 100' = 1")

TORONTO VOL. 1 (PORT CREDIT) JULY 1952

SEE SHEET NO. 1902A

SEE SHEET NO. 1904

190500 (O.B. 2)

ROAD NORTH

HIGH

MISSISSAUGA

190501 (O.B. 3)

RIVER SIDE PUBLIC SCHOOL

WEST

190502 (O.B. 4)

HILLBORN

190509 (O.B. 5)

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Water Works pumping Station (For Location, see below) (Filteration plant)

190518

MISSISSAUGA ROAD S. (LATE JOSEPH)

Reservoir

Clarifier

NOTE THIS SHEET FORMERLY PART OF SHEETS NO. 2 & 7 PORT CREDIT PLAN

SEE SHEET N

190521

St. Andrew's Methodist Church (Presb.)

190503 (O.B. 8)

MISSISSAUGA

PETER

190504 (O.B. 1)

JOHN

FRONT

190505 (O.B. 6)

190508 (O.B. 12)

LAKE SHORE ROAD WEST

190510 (O.B. 13)

LAKE SHORE ROAD EAST

concr. Bridge

190506 (O.B. 10)

ENLARGED

LAKE SHORE ROAD WEST

190507 (O.B. 11)

Cemetery

190511 (O.B. 17)

ROAD SOUTH (LATE JOSEPH)

MISSISSAUGA

PETER

190512 (O.B. 18)

JOHN

FRONT

190513 (O.B. 15)

190514 (O.B. 14)

PORT CREDIT BOAT WORKS STEEL & REPAIRS ETC.

190512 (O.B. 18)

JOHN

FRONT

190513 (O.B. 15)

190514 (O.B. 14)

PORT CREDIT BOAT WORKS STEEL & REPAIRS ETC.

190510 (O.B. 13)

LAKE SHORE ROAD EAST

concr. Bridge

190514 (O.B. 14)

PORT CREDIT BOAT WORKS STEEL & REPAIRS ETC.

190510 (O.B. 13)

LAKE SHORE ROAD EAST

concr. Bridge

190514 (O.B. 14)

PORT CREDIT BOAT WORKS STEEL & REPAIRS ETC.

190522

STAVEBANK ROAD

190511 (O.B. 17)

ROAD SOUTH (LATE JOSEPH)

MISSISSAUGA

PETER

190512 (O.B. 18)

JOHN

FRONT

190513 (O.B. 15)

190514 (O.B. 14)

PORT CREDIT BOAT WORKS STEEL & REPAIRS ETC.

190512 (O.B. 18)

JOHN

FRONT

190513 (O.B. 15)

190514 (O.B. 14)

PORT CREDIT BOAT WORKS STEEL & REPAIRS ETC.

190510 (O.B. 13)

LAKE SHORE ROAD EAST

concr. Bridge

190514 (O.B. 14)

PORT CREDIT BOAT WORKS STEEL & REPAIRS ETC.

190515 (O.B. 19)

ROAD SOUTH (LATE JOSEPH)

MISSISSAUGA

PETER

190516 (O.B. 20)

JOHN

FRONT

190517 (O.B. 21)

190520 (O.B. 21)

190516 (O.B. 20)

JOHN

FRONT

190517 (O.B. 21)

190520 (O.B. 21)

190510 (O.B. 13)

LAKE SHORE ROAD EAST

concr. Bridge

190514 (O.B. 14)

PORT CREDIT BOAT WORKS STEEL & REPAIRS ETC.

190518 (O.B. 23)

SEE ABOVE TO ENLARGED SCALE

LAKE SHORE ROAD SOUTH

MISSISSAUGA (LATE JOSEPH)

190519 (O.B. 22)

LAKE SHORE ROAD

MUNICIPAL OFFICES

Hall

Hall Br

190506 (O.B. 10)

Hall Br

190507 (O.B. 11)

SEE ABOVE TO ENLARGED SCALE

190519 (O.B. 22)

LAKE SHORE ROAD SOUTH

MISSISSAUGA (LATE JOSEPH)

190506 (O.B. 10)

Hall Br

190507 (O.B. 11)

190510 (O.B. 13)

LAKE SHORE ROAD EAST

concr. Bridge

190514 (O.B. 14)

PORT CREDIT BOAT WORKS STEEL & REPAIRS ETC.

**PART V**  
**MUNICIPAL**  
**IMPLEMENTATION**

Scale 200 Feet to Inch

(SCALE FOR THIS SECTION: 100' = 1")

# PART V – Municipal Implementation

## 18.0 Introduction

The successful implementation of a heritage conservation district and the management of change within a district are typically achieved through the review and approval of heritage permit applications under Section 42 of the *Ontario Heritage Act*. There are also other mechanisms, tools and actions both under the *Ontario Heritage Act* as well as other Ontario statutes, such as the *Ontario Planning Act*, that also can help complement municipal heritage initiatives. While the Old Port Credit Village Heritage Conservation District has been in place since 2004, the continued successful implementation of the District will be aided by initiatives and planning policies that directly support or provide a framework for focussing and implementing District *conservation* efforts.

This component of the Old Port Credit Heritage Conservation District Plan update project addresses aspects of *conservation* that are not necessarily related to the provisions of the *Ontario Heritage Act*, but will aid in the implementation of the District Plan. A number of initiatives are proposed in the following sections, as recommendations to City of Mississauga staff and Council. It is intended that these recommendations will be considered in the future as municipal resources and where applicable budgets allow.

## 19.0 Land use planning policies

### 19.1 Introduction

One of the matters to be addressed through the preparation of a heritage conservation district plan is the identification of any recommended changes to applicable Official Plans or Zoning By-laws. Accordingly, as part of the preparation of the Old Port Credit Village Heritage Conservation District Plan a review was undertaken of municipal Official Plan policies and Zoning By-law regulations in order to identify any significant conflicts or inconsistencies between the *conservation* initiatives anticipated in the District Plan and the direction contained in these other planning documents.

### 19.2 City of Mississauga Official Plan

The applicable City of Mississauga Official Plan policies were reviewed and summarized as part of the Issues Analysis Report (see Section 3.2). The policies related to the Old Port Credit Village Heritage Conservation District are reflective of the

existing and proposed direction contained in the District Plan, and there are no changes recommended to these policies at this time.

### **19.3 City of Mississauga Zoning By-law**

The applicable City of Mississauga Zoning By-law regulations were reviewed and summarized as part of the Issues Analysis Report (see Section 3.3). The zoning regulations applicable to the heritage conservation district are in conformity with the direction proposed in the updated heritage conservation district, with the exception of building heights on some of the properties due to existing building form being approved and constructed prior to the district designation. Accordingly, there are no changes recommended at this time.

## **20.0 Related application processes**

### **20.1 Background**

In some instances, building or district permits within the Old Port Credit Village Heritage Conservation District may be preceded by applications for a planning approval pursuant to the *Planning Act*, e.g., plans of subdivisions, severances, minor variances, etc. These planning applications may involve development that has the potential to affect the *character* of the District. It is important that appropriate heritage planning input be gained at the earliest opportunity, prior to any approvals that may compromise consideration of a heritage permit application, later in the approvals process.

### **20.2 Recommendation #1: Planning and development applications**

It is recommended that municipal Heritage Planning staff be consulted to provide advice on the appropriateness of the applications for following proposals located within or partially within the designated District, given the intent of the Old Port Credit HCD Plan, including:

- A variance or a consent;
- A Plan of Subdivision;
- A Zoning By-law amendment;
- Road closure;
- Road widening; or
- Any public works and improvements by a municipal authority or local utility.

### **20.3 Site Plan Control**

In some heritage conservation districts, it has become a standard practice to use Site Plan Control provisions authorized under the *Planning Act* to complement the development review mechanisms of the *Ontario Heritage Act*.

In some municipalities, any property designated under the provisions of the *Ontario Heritage Act* is subject to Site Plan Control pursuant to Section 41 of the *Planning Act*. Development which involves new construction, or making *alterations* or additions to an existing *building* or structure to allow a substantial increase in size or usability requires the approval of municipal Council (unless authority has been delegated).

Site Plan Control allows the municipality to require facilities or improvements to the subject site, and in particular address matters such as landscaping and architectural details in the development of a property.

Whereas heritage designation is concerned primarily with the details of changes to properties as a means to conserve the *character* of the property, site plan control seeks to ensure that an acceptable standard of site amenity and maintenance is achieved. Site Plan Control and heritage conservation district permits have considerable potential to complement each other, although procedures and differing time spans for processing applications may be considered cumbersome.

The entire area within the Old Port Credit Heritage Conservation District is designated as a site plan control area by the City of Mississauga. As such, the site plan control process is required for any application that falls under the purview of the City's by-law.

## **20.4 Recommendation #2: Site Plan applications and heritage permits**

In order to ensure that there is no duplication between site plan applications and heritage permit applications the following process for review is recommended:

- i) Applications for approvals under site plan control and permit approval under district designation should be treated as individual applications.
- ii) Wherever possible both applications should be submitted together at the same time and considered within the time period (or as otherwise extended and agreed to by the applicant) permitted under subsection 41 (12) of the *Planning Act*, (see also section vi below).
- iii) An application under the provisions of the *Ontario Heritage Act* should address all matters relating to the detailed design, *alteration* and construction of *buildings*, structures and other property *alterations*.
- iv) An application for site plan approval should address all matters relating to the conceptual design and specific location of *buildings* and structures and all other site considerations usually required by the City of Mississauga.



- v) Both applications should be considered in the context of the policies and guidelines provided in the pertinent sections of this heritage conservation district plan and appropriate conditions applied to each application if necessary.
- vi) If applications for site plan approval are submitted separately any requested permit under the *Ontario Heritage Act* should be determined first and the applicable site plans suitably annotated to include a note referencing the heritage permit number, date of approval and details of any granted *alterations*.

## 21.0 Communication regarding heritage conservation

### 21.1 Background

Through the consultation process, it was noted that communication about the presence of a heritage conservation district within Port Credit could be improved. The suggestion was made that information about the conservation of the District's *heritage value* could be made available to current and new property owners, as well as a copy of the heritage conservation district plan (or excerpts). It was suggested that a 'welcome package' could be provided to new property owners by local community representation.

The City of Mississauga currently has a section on their website regarding heritage conservation, including details about the Old Port Credit Village Heritage Conservation District. Information currently online includes a copy of the District Plan, as well as some general information about district designation. Additional information could be added in terms of a newsletter or pamphlet about Port Credit, in order to enhance communication about the District. Additionally, information could be provided to new property owners as properties change ownership.

### 21.2 Recommendation #3: HCD promotion

It is recommended that the City investigate ways in which to improve communication about the Old Port Credit Heritage Conservation District to residents within the District, including new property owners. This could be done in partnership with an interested group of local residents.

## 22.0 Heritage permit process

### 22.1 Introduction

Through the consultation process, information was provided to the study team that suggests improvements to the current heritage permit process would be desirable. Specific reference was made to the length of time and the expense associated with heritage permit applications.

The *Ontario Heritage Act* enables municipalities to establish municipal heritage committees to advise on matters under the *Ontario Heritage Act*, amongst other things. Part IV of the Act which addresses the designation of individual properties and the management of change through the review and approval of heritage permit applications provides a specific role for a municipality's heritage committee both in the property designation process and in advising on applications for *alterations* and demolition.

In Part V of the Act which addresses the designation of heritage conservation districts the role of the municipal heritage committee is relatively restricted. Specific direction is given in the preparation of a heritage conservation district plan and the involvement of the municipal heritage committee, yet there is no specific requirement for heritage committee action in the processing and determination of permit applications for *alteration* under Part V of the Act. The Act does provide that a municipal heritage committee is to be consulted on all applications for demolition or removal.

The City of Mississauga presently has a Municipal Heritage Committee which is made up of volunteers from the community appointed by Council and is supported by a City staff liaison and recording secretary. The Committee meets ten times per year, and advises Council on matters relating to the conservation of cultural heritage resources within the City.

Whether legislated or not, many municipalities utilise municipal heritage committees or sometimes purposefully created district advisory committees to provide expertise and to advise on heritage permit applications within Part V designated heritage conservation districts.

### 22.2 Recommendation #4: The role of the Municipal Heritage Committee

- a) It is recommended that the current municipal heritage committee continue as the primary adviser to Council (or its delegated authority) on the determination of heritage permit applications.
- b) It is recommended that effectiveness of the Municipal Heritage Committee in assisting with the management of the District Plan be monitored to ensure that the interests of the Old Port Credit community are appropriately represented in its advisory role to Council. Consideration could be given to amending the Committee membership if deemed appropriate.
- c) It is recommended that consideration be given to establishing a sub-committee to assist with implementation of the District Plan specific to Old Port Credit Village.
- d) It is recommended that City staff, in consultation with area residents examine the feasibility of establishing a local contact point for potential heritage permit applicants to contact. This will help ensure that application requirements and process are clear.

### **22.3 Delegated approval authority for alterations**

Section 42 (16) of the *Ontario Heritage Act* provides for the delegation of Council's authority to grant permits for the *alteration* of property in a designated heritage conservation district to an employee or official of the municipality. The City of Mississauga has enacted such a by-law. The granting of permit approvals for *alterations* by municipal staff is considered to be a means of expeditiously processing permits and substantially reducing reports and reporting time to Council for decision making. Such action also assists in enhancing customer service and the provision of municipal services in an expeditious and efficient manner. It must be noted that delegation of approvals does not extend to the construction of new *buildings* or structures or the demolition of *buildings* and structures.

The removal of consultation with the *Heritage Advisory Committee* for *Part V* property *alterations* is pending Council approval.

### **23.0 Financial incentives**

Typically heritage conservation activities in their most basic and fundamental form comprise two components: firstly, a system for regulating change to the cultural heritage resource usually through a formal process of designation and subsequent permit approval and secondly, a complementary program of financial assistance to assist in conserving valued *heritage building fabric*, features and materials. Balancing the “carrot and stick” approach to conservation is usually an uneven process with regulation remaining relatively consistent while financial incentives varying, usually being

dependent on municipal or provincial budget commitments that may change from year to year.

The authority to provide financial incentives to heritage resource conservation is established under both the *Ontario Heritage Act* and the *Municipal Act*. Sections 39 and 45 of the *Ontario Heritage Act* provide that municipalities may establish by-laws to make grants or loans to owners of designated heritage properties, and Section 365.2 of the *Municipal Act* makes provisions for enabling municipal tax rebates to such properties.

To date, the City of Mississauga offers a heritage grant program that provides for up to one half of the approved actual eligible project costs, from a minimum of \$500 to a maximum of \$5,000, or \$10,000 for structural projects. This program is renewed annually, with a specific application process and deadline.

# Appendix A

## Permits & Approval Requirements

	Activity	Site Plan Approval Required	Building Permit Required	Heritage Permit Required	
				Contributing Properties	Other Properties
1	Demolition			×	
2	Relocation of existing <i>building</i>			×	
3	Structural interventions				
4	Erection of new <i>building</i>			×	×
5	Additions including enclosed porches				
6	Erection of new verandas or decks				
7	Erection of new <i>garages</i> or carports				
8	<i>Alteration</i> to roofline including demolition or erection of dormers				
9	New door and/or window openings				
10	Installation of skylights				
11	Demolition or erection of chimneys				
12	Masonry cleaning, masonry re-pointing				
13	Installation of new replacement windows				
14	Installation of replacement exterior cladding				
15	Installation of new roof materials different from existing roof materials				
16	<i>Alterations</i> of doors, windows, and their surrounds				
17	Removal or addition of architectural detail such as brackets, barge boards, finials, brick, or terracotta				
18	Installation of mechanical or electrical equipment visible from the exterior				
19	Installation of storm windows and doors				
20	Erection of fences				
21	Removal or <i>alteration</i> of any heritage attribute of properties designated under Part IV			×	
22	Exterior painting other than masonry				
23	Erection of small accessory <i>buildings</i> under 10 square meters				
24	Routine exterior maintenance				
25	Replacement of eaves troughs and downpipes				
26	Non-structural interior work				

**NOTE:** A Heritage Impact Assessment (HIA) is required for any development that does not comply with the Old Port Credit Village Heritage Conservation District Plan; additionally a HIA is always required for those categories indicated with ‘X’

## Heritage Permit Application Tip Sheet

To facilitate the review of Heritage Permits, please ensure the following is included with each application (as per *The City of Mississauga Heritage By-Law 109-16*):

- A completed Heritage Permit application form
- A statement of the proposed scope of work
- A site plan showing the building and its surrounding context
- Architectural, engineering, and/or landscape design drawings of the proposed work showing materials, dimensions, and extent of work, including:
  - Indicate the floor level on each drawing, if applicable
  - Label all features as “new” or “existing”
  - Identify material types (e.g. brick, wood, stone)
  - Identify all proposed alterations to the property, including signage and landscaping
  - Ensure all drawings are prepared at a standard, legible scale. Sufficient detail must be shown (e.g. drawings at a scale of 1:50)
- Images including:
  - A front-on photograph of each full side of the existing building’s elevations
  - Photographs showing the existing landscape condition, if applicable
  - Archival photographs and/or illustrations of the building, if applicable
  - Pictures or plans of similarly-styled buildings in the community, if applicable

The following may also be required:

- Written specifications for the proposed work
- Materials, samples, and specifications of the proposed work
- A Heritage Conservation Plan

Heritage Impact Assessments:

- Heritage impact assessment (HIA) is required for demolitions, new construction, or applications not compliant with the *Old Port Credit Village Heritage Conservation District Plan*
- For alterations, a heritage impact assessment (HIA) is not required for permit applications that comply with the *Old Port Credit Village Heritage Conservation District Plan*

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# Appendix B