

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT PLAN

by the Team Organized by George Robb Architect
Paul Dilse, Heritage Planning Consultant
Heather Henderson, Archaeologist, Historic Horizon Inc.
Bernard Hermsen, Principal, McNaughton Hermsen Britton Clarkson Planning Limited
Wendy Shearer, Principal, Wendy Shearer Landscape Architect Limited
Peter Stewart, Principal Architect, George Robb Architect

for the City of Mississauga

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"Pretty View, Port Credit," looking west across the old harbour, Harold Hare Collection, Mississauga Central Library.

CONTENTS

	Page
1.0 Introduction	1
2.0 Goal, Objectives and Policies	19
3.0 Implementation Strategy	28
4.0 Guiding Principles for the Conservation of Buildings of Historic Interest	32
5.0 Design Guidelines for Additions to Complementary Buildings	48
6.0 Design Guidelines for New Construction	52
7.0 Landscape Conservation Guidelines	55
Appendix A: Flow Chart Showing Heritage Permit Approval Process	61
Appendix B: Sample Form for a Heritage Permit Application	62
Appendix C: Chart Summarizing Types of Proposals that Require Heritage Review	65

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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The Port Credit District policies in the official plan, which superseded the Port Credit District Plan approved in 1986, first came into effect in July, 1997, and were reaffirmed in Mississauga Plan (approved by the Region of Peel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 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 were recommended as components in the framework.

1.2. Plan’s Purpose

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 district Building Inventory.

The plan serves to guide physical change over time so it contributes to, and does not detract from, the district’s historical character.

The 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.

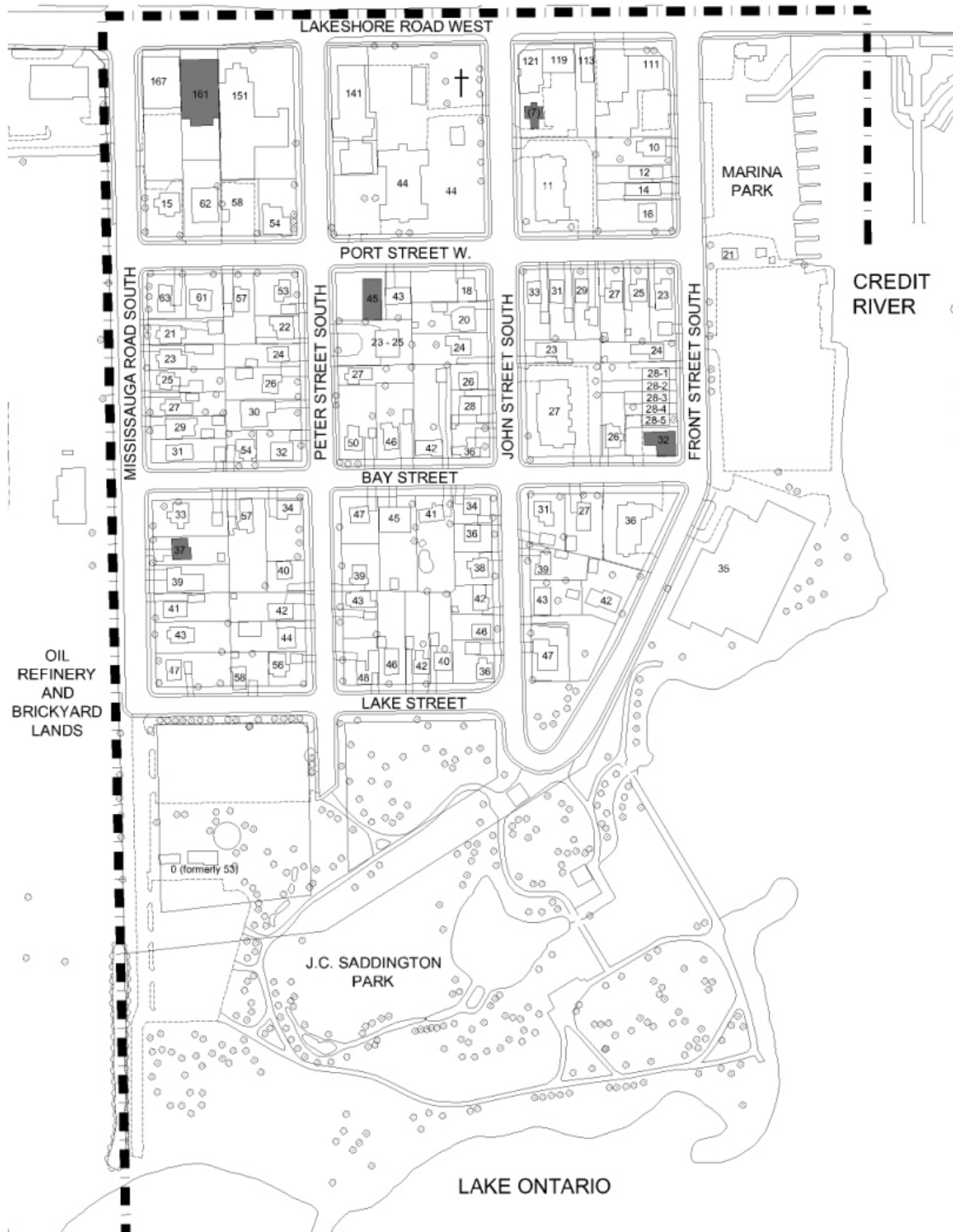
1.3 Planning Area

The area to which the plan applies is identical to the area designated as a heritage conservation district by By-law No. 0272-2004. Reference to the former oil refinery/brickyard lands on the west side of Mississauga Road South is only made in relation to the lands' potential effects on the planning area. The planning area is illustrated on the next page.

1.4 Relation Between Heritage Planning and Land Use Planning in the District

The plan sets out a frame of reference for reviewing planning applications in the district. To integrate heritage planning fully into the City's land use planning process, the following steps are taken:

- designate the district by by-law under Part V of the *Ontario Heritage Act*;
- adopt the Old Port Credit Village Heritage Conservation District Plan by by-law;
- amend the City's official plan – Mississauga Plan – as per the intent of the policies in this plan;
- amend Zoning By-law No. 1227 in keeping with the intent of the policies of this plan;
- 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.



Planning Area
(Part IV properties - individual heritage designations - shown toned)

1.5 Statement Defining the District's General Historical Character

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.

Human use and activity in the district predate the government's village survey by many thousands of years. The settlement of the Native 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 especially affected the formation of old Port Credit. Peter and John Streets are named after Peter and John Jones, directors in the Credit Harbour Company and Mississauga chiefs. Peter Jones (Kahkewaquonaby), missionary, translator and author, is provincially important as a leading figure in the conversion of the Mississauga and other Ojibway people to the Methodist branch of Christianity and their adoption of a sedentary way of life – 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.

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 residential streets that dead-end in the park, to the sounds and sights of Lake Ontario.

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.

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.

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.

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, the oldest surviving building in the district, is now a house. The small building at 24 Front Street South, used as a house, stands on former Credit Harbour Company lands. 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, fisherman and wharfinger – by tradesmen 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.

The front yards of houses 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.



The district has high potential for Native archaeological sites going back perhaps as much as 10,000 years (note the "indian store" on the Market lot).



The original grid of streets helps define urban form in old Port Credit village.



The open green space of J.C. Saddington Park is a significant asset in the neighbourhood.



The riverside lands of Marina Park have a long record of human use.



St. Mary's Roman Catholic Cemetery is an historic burial ground opened in the 1870s.



Private open space associated with institutional buildings is an important landscape feature along Lakeshore Road West.



Buildings of historic interest include village landmarks – ranging from the oldest surviving building in the district to landmarks of the 1950s – and modest vernacular dwellings dating from the nineteenth and early twentieth centuries.



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.



The front yards of houses are landscaped and usually provide access to the street by means of a single driveway situated to one side of the lot.

1.6 Definitions

In this plan,

- (a) “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;
- (b) “buildings of historic interest” are buildings whose age, history or architecture is significant in the district, that are listed in Section 1.7 of this plan, shown on the accompanying map, and described and illustrated in the district Building Inventory;
- (c) “complementary buildings” are buildings that in terms of height and size complement the buildings of historic interest, are listed in Section 1.7 of this plan, shown on the accompanying map, and described and illustrated in the district Building Inventory;
- (d) “other buildings” are buildings that are neither buildings of historic interest nor complementary buildings, are listed in Section 1.7 of this plan, shown on the accompanying map, and described and illustrated in the district Building Inventory;
- (e) “character-defining elements” are those historic materials and distinctive features that define the building’s or landscape’s character and make each special;
- (f) “conservation” means all activities that are aimed at safeguarding the character-defining elements of the district, and can involve maintenance, repair, restoration, alteration, additions and new construction or a combination of these;
- (g) “Heritage Advisory Committee” is a standing committee of City of Mississauga Council, that makes recommendations to Council on matters pertaining to heritage conservation;
- (h) “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;
- (i) “heritage impact statement” 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.

- (i) "restoration" means returning a building of historic interest or a feature on a building of historic interest to its original appearance or to another documented point in the building's history, and is an optional activity.

1.7 Classification of Buildings

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 buildings of historic interest, complementary buildings and other buildings. Regardless of the class of building, work on any building should be executed in a way that conserves or enhances the district's historical character.

Buildings of historic interest are buildings at:

- 26 Bay Street;
- 27 Bay Street;
- 31 Bay Street;
- 36 Bay Street;
- 41 Bay Street;
- 42 Bay Street;
- 46 Bay Street;
- 50 Bay Street;
- 57 Bay Street;
- 0 Front Street South/53 Lake Street (two buildings);
- 21 Front Street South;
- 24 Front Street South;
- 32 Front Street South;
- 42 Front Street South;
- 7 John Street South;
- 24 John Street South;
- 38 John Street South;
- 39 John Street South;
- 42 John Street South;
- 46 John Street South;
- 36 Lake Street;
- 48 Lake Street;
- 58 Lake Street;

- 151 Lakeshore Road West;
- 161 Lakeshore Road West;
- 15 Mississauga Road South;
- 25 Mississauga Road South;
- 29 Mississauga Road South;
- 31 Mississauga Road South;
- 37 Mississauga Road South;
- 41 Mississauga Road South;
- 43 Mississauga Road South;
- 23-25 Peter Street South;
- 30 Peter Street South;
- 32 Peter Street South;
- 34 Peter Street South;
- 44 Port Street West;
- 45 Port Street West;
- 53 Port Street West;
- 54 Port Street West;
- 62 Port Street West.

Complementary buildings are buildings at:

- 47 Bay Street;
- 54 Bay Street;
- 10 Front Street South;
- 12 Front Street South;
- 14 Front Street South;
- 16 Front Street South;
- 40 Front Street South;
- J.C. Saddington Park;
- Marina Park (two buildings);
- 18 John Street South;
- 20 John Street South;
- 23 John Street South;
- 26 John Street South;
- 28 John Street South;
- 34 John Street South;
- 36 John Street South;
- 43 John Street South;
- 47 John Street South;
- 42 Lake Street;
- 56 Lake Street;
- 113 Lakeshore Road West;

- 141 Lakeshore Road West;
- 21 Mississauga Road South;
- 23 Mississauga Road South;
- 27 Mississauga Road South;
- 33 Mississauga Road South;
- 39 Mississauga Road South;
- 47 Mississauga Road South;
- 22 Peter Street South;
- 24 Peter Street South;
- 26 Peter Street South;
- 27 Peter Street South;
- 39 Peter Street South;
- 40 Peter Street South;
- 42 Peter Street South;
- 43 Peter Street South;
- 44 Peter Street South;
- 23 Port Street West;
- 25 Port Street West;
- 27 Port Street West;
- 29 Port Street West;
- 31 Port Street West;
- 33 Port Street West;
- 43 Port Street West;
- 57 Port Street West;
- 61 Port Street West;
- 63 Port Street West.

Other buildings are buildings at:

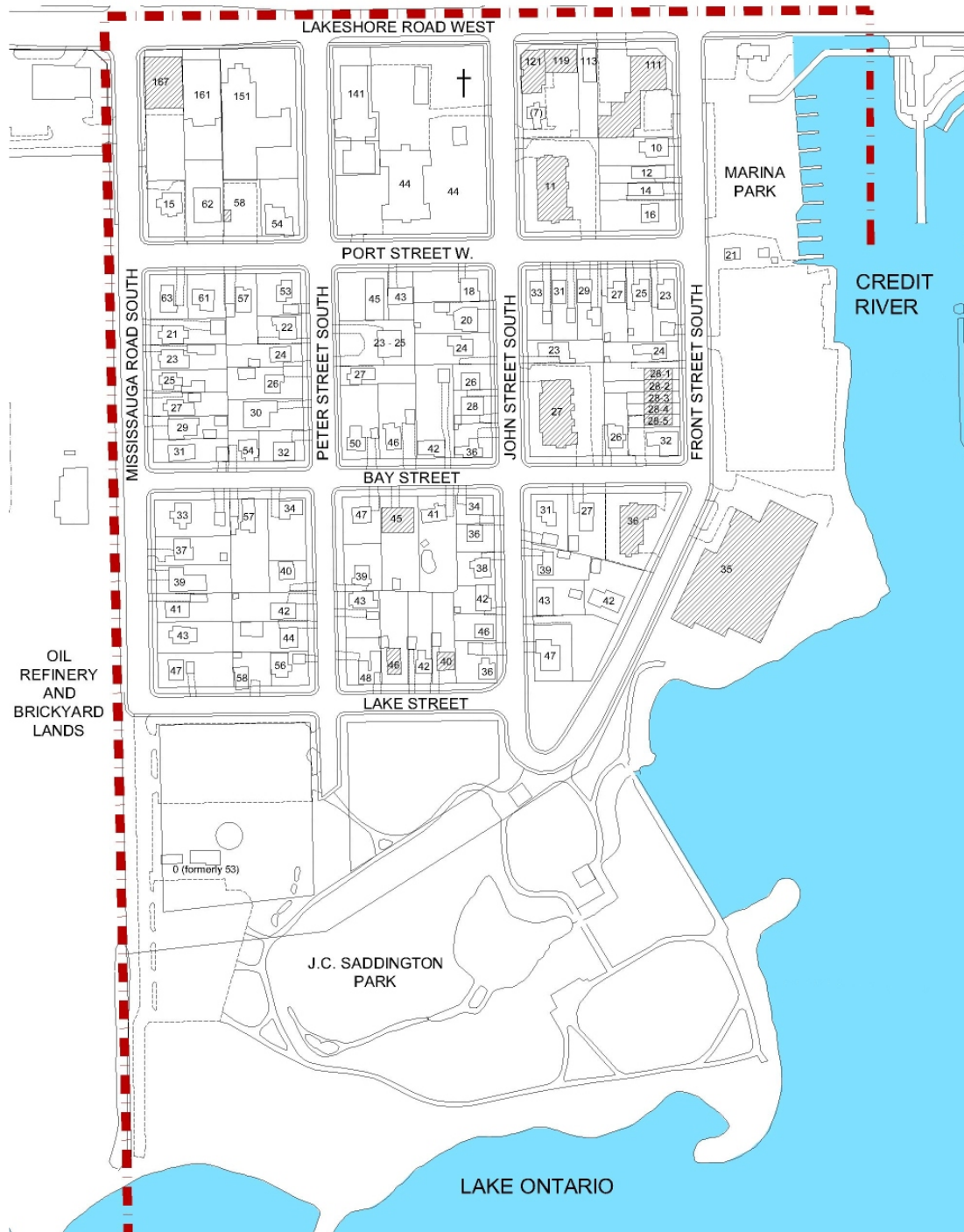
- 45 Bay Street;
- 28 Front Street South;
- 35 Front Street South;
- 36 Front Street South;
- 11 John Street South;
- 27 John Street South;
- 40 Lake Street;
- 46 Lake Street;
- 111 Lakeshore Road West (two buildings);
- 119/121 Lakeshore Road West (two buildings);
- 167 (-169) Lakeshore Road West.



Buildings of Historic Interest (shown hatched)



Complementary Buildings (shown hatched)



Other Buildings (shown hatched)

1.8 Organization of Plan

The plan contains:

- in Section 2, an overarching goal for the district's conservation and development, a set of objectives that elaborate on the goal, and related policies that will inform Council as it pursues its long-term activities in the district and that will provide property owners with clear advice on their proposals to alter and add to their buildings and to construct new houses, garages and commercial buildings;
- in Section 3, measures the City and property owners will take to implement the policies;
- in Section 4, guiding principles to further advise owners in the conservation of their buildings of historic interest;
- in Section 5, design guidelines for additions to complementary buildings;
- in Section 6, design guidelines for new construction; and,
- in Section 7, guidelines on the conservation of landscape features.

Appended are a flow chart showing the heritage permit approval process, a sample form for making heritage permit applications, and a chart summarizing types of proposals that require heritage review.

2.0 Goal, Objectives and Policies

2.1 Goal

The goal of the plan is to conserve and enhance the historical character of old Port Credit village as defined in the foregoing character statement (Section 1.5).

2.2 Objectives and Policies

A single objective or a set of objectives precedes each related set of policies.

2.2.1 Land Use

Objectives

- 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, Ida and Benjamin Lynd House and Wilcox Inn.
- 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.

Policies

- 2.2.1.1 Land use will conform to the land use policies in the official plan.
- 2.2.1.2 The district's predominately low-density residential land use character will be maintained.

- 2.2.1.3 Marina Park and J.C. Saddington Park will continue to provide public access to the water.
- 2.2.1.4 St. Mary's Roman Catholic Cemetery and its grave markers and mature trees will be preserved.
- 2.2.1.5 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.
- 2.2.1.6 The legally existing multi-unit residential buildings will be recognized.
- 2.2.1.7 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.
- 2.2.1.8 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.
- 2.2.1.9 Townhouses will be permitted only at 28 Front Street South.
- 2.2.1.10 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.
- 2.2.1.11 The boundary of the Port Credit Node, described in Mississauga Plan as an area in transition with potential for appropriate infill, intensification and redevelopment, will be redrawn to exclude properties on the west side of Front Street South.

2.2.2 Buildings of Historic Interest

Objectives

- a. To strive in retaining buildings of historic interest in situ.

- b. To encourage the appropriate care of buildings of historic interest.
- c. To make alterations and additions to any building of historic interest in keeping with the architectural character of the building.
- d. To base any intended restorations of buildings of historic interest on documentary and/or as-found evidence.

Policies

- 2.2.2.1 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 properties will be treated as buildings of historic interest.
- 2.2.2.2 The City will make every effort to have buildings of historic interest remain in situ, and avoid their demolition or removal.
- 2.2.2.3 In cases where a building of historic interest is proposed for demolition, the applicant for a demolition permit may be requested to prepare a heritage impact statement prior to the issuing of the permit. In addition, the City may encourage archaeological assessment on the site while the building remains standing.
- 2.2.2.4 Before a demolition permit is issued for a building of historic interest, 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.
- 2.2.2.5 The removal (relocation) of a building of historic interest to another site will be a last resort. If removal is unavoidable, the building of historic interest will be moved to a site as close as possible to its original site or to the most appropriate site.
- 2.2.2.6 The City will enter into heritage conservation easements with willing property owners where desirable.
- 2.2.2.7 The City will care for City-owned buildings of historic interest in the district as currently recognized standards for building conservation recommend. Private property owners will be urged to use the same degree of care.

- 2.2.2.8 When repairing, altering, adding to or restoring buildings of historic interest, property owners will have regard for:
- a. the building's historic materials and distinctive features;
 - b. the building's history as documented in the district Building Inventory, 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. the plan's guiding principles for the conservation of buildings of historic interest (Section 4.0).
- 2.2.2.9 An addition to a building of historic interest will be lower in height and smaller in size than the building of historic interest wherever possible; and in designing additions, property owners will have regard for the plan's guiding principles (Section 4.0) and any impact the addition may have on adjacent properties in terms of scale, massing, height and setback.
- 2.2.2.10 The aim of any change to a building of historic interest will be to safeguard the character-defining elements of the building and not to falsify its appearance by making it look older or newer than it is.
- 2.2.2.11 Any institutional building of historic interest 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 building's character.

2.2.3 Complementary Buildings

Objective

- a. To make additions to houses defined as complementary buildings in keeping with the building height and size that exist typically among houses in the district.

Policies

- 2.2.3.1 Regular maintenance and repair of complementary buildings will be encouraged.

- 2.2.3.2 The height of a house defined as a complementary building will not exceed two storeys after the erection of an addition to the house. Its size will correspond to the plan's design guidelines for additions to complementary buildings (Section 5.0), for which property owners will have regard. 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. While front additions to complementary buildings may sometimes be justified, rear additions to complementary buildings are preferred.
- 2.2.3.3 When a complementary building is demolished and replaced, the design of the new building will correspond to the plan's design guidelines for new construction (Section 6.0).

2.2.4 Other Buildings

Objective

- a. To accept other buildings as they are.

Policies

- 2.2.4.1 Regular maintenance and repair of other buildings will be encouraged.
- 2.2.4.2 When permitted additions to other buildings 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.

2.2.5 New Buildings

Objectives

- a. To make new houses in keeping with the building height and size that exist typically among houses in the district and to make all new buildings respect the low height and small scale characteristic in the district.
- b. To give the main body of a new house visual prominence and the garage less importance.

Policies

- 2.2.5.1 The design of a new building will correspond to the plan's design guidelines for new construction (Section 6.0) and respect the district's general historical character. In designing new buildings, property owners will have regard for any impact the new building may have on adjacent properties in terms of scale, massing, height, setback and entry level.
- 2.2.5.2 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, the maximum height will be the exact same height as presently exists.
- 2.2.5.3 Any garage will be placed behind the front of the house; and may be detached or attached. One-storey detached garages are preferred.

2.2.6 Yards

Objectives

- a. To keep front yards mainly landscaped and not hard-surfaced.
- b. To encourage the preservation and appropriate care of significant trees and shrubs on private land.

Policies

- 2.2.6.1 Front yards will be kept mainly as landscaped space and not hard-surfaced.
- 2.2.6.2 A single-lane driveway located to one side of the lot will provide access to any new garage serving a single-detached house.
- 2.2.6.3 For the owner of a single-detached house which is a building of historic interest 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.
- 2.2.6.4 District property owners will be encouraged in the appropriate care of significant specimen trees and shrubs or groupings of them.
- 2.2.6.5 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.

2.2.7 Public Lands

Objectives

- 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.

Policies

- 2.2.7.1 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.
- 2.2.7.2 The City will protect trees in the public right-of-way.
- 2.2.7.3 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.
- 2.2.7.4 J.C. Saddington Park will remain a City park for passive recreational activities primarily.
- 2.2.7.5 Any plan for the alteration of the landscape design of J.C. Saddington Park will have regard for the park's original design principles as described in the plan's landscape conservation guidelines (Section 7.0).
- 2.2.7.6 The public will be consulted on any master plan for the alteration of J.C. Saddington Park.
- 2.2.7.7 The City will consider adapting one of the buildings at the former waterworks pumping station in J.C. Saddington Park for a seasonal or year-round use.

2.2.7.8 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.

2.2.7.8.1 Public access to the Credit River will be enhanced.

2.2.7.8.2 Views of the Credit River from both the Port Street West and Bay Street road allowances will be extended through the site.

2.2.7.8.3 New building heights will not exceed two storeys.

2.2.7.8.4 Buildings will be articulated to reduce the perception of bulk.

2.2.7.8.5 Buildings will be oriented to acknowledge the river, Front Street South frontage and district street grid.

2.2.7.8.6 Service areas for any new development, including the provision of car parking, will be inconspicuous.

2.2.7.8.7 Pedestrian links along the Credit River through the site and both north and south of it will be pursued where feasible.

2.2.7.8.8 Historical interpretation of the site will be integrated into any future development.

2.2.7.9 The City will prepare a master plan for Marina Park prior to any development, and the plan will address the following.

2.2.7.9.1 The public will be consulted on the master plan.

2.2.7.9.2 Archaeological assessment and any related detailed testing, excavation and artifact recovery will occur in conjunction with the master plan.

2.2.7.9.3 A program for the historical interpretation of the site will be developed during the master plan process.

2.2.7.9.4 The feasibility of a river trail connecting Memorial Park north of the district and J.C. Saddington Park will be studied.

2.2.8 Oil Refinery/Brickyard Lands

Objective

- a. To design any future development on the west side of Mississauga Road South with respect for the district's character.

Policy

- 2.2.8.1 The future of the oil refinery/brickyard lands is unknown, their future land use is to be determined, and there are no plans for their development. However, at sometime in the future, the City will take into consideration the following principle when reviewing development proposals for the lands.

- 2.2.8.1.1 Any new built form on oil refinery/brickyard lands abutting Mississauga Road South will not rise above two storeys.

2.2.9 Public Awareness of History

Objective

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

Policies

- 2.2.9.1 Archaeological assessment by a licenced professional archaeologist will be required for new developments on public, institutional, commercial and higher-density residential lands, and encouraged for developments on low-density residential property.
- 2.2.9.2 The City will explore summer public programming – demonstrations for youth and adults – when conducting archaeological excavations in the district's City parks, and encourage public programming when archaeological excavations occur on private land in the district.
- 2.2.9.3 The City will prepare a plan to interpret the village's history in a co-ordinated way, designing historical plaques, illustrated displays, gateway signs, street signs and/or interpretive parkland features as component parts in an integrated whole.

3.0 Implementation Strategy

3.1 Review Procedure for Heritage Permit Applications

- 3.1.1 The purpose of heritage review is to ensure that proposals by private property owners and the City are considered in terms of their effects on the district's historical character.
- 3.1.2 City Council will be advised by the City's Heritage Advisory Committee. The Heritage Advisory Committee may establish a subcommittee to review heritage permit applications. The subcommittee will make recommendations to the Heritage Advisory Committee, who will advise Council. All heritage permit applications will be reviewed with reference to the plan. The heritage permit approval process is explained diagrammatically in Appendix A. A sample form for a heritage permit application is found in Appendix B.
- 3.1.3 A heritage permit will be required for any of the following types of proposals. Many of the following proposals require building permit review, and to indicate those proposals that would ordinarily require a building permit anyway, the letters "BP" appear in brackets. Appendix C presents the following lists in chart form.
- 3.1.3.1 Regarding Buildings of Historic Interest and their Lots
- demolition (BP)
 - removal to a different location on site or to another site (BP)
 - structural interventions (BP)
 - additions including porches, verandahs, decks or enclosed porches (BP)
 - erection of garages or carports and laying out of new driveways or parking spaces (BP)
 - masonry repointing, masonry cleaning and masonry painting
 - installation of new wall siding, brick veneer, stucco or other cladding
 - alteration of doors and windows and their surrounds and cutting of new door and window openings (BP)
 - removal or addition of architectural detail, such as brackets, bargeboard, finials, brick or terra-cotta decoration and so on
 - alteration of roof line and demolition or erection of dormer windows (BP)
 - installation of new roof material different from existing
 - demolition or erection of chimneys (BP)
 - installation of skylights (BP)
 - installation of mechanical or electrical equipment visible from the street

3.1.3.2 Regarding Complementary Buildings and their Lots

- demolition (BP)
- structural interventions (BP)
- additions including porches, verandahs, decks or enclosed porches (BP)
- erection of garages or carports and laying out of new driveways or parking spaces (BP)

3.1.3.3 Regarding Other Buildings and their Lots

- demolition (BP)
- structural interventions (BP)
- additions (BP)
- erection of garages or carports and laying out of new driveways or parking spaces (BP)

3.1.3.4 Regarding New Buildings and their Lots

- erection of buildings (BP)
- erection of garages or carports and laying out of new driveways or parking spaces (BP)
- preservation of trees and shrubs

3.1.3.5 Regarding City Streets and Parks

- building demolition, removal, alteration, enlargement or erection
- alteration of park design
- design of new roadways or boulevards
- planting or removal of trees and shrubs
- design of street lighting
- erection of street signs, gateway signs, and interpretive plaques, displays and other similar features

3.1.4 Any of the following types of proposals, which are deemed minor in nature for the district, will not require heritage review.

- painting of non-masonry surfaces
- erection of small outbuildings under 10 square metres in size (107 square feet), such as garden and tool sheds, gazebos, dog houses and so on
- erection of fences
- planting of vegetation on private property
- cutting of trees and shrubs when neither associated with new development nor addressed through the private tree by-law

- routine exterior maintenance
- replacement of steps and sidewalks
- replacement of eavestroughs and downspouts
- installation of storm windows and doors
- installation of mechanical or electrical equipment out of view from the street
- all interior work of minor or major extent, except for structural interventions which may cause an exterior alteration
- proposal types not listed under Sections 3.1.3.2 and 3.1.3.3 of this plan

3.1.5 Within the parameters of the *Ontario Heritage Act* and *Municipal Act*, the intent is to simplify and expedite the heritage permit approval process wherever possible by delegating approval authority to City staff.

3.1.6 In addition to heritage permit applications, matters relating to the official plan, zoning, site plan approval, severance, variances and the private tree by-law will be reviewed by the Heritage Advisory Committee. Applications under the *Planning Act*, *Municipal Act* and other provincial statutes and municipal by-laws will continue to be subject to the normal processes of review and approval. The City will strive to co-ordinate the review of heritage permit applications with other applications and expedite approvals.

3.1.7 There will be no fee for a heritage permit.

3.2 Incentives for Building Conservation and Archaeology

3.2.1 The City will consider sponsoring a technical clinic where district property owners can learn from the advice of a conservation architect, engineer or tradesman, and will consider holding a related public workshop on a particular theme in building conservation.

3.3 Projects Undertaken by City

3.3.1 The City may create a timetable and work plan for carrying out:

- a. conditions assessments at Alfred Russell Clarke Memorial Hall, Port Credit Village Fire Hall and Police Station and Port Credit Village Waterworks Pumping Station;
- b. a plan to interpret the district's history; and,

- c. a technical clinic for district property owners and related public workshop.

3.4 Co-ordination

- 3.4.1 Appropriate City staff will be responsible for co-ordinating the implementation of the plan.

3.5 Funding

- 3.5.1 The City will first look to the community and to any available grants programs operating at all levels of government for funding of enhancements to the Old Port Credit Village Heritage Conservation District.

3.6 Plan Review

- 3.6.1 The Heritage Advisory Committee may prepare a brief annual report for Council, commenting on trends in conservation and development in the district and the effectiveness of the plan in conserving and enhancing the district's historical character.

4.0 Guiding Principles for the Conservation of Buildings of Historic Interest

4.1 How to Use the Guiding Principles

Forty-two buildings in the district have been identified as being of historic interest. They range from institutional landmarks to vernacular dwellings.

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 building. 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 building of historic interest or one of its features to its original appearance or to another documented point in the building's history is only an option for owners to consider.

Principles have been developed in Canada and around the world for helping owners think about the conservation of their historic buildings. The principles below are adapted from Canadian and international charters and guides, including the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter), the Appleton Charter for the Protection and Enhancement of the Built Environment and *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Each principle is explained with examples, illustrations or tips. They are written to help owners of the 42 buildings of historic interest apply conservation wisdom to old Port Credit village. Owners should become familiar with the guiding principles and have regard for them.

Owners of buildings of historic interest should also refer to the plan's landscape conservation guidelines (Section 7.0).

The principles are useful not only in making applications for proposals that require heritage review but also in the general upkeep of buildings of historic interest.

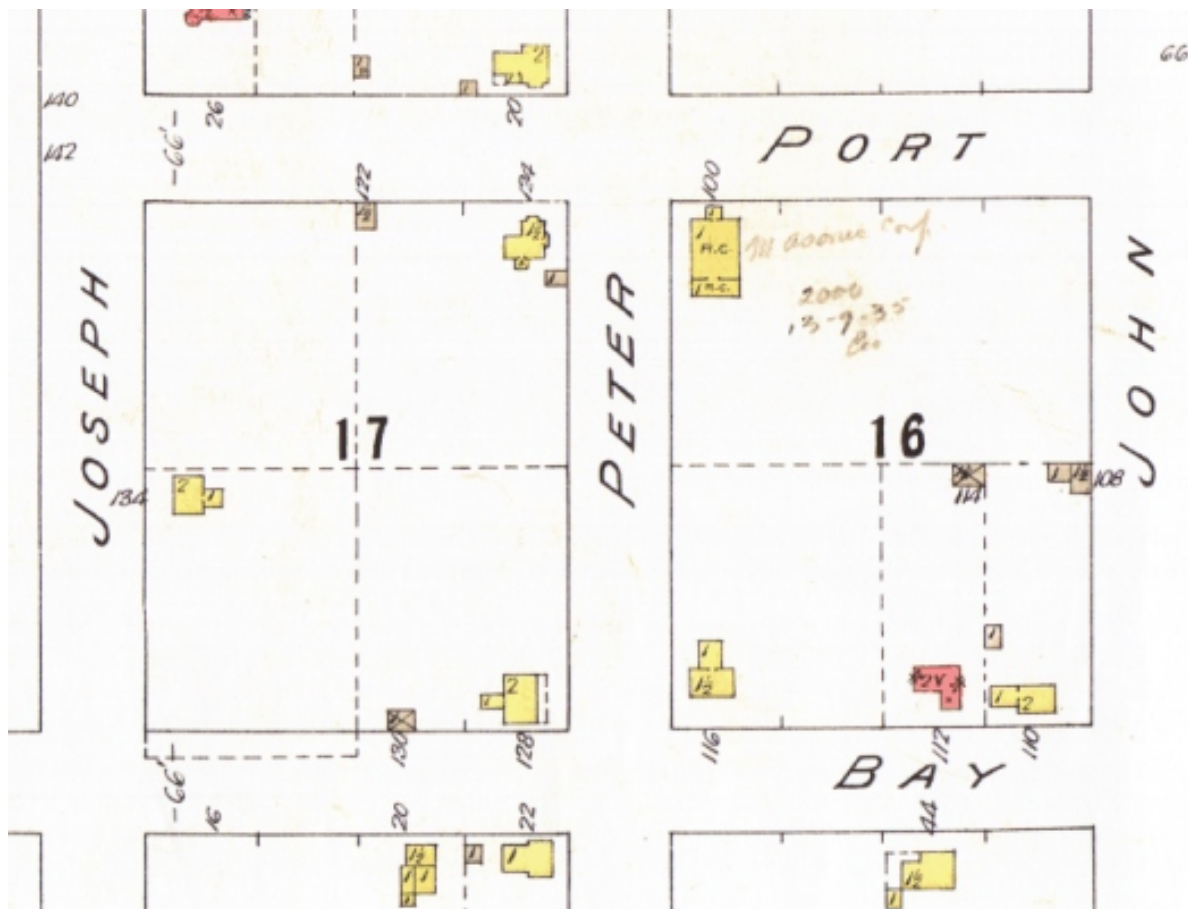
4.2 Principle: Consult City staff early.

Apply the plan's policies and guiding principles to any project of yours that requires heritage review. Then, arrange a meeting with City staff at the conceptual stage of your proposed project.

4.3 Principle: Know your building.

Look carefully at your building, and identify those historic materials and distinctive features that define the building's character and make it special. Discover the building's history – how it was built and how it has evolved over the years. Inspect your building for signs of deterioration, and know your building's physical condition before commencing any work.

- For your first place of reference, the November 28, 2003 district Building Inventory (Heritage Conservation Feasibility Study of Old Port Credit Village: Building Inventory) will give you information about your building's construction, significant changes and special features. Research notes compiled in advance of the district Building Inventory will provide you with more background; the notes are kept in a binder at the Mississauga Central Library (in the Ruth Konrad Collection of Canadiana).
- The Mississauga Central Library also has a file of notes and copies made during the Heritage Conservation Feasibility Study of Old Port Credit Village. Reproductions of the fire insurance plans for the village (showing building footprints, heights and materials in 1910, 1928 and 1952) and copies of historic photographs are found in the file.
- The Mississauga Heritage Foundation – call (905) 828-8411 – may be able to assist you in researching your building's history.
- You can get qualified professionals to help you with assessing your building's physical condition and answer questions you might have. The Architectural Conservancy of Ontario, a charitable organization, offers preliminary conservation advice for a small fee through the PreservationWorks! program – see www.hips.com/ACO/ or call (416) 367-8075. For a detailed "conditions assessment" (an assessment of your building's physical condition), building specialists advertise their services in the Canadian Association of Professional Heritage Consultants Directory – see www.caphc.ca or call (416) 515-7450.

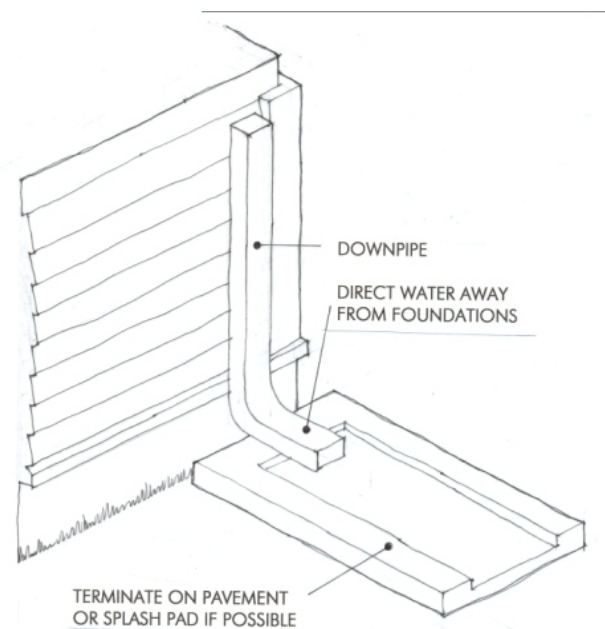


Detail of May 1910 fire insurance plan for Port Credit (original at the J.J. Talman Regional Collection, The D.B. Weldon Library, University of Western Ontario; copy at the Mississauga Central Library). Fire insurance plans, historic photographs and other visual records can tell you a lot about your building's history.

4.4 Principle: Maintain your building.

Perform regular and frequent maintenance. Clean gutters (or eavestroughs) and downspouts. Make sure water drains away from the foundations. Fasten any loose roof shingles lifted during a windstorm. Weatherstrip and caulk windows and doors. Replace broken panes of glass at once. Keep door, storm window and window shutter hardware in working order. Ensure chimneys function well. Correct insect infestations if and when they occur.

- At the start of each new year, you can mark seasonal maintenance tasks on your calendar. This way of anticipating the work is useful for new homeowners, busy owners who travel frequently or owners who cannot do the work themselves and hire out.
- Maintenance work that often gets neglected is out of reach and out of view. Check your building's roof – substructure, shingles or other covering, and flashing – and its eaves. Check outside and from inside the attic.



Problem

Problem Corrected

The roof and foundations are often trouble spots. Making sure the downspouts direct water away from foundations is one preventative measure that should be taken.

4.5 Principle: Repair deteriorated materials and features.

Repair deteriorated historic materials and distinctive features rather than replace them. When the deteriorated materials and features have failed and are beyond repair, ensure that the replacement material or feature matches what is being replaced. Replace with the same kind of traditional material if at all possible (substitute material should match historic material in terms of both appearance and durability). Use as much historic material as can be saved in repair work. Avoid replacing an entire material or feature when partial replacement will do.

Preserve signs of craftsmanship – marks of tools, slight irregularities – in repair work.

Test the performance and appearance of new materials and features and repair techniques before applying them generally.

Take precautions to protect historic materials and distinctive features not undergoing repair, as well as trees and shrubs, against potential damage that could result from your repair project.

Limit an expert's involvement to the field in which he or she is competent. Brick repointing, for example, demands a mason who can mix historic mortars and apply historic mortar joints to match the original mortar composition and joint appearance.

Where several repairs are necessary, do repair work in a logical sequence of stages – the most pressing jobs first and related jobs done together. Phase in the work as your budget allows.

- An architect or architectural technologist familiar with historic buildings can help you organize your repair work efficiently and prudently. Conditions assessments often prescribe undertaking repair work in stages.
- Test patches in remote corners of your building allow you to observe the performance and appearance of a new paint colour on wood or a brick repointing treatment, etc. First installing replacement eavestrough on a back wall, for example, can help you visualize the effect of installing the same on the front or sides.
- You can choose the right trade or craft specialist for your job through an architect's recommendation, their local reputation, observing samples of their work and reference to the *Canadian Association of Professional Heritage Consultants Directory*.

- An Ontario Heritage Foundation manual called *Well-Preserved* – available at the Mississauga Central Library – can give you insights into the technical aspects of repair work as you plan jobs with trade and craft specialists.



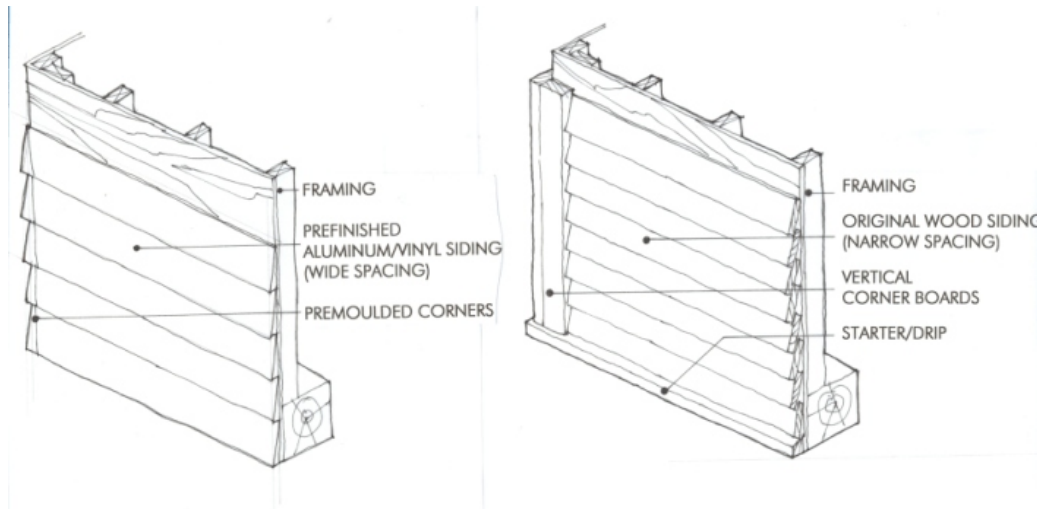
Repair wooden window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Replace historic windows with ones that match in terms of historic profiles, shapes, dimensions and divisions of frame, sash, muntin bars and surrounds only if the historic windows have wholly failed and are beyond repair. Repairing, rather than replacing, windows makes good economic sense.

4.6 Principle: Replace non-historic roof and siding materials if possible.

Replace asphalt-shingled roofs with asphalt shingle when asphalt shingle was the original sheathing material on your building or when asphalt shingle is the current covering. Alternatively, replace asphalt shingle with an historic roofing material that you can document as having laid on your building's roof.

Replace vinyl or aluminum siding with the original wall material if possible.

- Making the decision to repair or replace your roof or part of it, for example, the roof over a wing of your house, involves, among other considerations, assessing the remaining life expectancy of the existing roof.
- An opportune time to remove vinyl and aluminum siding from your building is when the siding wears out. Better still is to remove it as soon as finances allow. Besides their effect of hiding window and door surrounds and cornice detail, these synthetic claddings conceal any decay of the underlying wall material. The decision to return to an historic wall material should follow test patches to determine the extent of damage to the underlying material caused by nail holes and trapped moisture.



Synthetic siding profile

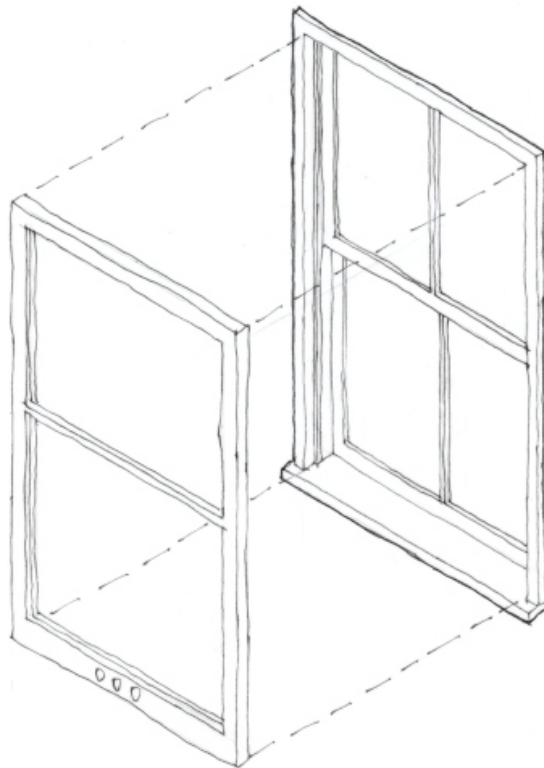
Original wood siding profile on a district building

Many of the buildings of historic interest in old Port Credit village have been covered in synthetic siding. Synthetic siding seems to offer a maintenance-free material and a cheaper alternative to periodic painting of the original wood siding or masonry repointing of the original brick veneer. However, synthetic siding usually doesn't match the original siding profile, typically hides distinctive window and door surrounds and cornice detail, and sometimes completely disguises the original wall material (some brick veneer buildings in old Port Credit appear to have been sided). Plus, synthetic siding traps moisture between the original wall material and the synthetic covering, causing decay. In the long run, synthetics are not cost savers.

4.7 Principle: Upgrade insulation, heating/ventilation/cooling, wiring and other services with care.

Respect historic materials and distinctive features in any upgrading project. Custom-fit upgrades: consider design choices other than current suppliers' stock options. Understand and respect the building's traditional equilibria when designing an energy conservation measure so that it does not set in motion processes of deterioration. Install new chimneys, vents, skylights and mechanical or electrical equipment away from street view. Avoid cuts into the roof; and where a cut is necessary, protect the cut with flashing. Never replace brick chimneys with metal pipes. Favour traditional wood storm windows and screen doors over aluminum. Retain, repair, and use surviving wooden storm windows and screen doors.

- Understanding how the building conserved energy historically can inform an energy conservation program today. Reviving operable exterior wooden storm windows over single-glazed wooden windows, for example, may offer a realistic energy saving in the overall program.



A removable wood storm window over a single-glazed wooden window was a traditional way of saving energy.

4.8 Principle: Make changes reversible.

Design upgrades, necessary alterations and additions to your building so that they could be removed at some future time without harming the building's historic materials and distinctive features.

- Painting wood siding is reversible. If the paint is applied properly but the colour is wrong, the wood siding can be repainted.
- Covering wood siding with a plaster coat is likely irreversible. Sometimes, at great expense, the plaster can be removed if not applied directly to the wood; and, in these cases, the pargetting can be reversed.

4.9 Principle: Respect structural integrity.

Design upgrades, necessary alterations and additions to your historic building with knowledge of, and respect for, the building's construction. Never damage foundations, load-bearing walls or posts, or the roof which must shed rain and snow. Attend to real structural problems before renewing exterior cladding, upgrading services, adding floor space or making other changes.

- The services of an architect or engineer experienced in the conservation of historic buildings are invaluable in distinguishing between real structural problems and structural traits that appear imperfect but are not cause for concern. Architects or engineers familiar with the nature of different historic structural types can also devise remedial action that supplements, rather than replaces, structural elements.

4.10 Principle: Alter as little as you need to.

Consider the impact of your planned alteration on the building's historic materials and finishes, distinctive features, structural integrity, traditional equilibria and traditional setting. Only undertake alterations that have a minimal impact on your building.

4.11 Principle: Respect the natural aging process.

Avoid removing signs of weathering or wear and making your building appear new. Likewise, never artificially age materials used in restoration to make them look old.

Leave the patina that age has created on surfaces unless surface dirt and grime are damaging materials. Use only the gentlest means when cleaning damaged surfaces as aggressive cleaning techniques irreparably harm materials.

- Test patches in remote corners of your building demonstrate whether the cleaning technique is appropriate for the historic material or should be abandoned in favour of another approach. Tests should be observed long enough to determine the long-term effects of the cleaning technique.

4.12 Principle: Paint, and remove paint, with care.

Never paint masonry surfaces (unless your building's brick or stone has already been painted). Avoid painting roughcast plaster unless already painted. Choose paint colours for wood surfaces on your building by paint analysis on your building or by devising a scheme that is typical for the age of your building. Never strip painted wood to the bare wood, leaving it unpainted and exposed to the weather.

- The district's brick veneer walls and the stone veneer on First United Church should remain unpainted.
- You can sometimes save on repainting wood surfaces once you inspect them and determine that cleaning is all that is required.
- Paint analysis by a professional can reveal the original palette of colours for the body, trim, window frames and front door of your building. Another approach is to choose a palette that matches the colours found on other historic buildings in Ontario built at the same time as your building. There were gradual shifts in exterior colour decoration through the mid- and late nineteenth century and early and mid-twentieth century.
- Test patches in remote corners of your building allow you to observe the performance and appearance of a new paint colour.

4.13 Principle: Authenticate any restoration.

Base any restoration on historical evidence, either by one or more visual record of your building or by what traces you can see today of lost materials and features. Study the history of your building before embarking on a restoration project, whether it is extensive or involves a single feature. Document your building's alterations and additions as well as its original construction. Stop your restoration at the point where conjecture (guessing) begins. Never attempt to create a false historical appearance, pretending that features existed despite lack of evidence. Avoid adding architectural elements from other buildings.

- Your building today can hold clues to its earlier appearance. The outline of a former verandah, for example, may appear on a brick wall. An architect, architectural technologist or specialty tradesman familiar with historic buildings

can verify these clues, especially when research of historical documents has been done.

- Sometimes, old windows, shutters, doors and other features removed from the building at some point in time can be found stored in the attic or an outbuilding.
- In old Port Credit village, there is a wide range of house styles and dates of construction. There are also unique landmark buildings. A decorative detail on one building would not be appropriate on another. When you introduce features that never existed on your building, you obscure your building's individual character. Although each building is special in its own way, a general theme among the district's houses is simplicity in architectural detail.



48 Lake Street in early twentieth century, Harold Hare Collection, Mississauga Central Library.



7 John Street South in 1967, Betty Clarkson, *Credit Valley Gateway ...*, p. 215. Photographs from all periods provide historical evidence for restoration work.

4.14 Principle: Respect the valid contributions of all generations to your building's present-day appearance.

Value the additions, alterations and treatments that have occurred since the building's construction as evidence of the passage of time. In a restoration, reveal an earlier appearance when what is removed is of slight significance and the underlying material or feature is of much greater significance. Restore to the minimum extent necessary.

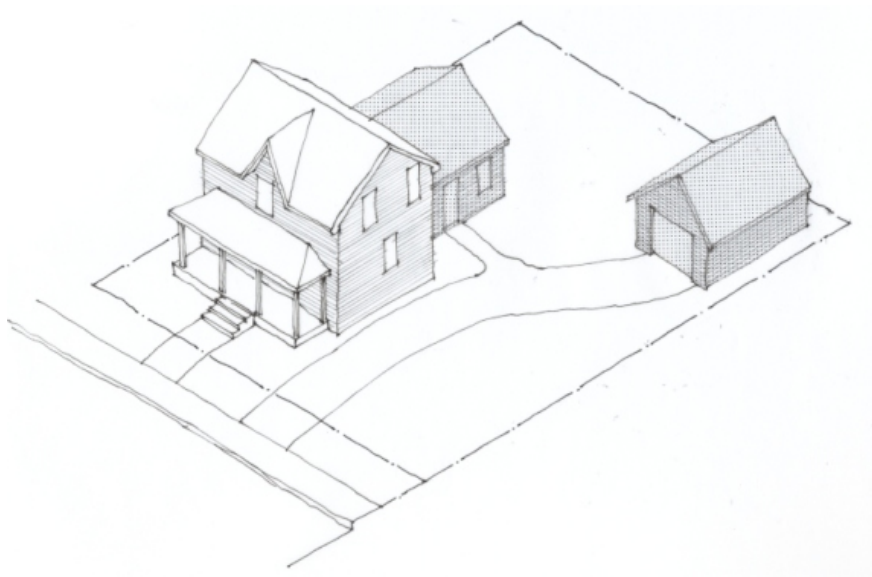
4.15 Principle: Distinguish new work from old, but complement it.

Design a needed addition to your building that contributes to the appearance of the building in a way that is true to our own time. Echo contemporary architectural ideas but evoke the original spirit and take inspiration from existing heritage attributes. Consider modern or traditional styles, but avoid incorporating features that mimic historic features and pretend to be old. Never let an addition detract from the interesting parts of your building, its traditional setting, the balance of its composition and its relation with its surroundings. Ensure an addition to your building does not overwhelm nearby buildings of historic interest. Consider the appropriateness of an existing historic addition, for example, a rear wing, in the design of a new addition. Build the addition to be as much structurally and mechanically independent from the building of historic interest as possible. Use the addition to provide upgraded services or barrier-free access.

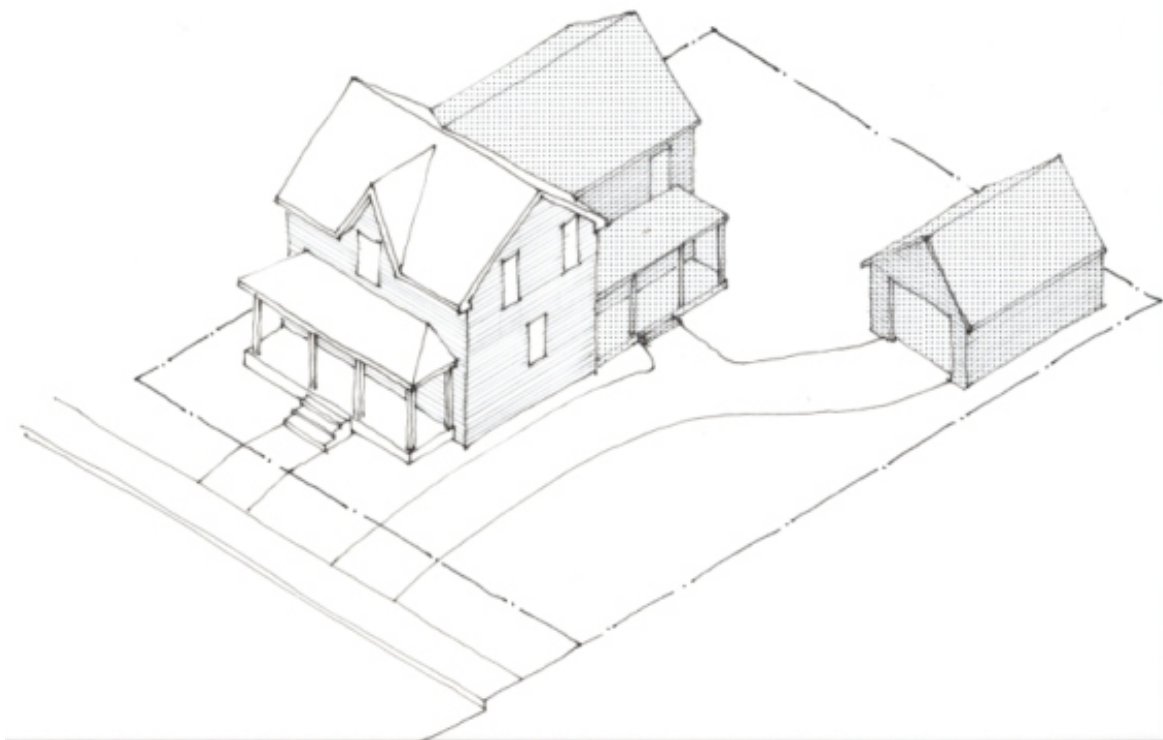
- Setting an addition as far back from the building of historic interest as possible on the property is a well-established method for giving prominence to the historic building. New garages are best designed as separate buildings sited behind, or towards the back of, the house.
- Limiting the size and scale of the addition in relation to the building of historic interest also gives prominence to the historic building. The addition should be lower in height and smaller in size than the historic building. The worst place to add onto a historic building is on its roof.
- Ensuring that the size of the addition maintains ample open space around the house (front, side and rear yards) helps preserve the village's private open space character and protects neighbours' privacy.
- When ramps, elevators and other barrier-free access devices need to be added, design them with respect for the historic building's setting, scale, distinctive features and historic materials.
- The design features you find on your building of historic interest can inspire the design features you put on the addition. What kind of wall covering exists or used to exist on your building? A wood-sided building suggests a wood-sided addition.

A building of red brick veneer could have an addition in the same hue of brick veneer or a contrasting wood-sided addition – a traditional method. What kind of windows exist on your building? Flat-headed windows that are taller than they are wide in the existing building suggest modern flat-headed windows of about the same proportions in the addition. What is the shape and pitch of the roof? If your building is covered by a medium-pitched gable roof, then the addition could have something similar.

- Saving significant trees when siting and building your addition is another consideration. Mature trees take many years to grow and add to the character of the district. They provide shade in summer, release oxygen, filter pollutants in the air, offer habitat for birds, and create a beautiful canopy. The footprint of your addition (or any hard-surfaced area such as a patio) should be located away from any significant tree on your property if at all possible, and measures should be taken to protect significant trees during construction of your addition. Contact an arborist for advice.



This one-and-a-half-storey clapboard house with gable roof receives a one-storey, clapboard rear addition with gable roof. The footprint of the addition is somewhat smaller than the building of historic interest, and the addition's walls are indented from the side walls of the historic building. The windows in the addition are flat-headed and taller than wide like the windows in the historic building. A separate wood-sided, gable-roofed garage is also added behind the historic building.



The same house receives a one-and-a-half storey, clapboard rear addition with gable roof. The height of the addition is somewhat below the historic building's height, and the footprint of the addition is somewhat smaller. A verandah abuts one side wall of the historic building. The windows in the addition are flat-headed and taller than wide like the windows in the historic building. A separate wood-sided, gable-roofed garage is also added behind the historic building.

4.16 Principle: Adapt an historic building to a new use when necessary.

Use your building for the originally intended purpose. If the original use is not feasible today, find a compatible use that requires minimal alteration.

- The more radical the change in use, the more extensive will be the alteration. For example, a building erected as a place of assembly will require less change if the new use also involves a place of assembly.
- In any adaptation, the goal should be to preserve the character-defining elements of the historic building.
- Having the main entrance of the adapted building remain in its historic location allows access to function as originally intended and gives new life for an important historic feature.

4.17 Principle: Keep your building on its original site.

Never move a building of historic interest or any part of it on its site or to another site unless removal is the only option left to safeguard it.

- Moving a building of historic interest is not only costly and risky, but relocation also alters its historic relationship to its lot and to other buildings in the district.
- When a building must be moved, document its old location and the date of removal at the new site.

4.18 Principle: Record work done to your building.

Take before-and-after photographs and photographs recording the work in progress, and save these along with any notes and drawings.

- Any property owner can voluntarily start a file of work done to his/her building and consult this information in future when a new project is planned. The current owner can pass the file on to the next property owner. Alternatively, the file can be held at the Mississauga Central Library with a copy going to the owner.
- Any historical marker that may be erected should not only commemorate your building's origin and early life but also the year or years when extensive restoration projects were accomplished.



Even for property owners who aren't proposing alterations or additions, it's best to identify the character-defining elements of your building and ensure they are well-maintained.

5.0 Design Guidelines for Additions to Complementary Buildings

5.1 How to Use the Guidelines

Forty-eight buildings have been identified as complementary to the district's buildings of historic interest. Most of the 48 complementary buildings are houses – one, one-and-a-half or two storeys tall and modest in size.

Owners of houses defined as complementary buildings may wish at some time to add floor area to their houses. The guidelines will help the owner expand the house's floor area while maintaining or improving the house's complementary contribution to the district's character.

Owners are further directed to the plan's landscape conservation guidelines (Section 7.0).

5.2 Guideline: Consult City staff early.

You can benefit from staff's advice at the conceptual stage of your project, before time and expense are put into detailed plans.

5.3 Guideline: Know your building's physical condition before commencing any work.

A "conditions assessment" by a qualified professional will identify any problems with the structure or fabric of your building.

5.4 Guideline: Identify features of your building that are worth keeping.

Many of the district's complementary buildings are well-maintained. In addition to their low height and modest size, some complement the district's buildings of historic interest in terms of wall material, roof shape and pitch, or a front porch. Value the architectural features that already contribute to the district's historical character.

5.5 Guideline: Keep the height at two storeys or less.

Adding space of the same height as the existing building on the ground is easier and usually more successful than altering the existing roof line and adding another storey. Whether your addition extends your house on the ground or up in the air, the height of the house after the erection of the addition cannot exceed two storeys.

5.6 Guideline: Ensure that the size of the addition maintains ample open space around the house.

A characteristic of the district – one that is valued by the residents – is the landscaped open space that typically exists in front, side and rear yards. The ample private open space not only contributes significantly to the character of the village but also offers privacy to one's neighbours.

5.7 Guideline: Save significant trees when siting and building your addition.

Mature trees take many years to grow. They provide shade in summer, release oxygen, filter pollutants in the air, offer habitat for birds, and create a beautiful canopy. The footprint of your addition should be located away from any significant tree on your property if at all possible, and measures should be taken to protect significant trees during construction of your addition. Contact an arborist for advice.

5.8 Guideline: Favour rear additions over front additions.

Many lots in the district have a modest front yard setback and a deeper backyard. It may be easier to add onto the back of your house.

5.9 Guideline: Choose a wall material that complements buildings of historic interest but does not clash with your building.

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. The wall material you choose should be the same across the wall, not a mix of materials. It should not clash with your existing wall material if you decide to keep it, and there are perfectly sound wall materials on complementary buildings that are neither made of wood nor red brick. Pre-coloured wood siding or synthetic siding are options, and should be properly installed.

5.10 Guideline: Choose stock windows that are flat-headed and taller than they are wide.

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

5.11 Guideline: Choose a gable, hip or truncated hip roof of medium pitch that complements your building.

Almost all of the district's buildings have gable, hip or truncated hip roofs of medium pitch. Choose one of these shapes that complements your existing roof. Asphalt shingle is the typical roof covering in the district, and should be used.

5.12 Guideline: Make your addition a product of its own time.

Your addition 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.

5.13 Guideline: Keep the design of your addition simple.

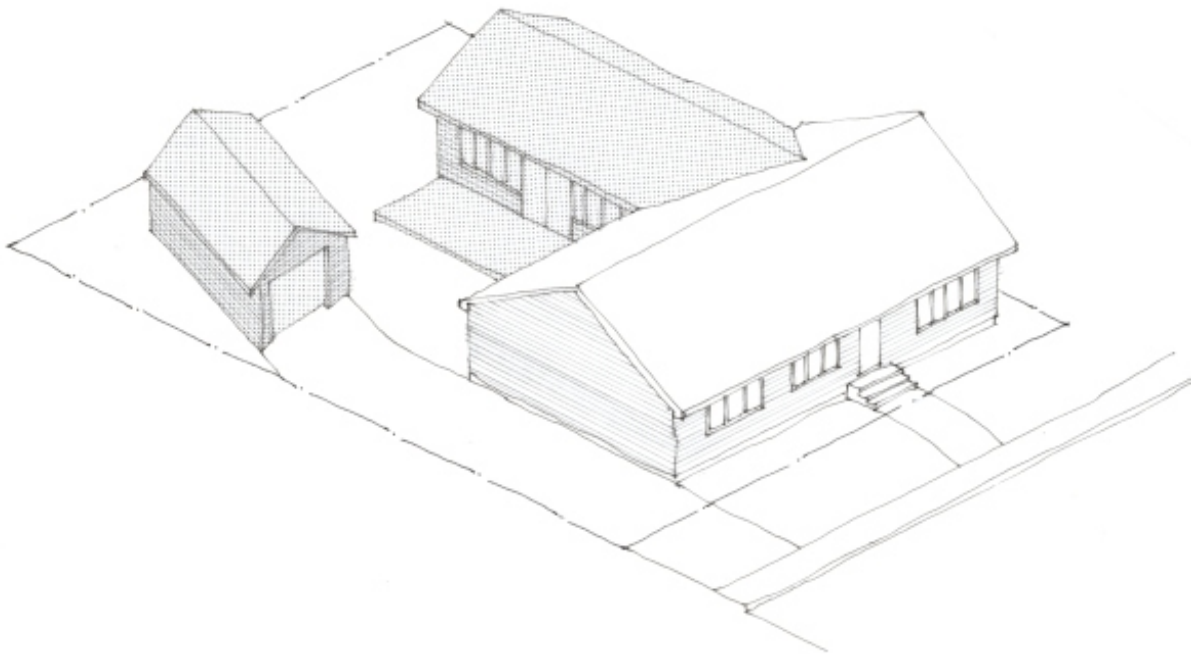
The mariners, sailors, fishermen, wharfingers, tradesmen and labourers who built the district's houses of historic interest used decoration sparingly. Ornamentation on your addition should be restrained. Avoid dramatic statements.

5.14 Guideline: Install new chimneys, vents, skylights and mechanical or electrical equipment away from street view.

Modern services are best placed where they cannot be seen by passersby on the sidewalk.

5.15 Guideline: Site your garage behind the front wall of the house.

Outbuildings 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. Access to the street from the garage is by means of a single-car driveway situated to one side of the lot. If this traditional form and placement of the garage is not feasible, an attached garage or carport should be set back from the house's front wall as far as possible.



This one-storey vinyl-sided bungalow with gable roof receives a one-storey, vinyl-sided rear addition with gable roof. The windows in the addition are flat-headed and taller than they are wide. A separate vinyl-sided, gable-roofed garage is added in the backyard.

6.0 Design Guidelines for New Construction

6.1 How to Use the Guidelines

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

Owners are also directed to the plan's landscape conservation guidelines (Section 7.0).

6.2 Guideline: Consult City staff early.

You can benefit from staff's advice at the conceptual stage of your project, before time and expense are put into detailed plans.

6.3 Guideline: Make the height of the new house no taller than two storeys.

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

6.4 Guideline: Save ample open space around the new house.

A characteristic of the district – one that is valued by the residents – is the landscaped open space that typically exists in front, side and rear yards. The ample private open space not only contributes significantly to the character of the village but also offers privacy to one's neighbours. 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. 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 compatibility.

6.5 Guideline: Save significant trees when siting and building your new house.

Mature trees take many years to grow. They provide shade in summer, release oxygen, filter pollutants in the air, offer habitat for birds, and create a beautiful canopy. The footprint of your new house should be located away from any significant tree on your property, and measures should be taken to protect significant trees during construction of your new house. Contact an arborist for advice.

6.6 Guideline: Reinforce the street grid pattern when siting your new house.

The street grid helps define the district's historical character. Any new house should be sited parallel to the street (not angled).

6.7 Guideline: Choose a wall material that complements buildings of historic interest.

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. The wall material you choose should be the same across the wall, not a mix of materials. Pre-coloured wood siding or synthetic siding are options, and should be properly installed.

6.8 Guideline: Choose stock windows that are flat-headed and taller than they are wide.

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

6.9 Guideline: Choose a gable, hip or truncated hip roof of medium pitch.

Almost all the district's buildings have gable, hip or truncated hip roofs of medium pitch. The gable roof was most common. Choose one of these shapes for your new house. Asphalt shingle is the typical roof covering in the district, and should be used.

6.10 Guideline: Make your new house a product of its own time.

Your new house 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.

6.11 Guideline: Keep the design of your new house simple.

The mariners, sailors, fishermen, wharfingers, tradesmen and labourers who built the district's houses of historic interest used decoration sparingly. Ornamentation on your new house should be restrained. Avoid dramatic statements.

6.12 Guideline: Install chimneys, vents, skylights and mechanical or electrical equipment away from street view.

Modern services are best placed where they cannot be seen by passersby on the sidewalk.

6.13 Guideline: Site your garage behind the front wall of the house.

Outbuildings 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. Access to the street from the garage is by means of a single-car driveway situated to one side of the lot. If this traditional form and placement of the garage is not feasible, an attached garage or carport should be set back from the house's front wall as far as possible.

7.0 Landscape Conservation Guidelines

7.1 How to Use the Guidelines

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.

Open Space

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 as well as residents. Marina Park consists of a northerly parcel containing parking lot, boat launch, charter boat docks, fish cleaning station, public washrooms, log house and pumping station/Port Credit Business Improvement Area office 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 and Peter Streets. 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: 1) separating vehicles and pedestrians by locating parking in concentrated lots at the edge of the park; 2) defining the open space with landforms or berms located around the perimeter of the park; 3) creating unique features as attractions such as an artificial waterfall and stream course flowing through the park to a small pond; 4) 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; 5) accommodating informal passive recreational activities by providing large areas of mowed turf (no sports fields); 6) providing visitor services by means of structures located throughout the park – a playground, group picnic area, washrooms; 7) 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, 8) creating overlooks to the lake at specific locations along the lakefront trail.

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.

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; and 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.

Private Landscapes

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.

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.

Joint Responsibility

The responsibility for landscape features is shared between the public realm and the private property owner. The following guidelines are intended to assist in decision making by both groups.

7.2 Guidelines for Private Properties

- 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. 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).
- c. Garages should be set back from the front line of houses, and side yard parking should be retained and replicated.
- 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.

- e. 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.
- f. 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.
- g. 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.
- h. Existing grades should be maintained so as not to alter drainage patterns.

7.3 Guidelines for Public Realm Initiatives

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, particularly in the residential and institutional areas.

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.

- a. As trees mature they should be replanted; and, where possible, the new trees should be large-canopied, green foliage deciduous trees.
- b. 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.
- c. 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.



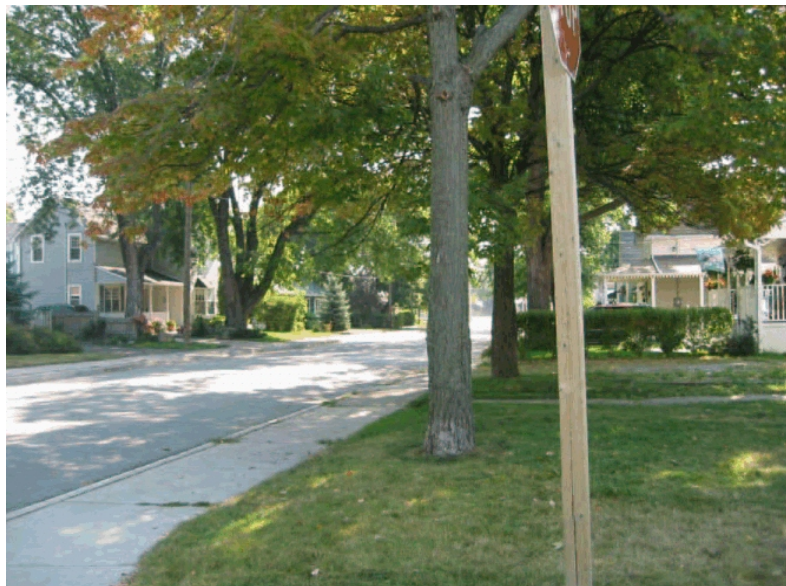
The planting and maintenance of a variety of street trees on public and private property make a significant contribution to the landscape character of the district, providing scale to, and visual interest in, the streetscape. As trees mature and replanting is required, the selection of the species should reestablish the form and character of the existing streetscape.



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.



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.



Garages set behind the front line of the house and side yard parking should be retained and incorporated in new development. Historic photographs should be used to guide the reestablishment of landscape features such as fences, hedges and arbours. The addition of new trees and shrubs may be selected from the appropriate species traditionally found within the neighbourhood.



Property owners are encouraged to retain trees, foundation plantings, hedging, ornamental fencing and retaining walls along property lines and frontages. The addition of specimen trees within the front and side yards of corner properties enhances the pedestrian environment as well as complements the residence.

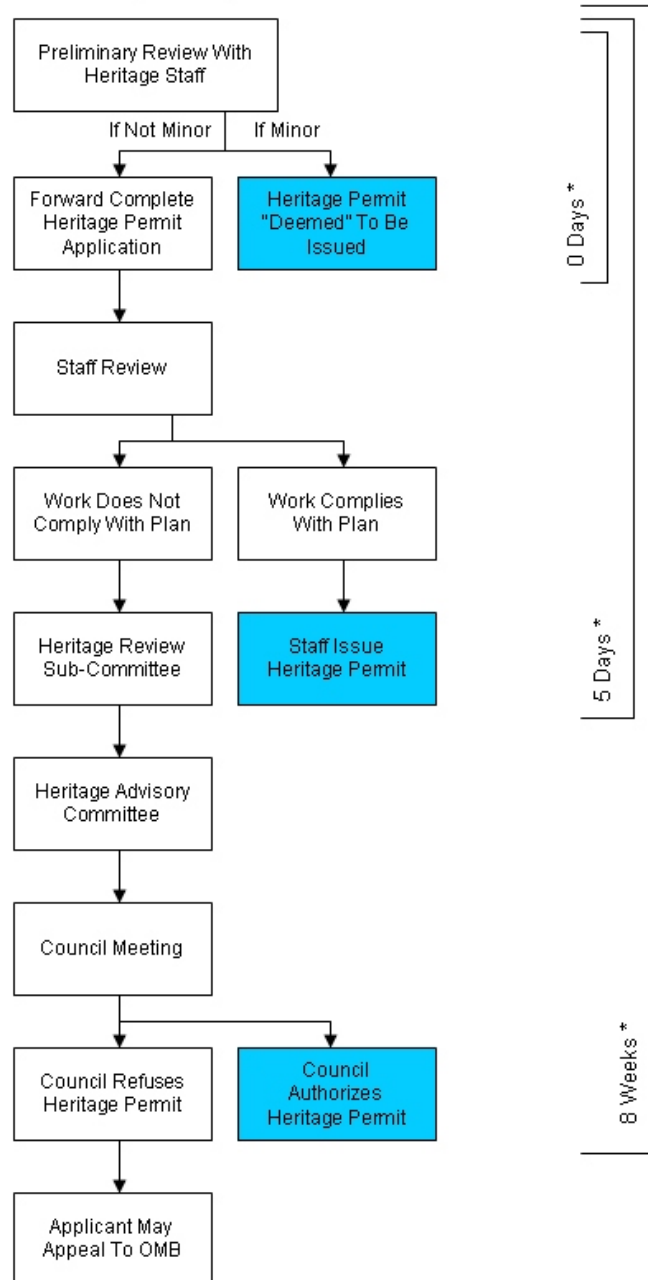


The feasibility of adding a grass boulevard and planting appropriate large-canopy trees, randomly spaced, should be investigated as part of future infrastructure and streetscape improvement initiatives.

Appendix A:

Flow Chart Showing Heritage Permit Approval Process

**Heritage Permit Application
(No Fee)**



* Time lines may vary and are dependent upon application complexity and completeness of submission

Appendix B: Sample Form for a Heritage Permit Application

APPLICATION FOR A HERITAGE PERMIT IN
OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT

For Staff Use Only

Date Received _____

Date Reviewed by HAC _____

Date Permit Issued _____

Note: A. Please contact the City of Mississauga Heritage Co-ordinator, Mark Warrack (905) 896-5070 or mark.warrack@mississauga.ca, before making your application.

B. The "Old Port Credit Village Heritage Conservation District Plan" (the plan) and "Heritage Conservation Feasibility Study of Old Port Credit Village: Building Inventory" (the district Building Inventory) will help you in making an informed application.

C. In addition to a heritage permit, you may need a building permit, tree permit, site plan approval and/or other land use planning approval.

1. Information About You

Applicant's Name _____ Telephone _____

Applicant's Address _____ Postal Code _____

Registered Owner's Name _____ Telephone _____

(if different from above)

Registered Owner's Address _____ Postal Code _____

(if owner not applicant)

Send City communications to: ☐ Applicant? or ☐ Owner? (if not applicant)

2. Information About Your Property

Municipal Address _____ Postal Code _____

Legal Description _____

Is the main building on your property classified in the plan as:

☐ a building of historic interest? or

☐ a complementary building? or

☐ other building?

3. Information About Your Project Proposal

Describe your proposed project: _____

Check all types of work that would happen in your proposed project –

If you have a building of historic interest:

- ☐ demolition
- ☐ removal to a different location on site or to another site
- ☐ structural interventions
- ☐ additions including porches, verandahs, decks or enclosed porches
- ☐ erection of garages or carports and laying out of new driveways or parking spaces
- ☐ masonry repointing, masonry cleaning and masonry painting
- ☐ installation of new wall siding, brick veneer, stucco or other cladding
- ☐ alteration of doors and windows and their surrounds and cutting of new door and window openings
- ☐ removal or addition of architectural detail, such as brackets, bargeboard, finials, brick or terra-cotta decoration and so on
- ☐ alteration of roof line and demolition or erection of dormer windows
- ☐ installation of new roof material different from existing
- ☐ demolition or erection of chimneys
- ☐ installation of skylights
- ☐ installation of mechanical or electrical equipment visible from the street

If you have a complementary building:

- ☐ demolition
- ☐ structural interventions
- ☐ additions including porches, verandahs, decks or enclosed porches
- ☐ erection of garages or carports and laying out of new driveways or parking spaces

If you have an “other” building:

- ☐ demolition
- ☐ structural interventions
- ☐ additions
- ☐ erection of garages or carports and laying out of new driveways or parking spaces

If you want to erect a new building:

- ☐ erection of buildings
- ☐ erection of garages or carports and laying out of new driveways or parking spaces
- ☐ preservation of trees and shrubs

Attach the following pictorial documents to illustrate your project (the Heritage Coordinator will specify which documents are appropriate for your proposed project):

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

4. Your Declaration

I hereby declare that the statements made herein are to the best of my belief and knowledge, a true and complete representation of the purpose and intent of this application. I hereby agree to permit the Heritage Advisory Committee, its subcommittee and the professional staff advisors of the City of Mississauga to enter the property so as to fully assess the application.

Applicant's Signature

Date

Appendix C: Chart Summarizing Types of Proposals that Require Heritage Review

#	Activity	Site Plan Approval Required “✓”	Building Permit Required “✓”	Heritage Permit Required “✓”		
				Buildings of Historic Interest	Compl. Buildings	Other Buildings
	<i>Fee Required (* Subject to Change)</i>	\$608.00*	Varies	No Fee		
1	Demolition	✓	✓	✓	✓	✓
2	Relocation of building of historic interest to a different location on site or to another site	✓	✓	✓		
3	Structural interventions	✓	✓	✓	✓	✓
4	Erection of new building	✓	✓	✓	✓	✓
5	Additions including porches, verandahs, decks or enclosed porches	✓	✓	✓	✓	✓
6	Erection of new garages or carports	✓	✓	✓	✓	✓
7	Alteration to roofline including demolition or erection of dormers		✓	✓		
8	New door and/or window openings requiring structural		✓	✓		
9	Installation of skylights		✓	✓		
10	Demolition or erection of chimneys		✓	✓		
11	Masonry cleaning, masonry re-pointing or masonry			✓		
12	Installation of new replacement windows			✓		
13	Installation of replacement exterior cladding			✓		
14	Installation of new roof material different from existing			✓		
15	Alterations to doors and windows and their surrounds			✓		
16	Removal or addition of architectural detail, such as brackets, barge boards, finials, brick, terra cotta			✓		
17	Installation of mechanical and/or electrical equipment			✓		
18	Exterior painting other than masonry					
19	Erection of small accessory buildings under 10 m ²					
20	Preservation of trees and shrubs					
21	Planting of vegetation on private property					
22	Routine exterior maintenance					
23	Erection of fences					
24	Replacement of steps and sidewalks					
25	Replacement of eavestrough & downpipes					
26	Installation of mechanical and/or electrical equipment					
27	All interior work except structural interventions					
28	Installation of storm windows and doors					

* Note that other City requirements may be applicable. For the definitive list of proposals that require Heritage review, consult Section. 3.0.