

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT PLAN 2018

APPENDIX B: PROPERTY INVENTORY
Prepared for the City of Mississauga
April 2018



OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY, 2018

Introduction

The *Old Port Credit Village Heritage Conservation District Property Inventory* is comprised of property data, heritage attributes, and photographs for each property within the District. Members of the consultant team visited the District on April 10, 2017, and on May 5, 2017 to collect data and to photograph the properties. If available, historic photographs from the City of Mississauga's Port Credit Gallery have been included.

The document is organized by street name, and then by property number. The order of the streets is as follows:

- Bay Street
- Front Street South
- John Street South
- Lake Street
- Lakeshore Road West
- Mississauga Road South
- Peter Street South
- Port Street West
- Stavebank Road South

The consultant team is comprised of George Robb Architect, MHBC Planning, Wendy Shearer Landscape Architect, and Historic Horizons Incorporated.

HOW TO SEARCH FOR A SPECIFIC ADDRESS

Step 1: press and hold the 'CTRL' key, then press 'F'

Step 2: type the address into the search bar

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY, 2018

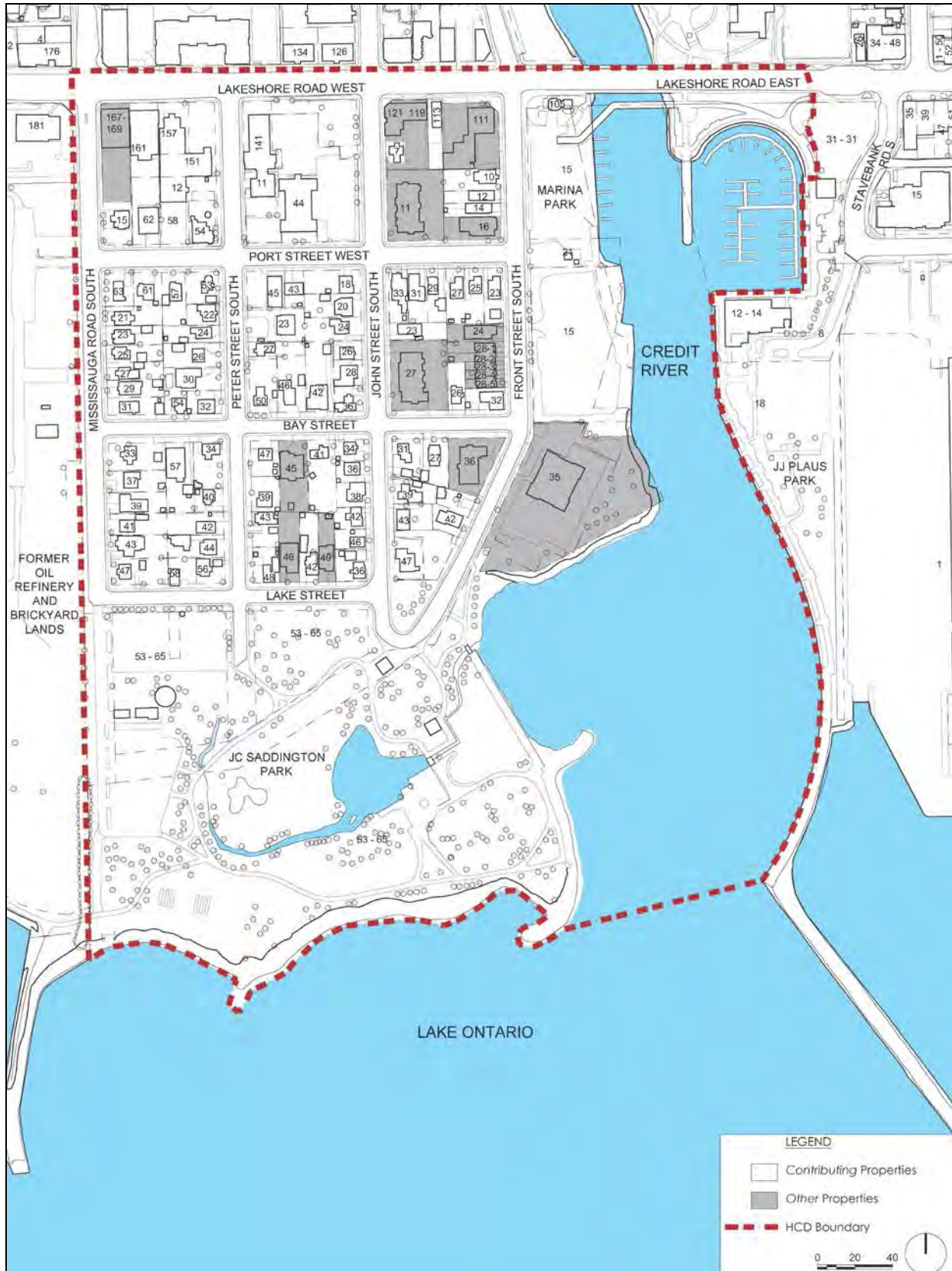


Figure 1: Property inventory map for Old Port Credit Village Heritage Conservation District

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	26 Bay Street
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construct	1923 - 1928
2.3 Zoning	R15-1
2.4 Lot size (m ²)	411
2.5 Building front yard setback (m)	4.25
2.6 Building side yard setback (m)	1.2 /1.28
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	Garden of annuals
3.3 Driveways and parking	Gravel driveway / detached garage
3.4 Landscape/property features	Flagstone path
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	150
4.3 Wall assembly	Frame / horizontal vinyl painted siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Front enclosed porch with steel sliding windows
4.7 Architectural style	Worker's cottage
5.0 HERITAGE	
5.1 Current status / designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	Originally owned by Elizabeth Wilcox, who also originally owned the Wilcox Inn at 32 Front Street South. During Elizabeth Wilcox's ownership of the Wilcox Inn property, the property was subdivided; and this early cottage built on the new lot. The frame house was first illustrated on the 1928 fire insurance plan.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Roof shape • Horizontal wood siding • Scale • Extent of landscaping

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 South elevation, 2017/05/08



6.2 South elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	27 Bay Street
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construct	1911 - 1923
2.3 Zoning	R15-1
2.4 Lot size (m ²)	662
2.5 Building front yard setback (m)	5.03
2.6 Building side yard setback (m)	6.3 / 5.38
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway / detached garage
3.4 Landscape/property features	Stone steps and planting beds
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	220
4.3 Wall assembly	Frame / brick veneer
4.4 Roof shape / pitch / material	Hip / medium / asphalt shingle
4.5 Storeys	2
4.6 Alterations	Rear addition
4.7 Architectural style	Edwardian Classical
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>Smooth unadorned brick, a symmetrical arrangement of fenestration and veranda supported by Classical pillars characterize this well-preserved house of the Edwardian era.</p> <p>Elizabeth Wilcox sold the lot in 1911 to Robert S. Corey, a fisherman, for \$300. The same property sold for \$6,000 in 1923. The brick-veneer house is first illustrated on the 1928 fire insurance plan.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Window shape and openings • Veranda with brick piers • Roof shape • Low-rise built form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 West elevation, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	31 Bay Street
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construct	After 1867
2.3 Zoning	R15-1
2.4 Lot size (m ²)	560
2.5 Building front yard setback (m)	3.69
2.6 Building side yard setback (m)	2.93 / 6.02
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	Mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Detached garage
3.4 Landscape/property features	Concrete steps, paver path
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	220
4.3 Wall assembly	Frame / brick veneer
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Rear addition
4.7 Architectural style	Gothic revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>A central roof peak with delicate bargeboard, original wood sash and Victorian wood veranda distinguished this well-maintained house of picturesque appearance.</p> <p>Only one sale is recorded for the property in the nineteenth century. John Colbert sold the lot to Reverend Edward P. Wright in 1867. The brick-veneer house is first illustrated on the 1910 fire insurance plan.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Veranda • Scale • Roof line • Window shape, size, location

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
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6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 West elevation, 2017/08/05

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 North elevation, 1989



6.4 West elevation, 1989

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.5 North elevation, 1980.

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	36 Bay Street
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construct	1890
2.3 Zoning	R15-1
2.4 Lot size (m ²)	367
2.5 Building front yard setback (m)	0.35
2.6 Building side yard setback (m)	5.67
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	Mature trees and shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Corner lot
3.5 Fencing	Wood post-and-rail fence, wood picket fence
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	148.5
4.3 Wall assembly	Frame / wood shingle / board-and-batten
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Skylight, additions, restoration of shingle siding
4.7 Architectural style	Neoclassical
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	Between 1890 and 1892, the property changed hand three times. All three owners in the early 1890s were labourers - George G. Wilson, Frederick Grafton and William H. Harrison. Harrison lived here for several decades. His modest frame house is first illustrated on the 1910 fire insurance plan. The upper storey of the north wing is an addition built in the last decade.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Wood shingle siding • Roof shape • Window shape, size, openings

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/05/08



6.2 South elevation, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Southeast corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	41 Bay Street
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construct	Early 1850s, altered about 1900
2.3 Zoning	R15-1
2.4 Lot size (m ²)	1042
2.5 Building front yard setback (m)	3.95
2.6 Building side yard setback (m)	4.99 / 0.98
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Walkway pavers
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	150
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / steep / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Exterior lamppost in front yard, cladding restoration
4.7 Architectural style	Gothic Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>The “L”-shaped, frame house occupies one of the original one-quarter acre lots in the village survey. The house was built by the owner of the Crown patent for the lot - Alexander M. McGregor. His wife, Elizabeth, taught village children in the house.</p> <p>Informed by her great-grandmother Elizabeth McGregor, Etta Pearson (nee Thompson) wrote an account of the building’s history in Ida Lynd Bradley’s 1966 scrapbook, “Some Early Families of Port Credit.” She stated that Alexander McGregor built the house in the early 1850s and that Elizabeth planted the lilac in the front yard. To support her story is the version of the 1837 patent plan copied in 1975 by the Ministry of Natural Resources, which shows Alex. McGregor on Lot 6. In addition, the 1843 plan also shows Alex. McGregor on the lot but no building.</p> <p>Etta Pearson also stated that Joseph Thompson and his wife, Victoria Grafton, who had lived in the house since 1884, remodelled the house about 1900. The house’s appearance suggests the end of the nineteenth century. The title records the property passing from Alexander McGregor to Joseph Thompson, a tailor, in 1882.</p>

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
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	<p>The house with its verandah wrapping around the northwest corner is first illustrated on the 1910 fire insurance plan.</p>
5.4 Heritage attributes	<ul style="list-style-type: none">• Roof shape• Low-rise form• Window openings and locations• Gable

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 Northeast corner, 2017/08/05

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 North elevation, 1971



6.4 North elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	42 Bay Street
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construct	About 1902
2.3 Zoning	R15-1
2.4 Lot size (m ²)	1010
2.5 Building front yard setback (m)	0.78
2.6 Building side yard setback (m)	0; 5.14
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	Trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Flagstone path
3.5 Fencing	Wood post-and-rail
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	232
4.3 Wall assembly	Frame / brick veneer / wood shingle / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt
4.5 Storeys	1.5
4.6 Alterations	Rear addition, second store front addition
4.7 Architectural style	Arts and Crafts
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>William John Kivell, described either as a mariner or labourer, most likely built the house when he mortgaged the property in 1902. Remarkably, a 1910 agreement between William Kivell and Mary Kivell lists the rooms in the house - parlour, bedroom over parlour, dining room, small bedroom over the dining room, kitchen, bedroom over kitchen, halls, and cellar.</p> <p>By 2003, the house had been in the same family for a century.</p> <p>The "L"-shaped house at 42 Bay Street occupies one of the original one-quarter acre lots in the village survey.</p> <p>Its brick-veneer walls, first illustrated on the 1910 fire insurance plan, are decorated with terracotta panels, window heads, and stringcourses - all probably manufactured at the local brickyard established by Thomas Nightingale in 1889. The veranda with stone piers does not appear on the 1910 plan, but does in the 1928 plan.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Decorative terracotta panels • Brick

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

- Low-rise built form
- Veranda stone piers
- Roof shape

6.0 PHOTO DOCUMENTATION



6.1 South elevation, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.2 Southwest corner, 2017/05/08



6.3 South elevation decorative terracotta brick profiles, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.4 South elevation decorative terracotta brick profiles, 2017/05/08



6.5 South elevation decorative terracotta brick profiles, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	45 Bay Street
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construct	2003
2.3 Zoning	R15-1
2.4 Lot size (m ²)	1027
2.5 Building front yard setback (m)	6.17
2.6 Building side yard setback (m)	2.72 / 0.24
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	Trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Driveway Interlock pavers
3.4 Landscape/property features	Walkway Interlock pavers
3.5 Fencing	Contemporary
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	480
4.3 Wall assembly	Frame / EIFS
4.4 Roof shape / pitch / material	Truncated hip / medium / asphalt shingle
4.5 Storeys	2
4.6 Alterations	
4.7 Architectural style	Neo-eclectic
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Other
5.3 Heritage notes	n/a
5.4 Heritage attributes	n/a

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
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1.0 ADDRESS	46 Bay Street
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construct	1910 - 1920
2.3 Zoning	R15-1
2.4 Lot size (m ²)	814
2.5 Building front yard setback (m)	4.88
2.6 Building side yard setback (m)	1.94 / 8.39
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	Tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Walkway pavers
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	218
4.3 Wall assembly	Frame / brick veneer / wood shingle / horizontal synthetic siding
4.4 Roof shape / pitch / material	Truncated hip / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Rear addition
4.7 Architectural style	Dutch Colonial Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>The gambrel roof indicates the Dutch Colonial Revival style, popular in the early twentieth century.</p> <p>The brick-veneer house does not appear on the 1910 fire insurance plan, but does on the 1928. It was likely built by Abraham Blowers, described either as a contractor or labourer, prior to 1920 when he sold a portion of Lots 7 and 8 to David Mills.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Gambrel roof • Low-rise form • Wood shingle siding

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 Northeast corner and detached garage, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 South elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	47 Bay Street
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construct	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	509
2.5 Building front yard setback (m)	5.29
2.6 Building side yard setback (m)	4.88 / 5.05
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	Mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Corner lot
3.5 Fencing	Wood fence
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	172
4.3 Wall assembly	Frame / faux stone and horizontal synthetic
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1
4.6 Alterations	Cladding
4.7 Architectural style	Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Roof shape

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 Northwest corner and front yard, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Northeast corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	50 Bay Street
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construct	1900 - 1910
2.3 Zoning	R15-1
2.4 Lot size (m ²)	801
2.5 Building front yard setback (m)	4.54
2.6 Building side yard setback (m)	7.23 / 2.75
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	Mature trees, hedges
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Pavers, detached garage
3.4 Landscape/property features	Corner lot
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	106
4.3 Wall assembly	Frame / horizontal wood
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Skylights, rear addition
4.7 Architectural style	Modified Gothic Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>George Blowers, a mariner, and Diantha, his wife, may have first lived in the frame house, perhaps only the north wing with its Gothic Revival profile and Italianate door.</p> <p>Contractor Abraham Blowers may have added to the north wing and built the main part of the house in about 1910, as it is illustrated on the 1910 fire insurance plan.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Cladding • Mature trees

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 Northwest corner and front yard, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Northwest corner, 1980



6.4 East elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	54 Bay Street
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construct	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	266
2.5 Building front yard setback (m)	0
2.6 Building side yard setback (m)	0 / 5.21
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	Shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Gravel driveway
3.4 Landscape/property features	Concrete steps
3.5 Fencing	Wood picket
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	153
4.3 Wall assembly / cladding	Frame, horizontal wood
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Side addition
4.7 Architectural style	Bungalow Style
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Roof line • Low-rise form • Porch pediment • Gable

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 South elevation, 2017/05/08



6.2 Southwest corner and driveway, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Southeast corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	57 Bay Street
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construction	2012
2.3 Zoning	R15-1
2.4 Lot size (m ²)	1010
2.5 Building front yard setback (m)	3.8
2.6 Building side yard setback (m)	0.5 / 6.3
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	Trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway, detached garage
3.4 Landscape/property features	Walkway pavers
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	1010.74
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Side addition
4.7 Architectural style	Replica Bungalow Style
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	The property is one of the original one-quarter acre lots in the village. The house that previously occupied the lot is illustrated on the 1910 fire insurance plan.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Horizontal siding • Roof line

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
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6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 Northeast corner, driveway, and detached garage, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	10 Front Street South
2.0 LOT	
2.1 Land use	Convenience Commercial
2.2 Period of construction	1910 - 1928
2.3 Zoning	C4-48
2.4 Lot size (m ²)	612
2.5 Building front yard setback (m)	2.99
2.6 Building side yard setback (m)	0.86 / 4.62
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Shrub
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	n/a
3.4 Landscape/property features	Concrete paver walkway
3.5 Fencing	Wood fence
4.0 ARCHITECTURE	
4.1 Building type	Former dwelling converted into commercial
4.2 Building size (m ²)	276
4.3 Wall assembly / cladding	Frame / vertical board and batten, EIFS
4.4 Roof shape / pitch / material	Hip / flat (addition)
4.5 Storeys	2
4.6 Alterations	Side addition with flat roof, altered window openings, windows replacement, balcony.
4.7 Architectural style	Commercial shop front
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	C&C Yachts originated at 10 Front Street South.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Hip roof • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/05/08



6.2 Northeast corner, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 East elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	12 Front Street South
2.0 LOT	
2.1 Land use	Convenience Commercial
2.2 Period of construction	1910 - 1928
2.3 Zoning	C4-48
2.4 Lot size (m ²)	367
2.5 Building front yard setback (m)	4.48
2.6 Building side yard setback (m)	0.36 / 1.89
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Walkway pavers
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Former dwelling converted into commercial
4.2 Building size (m ²)	242
4.3 Wall assembly / cladding	Frame / stucco
4.4 Roof shape / pitch / material	Gambrel / steep / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Rear addition, replacement cladding, altered window openings, replacement windows.
4.7 Architectural style	Dutch Colonial Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Gambrel roof • Low-rise form • Mature tree

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Southeast corner, 2017/04/10



6.2 Southeast corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	14 Front Street South
2.0 LOT	
2.1 Land use	Convenience Commercial
2.2 Period of construction	1928 - 1952
2.3 Zoning	C4-48
2.4 Lot size (m ²)	367
2.5 Building front yard setback (m)	6.25
2.6 Building side yard setback (m)	0.36 / 1.87
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Concrete steps and walkway
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Former house converted into commercial
4.2 Building size (m ²)	242
4.3 Wall assembly / cladding	Split-faced concrete block, painted (original), horizontal aluminum siding (addition)
4.4 Roof shape / pitch / material	Hip / low pitch / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Enclosed front porch addition, rear addition, altered window openings, replacement windows.
4.7 Architectural style	Modified Foursquare
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Split-face concrete block • Low-rise form • Roof line

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 Southeast corner, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Southeast corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	15 Front Street South
2.0 LOT	
2.1 Land use designation	Public Open Space
2.2 Period of construction	
2.3 Zoning	G1-11; OS2-9
2.4 Lot size (m ²)	
2.5 Building front yard setback (m)	
2.6 Building side yard setback (m)	
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt parking lots
3.4 Landscape / property features	Parking lot, boat launch and staging area
3.5 Fencing	Chain-link fencing
4.0 ARCHITECTURE	
4.1 Building type	n/a
4.2 Building size (m ²)	
4.3 Wall assembly	
4.4 Roof shape / pitch / material	
4.5 Storeys	
4.6 Alterations	
4.7 Architectural style	
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	n/a

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	16 Front Street South
2.0 LOT	
2.1 Land use	Convenience Commercial
2.2 Period of construction	2003
2.3 Zoning	C4-48
2.4 Lot size (m ²)	672
2.5 Building front yard setback (m)	1.26
2.6 Building side yard setback (m)	0.0/2.5
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway, attached garage
3.4 Landscape/property features	Corner lot
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	
4.3 Wall assembly / cladding	Frame / brick veneer, faux stone, EIFS
4.4 Roof shape / pitch / material	Gable
4.5 Storeys	2.5
4.6 Alterations	
4.7 Architectural style	Neo-eclectic
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Other
5.3 Heritage notes	n/a
5.4 Heritage attributes	n/a

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	24 Front Street South
2.0 LOT	
2.1 Land use	Convenience Commercial
2.2 Period of construction	2003
2.3 Zoning	C4-42
2.4 Lot size (m ²)	432
2.5 Building front yard setback (m)	5
2.6 Building side yard setback (m)	1.1/1.9
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree, shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway, attached garage
3.4 Landscape/property features	Low stone wall
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	
4.3 Wall assembly / cladding	Frame / EIFS
4.4 Roof shape / pitch / material	Hip and flat / shallow / tile
4.5 Storeys	2.5
4.6 Alterations	
4.7 Architectural style	Neo-electic
5.0 HERITAGE	
5.1 Current status/designation	n/a
5.2 HCD plan classification	Other
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Mature tree

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	28 Front Street South
2.0 LOT	
2.1 Land use designation	Convenience Commercial
2.2 Period of construction	1999
2.3 Zoning	C4-1
2.4 Lot size (m ²)	1181
2.5 Building front yard setback (m)	4.28
2.6 Building side yard setback (m)	3.59 / 0.77
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway, attached garage
3.4 Landscape/property features	Trees planted in 1999
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Townhouse
4.2 Building size (m ²)	356
4.3 Wall assembly	Frame / EIFS
4.4 Roof shape / pitch / material	Truncated hip / medium / asphalt
4.5 Storeys	3.5
4.6 Alterations	
4.7 Architectural style	Neo-eclectic
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Other
5.3 Heritage notes	n/a
5.4 Heritage attributes	n/a

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	32 Front Street South
2.0 LOT	
2.1 Land use designation	Convenience Commercial
2.2 Period of construction	Prior to 1843
2.3 Zoning	C4-50
2.4 Lot size (m ²)	427
2.5 Building front yard setback (m)	1.33
2.6 Building side yard setback (m)	2.67 / 0
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree, shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway, attached garage
3.4 Landscape/property features	Wood double entrance steps
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Former hotel
4.2 Building size (m ²)	358
4.3 Wall assembly	Frame / horizontal wood
4.4 Roof shape / pitch / material	Gable / medium / wood shingle
4.5 Storeys	2
4.6 Alterations	Rear addition
4.7 Architectural style	Neoclassical
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part IV, Part V, and conservation easement
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>The Wilcox Inn is the only building left from the formative years of Old Port Credit Village - 1834 to 1847.</p> <p>The main building appears on the 1843 plan, making it the oldest surviving building in the study area. The brick veneer west wing was constructed later. Illustrated on the 1910 fire insurance plan are both the frame main building (divided into two parts and with a verandah extending along the front) and the brick veneer wing.</p> <p>The historian Betty Clarkson in 1967 explained that Wilcox closed the hotel and became a lake captain after the hotel's trade diminished on account of the 1855 fire and 1856 Grand Trunk Railway. His 1872 will gives his occupation as mariner.</p> <p>Anna-Marie Raftery in 1996 wrote that the Wilcox Inn was restored about 1988. Its present-day appearance (except for the retaining wall, staircase and hedge) matches an illustration in John Ross Roberston's</p>

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

	<p><i>Landmarks of Toronto.</i> In spite of the impact made by the recent row house development, the Wilcox Inn remains a village landmark and a good example of Neoclassical commercial design.</p>
5.4 Heritage attributes	<ul style="list-style-type: none">• Rubble stone foundation wall• Brick chimneys• Horizontal wood siding• Low-rise form• Roof line• Window openings

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.2 Southeast corner, 2017/04/10



6.3 Northeast corner, 1989

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.4 East elevation, 1976



6.5 Southeast corner, c. 1950s

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	35 Front Street South
2.0 LOT	
2.1 Land use designation	Residential High Density
2.2 Period of construction	1971-1972
2.3 Zoning	RA5-25
2.4 Lot size (m ²)	10,129
2.5 Building front yard setback (m)	12.19
2.6 Building side yard setback (m)	13.71
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway, underground parking structure
3.4 Landscape/property features	Waterfront property. Building surrounded by open soft landscaping
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Multi-unit apartment building
4.2 Building size (m ²)	15,200
4.3 Wall assembly	Concrete / brick
4.4 Roof shape / pitch / material	Flat
4.5 Storeys	20
4.6 Alterations	Brick veneer
4.7 Architectural style	International Style
5.0 HERITAGE	
5.1 Current status/designation	Designated Part V
5.2 HCD plan classification	Other
5.3 Heritage notes	Partially man-made land from late 1960s
5.4 Heritage attributes	<ul style="list-style-type: none"> • Views of the Credit River and Lake Ontario • Access to the Credit River and Lake Ontario

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 Aerial view of 35 Front Street South under construction, 1972

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	36 Front Street South
2.0 LOT	
2.1 Land use	Residential Medium Density
2.2 Period of construction	After 1952
2.3 Zoning	RA2-32
2.4 Lot size (m ²)	1,865
2.5 Building front yard setback (m)	6.32
2.6 Building side yard setback (m)	5.11 / 4.32
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway and parking lot
3.4 Landscape/property features	Digital vacancy signage
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Multi-unit apartment building
4.2 Building size (m ²)	1,209
4.3 Wall assembly / cladding	Brick
4.4 Roof shape / pitch / material	Flat
4.5 Storeys	5
4.6 Alterations	EIFS re-cladding
4.7 Architectural style	Mid-century Modern
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Other
5.3 Heritage notes	n/a
5.4 Heritage attributes	n/a

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 East elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	42 Front Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1880s
2.3 Zoning	R15-1
2.4 Lot size (m ²)	757
2.5 Building front yard setback (m)	3.03
2.6 Building side yard setback (m)	15.59 / 4.79
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Concrete steps and walkway
3.5 Fencing	Chain-link fence
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	147
4.3 Wall assembly	Frame / horizontal wood siding
4.4 Roof shape / pitch / material	Hip / medium / asphalt shingle
4.5 Storeys	1
4.6 Alterations	Rear addition, storm windows
4.7 Architectural style	Regency
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>Although altered, this is the cottage where Abram Block, Jr. and his wife, Susannah, lived for many years. A c.1908 photograph published in Verna Mae Weeks' 1995 history shows the one-storey house with front verandah and shade trees along a picket fence. The photo matches the illustration of the house on the 1910 fire insurance plan.</p> <p>According to a 1933 story reprinted in Robert Townsend's <i>Tales from the Great Lakes</i>, Abram Block's house was new in the late 1880s. Block received the Crown deed to his one-half acre property in 1882.</p> <p>Abram Block was a mariner who owned a stonehooker, the Mary E. Ferguson. He also built and repaired boats with John Miller in a workshop located in the Front Street road allowance. He was a school trustee for 42 years. Both he and his wife were active in Port Credit Methodist (later, First United) Church. As a boy of five, he witnessed the 1855 fire.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Roof line

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 South elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 East elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	7 John Street South
2.0 LOT	
2.1 Land use designation	Convenience Commercial
2.2 Period of construction	1890s
2.3 Zoning	C4-66
2.4 Lot size (m ²)	1,500
2.5 Building front yard setback (m)	2.38
2.6 Building side yard setback (m)	4.88 / 5.29
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway and parking lot
3.4 Landscape/property features	Hydro box
3.5 Fencing	Wood picket fence, and brick wall.
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	138
4.3 Wall assembly	Frame / horizontal wood siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Additions, accessible ramp
4.7 Architectural style	Gothic Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part IV and Part V, conservation easement
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>In 1889, Emma Peer of Toronto Township, the widow of James Peer, sailor, acquired Lots 3 and 4 south of Toronto Street (Lakeshore Road West) from Jane Capreol of Toronto. At the time of Emma's death in 1896, she had a fixed place of abode at Port Credit. By her 1891 will, she bequeathed Lots 3 and 4 and her household effects to sons Stephen Lester Peer and William Hewey Peer.</p> <p>The house, set back deeply from Toronto Street, is first illustrated on the 1910 fire insurance plan. A creek ran across the northeastern corner of this large, open property. A photo in Betty Clarkson's 1967 history shows a round-arched window in the central peak and two-over-two sash throughout the house.</p> <p>Although the context for the house has changed with commercial development in front and an apartment building behind, the Emma Peer House, now used as a restaurant, remains an interesting example of late Ontario Gothic Revival frame construction.</p>

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

5.4 Heritage attributes	<ul style="list-style-type: none">• Roof shape• Wood siding• Low-rise form• Mature trees• Window openings
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6.0 PHOTO DOCUMENTATION



6.1 Northwest corner, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.2 West elevation, 2017/04/10



6.3 East elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.4 North elevation, 1985



6.5 West elevation, 1977

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	11 John Street South
2.0 LOT	
2.1 Land use designation	Residential Medium Density
2.2 Period of construction	1960s
2.3 Zoning	RA2 -31
2.4 Lot size (m ²)	2,022
2.5 Building front yard setback (m)	7.1
2.6 Building side yard setback (m)	9.04 / 4.68
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Tree and shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway and parking lot
3.4 Landscape/property features	Corner lot
3.5 Fencing	Wood fence
4.0 ARCHITECTURE	
4.1 Building type	Multi-unit apartment
4.2 Building size (m ²)	2,835
4.3 Wall assembly	Brick
4.4 Roof shape / pitch / material	Flat
4.5 Storeys	5
4.6 Alterations	
4.7 Architectural style	Mid-century Modern
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Other
5.3 Heritage notes	n/a
5.4 Heritage attributes	n/a

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Southwest corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	18 John Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928-1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	673
2.5 Building front yard setback (m)	4.95
2.6 Building side yard setback (m)	4.22 / 0
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees, shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Concrete driveway
3.4 Landscape/property features	Concrete steps and walkway
3.5 Fencing	Post-and-rail wood fence
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	121
4.3 Wall assembly / cladding	Frame / horizontal wood siding
4.4 Roof shape / pitch / material	Truncated hip / medium / asphalt
4.5 Storeys	1
4.6 Alterations	
4.7 Architectural style	Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Mature tree • Roof line • Horizontal wood siding

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 North elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Northeast corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	20 John Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	After 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	671
2.5 Building front yard setback (m)	6.23
2.6 Building side yard setback (m)	3.19 / 0.88
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees, shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Concrete driveway, detached garage
3.4 Landscape/property features	Concrete steps
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	151
4.3 Wall assembly / cladding	Frame / brick
4.4 Roof shape / pitch / material	Truncated hip / medium / asphalt
4.5 Storeys	1
4.6 Alterations	
4.7 Architectural style	Mid-century Modern
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Roof line • Low-rise form • Buff brick

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 North elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 East elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	23 John Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928-1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	497
2.5 Building front yard setback (m)	5.66
2.6 Building side yard setback (m)	1.1 / 0
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Concrete driveway, detached garage
3.4 Landscape/property features	Concrete steps
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	152
4.3 Wall assembly	Brick
4.4 Roof shape / pitch / material	Hip / pitch / asphalt shingle
4.5 Storeys	1
4.6 Alterations	Rear and side additions
4.7 Architectural style	Mid-century Modern
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Roof line • Brick • Low-rise form • Mature trees

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2018/05/14



6.2 Landscape features, 2018/05/14

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	24 John Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1917 - 1921
2.3 Zoning	R15-1
2.4 Lot size (m ²)	673
2.5 Building front yard setback (m)	8.94
2.6 Building side yard setback (m)	1.55 / 4.71
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Detached garage (proposed)
3.4 Landscape/property features	Former cut mature tree (now stump)
3.5 Fencing	Wood picket fence
4.0 ARCHITECTURE	
4.1 Building type	Detached house
4.2 Building size (m ²)	115
4.3 Wall assembly	Frame / roughcast plaster
4.4 Roof shape / pitch / material	Hip / medium / asphalt
4.5 Storeys	1
4.6 Alterations	
4.7 Architectural style	Cottage
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>Ellis Chandler, described as a gardener from New Toronto, bought parts of Lots 5 and 6 south of Port Street West in 1917 for \$400; and sold the property in 1921 for \$2,500. The roughcast cottage with front veranda is first shown on the 1928 fire insurance plan.</p> <p>New construction is pending for a neo-eclectic single-detached two storey residence</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Roof line

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 East elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	26 John Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	273
2.5 Building front yard setback (m)	5.9
2.6 Building side yard setback (m)	4.7 / 0
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	n/a
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	n/a
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	133
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt
4.5 Storeys	1.5
4.6 Alterations	Replacement of soft landscape with asphalt paving
4.7 Architectural style	Cape Cod Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Split-face concrete block foundation wall • Horizontal siding • Low-rise form • Roof line

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 East elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	27 John Street South
2.0 LOT	
2.1 Land use designation	Residential Medium Density
2.2 Period of construction	1960s
2.3 Zoning	RA2-31
2.4 Lot size (m ²)	2,030
2.5 Building front yard setback (m)	5.6
2.6 Building side yard setback (m)	4.74 / 9.03
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Trees, shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway and parking lot
3.4 Landscape/property features	Concrete walkway and steps
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Multi-unit apartment building
4.2 Building size (m ²)	3,080
4.3 Wall assembly	Brick
4.4 Roof shape / pitch / material	Flat
4.5 Storeys	5
4.6 Alterations	Balcony rail replacement
4.7 Architectural style	Mid-century Modern
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Other
5.3 Heritage notes	n/a
5.4 Heritage attributes	n/a

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Northwest corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	28 John Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	367
2.5 Building front yard setback (m)	3.86
2.6 Building side yard setback (m)	3.94 / 4.29
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature birch trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Driveway pavers
3.4 Landscape/property features	Walkway pavers
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	175
4.3 Wall assembly	Brick / horizontal siding in gable
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Window openings and windows
4.7 Architectural style	Bungalow Style
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Brick • Mature trees • Roof line • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 East elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	34 John Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	304
2.5 Building front yard setback (m)	1.76
2.6 Building side yard setback (m)	6.1 / 4.95
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Concrete walkway, corner lot
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	116
4.3 Wall assembly	Frame / Stucco
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Second-storey addition
4.7 Architectural style	Modified Cape Cod Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Mature trees

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 East elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	36 John Street South
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construction	1950s
2.3 Zoning	R15-1
2.4 Lot size (m ²)	306
2.5 Building front yard setback (m)	5.82
2.6 Building side yard setback (m)	5.27 / 0.91
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Hedge
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Concrete path
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	154
4.3 Wall assembly	Frame / stucco, horizontal siding in gable
4.4 Roof shape / pitch / material	Gable shed / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	
4.7 Architectural style	Replica Bungalow Style
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Roof line • Horizontal siding

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Southeast elevation, 2017/04/10



6.2 East corner, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	38 John Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	About 1901
2.3 Zoning	R15-1
2.4 Lot size (m ²)	359
2.5 Building front yard setback (m)	2.11
2.6 Building side yard setback (m)	3.25 / 4.01
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Driveway pavers, attached carport
3.4 Landscape/property features	Walkway pavers
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	198
4.3 Wall assembly	Frame / horizontal wood
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Fenestration and bargeboard in the front gable end, veranda and carport addition
4.7 Architectural style	Gothic Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>In 1897, John Charles Peer, mariner, inherited Lot 5 south of Bay Street from his mother, Emma Peer. Certainly, the frame house gives the appearance of the turn of the twentieth century. It is first illustrated on the 1910 fire insurance plan.</p> <p>The bargeboard in the front gable end, the fenestration, and the Victorian veranda / carport are all contemporary changes.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Roof line • Low-rise form • Horizontal wood siding • Mature tree

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Northeast corner, 2017/04/10



6.2 Southeast corner, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Southeast corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	39 John Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	About 1912
2.3 Zoning	R15-1
2.4 Lot size (m ²)	500
2.5 Building front yard setback (m)	2.89
2.6 Building side yard setback (m)	1.85 / 2.52
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Driveway pavers, detached garage
3.4 Landscape/property features	Walkway pavers
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	170
4.3 Wall assembly	Frame / horizontal wood siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Bay window
4.7 Architectural style	Gothic Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	Albert E. Block, carpenter, received the southerly end of Lots 3 and 4 south of Bay Street from his father, Abram, in 1912. The frame house, which does not appear on the 1910 fire insurance plan but does on the 1928 plan, may have been built about 1912.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Mature tree • Roof line • Brick chimney

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Northwest elevation, detached garage, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	42 John Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	About 1897
2.3 Zoning	R15-1
2.4 Lot size (m ²)	333
2.5 Building front yard setback (m)	2.48
2.6 Building side yard setback (m)	0 / 1.59
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree, shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Driveway pavers, attached carport
3.4 Landscape/property features	Walkway pavers
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	204
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Bay window, carport addition, rear sun room
4.7 Architectural style	Gothic Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	In 1897, John Charles Peer, mariner, acquired the northerly portion of Lot 3 north of Lake Street from his brother. Although altered cosmetically, the general design of the frame house indicates a date of construction at the turn of the twentieth century. The house is first illustrated on the 1910 fire insurance plan.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Roof line • Horizontal siding • Mature tree

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Southeast corner, 2017/04/10



6.2 Northeast corner, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	43 John Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	After 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	518
2.5 Building front yard setback (m)	1.81
2.6 Building side yard setback (m)	3.98 / 0
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree, shrub
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Concrete steps and walkway
3.5 Fencing	Wood picket fence
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	134
4.3 Wall assembly	Frame / horizontal wood siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1
4.6 Alterations	Siding
4.7 Architectural style	Mid-century Modern
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Roof line • Mature trees

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	46 John Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1910 - 1928
2.3 Zoning	R15-1
2.4 Lot size (m ²)	317
2.5 Building front yard setback (m)	1.34
2.6 Building side yard setback (m)	5.69 / 1.06
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway, detached garage
3.4 Landscape/property features	
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	150
4.3 Wall assembly	Frame / board and batten
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Fenestration, cladding, veranda
4.7 Architectural style	Gothic Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	Although this frame house appears to be Gothic Revival in style and so have a date of construction in the nineteenth century, it is not illustrated on 1910 fire insurance plan. It is, however, drawn on the 1928 plan. Has the house been moved to the site?
5.4 Heritage attributes	<ul style="list-style-type: none"> • Roof line • Low-rise form • Mature trees

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Southeast corner, 2017/04/10



6.2 East elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 East elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	47 John Street South
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construction	1910 - 1928
2.3 Zoning	R15-1
2.4 Lot size (m ²)	612
2.5 Building front yard setback (m)	0.84
2.6 Building side yard setback (m)	7.83 / 5.77
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Trees and shrub
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Driveway pavers
3.4 Landscape/property features	Corner lot
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	176
4.3 Wall assembly	Frame / horizontal wood siding
4.4 Roof shape / pitch / material	Gable shed / medium / asphalt shingle
4.5 Storeys	1
4.6 Alterations	Two-car garage addition
4.7 Architectural style	Modified mid-century bungalow
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Southwest corner, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	36 Lake Street
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1850
2.3 Zoning	R15-1
2.4 Lot size (m ²)	505
2.5 Building front yard setback (m)	1.93
2.6 Building side yard setback (m)	1.65 / 12.39
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Shrubs, mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Corner lot
3.5 Fencing	Wood picket fence
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	127.5
4.3 Wall assembly	Frame / horizontal wood
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Various repairs and restorations
4.7 Architectural style	Neoclassical
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>Behind the sunroom stands an early three-bay clapboard front wall where a two-over-two double sash window rests to either side of the central door. The house has a Neoclassical profile and a simplicity in its fenestration that suggest a date of construction in the mid-nineteenth century.</p> <p>A single building was recorded on Lot 3 north of Lake Street in the 1873 plan, but it was located right at the corner of Lake Street and John Street South. More closely matching the existing house is the illustration of a building on the 1910 fire insurance plan. In 1872 when James Peer, sailor, bequeathed Lot 3 to his children, there were buildings on the lot, one of which was probably the existing house. The Peer family owned Lot 3 from 1867 to 1900.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Horizontal siding • Low-rise form • Roof line • Mature trees

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 South elevation, 2017/04/10



6.2 Southeast corner, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Northeast corner, 1964



6.4 Northwest corner, 1965



6.5 Southwest corner, 1965



6.6 South elevation, 1966

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	40 Lake Street
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	About 2000
2.3 Zoning	R15-1
2.4 Lot size (m ²)	576
2.5 Building front yard setback (m)	7.22
2.6 Building side yard setback (m)	0.66 / 2.38
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway, attached driveway
3.4 Landscape/property features	Exterior lamp post
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	
4.3 Wall assembly	Frame / EIFS
4.4 Roof shape / pitch / material	Truncated hip / medium / asphalt shingle
4.5 Storeys	2
4.6 Alterations	
4.7 Architectural style	Neo-eclectic
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Other
5.3 Heritage notes	n/a
5.4 Heritage attributes	n/a

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 South elevation, 2017/04/10



6.2 South elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	42 Lake Street
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	After 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	644
2.5 Building front yard setback (m)	5.27
2.6 Building side yard setback (m)	0.2 / 4.3
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Driveway Interlock pavers, detached garage
3.4 Landscape/property features	Walkway Interlock pavers
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Detached house
4.2 Building size (m ²)	176
4.3 Wall assembly	Frame / Stucco
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	2
4.6 Alterations	Cladding, second-storey addition, fenestration
4.7 Architectural style	Neo-electic
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Mature trees • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Southwest elevation, 2017/04/10



6.2 Southwest elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	46 Lake Street
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1990s
2.3 Zoning	R15-1
2.4 Lot size (m ²)	735
2.5 Building front yard setback (m)	5.21
2.6 Building side yard setback (m)	4.01 / 3.18
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway, attached garage
3.4 Landscape/property features	Flagstone walkway
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	
4.3 Wall assembly	Frame / brick veneer, wood shingles
4.4 Roof shape / pitch / material	Hip / medium / asphalt shingles
4.5 Storeys	2.5
4.6 Alterations	
4.7 Architectural style	Neo-eclectic
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Other
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Mature tree

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Southwest elevation, 2017/04/10



6.2 Landscaping, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	48 Lake Street
2.0 LOT	
2.1 Land use designation	Residential Low Density1
2.2 Period of construction	About 1852
2.3 Zoning	R15-1
2.4 Lot size (m ²)	467
2.5 Building front yard setback (m)	0.21
2.6 Building side yard setback (m)	0 / 6.68
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees, shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway
3.4 Landscape/property features	Concrete steps and walkway, corner lot
3.5 Fencing	Post-and-rail wood fence
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	294
4.3 Wall assembly	Frame / horizontal wood siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt
4.5 Storeys	1.5
4.6 Alterations	Rear addition, dormer with window in roof.
4.7 Architectural style	Neoclassical
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>Like 36 Lake Street, 48 Lake Street has a Neoclassical profile and a simplicity in its fenestration that suggest a date of construction in the mid-nineteenth century. The historian Betty Clarkson dated the house to about 1852 and gave its owner as John Thompson. John Thompson was a yeoman (farmer) when he sold Lot 6 north of Lake Street 1882. Earlier, he is listed in directories as a wharfinger, steam boat agent, and harbour master of the Port Credit Harbour Company.</p> <p>A building located on the lot line was illustrated on the 1843 plan, but this does not seem to be the existing house. In addition to its illustration on the 1910 fire insurance plan, it was photographed by Harold Hare in the earlier twentieth century.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Mature trees • Horizontal siding • Roof line • Low-rise scale

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 South elevation, 2017/04/10



6.2 Southwest corner, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Southeast corner, 1984



6.4 Southwest corner, 1920

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	53 Lake Street
2.0 LOT	
2.1 Land use designation	Public Open Space
2.2 Period of construction	1922 to 1923
2.3 Original owner	Village of Port Credit, waterworks pumping station
2.4 Current owner	Credit Valley Conservation Authority
2.5 Zoning	G1; OS2; RA5-25
2.6 Lot size (m ²)	103,577.08
2.7 Building front yard setback (m)	54
2.8 Building side yard setback (m)	0.0 / 39.0
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	Some mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt parking lot
3.4 Landscape/property features	Located in J.C. Saddington Park
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Industrial detached
4.2 Building size (m ²)	116
4.3 Wall assembly	Brick
4.4 Roof shape / pitch / material	Truncated hip / pitch / asphalt shingle
4.5 Storeys	1
4.6 Alterations	n/a
4.7 Architectural style	Arts and Crafts Industrial
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Example of 20th century infrastructural buildings

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 South elevation, pumping station, 2017/05/08



6.2 South elevation, pumping station, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 South elevation, pumping station

6.4 2017/05/08



6.5 West elevation

6.6 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	56 Lake Street
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1950 -1960
2.3 Zoning	R15-1
2.4 Lot size (m ²)	368
2.5 Building front yard setback (m)	4.55
2.6 Building side yard setback (m)	9.14 / 0
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees, shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Detached garage
3.4 Landscape/property features	Concrete walkway
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	122
4.3 Wall assembly	Brick
4.4 Roof shape / pitch / material	Hip / medium / asphalt shingle
4.5 Storeys	1
4.6 Alterations	West vestibule addition
4.7 Architectural style	Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Brick • Roof line

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 South elevation, 2017/04/10



6.2 East elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 South elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	58 Lake Street
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	Late 19 th century
2.3 Zoning	R15-1
2.4 Lot size (m ²)	367
2.5 Building front yard setback (m)	0
2.6 Building side yard setback (m)	12.17 / 0
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Concrete pavers
3.4 Landscape/property features	Concrete walkway and steps
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	172
4.3 Wall assembly	Frame / Brick veneer under aluminum siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt
4.5 Storeys	1.5
4.6 Alterations	Rear addition, enclosed porch front addition.
4.7 Architectural style	Gothic Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	Displaying the typical front elevation of modest Gothic Revival houses in Ontario, the house's general form survives despite alterations. The house, with front veranda encroaching on the public right-of-way, is first illustrated on the 1910 fire insurance plan. At that time, the property was owned by Mark Blower, Sr., a sailor.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Roof line • Low-rise form • Horizontal siding

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 South elevation, 2017/04/10



6.2 South elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	65 Lake Street
2.0 LOT	
2.1 Land use designation	Public Open Space
2.2 Period of construction	1975
2.3 Original owner	
2.4 Zoning	OS2; G1; RA5-25
2.5 Lot size (m ²)	103,577.08
2.6 Building front yard setback (m)	0.0
2.7 Building side yard setback (m)	0.0 / 0.0
3.0 LANDSCAPE /SETTING/CONTEXT	
3.1 Trees and shrubs	Some mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt parking lot / pedestrian paths
3.4 Landscape/property features	Located in J.C. Saddington Park
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Shade structure and public toilets
4.2 Building size (m ²)	84 each
4.3 Wall assembly	n/a / precast concrete
4.4 Roof shape / pitch / material	Modified hip roof / medium /
4.5 Storeys	1 each
4.6 Alterations	n/a
4.7 Architectural style	Postmodern
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Example of Postmodernism • Quality of architectural detailing

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, shade structure, 2018/05/14



6.2 Detail, shade structure, 2018/05/14

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Northeast corner, public washrooms, 2018/05/14



6.4 South elevation, public washrooms, 2018/05/14

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.5 Detail, public washrooms, 2018/05/14

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	105 Lakeshore Road West
2.0 LOT	
2.1 Land use	Public Open Space
2.2 Period of construction	1990
2.3 Zoning	OS2-9; G1-11
2.4 Lot size (m ²)	566.23
2.5 Building front yard setback (m)	1.6
2.6 Building side yard setback (m)	3.6 / 9.8
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Trees and shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Adjacent to 15 Front Street South asphalt parking lots.
3.4 Landscape/property features	Corner lot, concrete ramp and steps
3.5 Fencing	Concrete posts and painted metal guard
4.0 ARCHITECTURE	
4.1 Building type	Replicated lighthouse pumping station operated by the Region of Peel conducting Wastewater Class EA. Landing point for the west end of the pedestrian bridge, and parking/staging/storage area for the boat launch on this west bank of the Credit River.
4.2 Building size (m ²)	117
4.3 Wall assembly / cladding	Precast concrete
4.4 Roof shape / pitch / material	Articulated gable / medium / pre-finished steel
4.5 Storeys	1 to 3
4.6 Alterations	A building permit application was issued in 2015 for a restaurant with accessory outdoor/rooftop patio
4.7 Architectural style	Post-Modern
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Example of postmodern architectural style

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Northwest corner, 2017/04/10



6.2 South elevation, 2018/05/14

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	111 Lakeshore Road West
2.0 LOT	
2.1 Land use designation	Convenience Commercial
2.2 Period of construction	Late twentieth century
2.3 Zoning	C4-35
2.4 Lot size (m ²)	1832
2.5 Building front yard setback (m)	3.74
2.6 Building side yard setback (m)	3.34 / 18.17
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Trees
3.2 Soft landscaping	Glass lawn
3.3 Driveways and parking	Asphalt parking lot
3.4 Landscape/property features	Patio
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Commercial
4.2 Building size (m ²)	759
4.3 Wall assembly	Steel frame / stucco / storefront
4.4 Roof shape / pitch / material	Hip / medium / asphalt shingle (front building). Flat (rear building).
4.5 Storeys	1
4.6 Alterations	
4.7 Architectural style	Commercial plaza
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Other
5.3 Heritage notes	n/a
5.4 Heritage attributes	n/a

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Northeast corner, 2017/04/10



6.2 North elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	113 Lakeshore Road West
2.0 LOT	
2.1 Land use	Convenience Commercial
2.2 Period of construction	1935 - 1945
2.3 Zoning	C4-35
2.4 Lot size (m ²)	506
2.5 Building front yard setback (m)	2.17
2.6 Building side yard setback (m)	0.28 / 2.78
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	n/a
3.3 Driveways and parking	n/a
3.4 Landscape/property features	n/a
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Commercial
4.2 Building size (m ²)	127
4.3 Wall assembly / cladding	Brick
4.4 Roof shape / pitch / material	Flat
4.5 Storeys	1
4.6 Alterations	Awning has been added.
4.7 Architectural style	Commercial shop front
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Brick cladding with quoins at corners • Low-rise built form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Northeast corner, 2017/04/10



6.2 Northeast corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	119-121 Lakeshore Road West
2.0 LOT	
2.1 Land use designation	Convenience Commercial
2.2 Period of construction	1980s
2.3 Zoning	C4-66
2.4 Lot size (m ²)	1499
2.5 Building front yard setback (m)	1.6
2.6 Building side yard setback (m)	0.3 / 0.3
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	n/a
3.3 Driveways and parking	n/a
3.4 Landscape/property features	n/a
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Multi-tenant commercial with covered mall and rear court
4.2 Building size (m ²)	740
4.3 Wall assembly	Steel frame / stucco
4.4 Roof shape / pitch / material	Flat with gables
4.5 Storeys	1 with accessible basement
4.6 Alterations	
4.7 Architectural style	Postmodern
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Other
5.3 Heritage notes	n/a
5.4 Heritage attributes	n/a

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	141 Lakeshore Road West
2.0 LOT	
2.1 Land use designation	Convenience Commercial
2.2 Period of construction	1952
2.3 Zoning	C4
2.4 Lot size (m ²)	1068
2.5 Building front yard setback (m)	9.82
2.6 Building side yard setback (m)	1.92 / 3.69
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees, shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt parking lot
3.4 Landscape/property features	Cemetery, stone retaining wall
3.5 Fencing	Chain-link fence
4.0 ARCHITECTURE	
4.1 Building type	Church
4.2 Building size (m ²)	914
4.3 Wall assembly	Brick
4.4 Roof shape / pitch / material	Gable / steep / steel shingle
4.5 Storeys	1 storey, 41 feet to ridge
4.6 Alterations	
4.7 Architectural style	Modern Romanesque
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	This church consists of brick with cut limestone detail including window and door surrounds, brackets, et cetera. The gable roof has a steep pitch and is covered with steel shingles.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Cut limestone window and door surrounds • Other decorative limestone elements

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/04/10



6.2 Cemetery / private open space, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 North elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	151-157 Lakeshore Road West
2.0 LOT	
2.1 Land use designation	Convenience Commercial
2.2 Period of construction	1894 and 1950 - 1951
2.3 Zoning	C4
2.4 Lot size (m ²)	2820
2.5 Building front yard setback (m)	7.9
2.6 Building side yard setback (m)	3.39 / 0
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees, shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt parking lot at 58 Port Street West
3.4 Landscape/property features	Corner lot, concrete pedestrian paths
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Church
4.2 Building size (m ²)	1375
4.3 Wall assembly	Brick / Stone veneer
4.4 Roof shape / pitch / material	Gable / steep / asphalt shingle
4.5 Storeys	1894: 18 feet to eaves, 30 feet to ridge 1950 to 1951: 15 feet to eaves, 35 feet to ridge
4.6 Alterations	Rear additions, some cladding replacement
4.7 Architectural style	Gothic Revival and Modern Gothic
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	The church complex consists of two linked parts. The 1894 church on Lot 10 belonging to the Wesleyan Methodists since 1835 and where they built the Wesleyan Methodist church of 1849. The 1849 Wesleyan Methodist Church was moved off site to 45 Port Street West when the 1894 church was erected. The 1894 church was built of Port Credit pressed brick by George Carson, a carpenter from Oakville, and Water Page, a stone mason from Toronto, and set on foundation stone hauled out of Lake Ontario by Abram Block, John Miller, and Walter Hare. Around 1951, to a design by architects Stanford + Wilson, the steeple on the 1894 church was removed, the brick faced in stone or pargetted, and the nave connected to the “new” church. The complex, faced in Indiana limestone, also incorporates a 1942 addition and a 1960 Christian Education wing.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Stone cladding • Limestone details • Door and window openings • Low-rise scale • Roof line

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/04/10



6.2 North elevation detail, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 North elevation detail, 1980



6.4 Northeast corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.5 East elevation, 1975

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	161 Lakeshore Road West
2.0 LOT	
2.1 Land use designation	Convenience Commercial
2.2 Period of construction	1921
2.3 Zoning	C4
2.4 Lot size (m ²)	1062
2.5 Building front yard setback (m)	5.53
2.6 Building side yard setback (m)	0 / 0
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	n/a
3.3 Driveways and parking	Rear asphalt parking lot (2006 m ²)
3.4 Landscape/property features	n/a
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Community hall
4.2 Building size (m ²)	700
4.3 Wall assembly	Brick
4.4 Roof shape / pitch / material	Truncated hip / low / tile
4.5 Storeys	2 stories plus basement
4.6 Alterations	
4.7 Architectural style	Spanish Colonial Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part IV and Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>Alfred W. Briggs, one of the original trustees appointed by Mary Louise Clarke to oversee Alfred Russell Clarke Memorial Hall, explained to the historian William Perkins Bull how the hall was built. Reverend J.H. Dudgeon, of Port Credit Methodist Church, convinced Mary Louise Clarke of Toronto and Lorne Park to purchase next door to the church to build a hall. The hall was used for Methodist Sunday School and other church meetings as well as community concerts, court games, gymnastics, banquets, and small gatherings. She and her committee were issued a building permit in 1922. She named the hall in memory of her late husband who had died as a result of pneumonia which set in after he had initially survived the 1915 sinking of the Lusitania luxury liner on the North Atlantic.</p> <p>The hall's ownership and management were assumed by Port Credit Village in 1941; and from 1941 to 1974 the hall housed the Port Credit Council chambers and municipal offices as well as accommodating community functions. It remains a community hall.</p>

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

	Alfred Russell Clarke Memorial Hall stands out as a landmark by its prominent location on the village's main east-west street and by its uncommon architectural style – Spanish Colonial Revival.
5.4 Heritage attributes	<ul style="list-style-type: none">• Brick• Low pitch terracotta tile roof• Cast concrete details (trim, keystones, pilasters)• Fenestration• Wood ornamental bracket• Chimneys• Low-rise form

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.2 Northeast corner, 1975



6.3 Front entrance detail, 1976

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	167-169 Lakeshore Road West
2.0 LOT	
2.1 Land use designation	Convenience Commercial
2.2 Period of construction	1960s
2.3 Zoning	C4-35
2.4 Lot size (m ²)	1005
2.5 Building front yard setback (m)	3.81
2.6 Building side yard setback (m)	0 / 0
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	n/a
3.3 Driveways and parking	Asphalt parking lot
3.4 Landscape/property features	n/a
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single-story strip mall
4.2 Building size (m ²)	565
4.3 Wall assembly / cladding	Brick
4.4 Roof shape / pitch / material	Flat
4.5 Storeys	1
4.6 Alterations	
4.7 Architectural style	Commercial shop front
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Other
5.3 Heritage notes	n/a
5.4 Heritage attributes	n/a

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	Lakeshore Road West Bridge
2.0 LOT	
2.1 Land use designation	n/a
2.2 Period of construction	1960
2.3 Zoning	n/a
2.4 Lot size (m ²)	n/a
2.5 Building front yard setback (m)	n/a
2.6 Building side yard setback (m)	n/a
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	n/a
3.3 Driveways / parking	n/a
3.4 Landscape / property features	n/a
3.5 Fencing	Bridge guardrail
4.0 ARCHITECTURE	
4.1 Building type	Three-span concrete deck four-lane bridge with sidewalks on either side.
4.2 Building size (m ²)	n/a
4.3 Wall assembly / cladding	n/a
4.4 Roof shape / pitch / material	n/a
4.5 Storeys	n/a
4.6 Alterations	n/a
4.7 Architectural style	Infrastructural
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>The Lakeshore Highway, the first big highway paving job in Ontario, opened in 1915, changing the configuration of the area's main east-west street. In 1919, a concrete two-lane bowstring bridge replaced the earlier narrow iron bridge over the main channel of the corner of Lakeshore Road West and Front Street South. These road improvements spurred on the flow of summer visitors who remodelled old houses in the Village.</p> <p>In 1960, the bowstring bridge was demolished in favour of the current four-lane bridge, to connect the widened Lakeshore Highway.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Views of and access to the Credit Village Marina Port Credit Harbour • Views of and access to the Credit River

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 South elevation, 2018/05/14



6.2 Construction of two-lane bowstring bridge (now replaced) with temporary bridge to the left, 1919.

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Aerial view of bridge (now replaced), 1919



6.4 Looking west from the east side of the Credit River, c. 1910

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	15 Mississauga Road South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1907
2.3 Zoning	R15-5
2.4 Lot size (m ²)	1013
2.5 Building front yard setback (m)	4.3
2.6 Building side yard setback (m)	6.76 / 11.27
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree, hedges
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt parking lot
3.4 Landscape/property features	Corner lot
3.5 Fencing	Painted metal fence
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	355
4.3 Wall assembly	Frame / brick veneer
4.4 Roof shape / pitch / material	Hip / medium / asphalt shingle
4.5 Storeys	2.5
4.6 Alterations	South stairwell addition, gable addition
4.7 Architectural style	Queen Anne Revival – Edwardian Classical
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>On the site of local merchant and financier James Robinson Shaw's pioneer frame house, his daughter, Ida Ella Lynd, built herself and husband, Benjamin Brown Lynd this house faced in Port Credit red brick. In 1966, Ida Lynd Bradley stated the house was built in 1907 and the 1907 bird's eye photographic view shows the house nearing completion. The land title for Lot 12 north of Port Street records Ida Ella Lynd inheriting the property in 1908 after James Robinson Shaw's death in 1907.</p> <p>Both Ida and Benjamin Lynd were active in the Port Credit Methodist Church. In his early life, Benjamin Lynd sailed Lake Ontario probably as a stonehooker, and by the time of the house's construction, he was described as a labourer.</p> <p>The house combines both slightly dated Queen Anne Revival stylistic features and more contemporary Edwardian Classical elements.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Turret • Stone piers at porch • Brick • Low-rise form • Mature tree

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Southwest corner, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 West elevation, 1976



6.4 Southwest corner detail, 1976

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.5 Window detail, 1976

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	21 Mississauga Road South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	553
2.5 Building front yard setback (m)	4.03
2.6 Building side yard setback (m)	3.68 / 0.19
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Tree, shrubs, hedge
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Grass driveway
3.4 Landscape/property features	Concrete steps
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	128
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Hip / medium / asphalt shingle
4.5 Storeys	1
4.6 Alterations	Skylights
4.7 Architectural style	Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise built form • Horizontal siding

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Southwest corner, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	23 Mississauga Road South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	553
2.5 Building front yard setback (m)	3.85
2.6 Building side yard setback (m)	2.89 / 0.92
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree, shrub
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway, detached garage
3.4 Landscape/property features	Concrete steps and walkway
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	144
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1
4.6 Alterations	Cladding
4.7 Architectural style	Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Split-face concrete block at foundation wall above grade (behind contemporary stucco) • Low-rise form • Horizontal siding

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 West elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	25 Mississauga Road South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	About 1880
2.3 Zoning	R15-1
2.4 Lot size (m ²)	491
2.5 Building front yard setback (m)	3.49
2.6 Building side yard setback (m)	1.32 / 1.65
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Detached garage
3.4 Landscape/property features	Concrete walkway
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	180
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Rear addition, fenestration, front vestibule addition
4.7 Architectural style	Gothic Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	The property on which this Gothic Revival frame house stands came into the possession of the local merchant and financier James Robinson Shaw in 1882. The house's appearance – of a type that is both common to old Port Credit and to several rural Ontario and village settings – suggests a date of construction about 1880 or somewhat earlier. However, the house does not appear on the 1907 bird's eye photographic view, indicating that it has been moved. It is first illustrated on the 1910 fire insurance plan.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Horizontal siding • Roof line • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Southwest corner, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 West elevation, 1989

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	27 Mississauga Road South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1910 - 1928
2.3 Zoning	R15-1
2.4 Lot size (m ²)	511
2.5 Building front yard setback (m)	5.65
2.6 Building side yard setback (m)	3.67 / 0.82
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway, detached garage
3.4 Landscape/property features	Walkway pavers
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	232
4.3 Wall assembly	Frame / contemporary stucco
4.4 Roof shape / pitch / material	Gable / low / asphalt shingle
4.5 Storeys	2
4.6 Alterations	Heavily modified cottage, second storey addition, new fenestration, new cladding
4.7 Architectural style	Modified Worker's Cottage
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Mature trees

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.2 West elevation, 2017/04/10



6.3 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	29 Mississauga Road South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	About 1914
2.3 Zoning	R15-1
2.4 Lot size (m ²)	491
2.5 Building front yard setback (m)	8.1
2.6 Building side yard setback (m)	1.06 / 0
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Asphalt driveway, detached garage
3.4 Landscape/property features	Concrete steps
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	244.5
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Windows
4.7 Architectural style	Modified Bungalow Style
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>The historian Verna Mae Weeks states that William Chandler built a house next door to his father Ellis'. She also describes William's occupation as chief brick burner at the brickyard across the street and later as chief of the kilns at the Cooksville Brick Yard. The land title records William E. Chandler in possession of the property in 1914.</p> <p>The house is first illustrated on the 1928 fire insurance plan.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Horizontal siding • Roof line • Mature trees

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Southwest corner, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	31 Mississauga Road South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	About 1911
2.3 Zoning	R15-1
2.4 Lot size (m ²)	507
2.5 Building front yard setback (m)	7.7
2.6 Building side yard setback (m)	2.87 / 0.95
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass Lawn
3.3 Driveways and parking	Asphalt driveway, detached garage
3.4 Landscape/property features	Corner lot, concrete walkway and steps
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	177
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	2
4.6 Alterations	Rear addition, second storey addition
4.7 Architectural style	Cottage
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	The historian Verna Mae Weeks both describes and illustrates the frame house as Ellis Chandler's. The land title records Ellis Chandler, a labourer, both buying and mortgaging the southern half of Lots 11 and 12 north of Bay Street 1911. Weeks gives his occupation as delivering mail from the train station to the post office. He is the same Ellis Chandler associated with 24 John Street South, married to Jane Chandler. In 1921 when his son William owned the property at today's 31 Mississauga Road South, he was described as a gardener from New Toronto. The house is first illustrated on the 1928 fire insurance plan.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Horizontal siding • Roof line • Mature tree

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2018/05/14



6.2 West elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Southwest corner, 2017/04/10



6.4 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	33 Mississauga Road South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	796
2.5 Building front yard setback (m)	7.94
2.6 Building side yard setback (m)	1.78 / 4.38
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees, shrubs, hedges
3.2 Soft landscaping	Grass lawns
3.3 Driveways and parking	Asphalt driveway, detached garage
3.4 Landscape/property features	Corner lot
3.5 Fencing	Chain-link fence
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	230
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / low pitch / asphalt shingle
4.5 Storeys	2
4.6 Alterations	Second storey addition and south side addition
4.7 Architectural style	Modified Worker's Cottage
5.0 HERITAGE	
5.1 Current status/designation	Designation under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Mature trees

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Front yard, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	37 Mississauga Road South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	About 1905
2.3 Zoning	R15-1
2.4 Lot size (m ²)	612
2.5 Building front yard setback (m)	10.03
2.6 Building side yard setback (m)	0.86 / 2.82
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Driveway pavers
3.4 Landscape/property features	Climbing ivy on house
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	216
4.3 Wall assembly	Frame / brick veneer (as described in the 1910 fire insurance plan)
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Rear addition
4.7 Architectural style	Gothic Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part IV and Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>In 1900, Eliza Jane Parkinson bought Lots 11 and 12 south of Bay Street. In 1905, she and her husband, Risdon Morville Parkinson, mortgaged the property, perhaps indicating construction of the house. The brick veneer house is first illustrated on the 1910 fire insurance plan.</p> <p>There are similarities between this well-preserved house and 42 Bay Street, which was built about the same time.</p> <p>The land on which the house was built was surveyed in 1834 and in 1900 was bought by Risdon Morville Parkinson, who married Eliza Jane Peer. The house was probably built of materials from the Port Credit Brick Co., the town's first industry. Parkinson was the first employee of the hydro committee of the Township of Toronto and when the hydro commission was formed a year later, he became superintendent, a post he held for 13 years. He later became Reeve of Port Credit and was in office for 6 years, and in 1921 was appointed warden. Parkinson belonged to numerous organizations, including the Independent Order of Foresters, Masonic Lodge, Port Credit</p>

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

	<p>Oddfellows and other lodges. He was also a member of Trinity Anglican Church. Eliza died in 1949, Risdon in 1962, and their son, Morville, sold the house in 1976. It was acquired by the Kings in 1985. Designated under the terms of the Ontario Heritage Act and located within the Old Port Credit Village Heritage Conservation District.</p>
5.4 Heritage attributes	<ul style="list-style-type: none">• Finials• Fenestration• Roof shape and pitch• Brick• Mature trees

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.2 Front yard, 2017/04/10



6.3 East elevation, showing rear addition, 1990

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	39 Mississauga Road South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1960s
2.3 Zoning	R15-1
2.4 Lot size (m ²)	612
2.5 Building front yard setback (m)	6.81
2.6 Building side yard setback (m)	1.3 / 1.3
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Attached garage / asphalt driveway
3.4 Landscape/property features	Low stone wall
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	202
4.3 Wall assembly / cladding	Brick
4.4 Roof shape / pitch / material	Hip / low / asphalt shingle
4.5 Storeys	1
4.6 Alterations	Fenestration
4.7 Architectural style	Mid-century Modern
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Mature tree • Roof line • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Front yard, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	41 Mississauga Road South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1915 - 1921
2.3 Zoning	R15-1
2.4 Lot size (m ²)	612
2.5 Building front yard setback (m)	4.72
2.6 Building side yard setback (m)	4.56 / 2.41
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways and parking	Detached garage / asphalt driveway
3.4 Landscape/property features	Concrete walkway
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	153
4.3 Wall assembly	Frame / horizontal siding over brick
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	2
4.6 Alterations	Cladding, front enclosed porch, rear addition
4.7 Architectural style	Modified early 20 th c. Georgian Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	In 1915, Mark Blower, Jr., mariner, received the northerly part of Lots 9 and 10 north of Lake Street from his parents. Mark Blower, Jr. and his wife, Olive Elizabeth, sold the same property for \$1,500 in 1921. The frame house is first illustrated on the 1928 fire insurance plan. Its southern elevation is shown on a 1950 photograph in Al Yarnell's history of Texaco in Port Credit.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Mature trees • Roof line

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Front yard, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	43 Mississauga Road South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	2013
2.3 Zoning	R15-1
2.4 Lot size (m ²)	673
2.5 Building front yard setback (m)	6.4
2.6 Building side yard setback (m)	2.38 / 5.17
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Pavers / detached garage
3.4 Landscape/property features	Walkway pavers
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	250
4.3 Wall assembly	Frame / brick veneer
4.4 Roof shape / pitch / material	Hip / shallow / asphalt shingle
4.5 Storeys	2
4.6 Alterations	
4.7 Architectural style	Neo-eclectic
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	In 1919, Emily Jane Burrows purchased the property from Mark Blower Sr. The original brick veneer cottage was demolished.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Mature tree • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Garage, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	47 Mississauga Road South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	733
2.5 Building front yard setback (m)	5.6
2.6 Building side yard setback (m)	3.54 / 3.83
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees, hedge, shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt driveway
3.4 Landscape/property features	Corner lot
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	128
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Upper floor addition, fenestration replacement,
4.7 Architectural style	Modified Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Mature tree • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 South elevation with detached garage, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 West elevation, 1980



6.4 South elevation with detached garage, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	22 Peter Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1950s
2.3 Zoning	R15-1
2.4 Lot size (m ²)	355
2.5 Building front yard setback (m)	2.82
2.6 Building side yard setback (m)	0.57 / 2.65
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature maple on north property line
3.2 Soft landscaping	n/a
3.3 Driveways / parking	Asphalt driveway
3.4 Landscape/property features	n/a
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Five-plex apartment building
4.2 Building size (m ²)	393
4.3 Wall assembly	Brick
4.4 Roof shape / pitch / material	Flat
4.5 Storeys	2 plus basement
4.6 Alterations	Removal of soft landscaping
4.7 Architectural style	Mid-century Modern
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	Mid-century apartment building
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise built form • Mature tree

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Southeast corner, 2017/04/10



6.2 South elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Southeast corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	23-25 Peter Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	About 1914
2.3 Zoning	R15-3
2.4 Lot size (m ²)	977
2.5 Building front yard setback (m)	20.2
2.6 Building side yard setback (m)	5.54 / 4.32
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature maple and spruce trees front lawn
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Gavel semi-circular driveway
3.4 Landscape / property features	Foundation planting
3.5 Fencing	Vertical board fencing at driveway
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	360
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Hip / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	
4.7 Architectural style	Bungalow Style
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part IV and Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>At the height of the bungalow's popularity, Elizabeth Ann (Annie) Dennison built this example. She mortgaged the property for \$1,000 in 1914, two years after she had acquired it. The frame house with sunrooms is first illustrated on the 1928 fire insurance plan, and a 1937 photograph published in Verna Mae Weeks' history shows the original sunrooms. Annie Dennison's husband, Herbert, was a mechanic.</p> <p>The deep front yard, which is not common in old Port Credit, sets off the house in a parkland setting of lawn.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Early twentieth century bungalow • Roof form and dormers • Symmetrical 3 bay façade • Pediment over entrance • Mature trees

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Front yard, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Front yard trees, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.4 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	24 Peter Street South
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	490
2.5 Building front yard setback (m)	5.82
2.6 Building side yard setback (m)	1.31 / 2.69
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt parking lot, garage behind
3.4 Landscape / property features	Concrete entrance steps
3.5 Fencing	Board/picket fence along driveway
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	88
4.3 Wall assembly / cladding	Siding over original stucco
4.4 Roof shape / pitch / material	Hip / medium pitch/ asphalt
4.5 Storeys	1
4.6 Alterations	Bay window, siding,
4.7 Architectural style	Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Medium pitch roof • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 East elevation showing front yard, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	26 Peter Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	698
2.5 Building front yard setback (m)	9.96
2.6 Building side yard setback (m)	4.24 / 3.17
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Birch and spruce in front yard
3.2 Soft landscaping	Stone lined gardens with specimen trees
3.3 Driveways / parking	Wide asphalt driveway; garage behind
3.4 Landscape / property features	Vertical board screen across driveway
3.5 Fencing	Wood picket
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	132
4.3 Wall assembly	Frame / stucco and horizontal siding in gable
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingles
4.5 Storeys	1.5
4.6 Alterations	Stucco cladding
4.7 Architectural style	Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Roof line

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 East elevation showing front yard, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	27 Peter Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	402
2.5 Building front yard setback (m)	3.9
2.6 Building side yard setback (m)	1.3 / 0.22
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt drive, attached garage
3.4 Landscape / property features	Foundation planting
3.5 Fencing	Vertical board fence on north property line
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	101
4.3 Wall assembly	Frame / brick
4.4 Roof shape / pitch / material	Hip with flat / medium / asphalt shingle
4.5 Storeys	1
4.6 Alterations	Garage addition
4.7 Architectural style	Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Cast split-face concrete block foundation visible above grade

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	30 Peter Street South
2.0 LOT	
2.1 Land use	Residential Low Density 1
2.2 Period of construction	After 1915
2.3 Zoning	R15-1
2.4 Lot size (m ²)	674
2.5 Building front yard setback (m)	13.79
2.6 Building side yard setback (m)	1.01 / 1.94
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature horse chestnut, shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt driveway
3.4 Landscape / property features	Deeply setback from road
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	327
4.3 Wall assembly / cladding	Frame / brick veneer
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Significant north addition with attached garage
4.7 Architectural style	Modified Bungalow Style
5.0 HERITAGE	
5.1 Current status/designation	Part IV
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>This house is set back quite far from the street. A large horse chestnut shades the front yard. Since its construction in the early twentieth century, the house has doubled in the size; but the front garage has altered the appearance of the original house the most.</p> <p>The house is first illustrated on the 1928 fire insurance plan. Either William Maxwell (Mack) Delaney, an electrician, or his sister, Alberta L.E. Hodgson, built the house after 1915.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-pitch roof • Early twentieth-century construction

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 Front yard, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 North east corner, before addition, 1980.

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	32 Peter Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	Before 1880
2.3 Original owner	Roman Catholic Episcopal Corporation
2.4 Current owner	
2.5 Zoning	R15-1
2.6 Lot size (m ²)	398
2.7 Building front yard setback (m)	4.84
2.8 Building side yard setback (m)	6.44 / 0.27
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Numerous mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Brick paving
3.4 Landscape / property features	Wide driveway edged with timber
3.5 Fencing	n/a
3.6 Character summary	2-storey late-nineteenth century house
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	228
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Architectural decoration of recent origin as are round headed gable windows at the second floor
4.7 Architectural style	Gothic Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	A newspaper clipping in the William Perkins Bull Collection explains that the Gothic Revival frame house at 32 Peter Street South served as the first place of worship for Roman Catholic in Port Credit. The house originally stood on the site where the first St. Mary's Church was built in 1880, and was moved to the corner of Bay and Peter Streets. For several decades, the house was owned by the Delaney family. It is first illustrated on the 1910 fire insurance plan.
5.4 Heritage attributes	<ul style="list-style-type: none"> • 2-storey, 3-bay, Gothic Revival house dating from the late-nineteenth century • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Northeast corner, 2017/04/08



6.2 Front yard and east elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 East elevation, 1976.

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	34 Peter Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	Before 1927
2.3 Zoning	R15-1
2.4 Lot size (m ²)	673
2.5 Building front yard setback (m)	1.41
2.6 Building side yard setback (m)	1.16 / 22.16
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees
3.2 Soft landscaping	Lawn
3.3 Driveways / parking	Gravel driveway
3.4 Landscape / property features	Corner lot
3.5 Fencing	Vertical board fence
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	163.5
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Possible enclosed front porch
4.7 Architectural style	Modified Bungalow Style
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	This frame house, which bears some similarities to 31 Mississauga Road South, was probably built by carpenter John Peter Burns sometime after 1910 and before his death in 1927. The use of the premises by his widow, Sarah Ellen, is written into a 1927 agreement; and the house is first illustrated on the 1928 fire insurance plan.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Horizontal siding

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Northeast corner, 2017/04/10



6.2 Front yard and east elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 North elevation, 2017/04/10



6.4 Southeast corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	39 Peter Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1940s
2.3 Zoning	R15-1
2.4 Lot size (m ²)	136.5
2.5 Building front yard setback (m)	4.06
2.6 Building side yard setback (m)	11.35 / 2.93
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature maple tree in front yard
3.2 Soft landscaping	Lawn
3.3 Driveways / parking	Asphalt driveway
3.4 Landscape / property features	
3.5 Fencing	Vertical board fence
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	136.5
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Pitch / medium / asphalt shingles
4.5 Storeys	2
4.6 Alterations	Second storey addition
4.7 Architectural style	Modified Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	Second storey addition to 1940 bungalow
5.4 Heritage attributes	<ul style="list-style-type: none"> • Early bungalow • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 Southwest corner, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	40 Peter Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	337
2.5 Building front yard setback (m)	6.31
2.6 Building side yard setback (m)	0.23 / 6.79
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt driveway
3.4 Landscape / property features	Front and side wood porch steps
3.5 Fencing	Chain-link
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	114
4.3 Wall assembly	Frame / buff brick under stucco, fieldstone, and horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Cladding
4.7 Architectural style	Arts and Crafts
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Medium pitch gable roof • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10



6.2 East elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

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

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	43 Peter Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	After 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	462
2.5 Building front yard setback (m)	1.95
2.6 Building side yard setback (m)	0.24 / 16.27
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Specimen shrubs in front yard
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt driveway / detached garage
3.4 Landscape / property features	Accessible lift, flagstone path
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	118
4.3 Wall assembly	Brick
4.4 Roof shape / pitch / material	Hip / medium / asphalt shingle
4.5 Storeys	1
4.6 Alterations	Front and rear addition, front timber deck with accessible lift
4.7 Architectural style	Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Hipped roof

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 West elevation, 2017/04/10



6.2 West elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	44 Peter Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	Late-twentieth century
2.3 Zoning	R15-1
2.4 Lot size (m ²)	643
2.5 Building front yard setback (m)	5.5
2.6 Building side yard setback (m)	3.15 / 1.79
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Foundation planting
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt driveway / detached garage
3.4 Landscape / property features	Cedar hedge on south property line
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	202
4.3 Wall assembly	Frame / brick veneer / horizontal siding
4.4 Roof shape / pitch / material	Gable / low / asphalt shingle
4.5 Storeys	2
4.6 Alterations	n/a
4.7 Architectural style	Raised Ranch Style
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Gable roof

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Northeast elevation, 2017/04/10

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	23 Port Street West
2.0 LOT	
2.1 Land use designation	Convenience Commercial
2.2 Period of construction	After 1952
2.3 Zoning	C4-48
2.4 Lot size (m ²)	531
2.5 Building front yard setback (m)	6.05
2.6 Building side yard setback (m)	1.53 / 2.92
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature spruce on northeast corner
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Concrete driveway
3.4 Landscape / property features	Corner lot
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	136
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable and hip / medium pitch / asphalt shingle
4.5 Storeys	1
4.6 Alterations	Cladding, rear addition
4.7 Architectural style	Ranch Style
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Mid-century • Mature tree

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 Northeast corner, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 North elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	25 Port Street West
2.0 LOT	
2.1 Land use designation	Convenience Commercial
2.2 Period of construction	After 1952
2.3 Zoning	C4-48
2.4 Lot size (m ²)	531
2.5 Building front yard setback (m)	5.98
2.6 Building side yard setback (m)	1.37 / 2.78
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature spruce in front yard, smaller shrubs beyond
3.2 Soft landscaping	Lawn
3.3 Driveways / parking	Asphalt driveway
3.4 Landscape / property features	Concrete porch steps
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	102
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium slope/ asphalt shingle
4.5 Storeys	1
4.6 Alterations	Cladding, artificial stone at foundation
4.7 Architectural style	Ranch Style
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise built form • Mature tree

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 North elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	27 Port Street West
2.0 LOT	
2.1 Land use designation	Convenience Commercial
2.2 Period of construction	After 1952
2.3 Zoning	C4-48
2.4 Lot size (m ²)	529
2.5 Building front yard setback (m)	6.82
2.6 Building side yard setback (m)	0.88 / 2.78
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt driveway
3.4 Landscape / property features	Concrete entrance steps
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	94
4.3 Wall assembly / cladding	Frame / horizontal and vertical siding
4.4 Roof shape / pitch / material	Gable / medium pitch / asphalt shingle
4.5 Storeys	1
4.6 Alterations	Cladding / glass block window
4.7 Architectural style	Ranch Style
5.0 HERITAGE	
5.1 Current status/designation	Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise built form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 North elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	29 Port Street West
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	Early 1950s
2.3 Zoning	R15-1
2.4 Lot size (m ²)	511
2.5 Building front yard setback (m)	5.75
2.6 Building side yard setback (m)	5.29 / 0.43
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature birch tree in front yard with annual flowers at base
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Precast paver surfaced driveway
3.4 Landscape / property features	Walkway pavers
3.5 Fencing	Hedges in both side yards
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	91
4.3 Wall assembly / cladding	Frame / brick
4.4 Roof shape / pitch / material	Gable and hip / medium / asphalt shingle
4.5 Storeys	1
4.6 Alterations	
4.7 Architectural style	Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form • Roof line • Brick

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 North elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	31 Port Street West
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	511
2.5 Building front yard setback (m)	5.89
2.6 Building side yard setback (m)	5.37 / 0.23
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Hedge on east property line
3.2 Soft landscaping	Annual flower garden in front lawn surrounding single mature tree, stone edging
3.3 Driveways / parking	Asphalt driveway / attached garage
3.4 Landscape / property features	Flagstone steps and path
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	183
4.3 Wall assembly / cladding	Frame / brick
4.4 Roof shape / pitch / material	Hip / medium / asphalt shingle
4.5 Storeys	2
4.6 Alterations	Former single-storey with second floor addition and new front porch, recessed gable and deck on north elevation
4.7 Architectural style	Modified Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Former bungalow • Low-rise built form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 North elevation, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 North elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	33 Port Street West
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	511
2.5 Building front yard setback (m)	6.31
2.6 Building side yard setback (m)	4.16 / 2.09
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Trees and shrubs
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt driveway / attached carport
3.4 Landscape / property features	Corner lot
3.5 Fencing	Vertical board privacy fence along John Street
4.0 ARCHITECTURE	
4.1 Building type	Detached house
4.2 Building size (m ²)	84
4.3 Wall assembly / cladding	Frame / brick
4.4 Roof shape / pitch / material	Hip / medium / asphalt shingle
4.5 Storeys	1
4.6 Alterations	Rear, front, and side additions including car port, timber deck on north elevation
4.7 Architectural style	Modified Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 West elevation, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 North elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	43 Port Street West
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1960s
2.3 Zoning	R15-1
2.4 Lot size (m ²)	355
2.5 Building front yard setback (m)	8.86
2.6 Building side yard setback (m)	0.32 / 0
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt driveway
3.4 Landscape / property features	Wood entrance steps
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	116
4.3 Wall assembly	Frame / brick with EIFS
4.4 Roof shape / pitch / material	Truncated hip / medium / asphalt shingle
4.5 Storeys	1
4.6 Bays	N/A
4.7 Alterations	Windows, EIFS cladding
4.8 Architectural style	Mid-century Modern
5.0 HERITAGE	
5.1 Current status/designation	Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise, single storey

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 North elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	44 Port Street West
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1953
2.3 Zoning	C4; OS3; R15-1
2.4 Lot size (m ²)	6590
2.5 Building front yard setback (m)	6.03
2.6 Building side yard setback (m)	30.47 / 24.28
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature deciduous and coniferous trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt parking to the west
3.4 Landscape / property features	Fenced playground to the east
3.5 Fencing	Chain link
4.0 ARCHITECTURE	
4.1 Building type	School
4.2 Building size (m ²)	839
4.3 Wall assembly	Brick and continuous strip windows
4.4 Roof shape / pitch / material	Flat
4.5 Storeys	1
4.6 Alterations	Windows
4.7 Architectural style	Mid-Century Modern
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	The Port Credit Roman Catholic Separate School, erected in 1953 according to a 1961 Junior Chamber of Commerce pamphlet, is one Modern school left largely intact. It is the only purpose-built school ever constructed in Old Port Credit Village. Along with St. Mary's Church and Cemetery, the school is part of a religious compound in the block bounded by Lakeshore Road West, John Street South Port Street West and Peter Street South.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low rise, single storey, flat roofed modern design • Continuous strip windows • Canted entrance canopy

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 South elevation, 2017/05/08



6.2 South elevation of school yard, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 South elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	45 Port Street West
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1849 and 1926
2.3 Zoning	R15-4
2.4 Lot size (m ²)	686
2.5 Building front yard setback (m)	3.8
2.6 Building side yard setback (m)	2.31 / 14.31
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Trees, shrubs
3.2 Soft landscaping	n/a
3.3 Driveways / parking	Asphalt parking lot
3.4 Landscape / property features	Symmetrical concrete entrance stair and railings
3.5 Fencing	Contemporary handrails at entrance
4.0 ARCHITECTURE	
4.1 Building type	Hall
4.2 Building size (m ²)	219
4.3 Wall assembly /	Frame / roughcast plaster
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	See 5.3 below
4.7 Architectural style	Neoclassical
5.0 HERITAGE	
5.1 Current status/designation	Designated, Part IV
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>Encased in the walls of the 1926 Mississauga Masonic Temple is the Wesleyan Methodists Church of 1849. The Wesleyan Methodist Church, the oldest church in Port Credit (having opened on May 23, 1849), was a 30 by 40 foot, Neoclassical-style church with a coating of roughcast plaster over its frame walls. A 1907 bird's eye photographic view in Ida Lynd Bradley's scrapbook shows the side and rear of the church.</p> <p>In 1894, the church was moved from the Methodist church lot now occupied by First United Church to its current location. There, it became Shaw's Hall, a community hall in the years before Clarke Memorial Hall was built.</p> <p>The Mississauga Masonic Corporation acquired the building in 1917; and in 1928, took out a \$5,000 mortgage for an enlargement of it. The building's present-day temple-like appearance dates from 1926.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Remnant Wesleyan Methodist Church inside current Masonic temple • Entrance stair • Low-rise built form • Neoclassical style

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 Northwest corner, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Entrance door detail, 1976



6.4 Northwest corner of the Wesleyan Methodist Church, early twentieth century.

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	53 Port Street West
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1890 - 1893
2.3 Zoning	R15-1
2.4 Lot size (m ²)	537
2.5 Building front yard setback (m)	3.86
2.6 Building side yard setback (m)	4.5 / 10.39
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt driveway / detached garage
3.4 Landscape / property features	Mature deciduous and coniferous plantings
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	162
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingles
4.5 Storeys	1.5
4.6 Alterations	Rear vestibule addition, exterior cladding restoration
4.7 Architectural style	Gothic Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part IV and Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	In 1890, Russell J. Walker, a carpenter, purchased the property and in 1893 sold it at a significantly higher price. It is illustrated on the 1910 fire insurance plan with a bay window on both the Port Street West and Peter Street South elevations. In addition, a 1907 bird's eye photographic view in Ida Lynd Bradley's scrapbook shows the house's west and rear walls.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Two storey low-rise house form • Projecting bay windows on Port Street and Peter Street facades • Shaped shingles in gable ends • Horizontal siding • Mature trees

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 Northeast corner 2017/05/08



6.2 East elevation, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Northeast corner, 1980



6.4 North elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	54 Port Street West
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1881
2.3 Zoning	R15-1
2.4 Lot size (m ²)	613
2.5 Building front yard setback (m)	0
2.6 Building side yard setback (m)	3.24 / 2.15
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature trees, shrubs, hedges
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Pavers / carport
3.4 Landscape / property features	Rubble stone wall
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	303
4.3 Wall assembly	Frame / parging over horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt
4.5 Storeys	1.5
4.6 Alterations	Parged siding, carport
4.7 Architectural style	Gothic Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part IV
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>In 1879, the Crown granted Lot 9 north of Port Street to David Harrison, a labourer. He and his wife Sarah mortgaged the property to James Robinson Shaw in 1881. They took out another mortgage ten years later. A 1907 bird's eye photographic view in Ida Lynd Bradley's scrapbook shows the Port Street elevation of the Gothic Revival house, while the 1910 fire insurance plan illustrates the frame house in plan. The house and property stayed in the Harrison family until 1981.</p> <p>A previous owner has returned the window sash to a kind appropriate to the age of the house. However, the previous owner's pargetting of the original wood siding is likely irreversible.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Original 3-bay façade • 1.5 storey low-rise form • shaped shingles in gables

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 South elevation, 2017/05/08



6.2 East elevation, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 Stucco detail, 2017/05/08



6.4 Southeast corner, 1977

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	57 Port Street West
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	639
2.5 Building front yard setback (m)	7.25
2.6 Building side yard setback (m)	3.15 / 5.51
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Mature tree
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt / detached garage
3.4 Landscape / property features	Concrete / stone entrance steps
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	152
4.3 Wall assembly	Frame / brick veneer, artificial stone, horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Stone veneer
4.7 Architectural style	Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Simple 1.5 storey form • Rough cast concrete block foundation exposed above grade • Bay window

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 North elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	61 Port Street West
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1928 - 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	474
2.5 Building front yard setback (m)	8.02
2.6 Building side yard setback (m)	5.93 / 1.86
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt driveway
3.4 Landscape / property features	Walkway pavers
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	177
4.3 Wall assembly	Frame / horizontal siding
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	1.5
4.6 Alterations	Cladding, windows
4.7 Architectural style	Cape Cod Revival
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise built form • Roof shape • Horizontal siding

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 North elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	62 Port Street West
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	1955
2.3 Zoning	R15-1
2.4 Lot size (m ²)	967
2.5 Building front yard setback (m)	8.02
2.6 Building side yard setback (m)	5.93 / 1.86
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	n/a
3.3 Driveways / parking	Asphalt driveway/parking
3.4 Landscape / property features	n/a
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Fire hall
4.2 Building size (m ²)	513
4.3 Wall assembly	Brick
4.4 Roof shape / pitch / material	Flat
4.5 Storeys	2
4.6 Alterations	Roof replaced in 2000. See 5.3 below
4.7 Architectural style	Mid-Century Modern
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>Erected by local builders H. Lee and Sons for the Village of Port Credit, the fire hall and police station was opened on December 12, 1955. The fire hall was staffed by a volunteer fire brigade.</p> <p>While the window sash and doors have changed, the front elevation remains as it was nearly sixty-five years ago. The use of Indiana limestone at the entrance, for the window surrounds and as coping along the flat roof, the band of windows with grooved panels between the windows and the picture window distinguish the Modern landmark in the village.</p> <p>The building is the oldest surviving fire hall in Mississauga.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise built form • Example of Modernist architecture • Brick with rectangular stone window surrounds

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 South elevation, 2017/05/08



6.2 South elevation, 1980

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	63 Port Street West
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	After 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	479
2.5 Building front yard setback (m)	5.62
2.6 Building side yard setback (m)	5.68 / 5.26
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Several mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt
3.4 Landscape / property features	Corner lot
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	160.5
4.3 Wall assembly / cladding	Frame / stucco
4.4 Roof shape / pitch / material	Gable / medium / asphalt shingle
4.5 Storeys	2
4.6 Alterations	Rear addition, cladding, window replacements
4.7 Architectural style	Modified Worker's Cottage
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	The building was once located closer to the waterfront and was moved to this lot at a later date.
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-rise built form • Roof shape • Porch with hipped roof

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 North elevation, 2017/05/08



6.2 West elevation, 2017/05/08

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	12-14 Stavebank Road South
2.0 LOT	
2.1 Land use designation	Greenlands
2.2 Period of construction	Pedestrian bridge construction in 1995
2.3 Zoning	G1-11, OS2-4
2.4 Lot size (m ²)	16,036.96
2.5 Building front yard setback (m)	n/a
2.6 Building side yard setback (m)	n/a
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	Several mature trees
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	n/a
3.4 Landscape / property features	Asphalt pedestrian paths, planted landscaping, and low stone walls and curbs.
3.5 Fencing	Metal picket guardrail on pedestrian bridge sympathetic in design to those of the adjacent Lakeshore Road immediately north.
4.0 ARCHITECTURE	
4.1 Building type	Pedestrian footbridge
4.2 Building size (m ²)	n/a
4.3 Wall assembly / cladding	n/a
4.4 Roof shape / pitch / material	n/a
4.5 Storeys	n/a
4.6 Alterations	n/a
4.7 Architectural style	Infrastructural three-span box-girder bridge with concrete deck with bend.
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	<p>The Credit River Corridor is noted as a Cultural Landscape for a variety of reasons. The corridor is a scenic rare natural landmark in the city. The 93km river cuts through both the Peel and Iroquois Plains. In some of these areas underlying Paleozoic bedrock of shale and sandstone is exposed. There are also heavily treed and marshy areas. Benches and alluvial terraces provide for a variety of recreational opportunities.</p> <p>The Mississaugas settled on the banks of the river until they were displaced by European settlers. Pioneers established mills on the river in Meadowvale Village, Streetsville and Erindale. Some mill remnants remain. Thus, the river is not only ecologically significant, it is also an invaluable archaeological site that yields information about our native, pioneer and industrial history, as well as a link to the historic community development along the river corridor.</p>
5.4 Heritage attributes	<ul style="list-style-type: none"> Views of and access to the Credit Village Marina Port Credit Harbour

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

- Views of and access to the Credit River
- Mature trees
- Pedestrian-scale

6.0 PHOTO DOCUMENTATION



6.1 South elevation, pedestrian bridge, 2018/05/14



6.2 South elevation, pedestrian bridge, 2018/05/14

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.3 View of the Credit River, 2018/05/14



6.4 View of the Credit Village Marina, 2018/05/14

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018



6.5 Waterfront trail, 2018/05/14



6.6 View of the Port Credit Yacht Club from 12-14 Stavebank Road South, 1978