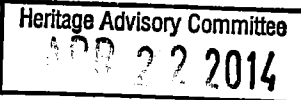




# Corporate Report

Clerk's Files

Originator's  
Files

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**DATE:** March 17, 2014

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: April 22, 2014

**FROM:** Paul A. Mitcham, P. Eng., MBA  
Commissioner of Community Services

**SUBJECT:** **Alteration to a Listed Heritage Property**  
**1276 Clarkson Road North (Ward 2)**

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**RECOMMENDATION:** That the owner's request to demolish the two car garage and to make alterations to the Listed Heritage property located at 1276 Clarkson Road North be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto as described in the Corporate Report dated March 17, 2014 from the Commissioner of Community Services.

**BACKGROUND:** This property was Individually Listed on the City's Heritage Register for its vernacular architecture in the 1990s. The Crown Grant for this land was awarded to Peter Hess in 1810. The land transferred ownership several times over the next century. In 1925, Charles Terry sold a portion of his 96 acre parcel to Grace Pettigrew. It is believed the subject property was constructed by Pettigrew between 1928 and 1930 on this parcel of land. The property is currently for sale. A Site Plan Application (SPI 13/033) was filed to add a two storey addition out the back of the original structure. In order to accommodate this addition, demolition of the two car detached garage is proposed. The original house will be retained and extensively renovated inside as part of the application. The exterior will also be repaired, where required.

**COMMENTS:**

Section 7.4.1.12 in the City of Mississauga's Official Plan states: "The development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Statement." A Heritage Impact Statement and Heritage Property Permit were submitted as part of the Site Plan process. The heritage attributes of the original structure on the subject property include the following: one and a half storey, brick vertical voussoirs, gable dormers, six over six sash windows with shutters and a covered portico entry.

Because the original structure is being repaired and maintained and the proposed addition is set lower in height at the rear of the property, Heritage Planning staff do not believe the heritage attributes will be compromised with the proposed addition. It should also be noted that the statute of limitations for a heritage property permit is one year. If the current owner does not commence this alteration, or sells the property to a new owner within 365 days from the date of issuing the heritage permit, a new application to Heritage Planning staff must be made.

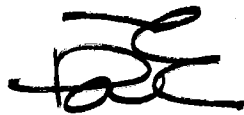
**FINANCIAL IMPACT:** There is no financial impact

**CONCLUSION:**

Heritage Planning staff have reviewed the application and supporting materials and conclude the alteration is in keeping with the identified cultural heritage attributes as mentioned on the City's Heritage Register. Therefore, Heritage Planning staff recommends approval of the existing garage demolition and the two storey addition to the property.

**ATTACHMENTS:**

Appendix 1: Heritage Impact Statement by Strickland Mateljan Design and Architecture



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Paul A. Mitcham, P. Eng., MBA  
Commissioner of Community Services

*Prepared By: Laura Waldie MA, CAHP, Heritage Coordinator*

*JANUARY, 2014*

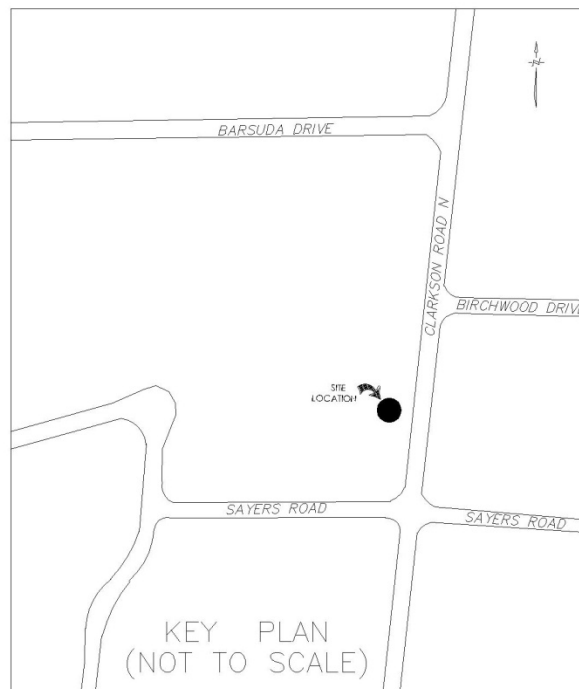
***HERITAGE IMPACT STUDY***  
***IMPACT OF PROPOSED RESIDENTIAL ADDITION***  
***1276 CLARKSON RD. N., MISSISSAUGA***



**Overview:**

This report is prepared to address the proposed re-development of the property at 1276 Clarkson Rd. N., Mississauga, ON.

Rick Mateljan of Strickland Mateljan Design Associates Ltd. was engaged by the property owner to design a sympathetic renovation and addition to this heritage building and to complete a Heritage Impact Study to assess the impact of this intervention. The site and existing dwelling were photographed and measured in late 2013 and early 2014.

**Key map:****Clarkson Village - Overview:**

The Village of Clarkson is one of the constituent communities of Mississauga and one of the earliest established. The first settlers arrived in 1807 and the area became known as “Merigold’s Point” after one of the prominent earlier families. In 1855 the Great Western Railway arrived and passed through property owned by early settler Warren Clarkson. The train station was built on Clarkson’s property and

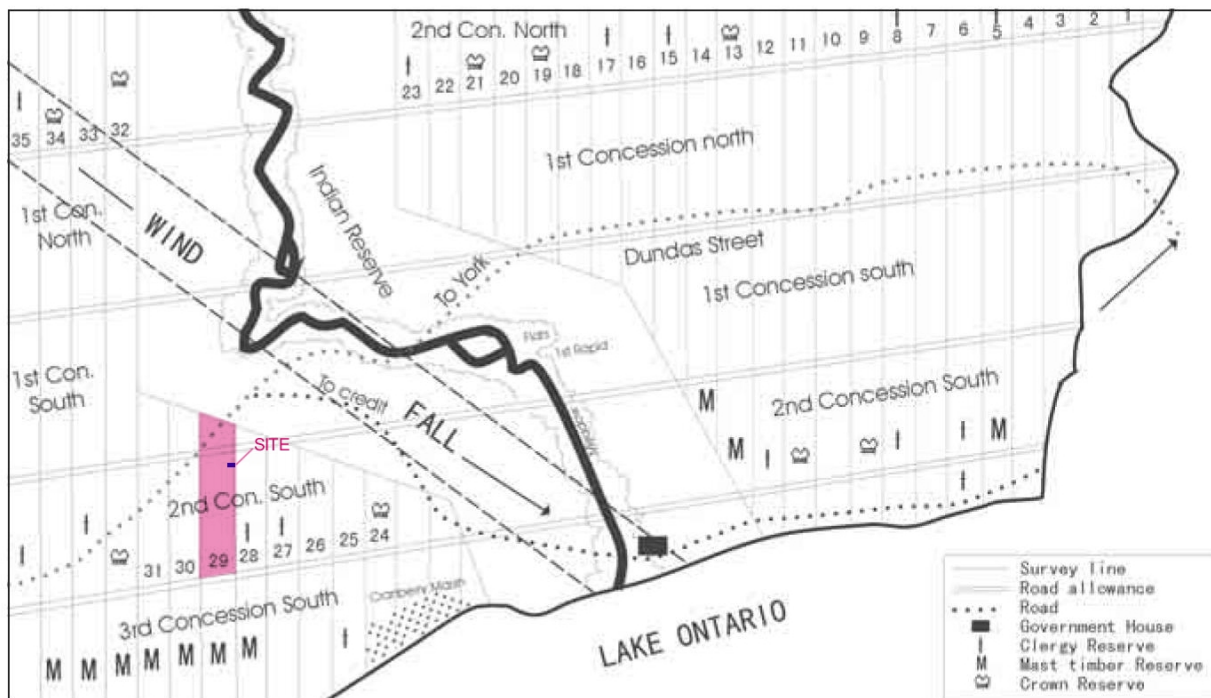


the family also operated the local general store and Post Office. Eventually the station and community became known as Clarkson.<sup>1</sup>

Clarkson was at the time known as the Strawberry Capital of Ontario. The community thrived as an agricultural center during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and became a significant manufacturing center in the mid-20<sup>th</sup> century before being amalgamated into the Town (later City) of Mississauga in 1968.

### Site History:

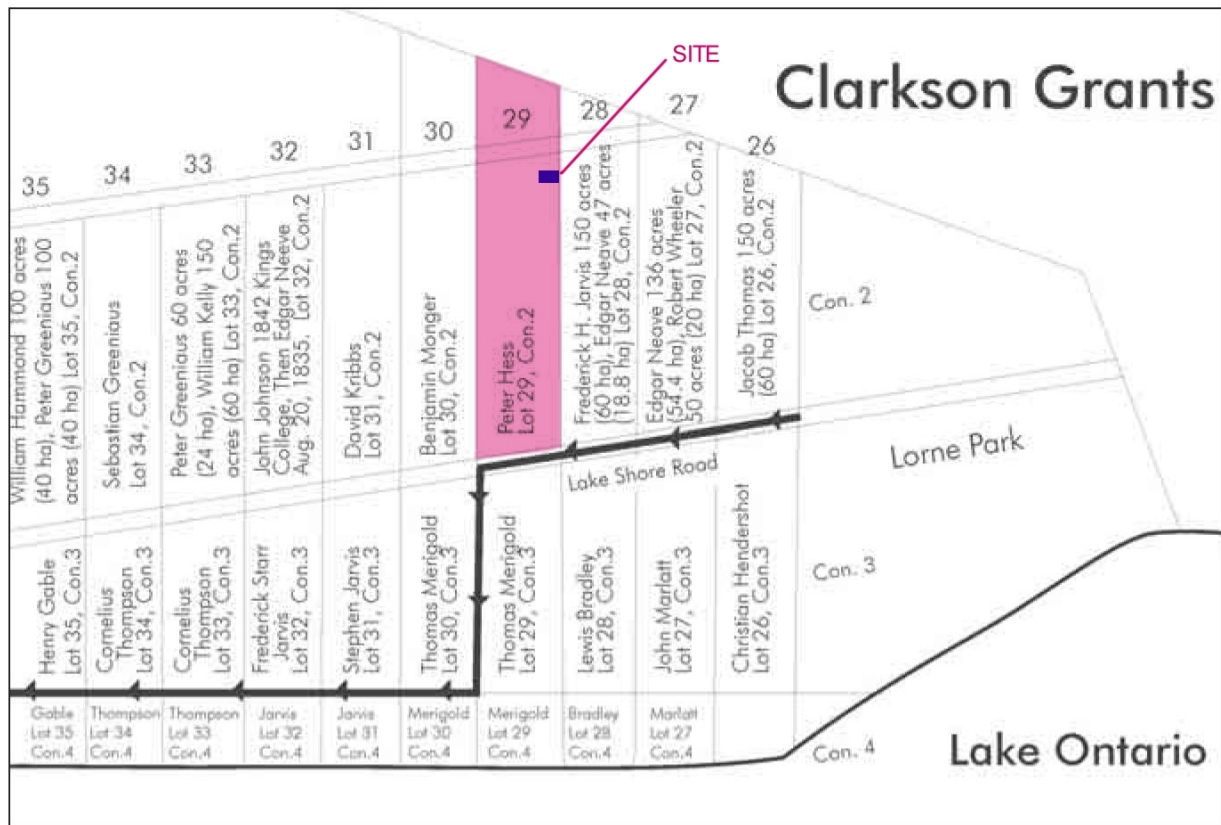
1276 Clarkson Road N. is part of the original Lot 29, Concession 2, south of Dundas Street that was created by the First Purchase of Land from the Mississauga First Nation in 1805. Lot 29 is a 200 acre parcel that is bounded by modern day Southdown Rd and Clarkson Rd. N. to the east and west, and Lakeshore Rd. to the south. The northern boundary is no longer recognizable but it is just north of the present hydro right-of-way.



### 1805 Grant Map

Lot 29 was first deeded in its entirety to Peter Hess in 1810, and in common with most of these parcels there followed a series of sales and severances of land such that the parcels became smaller and smaller with time. The piece that would eventually become 1276 Clarkson Rd. N. was transferred to Jacob Peer (1815), Malcolm Wright (1815), Nicholas Whitsell (1819), D'Arcy Boulton (1824), William Kelly (1824), James P. Morgan (1859), William R. Kelly (1860) and William S. Bowbeer (1872). By this time the parcel comprised 96 acres and sold for \$2304.

<sup>1</sup> Heritage Mississauga website (<http://www.heritagemississauga.com/page/Clarkson>)



#### Clarkson Land Grants

In 1903 the property was titled to Drusilla Clements and in 1910 to Charles E. Terry. By this time the parcel consisted of 50 acres and sold for \$14,000. There was a large house on the property (now 1040 Welwyn Drive) thought to have been built by William Bowbeer.<sup>2</sup>

Charles and Ellen Terry were prominent citizens of Clarkson. They had 12 children and enjoyed prosperity growing apples and strawberries. They were very civic-minded and organized events for WW1 and later WW2 veterans on their property as well as events for the Clarkson Women's Institute.<sup>3</sup>

<sup>2</sup> Hicks, Kathleen A., Clarkson and its Many Corners, p. 114

<sup>3</sup> Ibid.



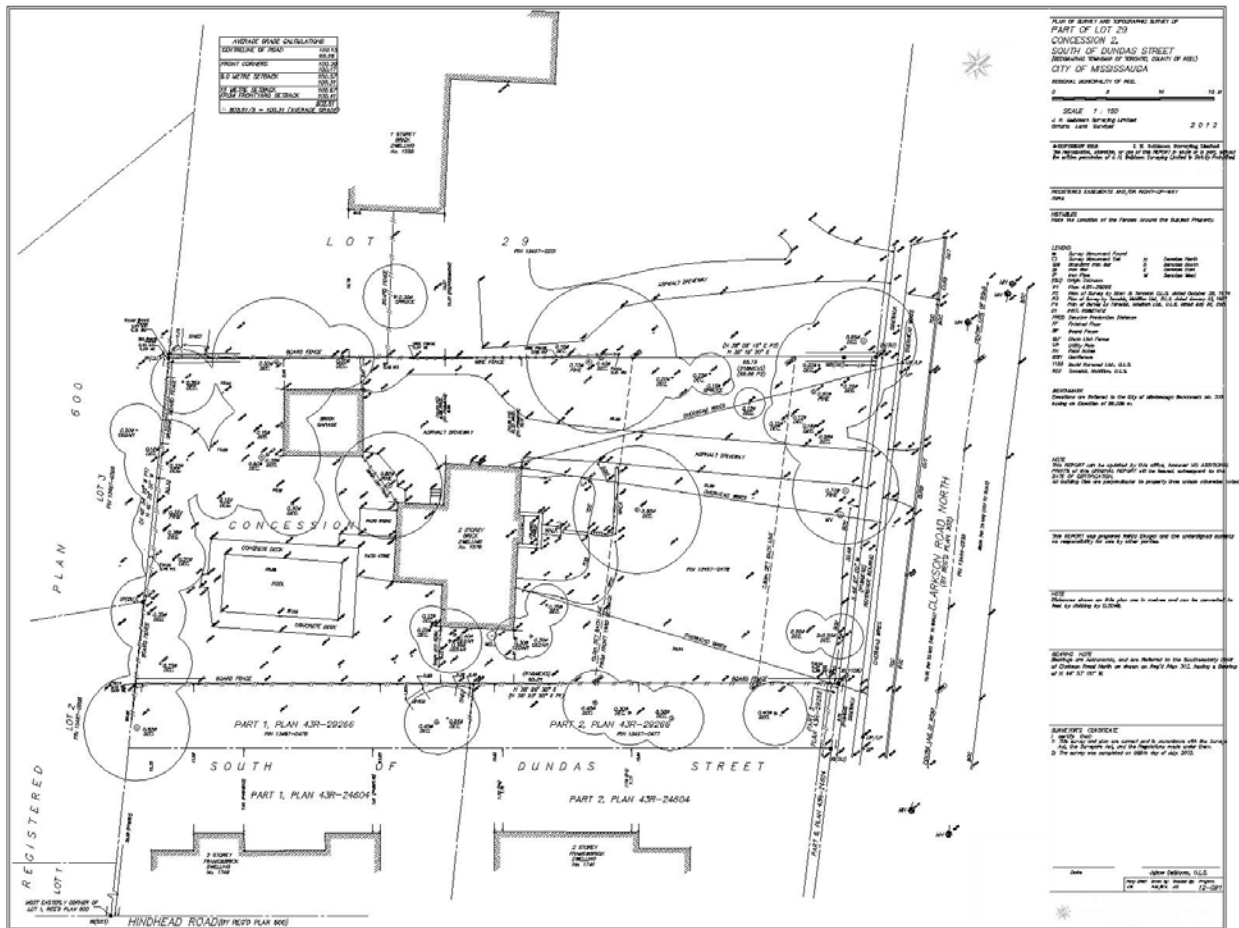
Charles Terry house - 1040 Welwyn Drive

In 1925 Charles Terry sold a piece of land to Grace Pettigrew for \$300 and in 1928 J. Ashton Comly sold to Ms. Pettigrew another piece of land for \$305. The exact limits of these individual properties is unclear but together they formed the lands now known as 1276 Clarkson Rd. From the price of these properties it is clear that there were no buildings on them at the time. We may reasonably assume that the construction of the house at 1276 Clarkson Rd. began sometime after 1928 and Ms. Grace Pettigrew was the owner.

Ms. Pettigrew held the property until 1943 when it sold to Olive Allen, then in 1945 to Suzanne & Reginald Woolatt. The purchase price at that time was \$12,700. In 1948 it was sold to Mary L. Hand, in 1955 to Richard & Cecily Carson and in 1971 to Paul & Neva Dodson. The Dodson's lost the property to a bank foreclosure in 1982 and the property was purchased by Karl and Elsie Krasznai (these were mother and son). The Krasznais held the property until 2012 when it was purchased by the present owners.

Research has failed to find any historical importance to any of these owners with the exception of the Terry family. It is known that the Terry family home was elsewhere and this property was just a part of their agricultural holdings at that time, however.

**Existing conditions on-site:**



The site is on the west side of Clarkson Rd. N. north of the railroad tracks, south of Truscott Drive and south of the hydro right-of-way. The subject property is slightly irregular and measures 30.48 m in width and 65.34 m in depth. Two parcels each approximately 6 m x 33 m have been severed off from the historic southerly property line and added to the adjoining properties. There is one existing dwelling, one two-car garage and one concrete in-ground swimming pool on the property. The site is flat and is sparsely treed, with the trees generally unremarkable.



1276 Clarkson Rd. N., date unknown

The house consists of three distinct parts. The original house is a two-storey solid brick volume with full basement 23' x 36'7". The second part is a southerly addition, one-storey with crawlspace below. This is brick veneer 22'4" x 12'10". The third part is a one-storey westerly (rear) wood frame addition 24'4" x 14'0". There appears to be a perimeter foundation around this rear addition but it is not accessible.



1276 Clarkson Rd. N., 2014

The main part of the house consists of front entry, lower hall, living room, dining room and kitchen. There are stairs to the basement and the second floor. The southerly addition consists of one sitting room accessible from the living room. The rear addition consists of back hall, family room and 3-piece bathroom.

The main house is a 1 ½ storey symmetrical volume with double assymetrical gables on the front elevation joined by a raised roof at the center. There is a central front door and entrance portico. The



portico has an open gable facing the street and paired square columns. The porch gable end is a distinctive detail featuring solid boards spaced in a kind of picket fashion. The sides of the main house are simple gables with brick extending right to the underside of the roof sheathing except at the very top where there is a wood shingle and vent detail. Soffits are very small on the front gables but generous elsewhere, with exposed rafter detailing. On the rear elevation there is a shed dormer that covers both the stairway and bathroom.

The brick is simply detailed with flat arches above windows except for one curved arch on the rear elevation and pre-cast or stone sills. The brick has been painted white and appears to have been painted for some time. The original brick colour was pinkish-red.

Windows on the original home are a mix of double hung and casement. The front-facing windows in the living room and dining room are paired vinyl casements that replaced an original arrangement of three casements that is visible in the historic photo reproduced above.

The southerly addition is a simple rectangular volume with southerly facing gable and prominent windows on the east and west elevations. The windows are a grid of fixed panes four wide and three high, with operating awnings at the lower corners. The detailing of this addition is simpler than the main house. The soffits are not open, the roof is a lower slope and the window sills are brick. The addition at first appears similar to the main house because of the uniformity of the painted brick and because of the consistent front wall plane but upon examination the differences are obvious.

The rear addition is a simple, shed-roofed volume with a mix of horizontal and vertical metal siding. Windows are wood sliders. The exposed rafter detailing of the main house has been carried through here but otherwise this is an unremarkable structure.

Roofs are asphalt shingle in black colour. At the rear a layer of older green shingles is apparent where the newer black ones have fallen away. The roof shingles are in extremely poor condition.

The brickwork on the house and southerly addition is in good condition with no obvious cracking and limited spalling of the brick noted. The windows are generally in poor condition. The exterior wood trims are in poor condition except where they have been protected by the soffits. Most of the trimwork will have to be replaced.

The house is in an advanced state of deterioration. It was occupied until 2012 but was unfit for occupation by most standards at that time and now as declined to a point that it could not be occupied. Interior ceilings show signs of extensive roof leaks and there is significant fallen plaster on the second floor and fallen drywall on the main floor. The kitchen and all of the bathrooms are in very poor condition. There are no interior finishes that can be maintained.

The detached garage is wood frame with brick columns on the front elevation and horizontal wood siding elsewhere. It appears to be built on a slab. It maintains the open rafter detailing of the main house but is otherwise an unremarkable structure. It is in fair condition with the exception of the wood siding which is in poor condition.

## Context:



Air photo, 2013

Clarkson Rd. N. is a stable residential neighborhood although one that is experiencing a constant, incremental turnover of housing stock as older homes are replaced with newer infill development.

To the south of the subject site are newer infill dwellings at 1741 and 1749 Hindhead Road. These dwellings were built about 2005 on the site of a former dwelling that once faced Clarkson Road. Portions of the subject property were severed off to facilitate the construction of these dwellings. To the west are dwellings on Hindhead Road. This is a subdivision that was constructed in the 1960's.

To the south-east, along Sayers Rd., are newer two-storey brick infill homes typical of early 21<sup>st</sup> century construction.

To the east, on the opposite side of Clarkson Rd. N., are homes that appear to have begun their life as "ranch bungalows" typical of 1950's and 1960's development but now much renovated, some with second stories added.

Immediately to the north of the subject property is another such single storey "ranch bungalow" type of dwelling. To the north of that at 1296 Clarkson Rd. N. is an attractive 1 ½ storey Arts & Crafts dwelling with hipped gable and asymmetrical front door. It appears in excellent and nearly original condition although it does not appear on the City's Heritage Inventory.

## Analysis:

The original part of the subject house exhibits classic Arts & Crafts detailing including the double front gables, banks of casement windows (some now replaced), exposed framework detailing on the front portico, prominent chimneys, exposed rafter detailing, shingle detailing in the upper gable ends and on

the rear shed dormer, medium pitched roof, etc. Arts & Crafts was a prominent architectural style in Ontario in the period following WW1. Analysis of the property records indicates a likely construction date of 1925 – 1928 and the architectural style of the original house is consistent with this period. The appearance of the brickwork, of the rough concrete foundation and of the interior trim detailing and hardware all support this construction date.

The southerly addition was likely constructed in the 1950's or early 1960's. The character defining element here is the multi-paned windows. This "picture window" arrangement with the discreet provisions for ventilation at the bottom was typical of construction during this period. The addition is remarkable because of the choice of brick as the cladding material and the desire to create a seamless transition between this and the original building. Most residential additions at this time, including those visible from the street, were clad in metal. The decision to use brick in this instance shows an attempt to preserve the architectural integrity of the home.

The rear addition was likely constructed during the early to mid 1960's. The most accurate method for dating this addition is also to examine the windows. In this case they are single paned wood framed horizontal sliding windows typical of 1960's construction. An available air photo from 1966 shows this addition in place. The addition looks older because of the repetition of the open rafter detailing of the original house.

The City of Mississauga Heritage Register statement of Architectural Significance for 1276 Clarkson Rd. N. records as follows:

The one and one half storey structure constructed of brick has a steep gabled roof with a central chimney and a dormer. The facade is originally three bay symmetrical and facing east. There are windows for the windows are double hung and modern large circular windows adorn the building. The facade were a one storey addition. The other features of the building include a covered porch entry porch and a chimney. There is a detached two door garage located within the confines of the property.

The Register also identifies the architectural style as "vernacular". The term vernacular and the architectural description of the building are not quite correct. Vernacular implies a local blending or interpretation of architectural styles that defies more precise description but here the building is quite clearly of Arts & Crafts design. The description of the building also does not include the soffit and roof detailing, which are critical to the architecture. It also refers to the front facing gables as gable dormers, which they are not.

## Proposal:

The renovation proposal for this site involves the removal of the existing rear addition and single car garage, and the creation of a new 1 ½ storey addition with attached garage to the rear and north of the existing building. The proposed additions will increase the lot coverage from 188.9 m<sup>2</sup> (9.5%) to 304 m<sup>2</sup> (15.4%) and the gross floor area from 215.7 m<sup>2</sup> to 496.5 m<sup>2</sup> (note that because of the way that gross floor area is calculated under the zoning by-law the existing calculation does not include the garage area but the new calculation does). The addition is proposed to be clad in stucco with half-timbering detail above the new garage and a mix of brick and stucco on the rear elevation. At the front there are two box bay windows proposed on the front elevation. These will be on brick bases with wood detailing



above the sill. The front porch is proposed to be removed and replaced with something larger but with an open gable with vertical board detail to reflect both the original porch design and the proposed half-timbering above the garage. The garage face will be set approximately 20' behind the main wall of the building and detailed to recall a detached coach house. The proposed attached garage is in the same approximate location as the present detached garage. The addition matches the ridge height of the existing building and is largely set behind it. It has been designed to respect and enhance the architecture of the heritage building while also making plain what is new and what is not.

The existing wood trims will be conserved where possible and replaced with new material to match the old where not. The existing windows on the heritage building are not worthy of being retained and will be replaced with quality thermal units (Kolbe, Loewen or similar) with simulated divided lites.

### **Summary Statement and Conservation Recommendations:**

The character-defining elements of this building are:

- Double hung windows with some casement windows in smaller openings
- Painted brick finish
- Assymetrical front gables
- Portico with open board detailing
- Open soffit detail with exposed rafters

The proposed alterations to this building leave these elements intact and largely unchanged. There is no unacceptable impact to the heritage resource.

Conservation measures during construction should include protection of the existing heritage fabric and conservation of any removed materials

The building should also be extensively photographed during the initial demolition and construction phases and the opportunity given for interested individuals to observe and study the building. Particularly important here are recording differences in materials and construction methods between different parts of the building so as to better understand the sequence of construction. All demolition should be carried out by hand and as much of the removed heritage fabric conserved on-site for potential re-use.

### **Mandatory Recommendation:**

The property must be evaluated under the criteria for designation under Ontario Regulation 9/06, *Ontario Heritage Act*. This is the part of the Act that allows designation of individual designations (Part IV designations). The criteria area:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.
  - ii. displays a high degree of craftsmanship or artistic merit, or

- iii. demonstrates a high degree of technical or scientific achievement.

*Analysis: The building was an attractive home in its day and doubtless was built by a wealthy family. Its construction methods and finishes are typical of such homes built during this period. This was a very prevalent style during the inter-war period in Ontario. Although handsome, nothing about this building rises to the level of rare or unique, nor does it display a high level of craftsmanship or technical achievement.*

2. The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

*Analysis: The building proposed to be renovated has associations with Charles Terry, an early resident and significant individual in the community. These associations are very minimal, however. This was simply a part of his farm. There is no indication that he ever lived in the home. There are no known associations with any other owner. The builder is not known.*

3. The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

*Analysis: The building proposed to be renovated has contextual value by the fact that it is a relatively small building on a large property set far back from the road. This is a first clue that it is not a new building. It also has contextual value by virtue of its location on a major street in the former Village of Clarkson and by its proximity to the old railway station and village center. The character of Clarkson Rd. N. is one of a mix of housing types, styles and ages. It minimally supports the character of the streetscape.*

**Conclusion:**

The house at 1276 Clarkson Rd. N. does have some architectural and contextual value. These values will be conserved under this proposal however the building does now not rise to the level of being worthy for Part IV designation. Following the renovation it will be even less worthy of Part IV designation because of the loss of heritage material that will necessarily take place

during the renovation and because of the change in building form. The building should be removed from the Mississauga Heritage Register.

### **Provincial Policy Statement:**

Under the Provincial Policy Statement,

“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.”

*Analysis:*

*Under this definition, 1276 Clarkson Rd. N. does not warrant conservation.*

### **Appendices:**

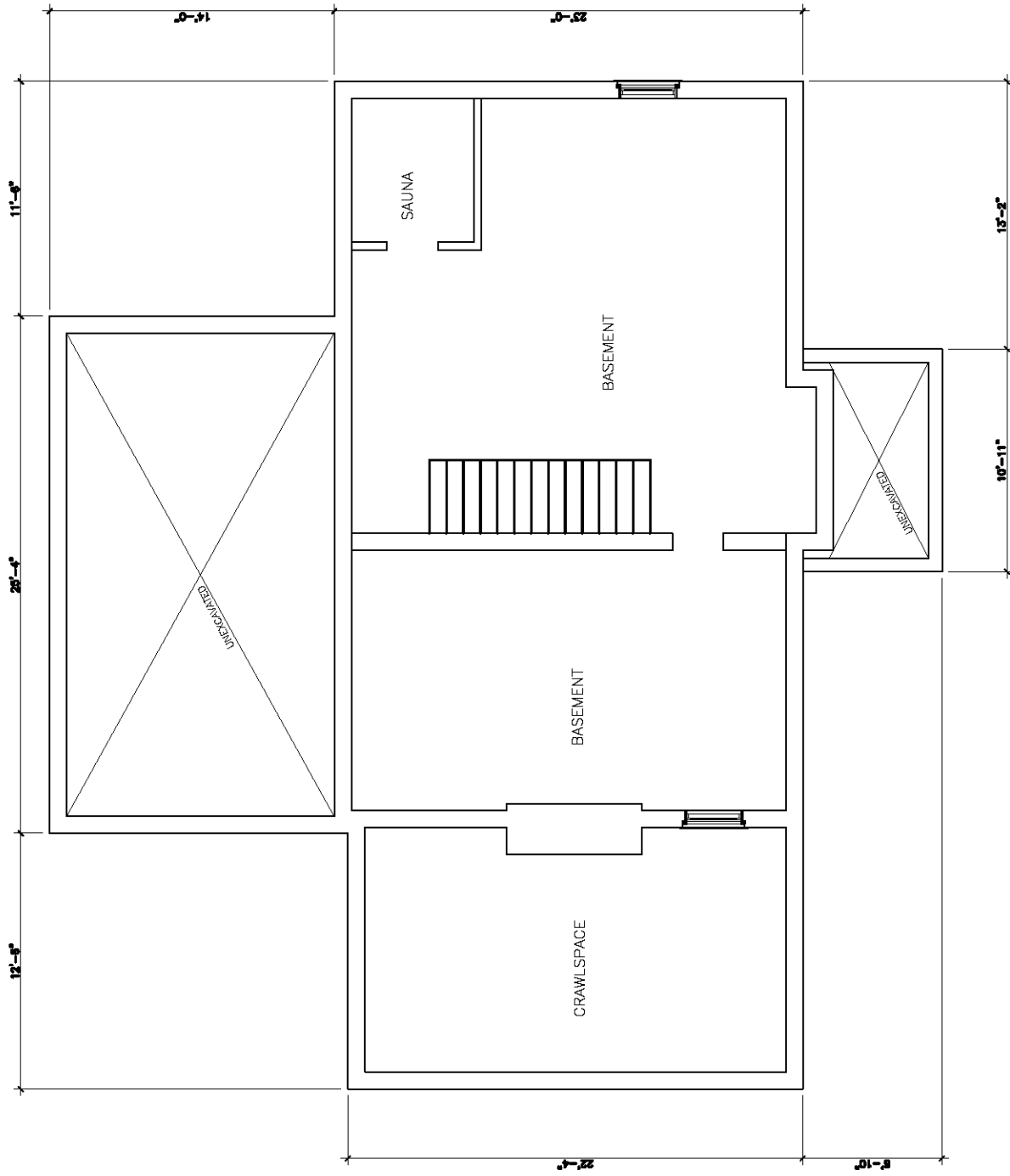
- Photographs of existing building
- Floor plans of existing building
- Elevations of proposed building
- Streetscape

### **Bibliography:**

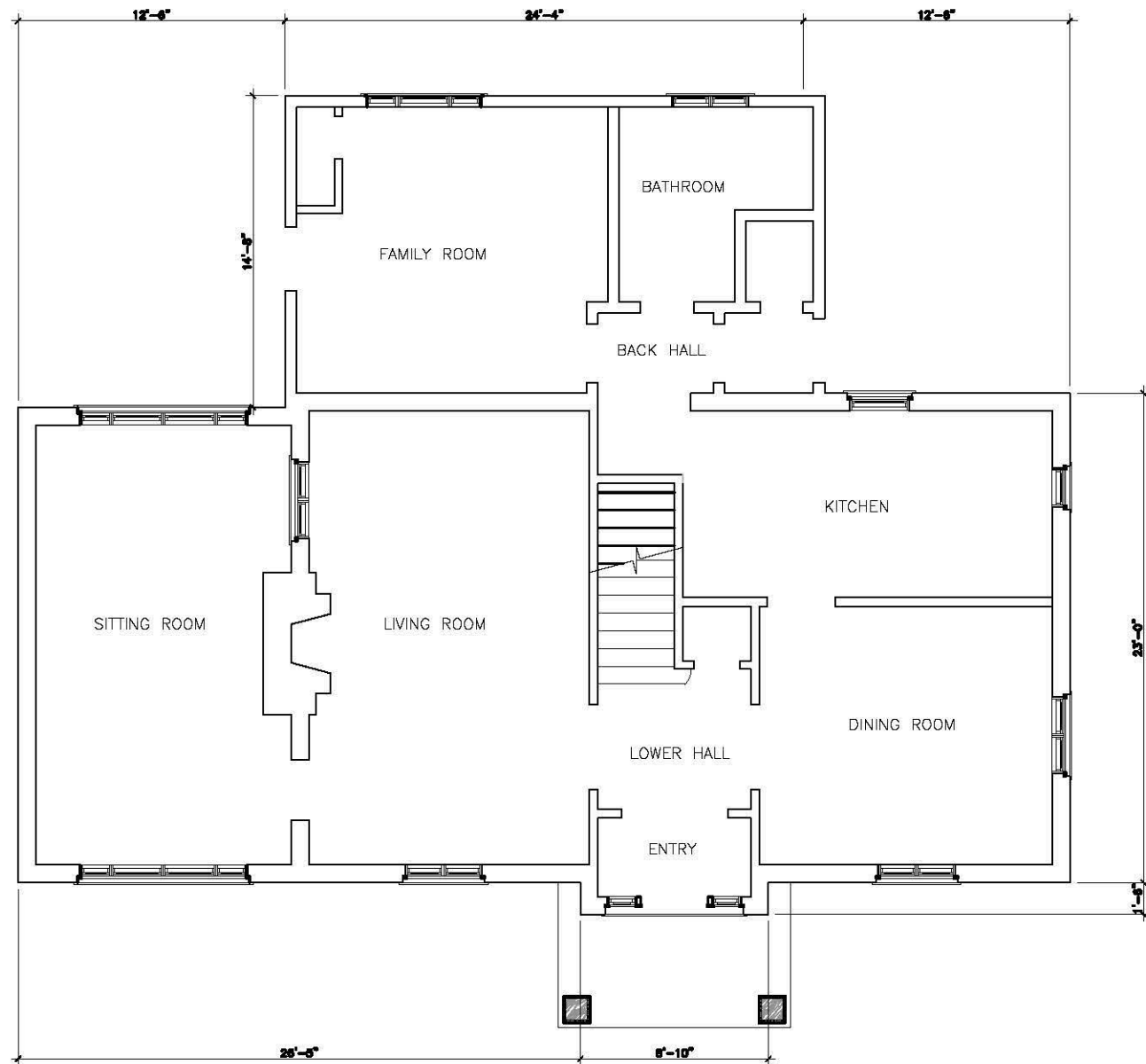
Hicks, Kathleen A., Clarkson and its Many Corners,  
Heritage Mississauga Images database  
City of Mississauga – Historic Images Database  
City of Mississauga – Building Department records  
Directory of the County of Peel 1873-1874

Websites:

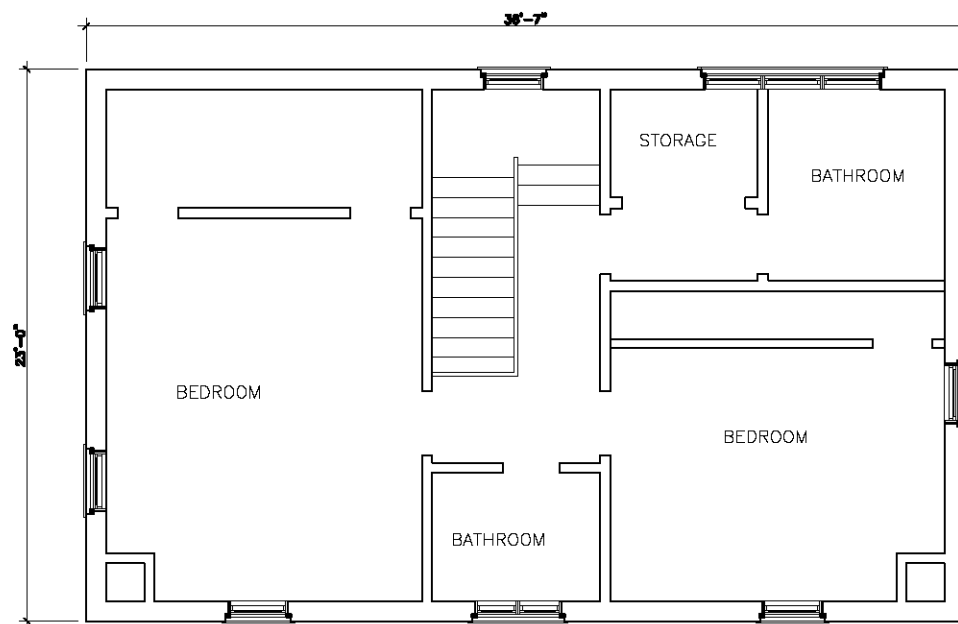
-as noted



BASEMENT PLAN  
n.t.s.




 FIRST FLOOR PLAN  
 n.t.s.



SECOND FLOOR PLAN  
n.t.s.



FRONT ELEVATION



PARTIAL SOUTH ELEVATION





PARTIAL NORTH ELEVATION



REAR ELEVATION





TYPICAL DETAIL (FRONT)



TYPICAL WINDOW



TYPICAL TRIM CONDITIONS (NOTE EXPOSED  
RAFTER, GENERAL DETERIORATION)



DETACHED GARAGE



IN-GROUND POOL





DETERIORATION OF OUTSIDE TRIMWORK



GABLE END DETAIL



SHED DORMER AT REAR



DETERIORATION OF ROOF, CHIMNEY



KITCHEN



FAMILY ROOM (NOTE COLLAPSING CEILING)





SITTING ROOM (NOTE COLLAPSING CEILING)



LIVING ROOM



MAIN FLOOR BATHROOM (NOTE  
WATER DAMAGE)



MAIN FLOOR STAIRS  
(NOTE FALLING PLASTER)



DINING ROOM





BASEMENT PIPING (NOTE RUST  
FROM WATER DAMAGE)



BASEMENT STAIRS



BASEMENT (NOTE WATER AND ICE DAMAGE)





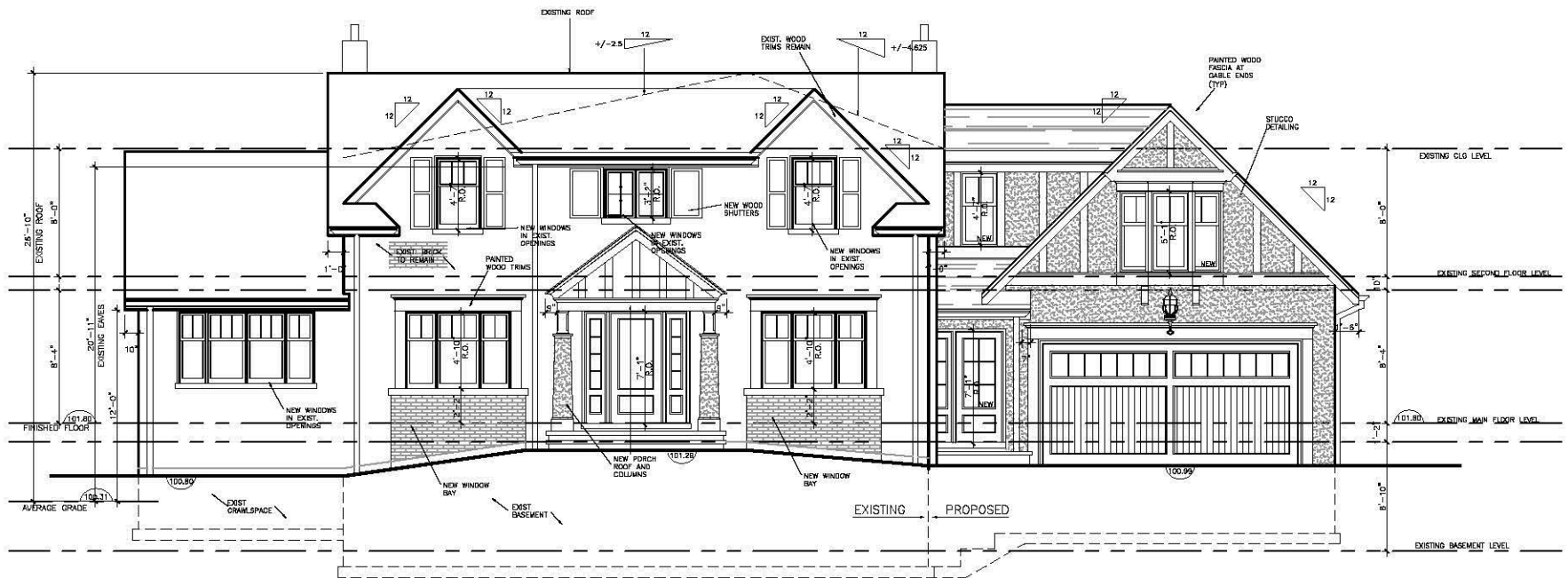
TOP OF STAIRS (NOTE COLLAPSING  
CEILING)

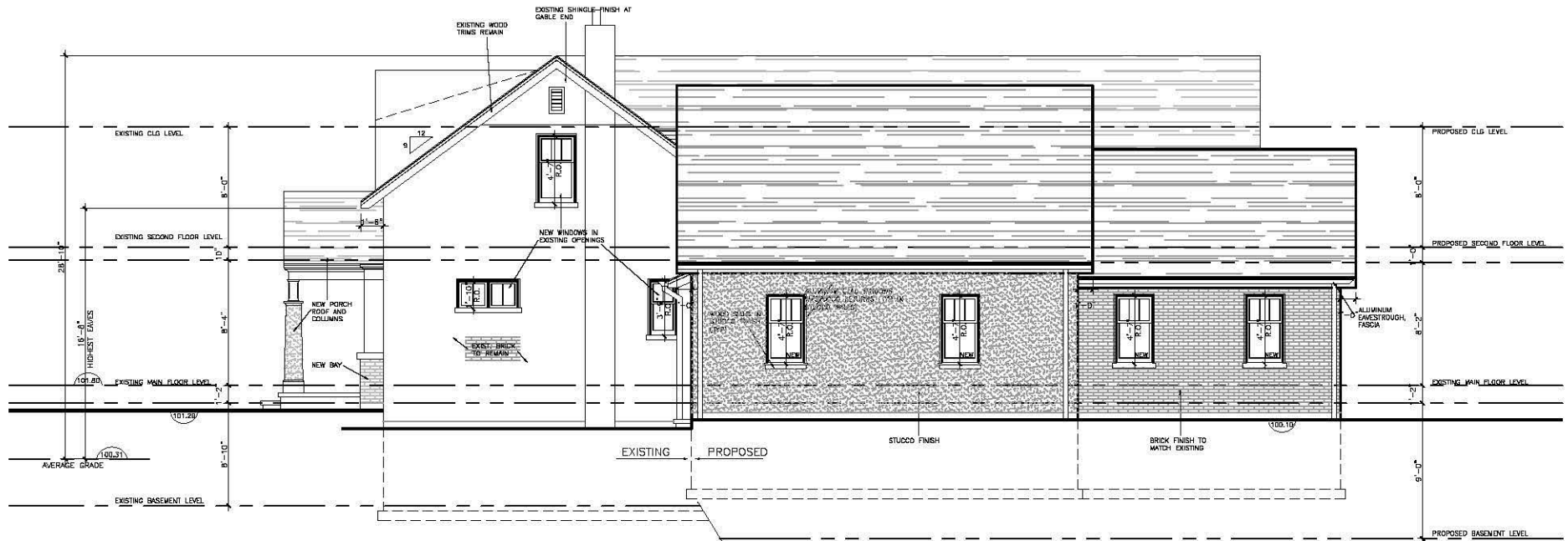


SECOND FLOOR BATHROOM  
(NOTE COLLAPSING CEILING)



BUILT-IN BATH TUB

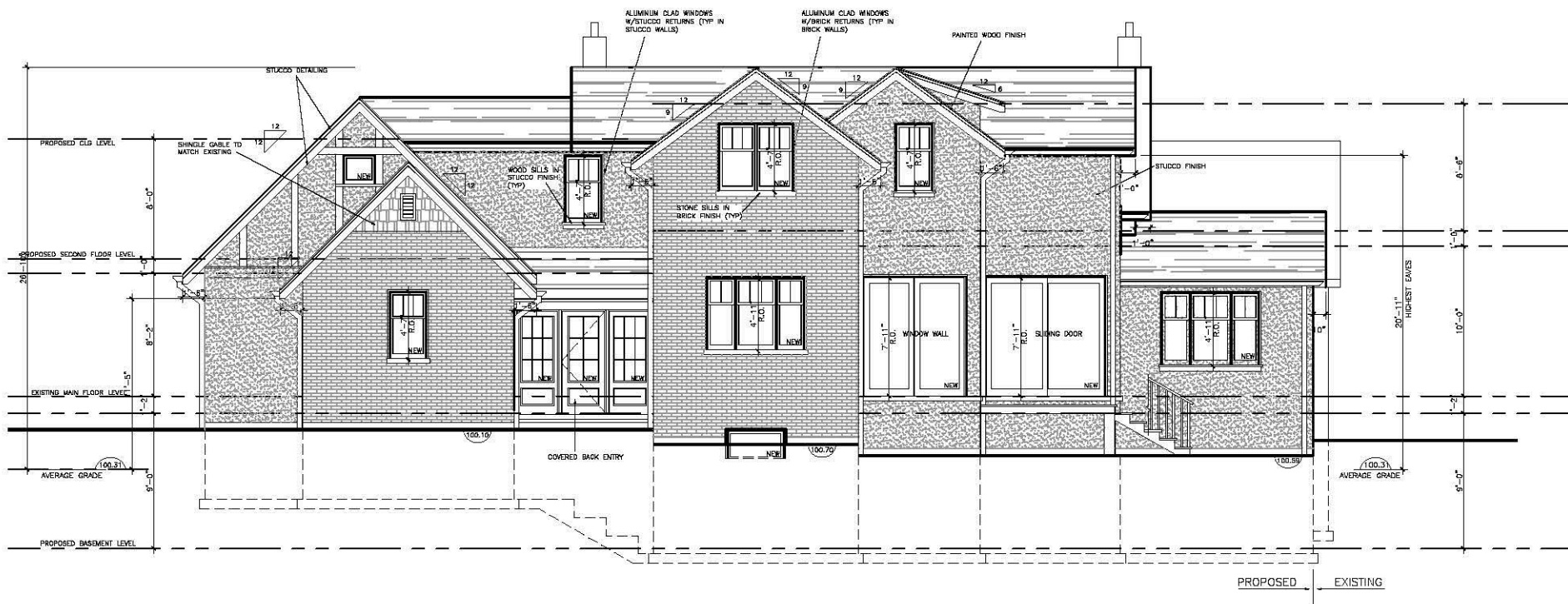






**FINISHING SCHEDULE**  
 TRIM - BENJAMIN MOORE 2134-30 "IRON MOUNTAIN"  
 BRICK/STUCCO - OC "BALLET WHITE"  
 ROOF - INDEPENDENCE SHINGLE BY CERTAINTED "WEATHERED WOOD"









# Corporate Report

Clerk's Files

Originator's  
Files

Heritage Advisory Committee <b>APR 22 2014</b>
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**DATE:** March 20, 2014

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: April 22, 2014

**FROM:** Paul A. Mitcham, P. Eng, MBA  
Commissioner of Community Services

**SUBJECT:** **Alteration of a Designated Part V Property**  
**Meadowvale Village Heritage Conservation District**  
**1074 Old Derry Road**  
**(Ward 11)**

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**RECOMMENDATION:** That the owner's request to make alterations to the Designated Heritage property located at 1074 Old Derry Road in the Meadowvale Village Heritage Conservation District by constructing a stand-alone, one-storey, two-car garage be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated March 20, 2014 from the Commissioner of Community Services.

**BACKGROUND:** The subject property, at 1074 Old Derry Road, was Designated in 1980 as part of the Meadowvale Village Heritage Conservation District under By-law 453-80, and has historic association with the nineteenth century development of the Village. It contributes to the village as an example of a two-storey residential structure, built in a vernacular style of architecture. It is notable for its wraparound open porch; its scale, size, shape, form, materials; and its Credit valley stone foundation; amongst other elements. The positioning of the house on the lot is contextually significant and contributes to the streetscape and open green space to the east and rear of the property. In support of the application, the applicant submitted the requisite design proposal which includes plans, elevations, technical notes, and

photographs. (Appendix 1). Further, the owner will be required to apply for a building permit with the city's Planning & Building Department.

**COMMENTS:**

Section 42. (1) of the Ontario Heritage Act states that:

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

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

Heritage staff, in conjunction with the Meadowvale Village Heritage Conservation District Review Committee, (Appendix 2), reviewed the application to construct a stand-alone, one-storey, two-car garage on this property, per the criteria outlined in the city's Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District, 2003. Specifically, addressing item #16 which indicates that 'Garages must be detached structures and should be located to the side or rear of the house.' Further, "As an outbuilding, the garage should be smaller than the house in all of its dimensions." The applicant's proposal satisfies these requirements.

Therefore, Heritage Planning staff recommends approval of the alteration application, to allow for the construction of a stand-alone, one-storey, two-car garage.

**FINANCIAL IMPACT:** There is no financial impact.

**CONCLUSION:**

The property owner of 1074 Old Derry Road has requested permission to alter a property that is Designated within the Meadowvale Village HCD, by constructing a stand-alone, one-storey, two-car garage. Heritage Planning staff recommend the property owner's application to alter be recommended for approval.



**ATTACHMENTS:**

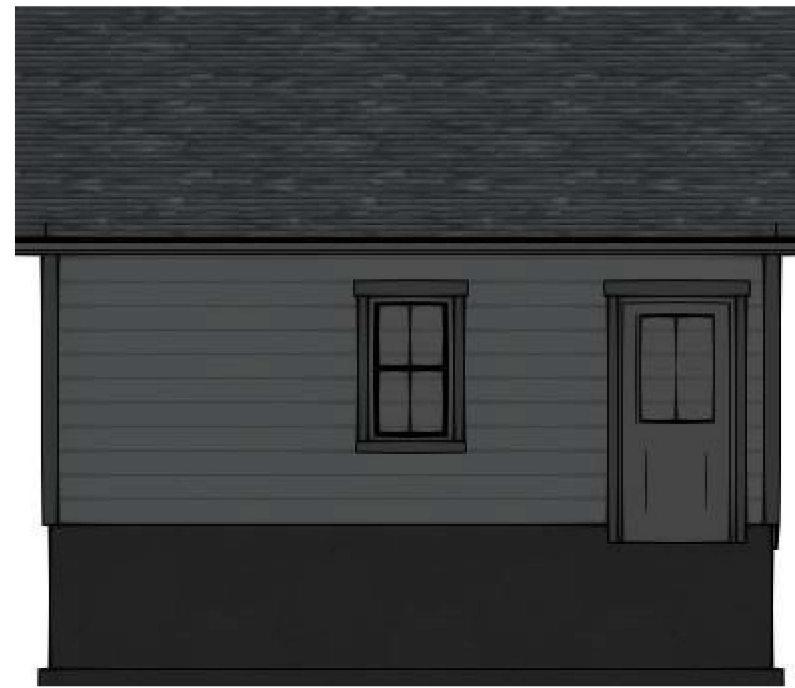
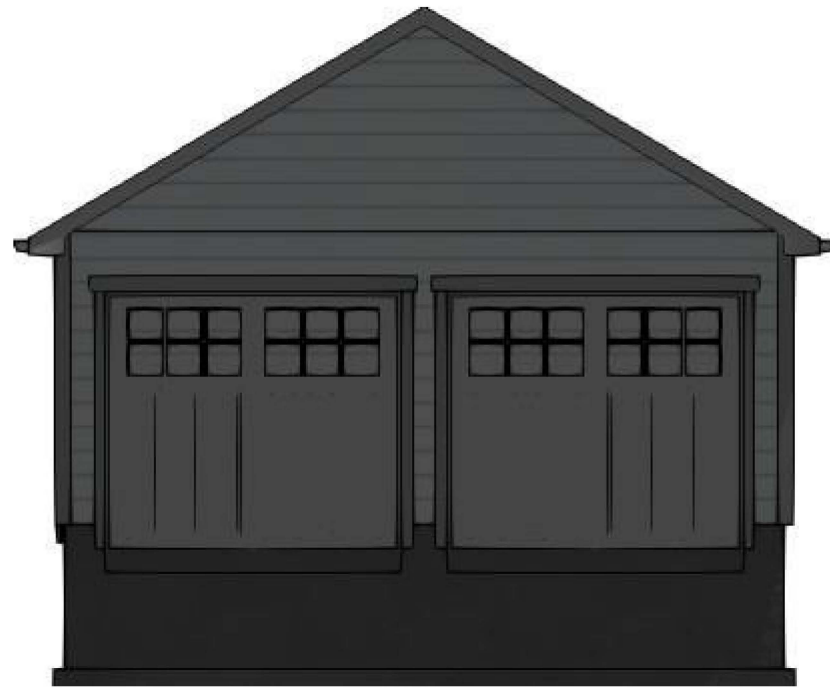
- Appendix 1: Supporting documentation, including plans, elevations, technical notes and photographs.
- Appendix 2: Meadowvale Village Heritage Conservation District Review Committee letter.



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Paul A. Mitcham, P. Eng, MBA  
Commissioner of Community Services

*Prepared By: Elaine Eigl, Heritage Coordinator*

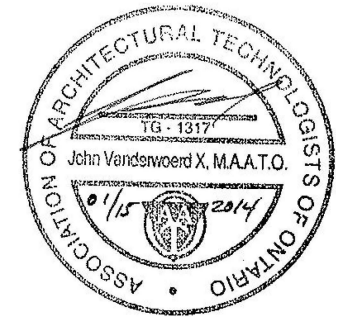


EXISTING HOUSE



PROPOSED DETACHED GARAGE

NOTES:  
THESE DRAWINGS MUST BE SIGNED  
TO BE VALID FOR PERMIT.  
THEY ARE VALID ONLY FOR THE  
ORIGINAL ADDRESS  
IN THE TITLE BLOCK



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
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*[Signature]*  
John Vanderwoerd BCIN 21611

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STARTING DATE:  
October 3, 2013

LAST REVISION DATE:  
March 10, 2014

CUSTOMER:  
**Michael Delongte**  
1074 Old Derry Rd.  
Mississauga, ON

PROJECT:  
**New 20'x20' Garage**

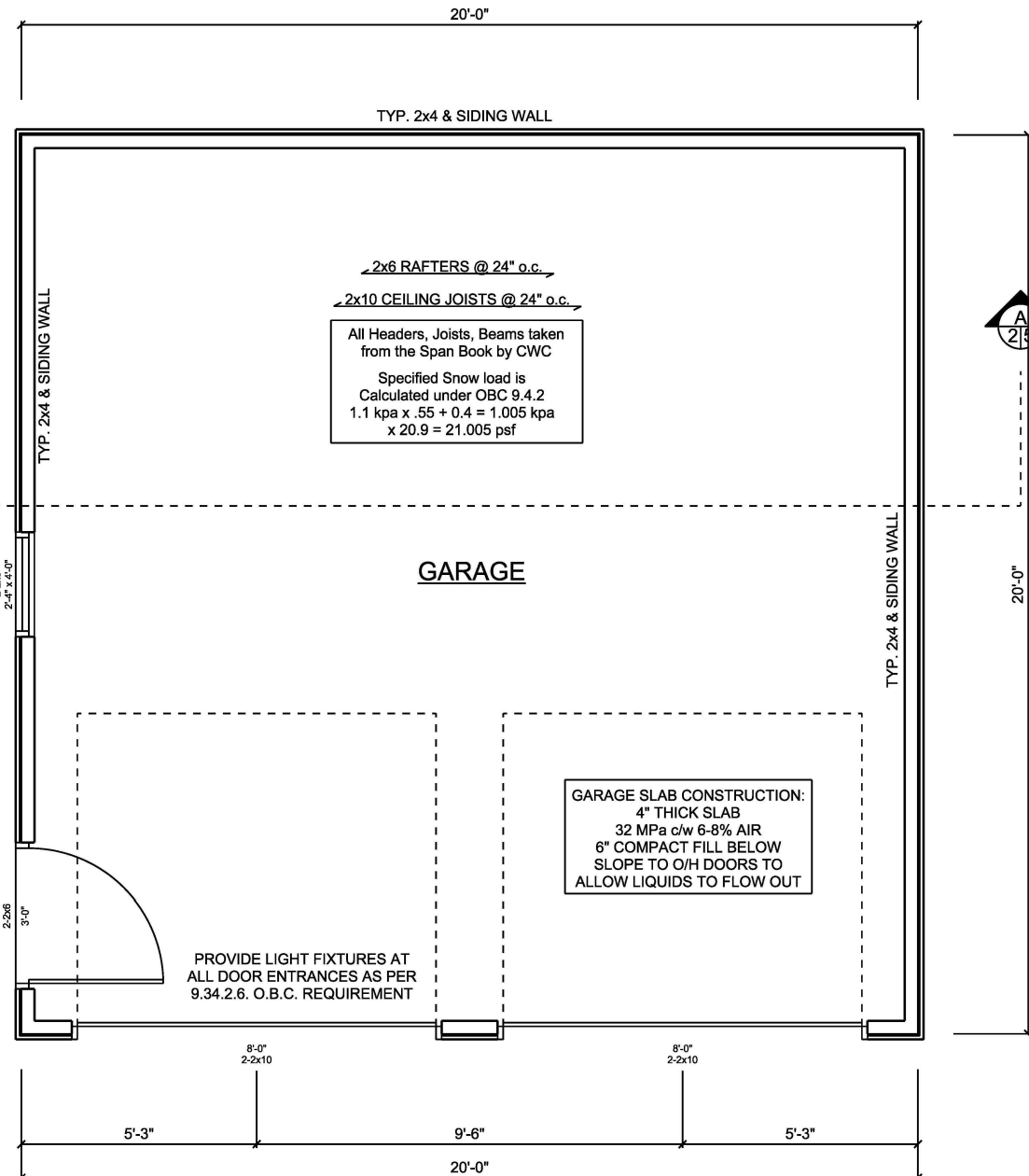
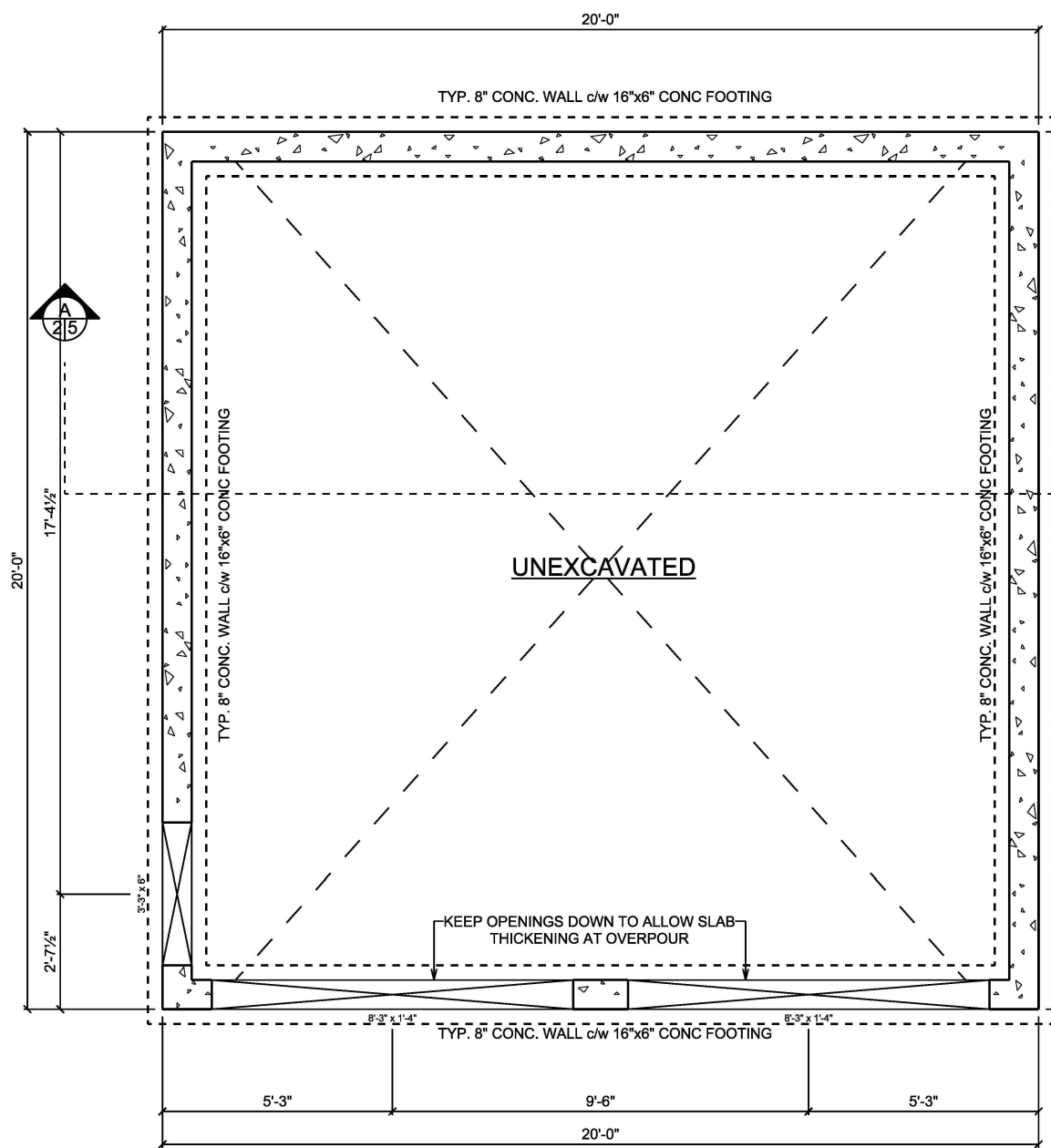
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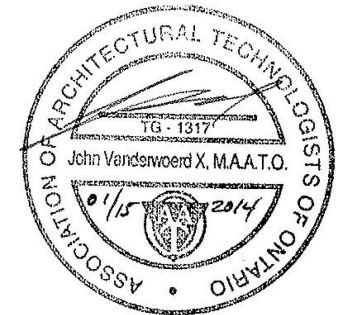
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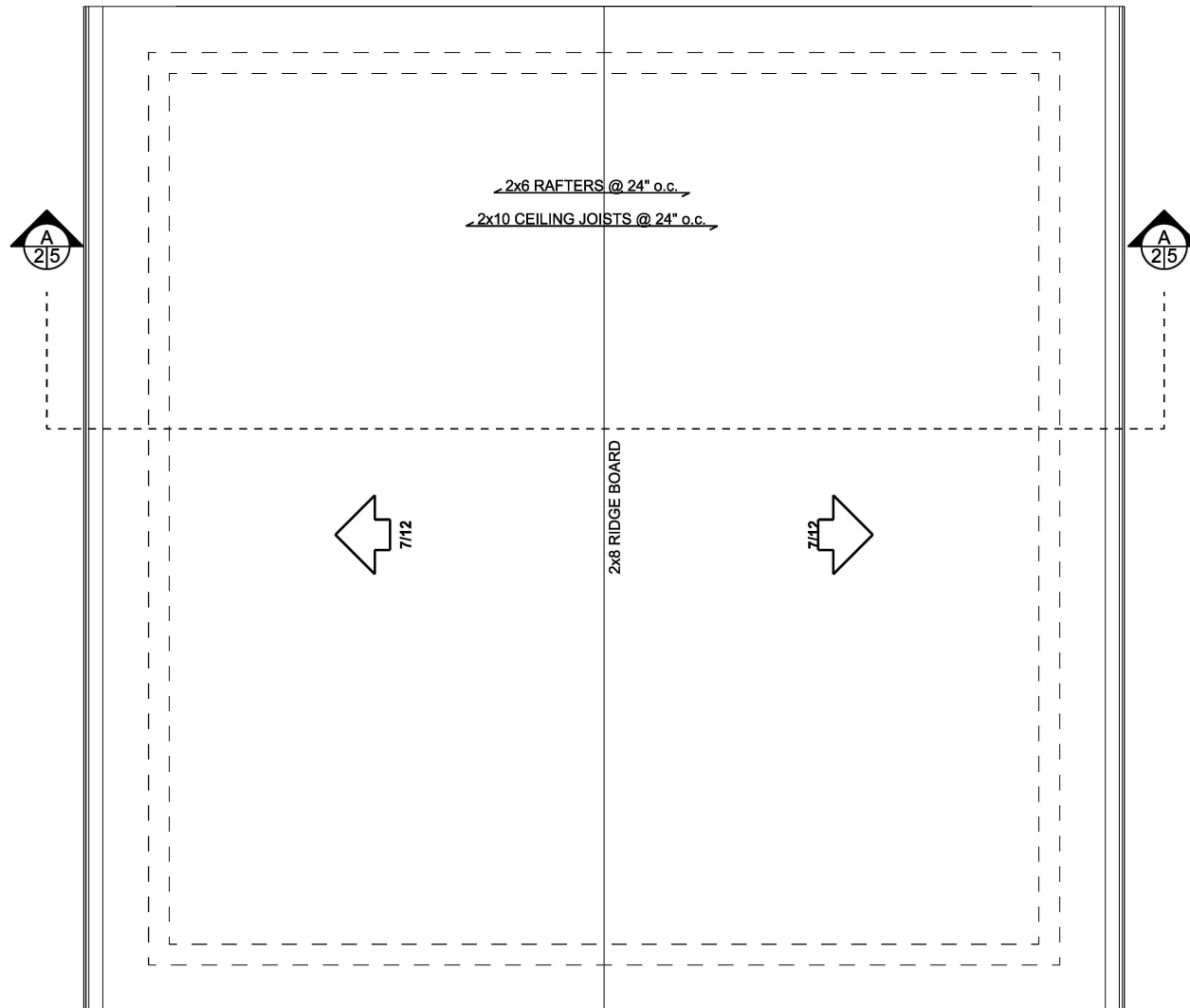
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DRAWING TITLE:  
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13-175

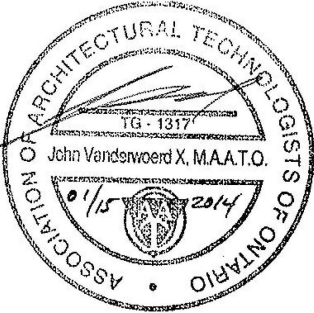
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NOTE: ALL OVERHANGS ARE 12" FROM FRAMING

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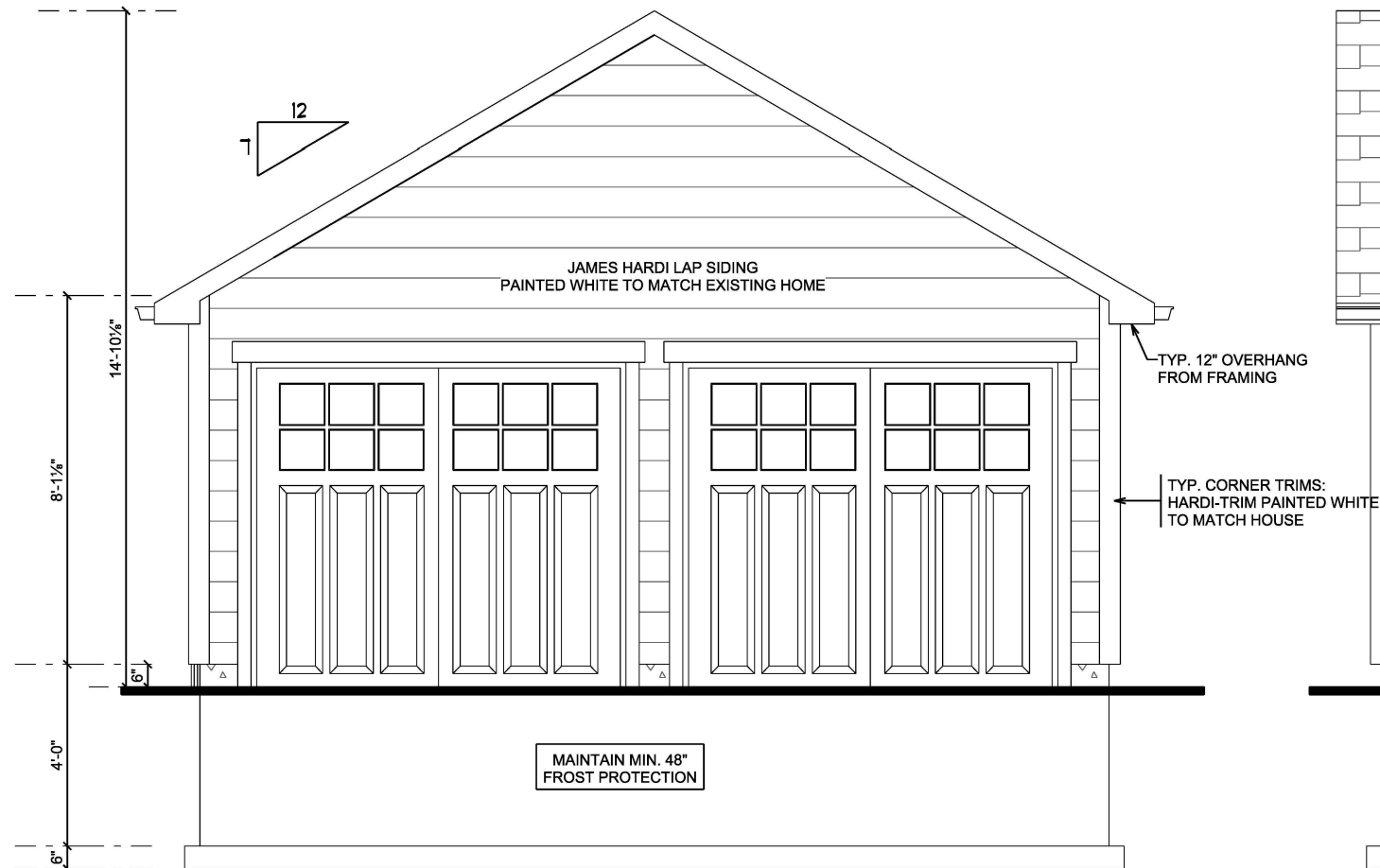
PROJECT:  
**New 20'x20' Garage**

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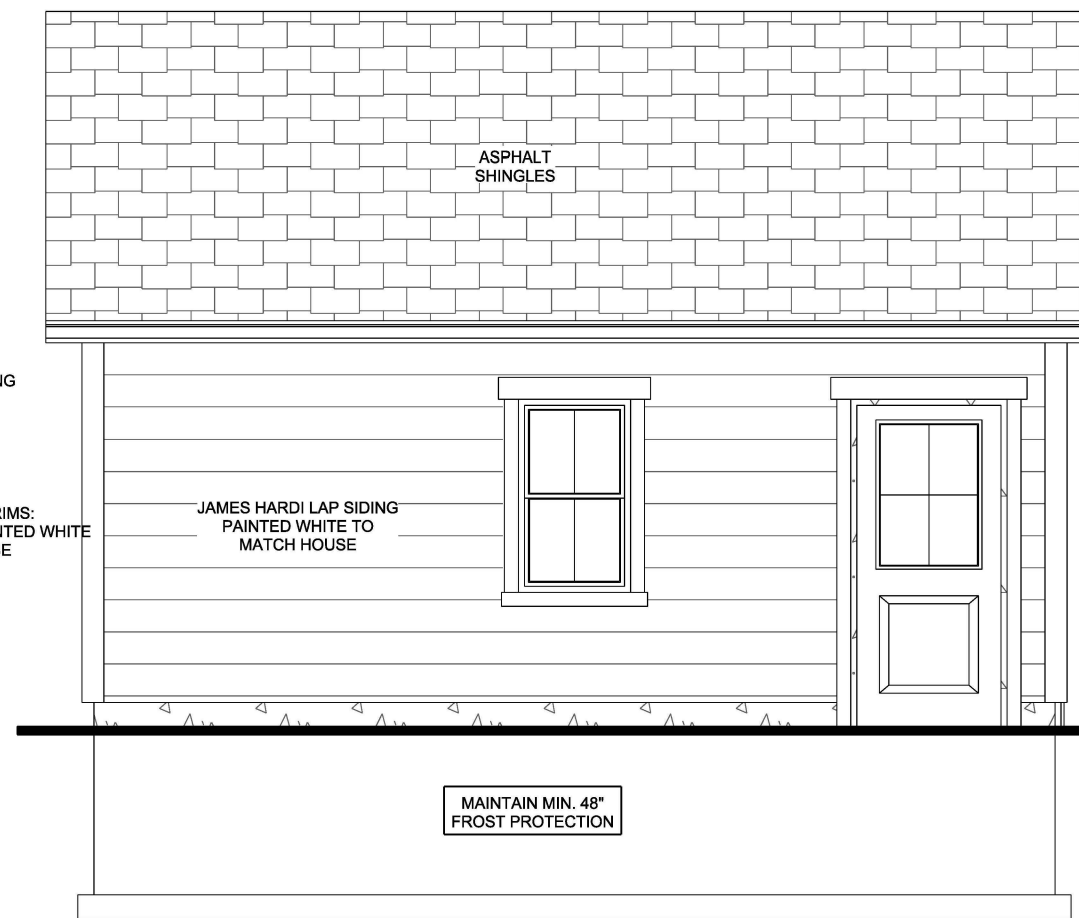
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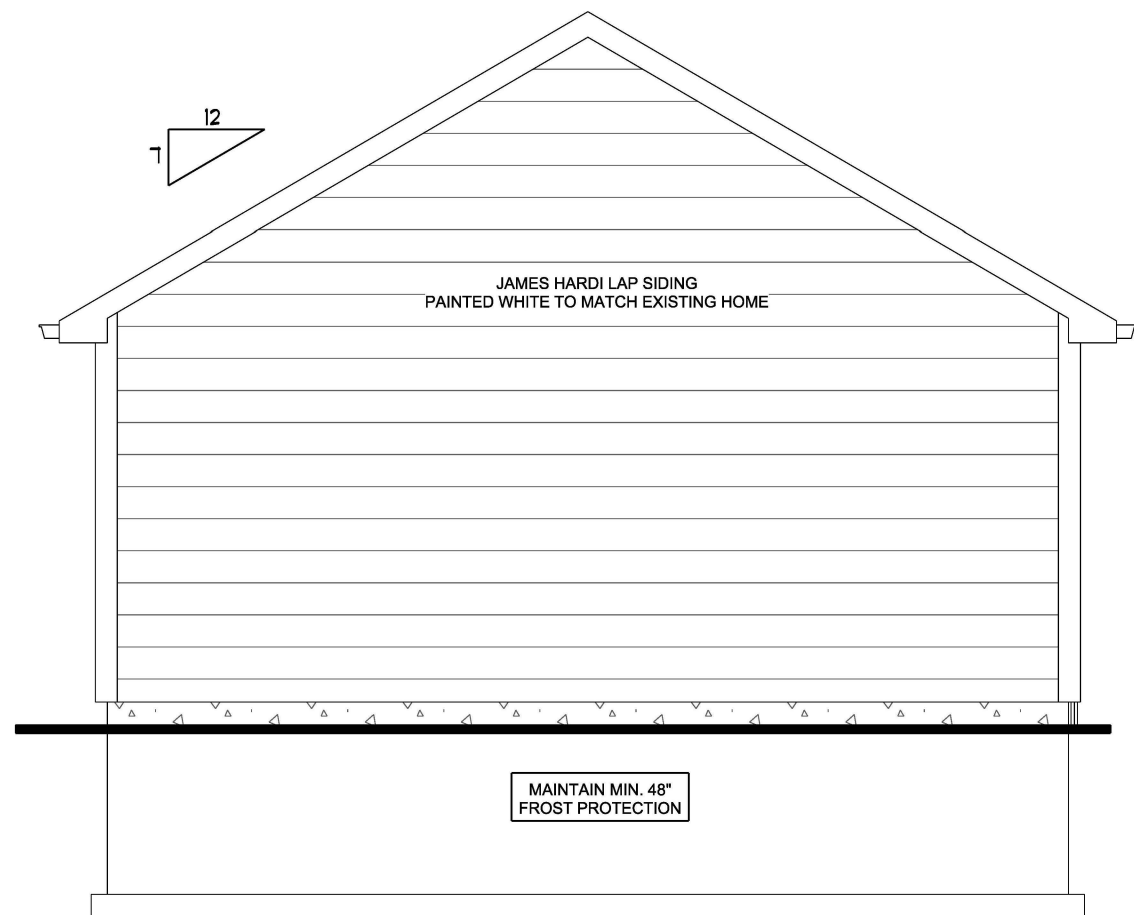
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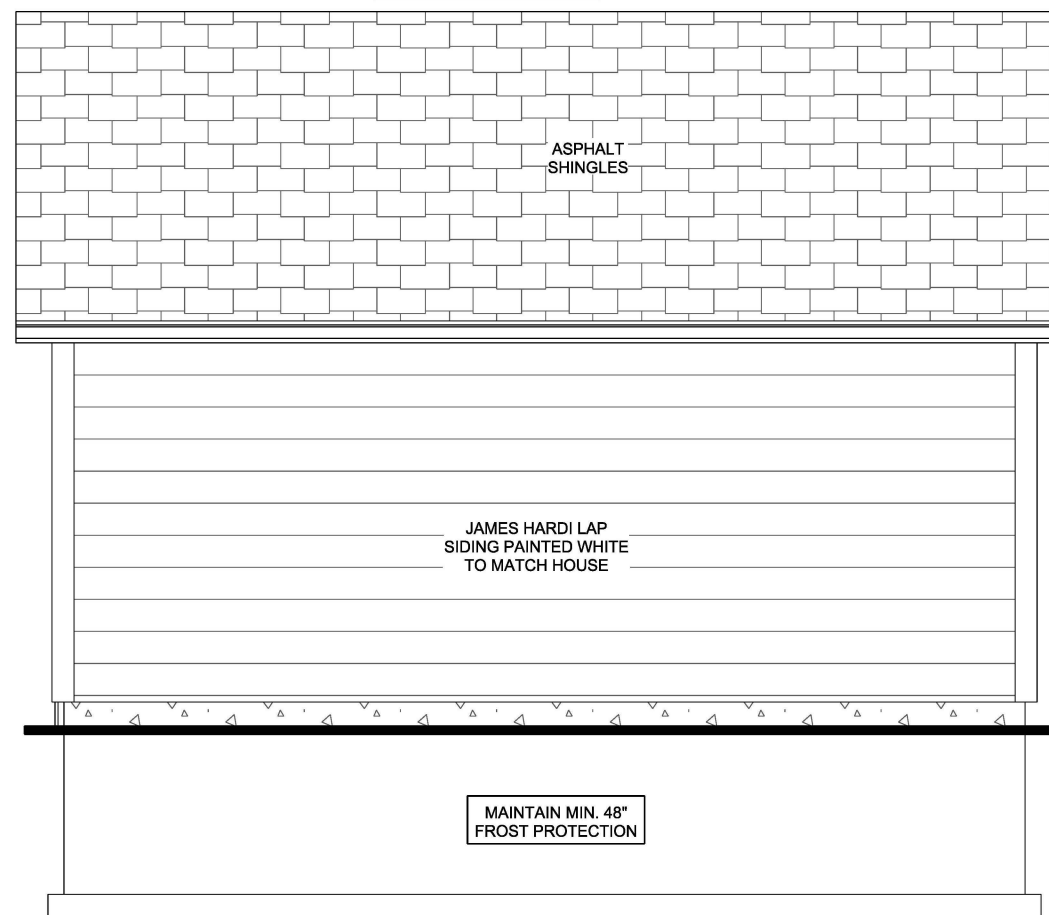
FRONT ELEVATION



LEFT ELEVATION



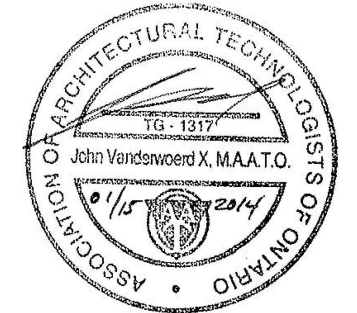
REAR ELEVATION



RIGHT ELEVATION

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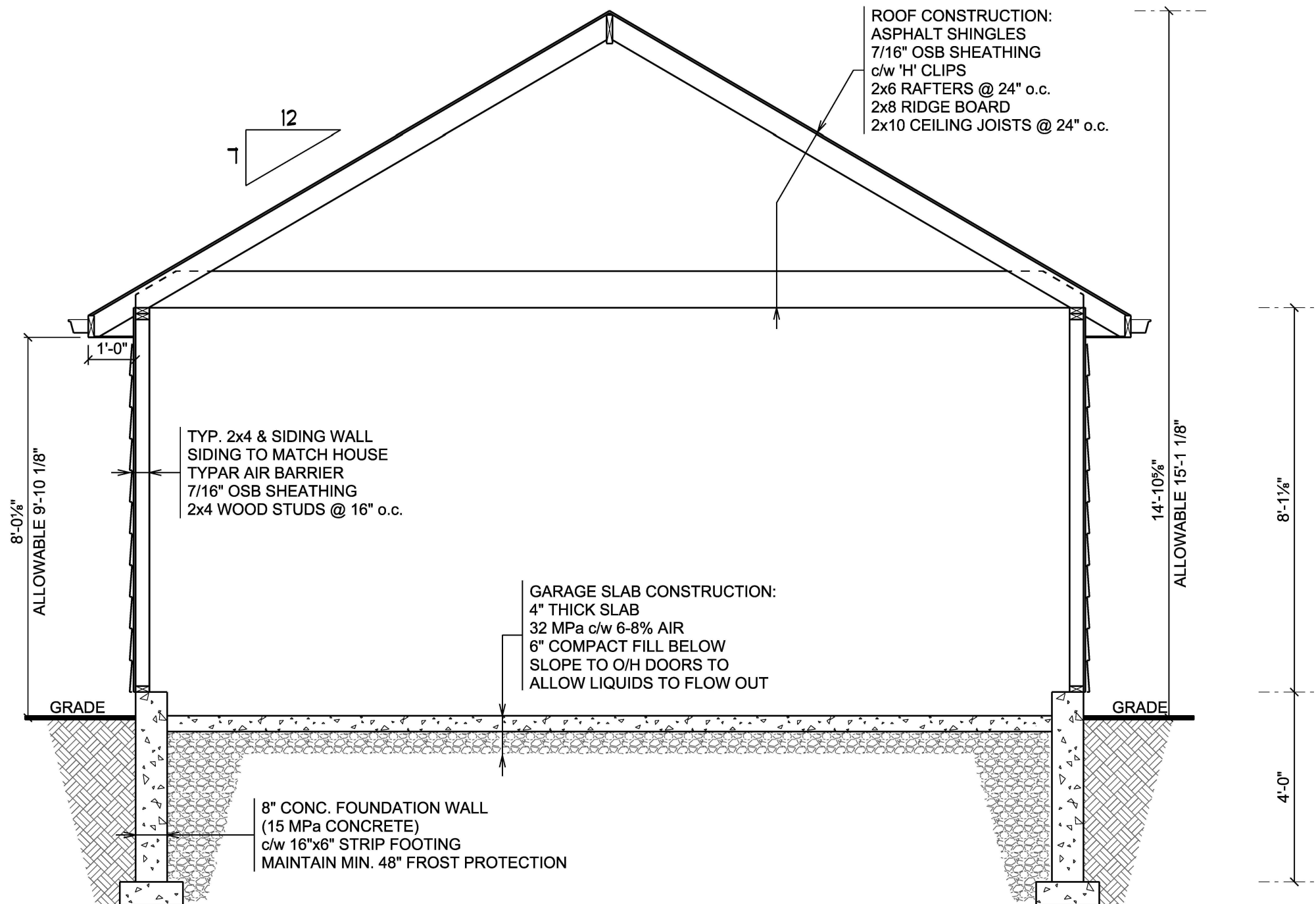
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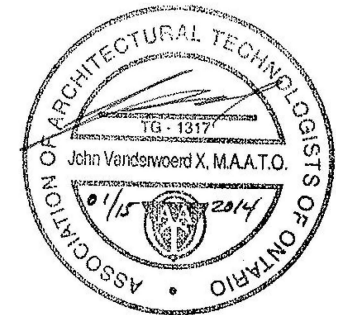
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Cross Section 'A'

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13-175

SCALE:  
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5 of 8



9.3.1. Concrete  
9.3.1.1. General  
(1) Except as provided in Sentence (2), unreinforced and nominally reinforced concrete shall be designed, mixed, placed, cured and tested in accordance with the requirements for "R" class concrete stated in Clause 8.13 of CSA A23.1, "Concrete Materials and Methods of Concrete Construction".  
(2) Unreinforced and nominally reinforced site-batched concrete shall be designed, mixed, placed and cured in accordance with Articles 9.3.1.2. to 9.3.1.9.  
9.3.1.2. Cement  
(1) Cement shall meet the requirements of CAN/CSA-A3001, "Cementitious Materials for Use in Concrete".  
9.3.1.3. Concrete in Contact with Sulfate Soil  
(1) Concrete in contact with sulfate soil, which is deleterious to normal cement, shall conform to the requirements in Clause 15.5 of CAN/CSA-A23.1, "Concrete Materials and Methods of Concrete Construction".  
9.3.1.4. Aggregates  
(1) Aggregates shall,  
(a) consist of sand, gravel, crushed rock, crushed air-cooled blast furnace slag, expanded shale or expanded clay conforming to CAN/CSA-A23.1, "Concrete Materials and Methods of Concrete Construction", and  
(b) be clean, well-graded and free of injurious amounts of organic and other deleterious material.  
9.3.1.5. Water  
(1) Water shall be clean and free of injurious amounts of oil, organic matter, sediment or any other deleterious material.  
9.3.1.6. Compressive Strength  
(1) Except as provided elsewhere in this Part, the compressive strength of unreinforced concrete after 28 days shall be not less than,  
(a) 32 MPa for garage floors, carport floors and all exterior flatwork,  
(b) 20 MPa for interior floors other than those for garages and carports, and  
(c) 15 MPa for all other applications.  
(2) Concrete used for garage and carport floors and exterior steps shall have air entrainment of 5 to 8%.  
9.3.1.7. Concrete Mixes  
(1) For site-batched concrete, the concrete mixes described in Table 9.3.1.7. shall be considered acceptable if the ratio of water to cementing materials does not exceed,  
(a) 0.45 for garage floors, carport floors and all exterior flatwork,  
(b) 0.65 for interior floors other than those for garages and carports, and  
(c) 0.70 for all other applications.  
(2) The size of aggregate in unreinforced concrete mixes referred to in Sentence (1) shall not exceed,  
(a) 1/5 the distance between the sides of vertical forms, or  
(b) 1/3 the thickness of flatwork.  
9.3.1.8. Admixtures  
(1) Admixtures shall conform to ASTM C260, "Air-Entraining Admixtures for Concrete", or ASTM C494 / C494M, "Chemical Admixtures for Concrete", as applicable.  
9.3.1.9. Cold Weather Requirements  
(1) When the air temperature is below 5°C , concrete shall be,  
(a) kept at a temperature of not less than 10°C or more than 25°C while being placed, and  
(b) maintained at a temperature of not less than 10°C for 72 h after placing.  
(2) No frozen material or ice shall be used in concrete described in Sentence (1).

9.5.2.3. Stud Wall Reinforcement  
(1) If wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of a grab bar on a wall adjacent to,  
(a) a water closet in the location required by Clause 3.8.3.8.(1)(d), and  
(b) a shower or bathtub in the location required by Clause 3.8.3.13.(1)(f).

9.7.5.2. Resistance to Forced Entry for Doors  
(1) Except for exterior doors to garages and to other ancillary spaces, this Article applies to,  
(a) swinging entrance doors to dwelling units,  
(b) swinging doors between dwelling units and attached garages or other ancillary spaces, and  
(c) swinging doors that provide access directly or indirectly from a storage garage to a dwelling unit.  
(2) Doors, frames and hardware that conform to a security level of at least Grade 10 as described in the Annex to ASTM F476, "Security of Swinging Door Assemblies", are not required to conform to Sentences (3) to (7).  
(3) Except as provided in Sentence (2), wood doors described in Sentence (1) shall,  
(a) be solid core or stile and rail type,  
(b) be not less than 45 mm thick, and  
(c) if of the stile and rail panel type, have a panel thickness of not less than 19 mm, with a total panel area not more than half of the door area.  
(4) Except as provided in Sentence (2), doors described in Sentence (1) shall be provided with a deadbolt lock with a cylinder having no fewer than 5 pins and a bolt throw not less than 25 mm, protected with a solid or hardened free-turning ring or bevelled cylinder housing  
(5) Except as provided in Sentence (2), an inactive leaf in double doors used in locations specified in Sentence (1) shall be provided with heavy-duty bolts top and bottom having an engagement of not less than 15 mm.  
(6) Except as provided in Sentence (2), hinges for doors described in Sentence (1) shall be fastened to wood doors with wood screws not less than 25 mm long and to wood frames with wood screws such that at least two screws per hinge penetrate not less than 30 mm into solid wood, or shall be fastened to metal doors and metal frames with machine screws not smaller than No. 8 and not less than 10 mm long.  
(7) Except as provided in Sentence (2), strikeplates for deadbolts described in Sentence (4) shall be fastened to wood frames with wood screws that penetrate not less than 30 mm into solid wood, or to metal frames with machine screws not smaller than No. 8 and not less than 10 mm long.  
(8) Except for storm doors or screen doors, doors described in Sentence (1) that swing outward shall be provided with hinges or pins so that the doors cannot be removed when they are in the closed position.  
(9) Solid blocking shall be provided on both sides at the lock height between the jambs for doors described in Sentence 9.6.8.1.(1) and the structural framing so that the jambs will resist spreading by force.

9.7.5.3. Resistance to Forced Entry for Windows  
(1) In dwelling units, windows, any part of which is located within 2 m of adjacent ground level, shall conform to the requirements for resistance to forced entry as described in Clause 5.3.5 of AAMA/WDMA/CSA 101/I.S.2/A440, "NAFS - North American Fenestration Standard/Specification for Windows, Doors, and Skylights".

9.10.13.15. Doors Between Garages and Dwelling Units  
(1) A door between an attached or built-in garage and a dwelling unit shall be tight-fitting and weatherstripped to provide an effective barrier against the passage of gases and exhaust fumes and shall be fitted with a self-closing device.  
(2) A doorway between an attached or built-in garage and a dwelling unit shall not be located in a room intended for sleeping.

9.10.9.17. Separation of Repair Garages  
(4) Where a building containing a repair garage also contains a dwelling unit, an air barrier system conforming to Subsection 9.25.3. shall be installed between the dwelling unit and the suite containing the garage to provide an effective air barrier to gas and exhaust fumes.  
(5) Where membrane materials are used to provide the required airtightness in the air barrier system, all joints shall be sealed and structurally supported.

9.20.13.12. Drips Beneath Window Sills  
(1) Except for wall openings located less than 150 mm above ground level, where a concealed flashing is not installed beneath window and door sills, such sills shall be provided with an outward slope and a drip located not less than 25 mm from the wall surface.

9.23 Wood Frame Construction  
9.23.2.1. Strength and Rigidity  
(1) All members shall be so framed, anchored, fastened, tied and braced to provide the necessary strength and rigidity.

9.23.3. Fasteners  
9.23.3.1. Standards for Nails and Screws  
(1) Unless otherwise indicated, nails specified in this Section shall be common steel wire nails or common spiral nails, conforming to CSA B111, "Wire Nails, Spikes and Staples".  
(2) Wood screws specified in this Section shall conform to ANSI/ASME B18.6.1., "Wood Screws (Inch Series)".  
9.23.3.2. Length of Nails  
(1) All nails shall be long enough so that not less than half their required length penetrates into the second member.  
9.23.3.3. Prevention of Splitting  
9.23.3.3. Prevention of Splitting  
(1) Splitting of wood members shall be minimized by staggering the nails in the direction of the grain and by keeping nails well in from the edges.  
9.23.3.4. Nailing of Framing  
(1) Except as provided in Sentence (2), nailing of framing shall conform to Table 9.23.3.4.

9.23.16. Wall Sheathing  
9.23.16.1. Required Sheathing  
(1) Exterior walls and gable ends shall be sheathed when the exterior cladding requires intermediate fastening between supports or if the exterior cladding requires solid backing.  
9.23.16.2. Thickness, Rating and Material Standards  
(1) Where wall sheathing is required, it shall conform to Table 9.23.16.2.A. or Table 9.23.16.2.B  
9.23.16.5. Joints in Panel-Type Sheathing  
(1) A gap of not less than 2 mm shall be left between sheets of plywood, OSB, waferboard or fibreboard.

9.23.15. Roof Sheathing  
9.23.15.1. Required Roof Sheathing  
(1) Except as provided in Section 9.26., continuous lumber or panel-type roof sheathing shall be installed to support the roofing.  
9.23.15.2. Material Standards  
(1) Wood-based panels used for roof sheathing shall conform to the requirements of,  
(a) CSA O121-M, "Douglas Fir Plywood",  
(b) CSA O151, "Canadian Softwood Plywood",  
(c) CSA O153-M, "Poplar Plywood",  
(d) CAN/CSA-O325.0, "Construction Sheathing", or  
(e) CSA O437.0, "OSB and Waferboard".  
9.23.15.3. Direction of Installation  
(1) Plywood roof sheathing shall be installed with the surface grain at right angles to the roof framing.  
(2) OSB roof sheathing conforming to CAN/CSA-O325.0, "Construction Sheathing", or to O-1 and O-2 grades as specified in CSA O437.0, "OSB and Waferboard", shall be installed with the direction of face orientation at right angles to the roof framing members.  
9.23.15.4. Joints in Panel-Type Sheathing  
(1) Panel-type sheathing board shall be applied so that joints perpendicular to the roof ridge are staggered where,  
(a) the sheathing is applied with the surface grain parallel to the roof ridge, and  
(b) the thickness of the sheathing is such that the edges are required to be supported.  
(2) A gap of not less than 2 mm shall be left between sheets of plywood, OSB or waferboard.

9.23.15.6. Edge Support  
(1) Except as permitted in Sentence (2), where panel-type roof sheathing requires edge support, the support shall consist of,  
(a) metal H clips, or  
(b) not less than 38 mm by 38 mm blocking securely nailed between framing members.  
(2) The supports referred to in Sentence (1) are not required when tongued-and-grooved edged panel-type sheathing board is used.  
9.23.15.7. Thickness or Rating  
(1) The thickness or rating of roof sheathing on a flat roof used as a walking deck shall conform to either Table 9.23.14.5.A. or Table 9.23.14.5.B. for subfloors.

9.26.18.2. Downspouts  
(1) Where downspouts are provided and are not connected to a sewer, extensions shall be provided to carry rainwater away from the building in a manner that will prevent soil erosion.

Table 9.23.3.4.  
Nailing for Framing  
Forming Part of Sentence 9.23.3.4.(1)

Item	Column 1	Column 2	Column 3
	Construction Detail	Minimum Length of Nails, mm	Minimum Number or Maximum Spacing of Nails
1.	Floor joist to plate – toe nail	82	2
2.	Wood or metal strapping to underside of floor joists	57	2
3.	Cross bridging to joists	57	2 at each end
4.	Double header or trimmer joists	76	300 mm (o.c.)
5.	Floor joist to stud (balloon construction)	76	2
6.	Ledger strip to wood beam	82	2 per joist
7.	Joist to joist splice (See also Table 9.23.13.8.)	76	2 at each end
8.	Header joist end nailed to joists along perimeter	101	3
9.	Tail joist to adjacent header joist (end nailed) around openings	82 101	5 3
10.	Each header joist to adjacent trimmer joist (end nailed) around openings	82 101	5 3
11.	Stud to wall plate (each end) toe nail or end nail	62 82	4 2
12.	Doubled studs at openings, or studs at walls or wall intersections and corners	76	750 mm (o.c.)
13.	Doubled top wall plates	76	600 mm (o.c.)
14.	Bottom wall plate or sole plate to joists or blocking (exterior walls) <sup>1)</sup>	82	400 mm (o.c.)
15.	Interior walls to framing or subflooring	82	600 mm (o.c.)
16.	Horizontal member over openings in non-loadbearing walls – each end	82	2
17.	Lintels to studs	82	2 at each end
18.	Ceiling joist to plate – toe nail each end	82	2
19.	Roof rafter, roof truss or roof joist to plate – toe nail	82	3
20.	Rafter plate to each ceiling joist	101	2
21.	Rafter to joist (with ridge supported)	76	3
22.	Rafter to joist (with ridge unsupported)	76	See Table 9.23.13.8.
23.	Gusset plate to each rafter at peak	57	4
24.	Rafter to ridge board – toe nail – end nail	82	3
25.	Collar tie to rafter – each end	76	3
26.	Collar tie lateral support to each collar tie	57	2
27.	Jack rafter to hip or valley rafter	82	2
28.	Roof strut to rafter	76	3
29.	Roof strut to loadbearing wall – toe nail	82	2
30.	38 mm x 140 mm or less plank decking to support	82	2
31.	Plank decking wider than 38 mm x 140 mm to support	82	3
32.	38 mm edge laid plank decking to support (toe nail)	76	1
33.	38 mm edge laid plank to each other	76	450 mm (o.c.)

Table 9.23.16.2.B.  
Rating For Wall Sheathing When Applying CAN/CSA-O325.0

Forming Part of Sentence 9.23.16.2.(1)

Item	Column 1	Column 2
	Maximum Spacing of Supports, mm	Panel Mark
1.	406	W16
2.	508	W20
3.	610	W24

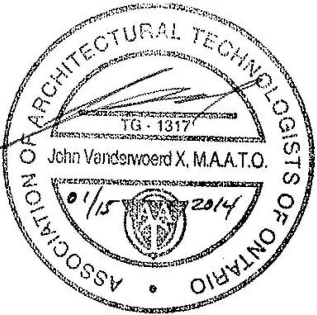
Table 9.23.16.2.A.  
Wall Sheathing Thickness and Specifications

Forming Part of Sentence 9.23.16.2.(1)

Item	Column 1	Column 2	Column 3	Column 4
	Type of Sheathing	Minimum Thickness, mm <sup>(1)</sup> With Supports 406 mm o.c.	With Supports 610 mm o.c.	Material Standards
1.	Fibreboard (insulating)	9.5	11.1	CAN/ULC-S706
2.	Gypsum Sheathing	9.5	12.7	CAN/CSA-A82.27-M ASTM C1177 / C1177M ASTM C1396 / C1396M
3.	Lumber	17.0	17.0	See Table 9.3.2.1.
4.	Mineral Fibre, Rigid Board, Type 2	25	25	CAN/ULC-S702
5.	OSB, O-2 Grade	6.0	7.5	CSA O437.0
6.	OSB, O-1 Grade, and Waferboard, R-1 Grade	6.35	7.9	CSA O437.0
7.	Phenolic, faced	25	25	CAN/CGSB-51.25-M
8.	Plywood (exterior type)	6	7.5	CSA O121-M CSA O151 CSA O153-M
9.	Polystyrene, Types 1 and 2	38	38	CAN/ULC-S701
10.	Polystyrene, Types 3 and 4	25	25	CAN/ULC-S701
11.	Polyurethane and Polyisocyanurate Type 1, faced	38	38	CAN/ULC-S704
12.	Polyurethane and Polyisocyanurate Types 2 and 3, faced	25	25	CAN/ULC-S704

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PROJECT:

New 20'x20' Garage

DRAWING TITLE:

Notes

DRAWING #:  
13-175

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As Noted

PAGE #:  
6 of 8



- 9.27.4. Caulking
- 9.27.4.1. Required Caulking
- (1) Caulking shall be provided where required to prevent the entry of water into the structure.
- (2) Caulking shall be provided between masonry, siding or stucco and the adjacent door and window frames or trim, including sills unless such locations are completely protected from the entry of rain.
- (3) Caulking shall be provided at vertical joints between different cladding materials unless the joint is suitably lapped or flashed to prevent the entry of rain.
- 9.27.4.2. Materials
- (1) Caulking shall be,
- (a) a non-hardening type suitable for exterior use,
- (b) selected for its ability to resist the effects of weathering, and
- (c) compatible with and adhere to the substrate to which it is applied.
- (2) Caulking shall conform to,
- (a) CGSB 19-GP-5M, "Sealing Compound, One Component, Acrylic Base, Solvent Curing",
- (b) CAN/CGSB-19.13-M, "Sealing Compound, One Component, Elastomeric, Chemical Curing",
- (c) CGSB 19-GP-14M, "Sealing Compound, One Component, Butyl-Polyisobutylene Polymer Base, Solvent Curing", or
- (d) CAN/CGSB-19.24-M, "Multicomponent, Chemical Curing Sealing Compound".

- 9.10.19.1. Required Smoke Alarms
- (1) Smoke alarms conforming to CAN/ULC-S531, "Smoke Alarms", shall be installed in each dwelling unit and in each sleeping room not within a dwelling unit.
- 9.10.19.3. Location of Smoke Alarms
- (1) Within dwelling units, sufficient smoke alarms shall be installed so that,
- (a) there is at least one smoke alarm on each floor level, including basements, and
- (b) on any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed,
- (i) in each sleeping room, and
- (ii) in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.
- (3) Smoke alarms required in Article 9.10.19.1. and Sentence (1) shall be installed on or near the ceiling.
- 9.10.19.4. Power Supply
- (1) Except as permitted in Sentence (2), smoke alarms shall be installed by permanent connections to an electrical circuit and shall have no disconnect switch between the overcurrent device and the smoke alarm and
- in case the regular power supply to the smoke alarm is interrupted, be provided with a battery as an alternative power source that can continue to provide power to the smoke alarm for a period of not less than 7 days in the normal condition, followed by 4 min of alarm.
- (2) Where the building is not supplied with electrical power, smoke alarms are permitted to be battery operated.
- 9.10.19.5. Interconnection of Smoke Alarms
- (1) Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling unit to sound.
- 9.10.19.6. Silencing of Smoke Alarms
- (1) A manually operated device is permitted to be incorporated within the circuitry of a smoke alarm installed in a dwelling unit so that it will silence the signal emitted by the smoke alarm for a period of not more than 10 min, after which the smoke alarm will reset and again sound the alarm if the level of smoke in the vicinity is sufficient to reactuate the smoke alarm.
- 9.10.19.7. Instructions for Maintenance and Care
- (1) Where instructions are necessary to describe the maintenance and care required for smoke alarms to ensure continuing satisfactory performance, they shall be posted in a location where they will be readily available to the occupants for reference.

- 9.33.4. Carbon Monoxide Alarms
- 9.33.4.1. Application
- (1) This Subsection applies to every building that,
- (a) contains a residential occupancy, and
- (b) contains a fuel-burning appliance or a storage garage.
- 9.33.4.2. Location of Carbon Monoxide Detectors
- (1) Where a fuel-burning appliance is installed in a suite of residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the suite.
- (2) Where a fuel-burning appliance is installed in a service room that is not in a suite of residential occupancy, a carbon monoxide alarm shall be installed,
- (a) adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the service room, and
- (b) in the service room.
- (3) Where a storage garage is located in a building containing a residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the storage garage.
- (4) Where a storage garage serves only the dwelling unit to which it is attached or built in, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the dwelling unit.
- 9.33.4.3. Installation and Conformance to Standards
- (1) The carbon monoxide alarm required by Article 9.33.4.2. shall,
- (a) be permanently connected to an electrical circuit and shall have no disconnect switch between the overcurrent device and the carbon monoxide alarm,
- (b) be wired so that its activation will activate all carbon monoxide alarms within the suite, where located within a suite of residential occupancy,
- (c) be equipped with an alarm that is audible within bedrooms when the intervening doors are closed, where located adjacent to a sleeping area, and
- (d) conform to,
- (i) CAN/CSA-6.19, "Residential Carbon Monoxide Alarming Devices", or
- (ii) UL 2034, "Single and Multiple Station Carbon Monoxide Alarms".

- 9.34.2.6. Garages and Carports
- (1) A lighting outlet with fixture shall be provided for an attached, built-in or detached garage or carport.
- (2) Except as provided in Sentence (3), lighting outlets required in Sentence (1) shall be controlled by a wall switch near the doorway.
- (3) Where the lighting outlet and fixture required in Sentence (1) are ceiling mounted above an area not normally occupied by a parked car; or are wall mounted, a fixture with a built-in switch is permitted to be used.
- (4) Where a carport is lighted by a light at the entrance to a dwelling unit, additional carport lighting is not required.

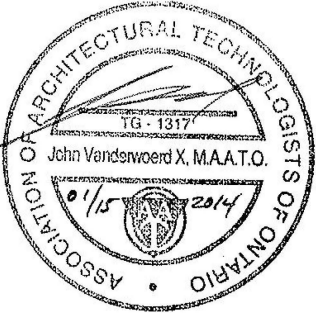
- 9.15.3.9. Step Footings
- (1) Where step footings are used,
- (a) the vertical rise between horizontal portions shall not exceed 600 mm, and
- (b) the horizontal distance between risers shall be not less than 600 mm.
- 9.15.4.6. Extension above Ground Level
- (1) Exterior foundation walls shall extend not less than 150 mm above finished ground level.
- 9.15.4. Foundation Walls
- 9.15.4.2. Foundation Wall Thickness and Required Lateral Support
- (1) Except as required in Sentence (2), the thickness of foundation walls made of unreinforced concrete block or solid concrete and subject to lateral earth pressure shall conform to Table 9.15.4.2.A. for walls not exceeding 2.5 m in unsupported height.
- (4) Where average stable soils are encountered and wind loads on the exposed portion of the foundation are no greater than 0.70 kPa, the thickness and reinforcing of foundation walls made of reinforced concrete block and subject to lateral earth pressure shall conform to Table 9.15.4.2.B. and Sentences (5) to (10).
- (5) For concrete block walls required to be reinforced, continuous vertical reinforcement shall,
- (a) be provided at wall corners, wall ends, wall intersections, at changes in wall height, at the jambs of all openings and at movement joints,
- (b) extend from the top of the footing to the top of the foundation wall,
- (c) where foundation walls are laterally unsupported at the top, have not less than 600 mm embedment into the footing, and
- (d) where foundation walls are laterally supported at the top, have not less than 50 mm embedment into the footing, if the floor slab does not provide lateral support at the wall base.
- (6) Where foundation walls are laterally unsupported, the footing shall be designed according to Part 4 to resist overturning and sliding, if the maximum height of finished ground above the basement floor or crawl space ground cover exceeds 1.50 m.
- (7) At the base of concrete block walls required to be reinforced and where the height of finished ground above the basement floor or crawl space ground cover exceeds 2.0 m, not less than one 15M intermediate vertical bar reinforcement shall be installed midway between adjacent continuous vertical reinforcement, and shall,
- (a) extend to not less than 600 mm above the top of the footing, and
- (b) have not less than 50 mm embedment into the footing, if the floor slab does not provide lateral support at the wall base.
- (8) For concrete block walls required to be reinforced, a continuous horizontal bond beam containing at least one 15M bar shall be installed,
- (a) along the top of the wall,
- (b) at the sill and head of all openings greater than 1.20 m in width, and
- (c) at structurally connected floors.
- (9) In concrete block walls required to be reinforced, all vertical bar reinforcement shall be installed along the centre line of the wall.
- (10) In concrete block walls required to be reinforced, ladder or truss type lateral reinforcement not less than 3.8 mm (No. 9 ASWG) shall be installed in the bed joint of every second masonry course.
- 9.15.4.3. Foundation Walls Considered to be Laterally Supported at the Top
- (1) Sentences (2) to (4) apply to lateral support for walls described in Sentence 9.15.4.2.(1).
- (2) Foundation walls shall be considered to be laterally supported at the top if,
- (a) such walls support solid masonry superstructure,
- (b) the floor joists are embedded in the top of the foundation walls, or
- (c) the floor system is anchored to the top of the foundation walls with anchor bolts, in which case the joists may run either parallel or perpendicular to the foundation walls.
- (3) Unless the wall around an opening is reinforced to withstand earth pressure, the portion of the foundation wall beneath an opening shall be considered laterally unsupported, if,
- (a) the opening is more than 1.2 m wide, or
- (b) the total width of the openings in the foundation wall constitutes more than 25% of the length of the wall.
- (4) For the purposes of Sentence (3), the combined width of the openings shall be considered as a single opening if the average width is greater than the width of solid wall between them.
- 9.15.6. Parging and Finishing of Foundation Walls
- 9.15.6.1. Foundation Walls Below Ground
- (1) Concrete block foundation walls shall be parged on the exterior face below ground level as required in Section 9.13.
- 9.15.6.2. Foundation Walls Above Ground
- (1) Exterior surfaces of concrete block foundation walls above ground level shall have tooled joints, or shall be rendered, parged or otherwise suitably finished.
- 9.25.3.2. Air Barrier System Properties
- (1) Sheet and panel type materials intended to provide the principal resistance to air leakage shall have an air leakage characteristic not greater than 0.02 L/(s-m2) measured at an air pressure differential of 75 Pa.
- (2) Where polyethylene sheet is used to provide the air-tightness in the air barrier system, it shall conform to CAN/CGSB-51.34-M, "Vapour Barrier, Polyethylene Sheet for Use in Building Construction".
- 9.25.3.3. Continuity of the Air Barrier System
- (1) Where the air barrier system consists of an air-impermeable panel-type material, all joints shall be sealed to prevent air leakage.
- (2) Where the air barrier system consists of flexible sheet material, all joints shall be,
- (a) sealed with compatible material such as tape or flexible sealant, or
- (b) except as required by Sentence (3), lapped not less than 100 mm and clamped, such as between framing members, furring or blocking and rigid panels.
- (3) Where an air barrier system consisting of flexible sheet material is installed at locations where it is not supported by an interior finish, such as a behind a bath tub, shower enclosure or fireplace, the continuity of the air barrier shall be maintained by sealing its joints.
- (4) Where an interior wall meets an exterior wall, ceiling, floor or roof required to be provided with an air barrier protection, the air barrier system shall extend across the intersection and shall be sealed in accordance with Sentences (1) and (2).
- (5) Where an interior wall projects through a ceiling or extends to become an exterior wall, spaces in the wall shall be blocked to provide continuity across those spaces with the air barrier system in the abutting walls or ceiling by,
- (a) sealing each air barrier to the blocking, or
- (b) wrapping each air barrier around the transition and sealing in accordance with Sentences (1) and (2).
- (6) Where an interior floor projects through an exterior wall or extends to become an exterior floor, continuity of the air barrier system shall be maintained from the abutting walls across the floor assembly.
- (7) Where an interior floor projects through an exterior wall to become an exterior floor,
- (a) the air barrier of the wall under the floor shall be continuous with or sealed to the subfloor or the air barrier on the underside of the floor,
- (b) the air barrier of the wall above the floor shall be continuous with or sealed to the subfloor or the air barrier on the top of the floor, and
- (c) the spaces between floor joists shall be blocked and sealed.

- (8) Where a header wrap is used as an air barrier, it shall be sealed or lapped to the wall air barrier above and below in accordance with Sentences (1) and (2).
- (9) Penetrations of the air barrier system, such as those created by the installation of electrical wiring, electrical boxes, piping or ductwork, shall be sealed with compatible material such as tape or caulking to maintain the integrity of the air barrier system over the entire surface.
- (10) Penetrations of the air barrier system, such as those created by the installation of doors, windows and other fenestration shall be sealed to maintain the integrity of the air barrier system over the entire surface.
- (11) Where an interior air barrier is penetrated by doors, windows and other fenestration, the air barrier shall be sealed to the door frame or window frame with,
- (a) compatible tape, or
- (b) spray foam insulation.
- (12) Where an exterior air barrier is penetrated by doors, windows and other fenestration, the air barrier shall be sealed to the door frame or window frame with,
- (a) compatible flexible flashing material,
- (b) caulking, or
- (c) spray foam insulation.
- (13) An access hatch installed through an assembly constructed with an air barrier system shall be weatherstripped around the perimeter to prevent air leakage.
- (14) Clearances between chimneys or gas vents and the surrounding construction that would permit air leakage from within the building into a wall or attic or roof space shall be sealed by noncombustible material to prevent such leakage and shall be sealed to the air barrier with tape or another compatible material, and to the vent with high temperature caulking in accordance with the manufacturer's installation instructions.
- (15) Where the foundation wall and floor slab are used as an air barrier, they shall be caulked at all joints, intersections and penetrations.
- (16) Sump pit covers shall be sealed.
- 9.25.3.4. Vapour Barriers Used as Air Barriers
- (1) A vapour barrier used as an air barrier shall comply with the requirements of this Subsection.

- 9.29.5. Gypsum Board Finish (Taped Joints)
- 9.29.5.1. Application
- (1) The requirements for application of gypsum board in this Subsection apply to the single layer application of gypsum board to wood furring or framing using nails or screws.
- (2) Gypsum board applications not described in this Subsection shall conform to CSA A82.31-M, "Gypsum Board Application".
- 9.29.5.2. Materials
- (1) Gypsum products shall conform to,
- (a) CAN/CSA-A82.27-M, "Gypsum Board",
- (b) ASTM C1178 / C1178M, "Glass Mat Water-Resistant Gypsum Backing Panel",
- (c) ASTM C1396 / C1396M, "Gypsum Board".
- 9.29.5.3. Maximum Spacing of Supports
- (1) Maximum spacing of supports for gypsum board applied as a single layer shall conform to Table 9.29.5.3.
- 9.29.5.4. Support of Insulation
- (1) Gypsum board supporting insulation shall be at least 12.7 mm thick.
- 9.29.5.5. Length of Fasteners
- (1) The length of fasteners for gypsum board shall conform to Table 9.29.5.5., except that lesser depths of penetration are permitted for assemblies required to have a fire-resistance rating provided it can be shown, on the basis of fire tests, that such depths are adequate for the required rating.
- 9.29.5.6. Nails
- (1) Nails for fastening gypsum board to wood supports shall conform to CSA B111, "Wire Nails, Spikes and Staples".
- 9.29.5.7. Screws
- (1) Screws for fastening gypsum board to wood supports shall conform to ASTM C1002, "Steel Self-Piercing Tapping Screws for the Application of Gypsum Panel Products or Metal Plaster Bases to Wood Studs or Steel Studs".
- 9.29.5.8. Spacing of Nails
- (1) For single-layer application on ceilings, nails shall be spaced,
- (a) not more than 180 mm o.c. on ceiling supports, or
- (b) every 300 mm o.c. along ceiling supports, in pairs about 50 mm apart.
- (2) Where the ceiling sheets are supported by the wall sheets around the perimeter of the ceiling, this support may be considered as equivalent to nailing at this location.
- (3) Except as required by Sentence (4), for single-layer application on walls, nails shall be spaced,
- (a) not more than 200 mm o.c. on vertical wall supports, or
- (b) every 300 mm o.c. along vertical wall supports, in pairs about 50 mm apart.
- (4) For single-layer application on walls, where gypsum board is required to provide bracing, lateral support or fire protection, nails shall be spaced not more than 200 mm o.c. on,
- (a) vertical wall supports, and
- (b) top and bottom plates.
- (5) The uppermost nails on vertical wall supports shall be not more than 200 mm below the ceiling.
- (6) Nails shall be located not less than 10 mm from the side or edge of the board.
- (7) Nails shall be driven so that the heads do not puncture the paper.
- 9.29.5.9. Spacing of Screws
- (1) For single-layer application on a ceiling, screws shall be spaced not more than 300 mm o.c. on ceiling supports.
- (2) Where the ceiling sheets are supported by the wall sheets around the perimeter of the ceiling, this support may be considered as equivalent to screwing at this location.
- (3) Except as required by Sentence (4), for single-layer application on walls, screws shall be spaced,
- (a) not more than 300 mm o.c. on vertical wall supports where the supports are more than 400 mm o.c., or
- (b) not more than 400 mm o.c. on vertical wall supports where the supports are not more than 400 mm o.c.
- (4) Except as required by Sentence (5), for single-layer application on walls, where gypsum board is required to provide bracing, lateral support or fire protection, screws shall be spaced not more than 300 mm o.c. on,
- (a) vertical wall supports, and
- (b) top and bottom plates.
- (5) Where a fire-resistance rating is determined based on Supplementary Standard SB-3, Sentence (4) need not apply for the purpose of fire protection.
- (6) Screws shall be located not less than 10 mm from the side or edge of the board.
- (7) Screws shall be driven so that the heads do not puncture the paper.
- 9.29.5.10. Low Temperature Conditions
- (1) In cold weather, heat shall be provided to maintain a temperature of not below 10°C for 48 h prior to taping and finishing and maintained for not less than 48 h after that.

NOTES:

THESE DRAWINGS MUST BE SIGNED  
TO BE VALID FOR PERMIT.  
THEY ARE VALID ONLY FOR THE  
ORIGINAL ADDRESS  
IN THE TITLE BLOCK



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
Required unless design is exempt under Division C-3.2.5.1 of the 2012 O.B.C.

**REGISTRATION INFORMATION**  
Required unless design is exempt under Division C-3.2.4.1 of the 2012 O.B.C.  
Firm Name: Vanderwoerd Drafting & Design  
BCIN 38975



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34 Duke Street, Arthur, Ontario N0G 1A0  
www.home-design-bcin.ca  
519-848-2128

DRAWN BY:

JOHN VANDERWOERD,  
M.A.A.T.O. BCIN: 21611

CONTRACTOR

STARTING DATE:  
October 3, 2013

LAST REVISION DATE:  
March 10, 2014

CUSTOMER:

Michael Delongte  
1074 Old Derry Rd.  
Mississauga, ON

PROJECT:

New 20'x20' Garage

DRAWING TITLE:

Notes

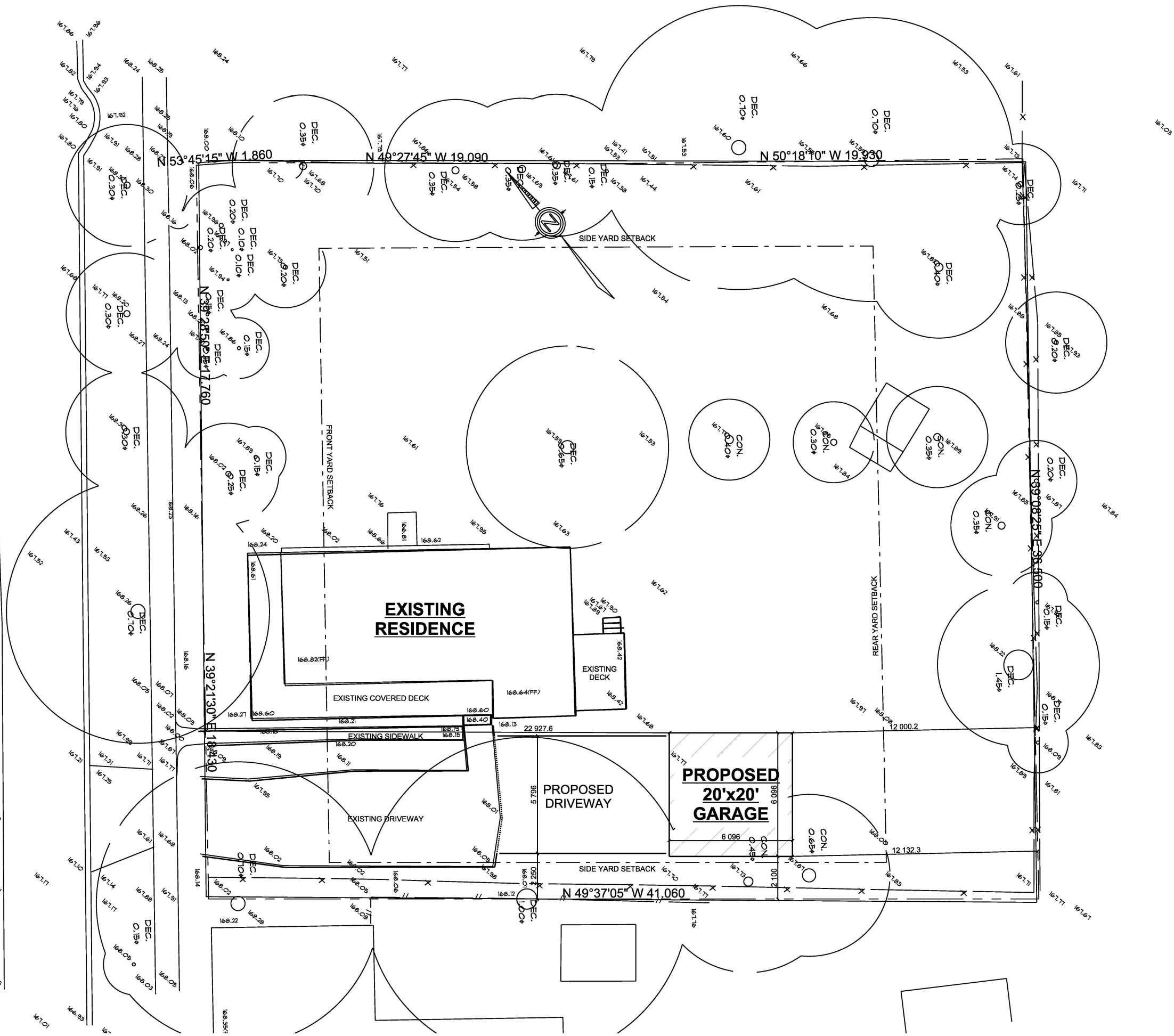
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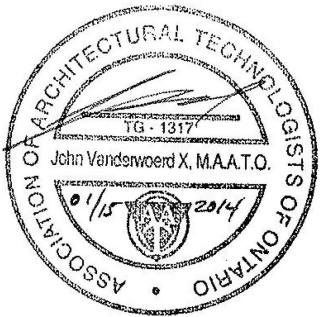
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OLD DERRY ROAD



NOTES:  
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John Vanderwoerd BCIN 21611

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Firm Name: Vanderwoerd Drafting & Design  
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1074 Old Derry Rd.  
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PROJECT:  
**New 20'x20' Garage**

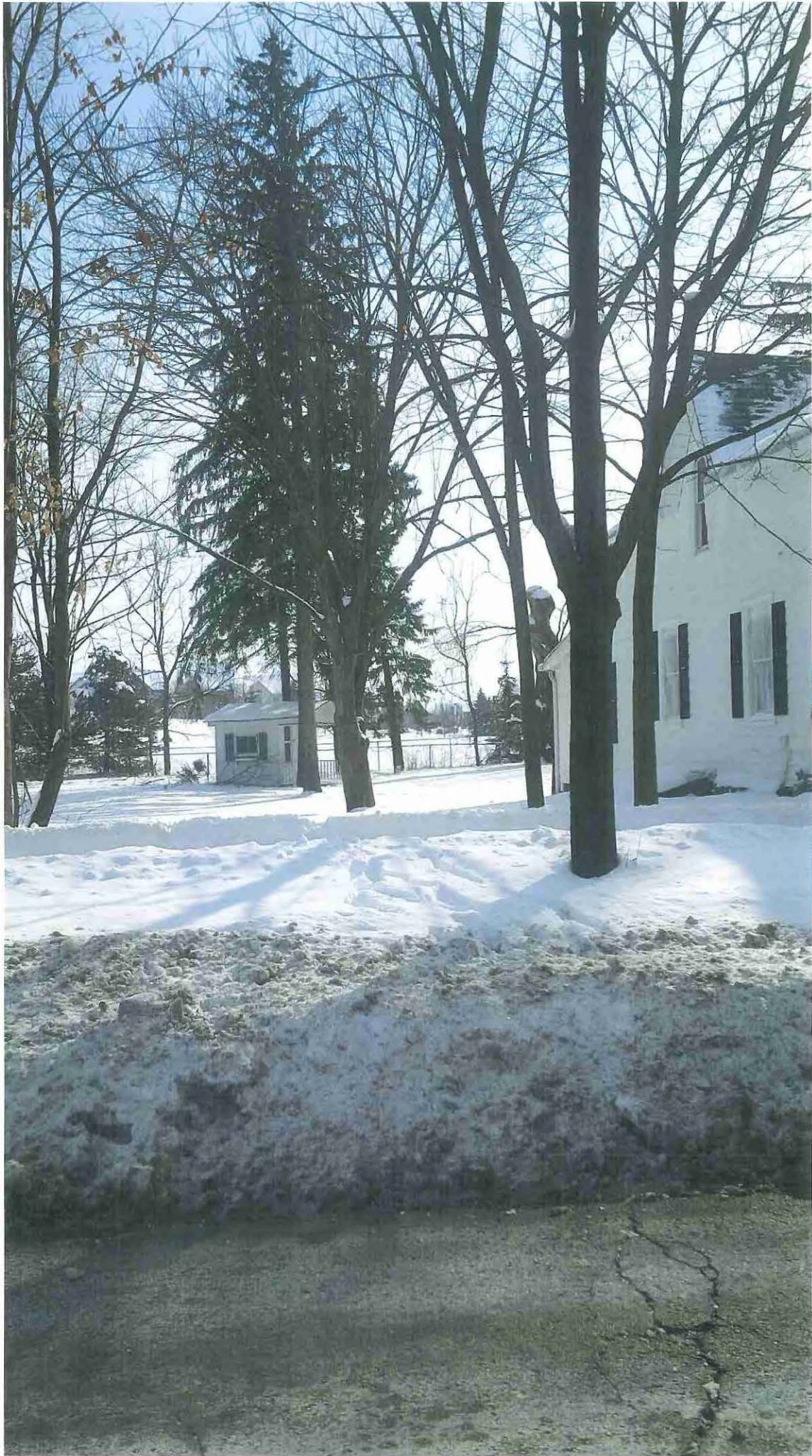
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**Site Plan**

DRAWING #:  
13-175

SCALE:  
0.0600" = 1'-0"

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View of the east façade of 1074 Old  
Derry Road





View between 1074 Old Derry  
Road (left) and 1090 Old Derry  
Road (right)

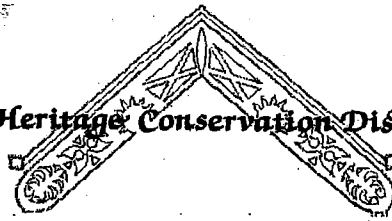




Garage example in the village  
Old Mill Lane



**Meadowvale Village Heritage Conservation District Review Committee**



March 18, 2014.

Heritage Advisory Committee  
City of Mississauga  
300 City Centre Dr.  
Mississauga, ON L5M 3C1

Attention: George Carlson, Chairman

Dear Councillor Carlson:

Re: 1074 Old Derry Road, Meadowvale Village – Delongte Residence

The Meadowvale Village Heritage Conservation District Review Committee has reviewed the revised plans dated March 10, 2014 for construction of a new garage at the above address.

This Committee recommends approval of the plans as submitted.

Should further information or comment be required, please do not hesitate to contact the writer.

Yours truly,

MEADOWVALE VILLAGE H.C.D.R.C.

Jas.P. Holmes, Chairman  
c.c. Michael Delongte

**STATUS OF OUTSTANDING ISSUES FROM THE HERITAGE ADVISORY COMMITTEE**  
**Prepared by Sacha Smith, Legislative Coordinator, for the April 22, 2014 Heritage Advisory Committee Agenda**

<b>Property Name or General Issue</b>	<b>Property Address</b>	<b>HAC Recommendation or Council Resolution (if passed)</b>	<b>Latest Status</b>
N/A	3650 Eglinton Avenue West	Council Resolution 0041- 2014	That the request to demolish a portion of the structure at 3650 Eglinton Avenue West, which is listed on the City's Heritage Register, be deferred until a Site Plan Approval application has been filed with the Planning and Building Department, at which point Heritage Planning will submit formal comments on the application.
<b>Clarkson General Store and William Clarkson House</b>	1130-1132 Clarkson Road North and 1140 Clarkson Road North, respectively	HAC-0103-2013	That Heritage staff prepare a Cultural Heritage Assessment to designate the Clarkson General Store and William Clarkson House properties located at 1130-1132 and 1140 Clarkson Road North, respectively, for consideration at a future Heritage Advisory Committee meeting once the ownership of the properties has been determined by the judicial system.
<b>2014 Heritage Work Plan Suggestions and Possible Off-Site Meeting</b>	N/A	N/A	The Chair suggested that staff coordinate an off-site meeting for the Committee between now and June 2014 and asked Committee members to share their input with Heritage staff. The Vice-Chair suggested that this meeting take place in the Caucus Room immediately after the Committee's next meeting on April 22, 2014.
<b>Grand Duchess Olga and her Connections to Camilla Road and Mississauga</b>	2130 Camilla Road	HAC-0008-2014	In response to the Chair, Ms. Eigl said that she was working on a Corporate Report for consideration at a future Committee meeting regarding Ms. Fisher's suggestion for the City to formally recognize Grand Duchess Olga's time in the City in some way.

5-1

Heritage Advisory Committee  
**APR 22 2014**

Property Name or General Issue	Property Address	HAC Recommendation or Council Resolution (if passed)	Latest Status
<b>Transfer of Microfilm Land Registry Records to Thunder Bay, Ontario</b>	N/A	N/A	The Chair expressed concern about this matter, particularly regarding the inaccessibility and lack of searchability of the records and the fees involved. He requested that Heritage staff prepare a two-page summary on this matter for consideration at the Committee's next meeting so that the Committee can better understand the nuances of this matter and determine its next steps (e.g., writing a letter to the Minister, etc.). The Vice-Chair agreed with the Chair's request, adding that background information from Heritage staff would enable the Committee to have a discussion during its next meeting and to take next steps.

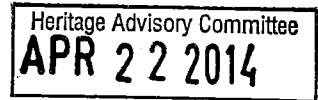
**Memorandum**Community Services Department  
Culture Division

**TO:** Chair and Members of the Heritage Advisory Committee

**FROM:** Laura Waldie, Heritage Coordinator - Planning

**DATE:** March 28, 2014

**SUBJECT:** **Monthly Update Memorandum from Heritage Planning**



Heritage staff has the following monthly updates for April 2014:

The following non-substantive alterations came forward to Heritage Planning and did not require a Heritage Property Permit. These items are for information only.

**Ward 1:**

- a. 161 Lakeshore Road West: Clarke Memorial Hall (Designated Part IV). Renovating second floor bathrooms. No heritage permit required as the work is interior and there are no interior designations within the structure. The façade is not being altered as a result.
- b. 16 Front Street South. (Designated Part V) Installing a new furnace system. No heritage permit is required as the work in interior upgrades made on a Part V structure. The façade is not being altered as a result.
- c. 1538 Douglas Drive (Listed as part of the Mineola West Cultural Landscape). Installing a cabana beside the pool at the rear of the property. No heritage permit is required as the structure is small in scale and does not adversely affect the heritage attributes of the Cultural Landscape and will not be visible from the streetscape.

**Ward 2:**

- a. 1723 Birchwood Drive, Sayers/Larson Residence - The City proposes a multi-use trail along the existing former hydro corridor right-of-way which runs between Winston Churchill Boulevard and South Sheridan Way. The proposed trail alignment abuts this designated property. A Heritage Impact Assessment (HIA), authored by Golder Associates, was undertaken to ensure that the City's proposal would have no negative impacts to the designated property's identified heritage attributes, and included potential mitigation options to ensure as much.
- b. 2355 Fifth Line West: (Listed on the City's Heritage Register). Interior bathroom retrofit. No heritage permit is required for this interior work.

## Ward 7:

- a. 1620 Dundas Street West, Erindale Community Hall (Designated Part IV). F&PM are replacing the ceiling in basement and removing and replacing the interior wall between the mechanical room and corridor in basement. No heritage property permit is required as the work is interior and there are no interior designations. Façade is not being altered as a result.

## Ward 8:

- a. 1007 Mississauga Road: (Listed as part of the Mississauga Road Scenic Route Cultural Landscape). A rezoning application on vacant land to allow three residential building lots. Because this is vacant land and no demolition is required, heritage planning has no concerns with the rezoning application. An HIS was submitted along with a Stage I and II Archaeological study to document the history of the land.

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Laura Waldie  
Heritage Coordinator - Planning  
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cc : Richard Roberts, Community Services

