

# AGENDA

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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, FEBRUARY 18, 2014 – 9:00 A.M.**

**COUNCIL CHAMBER**

**SECOND FLOOR, CIVIC CENTRE**

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

[www.mississauga.ca](http://www.mississauga.ca)

### Members

Councillor George Carlson, Ward 11 (CHAIR)

Councillor Jim Tovey, Ward 1 (VICE-CHAIR)

Robert Cutmore, Citizen Member

David Dodaro, Citizen Member

Mohammad N. Haque, Citizen Member

James Holmes, Citizen Member

Rick Mateljan, Citizen Member

Cameron McCuaig, Citizen Member

Michael Spaziani, Citizen Member

Michelle Walmsley, Citizen Member

Matthew N. Wilkinson, Citizen Member

**NOTE: Heritage Advisory Committee Members are encouraged to visit the properties listed on agendas prior to Committee meetings in order to gain information and context.**

CONTACT PERSON: Julie Lavertu, Legislative Coordinator, Office of the City Clerk

Telephone Number: 905-615-3200, ext. 5471; Fax Number: 905-615-4181

Email Address: [Julie.Lavertu@mississauga.ca](mailto:Julie.Lavertu@mississauga.ca)

CALL TO ORDERAPPROVAL OF AGENDADECLARATIONS OF CONFLICT OF INTERESTDEPUTATIONSMATTERS TO BE CONSIDERED1. Approval of Minutes of Previous Meeting

Minutes of the meeting held November 19, 2013.

RECOMMEND APPROVAL2. Heritage Easement Agreement, Dowling House, 2285 Britannia Road West, Ward 11

Corporate Report dated January 27, 2014 from the Commissioner of Community Services with respect to a heritage easement agreement for the Dowling House located at 2285 Britannia Road West.

RECOMMENDATION

That a by-law be enacted to authorize the Commissioner of Community Services and City Clerk to execute and affix the Corporate Seal to a Heritage Easement Agreement (the "Agreement") between The Corporation of the City of Mississauga and Jasrico Financial Inc., in a form satisfactory to Community Services and Legal Services, with regards to the building known as the Dowling House located at 2285 Britannia Road West in Mississauga, Ontario (the "Property"), for the purposes of ensuring the conservation of the cultural heritage value of the Dowling House, and that Legal Services be directed to register such Agreement on title of the Property.

RECOMMEND APPROVAL3. Request to Partially Demolish a Heritage Listed Property, 3650 Eglinton Avenue West, Ward 8

Corporate Report dated January 27, 2014 from the Commissioner of Community Services with respect to a request to partially demolish a heritage listed property located at 3650 Eglinton Avenue West.

(3.) RECOMMENDATION

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.

RECOMMEND APPROVAL

4. Request to Demolish a Heritage Listed Property, 1217 Mona Road, Ward 2

Corporate Report dated January 20, 2014 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1217 Mona Road.

RECOMMENDATION

That the property at 1217 Mona Road, which is listed on the City's Heritage Register as part of the Mineola Neighbourhood Cultural Landscape, is not worthy of heritage designation and, consequently, that the owner's request to demolish the structure 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 January 20, 2014 from the Commissioner of Community Services.

RECOMMEND APPROVAL

5. Grand Duchess Olga Lived on Camilla Road, Ward 7

Email message dated November 29, 2013 from Barbara Johnstone, Executive Assistant to Councillor Nando Iannicca, Ward 7, with respect to correspondence from Meryl Fisher, Ward 7 resident, entitled "Grand Duchess Olga Lived on Camilla Road."

DIRECTION REQUIRED

6. 2014 Ontario Heritage Conference

Correspondence with respect to the 2014 Ontario Heritage Conference on May 23-25, 2014 at the NAV CENTRE in Cornwall, Ontario.

**\* Two Heritage Advisory Committee Citizen Members have usually attended this event and their related costs have been funded by HAC's budget. For more information regarding this event, please visit: [www.ontarioheritageconference.ca](http://www.ontarioheritageconference.ca).**

DIRECTION REQUIRED

7. Status of Outstanding Issues Chart from the Heritage Advisory Committee

Chart dated February 18, 2014 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

(7.) RECOMMEND RECEIPT

SUBCOMMITTEE UPDATES FROM CHAIRS

8. Heritage Designation Subcommittee

9. Meadowvale Village Heritage Conservation District Review Committee, Ward 11

- 9.1 Correspondence dated November 22, 2013 from James P. Holmes, Chair, and Mike Byrne, Vice-Chair, Meadowvale Village Community Association, with respect to the Meadowvale Village Heritage Conservation District Plan Review.

RECOMMEND RECEIPT

10. Public Awareness Subcommittee

MONTHLY UPDATE MEMORANDUM FROM HERITAGE COORDINATORS

11. January 2014 Monthly Update Memorandum, Wards 2, 6, and 11

Memorandum dated January 27, 2014 from Laura Waldie, Heritage Coordinator, with respect to the January 2014 monthly update Memorandum from Heritage Coordinators.

RECOMMEND RECEIPT

INFORMATION ITEMS

12. Resignation from Deanna Natalizio, Heritage Advisory Committee Citizen Member

Email message dated February 4, 2014 from Deanna Natalizio, Heritage Advisory Committee Citizen Member, advising Councillor George Carlson, Chair, Heritage Advisory Committee, of her resignation from the Heritage Advisory Committee, effective immediately.

RECOMMEND RECEIPT

13. Notice of Intention to Designate Heritage Property, Outdoor Firing Range, 1300 Lakeshore Road East, and the Lakeview Waterfront Connection, Ward 1

Correspondence dated January 20, 2014 from Andrew Farr, Director, Water Division, Public Works Department, Region of Peel with respect to the Notice of Intention to designate a heritage property, the Outdoor Firing Range, located at 1300 Lakeshore Road East, and the Lakeview Waterfront Connection.

RECOMMEND RECEIPT



14. Notice of Public Information Centre (PIC) #1, Municipal Class Environmental Assessment Study for Creditview Road from Bancroft Drive to Old Creditview Road, Ward 11

Correspondence dated January 20, 2014 from Mirjana Osojnicki, Senior Environmental Planner, AECOM Canada Ltd., with respect to the Notice of Public Information Centre (PIC) #1, Municipal Class Environmental Assessment Study for Creditview Road from Bancroft Drive to Old Creditview Road.

RECOMMEND RECEIPT

DATE OF NEXT MEETING – Tuesday, March 18, 2014 at 9 a.m., Council Chamber

OTHER BUSINESS

ADJOURNMENT

January 21 2014



FEB 18 2014

**MINUTES****HERITAGE ADVISORY COMMITTEE**

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, NOVEMBER 19, 2013 – 9:30 A.M.****COUNCIL CHAMBER****SECOND FLOOR, CIVIC CENTRE**

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

[www.mississauga.ca](http://www.mississauga.ca)**MEMBERS PRESENT:**

Councillor George Carlson, Ward 11 (CHAIR)

Councillor Jim Tovey, Ward 1 (VICE-CHAIR)

Robert Cutmore, Citizen Member

David Dodaro, Citizen Member

James Holmes, Citizen Member

Rick Mateljan, Citizen Member

Cameron McCuarg, Citizen Member

Michelle Walmsley, Citizen Member

Matthew N. Wilkinson, Citizen Member

**MEMBERS ABSENT:**

Mohammad N. Haque, Citizen Member

Deanna Natalizio, Citizen Member

Michael Spaziani, Citizen Member

**STAFF PRESENT:**

Elaine Eigl, Heritage Coordinator

Julie Lavertu, Legislative Coordinator

Gavin Longmuir, Manager, Forestry

Laura Waldie, Heritage Coordinator

Andrew Whittemore, Manager, Culture and Heritage Planning

CONTACT PERSON: Julie Lavertu, Legislative Coordinator

Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181

[Julie.Lavertu@mississauga.ca](mailto:Julie.Lavertu@mississauga.ca)

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CALL TO ORDER – 9:32 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – Nil

PRESENTATIONS/DEPUTATIONS – Nil

MATTERS CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held October 22, 2013.

Approved (Councillor J. Tovey)

2. Heritage Tree Subcommittee

Corporate Report dated November 1, 2013 from the Commissioner of Community Services with respect to the Heritage Tree Subcommittee.

Ms. Walmsley requested clarification on the possible role of Citizen Members during Arbor Week and discussed the loss of trees in the Mineola West Cultural Landscape, arborist report requirements for property owners in Cultural Landscapes, whether Urban Forestry staff could better monitor the loss of trees and overall canopy in Cultural Landscapes via arborist reports, and the City's tree-related by-laws and processes.

Mr. Longmuir discussed the City's various tree-related initiatives, such as Arbor Week and the One Million Trees Mississauga Program, and related volunteering opportunities and suggested that those interested visit Urban Forestry's web page for more information. He spoke about the monitoring of removed trees and the overall canopy, arborist report requirements, and the City's tree-related by-laws vis-à-vis the removal of trees and said that Urban Forestry staff could discuss a process to monitor the loss of trees and canopy in Cultural Landscapes via arborist reports with the Heritage Designation Subcommittee.

In response to Mr. Cutmore, Mr. Dodaro discussed the recommendation for the designation of heritage trees under the *Ontario Heritage Act* to be addressed via the Heritage Designation Subcommittee as well as the Subcommittee's membership and role.

The Chair said that property owners in Cultural Landscapes and Heritage Conservation Districts and property owners of heritage designated properties can currently remove up to two trees without a permit or notifying anyone at the City. He added that the Committee would need to pass a recommendation for Council's consideration on this matter if they believed that this is a loophole. Mr. Longmuir concurred with the Chair, noting that these matters are not in the purview of the Private Tree Protection By-Law so the by-law would need to be amended to capture these matters.

Recommendation

HAC-0105-2013

1. That the mandate of the Heritage Tree Subcommittee to investigate the feasibility of a Heritage Tree Program has been fulfilled and therefore the Subcommittee can be dissolved; and
2. That the designation of Heritage Trees under the Ontario Heritage Act be addressed through the Heritage Designation Subcommittee.

Approved (J. Holmes)3. Request to Demolish a Heritage Listed Property, 4067 Mississauga Road, Ward 8

Corporate Report dated October 18, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 4067 Mississauga Road.

Mr. Wilkinson requested clarification regarding the number of lots being proposed on the property and whether the houses will both face Mississauga Road or the street behind the properties, noting that this is a tight corner along Mississauga Road. Ms. Waldie said that the property will be subdivided into two lots, that the houses will likely face the street behind the properties, and that latter issue will be addressed via the Site Plan process.

Recommendation

HAC-0106-2013

That the property at 4067 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure proceed through the applicable process.

Approved (M. Wilkinson)4. Heritage Impact Statement, 1370 Milton Avenue, Ward 1

Memorandum dated October 18, 2013 from Laura Waldie, Heritage Coordinator, with respect to the Heritage Impact Statement for the property located at 1370 Milton Avenue.

Mr. Mateljan requested clarification on the criteria used by Heritage staff to request a Heritage Impact Statement (HIS) from the property owner, noting that this is the first time that he had seen an HIS for this type of project. Ms. Waldie clarified that Heritage staff did not request an HIS for this second floor addition, but that the property owners wanted to chronicle their property's history so they hired Gillespie Heritage Consulting to write an HIS which is now being brought forward to the Committee for receipt only.

Recommendation

HAC-0107-2013

That the Memorandum dated October 18, 2013 from Laura Waldie, Heritage Coordinator, entitled "Heritage Impact Statement, 1370 Milton Avenue (Ward 1)," be received.

Received (R. Mateljan)

5. Municipal Water Servicing within the Willow Lane Right-of-Way, Ward 11

Memorandum dated November 4, 2013 from Elaine Eigl, Heritage Coordinator, with respect to municipal water servicing within the Willow Lane right-of-way.

Mr. Holmes said that the Meadowvale Village Heritage Conservation District (MVHCD) Review Committee had no concerns regarding this matter, as there would be no visual impacts to the laneway or to nearby houses as a result of the work undertaken by the Region of Peel. The Chair said that this matter was long overdue and will benefit Willow Lane residents and Meadowvale Village overall. In response to Mr. Wilkinson, Ms. Eigl briefly explained the Region's trenchless methods for installing the watermain.

Recommendation

HAC-0108-2013

That the Memorandum dated November 4, 2013 from Elaine Eigl, Heritage Coordinator, entitled "Municipal Water Servicing within the Willow Lane Right-of-Way (Ward 11)," be received.

Received (J. Holmes)

6. 2013 Cultural Heritage Program Award of Excellence Expenditure

Memorandum dated November 5, 2013 from Elaine Eigl, Heritage Coordinator, with respect to 2013 Cultural Heritage Program Award of Excellence expenditure.

In response to the Chair, Ms. Lavertu briefly discussed the Memorandum and said that the estimated \$70 expenditure is being brought to the Committee for their information, as the cost will be incurred by the Committee's 2013 budget. She added that Item 7 deals with the Committee's overall 2013 budget in detail by expenditure type.

Recommendation

HAC-0109-2013

That the Memorandum dated November 5, 2013 from Elaine Eigl, Heritage Coordinator, entitled "2013 Cultural Heritage Program Award of Excellence Expenditure," be received.

Received (Councillor J. Tovey)

7. Heritage Advisory Committee's Budget and Spending History

Memorandum dated November 12, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the Heritage Advisory Committee's budget and spending history.

Ms. Lavertu briefly discussed the Memorandum, noting that it responds to a previous recommendation that was made by the Committee in April 2011 and is being provided to

the Committee at this time because the City Committees of Council Structure Review has been largely completed at this time. She added that City Council approved changes to Committee budgets as part of the above-noted Review in April 2013 (specifically, a single operating budget account that supports all typical annual expenditures for Committees of Council, including a policy outlining approved expenditures) and directed that these changes be implemented for the next term of Council (2015-2018).

Recommendation

HAC-0110-2013

That the Memorandum dated November 12, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, entitled "Heritage Advisory Committee's Budget and Spending History, Clerk's File Number: MG-07," be received.

Received (C. McCuaig)

8. Status of Outstanding Issues Chart from the Heritage Advisory Committee

Chart dated November 19, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Clarkson General Store, 1130-1132 Clarkson Road North, and William Clarkson House, 1140 Clarkson Road North, Ward 2

Mr. Dodaro discussed the above-noted properties and requested clarification from Heritage staff regarding the three properties and their heritage status. He discussed the properties and their current condition, a recent fire in one of the properties, and referred to two photographs of the properties that he recently took which were projected on the screen by Ms. Lavertu for the Committee's information. Mr. Dodaro noted that work is currently going on at the properties, including reframing work, and suggested that the City issue a stop work order, as this work is taking place without the appropriate permits.

Mr. Whittemore said that Heritage staff followed up with Legal Services staff who confirmed that the ownership of the properties has not been determined. He added that Heritage staff will advise appropriate staff regarding the work that is now going on at the properties and seek clarity respecting the possibility of staff issuing a stop work order.

Ms. Waldie discussed the three properties, their addresses, and their heritage statuses. She spoke about the status of the court case regarding the ownership of the properties and said that the City's Property Standards Order (PSO) had been appealed and that she had consulted Planning and Building Department and By-Law Enforcement staff regarding the properties and their various issues. Ms. Waldie said that the fire in one of the properties occurred in late August and news reports said that there was minimal damage.

The Chair and Vice-Chair discussed the properties and their heritage and financial value, ownership, and property tax status, the importance of discussing the status of the properties and next steps with Councillor Pat Mullin, Ward 2, the properties and related PSO vis-à-vis the City's new and old Property Standards By-Laws, and the possibility of

reviewing the PSO regarding the properties during the Committee's next meeting.

Committee members discussed the properties, the possibility of the Heritage Designation Subcommittee discussing the properties with Councillor Mullin and Heritage staff and/or assisting staff with any tasks related to the properties, the importance of Heritage staff keeping Committee members aware of any developments regarding the properties, the disputed property owners, a recent fire in one of the properties vis-à-vis the current work being done, the importance of ensuring that the properties are adequately protected and preserved unlike other heritage properties (e.g., the Dowling House), the City's new Property Standards By-Law vis-à-vis the properties, the possibility of the City fixing up the properties and billing the property owners for related costs, and the possibility of Heritage staff bringing this matter to the Mayor and/or Council for immediate resolution.

Mr. Whittemore said that Heritage staff would follow up with Councillor Mullin so that she is aware of the current status of the properties and that he would raise this issue with the management of affected departments so that they are aware of the seriousness of this matter and the Committee's concerns. He added that this is a complex file due to the disputed ownership and various regulatory by-laws, that Heritage staff would consult with Legal Services staff regarding the possibility of levying fines or penalties on the property owners, and that Heritage staff would email any updates to the Committee.

#### Recommendation

HAC-0111-2013

- That the chart dated November 19, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee, be received.

Received (Mr. Wilkinson)

#### SUBCOMMITTEE UPDATES FROM CHAIRS

9. Heritage Designation Subcommittee – Nil
10. Heritage Tree Subcommittee – Nil
11. Meadowvale Village Heritage Conservation District Review Committee – Nil
12. Public Awareness Subcommittee – Nil

The Chair noted that the above-noted heading for the Heritage Tree Subcommittee would be removed from future agendas due to its dissolution during today's Committee meeting (please see Item 2 on pages 1-2 of the minutes for more information regarding this issue).

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INFORMATION ITEMS13. 2014 Volunteer Service Awards Program

Correspondence dated November 2013 from the Honourable Michael Coteau, Minister of Citizenship and Immigration, with respect to the 2014 Volunteer Service Awards Program.

Recommendation

HAC-0112-2013

That the correspondence dated November 2013 from the Honourable Michael Coteau, Minister of Citizenship and Immigration, with respect to the 2014 Volunteer Service Awards Program, be received.

Received (R. Cutmore)

DATE OF NEXT MEETING – Tuesday, January 21, 2014 at 9 a.m., Council Chamber

OTHER BUSINESS2014 Heritage Work Plan Suggestions

Mr. McCuaig said that he had discussions with Heritage staff during the past few months regarding the 2014 work plan and wanted to share these dealings with the Committee. He said that he raised three issues: (1) developing a documented 2014 heritage strategic plan, including a communications plan, for heritage and cultural landscape designations; (2) conducting heritage market research to help direct the Committee and the heritage strategic plan; and (3) reviewing the culture on the map website's traffic and feedback and pursuing enhancements. Mr. McCuaig said that Heritage staff advised him that the three issues will not be pursued in 2014 due to other priorities and that he wanted to make the Committee aware of these discussions in case there was interest in making this an agenda item in January 2013 or having an off-site meeting to discuss them further.

Mr. Whittemore thanked Mr. McCuaig for his email message to Heritage staff regarding the above-noted matter and his interest in heritage at the City. He noted that the heritage strategic plan is being targeted for late 2014 or 2015, as Paula Wubbenhorst, Senior Heritage Coordinator, will be returning from maternity leave in mid-2014 and be actively involved in developing and implementing this plan, and that the Committee will be consulted on this matter in 2014. Mr. Whittemore discussed the City's heritage processes, systems, and plans, the need to adopt a more proactive and efficient approach for the Committee's decision-making in Cultural Landscapes in the near future, current priorities (e.g., completing the MVHCD Plan Review), and the workload of Heritage staff which is largely driven by dealing with incoming applications as per the *Ontario Heritage Act*.

Committee members discussed the possibility of the Committee or the Public Awareness Subcommittee assisting Heritage staff and/or contributing to the heritage strategic plan,



the value of heritage market research for the Public Awareness Subcommittee, the importance of staff working with Citizen Members on public awareness and other subcommittee-related initiatives and ideas, the possibility of the Public Awareness Subcommittee resurrecting "The Bridge" newsletter to increase awareness of heritage designations and other heritage-related issues, the value of having an off-site meeting in early 2014 to discuss all or some of the issues identified by Mr. McCuaig, and the timelines for drafting a heritage strategic plan and related advantages and disadvantages.

The Chair said that the MVHCD Plan Review has taken a lot of Heritage staff time and is coming to an end. He discussed the roles of Heritage staff and the Committee, upcoming changes to decision-making processes via the Plan Review, and the dissolution of the MVHCD Review Committee and related impacts on the Committee and the application process, adding that the new process will likely lighten the workload of Heritage staff. The Chair added that proactive heritage initiatives are more likely when the Heritage staffing situation stabilizes and Ms. Wubbenhorst returns from maternity leave.

Mr. Holmes discussed the Plan Review, the proposed process for applications and related guidelines in the MVHCD, and the need to keep residents informed of applications and developments with the dissolution of the Review Committee in the near future. He also thanked contract Heritage staff for their work and responsiveness on the Plan Review.

The Chair complimented Mr. Whittemore for his leadership and the work of Mr. Holmes and Heritage staff on the Plan Review. He suggested that the Committee could have a Saturday morning meeting in early 2014 to discuss enhancing the culture on the map website and possible public relations, marketing, and outreach opportunities in the future.

#### "The Credits" Heritage Mississauga Awards

Mr. Wilkinson reminded the Committee that the above-noted event was taking place on Thursday, November 21, 2013 at the Mississauga Grand Banquet and Convention Centre.

#### Transfer of Microfilm Land Registry Records to Thunder Bay, Ontario

Mr. Wilkinson discussed the recent transfer of microfilm land registry records from the Peel Art Gallery, Museum + Archives (PAMA) to the ServiceOntario office in Thunder Bay, Ontario and associated impacts on citizens, researchers, the Committee, and others. He said that he would be visiting PAMA in the near future and would update the Committee via email regarding the types of records that are still available at PAMA. Ms. Waldie said that her Heritage Planning colleagues in London, Ontario had waited as long as eight weeks to obtain records. In response to the Chair and Ms. Waldie, Mr. Wilkinson discussed the records available at PAMA and the Mississauga Central Library. The Chair asked if realtors are aware of this change, as it could affect the closing dates of properties.

ADJOURNMENT – 10:40 a.m. (C. McCuaig)

**FEB 18 2014**

# Corporate Report

Clerk's Files

Originator's  
Files

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**DATE:** January 27, 2014

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: February 18, 2014

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

**SUBJECT:** **Heritage Easement Agreement**  
**Dowling House, 2285 Britannia Road West**  
**(Ward 11)**

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**RECOMMENDATION:** That a by-law be enacted to authorize the Commissioner of Community Services and City Clerk to execute and affix the Corporate Seal to a Heritage Easement Agreement (the "Agreement") between The Corporation of the City of Mississauga and Jasrico Financial Inc., in a form satisfactory to Community Services and Legal Services, with regards to the building known as the Dowling House located at 2285 Britannia Road West in Mississauga, Ontario (the "Property"), for the purposes of ensuring the conservation of the cultural heritage value of the Dowling House, and that Legal Services be directed to register such Agreement on title of the Property.

**BACKGROUND:** The property known as 2285 Britannia Road West (the "Property") is owned by Jasrico Financial Inc. (the "Owner"). The Dowling House, which was designated as a heritage building in 2010 pursuant to Part IV of the *Ontario Heritage Act*, as amended, is situated on the Property.

As a condition of site plan approval for the application (SPA 06/222), the Owner agreed to enter into a Heritage Easement Agreement (the

“Agreement”) with the City of Mississauga, the purpose of which is to ensure the conservation of the cultural heritage value of the Dowling House. A copy of the Agreement, signed by the Owner, is attached as Appendix “1”.

**COMMENTS:**

The intent of the Agreement is to ensure that the heritage character of the Dowling House, located on the Property, will be preserved in perpetuity as part of the heritage of the City. The structure is a nineteenth century building that reflects the agricultural history of the Streetsville area. Believed to have been built in the 1880s, it is a one-and-a-half storey frame structure with wooden siding, built on a stone foundation, which by the beginning of the twentieth century was finished in red brick. Although altered since it's designation, the Property retains heritage character, which includes, but is not limited to:

- The Property's historical/associative value due to its association with early Streetsville politicians, including Streetsville's first mayor Frank Dowling;
- The Property's historical/associative value as it yields information about late nineteenth and early twentieth century farming;
- The Property's physical value as a rare surviving farmhouse in Mississauga.

The Owner has executed the Agreement, a copy of which is attached as Appendix 1, and which is now prepared for signature by the Commissioner of Community Services and the City Clerk. The Agreement, once fully executed, will be registered on title to the property at the Land Titles Office. The Owner, and any future owners of the subject lands, will be bound by this Agreement for the purpose of protecting the heritage value of the Dowling House.

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

**CONCLUSION:**

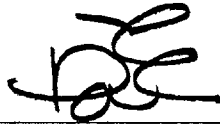
The Owner of the Property on which the Dowling House is situated, has agreed, as a condition of Site Plan approval, to execute a Heritage Easement Agreement with the City. The negotiated Agreement is in a form satisfactory to the Community Services Department and Legal Services Division. The Agreement has been executed by the Owner and is ready for signature by the Commissioner of Community

Services and the City Clerk, following which, it will be registered on title.

**ATTACHMENTS:**

Appendix 1: Heritage Easement Agreement

Appendix 2: Location Map – 2285 Britannia Road West



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

*Prepared By: Elaine Eigl, Heritage Coordinator*

**FEB 18 2014**

## Corporate Report

Clerk's Files

Originator's  
Files

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**DATE:** January 27, 2014

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: February 18, 2014

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

**SUBJECT:** **Request to Partially Demolish a Heritage Listed Property**  
**3650 Eglinton Avenue West**  
**(Ward 8)**

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**RECOMMENDATION:** 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.

**BACKGROUND:** The subject property was built by William Albertson in 1865. Born in New Jersey in 1794, Albertson came to Upper Canada as a Loyalist in 1810. Albertson fought for the English at Queenston Heights during the War of 1812. As a war veteran, he was granted several acres of land along Eglinton Avenue where he built a number of residences, including the subject property, for himself and various members of his family. Albertson died in 1877 and is buried in Erindale.

Section 27.3 of the Ontario Heritage Act states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least a 60 day notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The OHA also states under 27. (5) that *“The notice required by subsection (3) shall be accompanied by such plans and shall set out such information as the council may require.”* The subject property was listed on the City’s Heritage Register in 1989 for its architectural style and merit. At the time, it was considered a good example of a mid-nineteenth century farmhouse which were prevalent at the time in this part of Mississauga. Since being Listed on the Register, this property has now become the only farmhouse left as the area has seen an influx of commercial and townhouse developments.

**COMMENTS:**

In September 2013, a Heritage Impact Statement written by Dr. Robert J. Burns PhD, CAHP was submitted to Heritage Planning requesting demolition of the structure in order to develop the property into commercial and retail space. At the time, there was no formal Site Plan Approval application filed with Planning and Building for the development proposal. At the October 22, 2013 Heritage Advisory Committee, a staff report recommending approval of the structure’s demolition was considered. HAC directed staff by the following resolution, which was adopted by City Council on October 29, 2013: “That the request to demolish the heritage listed property located at 3650 Eglinton Avenue West be deferred until the property owners and/or his agents submit a detailed Site Plan to Heritage staff for consideration at a future Heritage Advisory Committee meeting.” On January 20, 2014, a preliminary concept Site Plan drawing (Appendix 1) and a revised structural engineer’s report (Appendix 2) were submitted to Heritage Planning staff for consideration.

The current owner wishes to retain the original farmhouse structure dating to the 1860s and incorporate it into a commercial development proposal. Heritage Planning supports this concept plan. However, as indicated in the structural engineer’s report, the 1980s addition is in a poor state of deterioration. The future plan for this site would see the removal of this addition in order to incorporate the original structure into the proposed development.

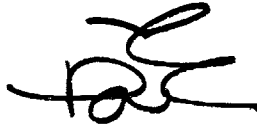
Notwithstanding, this concept plan proposal will have to go through the formal Site Plan Approval process where Heritage Planning will be circulated for comments restricted to the retention of identified heritage attributes, set-backs, height, density and size, shape and form of the proposed development.

As of the writing of this report, no formal Site Plan has been registered for this proposed development with the city's Planning and Building Department.

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

**CONCLUSION:** The owner of 3650 Eglinton Avenue West has requested permission to demolish the 1980's addition from a structure listed on the City's Heritage Register. Heritage Planning staff recommend this request be conditionally approved upon the submission of a formal Site Plan Approval application through the City's Planning and Building Department.

**ATTACHMENTS:** Appendix 1: Concept Site Plan Drawings  
Appendix 2: Structural Engineer's Report



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

*Prepared By: Laura Waldie, Heritage Coordinator*

**FEB 18 2014**

# Corporate Report

Clerk's Files

Originator's  
Files

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**DATE:** January 20, 2014

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: February 18, 2014

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

**SUBJECT:** **Request to Demolish a Heritage Listed Property  
1217 Mona Road (Ward 2)**

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**RECOMMENDATION:** That the property at 1217 Mona Road, which is listed on the City's Heritage Register as part of the Mineola Neighbourhood Cultural Landscape, is not worthy of heritage designation and, consequently, that the owner's request to demolish the structure 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 January 20, 2014 from the Commissioner of Community Services.

**BACKGROUND:** The subject property was Listed on the City's Heritage Register in 2005 as part of the Mineola Neighbourhood Cultural Landscape, noted for, amongst other attributes, its scenic and visual quality. The property was part of the original land holdings of the Cotton family, who were one of the early settlers in the Port Credit area, having emigrated from County Roscommon in Ireland in 1837. It remained in the Cotton family until 1943, when it was sold to F.J. Moore Construction Co. Ltd. Records indicate that the existing structure was built around 1949.



The current property owner has submitted Site Plan application (SPI 13/27), in support of their application to remove the existing single detached dwelling and replace it with a new single detached dwelling. The owners submitted a Heritage Impact Statement (Appendix 1), including a letter from the Mr. Peter Shields, Senior Consulting Arborist, of the Davey Resource Group (Appendix 2). As the proposed development will not impact any existing trees, the requirement to provide a full arborist's report was waived, and in its stead a letter from a licenced arborist was requested, to confirm that, in fact, the proposed extent of the development appears "...adequate and injuries to protected trees should be limited.". Further, the landscaping and urban design related issues will be reviewed as part of the Site Plan review process to ensure that the project respects the character of the surrounding community.

**COMMENTS:**

Section 27. (3) of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be demolished without 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation, as set out under Regulation 9/06 of the *Ontario Heritage Act*. In order to merit designation, one of the three criteria must be satisfied. These criteria are:

1. The property has design value or physical value;
2. The property has historical value or associative value;
3. The property has contextual value.

Furthermore, pursuant to Section 27. (5) of the *Ontario Heritage Act*, which states that Council may require the applicant to submit plans in support of a demolition application for a property included on the city's Heritage Register, the property owner has submitted Site Plan application (SPI 13/27).

The applicant's Heritage Impact Statement concludes that the house at 1217 Mona Road is not worthy of heritage designation under Regulation 9/06 of the *Ontario Heritage Act*. The existing structure does not illustrate a style, trend or pattern; have any direct association with an important person or event; illustrate an important phase in the city's social or physical development; nor does it illustrate the work of an important designer. Further, the proposed new development strives to protect the property's horticultural attributes.

The proposed new construction preserves the existing building setbacks; meets height restrictions; is designed to respect the existing vegetation; and preserves the existing grades and drainage patterns of the lot. Further, the new build compliments the existing building stock.

As such, heritage planning staff recommends the application be approved.

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

**CONCLUSION:** The property owner of 1217 Mona Road has requested permission to demolish a structure on a property that is listed within a Cultural Landscape on the City's Heritage Register. The subject property is not worthy of designation and the request for demolition should, therefore, be recommended for approval.

**ATTACHMENTS:** Appendix 1: Heritage Impact Statement  
Appendix 2: Arborists' Letter



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

*Prepared By: Elaine Eigl, Heritage Coordinator*

Heritage Advisory Committee

January 21 2014

**Julie Lavertu**

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**From:** Barbara Johnstone  
**Sent:** 2013/11/29 1:13 PM  
**To:** Julie Lavertu  
**Cc:** George Carlson  
**Subject:** Heritage Advisory Committee - Agenda Item (Grand Duchess Olga)

Heritage Advisory Committee

FEB 18 2014

Good Afternoon Julie,  
Councillor Iannicca is in receipt of the attached request from Mrs. Meryl Fisher, a respected, long-time Cooksville resident.  
Councillor Iannicca respectfully requests this item to be placed on the first available Heritage Advisory Committee agenda. With thanks.  
Regards,  
Barbara

Barbara Johnstone  
Executive Assistant, Ward 7  
City of Mississauga  
300 City Centre Drive  
Mississauga, ON  
L5B 3C1

phone: 905-615-4614  
email: [barbara.johnstone@mississauga.ca](mailto:barbara.johnstone@mississauga.ca)



*"This e-mail may not be forwarded to anyone for any reason without express written permission of the author."*

### Grand Duchess Olga Lived on Camilla Road

The property at 2130 Camilla Rd, has been recently sold and probably will be renovated (rightfully so). I had hoped that the city of Mississauga or that the Historical Society would put a sign on the property (not on the house) to denote that Grand Duchess Olga Alexandrovna (once a Russian princess) lived the last 8 years of her life there.

A courageous woman whose brother (the last Tsar of Russia) and his family were shot by revolutionaries in 1917, she served as a nurse in the first World War. She married a commoner, an army officer, and escaped to the Crimea where they lived until the threat of revolutionaries forced them to escape to Denmark where her mother, the Dowager Empress lived. After her mother died they lived in an ordinary way on a farm near the village of Ballerup, until the Danish government suggested they leave as the Russian government was becoming threatening. Her sister lived in England but they chose to come to Canada. Fred and I visited Ballerup Museum in Denmark and there was a picture of 2130 Camilla as well as many of her paintings.

Around Cooksville she was frequently seen in her rubber boots at the bank, walking in Hancock woods and painting along Cooksville Creek. Colonel Rattray encouraged her to paint on his property, and bought her paintings. English royalty visited her on Camilla - Duchess of Kent in 1954 and Louis Mountbatten in 1959. Queen Elizabeth had her for lunch on the Royal Yacht. Stories circulated about getting her dressed up for these occasions. During her time in this home her maid, who had walked across Europe with her jewels in the hem of her dress, to Denmark died after Olga had nursed her. Her beloved husband also died here. Olga died in 1960 in a friends' apartment over a store in New Toronto.

I just wanted my neighbours to know something about this house. More information can be found at the library and / at [wikipedia.org/wiki/Grand Duchess Olga Alexandrovna of Russia](http://wikipedia.org/wiki/Grand_Duchess_Olga_Alexandrovna_of_Russia).

Meryl

FEB 18 2014

**REGISTRATION FORM**  
**2014 ONTARIO HERITAGE CONFERENCE**  
**May 23-25, 2014**  
**NAV Centre, Cornwall, ON**

(Please print)

Ms. ☐ Mrs. ☐ Mr. ☐

Last Name \_\_\_\_\_ First Name \_\_\_\_\_

Position/Title \_\_\_\_\_

Institution/Organization \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ Province \_\_\_\_\_ Country \_\_\_\_\_ Postal Code \_\_\_\_\_

Telephone (office) \_\_\_\_\_ Fax \_\_\_\_\_

E-mail \_\_\_\_\_

Please indicate if you have any special dietary requirements or special needs: \_\_\_\_\_

☐ Please check if you prefer **NOT** to have your name, title and organization included on the list of participants that OHC shares with delegates and sponsors.

☐ Please check if this is your first time attending an Ontario Heritage Conference.

Are you a member of an organization such as ACO, CHO, CAHP/OAHP, OAA or OPPI? \_\_\_\_\_

**Registration for Pre-Conference Activities (THURSDAY, May 22, 2014)**

☐ Early Bird Road Rally - Number of participants \_\_\_\_\_ Would you be willing to drive? ☐ Yes ☐ No

Name of Participant(s) \_\_\_\_\_

☐ Opening Reception - Number of participants \_\_\_\_\_

**Conference Registration (FRIDAY, MAY 23 - SUNDAY, MAY 25, 2014)**

Full Conference (Delegate or Student) Fees include:

- Attendance at all plenary and concurrent sessions on Friday and Saturday;
- Breakfasts, \$15 lunch vouchers, AM & PM breaks on Friday and Saturday;
- Access to social events: o Opening Reception - Thursday evening o Reception and Dinner - Friday evening.

1 Day Fees include:

- Attendance at all sessions for selected day;
- Breakfast, \$15 lunch voucher, AM & PM breaks and dinner for selected day.

\*Additional tickets may also be purchased for social events for partners/guests.

**Registration (See above for list of what is included)**

	Early Bird Rate Before March 23, 2014	Regular Rate After March 23, 2014	Amount
<input type="checkbox"/> Full Conference	\$245	\$295	\$ _____
<input type="checkbox"/> Student Full Conference (proof required)	\$185	\$225	\$ _____
<input type="checkbox"/> 1 Day (please select one) <input type="checkbox"/> Friday <input type="checkbox"/> Saturday	\$150	\$175	\$ _____

Will you attend the Friday dinner? ☐ Yes ☐ No

**Tickets for Social Events and Activities**

FRIDAY DINNER INCLUDED IN 1 DAY FRIDAY AND FULL CONFERENCE REGISTRATION FEES. SATURDAY DINNER ONLY INCLUDED IN 1 DAY SATURDAY REGISTRATION FEE. SATURDAY DINNER IS AN OPTIONAL EVENT.

	Cost/person	# of tickets
<input type="checkbox"/> Friday May 23 Dinner (tickets for guests)	\$45	_____ \$ _____
<input type="checkbox"/> Saturday May 24 Dinner at the Armoury (tickets for delegates/guests)	\$50	_____ \$ _____
<input type="checkbox"/> Saturday May 24 Waterfront Historical Guided Tour (open to all) 4:00pm to 5:30pm Shuttle will be provided	No cost	_____

Sub-Total \$ \_\_\_\_\_

HST (13%) 121915037Rt001 \$ \_\_\_\_\_

Grand Total \$ \_\_\_\_\_

Please complete all 2 pages of the registration form

Delegate Name: \_\_\_\_\_

**Concurrent Session Registration (For Delegates Only)**

Concurrent sessions will be held at the NAV Centre unless otherwise noted in the program guide

We ask that all delegates pre-select their concurrent sessions. Details on each session are provided in the Preliminary Conference Program and on the 2014 OHC website at [www.ontarioheritageconference.ca](http://www.ontarioheritageconference.ca)

**Friday, May 23 2014**

**Concurrent Sessions (1:30pm – 3:00pm) *Please check one***

- ☐ Accessibility Panel
- ☐ Heritage, Culture and Tourism
- ☐ Lost Villages History & Tour (departs 12:00pm and includes lunch) Maximum of 55 participants
- ☐ Putting the Tools to Good Use – New Technology and the Heritage Professional - Ontario Heritage Trust Workshop

**Concurrent Sessions (3:30pm – 5:00pm) *Please check one***

- ☐ Railways of Eastern Ontario : Brief History
- ☐ Heritage Property Real Estate & Insurance
- ☐ Student Paper Presentation
- ☐ Algonquin College Workshop – Replicating Damaged Trim Work
- ☐ Algonquin College Workshop – Brick and Stone Re-pointing

**Saturday, May 24, 2014**

**Concurrent Sessions (8:30am – 10:00am) *Please check one***

- ☐ Brownfields Remediation & Cotton Mills Tour
- ☐ Central Public: A School to Remember; Dialogues between the past, in the present for the future (Unique construction/Integration)
- ☐ Financial Incentives for Conserving Built Heritage - MTCS Workshop
- ☐ Coming Full Circle: Lessons learned from the history of built, cemetery and natural grassroots preservation in Ontario

**Concurrent Sessions (10:30am – 12:00pm) *Please check one***

- ☐ Preservation/digitization of documents
- ☐ Building Stories Workshop (Bring your own laptop or IPAD) Maximum 20 participants
- ☐ Ontario Association of Heritage Professionals Session
- ☐ Lost Villages History & Tour (returns at 1:00pm and includes lunch) Maximum of 55 participants
- ☐ Vacant, Derelict Heritage Properties – City of Ottawa Initiatives

Will you be attending the AGM(s) on Sunday May 25? ☐ OAHP 09:30-10:30 ☐ ACO 10:30-11:30 ☐ CHO-PCO 11:30-12:30

Will you be bringing a spouse/partner? ☐ No ☐ Yes Name: \_\_\_\_\_

Payment by Credit Card: ☐ Visa ☐ MasterCard ☐ American Express

Card No.: \_\_\_\_\_ Expiry Date: \_\_\_\_\_

Security Code: VISA and MASTERCARD (3 digit code on back of card) AMEX (4 digit code on front of card) \_\_\_\_\_

Cardholder Name: \_\_\_\_\_ Signature: \_\_\_\_\_

**\*Your 2014 OHC payment will appear as "City of Cornwall" on your monthly credit card statement.**

**Payment by Cheque or Money Order:** Please make your cheque or money order payable to City of Cornwall.

**Payment Policy:** Conference registrations are not considered confirmed until full payment is received. All conference registration fees must be paid prior to the commencement of 2014 OHC (May 23, 2014). This includes payment for all optional events.

**Cancellation Policy:** Reimbursement of registration fees, less a \$50 administration fee, will be issued for cancellations received by April 23, 2014. No refunds will be issued after this date. If you are unable to attend, you may substitute someone in your place. All cancellations and substitutions must be received in writing. Refunds will be processed after the conference.

**Inquiries:** For registration inquiries, please contact Ginette Guy at Tel: (613) 362-5312, Fax: (613) 932-5097 or e-mail: [heritagecornwall@yahoo.ca](mailto:heritagecornwall@yahoo.ca). Please visit [www.ontarioheritageconference.ca](http://www.ontarioheritageconference.ca) for conference information.

On-line



[www.ontarioheritageconference.ca](http://www.ontarioheritageconference.ca)

By mail



Heritage-Patrimoine Cornwall  
c/o City of Cornwall  
Planning Division, 2<sup>nd</sup> floor  
100 Water St. E.  
Cornwall, ON K6H 5T9

By fax



613-932-5097



## Draft Program

(as of Jan 28, 2014) Subject to change – All sessions at NAV Centre unless otherwise stated

### THURSDAY MAY 22

The “Early Bird” Road Rally

Time: 2:00 pm— 4:00 pm

Location: Cornwall & The Counties Meeting Point: NAV Centre parking area

Overview: You will drive and learn, see the countryside and sites of Cornwall and the Counties.

There will be detailed instructions to follow and insightful questions to answer.

**Registration Desk** Open at NAV Centre Theatre Level

Time: 6:00 pm—9:00 pm

### Opening Reception

Time: 7:00 pm—9:00 pm

Location: NAV Centre Upper Theatre

### FRIDAY MAY 23

Market Place Open in NAV Centre Lower Theatre

Time: 7:30 am—5:00 pm

**Registration Desk** Open at NAV Centre Theatre Level

Time: 7:30 am— 5:00 pm

### Refreshments

Time: 7:30 am— 9:00 am

Location: NAV Centre Lower Theatre

### Opening Ceremony

Time: 9:00 am— 10:00 am

Location: NAV Centre Theatre

### Nutrition Break

Time: 10:00 am—10:30 am

Location: NAV Centre Lower Theatre

### Keynote Address

Time: 10:30 am—12:00 pm

Location: NAV Centre Theatre

Dr. Avi Friedman, housing guru and style setter, will give the keynote address “The Future of Communities”.

**Lunch Break**

Time: 12:00 pm—1:30 pm

Location: NAV Centre Restaurants or Downtown Cornwall

It's your choice stay at Nav Centre and enjoy the restaurants onsite or hop on a bus to enjoy downtown Cornwall's restaurants. \$15 voucher for participating restaurants is included in your registration package.

**Session 1A Accessibility Panel**

Time: 1:30 pm—3:00 pm

Presenters: Wayne Morgan, Heritage Planner, CHO - Jill Taylor, Architect, CAHP

**Session 1B Heritage, Culture and Tourism**

Time: 1:30 pm—3:00 pm

Presenters: Carl Bray, Principal Bray Heritage, Adjunct Professor Queen's University, S.U.R.P.

**Session 1C Lost Villages History & Tour**

Time: 12:00 pm—3:00 pm

Location: Lost Village Museum, Long Sault

Presentation & tour of the Lost Villages Museum. This session includes lunch at the museum.

Presenter: Jim Brownell

Max. Attendees: 55

**Session 1D Putting The Tools To Good Use – New technology and the Heritage Professional**

Session Sponsored by:

Time: 1:30 pm—3:00 pm

**Nutrition Break**

Time: 3:00 pm— 3:30 pm

Location: NAV Centre Lower Theatre

**Session 2A Railways of Eastern Ontario: Brief History**

Time: 3:30 pm—5:00 pm

Overview: Cornwall rail history and the restoration project of #17 an Heritage Designated locomotive.

Presenters: Chris Granger, Moccasin Railroad Club, Ottawa Railway History Circle, Bytown Railway Society

**Session 2B Heritage Property Real Estate & Insurance**

Time: 3:30 pm—5:00 pm

Presenters: Real Estate, Jim Leonard, Provincial Heritage Registrar, Ontario Heritage Trust Insurance, TBC

**Session 2C Student Paper Presentation**

Time: 3:30 pm—5:00 pm

Three students will present their papers

**Sessions 2Da or 2Db Algonquin College Workshops**

Time: 3:30 pm—5:00 pm

Choice of:

2Da – Replicating Damaged Trim Work

2Db – Brick and Stone Re-Pointing

Demonstration from the Heritage Masonry and Carpentry programs.



### **Friday Cocktail Reception**

Time: 5:30 pm—6:30 pm

Location: Campbell Hall Foyer Prior to dinner, join us for refreshments (cash bar) at NAV Centre in the Campbell Hall Foyer.

### **Friday Conference Dinner**

Time: 6:30 pm—9:00 pm

Location: NAV Centre, Campbell Hall

The Friday night dinner keynote address will be given by Dr. Carol Payne, Carleton University on the role of photographs in community heritage.

The financial support of the Ministry of Tourism, Culture and Sport towards the display of the Quilt of Belonging during this event is greatly appreciated.



### **Pub Night (On Your Own)**

Time: 9:30 pm— late

Location: JetSet Pub—NAV Centre

## **SATURDAY MAY 24**

Market Place/Heritage Fair

Time: 7:30 am—3:30 pm

**Registration Desk** Open at NAV Centre Theatre Level

Time: 7:30 am— 12:00 pm

### **Refreshments**

Time: 7:30 am— 9:00 am

Location: NAV Centre Lower Theatre

### **Session 3A Brownfields Remediation & Cotton Mills Tour**

Time: 8:30 am—10:00 am

Location: Cotton Mills

Presenters: Dana McLean, Planning Program Administration, City of Cornwall

Robert Pelda, RMP Construction and Development

### **Session 3B Central Public: A School to Remember; Dialogues between the past, in the present, for the future.**

Time: 8:30 am—10:00 am

Location: Cornwall Public Library

Presenters: Dick Markell, Bourgon & Associates Construction

Rhonda Horn-McQuay, Associate Architect, Colbourne & Kembell Architects Inc.

Glen Porter, Porter's Historical Restoration

### **Session 3C Financial Incentives for Conserving Built Heritage MTCS Session**

Time: 8:30 am—10:00 am

### **Session 3D Coming Full Circle: Lessons learned from the built, cemetery, and natural heritage grassroots preservation in Ontario**

Time: 8:30 am—10:00 pm

Presenters: Dorothy Duncan and Rob Leverty, Ontario Historical Society

**Nutrition Break**

Time: 10:00 am—10:30 am

Location: NAV Centre Lower Theatre

**Session 4A Preservation/digitization of documents**

Time: 10:30 am—12:00 pm

Presenters: Pierre Mercier, Leeds and the Thousand Islands Archives  
Erika Heesen, SD&G County Library

**Session 4B Building Stories Workshop**

Time: 10:30 am—12:00 pm

Hands on workshop introducing the Building Stories website. Bring your own laptop or IPAD.  
Max. Attendees: 20

**Session 4C OAHP Session**

Time: 10:30 am—12:00 pm

Presenter: Ontario Association of Heritage Professionals

**Session 4D Lost Villages History & Tour "The Damming Silence: Eradication and Reconstruction of Memory, Story and Community in the Seaway Valley."**

Time: 10:30 am—1:00 pm

Location: Lost Village Museum, Long Sault

Presentation & tour of the Lost Villages Museum. This session includes lunch at the museum.

Presenter: Maggie Wheeler, Author

Max. Attendees: 55

**Session 4E Vacant, Derelict Heritage Properties – City of Ottawa Initiative**

Time: 10:30am – 1:00pm

Presenters: Linda Anderson, Chief of By-law and Regulatory Services, City of Ottawa  
Sally Coutts, Heritage Planning Coordinator, City of Ottawa

**Lunch Break**

Time: 12:00 pm—1:30 pm

Location: NAV Centre Restaurants or Downtown Cornwall

It's your choice stay at Nav Centre and enjoy the restaurants onsite or hop on a bus to enjoy downtown Cornwall's restaurants. \$15 voucher for participating restaurants is included in your registration package.

**Plenary Session: Adaptive Re-Use**

Time: 1:30 pm—3:00 pm

Location: NAV Centre Theatre

Presenter: Mark Thompson Brandt, Architect

**Conference Closing**

Time: 3:00 pm—3:30 pm

Location: NAV Centre Theatre

**Tour 5A Cornwall Waterfront Guided Tour**

Time: 4:00 pm—5:30 pm

Meeting Point: Cornwall Community Museum

**Saturday Evening Dinner**

Time: 5:30 pm—6:30 pm for cocktails

6:30 pm for dinner

Location: Cornwall Armoury

A reception and dinner (cash bar) at the Cornwall Armoury.

Speaker: Jim Brownell

Entertainer: James Gordon

Additional cost: \$50 (Paid at registration)

The Cornwall Armoury is a Recognized Federal Heritage Building because of its historical associations, and its architectural and environmental values.

Our speaker will be Jim Brownell, Honourary Lieutenant Colonel of the Stormont, Dundas and Glengarry Highlanders Regiment. The long time community leader and former MPP is president of the Lost Villages Historical Society.

**SUNDAY MAY 25**

**Refreshments**

Time: 9:00 am— 9:30 am

Location: McMartin House—NAV Centre

**Annual General Meeting of the Ontario Association of Heritage Professionals**

Time: 9:30 am—10:30 am

**Annual General Meeting of Community Heritage Ontario**

Time: 10:30 am—11:30 am

**Annual General Meeting of the Architectural Conservancy of Ontario**

Time: 11:30 am—12:30 pm

Ontario Heritage Conference 2014

**STATUS OF OUTSTANDING ISSUES FROM THE HERITAGE ADVISORY COMMITTEE**  
**Prepared by Julie Lavertu, Legislative Coordinator, for the February 18, 2014 Heritage Advisory Committee Agenda**

<b>Property Name, Address or Issue</b>	<b>Property Address</b>	<b>HAC Recommendation (if passed)</b>	<b>Latest Status</b>
N/A	3650 Eglinton Avenue West	HAC-0087-2013	<p>That the request to demolish the heritage listed property located at 3650 Eglinton Avenue West be deferred until the property owners and/or his agents submit a detailed Site Plan to Heritage staff for consideration at a future Heritage Advisory Committee meeting.</p> <p><b>UPDATE: Please refer to Item 3 on the Heritage Advisory Committee's February 18, 2014 agenda for more information.</b></p>
<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 complimented Mr. Whittemore for his leadership and the work of Mr. Holmes and Heritage staff on the Meadowvale Village Heritage Conservation District Plan Review. He suggested that the Committee could have a Saturday morning meeting in early 2014 to discuss enhancing the culture on the map website and possible public relations, marketing, and outreach opportunities in the future.

Heritage Advisory Committee

January 21 2014

**Julie Lavertu**

**From:** Jim & Pat Holmes  
**Sent:** 2013/11/22 3:24 PM  
**To:** Andrew Whittemore; George Carlson; Mark Warrack; Laura Waldie; Elaine Egl; Julie Lavertu  
**Subject:** Meadowvale Village HCD Plan Review

Heritage Advisory Committee

FEB 18 2014

A signed copy of this letter has been faxed to Andrew Whittemore

**MVCA** **Meadowvale Village Community Association**

1045 Old Derry Road  
 Meadowvale Village, ON L5W 1A1

Phone 905 564-0076  
 FAX 905 795-

0835

November 22, 2013.

City of Mississauga Culture Division  
 201 city Centre Drive,  
 Mississauga, ON L5B 2T4

Att'n: Mr. Andrew Whittemore, Manager of Cultural Planning

Dear Andrew

Re: MVHCD Plan Review

Residents wish to express their appreciation to the City for its ongoing support in protecting Ontario's first Heritage Conservation District, and for having had the opportunity to participate in the Plan Review process.

With increased pressure to demolish some of the smaller, less significant homes and replace them with larger more elaborate buildings, it is critical that the Guidelines be strengthened to preserve the unique character of Meadowvale Village. The concept of separating substantive and non-substantive alterations is an excellent method for streamlining the approval process.

After consideration, residents have expressed concern over the proposal to entirely eliminate the Heritage Review Committee which was the safeguard set up in the original Conservation District Plan. Being left out of the loop until the final stages of the approval process will leave residents in a very weak position. The MVCA Executive met November 22, 2013 and strongly recommends that three or four residents living in the district be appointed to represent Villagers to work with heritage staff in lock-step for input comments on substantive alterations particularly when compromise is required. City staff is understandably in constant

change and having members of the MVCA included in the process could ensure that Meadowvale's unique character does not get compromised at some time in the future.

This matter requires further discussion.

Yours truly,  
Meadowvale Village Community Association

Jas.P Holmes, Chair  
cc Councillor Carlson  
Mississauga HAC  
Village Residents

Mike Byrne, Vice-Chair

*To Preserve the Quality of Life*

FEB 18 2014

**Memorandum**Community Services Department  
Culture Division

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

**FROM:** Laura Waldie, Heritage Coordinator

**DATE:** January 27, 2014

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

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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 2:

- a. 940 Tennyson: The addition of a low dormer at the rear of the property is not visible from the streetscape and does not adversely affect the heritage attributes of the property
- b. 2270 Speakman Drive: The addition of a second floor onto an existing warehouse is in keeping with the industrial heritage character of the area. The building materials are the same as what exists on the first level.

Ward 6:

- a. 2-6 Queen Street South, Old Port Credit Brewery. A very minor alteration of closing in a breezeway between the two buildings was proposed and in no way affected the heritage attributes of the Listed property. No heritage permit was required for this non-substantive alteration

Ward 11:

- a. 75 Thomas Street: The addition of a attached double car garage was approved by Heritage Planning because it complimented the existing structure's heritage attributes. These attributes were not adversely affected, therefore, did not require a heritage property permit or heritage impact statement.

Laura Waldie  
Heritage Coordinator  
Culture Division  
905-615-3200, ext. 5366  
[laura.waldie@mississauga.ca](mailto:laura.waldie@mississauga.ca)

**FEB 18 2014****Julie Lavertu**

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**From:** Deanna Natalizio  
**Sent:** 2014/02/04 6:18 PM  
**To:** Julie Lavertu  
**Subject:** HAC Resignation

Councillor George Carlson  
Chair, *Heritage Advisory Committee (HAC)*

I wish to inform you of my resignation from HAC, effective immediately, due to work obligations. I recently began new employment, and unfortunately, the location and responsibilities that come along with this position preclude me from continuing on as a citizen member of the committee.

I have thoroughly enjoyed my time on the committee, and have had the fortune of learning many new things and meeting other residents of Mississauga who are dedicated to preserving our history. I wish the Committee well in the months ahead.

Sincerely,

Deanna Natalizio



Heritage Advisory Committee
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<b>FEB 18 2014</b>
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Paul Mitcham  
 Commissioner of Community Services  
 City of Mississauga  
 300 City Centre Drive  
 Mississauga, ON L5B 3C1

January 20, 2014

**Re: Notice of Intention to Designate Heritage Property - Outdoor Firing Range.  
 1300 Lakeshore Road East and the Lakeview Waterfront Connection**

This letter is in regards to the Notice of Intention for the Heritage Designation at Peel's GE Booth Wastewater Treatment Facility. Although Peel has no objection to the designation, we wanted to ensure that the needs of the Lakeview Waterfront Connection (LWC) project remain a key consideration.

A draft Environmental Assessment (EA) was submitted to the Ministry of the Environment on December 12, 2013. Construction of the LWC is anticipated to begin late 2014 upon EA approval.

In the EA a number of construction access routes were identified to undertake the land creation along the shoreline at GE Booth. Please refer to Figure 1 attached in this letter for our preferred construction access route. The figure shows two entrance points, with the more eastern entrance expected to remain for only a year after completion of the Hanlan Feedermain project. After this the entrance at Dixie and Lakeshore will become the only entrance for LWC.

The road will be 9 meters wide with 1.5 meter buffers on both sides for a total width of 12 meters and construction fencing to separate the road from adjacent areas. The road will be a high quality industrial grade road elevated above the surrounding grades. The widening required to create the road will be done in the direction away from the rifle range. A Stage 2 Archaeology study indicated no issues of archaeological concern were found along the proposed route. A copy of the report can be sent for your files. Further details of the road will be finalized during detailed design following the EA.

Upon EA approval, we will submit a heritage application with the details of the road construction and archaeology and the mitigation measures incorporated in the road design.

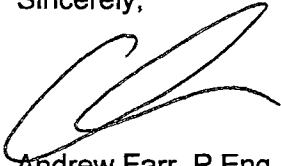
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**Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
 Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

If you have any questions please feel free to contact me at 905-791-7800 ext 4761.

Sincerely,

A handwritten signature in black ink, appearing to be 'A. Farr', written over a horizontal line.

Andrew Farr, P.Eng.  
Director, Water Division  
Public Works

c. Councillor Jim Tovey. Ward 1

Mark Schiller, Executive Director, Water and Wastewater

Dan Labrecque, Commissioner, Public Works

Rose Hercia, Supervisor, Real Estate

Andrew Whittemore, Manager, Culture and Heritage Planning, City of Mississauga

Laura Waldie, Heritage Coordinator, City of Mississauga

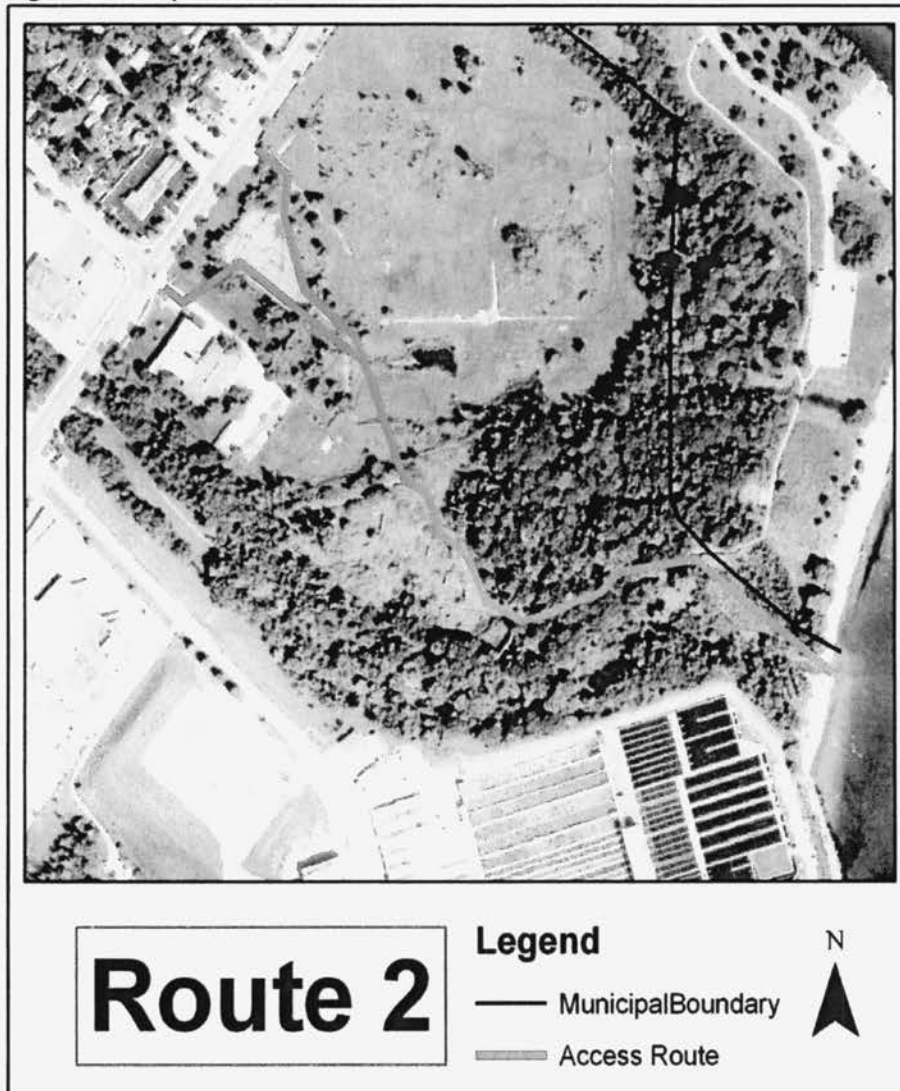
Julie Lavertu, Legislative Coordinator City of Mississauga

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**Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)

Figure 1: Proposed Construction Access Route for LWC

**Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9  
Tel: 905-791-7800 [www.peelregion.ca](http://www.peelregion.ca)



5080 Commerce Boulevard 905 238 0007 tel  
 Mississauga, ON, Canada L4W 4P2 905 238 0038 fax  
 www.aecom.com

Heritage Advisory Committee

**FEB 18 2014**

January 20, 2014

Ms. Julie Lavertu  
 Legislative Coordinator  
 Mississauga Heritage Advisory Committee  
 300 City Centre Drive, 2nd Floor  
 Mississauga, ON L5B 3C1

Dear Ms. Lavertu:

**Regarding: Notice of Public Information Centre (PIC) #1  
 Municipal Class Environmental Assessment Study for Creditview Road  
 From Bancroft Drive to Old Creditview Road**

The City of Mississauga is conducting a Class Environmental Assessment (Class EA) Study including preliminary design for the section of Creditview Road from Bancroft Drive to Old Creditview Road. The Class Environmental Assessment for Improvements to the Creditview Road Bridge over the Credit River was approved in January 2013. As such, the Credit River bridge structure is not considered as part of this Class EA study.

The Class EA study is being conducted in accordance with the planning and design process for 'Schedule C' projects, as outlined in the Municipal Engineers Association "Municipal Class Environmental Assessment," (October 2000, as amended in 2011), which is approved under the *Ontario Environmental Assessment Act*.

#### **PUBLIC CONSULTATION**

Public consultation is a vital component to this study. Public Information Centre (PIC) #1 is being held on **Monday February 10, 2014** at the **Vic Johnston Community Centre, Streetsville Hall, 335 Church Street, Streetsville from 5:30 pm to 8:00 pm** to receive your input, comments and concerns on the Class EA study, present the study area boundaries, existing and future conditions and road improvement alternative solutions. The PIC will have an open house format. Representatives from the City and the project consulting team will be available to answer questions and discuss the details of the study. Please refer to the enclosed Notice for additional details.

Comments and information regarding this project are being collected by the Study Team in accordance with the requirements of the *Ontario Environmental Assessment Act*. If you require additional information or wish to discuss the study process, please contact either one of the Project Team members listed in the enclosed Notice.

Thank you for your assistance with this project.

Sincerely,  
**AECOM Canada Ltd.**

Mirjana Osojnicki, BES  
 Senior Environmental Planner

Encl.  
 cc: Abdul Shaikh – City of Mississauga  
 Jessica Lee – City of Mississauga  
 Jose Vernaza – AECOM



## CITY OF MISSISSAUGA NOTICE OF PUBLIC INFORMATION CENTRE #1 Municipal Class Environmental Assessment Study for Creditview Road

### THE STUDY:

The City of Mississauga is conducting a Class Environmental Assessment (Class EA) Study 'Schedule C', including preliminary design for the section of Creditview Road from Bancroft Drive to Old Creditview Road. The Class Environmental Assessment for Improvements to the Creditview Road Bridge over the Credit River was approved in January 2013. As such, the Credit River bridge structure is not considered as part of this Class EA study.

Within the study area, Creditview Road consists of a mixed two-lane urban and rural cross section with a posted speed limit of 60 km/hr. As per the City's Official Plan, Creditview Road, within the study area is considered a Major Collector road with a right-of-way (R.O.W.) of 30 m. The study area includes a bridge over Highway 401 at the north end, greenbelt, businesses and a mix of low to medium density residential areas.

This study is being undertaken to investigate the need for additional north-south capacity and traffic management improvements along this section of Creditview Road, taking into consideration the road's identification as a part of the City's cultural heritage landscape. The study also considers the future Active Transportation corridor, including a future multi-use trail with connections to other neighbourhoods.

The Study will be conducted in accordance with the planning and design process for 'Schedule C' projects, as outlined in the Municipal Engineers Association "Municipal Class Environmental Assessment," (October 2000, as amended in 2011), which is approved under the *Ontario Environmental Assessment Act*.

### PUBLIC CONSULTATION:

Public consultation is a vital component of the Class EA process. Public Information Centre (PIC) #1 is being held to receive your input, comments and concerns on the study. The PIC will have an open house format where information about the project and the preliminary planning alternatives will be displayed. Representatives from the City of Mississauga and the project consulting team will be available to answer questions and discuss the details of the study.

### The PIC will be held as follows:

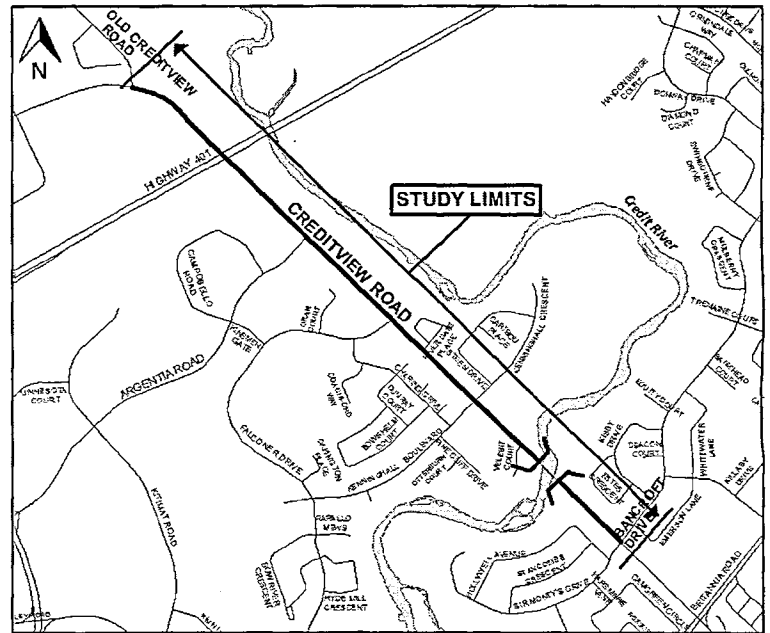
**Date:** Monday February 10, 2014  
**Time:** 5:30 p.m. to 8:00 p.m.  
**Location:** Vic Johnston Community Centre, Streetsville Hall  
 335 Church Street, Streetsville, ON L5M 1N1

### COMMENTS INVITED:

If you would like to provide us with your comments, require additional information, or would like to be placed on the project mailing list to be notified about upcoming public meetings, please contact:

**Jessica Lee, P. Eng.**  
**Project Manager**  
 City of Mississauga  
 201 City Centre Drive, Suite 800  
 Mississauga, ON L5B 2T4  
 Tel: 905-615-3200, Ext. 3170  
 Fax: 905-615-3173  
 E-mail: [jessica.lee@mississauga.ca](mailto:jessica.lee@mississauga.ca)

**Mirjana Osojnicki, BES**  
**EA and Public Coordination Lead**  
 AECOM  
 5600 Cancross Court, Suite A  
 Mississauga, ON L5R 3E9  
 Tel: 905-712-6987  
 Fax: 905-501-0181  
 E-mail: [mirjana.osojnicki@aecom.com](mailto:mirjana.osojnicki@aecom.com)



## HERITAGE EASEMENT AGREEMENT

THIS AGREEMENT made in quadruplicate and effective as of this day of April, 2013.

Heritage Advisory Committee

FEB 18 2014

BETWEEN:

JASRICO FINANCIAL INC.

(hereinafter called the "Owner")

- and -

THE CORPORATION OF THE CITY OF MISSISSAUGA

(hereinafter called the "Municipality")

WHEREAS the Owner is the owner of certain lands and premises situated within the Municipality and known municipally as 2285 Britannia Road West, also known as the "Dowling House" (hereinafter called the "Property"), and which there is a designated heritage building known as the "Dowling House" (hereinafter called the "Building");

AND WHEREAS one of the purposes of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, is to support, encourage and facilitate the conservation, protection and preservation of the heritage of Ontario;

AND WHEREAS the Municipality is entitled to enter into easements or covenants with owners of real property, or interests therein, for the conservation of buildings of historic or architectural value or interest pursuant to the *Ontario Heritage Act*;

AND WHEREAS such covenants and easements entered into by the Municipality shall, when registered on title, run with the lands and be enforceable by the Municipality against the owner or any subsequent owners of the Property;

AND WHEREAS the Owner was granted approval for redevelopment of the Property conditional upon the Owner granting the Municipality a heritage easement or covenant to conserve the historical and architectural value of or interest in the Building;

AND WHEREAS the Owner and the Municipality desire to conserve the present historical, architectural, contextual, aesthetic, scenic and heritage characteristics and conditions of the Building on the Property;

AND WHEREAS in furtherance of the foregoing objectives, the Owner and the Municipality agree to enter into this easement agreement (hereinafter called the "Easement Agreement");

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of TWO DOLLARS (\$2.00) of lawful money of Canada now paid by the Municipality to the Owner (the receipt of which is hereby acknowledged), and for other valuable consideration, and in further consideration of the granting of the easements herein and in further consideration of the mutual covenants and restrictions hereinafter set forth, the Owner and the Municipality agree to abide by the following covenants, easements and restrictions which shall run with the Property forever.

### 1. REASONS FOR IDENTIFICATION

#### 1.1 Statement of Reasons

The Owner and the Municipality agree that for the purposes of this Easement Agreement the following statement (hereinafter called the "Designation Statement") sets out the reasons why the Building has been identified by the Municipality as having historical/associative and physical/design value:

The Dowling House is a one-and-a-half storey centre-gable farmhouse, with an addition, on the north side of Britannia Road West, about halfway between Erin Mills Parkway and the Canadian Pacific Rail line.

## **Statement of Cultural Heritage Value or Interest**

The Dowling House has historical/associative value due to its association with early Streetsville politicians, including Streetsville's first mayor Frank Dowling.

The Dowling House has historical/associative value as it yields information about late nineteenth and early twentieth century farming.

The Dowling House has physical value as it is a rare surviving farmhouse in Mississauga.

## **Description of Heritage Attributes**

Key attributes that reflect the Dowling House's value in its association with early Streetsville politicians, including Streetsville's first mayor, Frank Dowling:

- Its location, near to the Streetsville core

Key attributes that reflect the Dowling House's value as a source of information on late nineteenth and early twentieth century farming:

- The late nineteenth century farmhouse characteristics
  - Its shape and form, including rectilinear footprint, its steeply pitched and centrally placed pointed gable dormers on each face
  - Its original window and door openings, their size, shape, form and corresponding brick voussoir headers
  - Its original window surrounds and sills
  - The transom above the door
  - Its Credit Valley stone foundation
  - The roof form and pitch
- Its generous setback from the road
- Its location near the rail junction, for which it was originally named

Key attributes that reflect the Dowling House's value as a rare surviving farmhouse in Mississauga:

- Its shape and form, including rectilinear footprint, its steeply pitched and centrally placed pointed gable dormers on each face
- Its original window and door openings, their size, shape, form
- Its original window surrounds and sills
- The transom above the door
- Its Credit Valley stone foundation
- The roof form and pitch
- Its generous setback from the road

Its location near the rail junction, for which it was originally named

## **2. DUTIES OF OWNER**

### **2.1 Normal Repairs and Alterations**

The Owner shall not, except as hereinafter set forth, without the prior written approval of the Municipality, undertake or permit any demolition, construction, alteration, remodelling or any other thing or act which would materially affect the features of the appearance or construction of the Building as set out in the "Designation Statement" and as may be depicted in the copies of the photographs, drawings and other documents attached hereto and incorporated herein as Schedule "B", and in the originals or facsimiles thereof which are filed in, and may be examined at the Municipality wherever they may be from time to time located. If the approval of the Municipality is given or deemed to be given under this paragraph, the Owner, in undertaking or permitting the construction, alteration, remodelling or other thing or act so approved of, shall use materials approved by the Municipality.

## **2.2 Insurance**

The Owner shall at all times during the currency of this Easement Agreement keep the Building insured against normal perils that are coverable by fire and extended coverage insurance in an amount equal to the replacement cost of the Building. The Owner shall deposit with the Commissioner of Community Services for the Municipality, within three (3) weeks of the execution of this Easement Agreement, a certified copy of the insurance policy referred to above [*OR a certificate of insurance*] with limits and in a company that is acceptable to the said Commissioner of Community Services, and thereafter evidence satisfactory to the Municipality of the renewal of insurance shall be delivered to the Municipality at least sixty (60) clear days before the termination thereof. The Municipality shall be named as an insured party in the said insurance policy. If the Owner fails to so insure the Building, or if any such insurance on the Building is cancelled, the Municipality may effect such insurance as the Municipality deems necessary and any sum paid in so doing shall forthwith be paid by the Owner to the Municipality, or if not shall be a debt due and owing to the Municipality and recoverable from the Owner by action in a court of law. All proceeds receivable by the Owner under any fire and extended coverage insurance policy or policies on the Building shall, on the written demand and in accordance with the requirements of the Municipality, be applied to replacement, rebuilding, restoration or repair of the Building to the fullest extent possible having regard to the Designation Statement, the particular nature of the Building and the cost of such work.

## **2.4 Damage or Destruction**

The Owner shall notify the Municipality of any damage or destruction to the Building within seven (7) clear days of such damage or destruction occurring. In the event that the Building is damaged or destroyed and the replacement, rebuilding, restoration or repair of it is impractical because of the financial costs involved, or because of the particular nature of the Building, the Owner shall, in writing within thirty (30) days of the giving by the Owner of notice of such damage or destruction, request written approval by the Municipality to demolish the Building, pursuant to paragraph 2.1. If the approval of the Municipality is given or deemed to be given, the Owner shall be entitled to retain any proceeds from the insurance hereinbefore mentioned and to demolish the Building.

## **2.5 Reconstruction by Owner**

If the Owner has not requested the approval to demolish referred to in paragraph 2.4 or if the Municipality does not give the approval to demolish referred to in paragraph 2.4, the Owner shall replace, rebuild, restore or repair the Building so as to effect the complete restoration of the Building. Before the commencement of such work, the Owner shall submit all plans, drawings and specifications for the replacement, rebuilding, restoration or repair of the Building to the Municipality for its written approval within ninety (90) days of the damage or destruction occurring to the Building. A refusal by the Municipality to approve any plans and specifications may be based upon choice of materials, appearance, architectural style or any other ground or grounds including, but not limited to, purely aesthetic grounds, and the determination of the Municipality shall be final. The Owner shall not commence or cause restorative work to be commenced before receiving the written approval of the Municipality of the plans and specifications for it, and such restorative work shall be performed upon such terms and conditions as the Municipality may stipulate. The Owner shall cause all replacement, rebuilding, restoration and repair work on the Building to be commenced within one-hundred and eighty (180) days of the approval by the Municipality of the plans and specifications for it and to be completed within twelve (12) months of commencement, or as soon as possible thereafter if factors beyond their control prevent completion within the said twelve (12) months, and the Owner shall cause all such work to conform to the plans and specifications approved of and terms and conditions stipulated by the Municipality.

## **2.6 Security for Conservation of Building**



**(1) Letter of Credit**

The Owner agrees that prior to commencing any demolition, construction, alteration, renovation or restoration of any portion of the Building, the Owner shall deliver to the Municipality an unconditional and irrevocable letter of credit from a Canadian Chartered Bank, in a form acceptable to the Municipality, in the amount of \$520,000.00. Such letter of credit shall be for the purpose of securing the Owner's obligations including but not limited under the previous paragraphs with respect to the relocation and restoration of the Building in accordance with Site Plan 06/222 and any further required heritage permits. The Owner acknowledges that all works contemplated by the aforementioned plans are to be completed within eighteen (18) months of the date of this Agreement. The Owner agrees that the letter of credit shall remain in the possession of the Municipality until the Owner has completed all work applicable to the letter of credit to the satisfaction of the Municipality, at which time the Municipality shall return the letter of credit to the Owner. The Owner shall be permitted to request a reduction from the Municipality of the amounts secured by the Letter of Credit, any decision to reduce the amount of the Letter of Credit shall be at the sole discretion of the Municipality.

**(2) Drawing on Letter of Credit**

If the Municipality determines that any of the Owner's obligations under this Easement Agreement that are secured by a letter of credit have been breached, the Municipality shall have the right to draw on the letter of credit from time to time, retain the funds withdrawn, and to apply such funds to perform obligations secured by the letter of credit. Any funds drawn from the letter of credit, except to the extent such funds are used to complete the work secured thereby or to restore unauthorized alterations, shall be returned to the Owner upon the completion by the Owner of the obligations secured by the letter of credit to the satisfaction of the Municipality.

**2.7 Owner's Failure to Reconstruct**

In the event that a request to demolish is not submitted or is refused pursuant to the provision of paragraph 2.4 and the Owner fails to submit plans and specifications pursuant to paragraph 2.5 which are acceptable to the Municipality, the Municipality may prepare its own set of plans, drawings and specifications. The Owner shall have ninety (90) days from receiving a copy of such plans and specifications to notify the Municipality in writing that it intends to replace, rebuild, restore or repair the Building in accordance with those plans and specifications.

If the Owner does not notify the Municipality within the aforementioned ninety (90) days, the Municipality may at its sole discretion prepare its own set of plans and specifications for the Building and may enter onto the Property and proceed with replacing, rebuilding, restoring or repairing the building so as to effect the complete restoration of the building. The Owner shall, in the event that that amount of the letter of credit posted in accordance with paragraph 2.6 not be sufficient, reimburse the Municipality for all expenses incurred by the Municipality in carrying out such work.

**2.8 Building Maintenance**

The Owner shall at all times maintain the Building in as good and as sound a state of repair as a prudent owner would normally do, so that no deterioration in the Building's condition and appearance shall take place, including, without limiting the generality of the foregoing, taking all reasonable measures to secure and protect the Building from vandalism, fire and damage from inclement weather.

**2.9 Signs, Structures, Etc.**

The Owner shall not erect or permit the erection on the Property or on the Building of any signs, awnings, television aerials or other objects of a similar nature without the prior written approval of the Municipality. Such approval may, in the sole discretion of the Municipality and for any reason which the Municipality considers necessary, be refused, provided that with respect to signage to identify the occupant(s) of the Building from

time to time, the approval of the Municipality shall not be unreasonably withheld, having regard to its use of the Building, the Designation Statement and the photographs contained in Schedule "B" attached hereto.

#### **2.10 No Act of Waste**

The Owner shall not commit or permit any act of waste on the Property. In respect to the subject lands, the Owner shall not, except with the prior written approval of the Municipality:

- (a) grant any easement or right-of-way which would adversely affect the easement hereby granted;
- (b) erect or remove or permit the erection or removal of any building, sign, fence or other structure of any type whatsoever;
- (c) allow the dumping of soil, rubbish, ashes, garbage, waste or other unsightly, hazardous or offensive materials of any type or description;
- (d) except for the maintenance of existing improvements, allow any changes in the general appearance or topography of the lands, including and without limiting the generality of the foregoing, the construction of drainage ditches, transmission towers and lines, and other similar undertakings as well as the excavation, dredging or removal of loam, gravel, soil, rock, sand or other materials;
- (e) allow the planting of trees, shrubs or other vegetation which would have the effect of (i) reducing the aesthetic value of the Building or the Property or (ii) causing any damage to the Building;
- (f) allow any activities, actions or uses detrimental or adverse to water conservation, erosion control and soil conservation; and
- (g) allow the removal, destruction or cutting of trees, shrubs or vegetation except as may be necessary for:
  - (i) the prevention or treatment of disease, or
  - (ii) other good husbandry practices.

#### **2.11 Breach of Owner's Obligation**

If the Municipality, in its sole discretion, is of the opinion that the Owner has neglected or refused to perform any of his or her obligations set out in this Easement Agreement, the Municipality may, in addition to any of its other legal or equitable remedies, serve on the Owner a notice setting out particulars of the breach and of the Municipality's estimated maximum costs of remedying the breach. The Owner shall have twenty-one (21) days from receipt of such notice to remedy the breach or make arrangements satisfactory to the Municipality for remedying the breach. If the Owner has not remedied the breach or made arrangements satisfactory to the Municipality for remedying the breach, or if the Owner does not carry out the said arrangements within a reasonable period of time, of which the Municipality shall be the sole and final judge, the Municipality may enter upon the Property and may carry out the Owner's obligations and the Owner shall reimburse the Municipality for all expenses incurred thereby. Such expenses incurred by the Municipality shall, until paid to it by the Owner, be a debt owed by the Municipality and recoverable by the Municipality by action in a court of law.

#### **2.12 Waiver**

The failure of the Municipality at any time to require performance by the Owner of any obligation under this Easement Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the Municipality of the performance of any obligation hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time.

#### **2.13 Extension of Time**

Time shall be of the essence of this Easement Agreement. Any time limits specified in this Easement Agreement may be extended with the consent in writing of both the Owner and the Municipality, but no such extension of time shall operate or be deemed to operate as an extension of any other time limit, and time shall be deemed to remain of the essence of this Easement Agreement notwithstanding any extension of any time limit.

## **2.14 Emergencies**

Notwithstanding the provisions of paragraph 2.1, it is understood and agreed that the Owner may undertake such temporary measures in respect of the Building as are:

- (a) in keeping with the intentions of this Easement Agreement;
- (b) consistent with the conservation of the Building, and
- (c) reasonably necessary to deal with an emergency which puts the security or integrity of the Building or occupants of the Building at risk of damage, provided that the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended, or re-enacted from time to time, is complied with.

## **3. USE OF PROPERTY**

### **3.1 No Inconsistent Use**

The Owner expressly reserves for itself, its representatives, heirs, successors and assigns the right to continue the use of the Property for all purposes not inconsistent with this Easement Agreement.

## **4. INSPECTION OF PROPERTY**

### **4.1 Inspection by Municipality at all Reasonable Times**

The Municipality or its representatives shall be permitted at all reasonable times to enter upon and inspect the Property and the Building upon prior written notice to the Owner of at least twenty-four (24) hours.

### **4.2 Emergency Inspection**

Notwithstanding the requirement for notice in paragraph 4.1, should the Municipality, in its sole and absolute discretion, determine that there is an emergency situation at the Property or with the Building, the Municipality or its representatives shall be permitted to enter upon the Property or into the Building in order to carry out such inspections as may be necessary and warranted.

## **5. NOTICE OF EASEMENT**

### **5.1 Plaque**

The Owner agrees to allow the Municipality to erect a plaque on the Building, in a tasteful manner and at the Municipality's expense, indicating that the Municipality holds a conservation easement on the Property.

### **5.2 Publicity**

The Owner agrees to allow the Municipality to publicize the existence of the easement in whatever manner the Municipality deems appropriate.

## **6. NOTICE**

### **6.1 Addresses and Contacts of Parties**

- (a) If any notice is required to be given by the Municipality to the Owner with respect to this Easement Agreement, such notice shall be mailed, delivered or sent by facsimile transmission to:

name, contact person, address and fax number

or such other address of which the Owner has notified the Clerk, in writing, and any such notice mailed, delivered or faxed shall be deemed good and sufficient notice under the terms of this Easement Agreement.

- (b) If any notice is required to be given by the Owner to the Municipality with respect to this Easement Agreement, such notice shall be mailed, delivered or sent by facsimile transmission to:

Susan Burt, Director, Culture Division, Community Services, City of Mississauga, 202 – 201 City Centre Drive, Mississauga, ON L5B 2T4, Fax: 905-615-3828

or such other address of which the Municipality has notified the Owner, in writing, and any such notice mailed, delivered or faxed shall be deemed good and sufficient notice under the terms of this Easement Agreement.

#### **6.2 Service Where Postal Service is Interrupted**

In the event of any interruption in the postal service, notice may be given to either party at its respective address as set out in paragraph 7.1, either in person or by special courier. The party receiving the notice shall indicate the receipt of it by signing a form of acknowledgment of receipt, and the notice shall be deemed to have been received on the date on which the form of acknowledgment of receipt was signed. In the event that either party refuses to sign an acknowledgment of receipt of the notice, the person delivering the notice may swear an affidavit of service, and the notice shall be presumed to have been received on the date of service as set out in such affidavit.

#### **6.3 Notice in Subsequent Instruments**

Notice of these covenants, easements and restrictions shall be inserted by the Owner in any subsequent deed or other legal instrument by which they divest themselves either of the fee simple title to or of their possessory interest in the Property or the Building.

#### **6.4 Notice to Municipality**

The Owner shall immediately notify the Municipality in the event that it divests itself of the fee simple title to or of its possessory interest in the Property or the Building.

### **7. ENTIRE AGREEMENT**

#### **7.1 No Extraneous Agreements Between the Parties**

This written Easement Agreement embodies the entire agreement of the parties with regard to the matters dealt with herein, and no understandings or agreements, verbal or otherwise, exist between the parties except as herein expressly set out.

#### **7.2 Amendment and Modification Only by Written Agreement**

No amendment, supplement, waiver or consent provided for by the provisions of this Easement Agreement shall be effective unless in writing and signed by the party against whom enforcement of the amendment, supplement, waiver or consent is sought.

### **8. INTERPRETATION**

- (a) The part numbers and headings, subheadings and section, subsection, clause and paragraph numbers are inserted for convenience of reference only and shall not affect the construction or interpretation of this Easement Agreement.
- (b) This Easement Agreement shall be construed with all changes in number and gender as may be required by the context.
- (c) Every provision of this Easement Agreement by which the Owner is obligated in any way shall be deemed to include the words "at the expense of the Owner" unless the context otherwise requires.
- (d) References herein to any statute or any provision thereof include such statute or provision thereof as amended, revised, re-enacted and/or consolidated from time to time and any successor statute thereto.
- (e) All obligations herein contained, although not expressed to be covenants, shall be deemed to be covenants.

- (f) Whenever a statement or provision in this Easement Agreement is followed by words denoting inclusion or example and then a list of or reference to specific items, such list or reference shall not be read so as to limit the generality of that statement or provision, even if words such as "without limiting the generality of the foregoing" do not precede such list or reference.

#### **8.2 Proper Covenants Not to Terminate**

The Owner and the Municipality agree that all covenants, easements and restrictions contained in this Easement Agreement shall be severable, and that should any covenant, easement or restriction in this Easement Agreement be declared invalid or unenforceable, the remaining covenants, easements and restrictions shall not terminate thereby.

#### **8.3 Covenants to Run with the Property**

The covenants, easements and restrictions set out in this Easement Agreement shall run with the Property and shall enure to the benefit of and be binding upon the Owner and upon the Municipality and their respective heirs, executors, administrators, successors and assigns as the case may be.

#### **8.4 Governing Law**

This Easement Agreement shall be interpreted under and is governed by the laws of the Province of Ontario.

### **9. TERMINATION**

Notwithstanding any other provision of this agreement, the term of this Easement Agreement shall end on the earliest to occur of the date of receipt of approval to demolish pursuant to paragraph 2.4.

### **10. GENERAL**

#### **10.2 Registration of Agreement**

The Owner consents to the registration of this Easement Agreement and any schedules attached hereto on title to the lands and agrees that such registration shall be at the instance of the Municipality and at its sole and absolute discretion. The Owner OR Municipality covenants and agrees to pay all costs associated with the preparation and registration of this Easement Agreement, as well as all other costs incurred by the Municipality as a result of the registration of any other documents pertaining to this Easement Agreement, including but not limited to, any amendment thereto.

#### **10.2 Postponements**

The Owner hereby agrees to procure and provide to the Municipality any postponement agreements which the Municipality considers necessary to ensure that this Easement Agreement shall have a priority over any other interest in the Property.

### **11. SCHEDULES**

The following schedules are attached hereto and form part of this Easement Agreement:

"SCHEDULE A" being a legal description of the Property.

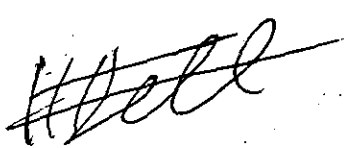
"SCHEDULE B" being photographs of the Building.

"SCHEDULE C" being drawings depicting alterations or development of the Building.

**IT IS HEREBY DECLARED THAT** this Easement Agreement and the covenants, provisions, conditions and schedules herein contained shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF the Parties hereto have hereunto affixed their corporate seals  
duly attested to by their proper signing officers in that behalf.

SIGNED, SEALED AND DELIVERED



)  
) Name of Owner  
) Basil T. Mann c/s  
) Name: **BASIL T. MANN**  
) Title: **PRESIDENT**  
) ☒ I have authority to bind the corporation  
)  
)  
) **The Corporation of the City of**  
) **Mississauga**  
)  
)  
) \_\_\_\_\_  
) **Commissioner**  
)  
)  
) \_\_\_\_\_  
) **City Clerk**  
) Authorized through By-Law No. \_\_\_\_\_

SCHEDULE "A"

LEGAL DESCRIPTION

CON 5 WHS PT LOT 6  
22719 2285 BRITANNIA RD. W. 87

**SCHEDULE "B"**  
**PHOTOGRAPHS**





**SCHEDULE "C"**  
**PLANS, DRAWINGS AND SPECIFICATIONS**

The current or existing use(s) of the Lands are described in Schedule "C".

- DOWLING HOUSE Moving Plan BM  
MAY 14, 2012, revised November, 2012
- CONSERVATION PLAN - JUNE 25, 2011 BM

# **Dowling House Moving Plan**

**2285 BRITANNIA ROAD WEST, MISSISSAUGA**

**PREPARED BY CARICARI LEE ARCHITECTS**

**SITE PLAN #06/222**

**OWNER: JARISCO FINANCIAL INC.**

**MAY 14<sup>TH</sup>, 2012**

**Revised {November, 2012}**

## ***Contents***

### **Planning Rational**

<b>Appendix 'A'</b>	<b>Site Plan</b>
<b>Appendix 'B'</b>	<b>Heritage House Permit Drawings</b>
<b>Appendix 'C'</b>	<b>Image 1</b> <b><i>Example of Building lifted off existing foundations</i></b>
<b>Appendix 'D'</b>	<b>Image 2 &amp; 3</b> <b><i>Example of Buildings on dollies being moved on site</i></b>
<b>Appendix 'E'</b>	<b>Image 4</b> <b><i>Example of Building being placed on new foundations</i></b>
<b>Appendix 'F'</b>	<b>Letter from Laurie McCullough Building Moving</b>
<b>Appendix 'G'</b>	<b>Letter from Engineer (relocation)</b>
<b>Appendix 'H'</b>	<b>Commitment to General Review by Engineer (relocation)</b> <b>Re-designation Letter</b>
<b>Appendix 'I'</b>	<b>Letter From Structural Engineer (at final location)</b>
<b>Appendix 'J'</b>	<b>Letter from Structural Engineer (at final location)</b> <b>Re: new foundations</b>
<b>Appendix 'K'</b>	<b>Letter from Owner - Re: By-law</b>
<b>Appendix 'L'</b>	<b>CV Heritage, Joseph Caricari, Architect</b>
<b>Appendix 'M'</b>	<b>CV, Chris Mace, Contractor</b>
<b>Appendix 'N'</b>	<b>Scope of Work/Construction Schedule</b>
<b>Appendix 'O'</b>	<b>Landscaping Plan</b>
<b>Appendix 'P'</b>	<b>Window Details</b>

## ***Planning Rational***

The Dowling House is a Heritage designated building located at 2285 Britannia Road West, Mississauga. The heritage designated portion of the building is being relocated on site approximately 60m from where it originally was constructed to the south corner of the site along Britannia Road West. The front entrance of the building will remain facing the street. (refer to appendix 'A' for the moving site plan', appendix 'B' for the Building Permit drawings, & appendix 'K' for a letter from the owner regarding the By-law)

Laurie McCullough Building Moving company has been contracted to move the Dowling residence to its planned new location on the site. Laurie McCullough Building Moving company has over 20 years of moving heritage designated building in the GTA and has won numerous awards. They are leaders in the industry and use Seberras Professional Services as their Structural Engineer responsible for all aspects and processes during the relocation. David Seberras P.Eng., has been on site numerous times already to review and plan the relocation (refer to appendix 'G' & 'H').

As of October 26<sup>th</sup>, 2012, the Heritage house has been placed on dollies and has been moved along the path, close to the final location.

Soscia Engineering Ltd. is the Structural Engineer retained by the client for all aspects of the building in the new location. They have reviewed and approved the new foundations for the Dowling House. They will also review final relocation. (refer to appendix 'I' & appendix 'J')

The moving plan for the Dowling residence is a standard procedure and encompasses a few phases. The first phase is preparing the exiting house's structural integrity to allow for stresses on the building during the lifting and moving of the building. More specifically, bracing and shoring the damaged corner, floors and walls.

The site is prepared along the path of travel and appropriately compacted to allow for the weight of the house to minimize torsion and stresses during the move.

The new foundations have been poured and inspected with approval from Soscia Engineering Limited in concert with Laurie McCullough Building Moving and the concrete is cured ready for the placement of the Heritage Building.

Hydro was disconnected from the building on May 17<sup>th</sup>, 2012 by Enersource.

The lifting of the building is done through a proven system of supports and beams and then lifted using jacks (refer to appendix 'F' and sample image 1 appendix 'C'). The building is then placed on dollies and moved along the path of travel. (refer to

sample images 2 & 3 appendix 'D') Then once at the final location, a system is used to remove the dollies and bolsters and the building is rolled over and placed on the new foundations (refer to sample image 4 appendix 'E'). The building is then mechanically fastened to the new concrete foundations. Diligent inspections before, during and after the move are recorded for reports.

## **Record Documents**

Record drawings and documentation of the house will commence once the house is placed on its foundation at the new location and has been properly secure and safe for the required inspection and survey of the existing conditions and details. The report will be submitted to the Heritage Department as per the requirements of the Conservation Plan prepared by Mark Hall Corporation in item 2, section *5.0 Medium Term Conservation Plan* (page 9).

## **Conservation Plan**

Work to the Heritage House will follow the Conservation Plan as outlined by M.W.Hall Corporation in conjunction with the construction documents prepared by Soscia Engineering Ltd. Details will include, but will not be limited to, the restoration and replication of the windows, doors and exterior trim work. The contractor is required to construct in accordance with these documents. (Refer to Appendix P for window schedule and replacement windows Manufacturer's details) (Note: window casing profile to be determined after Record Documentation is completed)

## **Barrier Free Access**

The building and site landscaping can accommodate barrier free access to the back of the Heritage House close to the accessible parking space. The rear entrance door is not being revised to have an accessible door at this time. However, once a tenant for the Heritage House is secured, revisions to make required changes to allow for a barrier free facility may be requested and Heritage approvals will be mandated.

## **Maintenance Plan**

Maintenance of the Heritage House will be completed and financed through the Condominium Corporation. A copy of all Heritage documents including this moving plan will be incorporated into the Condominium Corporation documents.

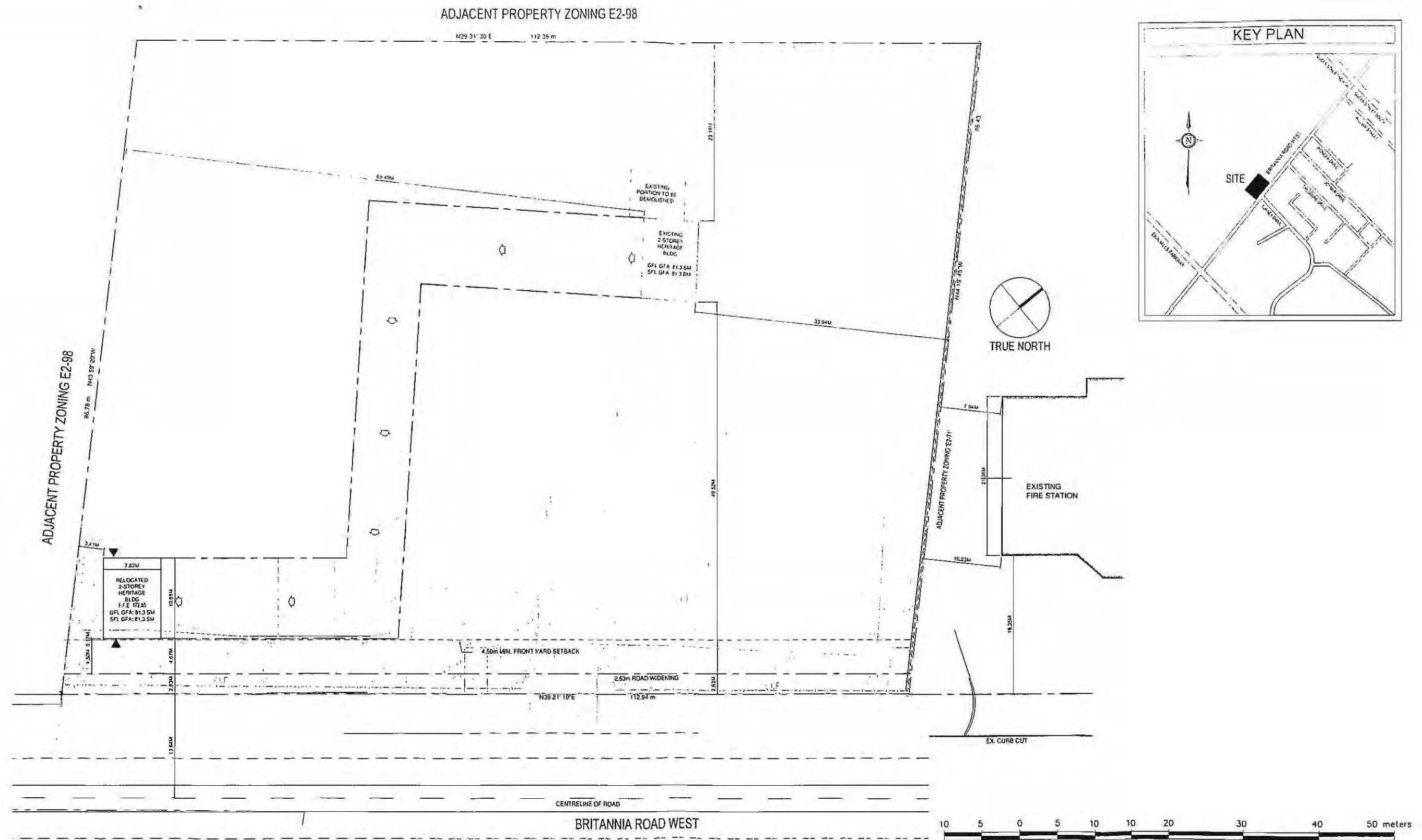
To insure the building is well maintained and retains a high level of appearance, an annual inspection of building conditions will be completed by a licensed architect and/or engineer and will include all items pertaining to the building envelope. These will include, but not be limited to, prefinished metal flashing, eave troughs &

downspouts, roof shingles, masonry veneer including efflorescence, and all wood work and wood finished. Specifications of the finishes and maintenance will be prepared by the Contractor and issued to the Owner at time of occupancy. A thorough walk-through occurs at this time where all maintenance documents are turned over to the Owner for Condominium documentation.

A handwritten signature in red ink, appearing to read 'Giuseppe Caricari', with a stylized, flowing script.

***Giuseppe Caricari, OAA***  
***Partner***  
***Caricari lee Architects Inc.***

## *Appendix 'A'*



DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**GREG DELL & ASSOCIATES**  
3464 Semenyk Court  
Mississauga, ON L5C 4P8  
T. 905-615-0614 F. 905-615-8903  
E-MAIL: [gregdell@bellnet.ca](mailto:gregdell@bellnet.ca)

PROJECT NAME: Multi-Unit Industrial Plaza  
2271 & 2285 Britannia Road West  
Mississauga, ON

DRAWING TITLE : HERITAGE HOUSE MOVING PLAN

[illegible]

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE : AS SHOWN  
PROJECT NO. : 07031  
DATE : 14 MAY 2012  
DRAWN : AD  
CHECKED : JC

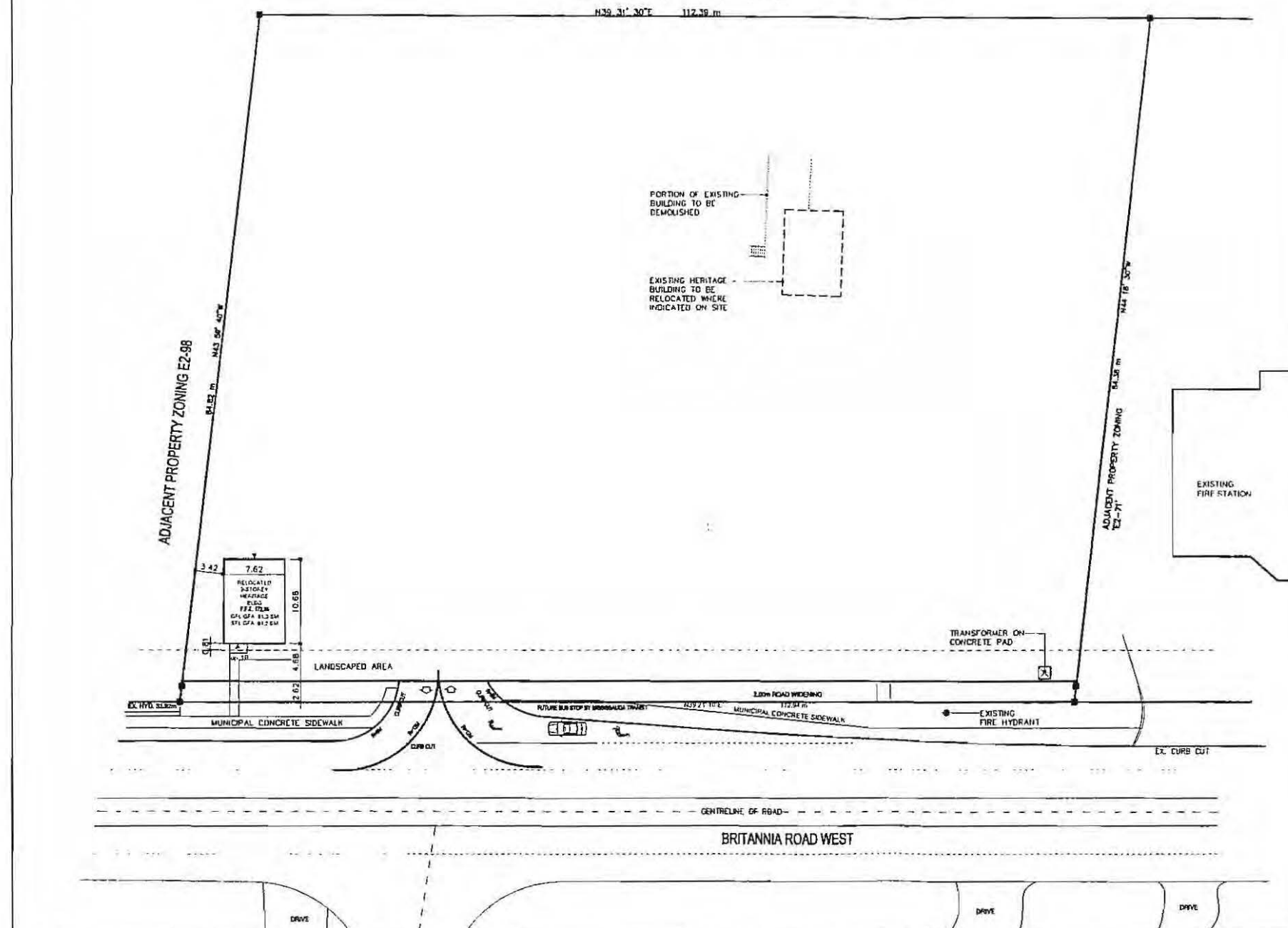
REVISION NO. :  
DWG. NO. :  
**SK-1**



## ***Appendix 'B'***

FOR GRADING REFER TO SITE & GRADING PLAN (DRAWING 205-M123 PREPARED BY SHWA & ASSOCIATES LIMITED)

ADJACENT PROPERTY ZONING E2-98



1 SITE PLAN  
A-1 SCALE: 1:300



Contractor must check and verify all dimensions and be responsible for same, reporting any discrepancies to the Engineer before commencing work.  
Prints shall not be used for construction until signed 'Approved For Construction' by the Engineer.  
Prints are not to be altered.  
All drawings, prints and specifications are the property of the Engineer and shall be returned to him on completion of the work.  
All work shall be performed in accordance with the latest edition of the ONTARIO BUILDING CODE, NATIONAL BUILDING CODE and regulatory regulations of the Town of Richmond Hill Building Department.  
These notes are to be read in conjunction with all drawings and specifications.

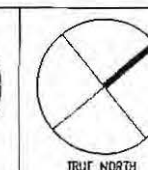
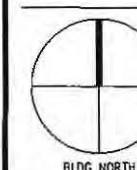
The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architect before proceeding.

No.	Date	Revision	D'wn	Ch'd
1	FEB 27 2012	ISSUED FOR PERMITS		

Registered Firm: Soscia Engineering Ltd.  
Firm BCIN: 29353

I have reviewed and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4 of the Ontario Building Code. I am qualified, and the firm is registered, in the appropriate classes / categories.

Designer: Sandra Soscia, P. Eng  
Designer BCIN: 19599

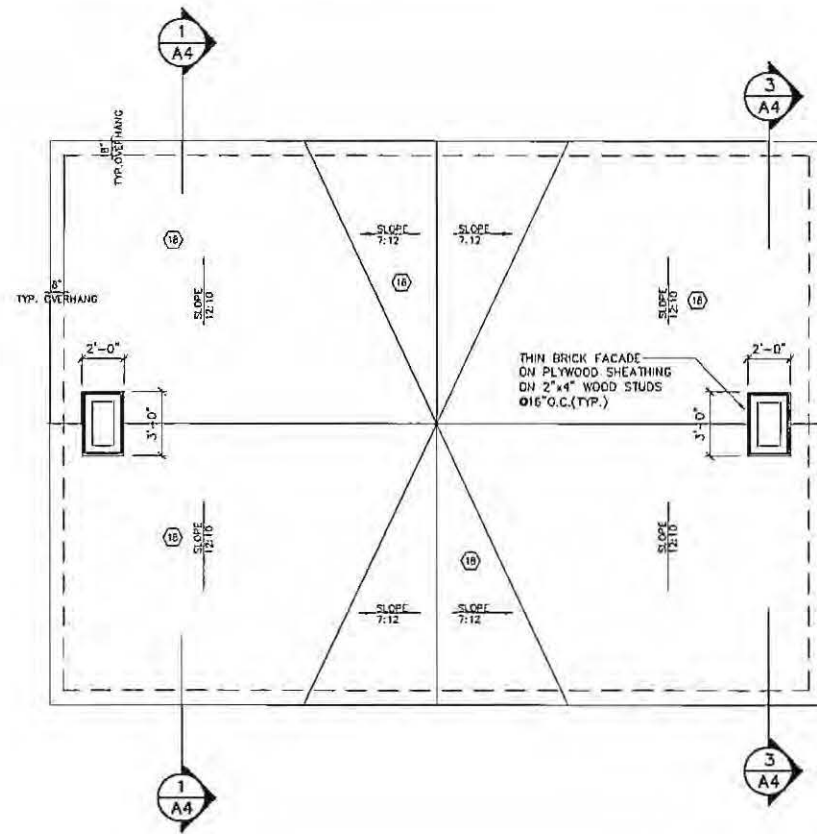


SOSCIA ENGINEERING LTD.

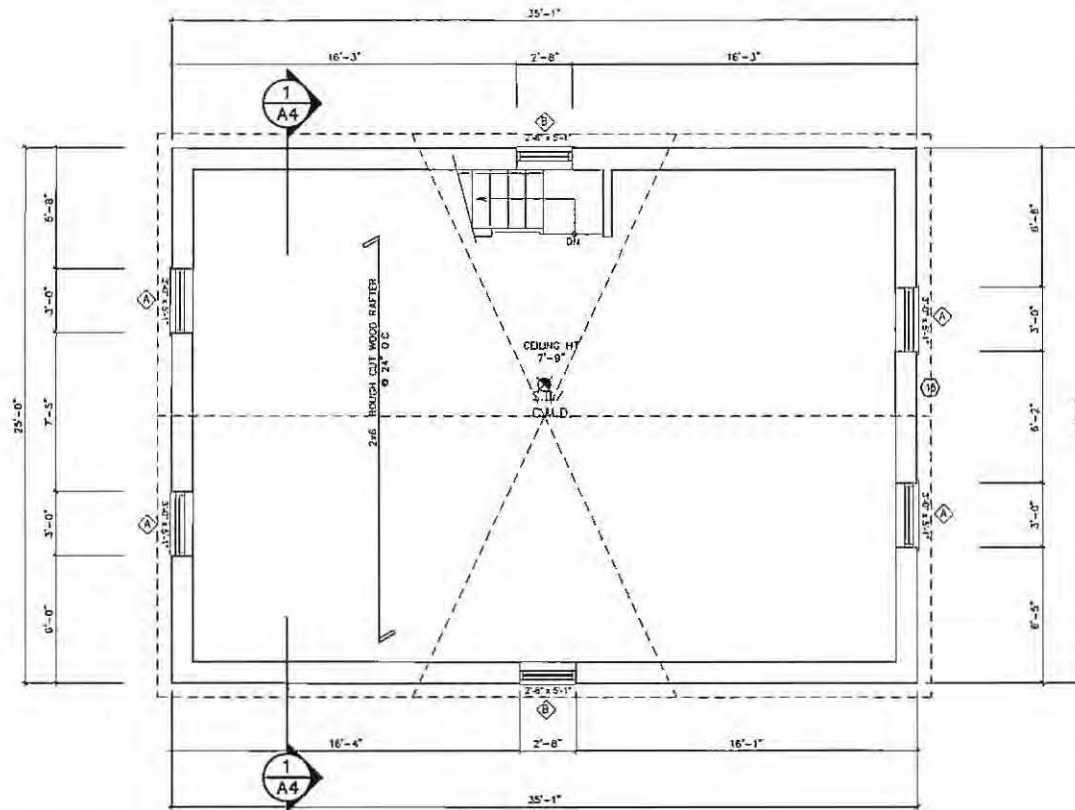
27 Royles Road  
Unit 1, Suite 101  
Vaughan, Ontario  
L4L 6E3  
Tel: (905) 856-7737  
Fax: (905) 856-7338  
Web Site: www.sosciaeng.ca

Project:  
INTERIOR RESTORATIONS &  
RELOCATION FOR:  
**HERITAGE HOUSE  
RECORD DRAWINGS**  
2285 BRITANNIA ROAD WEST  
MISSISSAUGA, ON.

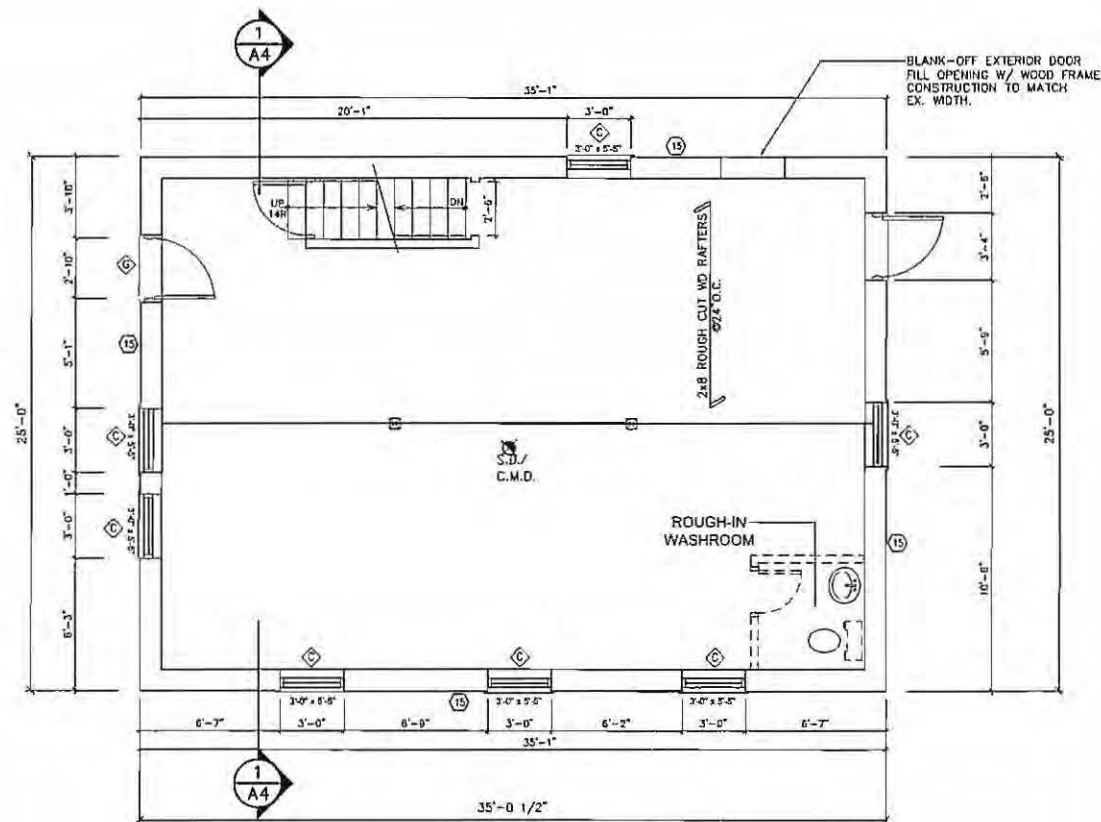
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Scale: NOTED	Date: JAN 2011
Drawn: N.R.	Checked: S.S.
	Dwg. no. <b>A1</b>



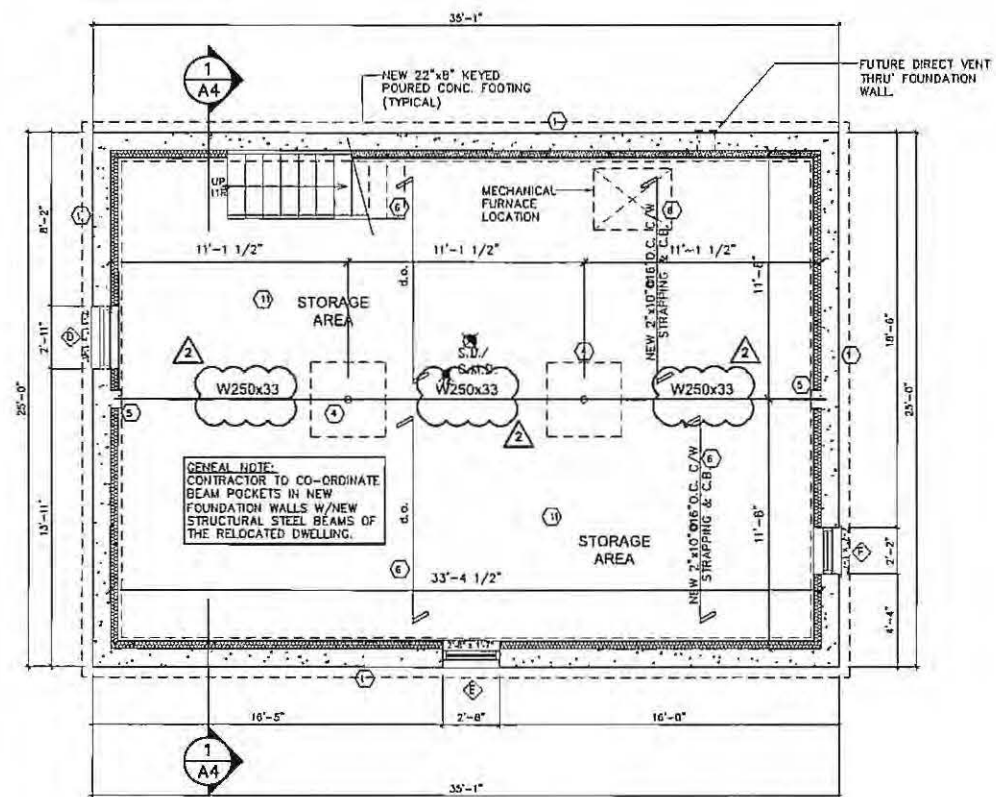
4 ROOF PLAN  
A-2 SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN  
A-2 SCALE: 1/4"=1'-0"



2 GROUND FLOOR PLAN  
A-2 SCALE: 1/4"=1'-0"



1 BASEMENT FLOOR PLAN  
A-2 SCALE: 1/4"=1'-0"

Contractor must check and verify all dimensions and be responsible for any discrepancies to the Engineer before commencing work. Prints shall not be used for construction until signed "Approved for Construction" by the Engineer. Prints are not to be used. All drawings, prints and specifications are the property of the Engineer and shall be returned to him on completion of the work. All work shall be performed in accordance with the latest edition of the ONTARIO BUILDING CODE, NATIONAL BUILDING CODE and regulatory regulations of the City of Mississauga Building Department. These notes are to be read in conjunction with all drawings and specifications.

The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architect before proceeding.

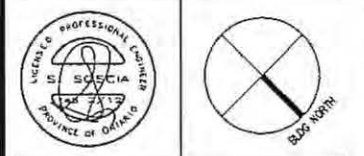
No.	Date	Revision	D'wn.	Ch'd.
1	FEBRU-12	ISSUED FOR PERMIT	N.R.	S.S.

- LEGEND
- ① WOOD SIDING
  - ② WOOD WINDOWS
  - ③ 1"x6" WOOD FASCIA
  - ④ ASPHALT SHINGLE ROOF
  - ⑤ CONC. DECK
  - ⑥ 2"x4" WOOD TRIM
  - ⑦ WINDOW WELL
  - ⑧ NOT USED
  - ⑨ WOOD SILL - TYP
  - ⑩ WOOD POST
  - ⑪ WOOD DOOR

Registered Firm: Soscia Engineering Ltd.  
Firm BCIN: 29353

I have reviewed and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4 of the Ontario Building Code. I am qualified, and the firm is registered, in the appropriate classes / categories.

Designer: Sandra Soscia, P. Eng.  
Designer BCIN: 19599



SOSCIA ENGINEERING LTD.

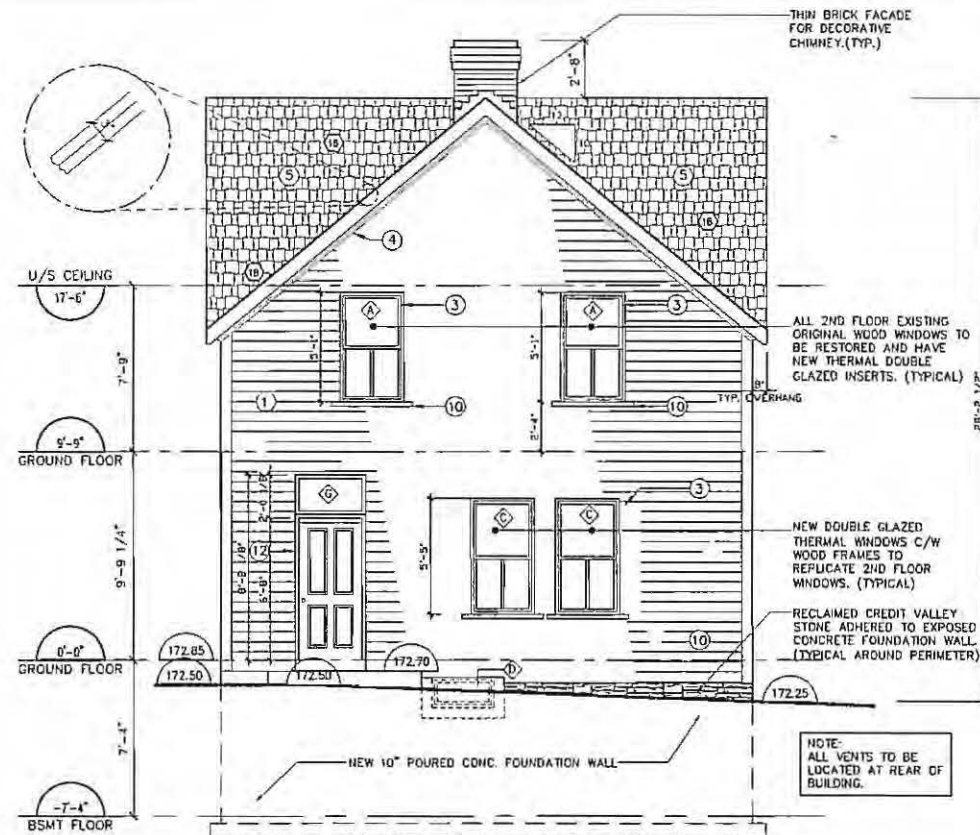
27 Roylec Road  
Unit 1, Suite 101  
Vaughan, Ontario  
L4L 8E3  
Tel: (905) 856-7737  
Fax: (905) 856-7338  
Web Site: www.sosciaceng.ca

Project: INTERIOR RESTORATIONS & RELOCATION FOR: HERITAGE HOUSE

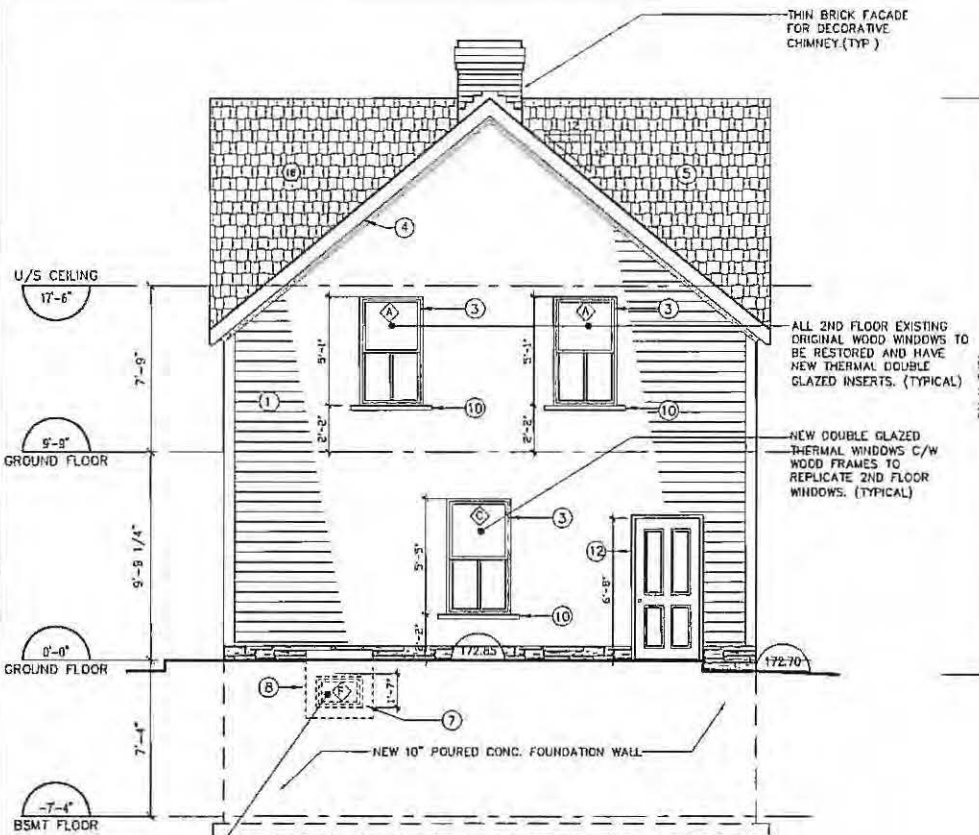
2285 BRITANNIA ROAD WEST  
MISSISSAUGA, ON.

Sheet Title: FLOOR PLANS  
Job No: 12-019

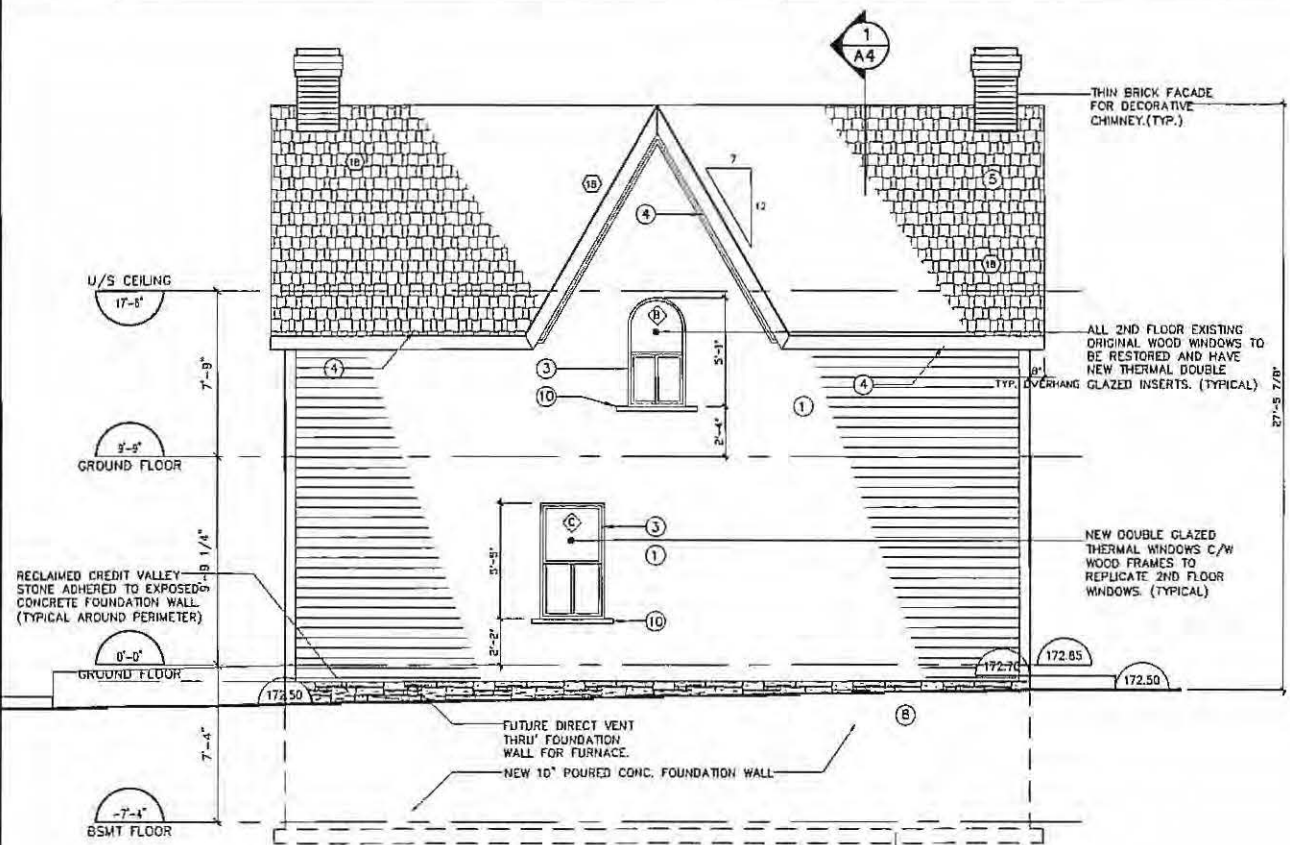
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Drawn: N.R.  
Checked: S.S.  
DWG. NO: A2 of 4



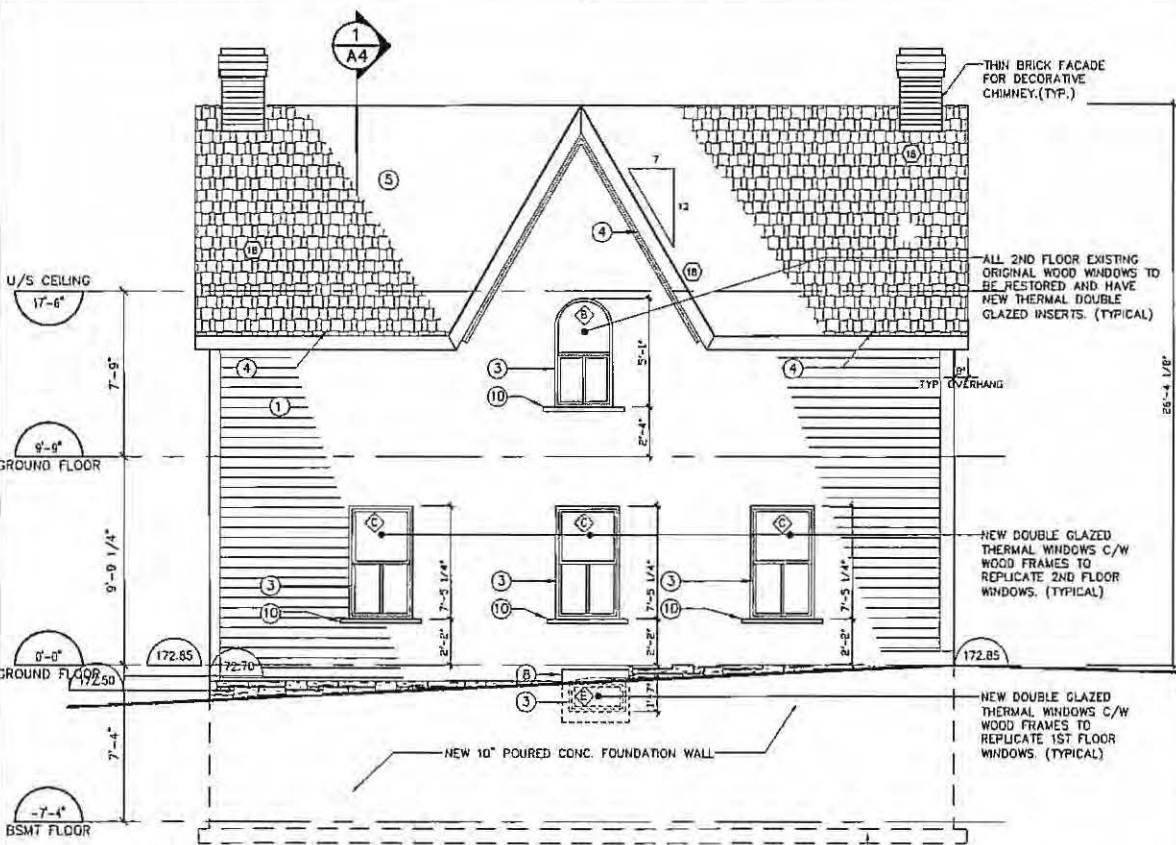
4 EAST ELEVATION  
A-3 SCALE: 1/4"=1'-0"



3 WEST ELEVATION  
A-3 SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION  
A-3 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION  
A-3 SCALE: 1/4"=1'-0"

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The Contractor shall check all dimensions and other data from this job and report any discrepancies to the Architect before proceeding.

No.	Date	Revision	D'wn	Ch'd
1.	FEBRU-12	ISSUED FOR PERMIT	N.R.	S.S.

- LEGEND
- ① WOOD SIDING
  - ③ WOOD WINDOWS
  - ④ 1"x6" WOOD FASCIA
  - ⑤ ASPHALT SHINGLE ROOF
  - ⑥ CONC. DECK
  - ⑦ 2"x4" WOOD TRIM
  - ⑧ WINDOW WELL
  - ⑨ NOT USED
  - ⑩ WOOD SILL - TYP
  - ⑪ WOOD POST
  - ⑫ WOOD DOOR

Registered Firm: Soscia Engineering Ltd.  
Firm BCIN: 29353

I have reviewed and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4 of the Ontario Building Code. I am qualified, and the firm is registered, in the appropriate classes / categories.

Designer: Sandro Soscia, P. Eng.  
Designer BCIN: 19599



**SOSCIA ENGINEERING LTD.**

27 Royce Road  
Unit 1, Suite 101,  
Vaughan, Ontario,  
L4L 8E3

Tel: (905) 856-7737  
Fax: (905) 856-7338  
Web Site: [www.sosciaeng.ca](http://www.sosciaeng.ca)

Project: **INTERIOR RESTORATIONS & RELOCATION FOR: HERITAGE HOUSE**

2285 BRITANNIA ROAD WEST  
MISSISSAUGA, ON.

Sheet title: **EXTERIOR ELEVATIONS**

Scale: NOTED Date: JAN 2011 Drawn: N.R. Checked: S.S.

Job. No. 12-019 Dwg. No. A3



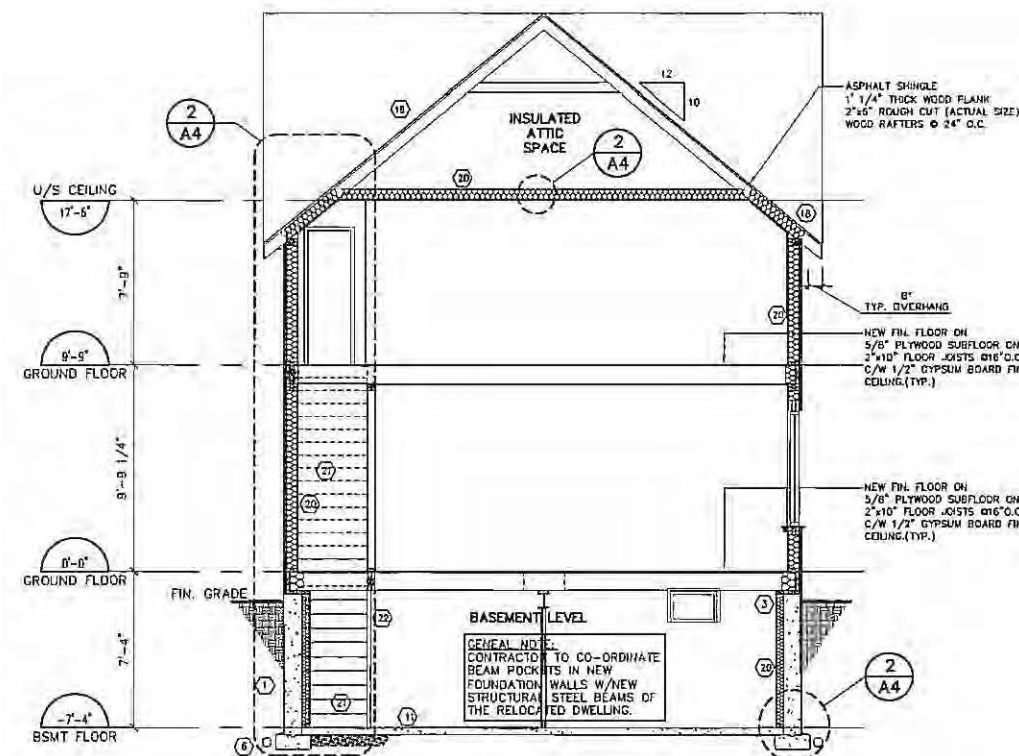
## GENERAL LEGEND:

1. **FOOTINGS-FOUNDATION WALL** - SEE CEC 9.15.1 (4)  
20"x8" CONCR. KEYED FOOTING ON UNDISTURBED SOIL. BACKFILL WITH MIN. BEARING CAPACITY OF 1500 KPa. 10" BLOCK OR 10" POURED CONCR. FOUNDATION WALL REINFORCED W/ 15# BARS VERTICALLY @ 16" O.C. AND 10# BARS HORIZONTALLY @ 12" O.C. TO MAX. 7'-0" BASE FLOOR TO FIN. GRADE. 200# CONCR. W/ 5-7% AIR ENTRAINMENT TO MIN. 6" ABOVE FIN. GRADE. REFER TO ENGINEER'S DETAILS.  
BIMODUS DAMPROOFING AND DRAINAGE LAYER 4" DIA. WEEDING TIE COVERED WITH MIN. 6" CRUSHED STONE.
2. **STILL COLUMNS AND FOOTINGS** - SEE CEC 9.12.2  
3 1/2" DIA. STEEL COLUMN MIN. 3/16" THICK W/ 6"x6"x5/8" ST. PLATE TOP AND BOTTOM ON 42"x42"x18" CONCR. FOOTING PAD ON UNDISTURBED SOIL. COLUMN TO BE PERMANENTLY TIED TOP AND BOTTOM. (ADJUSTABLE COLLARS SHOULD ONLY BE USED FOR LOADS LESS THAN 3000 LBS.)
3. **BEAM POCKETS & SUPPORT** - SEE CEC 9.21.7  
PROVIDE BEAM POCKET WITH MIN. 3 1/2" OF BEARING OR 8"x8" CONCR. MB WALLS.

6. **SURFLOOR, STRAPPING AND BRIDGING** - SEE CEC 9.21.2.4 (2) 3/4" x 12" T & G FLY SUBFLOOR ON WOOD FLOOR JOISTS (SEE FLOORING OR ENGINEERING FOR SIZING AND SPACING). STRAPPING MIN. 1" x 3" W/ALD TO UNDERSIDE OF FLOOR JOISTS LOCATED NOT MORE THAN 6'-11" O.C. FROM EACH SUPPORT OR OTHER ROWS OF STRAPPING AND FASTENED AT EACH END TO A SILL OR HEADER (AS PER MANUFACTURER'S SPECS). (STRAPPING CAN BE DLETED IF DRYWALL APPLIED TO CEILING). JOIST BRIDGING TO BE MIN. 2"x 2" CROSS BRIDGING OR SOLID BLOCKING @ MAX. 5'-11" O.C. (SEE CEC 9.20.4 & 9.20.6 FOR - HARDWOOD & CERAMIC APPLICATIONS).

11. **BASEMENT CONCRETE SLAB** - CEC 9.15.1.4  
3" MIN. THICK CONCR. SLAB (200# CONCR.) ON 2" RIGID INSULATION (OPTIONAL). ON 2" CRUSHED STONE WITH DAMPROOFING BELOW SLAB ON UNDISTURBED SOIL.

13. **SOING EXTERIOR WALL** - CEC 9.21.3.2  
EXISTING WD. SIDING FINISH ON NEW BUILDING PAPER OR TYVEK. LAYERS TO OVERLAP 6". 5/8" EXTERIOR SHEATHING (DENSEGLASS GILD OR EDV FOR STUCCO) 1/2" OR 1" RIGID INSUL. OPT). 2"x6" STUDS @ 16" O.C. (1/2" O.C. FOR 3 STORY WALLS). DBL. TOP PLATE AND SINGLE BOTTOM PLATE. R-20 BATT INSULATION APPROVED VAPOUR BARRIER CONTINUOUS AIR BARRIER - 1/2" DRYWALL UNFID AND SANDED (STUCCO FINISH TO BE APPLIED AS PER MANUF. SPECS).
18. **ROOF CONSTRUCTION (CONVENTIONAL)** - CEC 9.22  
210 LB ASPHALT/FLTEGLASS SHINGLES ON 3/8" ROOF FLY SHEATHING FASTENED USING H CLIPS. STAGGERED JOISTS ON 2"x8" RAFTERS @ 16" O.C. 2"x10" ROOF BOARD W/ 2"x4" COLLAR TIES AT MIDSPAN. 2"x6" CEILING JOISTS @ 16" O.C. FOR MAX. 14'-7" SPAN. REFER TO TRUSS PLANS FOR CONVENTIONAL TRUSS AREAS. EAVES PROTECTION TO EXTEND 3'-0" FROM EDGE OF ROOF AND 12" BEYOND MINOR FACE OF EXT. WALL. ALUMINUM SOFFIT, TYPICAL. EAST/WEST/ROOFING, FNL. AND VENTED SOFFIT - PROVIDE SOFFIT VENTILATION AT EAVES. ATIC VENTILATION TO BE 1:300 OF INSULATED CEILING.



1. **BASEMENT FLOOR PLAN**  
A-4 SCALE: 1/4" = 1'-0"

## NOTES:

INSULATION VALUES - CEC 9.13.3.1  
CEILING BELOW ATTIC OR ROOF SPACE  
ROOF ASSEMBLY W/O ATTIC OR ROOF SPACE  
WALL OTHER THAN FOUNDATION WALL  
FOUNDATION WALL EXCLUDING HEATED SPACE  
FLOOR OTHER THAN SLAB ON GRADE

NOTES:  
- PROVIDE CONT. APPROVED VAPOUR BARRIER ON WARM SIDE OF WALL/FLOOR  
- FOUNDATION INSULATION SHALL EXTEND TO WITHIN 15" OF BASEMENT SLAB

EXTERIOR / INTERIOR STAIRS - CEC 9.8  
MAX. RISE = 7 7/8"  
MIN. RISE = 4 1/8"  
MIN. RUN = 11 1/4"  
MIN. TREAD WITH MAX. NOSING = 11 1/4"  
MIN. HEADROOM = 6'-5"

CEILING SLAB  
MAX. AVERAGE RUN = 7 7/8"  
MIN. RUN = 5 7/8"

STAR / LANDING RAILINGS - CEC 9.8  
INTERIOR - WOOD HANDRAIL WITH WOOD OR METAL POCKETS SPACED AT MAX. 4' O.C.  
THE HANDRAIL BRACKETS SHALL BE FIRMLY SECURED TO WOOD FRAMING.  
HANDRAIL MAX. HEIGHT = 36"  
HANDRAIL MIN. HEIGHT = 32"  
HEL. GUARD HEIGHT MIN. = 35"  
EXT. GUARD HEIGHT MAX. = 42"

THE HEIGHT OF RAILING TO BE MEASURED VERT. FROM OUTSIDE EDGE OF STAIR WALKING SURFACE.

EXTERIOR - METAL/VINYL HANDRAIL WITH METAL/VINYL POCKETS SPACED MAX. 4' O.C.

FLASHING - CEC 9.27.3  
FLASHING SHALL BE INSTALLED AT EVERY HORIZONTAL JUNCTION BETWEEN 2 DIFFERENT EXTERIOR FINISHES, EXCEPT WHERE THE UPPER FINISH OVERLAPS THE LOWER FINISH. EXCEPT AS PROVIDED IN SENTENCE 1, FLASHING SHALL BE APPLIED OVER EXTERIOR WALL OR FINISHES WHERE THE VERTICAL DISTANCE FROM THE BOTTOM OF THE DAVE TO THE TOP OF THE FIN IS MORE THAN ONE-QUARTER OF THE HORIZONTAL OVERHANG OF THE DAVE. FLASHING SHALL BE INSTALLED SO THAT IT EXTENDS UPWARDS NOT LESS THAN 50mm (2 IN.) BEYOND THE FINISHING PAPER AND FORMS A CRIP ON THE OUTSIDE EDGE. WHERE A WINDOW OR EXTERIOR DOOR IS DESIGNED TO BE INSTALLED WITHOUT HEAD FLASHING, THE EXTERIOR FLANGE OF THE WINDOW OR DOOR FRAME SHALL BE BEDDED INTO A NON-HARDENING TYPE CAULKING MATERIAL AND THE EXTERIOR FLANGE SCREWED DOWN.

WINDOW RETRACTIONS - CEC 9.21.1.3.1.6  
AT LEAST ONE BEDROOM WINDOW ON EACH FLOOR IS TO HAVE A MIN. 575 SQ.FT. UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH A MIN. CLEAR WIDTH OF 1'-3" - THE SILL TO BE MAX. 3'-3" FROM FLOOR.

WHERE WINDOWS ARE WITHIN 1'-4" ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 5'-11" A GUARD IS TO BE PROVIDED.

GENERAL NOTES:  
ALL CONSTRUCTION TO CONFORM TO THE CURRENT ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION.  
DRAWINGS SHOULD NOT BE SCALED.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.  
FAILURE TO OBSERVE THESE CONDITIONS WHICH MAY REQUIRE REMEDIAL ACTION SHALL NOT BECOME THE RESPONSIBILITY OF OR INCUR ANY COST TO THE DESIGNER.

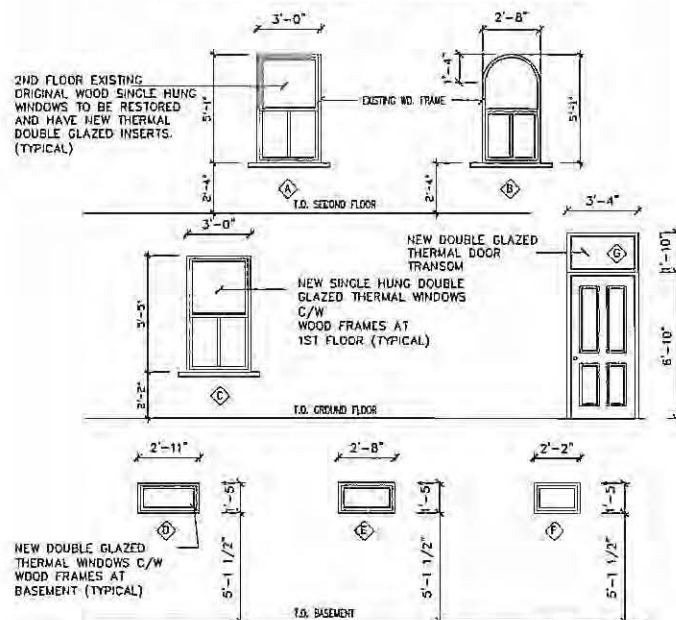
ALL LUMBER TO BE MAX. #2 GRADE.  
PRESSURE TREATED LUMBER TO BE USED IN AREAS EXPOSED TO EXTERIOR. SEE CEC 9.3.2.

STRUCTURAL STEEL SHOULD AT LEAST MEET THE REQUIREMENTS FOR GRADE 50W STEEL IN CAN/CSA-408.21 "STRUCTURAL QUALITY STEEL".

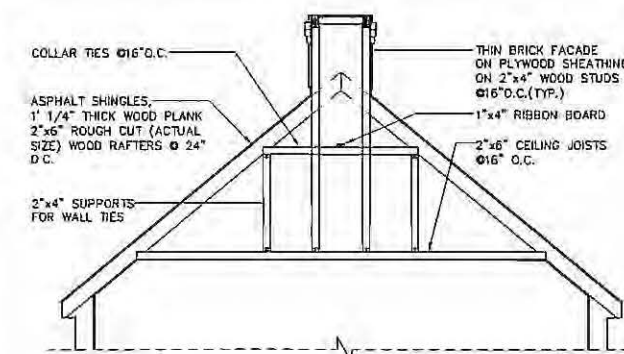
REINFORCING STEEL SHALL CONFORM TO GRADE 40R STEEL IN CSA-430-10M.

CONCRETE TO CONFORM TO CAN-3483.

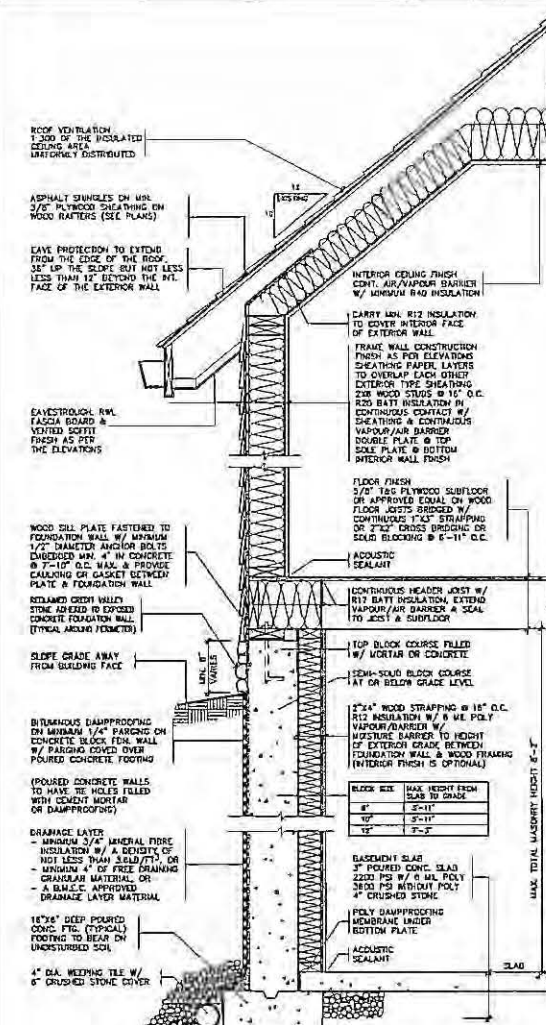
WINDOW SCHEDULE				
WIN. #	IMPERIAL SIZE	LOCATION	MATERIAL	FINISH
1	3'-0" x 5'-1" (EXISTING)	2ND FLOOR	WD.	PANT
2	2'-8" x 5'-1" (EXISTING)	2ND FLOOR	WD.	PANT
3	3'-0" x 5'-1" (NEW)	1ST FLOOR	WD.	PANT
4	2'-11" x 1'-6" (NEW)	BASEMENT	WD.	PANT
5	2'-8" x 1'-7" (NEW)	BASEMENT	WD.	PANT
6	2'-2" x 1'-5" (NEW)	BASEMENT	WD.	PANT
7	1'-10" x 3'-4" (NEW)	1ST FLOOR DOOR TRANSOM	WD.	PANT



3. **WINDOW SCHEDULE & TYPE**  
A-4 SCALE: N.T.S.



3. **CHIMNEY DETAIL**  
A-4 SCALE: 1/4" = 1'-0"



2. **TYPICAL WALL FRAME SECTION**  
A-4 SCALE: N.T.S.

Contractor must check and verify all dimensions and be responsible for any discrepancies to the Engineer before commencing work.  
Prints shall not be used for construction until signed "Approved for Construction" by the Engineer.  
Prints are not to be scaled.  
All drawings, prints and specifications are the property of the Engineer and shall be returned to him on completion of the work.  
All work shall be performed in accordance with the latest edition of the ONTARIO BUILDING CODE, NATIONAL BUILDING CODE and regulatory regulations of the City of Mississauga Building Department.  
These notes are to be read in conjunction with all drawings and specifications.

The Contractor shall check all dimensions and other data from the job and report any discrepancies to the Architect before proceeding.

No.	Date	Revision	D'w'd.	Ch'd.
1.	FEB-22-12	ISSUED FOR PERMIT	NR	SS

Registered Firm: Soscia Engineering Ltd.  
Firm BCIN: 29353

I have reviewed and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4 of the Ontario Building Code. I am qualified, and the firm is registered, in the appropriate classes / categories.

Designer: Sandro Soscia, P. Eng.  
Designer BCIN: 19599



**SOSCIA ENGINEERING LTD.**

27 Baylce Road  
Unit 1, Suite 101.  
Vaughan, Ontario.  
L4L 8E3

Tel: (905) 856-7737  
Fax: (905) 856-7338  
Web Site: www.sosciaeng.ca

Project:  
**INTERIOR RESTORATIONS & RELOCATION FOR: HERITAGE HOUSE**

2285 BRITANNIA ROAD WEST  
MISSISSAUGA, ON.

Sheet 110:  
**CROSS-SECTION, GENERAL NOTES**

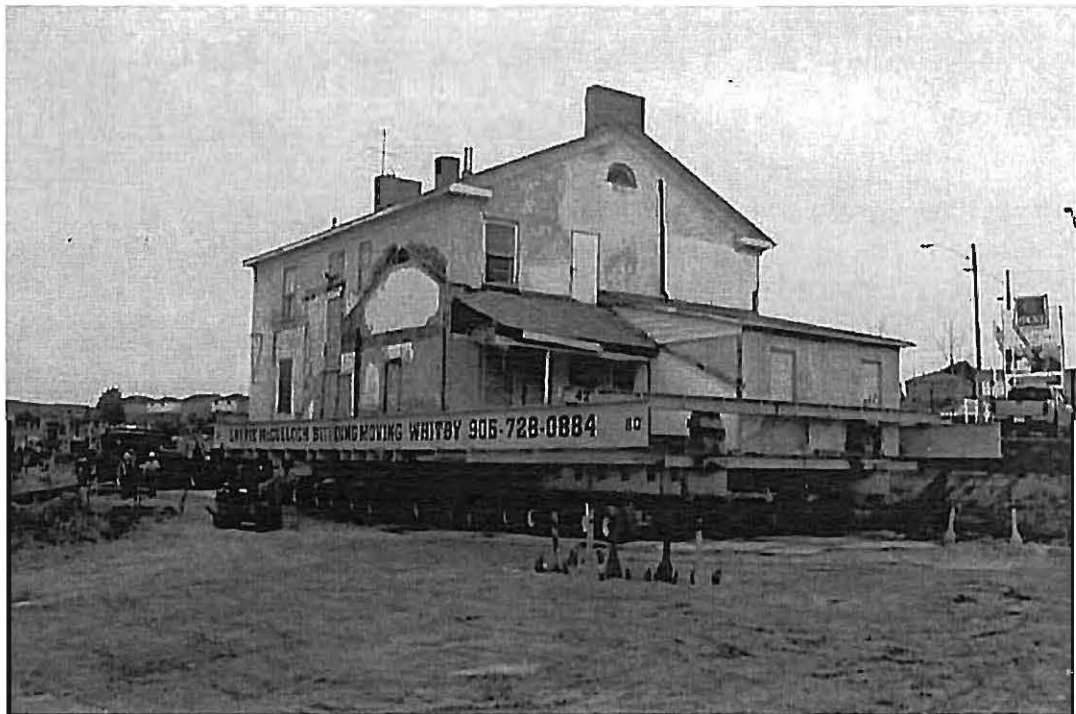
Scale: NOTED Date: JAN 2011 D'wg. no. 12-019  
Drawn: H.R. Checked: SS A4

*Appendix 'C'*



*Image 1*

*Appendix 'D'*

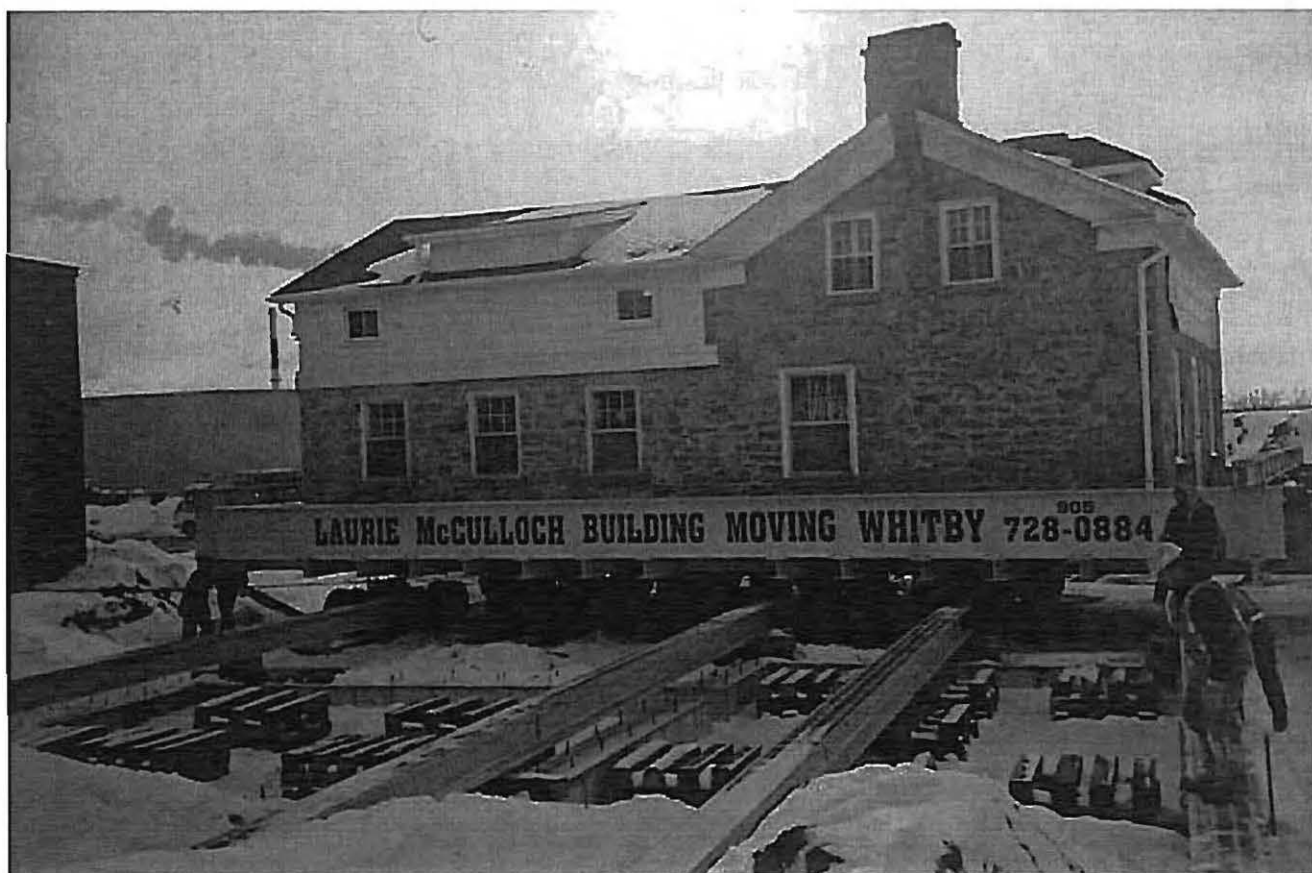


*image 2*



*Image 3*

*Appendix 'E'*



*Image 4*



## *Appendix 'F'*

# Laurie McCulloch Building Moving

960 Taunton Rd E  
Whitby, ON L1R 3L8  
Phone: (905) 728-0884  
Fax: (905) 743-0528  
mccullochmovers@aol.com

April 23, 2012

Greg Dell & Associates  
3464 Semenyk Court Suite 100  
Mississauga, ON. L5C 4P8

Phone 905 615-0614  
Fax 905 615-8903  
Email [gdell@twxnet.com](mailto:gdell@twxnet.com)

RE: 2285 Britannia Road

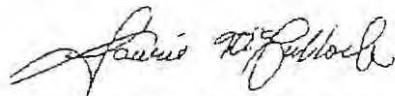
## Methodology

First we will install shoring and bracing needed to support the damaged corner, floor and walls.

Two longitudinal beams are placed under building to support the load at 16' centres and will rest on a series of cribbing piles. Additional cross loading beams make up the balance of the framework. The steel framework is shimmed tight to the building and jacked free to allow removal of the basement walls. The building is rolled off the foundation onto dollies. A bolster beam is attached to the main beams to attach the pull truck. This forms a three point load system to allow the building to travel to the new location on site.

The wheels and bolster removed and the building is rolled over the existing foundation and fastened down.

Yours truly,



Laurie McCulloch Building Moving



## *Appendix 'G'*



## Seberras Professional Services Ltd.

P.O. Box 673  
St. George, Ontario N0E 1N0

Phone: 519 448-3365  
Fax: 519 448-4801  
Email: dseberras@hotmail.com

May 6, 2012

TO: The Building Department, City of Mississauga

CC: Greg Dell & Associates

FROM: David Seberras P.Eng. BCIN: 30361

RE: 2285 Britannia Road  
Methodology- House Relocation

We have reviewed the proposed Methodology as well as having visited the site, with respect to the proposed remedial work and relocation. We have worked with Laurie McCulloch for the past 16 years, and have successfully completed dozens of projects, relocating structures. Our review has confirmed that the proposed relocation, meets with our approval.



## *Appendix 'H'*

# COMMITMENT TO GENERAL REVIEWS BY ARCHITECT AND ENGINEERS

THIS FORM TO BE COMPLETED BY THE OWNER OR OWNER'S AUTHORIZED AGENT, AND SIGNED BY ALL CONSULTANTS RETAINED FOR GENERAL REVIEWS

FORM - 001/01/01/01/01/01

Form Application No.

Project Description:

Relocation of Heritage House

Address of Project:

2285 Britannia Street, Mississauga

Municipality:

The Ontario Building Code requires that the project described above be designed and reviewed during construction by an architect and a professional engineer or both, in accordance with the provisions of the Building Code of Ontario.

The undersigned architect and/or professional engineer(s) hereby certify that they have been retained to provide general reviews of the building, as defined in the Building Code, to determine whether the construction is in general conformity with the plans and other documents that form the basis for the issuance of a building permit, in accordance with the performance standards of the Ontario Association of Architects (OAA) and/or Professional Engineers Ontario (PEO). All general reviews of the architect and/or professional engineer(s) will be forwarded promptly to the Chief Building Official and should any retained architect or professional engineer or both provide general reviews for any reason during construction, the Chief Building Official will be notified immediately and another architect or engineer will be appointed so that general review continues without interruption during construction.

The architect and/or engineer certifies that it/they has/have agreed to the above

Information of:

TASICO FINANCIAL INC. B. Mann Nov 13/12

Address of Owner:

39 Rollingwood Dr. Brampton 647427 416 6173343

Signature of Owner:

BALIT MANN

For office of corporation:

GREG DELL & Associates 905 615 0614

182-75 BRISTOL RD E MISSISSAUGA 442312 905 615 8903

Page 3 - 001/01/01/01/01/01

The undersigned architect and/or professional engineer(s) hereby certify that they have been retained to provide general reviews of the building, as defined in the Building Code, to determine whether the construction is in general conformity with the plans and other documents that form the basis for the issuance of a building permit, in accordance with the performance standards of the OAA and/or PEO.

RECEIVED AND TO BE COMPLETED BY CONSULTANTS

SEBERG'S PROFESSIONAL SERVICES David Seberg DAVID SEBERG P.ENG May 10/12

Telephone:

519-448-3365 519-448-4801 P.O. Box 673, St. George, Ontario, N0E1N0

Address of Consultant:

Telephone: Fax: Address:

Address of Consultant:

Telephone: Fax: Address:

Address of Consultant:

Telephone: Fax: Address:

RECEIVED AND TO BE COMPLETED BY OAA, PEO and Ontario Building Code Act Authority



## Seberras Professional Services Ltd.

P.O. Box 673  
St. George, Ontario N0E 1N0

Phone: 519 448-3565  
Fax: 519 448-4801  
Email: dseberras@hotmail.com

May 10, 2012

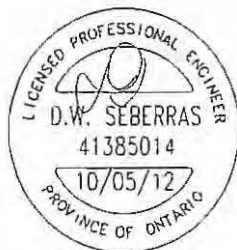
TO: The Building Department  
City of Mississauga

CC: Greg Dell

FROM: David Seberras P.Eng. BCIN: 30361

RE: 2285 Britannia Street, Mississauga

Attached please find a Commitment to Review Form. I will be on site during the relocation of the building. I have worked closely with McCulloch Movers during the past few years, when we were first introduced to this project. I have been on site numerous times and as recently as early this week and will work with McCulloch Movers during the relocation process.



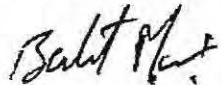
Jasrico Financial Inc.  
39 Rollingwood Drive  
Brampton ON  
L6Y 4Z7

August 30<sup>th</sup> 2012  
City of Mississauga  
Heritage Planner  
Paula Wubbenhorst  
300 City Centre Drive  
Mississauga Ontario  
L5B 3C1

RE: Dowling House, Heritage Building

Please accept this letter as evidence of Jasrico Financial Inc's agreement with all conditions required to be met prior to the relocation of the Dowling House as set out in the Corporation of the City of Mississauga's corporate report on the request to relocate a Designated House; Dowling House, 2285 Britannia Road West ( Ward 11) dated, June 29<sup>th</sup> 2011 from the Commissioner of Community Services, including the terms related to the de-designation of the Dowling House for the duration of its move and its redesignation following its relocation.

Yours truly,

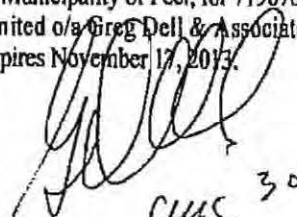


Jasrico Financial Inc.

"I have the authority to bind Jasrico Financial Inc.

WITNESS:

Gregory Henry Dell, a Commissioner, etc.,  
Regional Municipality of Peel, for 719070  
Ontario Limited o/a Greg Dell & Associates.  
Expires November 17, 2013.



AUG 30, 2012



## *Appendix 'I'*

# **SOSCIA ENGINEERING LTD.**

## **PROFESSIONAL ENGINEERS & PROJECT MANAGERS**

---

May 7, 2012.  
12-019 (Heritage Home)

City of Mississauga  
300 City Centre Drive  
Mississauga, On.  
L5B 3C1

Re: 2285 Britannia Rd West  
MISSISSAUGA, ONTARIO  
HERRITAGE HOUSE RELOCATION

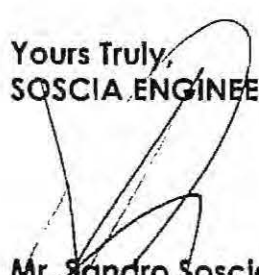
Dear Sir,

We are writing to advise that Soscia Engineering Ltd. have reviewed the structural framing proposed for the relocation of the heritage home at 2285 Britannia Road West in the City of Mississauga.

More particularly, we have reviewed the structural steel members framed to carry the dwelling to it final destination on the same subject property. The framing meets the requirement of Part 4 of the Ontario Building Code.

Should you require more information please contact me.

Yours Truly,  
**SOSCIA ENGINEERING LTD.**

  
**Mr. Sandro Soscia, P. Eng.**



**C.C.** Greg Dell & Associates  
3464 Semenyk Court Suite 100  
Mississauga, ON. L5C 4P8

## *Appendix 'J'*

# **SOSCIA ENGINEERING LTD.**

## **PROFESSIONAL ENGINEERS & PROJECT MANAGERS**

---

May 15, 2012.  
12-019 (Foundation Cert.)

City of Mississauga  
300 City Centre Drive  
Mississauga, On.  
L5B 3C1

Re: 2285 Britannia Rd West  
MISSISSAUGA, ONTARIO  
HERITAGE HOME FOUNDATION CERTIFICATION

Dear Sir,

We are writing to advise the City of Mississauga Chief Building Official that Soscia Engineering Ltd. have reviewed the new foundations at 2285 constructed as part of the heritage house relocation. More particularly, the footings and foundation walls were placed on suitable bearing material, the width and depth of the foundations were completed in conformance with the permit drawings and the walls were constructed in accordance with the OBC requirements.

The new foundations are adequate and have gained sufficient strength to receive the placement of the heritage home.

Should you require more information please contact me.

Yours Truly,  
**SOSCIA ENGINEERING LTD.**



**Mr. Sandro Soscia, P. Eng.**

C.C. Greg Dell & Associates  
3464 Semenyk Court Suite 100  
Mississauga, ON. L5C 4P8

## *Appendix 'K'*

# JASRICO FINANCIAL INC.

2285 BRITANNIA RD WEST  
MISSISSAUGA, ON L5M2G6

PH: 905-821-3355

FAX: 905-821-3039

To: City of Mississauga

Re: 2285 Britannia Rd. W.  
SP061222 W 10

Please be advised we have no objection to the passing of the heritage by-law as amended to facilitate to re-location as shown on the site plan and approved by committee of adjustment and council

Yours Truly



Jasrico Financial Inc.  
Baljit Mann



CERTIFIED A TRUE COPY

Crystal Greer  
CRYSTAL GREER CITY CLERK  
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0249-2010

A By-law to designate the Dowling House  
located at 2285 Britannia Road West  
as being of cultural heritage value or interest

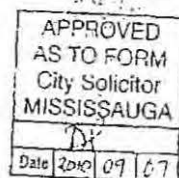
WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of cultural heritage value or interest;

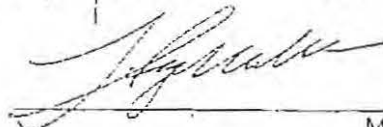
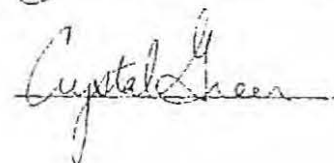
AND WHEREAS Notice of Intention to designate the Dowling House located at 2285 Britannia Road West, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Clerk of The Corporation of the City of Mississauga;

NOW THEREFORE the Council of The Corporation of the City of Mississauga hereby ENACTS as follows:

1. That the property, including all the buildings and structures thereon, known as the Dowling House located at what is municipally known as 2285 Britannia Road West, in the City of Mississauga, and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.
2. That the reasons for designating the property known as the Dowling House located at 2285 Britannia Road West, in the City of Mississauga, under section 1 of this By-law, are duly set out in Schedule 'B'.
3. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
4. That Schedules 'A' and 'B' form an integral part of this by-law.
5. That the City Solicitor is hereby directed to register a copy of this by-law against the property located at 2285 Britannia Road West as described in Schedule 'A' in the proper land registry office.

ENACTED AND PASSED this 15<sup>th</sup> day of September, 2010.



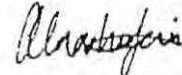
  
MAYOR  
  
CLERK

SCHEDULE 'A' TO BY-LAW 0249-2010

Summary: Part of Lot 6, Concession 5, West of Hurontario Street  
(To be designated under the Ontario Heritage Act)

(Ward 11, City Zone 46E, in the vicinity of Mississauga Road and Erin Mills Parkway)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of part of Lot 6, Concession 5, West of Hurontario Street, of the said Township, designated as Parts 1, 2 and 3 on Plan 43R-33434.



Alnashir Jeraj  
Ontario Land Surveyor



SCHEDULE 'B' TO BY-LAW NO. 0249-2010

DESIGNATION STATEMENT

Dowling House, 2285 Britannia Road West

Description of Property

The Dowling House is a one-and-a-half storey centre-gable farmhouse, with an addition, on the north side of Britannia Road West, about halfway between Erin Mills Parkway and the Canadian Pacific Rail line.

Statement of Cultural Heritage Value or Interest

The Dowling House has historical/associative value due to its association with early Streetsville politicians, including Streetsville's first mayor Frank Dowling.

The Dowling House has historical/associative value as it yields information about late nineteenth and early twentieth century farming.

The Dowling House has physical value as it is a rare surviving farmhouse in Mississauga.

Description of Heritage Attributes

Key attributes that reflect the Dowling House's value in its association with early Streetsville politicians, including Streetsville's first mayor, Frank Dowling:

- Its location, near to the Streetsville core

Key attributes that reflect the Dowling House's value as a source of information on late nineteenth and early twentieth century farming:

- The late nineteenth century farmhouse characteristics
  - Its shape and form, including rectilinear footprint, its steeply pitched and centrally placed pointed gable dormers on each face
  - Its original window and door openings, their size, shape, form and corresponding brick voussoir headers
  - Its original window surrounds and sills
  - The transom above the door
  - Its Credit Valley stone foundation
  - Its brick veneer
  - The decorative brick diamond pattern on the south face
  - The roof form and pitch
- Its generous setback from the road
- Its location near the rail junction, for which it was originally named

Key attributes that reflect the Dowling House's value as a rare surviving farmhouse in Mississauga:

- Its shape and form, including rectilinear footprint, its steeply pitched and centrally placed pointed gable dormers on each face
- Its original window and door openings, their size, shape, form and corresponding brick voussoir headers
- Its original window surrounds and sills
- The transom above the door
- Its Credit Valley stone foundation
- Its brick veneer
- The decorative brick diamond pattern on the south face
- The roof form and pitch
- Its generous setback from the road
- Its location near the rail junction, for which it was originally named

## *Appendix 'L'*

## Heritage Experience

- 2011 **14424 Bayview Avenue , Aurora**
- Heritage house
  - existing record drawings
- 2010 **15086-15088 Yonge St.**
- two semidetached residences
  - existing record drawings and proposal for adaptive re-use
- 2010 **243 Perth Ave, Toronto**
- Methodist Church
  - record drawings ,
  - adaptive reuse & addition – residential condominium (40 units)
  - construction to commence Fall 2012
- 2009 **608 Spadina Road**
- residence & Monastery
  - renovation, restoration & addition adaptive reuse – residential condominium (6 units)
  - in collaboration with MW Hall Corporation
  - construction completed 2012
- 2009 **385 King Road, Richmond Hill**
- heritage house
  - existing record drawings and reconstruction at new site,
  - in collaboration with MW Hall Corporation
  - construction completed 2012
- 2009 **12933 Bathurst, Richmond Hill**
- heritage house
  - existing record drawings and reconstruction at new site,
  - in collaboration with MW Hall Corporation
  - construction completed 2012
- 2009 **ROM**
- building science review and envelope consultation for rain dance and deterioration mitigation
  - mitigation completed 2010
- 2006 **Jonathon Gowland House, Markham**
- heritage house
  - existing record drawings
  - relocation, restoration and addition plans
  - construction to commence 2013

- 2008    **9 Bernard Ave, Toronto**
- heritage house
  - existing record drawings
  - renovation, restoration and addition
  - construction completed 2011
- 2008    **95 Bedford Ave, Toronto**
- heritage house
  - renovation & restoration
  - construction completed 2009
- 2008    **6 Meredith Crescent, Rosedale, Toronto**
- heritage house – semidetached
  - addition
  - construction completed 2009
- 2008    **30 McLaughlin Road South, Brampton**
- Heritage house
  - existing record drawings
  - in collaboration with MW Hall Corporation
- 2006    **20 Victoria Street, Toronto**
- Office Tower
  - Window replacements

## *Appendix 'M'*

**Chris Mace**  
**IMS Contractors**  
**Curriculum Vitae**  
March 2012

**Address:**     **IMS Contractors**  
539 Kingston Road West  
Ajax, Ontario, L1S 6M1  
  
Phone 905-231-2300 x202  
e-mail cmace@imscontractors.com

Chris Mace has been in the construction industry for most of his working life. The following is a brief career history and accomplishments.

At age 17, Chris started his apprenticeship in carpentry in Vancouver building custom homes under renowned Japanese builder, Joseph Tusimuri.

These homes were built in the Horseshoe Valley overlooking the inlet and marina known as cliff hanging homes. The projects involved mountain rigging to hoist equipment, rock blasting for foundations and custom forming. The finishes of these homes were completed in tradition teak balloon framing using peg and dowel construction with exposed woodwork.

During this time Chris obtained his underwater welding license and spent weekends diving for grappled logs and shoring up the ferry docks in Vancouver Harbour.

At age 21, Chris moved back to Toronto and worked for Crown Steel as a drafting apprentice, working in commercial kitchen designs. During this time, he was part of the team responsible for the design of the commercial kitchen for the future **CN Tower** tender. In addition, Chris was involved in the field work and installation process for the remodeling of the **Royal York Hotel** and **Sutton Place Hotel**, gaining experience to follow design through to installation. During this time, he was introduced to estimating at a very basic level doing take offs on stainless metal and mechanical equipment.

At age 23, Chris resumed his passion for woodworking and set up a small shop in Brooklin, Ontario, building kitchen cabinets, custom stairs and specializing in exotic woods. During this time Chris restored sail boats as a hobby and refurbished a classic R33 that is still racing in Germany today.

At age 25, he started building custom homes and remodeling historical homes in the Whitby area. Chris worked on moving three existing homes built in the early 1900's to a new site, then called Pearson Lanes, whereby the project linked seven houses and converted them into retail boutiques in keeping with the requirements of the historical society and downtown merchants association.

To further progress his professional growth, Chris started a small weekend class at Henry Build-All (a retail lumber yard in Courtice), teaching contractors how to build stairs and basic carpentry for two years. He later returned to college to obtain my certificate in carpentry and studied for Quantities Surveying and Estimating.

At age 30, Chris was hired by Cloke Kirby Construction as a junior estimator and worked on projects ranging up to ten million dollars. On a special projects team, he implemented developing computer closings using spreadsheets in Quattro Pro, which revolutionized the close bid tendering process and increased Cloke Kirby's retention on award of tenders.

At age of 33, Chris was hired by E.G.M. Cape as a Senior Estimator, tendering and project managing large projects. Cape specialized in building commercial building, sewage treatment plants and institution work.

During this time, Chris taught Project Management and Estimating at the Toronto Construction Association and Ontario Construction Association, using Project Management software for Contractors and Property Managers in the evenings and special sessions on weekends.

At age 38, Chris was hired by Ellis Don Construction as Chief Estimator bidding on special projects for projects ten million dollars and under. E.D. wanted to compete in this division to develop a new vertical of business. This project was developed during a major recession and had its challenges as contractors were under bidding in order to obtain work flow. Chris was in charge of the restoration of the **Heintzman House** as Junior Project Manager overseeing the restoration aspect for a two year period.

At age 40, he bought a small property management company owned by MICC Insurance Underwriters that worked with financial lenders to oversee commercial and residential buildings. Within three years, the business developed into the largest of its kind, specializing in retro-fitting buildings throughout Canada.

In 2003, Chris was hired as a consultant to develop the install program for Home Depot Commercial Direct, screening contractors for compliances and skill sets within the commercial and residential industries.

Two years later Chris started a company, today known as IMS Contractors supported by Rona, specializing in custom renovations and commercial buildings throughout the GTA. One of the key projects being the restoration to an existing dwelling built in 1886. IMS Contractors were mandated to build an addition onto the back of the existing building and incorporate a 'New meets Old' style consisting of six high end condo apartments. This retro-fit and new build included re-bricking, matching brick, cleaning, pointing and stone restoration.

While at IMS Contractors, Chris have been teaching Estimating, Project Management and Construction Law at the Rona University courses ranging from 35 to 165 students at a time. These courses target the small to medium contractor that would typically purchase product from Rona and has been a mechanism for IMS recruiting of key, qualified skilled trades people.

## *Appendix 'N'*

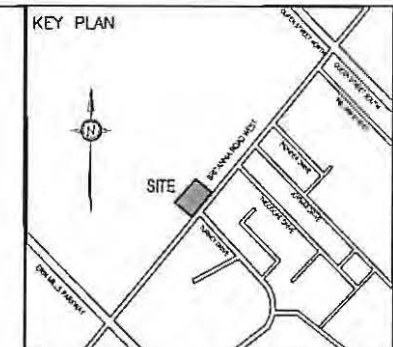
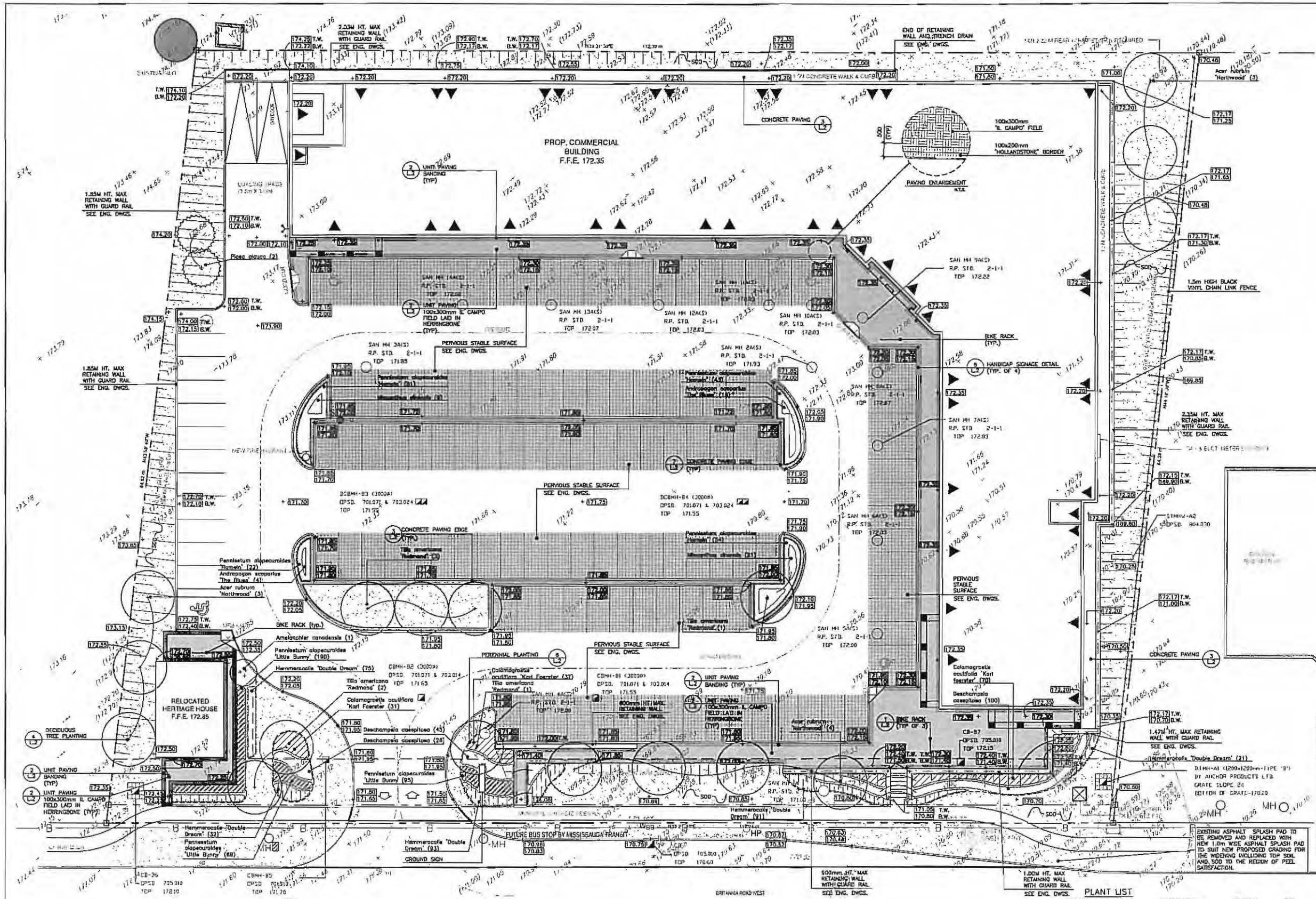


Construction Timetable  
Dowling House  
2285 Britannia Road, Mississauga

Task Name	Start	Finish
Site mobilization	Week one start	Week one complete
Rough grade	Week two Start	Week two
Excavate for foundation	Week two	Week two complete
Form footings	Week three Start	Week three
Place and finish	Week three	Week three
Install dowels and epoxy rebar	Week three	week three complete
Form walls	Week Four start	Week Fourteen
Redi mix	Week fifteen	Week Fifteen
Strip forms	Week six	Week six Complete
Install rubble veneer	Week Seven start	Week Seven complete
rough in for drains	Week Eight start	Week Eight complete
Install wire mesh	Week Nine start	Week nine
Install styrofoam	Week nine	week nine
place and finish	Week ten	Week ten complete
excavate site services	Week Eleven start	week Eleven
install duct bank	Week Eleven	Week Eleven complete
move building to new location	Week Twelve start	Week Fourteen complete
Block up foundation to underside of building	Week Fifteen start	Week Fifteen
Install sill plate	Week fifteen	Week Fifteen complete
remove cribbing and structural	Week sixteen start	Week sisteen complete
blockin cavities	Week seventeen start	Week seveteen
Install cavity rebar	Week seventeen start	Week seventeen complete
install cavity rubble stone	week eighteen start	Week Eighteen
Install temporay hydro	Week Eighteen	Week Eighteen complete
Install new ballon framing	Week Eighteen Start	Week twenty complete

install structural steel	Week Eighteen	Week Eighteen
mill new wood siding	Week eighteen	
Install new windows to match	week eighteen	week eighteen complete
paint exterior ( milk paint)	week nineteen start	Week Twenty two
Roofing	Week nineteen	Weeke twenty Two
Flashings	week nineteen start	Week nineteen
install wood soffit and Facia	week nineteen	Week twenty four complete
install new rain water management system	week twenty two start	Week twenty two
gutters	week twenty two start	Week twenty two
downspout	week twenty two start	Week twenty two
rough in mechanicals	Week nineteen start	week nineteen
HVAC	week nineteen	week nineteen
Plumbing	week nineteen	week nineteen
security system	week nineteen	week nineteen
data	week nineteen start	week nineteen
electrical	Week Nineteen	Weeke nineteen complete
Insulate and Vapour barrier	Week twenty start	week twenty
Drywall		
tape and finish	week twenty	week twenty
prime	Week twenty	Week Twenty complete
Install temporay stairs	Week Eighteen	Week eighteen complete
frame fake chimineys	Week twenty three start	week twenty three
veneer chimineys	Week twenty three start	week twenty three
Cap chimineys	week twenty three	week twenty three
Demobilize	Week twenty four	Week twenty four

## *Appendix 'O'*



**OWNER'S NOTE**

We agree to implement the approved site and landscape plans within 18 months after the execution of the Site Plan Undertaking and will retain the Landscape Architect to make periodic site inspections. Upon completion of the works we will forward to the City of Mississauga a copy of the Completion Notification Certificate from the Landscape Architect and the applicable inspection fee.

Any revision to the site and landscape plans will be submitted to the Planning and Building Department, City of Mississauga for review and approval, prior to the commencement of the works.

We hereby authorize the City, its authorized agents, or employees to enter upon our land to carry out inspections from time to time and agree to indemnify the City and its authorized agents and save them harmless from any and all claims arising out of the exercise by the City, its authorized agents or employees of the rights hereby given to them. We undertake to notify the City forthwith of any change of ownership of the said lands.

Signature of Owner: \_\_\_\_\_  
Name of Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Date: \_\_\_\_\_

**GRADING NOTE:**

I hereby certify that these landscape plans conform to the City Grading and Drainage Plan for this application.

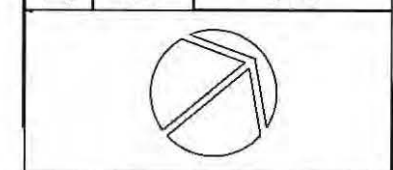
Signature of Landscape Architect: *Jim Reicht*  
Date: NOVEMBER 28, 2008

**NOTE:**

1. BENCH TO BE GROUND MOUNTED CHIPPENDALE DESIGN BENCH MODEL # 117-60 BY DUMOR, INC. (800-598-4018)

2. CONTRACTOR TO MAKE GOOD ALL DAMAGE TO ANY EXISTING OR ADJACENT CONDITIONS/STRUCTURES DURING CONSTRUCTION TO THE SATISFACTION AND ACCEPTANCE OF THE CONSULTANT.

ISSUE	DATE	REMARKS
5	OCT 03, 2012	RESUBMITTAL FOR SPA
4	JUNE 11, 2012	SUBMIT FOR SPA
3	DEC 10, 2008	REVISION AS PER COMMENT
2	OCT 23, 2008	REVISION AS PER COMMENT
1	JUNE 10, 2008	1ST SUBMISSION



**FLEISHER RUDOUT PARTNERSHIP INC.**  
LANDSCAPE ARCHITECTS  
1 Adelaide Avenue, Suite 201  
Toronto, Ontario, M5H 3P7  
Tel: (416) 533-4444  
Fax: (416) 533-4444  
E-mail: info@frcpa.com

Project Name:  
**2271 & 2285 BRITANNIA ROAD WEST**  
City of Mississauga, Ontario  
No. SP 06/222 W11

LANDSCAPE PLAN			
Drawn: KH	Design: TR	Date: 5/28/08	
Checked: TR	Apprvd: TR	Scale: 1:200	
CADD File: 081042		Owg. No.: L1 of 2	

**PLANTING NOTES:**

1. All plant material is to meet the standards as outlined in the Canadian Standards for Nursery Stock, current edition.

2. For all contractor purchased materials plant size will be as measured on site. Nursery waybills will not be acceptable for determination of plant sizes.

3. Protect plant material from frost, excessive heat, wind and sun during transportation.

4. Warranty period for all planting is one year from substantial completion. Warranty replacements of all plant material will be undertaken by the contractor as requested by the landscape architect at any time during the warranty period.

5. For burlapped root balls, cut away top one third of wrapping and wire basket without damaging root ball. Do not pull burlap or rope from under root ball. For potted plants remove entire container.

6. Backfill soil is 150mm lifts. Tamp each lift to eliminate air pockets. When two thirds of depth of planting pit has been backfilled, fill remaining space with water. After water has penetrated into soil, backfill to finish grade.

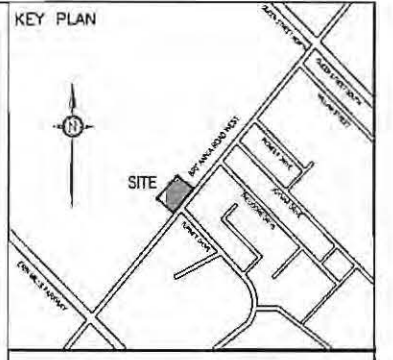
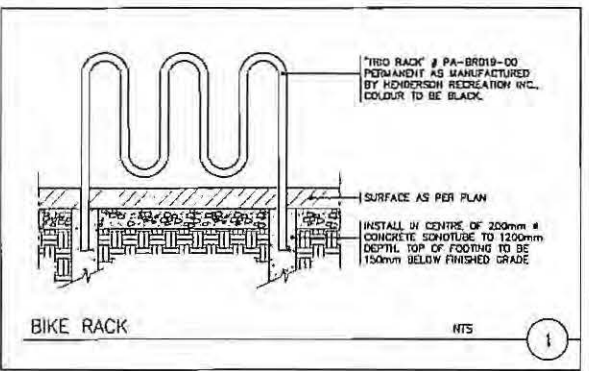
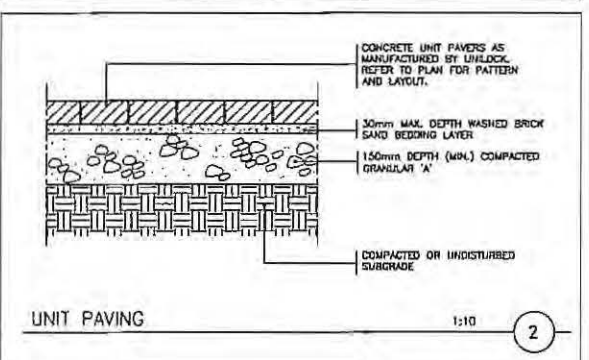
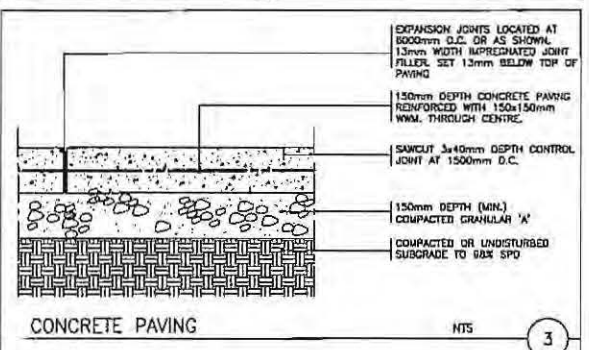
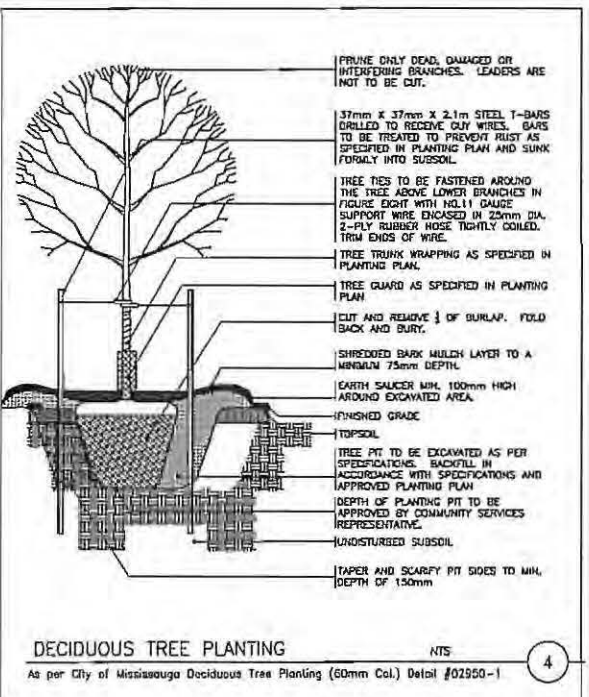
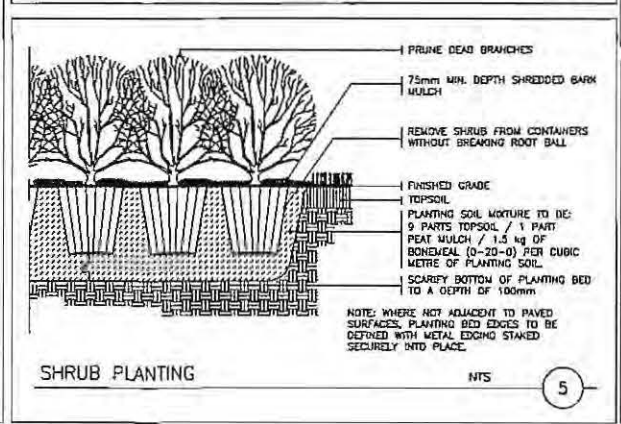
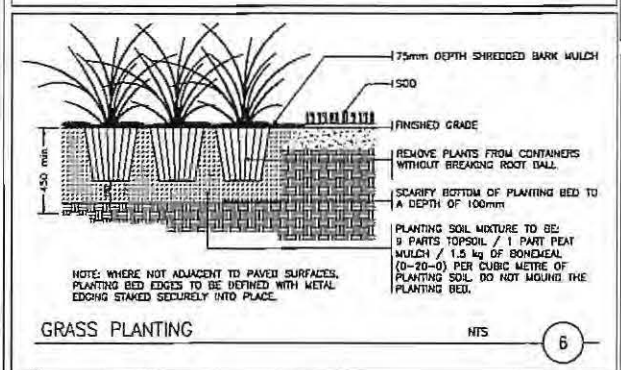
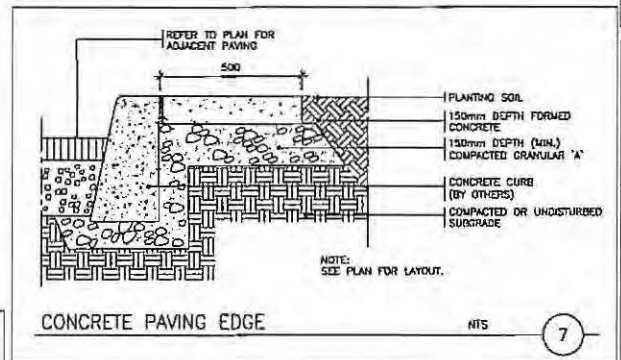
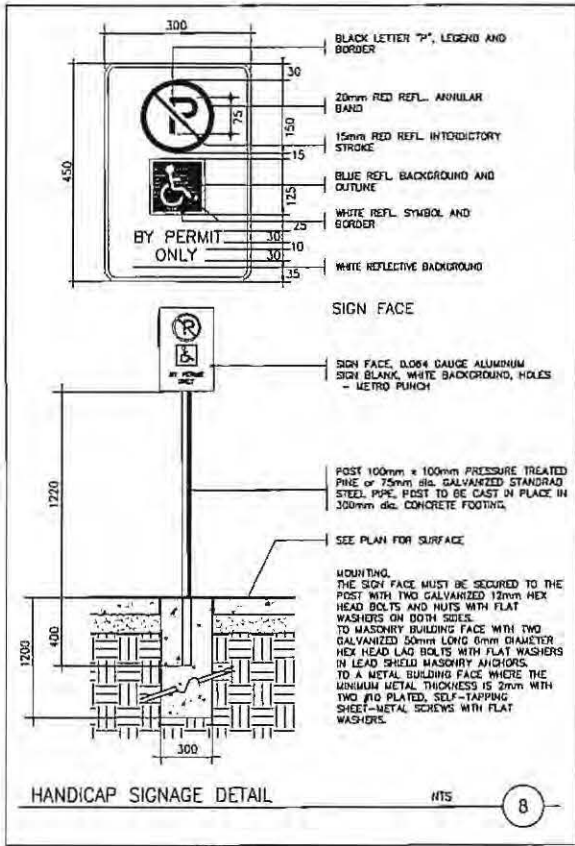
7. Shrubs shown in groups are to be planted in continuous plant beds as shown on planting detail.

8. Plant material installed following last drop in the fall will be accepted after the start of the next growing season provided that acceptance conditions are fulfilled.

9. Final landscape work inspection will be undertaken by City of Mississauga. Any work that is rejected will be corrected in a timely manner at contractor's expense.

BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
<b>TREES</b>				
Acer rubrum 'Red Maple'	Red Maple	10	10mm	W.B.
Acer spicata 'Norway Spruce'	Norway Spruce	1	10 on 10'	W.B.
Pinus strobus 'White Pine'	White Pine	2	10mm	W.B.
Taxus canadensis 'Canadian Hemlock'	Canadian Hemlock	1	10mm	W.B.
<b>PERENNIALS</b>				
Hammerhead Double Dream	Double Dream	117	1 ga	Perennial
<b>GRASSES</b>				
Andropogon scoparius 'Blue Grass'	Blue Grass	20	1 ga	Perennial
Lolium perenne 'Kentucky Blue Grass'	Kentucky Blue Grass	100	1 ga	Perennial
Poa annua 'Annual Blue Grass'	Annual Blue Grass	120	1 ga	Perennial
Stachytarpheta jamaicensis 'Lemon Verbena'	Lemon Verbena	27	1 ga	Perennial
Pennisetum setaceum 'Fountain Grass'	Fountain Grass	100	1 ga	Perennial





ISSUE	DATE	REMARKS
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4	JUNE 11, 2012	SUBMIT FOR SPA
3	DEC 10, 2008	REVISION AS PER COMMENT
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1	JUNE 10, 2008	1ST SUBMISSION

**FLEISHER RIGOUT PARTNERSHIP INC.**  
 1 Algonquin Avenue, Suite 207  
 Toronto, Ontario M4M 1B7  
 Tel: (416) 333-1999  
 Fax: (416) 333-0964  
 e-mail: info@frcpa.com

**ASSOCIATION OF LANDSCAPE ARCHITECTS**  
 MEMBER

Project Name:  
**2271 & 2285 BRITANNIA ROAD WEST**  
 City of Mississauga, Ontario  
 No. SP 08/222 W11

Drawing Title:  
**DETAIL PAGE**

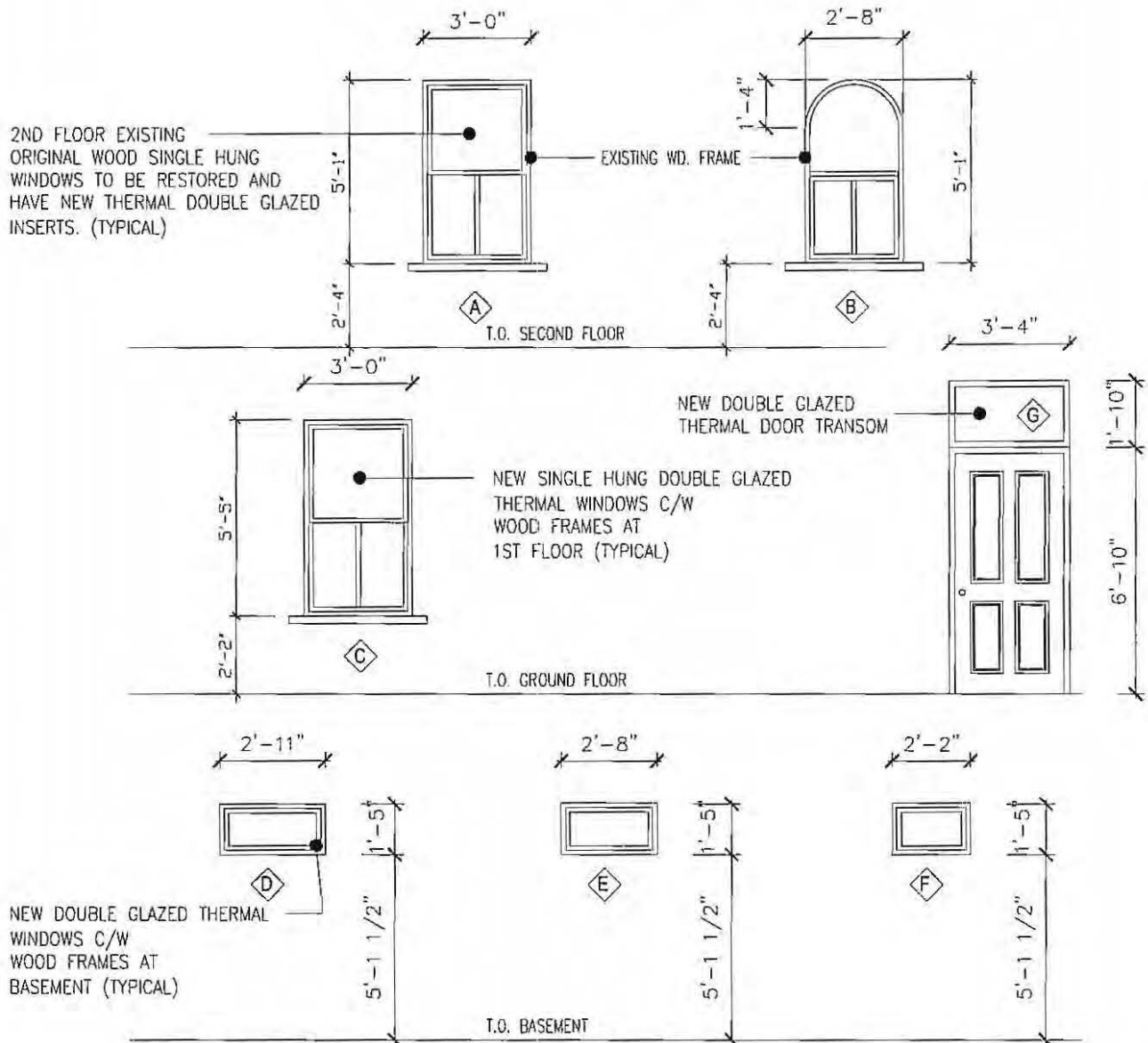
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Checked: TR	Apprvd: TR	Scale: AS SHOWN
CADD File: 081042	Dwg. No.:	

**L2 of 2**

## *Appendix 'P'*

# WINDOW SCHEDULE

WINDOW		LOCATION	FRAME	
WIN. #	IMPERIAL SIZE		MATERIAL	FINISH
<b>A</b>	3'-0" X 5'-1" (EXISTING)	2ND FLOOR	WD.	PAINT
<b>B</b>	2'-8" X 5'-1" (EXISTING)	2ND FLOOR	WD.	PAINT
<b>C</b>	3'-0" X 5'-1" (NEW)	1ST FLOOR	WD.	PAINT
<b>D</b>	2'-11" X 1'-6" (NEW)	BASEMENT	WD.	PAINT
<b>E</b>	2'-8" X 1'-7" (NEW)	BASEMENT	WD.	PAINT
<b>F</b>	2'-2" X 1'-6" (NEW)	BASEMENT	WD.	PAINT
<b>G</b>	1'-10" X 3'-4" (NEW)	1ST FLOOR DOOR TRANSOM	WD.	PAINT



**caricari lee architects**

1111 Main Street  
Toronto, ON, Canada

T: 416 962 9670  
F: 416 962 9671  
E: info@caricari-lee.com

**Britannia Road -Heritage House**  
2285 Britannia Road West, Brampton, ON

Drawing Title:

**WINDOW SCHEDULE**

Date: 15 NOV 2012 REV:

Revision Date:

Scale: NTS

Drawn By: DD

Project No: 7031

**SKA-001**

## PRODUCT FEATURES



Double / Single Hung

## STYLES

~~Double Hung, Single Hung, Radius Top and Cottage options.~~

## STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- Frame construction designed for 4 9/16" (116 mm) jamb
- Low E insulated glazing with 1/2" (12 mm) airspace
- ~~Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior~~
- Insect screens
- Non-clad windows are supplied with linen, bronze or sandstone screens at no additional charge. Screen-frame color is matched to exterior finish on metal clad units.

## HARDWARE

Hardware and hardware finishes are dependent on hardware choices.

## GLAZING

Heat-Smart® and optional Heat-Smart® X, StormForce™.

## SIMULATED DIVIDED LITES (SDL)

SDL — 3/4" (19 mm), 1 1/8" (29 mm), 2" (50 mm).

## CASING

2" (50 mm), 3 1/2" (89 mm) and 5 1/2" (140 mm) wood. 2" (50 mm) and 3 1/2" (89 mm) metal. Adams and Williamsburg options also available.

~~METAL CLAD COLOR SPECTRUM~~

~~Standard and Architectural Palette colors.~~

LEGEND: ● — STANDARD ○ — OPTIONAL

	Double/Single Hung		Double/Single Hung
<b>Hardware Styles</b>		<b>Variables</b>	
Sash Lock	●	<b>Function:</b>	
Sash/Lift	○	Use for Egress	●
<b>Finish Options</b>		Available with Screen	● <sup>1</sup>
Linen	●	Concealed Hardware	
Sandstone	●	<b>Durability:</b>	
Bronze	●	Low Maintenance	
Black	●	Metal Clad Exterior	● <sup>1</sup>
Oil Rubbed Bronze	○	Clear Douglas Fir Exterior Finish	○
Antique Brass	○	Clear Mahogany Exterior Finish	○
Bright Brass	○	Primed Exterior Finish	○
Brushed Chrome	○	Cyprium Collection	
		<b>Performance:</b>	
		Heat-Smart®	●
		Heat-Smart® X	○
		Heat-Smart® T	
		Heat-Smart® XT	
		Tranquility®	
		StormForce™	○
		<b>Appearance:</b>	
		SDL	○

1 - Various standard and architectural metal clad colors



## SPECIFICATIONS

### STANDARDS

Most units have been tested by an independent laboratory for air and water infiltration, structural performance and thermal performance requirements.

### FRAME AND SASH

Manufactured from Coastal Douglas Fir kiln-dried lumber with frame construction designed for 4 9/16" (116 mm) jamb. All exterior components are factory primed; minor scratches or abrasions are not considered defects.

### ALTERNATE SPECIES

The entire Loewen product line is also available in optional Mahogany (*Swietenia macrophylla*) or optional FSC® chain of custody certified Douglas Fir (SW-COC-001739).

### PRESERVATIVE TREATED

All wood parts are dipped in approved preservative.

### GLAZING

A sash integrated wood stop combined with glazing materials ensures a positive seal.

### INSULATING GLASS

Available in 1/8" (3 mm) double glass configuration with 1/2" (12 mm) airspace.

### HEAT-SMART® SYSTEMS

Heat-Smart® best describes the benefits of the product that incorporates Low E coating and argon gas. Heat-Smart® systems help reduce heating and cooling costs, providing superior energy efficiency.

### SIMULATED DIVIDED LITES (SDL)

Standard SDL comes with airspace grilles. Grille bars are permanently applied to the interior and exterior.

### ~~METAL CLADDING~~

~~Heavy-duty extruded aluminum exterior metal cladding is available in Standard and Architectural Palette colors. Interior of window remains a natural wood finish as a standard. Metal clad units are supplied ready to install complete with nailing flange.~~

### HARDWARE

Hardware is standard in bronze, linen, sandstone or black. Optional sash lifts are available at an additional charge. Operable sash comes complete with single-handle tilt latch feature to allow for inward tilting of sash for easy cleaning.

### WEATHERSTRIP

Flexible weatherstrip ensures a positive weather seal.

### SCREEN

Standard screens have a bronze, linen or sandstone aluminum frame, screened with anti-glare fiberglass cloth. Screen-frame color is matched to exterior finish on metal clad units. High Transparency mesh, full screens and half screens available.

### EGRESS

Consult local building codes for confirmation of size requirements for your area. Consult your Authorized Loewen Dealer for more details.



Double/Single Hung Windows

*Loewen*

115

Specifications and technical information are subject to change without notice. Metric and imperial measurements are converted accurately. However, in some cases, industry conventions cause a 1 mm variance. (Example: 3/4" is shown as 20 mm for all glass measurements since this is the industry standard.)



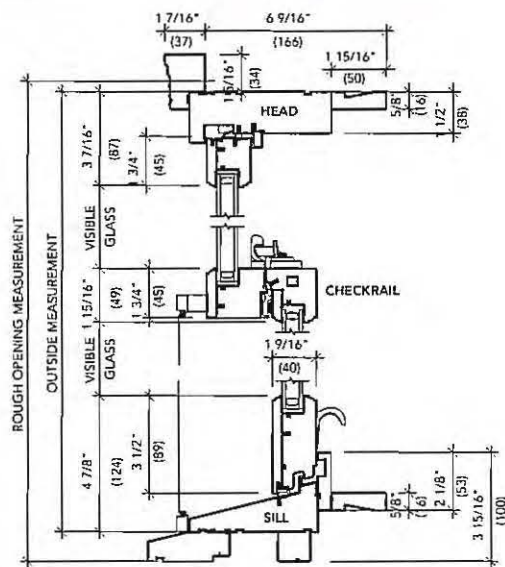
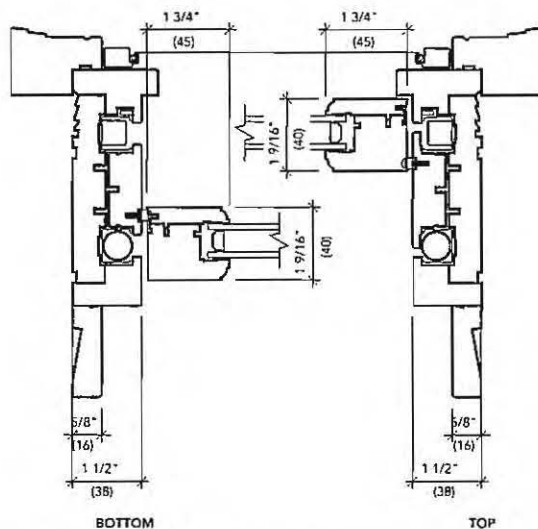
Visit the **Loewen Photo Gallery** online at [www.loewen.com](http://www.loewen.com) for a large collection of Loewen product and elevation photography.

Numerous custom window configurations opportunities exist — please contact your Authorized Loewen Dealer.

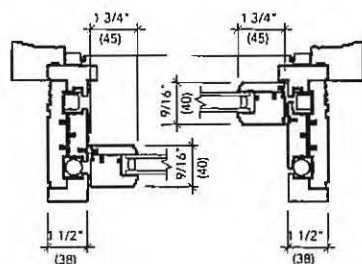
Photo: Loewen.com

# DOUBLE/SINGLE HUNG WINDOW DETAILS – SINGLE HUNG

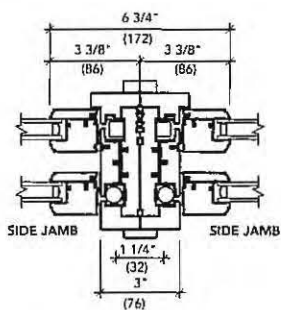
## HEAD AND SILL DETAILS



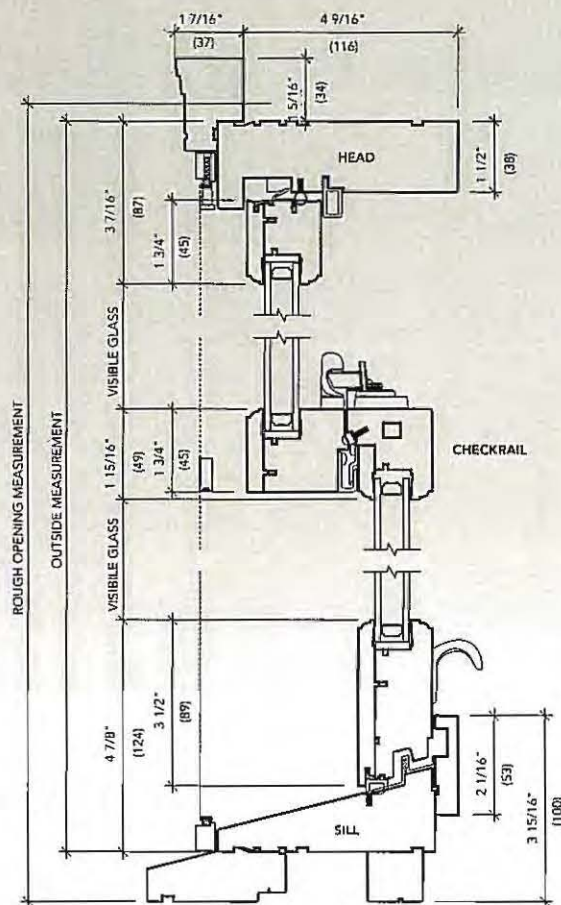
## PLAN VIEW



WOOD SINGLE  
4 9/16" (116 mm)



WOOD



WOOD SINGLE  
4 9/16" (116 mm)

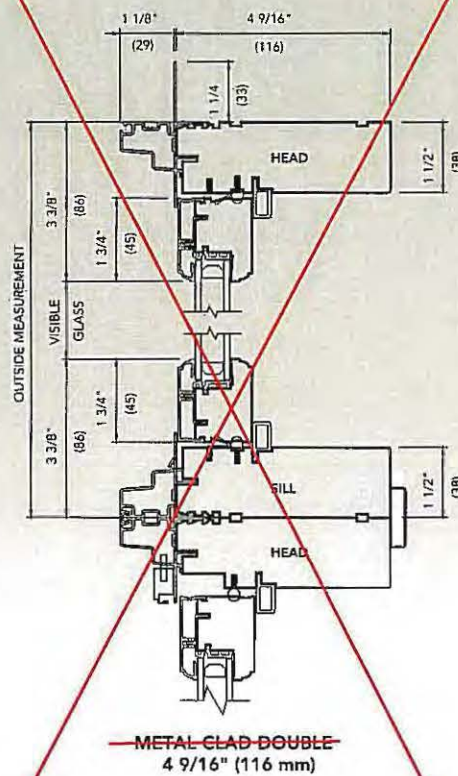
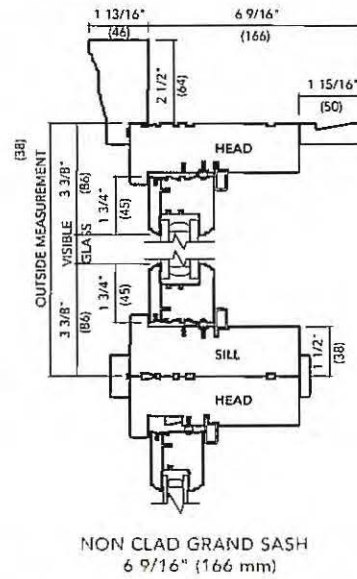
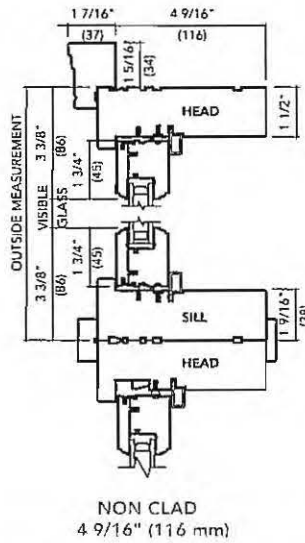
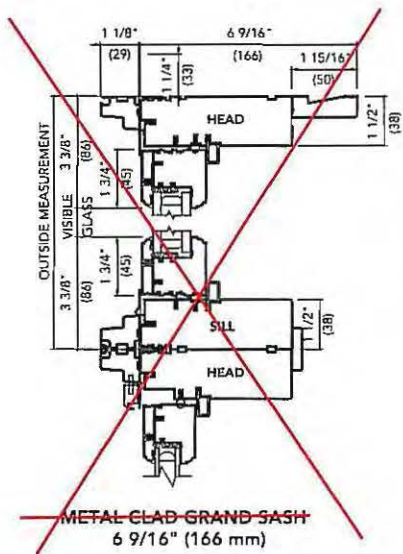
**Note:** • Other jamb widths available.  
• All dimensions to have +/- 1/16" (2 mm) tolerance.

*Loewen*

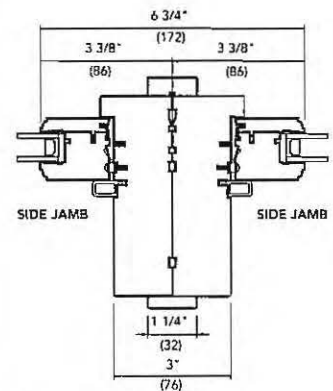
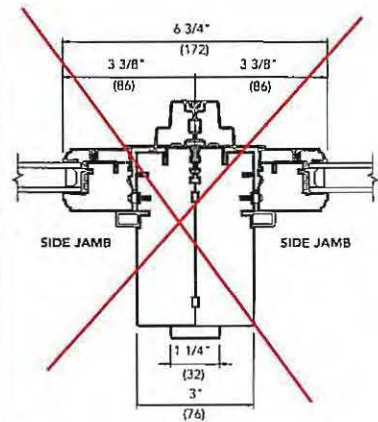


# DOUBLE/SINGLE HUNG TRANSOM DETAILS

## HEAD AND SILL DETAILS



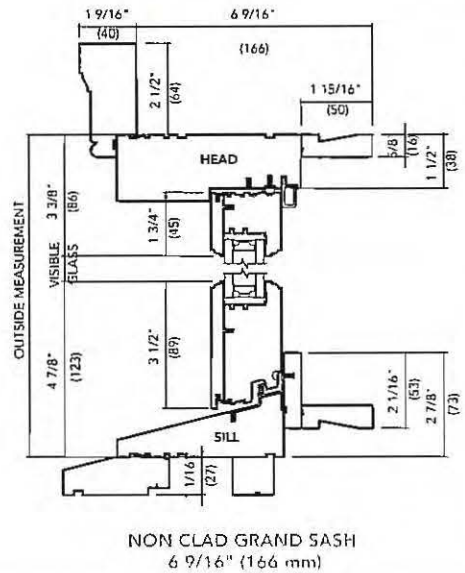
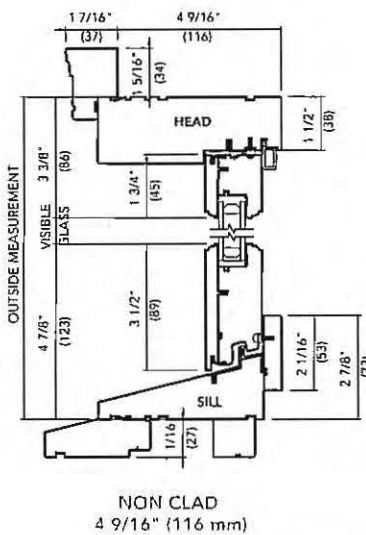
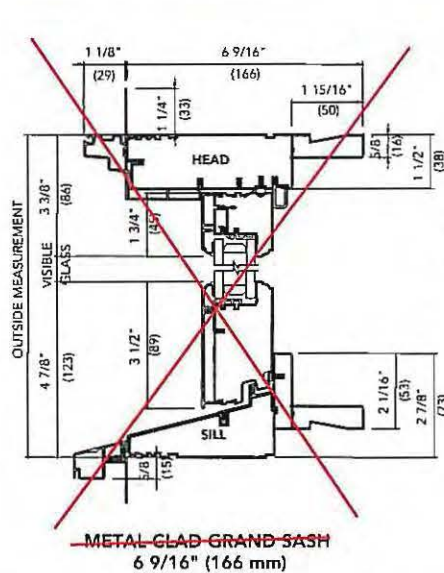
## PLAN VIEW



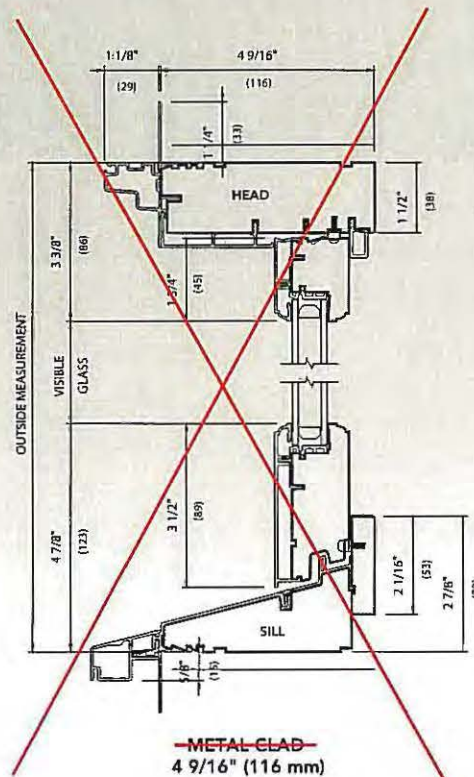
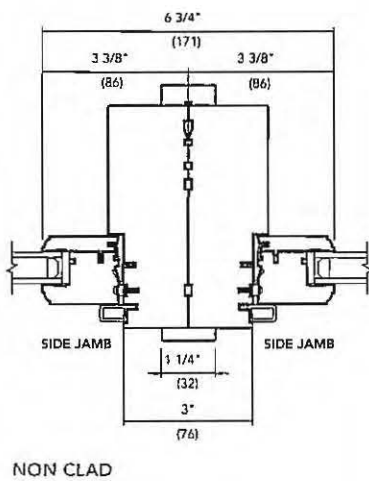
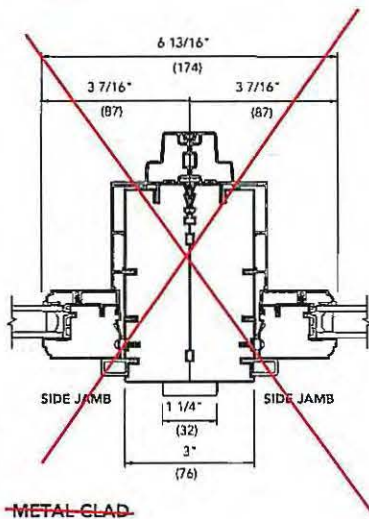
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• All dimensions to have +/- 1/16" (2 mm) tolerance.

# DOUBLE/SINGLE HUNG TRANSOM DETAILS

## HEAD AND SILL DETAILS



## PLAN VIEW



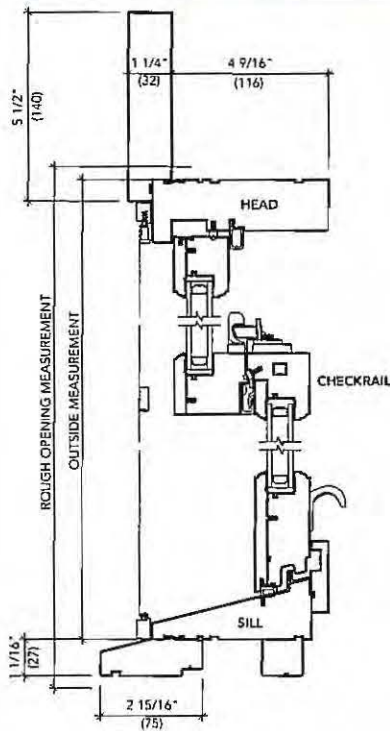
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Loewen

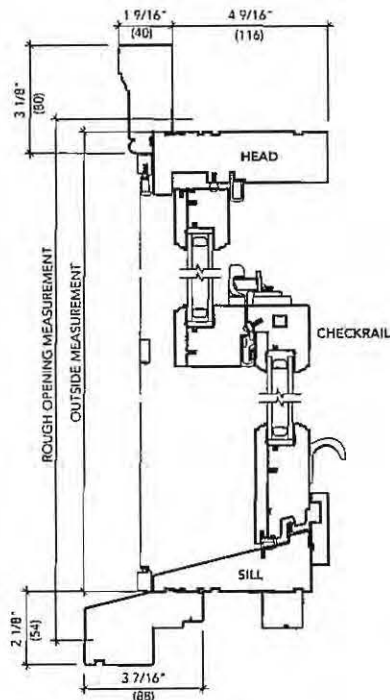


# DOUBLE/SINGLE HUNG WINDOW DETAILS

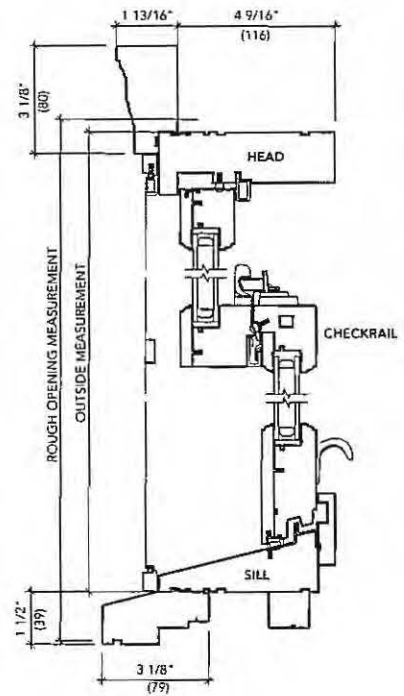
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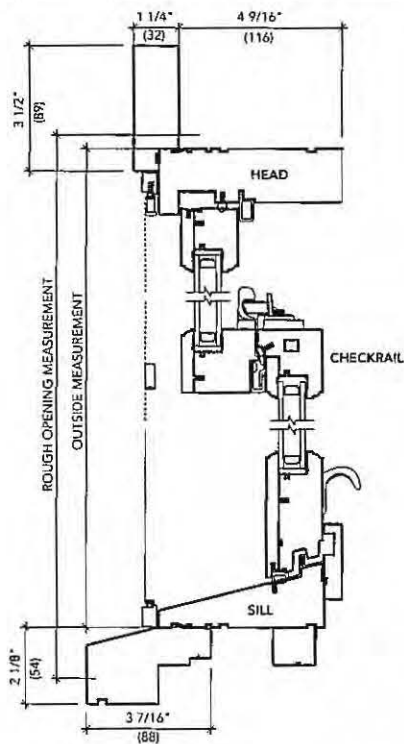
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WITH STANDARD SILL NOSING



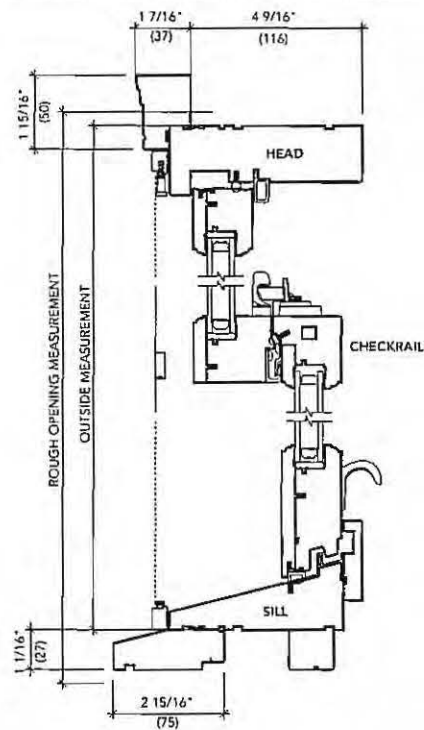
WILLIAMSBURG CASING  
WITH HERITAGE SILL NOSING



ADAMS CASING  
WITH BC SILL NOSING



3 1/2" FLAT CASING  
WITH HERITAGE SILL NOSING



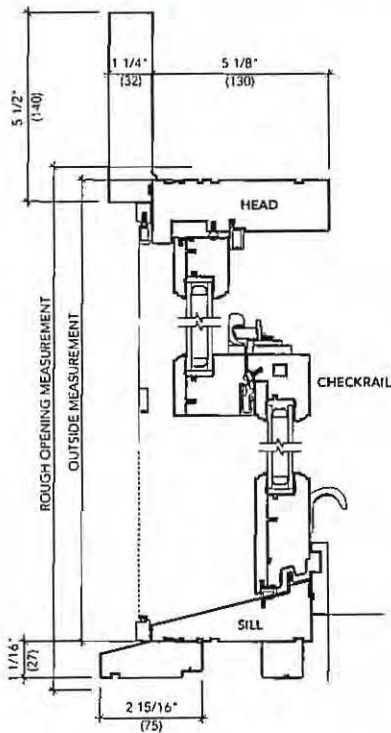
2" CASING  
WITH STANDARD SILL NOSING

Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" (2 mm) tolerance.

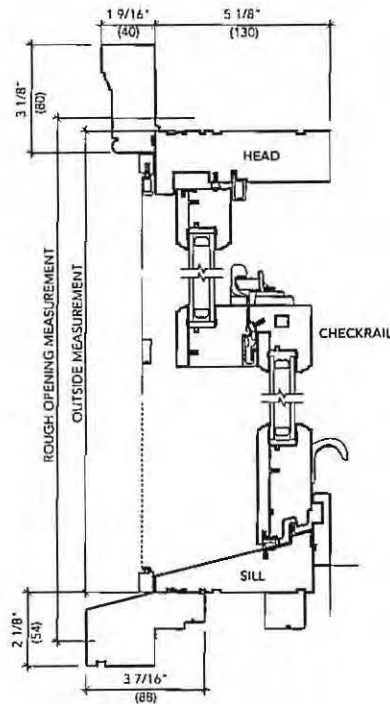
Loewen

# DOUBLE/SINGLE HUNG WINDOW DETAILS

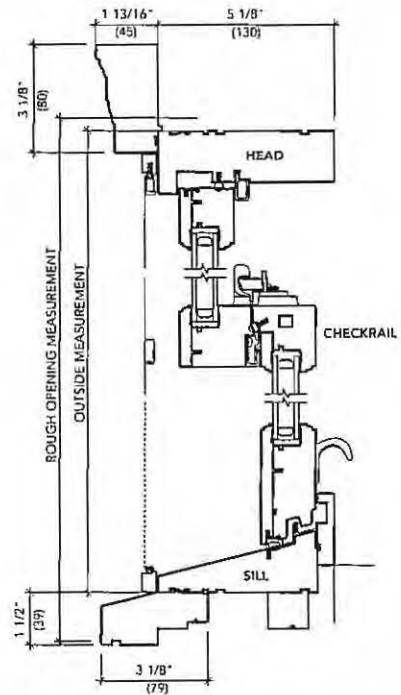
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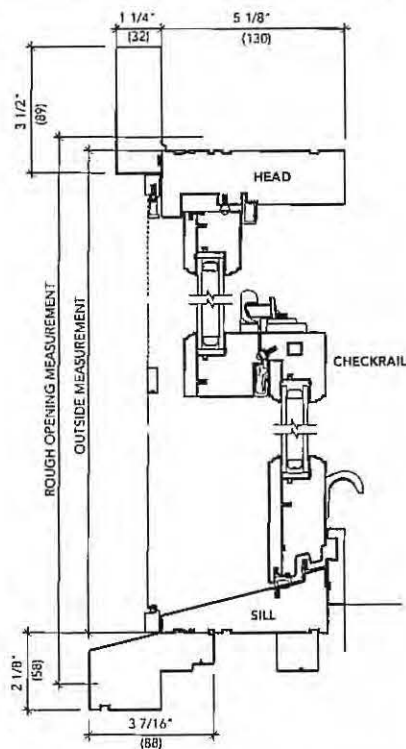
5 1/2" FLAT CASING  
WITH STANDARD SILL NOSING



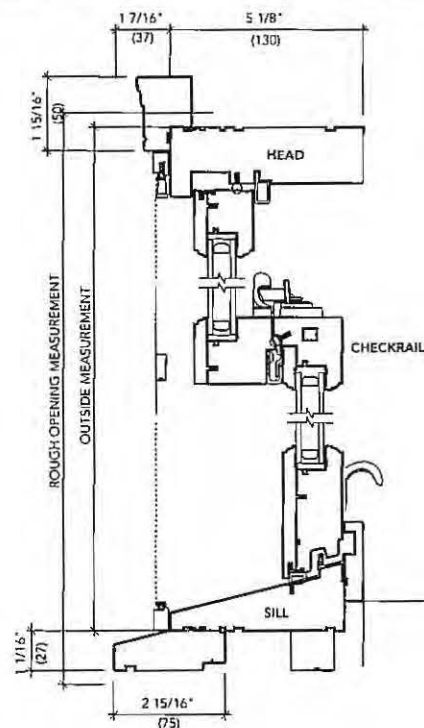
WILLIAMSBURG CASING  
WITH HERITAGE SILL NOSING



ADAMS CASING  
WITH BC SILL NOSING



3 1/2" FLAT CASING  
WITH HERITAGE SILL NOSING



2" CASING  
WITH STANDARD SILL NOSING

Note: • Other jamb widths available.  
• All dimensions to have +/- 1/16" (2 mm) tolerance.

# CONSERVATION PLAN

**DOWLING HOUSE**  
**2285 Britannia Road, West**  
**Mississauga**  
**Ontario**

25 June 2011

prepared by



[www.mwhallcorp.com](http://www.mwhallcorp.com)

## 1.0 PRESENT OWNER CONTACT INFORMATION

Jasrico Financial Inc., c/o Mr. Baljit Mann  
39 Rollingwood Drive  
Brampton, Ontario L6Y 4Z7  
Tel: 416 617 3343

## 2.0 INTRODUCTION

Subsequent to the Heritage Impact Statement prepared 15 March 2008 for this property, commercial zoning has been approved and a new retail commercial centre is nearing construction. Properties to the north and west are being redeveloped as industrial use. Immediately to the east is a fire station. The existing house, known as 'The Dowling House', has been designated as a heritage building by the City of Mississauga. In previous meetings dating to 2008 with City staff, the former agricultural residence was planned to be retained and adaptively reused for commercial purposes as a signature component, setting the architectural character of a new retail centre designed by MW HALL CORPORATION + Caricari Lee, architects. The remaining non-heritage structures, as well as non-heritage additions to the heritage house on the site would be removed in the process of constructing the new centre. The property owner is awaiting final site plan approval for this project and wishes to begin construction this year.

This past August 2010 the building was severely damaged. An 'Unsafe Order' was issued August 25, 2010 by City of Mississauga Building Division to "provide and maintain no access into and around the building." An independent structural engineering report was prepared for the owner by Structural Inspections Ltd. dated 18 August 2010, concluding that the house "...cannot be repaired". City of Mississauga also commissioned a report of the damaged structure by Shoalts Bros. Construction Ltd., dated 2 November 2010, recommending that "...with a small amount of proper shoring and hoarding work it can be stabilized indefinitely." Shoalts also noted that the brick veneer now partially removed had exposed the original wood siding of the house and further stated that **"...restoring the house to its previous condition is not the same as restoring the house to a desirable, useable condition, nor is it restoring the house to some previous point in its history."** The future use of the building would dictate the actual course of work to be undertaken, and the details of the work to be done..."

A site meeting was conducted 22 September 2010 with owner representatives and City of Mississauga staff to review the damage and to begin to assess how to



address this changed condition to the property vis a vis the planned redevelopment of the property. While no conclusions were made at that meeting, it was clear from the damage to the building that the brick veneer of the house was added over existing original wood siding and was already unstable because it was not properly tied to the existing structure, which exacerbated the damage to the structure. A portion of the rubble stone foundation was also destroyed. The house is presently fenced/hoarded to protect the public and has been braced to prevent further damage/collapse, as reviewed by city consultant, Mark Shoalts.

A further site meeting was conducted 21 April 2011 with owner representatives, Mississauga staff and consultants. At this date, the building was adequately braced for entry, and the fencing/hoarding revised. Further, the owner had a contractor remove the existing brick as directed by Council, and a non-heritage porch which had been added by the present owner [see 1903 photograph in appendix] when the property was purchased. The original wood siding is now generally accessible for review, except for where the existing rear addition remains. It was generally determined by a house moving company [Laurie McCulloch] that the house could be further braced and safely moved to the preferred site at the southwest corner of the property.

The purpose of this report is to provide a reasoned approach to conservation of this heritage resource on the property, in accord with conservation principles and guidelines according to Parks Canada – Standards and Guidelines for the Conservation of Built Heritage Properties, in general accord with recommendations of the Heritage Committee and Staff of the City of Mississauga, and given all recent understanding of the present condition of the building.

Parks Canada Standards refer to three general options/approaches to retention of a heritage property:

Preservation, Rehabilitation, or Restoration.

Initial concepts for retention/restoration of the Dowling House were to restore the existing structure in its present location and adaptively reuse it as an integrated part of a planned commercial development. However, as a result of further investigation of the property and further consideration relative to the planned retail use of the site, it has been determined that the most appropriate approach to the present condition of the property is to relocate the original house building to the southwest corner of the property as a stand-alone heritage building. Further, relocation of the building on the property would provide greater prominence of the Dowling House by moving it closer to

Britannia Road, making it more available to public view and use as a separate, highly identifiable retail facility with unique architectural character and heritage significance to motorists and pedestrians along Britannia, as well as those attending the larger retail facilities to the rear of the site. The general consensus of the owner and the consultant team, and possibly all attending the site to date, is that the optimum approach to preservation of the Dowling House is to relocate the building at the southwest corner of the property in its original orientation to Britannia Road, restore the exterior wood siding, windows and trims, and to renovate the interior of the building to bring it to present day building codes for commercial use within the heritage building. The addition of some green space around the house in this location would further help to retain some of its original 'farm house' image as viewed from Britannia Road, as a landmark structure at the entry to the new retail plaza. As a 'wood' structure, with a scale and form similar to, but still different from the retail plaza, it would stand alone as a unique place. The new retail plaza buildings are designed as a frame of similarly scaled buildings to provide a sympathetic transition for the heritage house while separating it from the new, large box commercial development to the north.

According to established heritage preservation standards, restoration is the approach when "strong associative or symbolic heritage values have been obscured and can be revealed through removals, repairs and replacements..." In the instance of the Dowling House, the brick veneer was added after over the original wood siding, and has since been removed making the original wood siding visible. Further, a key element of the designation is because it was the birthplace of Frank Dowling, first mayor of Streetsville in 1962. Following his birth at this site, apparently the family moved elsewhere. Informal information has indicated that the house did not have the brick veneer at the time of Frank Dowling's birth in the house, and when it was a farm at that time.

Original development plans prepared for the project called for retention of the house in its present location and integration into the planned retail center. In the interim, site regrading has occurred by another development company to the north, west and east sides of the property for new industrial development, revising the surrounding grades relative to this retail property and creating a situation where extensive retaining walls would be required to accommodate the new retail center as well as the heritage house for the planned development. Therefore, the site grading and servicing consultant, Skira and Associates, strongly recommended that the grades of the entire site be brought in conformance with the new development to the north, west and east of the property, requiring a change in grade for the heritage house. In

discussions with the owner of the property and the consultant team it was determined that, because the house would have to be temporarily removed from its existing foundation to accommodate the regrading, at least temporary moving of the house to the southwest corner of the property would allow for this regrading to be accomplished, and that permanent relocation of the house to this area would make it more visible as a stand-alone heritage property. A revision has been made to the Site Plan and submitted to Mississauga Planning Department for approval reflecting this change in site plan location of the heritage house, with it still located on the original property.

Damage to the house opened up the wall construction to indicate clearly that the brick veneer which had been added over the original wood siding was unstable, there is no insulation in the walls, there is no vapour barrier between the back side of the original wood siding, and the structural framing, and the original wood siding is clearly displayed as the original facing of the house, visible in the 1903 photograph. Existing mechanical and electrical systems must be totally replaced. Given this information, it is clear that, in order to make the building usable for any adaptive reuse, the size of the framing system needs to be addressed to provide proper insulation, a vapour barrier system should be added, extensive restoration of the wood siding and trims is to be provided, a new roof is required, and complete replacement of mechanical and electrical systems is required. Further, the lower portions of most of the existing windows are not original, and those that do exist are not thermal windows.

Clearly, present information indicates that retention of the Dowling House as a heritage property is not a simple, straightforward renovation/restoration project. The present status of the site plan, the existing house and the surrounding recent development indicate that there are **four possible options** for development of this property relative to the designated heritage house:

#### CONSERVATION PLAN OPTIONS:

- 1 Typically preferred as a first consideration in heritage preservation, the preferred option is to retain the existing house in its existing location and restore it. The initial plan for the plaza and the heritage house was to retain the heritage house in its present location with the assumption that the existing brick façade would remain in place. However, subsequent review of the building indicated that the brick veneer be removed, and that the original wood siding be retained and restored. To restore the house to its

original condition requires reconstruction of the existing damage, and refurbishment of the existing wood exterior for its long term conservation.

Given subsequent development to the north and west, the grades of surrounding properties have been revised substantially and large box buildings are being planned/developed for this portion of the property. If the heritage house were to be retained in its present locations, extensive retaining walls would be required to provide accessibility to both the retained heritage house and plaza to address the revised grades now surrounding the heritage house and the planned plaza if the grade immediately adjacent to the heritage house were to be retained. Fire separation of the wood structure from its proximity to the other buildings in the retail plaza would mandate the addition of a more extensive fire protection system. The house could, conceivably, be temporarily removed, site regarded, and then reinstalled on new foundations in its present location, but the other issues noted relative to this option would still remain to be addressed. This option is not recommended, and would be opposed by the owner of the property, due to substantial increased costs to implement the entire project, and complications due to the relationship of a wood structure so close to the remainder of the plaza.

- 2 A Second option is to relocate the existing original house from its present location to the southwest corner of the property, on a new properly constructed foundation with substantial restoration of the exterior of the house, and complete reconstruction of the interior to bring it to present building code standards for commercial use. An assessment would be made regarding the possible reuse of existing plank subflooring and timber basement framing, supplemented with new construction materials where required to make the interior spaces usable. Required restoration would be performed to address repairs to the damaged building, damage that has occurred due to improper maintenance over the past century or more, provision of required insulation and vapour barrier and windows, and restoration of the existing wood exterior siding and trims to allow the building to be maintained and conserved properly over time. Mechanical and electrical systems would require replacement. A new concrete foundation would be provided at the new location on the property, and exposed portions of the foundation would have the existing Credit Valley

stone applied. This option is preferred by the consultant team as well as the owner.

- 3 A third option is to donate the house in its entirety to some other owner or the City of Mississauga for relocation to some new, as yet undetermined site. Or, the existing structure could be systematically dismantled, retaining all heritage exterior elements, to be donated for use elsewhere. This option is not recommended, and would likely be opposed by the City.
- 4 A fourth option would be to utilize the existing documented plans, updated with recent information regarding the original wood siding, and provide this data in a public archive. The building would then be demolished, and an information plaque could be added in the public right of way denoting the former house and its heritage significance to the City of Mississauga. This option is not recommended, and would be opposed by the City.

Given the planned redevelopment of the property, and the present condition of the heritage house, the consultant team and the property owner have reached the conclusion that the optimum approach for the project and for the designated heritage building is **Option 2: retain the building on the original property, but relocate it to the southwest corner of the remaining parcel of original property, and restore the building in this new location to its original form and finish.**

Following is a further description of this Conservation Plan. In the process of this work, the building will be brought to meet today's Ontario Building Code with a medium and long term conservation plan.

### 3.0 DOCUMENTATION OF RESOURCE AND OUTLINE OF PROPOSED DEVELOPMENT

Detailed documentation of the existing building has been completed by MW HALL CORPORATION + Caricari Lee, architects, including measured record drawings of the exterior elevations, floor plans, and photographs of the heritage building. These documents were submitted as part of a Supplemental Heritage Impact Statement, and are available for archival purposes. A 1903 photograph, included in the original Heritage Impact Statement, clearly shows the house with original wood siding, the original configuration, and with windows and doors essentially as indicated in the measured record drawings. Following relocation of the building, and prior to restoration, further documentation will be done by MW HALL CORPORATION + Caricari Lee, architects, and a determination made as to how to best retain/restore/maintain the exterior wood

siding and trims in their original configuration. As a result of this reporting, a more specific plan of restoration/rehabilitation will be provided to the construction contractor selected to perform the work.

Schedule 'B' to City of Mississauga By-Law 0249-2010, the official designation of the heritage property, provides:

- Description of Property
- Statement of Cultural Heritage Value or Interest
- Description of Heritage Attributes.

Rehabilitation/Restoration of the building will retain the elements of the building which are of Cultural Heritage Value, and those listed in the Description of Heritage Attributes to the maximum extent possible. The purpose of this Conservation Plan is to establish the most appropriate manner in which the Heritage Attributes of the Dowling House at 2285 Britannia Road are to be retained and restored. The Conservation Plan involves:

- Short Term Plan, to address shoring/preservation of endangered heritage assets and to relocate the building to its new location on the property.
- Medium Term Plan, to address how to best conserve/restore/reuse/maintain the heritage assets and to incorporate them into a sound structure on the site.
- Long Term Plan for monitoring/addressing appropriate maintenance of the heritage resources and attributes, post development for long term conservation.

#### **4.0 SHORT TERM CONSERVATION PLAN**

The Short Term Conservation Plan should be implemented as soon as possible. This will involve installation of bracing in preparation for relocation, and moving the house from its present foundation to its planned new location, and to establish it on a newly constructed foundation. The property is presently made generally safe from further damage by the addition of temporary bracing and has been fenced off to prevent entry. A meeting was conducted on site with Laurie McCulloch, building relocation contractor, IMS Contractors, a company familiar with heritage building restoration, plus City of Mississauga Heritage Coordinator Elaine Eigl, Mark Shoalts,

consultant to City of Mississauga, the property owner, and Mark Hall, Heritage Preservation Architect. All involved felt that the house could be moved immediately, once proper preparation is made by the relocation contractor to brace the building for relocation, once approval has been received from City Council to relocate the house, and once the required heritage permits are received for alteration and repairs.

According to the Designation Statement, heritage building components which must be considered for retention and restoration, include the following:

- Its shape and form, including rectilinear footprint, its steeply pitched roof and centrally placed pointed gable dormers on each face.
- Its original window and door openings, their size, shape, form. [the Designation Statement also includes ' brick voussoir headers', however as building reverts to earlier original, intact wood siding, we would work with the original wood framed openings]
- Its window surrounds and sills, reverting to wood façade
- The transom above the door
- Credit Valley Stone foundation
- [Brick veneer is listed, but has been determined to be a more modern addition over the original wood siding]
- [Decorative brick diamond pattern in south face is listed, but we would be restoring the original wood façade, so this should be documented only]
- The roof form and pitch
- Setback from road [but in the new planned location with greater visibility]
- Location near the rail junction, for which it was originally named.

Heritage significant exterior materials to be carefully retained include the original wood siding, trims, and the remaining original windows, if salvageable. As the original windows are not thermal windows, and there are excellent available suppliers of windows which replicate the original heritage fabric, it may be appropriate to use the existing windows as a template for replica windows, with trims, and the use of SDL mullion and muntin bars [with mandatory spacer bars] to replicate the original

fenestration. A determination of whether to reuse the existing gable end windows will be made by the preservation architect.

From the original 1907 photograph, there is apparently a chimney at the front of the house, in the projecting through the roof in back of the front wall. Further study is to be made to determine from existing roof framing the size and exact location of this chimney, and to have it reconstructed as part of the restoration process.

## 5.0 MEDIUM TERM CONSERVATION PLAN

The Medium Term Conservation Plan will be implemented once approval has been received to relocate the house, and once heritage and building permits are in place. It is our understanding that, based upon this revised Conservation Plan, staff will work to expedite the report and the permits as quickly as possible. Work as follows will then begin:

- 1) Photograph the existing building with the rear addition removed, completion of masonry removal and to establish the original façade elements in place, including trims existing and missing, sills, and corner trim for the siding.
- 2) Provide an updated record set of drawings for the house showing the original wood siding and trims, as available.
- 3) Confirm location of all existing exterior siding, windows, and trims.
- 4) Revise the existing Record Drawings of the house to reflect the original wood siding, details, and chimney indicated in the available 1907 photograph of the house.
- 5) MW HALL CORPORATION+Caricari Lee Architects to prepare construction permit drawings and specifications for renovation of the heritage house and obtain building permit, incorporating heritage elements retained. Research to determine the original chimney shown in the 1903 photograph of the building, and restore this feature to the house
- 6) Construct a new basement/foundation for the heritage house in the new location, designed to accept the support platform steel.
- 7) Work with McCulloch Movers to get the house moved
- 8) Contractor to restore the house on the southwest corner of the site, with retention of as much of the original wood siding, wood trims, sills, as available for reuse. [This siding will likely require refurbishment and perhaps treatment for long term preservation, and the work can be redone prior to initiation of reconstruction.



Replication will be required for those elements of siding and trims and other wood elements of the exterior which are beyond repair/restoration for reuse.] The following is a list of restoration elements:

- a. Restore damaged wall, including replication of damaged siding
- b. Construct interior wall to meet OBC, including Tyvek, 2" steel studs, isocynaric insulation, moisture barrier, gyp interior and trims.
- c. Construct new stair to basement and second floor
- d. Add 2 pc. bath to either main or second floor [location to be determined]
- e. Provide new front and rear entry doors with security, compatible with heritage building
- f. Provide new mechanical (plumbing, HVAC) and electrical systems for commercial/retail store use.
- g. Finish and paint exterior with 'milk paint' per heritage colours
- h. Provide new cedar shake roof and period correct rainwear, likely lead coated copper
- i. Reconstruct heritage masonry chimney at front and rear of house.
- j. Salvage and install veneer at exposed basement walls, utilizing the existing Credit Valley stone from existing foundation location.
- k. install landscape and walks for heritage house

9) Where existing windows are determined by heritage architect to not be original to the house, provide replicated wood windows with thermopane configuration, and replica wood doors based upon available historic photographs [including the original 1907 photograph] compared against existing original windows, and information about buildings constructed in the original era of the house. Many of the original windows no longer exist.

## 6.0 LONG TERM CONSERVATION PLAN

The relocated and restored house, while meeting present Ontario Building Code standards, will be incorporating a number of heritage materials which will require special attention to conservation and maintenance that preserves the original materials as well as the overall property and site. Particularly regarding the finishing of wood materials, any maintenance must maintain the original character defining elements of these materials as well as their preservation. The preservation architect [MW HALL

CORPORATION] is to provide specifications for finishing, maintenance and repair of heritage elements to be retained by property owners. The specifications for maintenance of the heritage building will become part of the agreement between property owner and the city, and shall be noted on title documents. Further, the new retail center, including the heritage house, will be professionally managed, and exterior maintenance, and repair of all structures and site work will be maintained to the highest standards. However, the heritage property will be provided special attention as a result of the interests in the property by the City of Mississauga.

The reconstructed/restored heritage building will be a standalone property as an adaptive reuse building within the new retail center, in the prominent location at southwest corner of the property. Specifications for signage will be established by the preservation architect, in association with City staff, and will be controlled in keeping with its status as a heritage property and the character defining elements of the building. A heritage easement will be prepared by City of Mississauga for the property in favour of the City of Mississauga. In exchange for the commitment to the heritage easement, a tax break / incentive to the owners should be established to provide for the added burden of conservation costs and to assure active participation by the property owner. The owner would be required to obtain approval from the Heritage Coordinator of the City of Mississauga to make any changes to the façade of the building for any reason. Further, with this façade easement, the property will be required to be maintained under the cognizance of the Heritage Coordinator.

It would be appropriate to provide an information plaque on the property, either on the heritage building, or on the property adjacent to the house, describing the fact that it is a heritage property, and the history of the property. The reconstructed property will be maintained as a designated historic building in the City of Mississauga.

END OF REPORT

## APPENDIX

Site Plan showing planned development with Heritage House

Record drawings of Dowling House, DRAFT identification of heritage elements to be conserved.

Demolition Plan, dated 25 March 2010

Ground Floor Demolition, dated 25 March 2010

Original perspective rendering of planned development

Structural Investigations Report, Damage to Heritage Home, 18 August 2010

Shoalts Bros. Const. Ltd Report, 2285 Britannia Rd.W., Mississauga, September 27, 2010

Building Relocation Contract Proposal, Laurie McCulloch Building Moving, 7 April 2011

Photographs of Dowling House as of 22 April 2011

Mark Hall, Curriculum Vitae









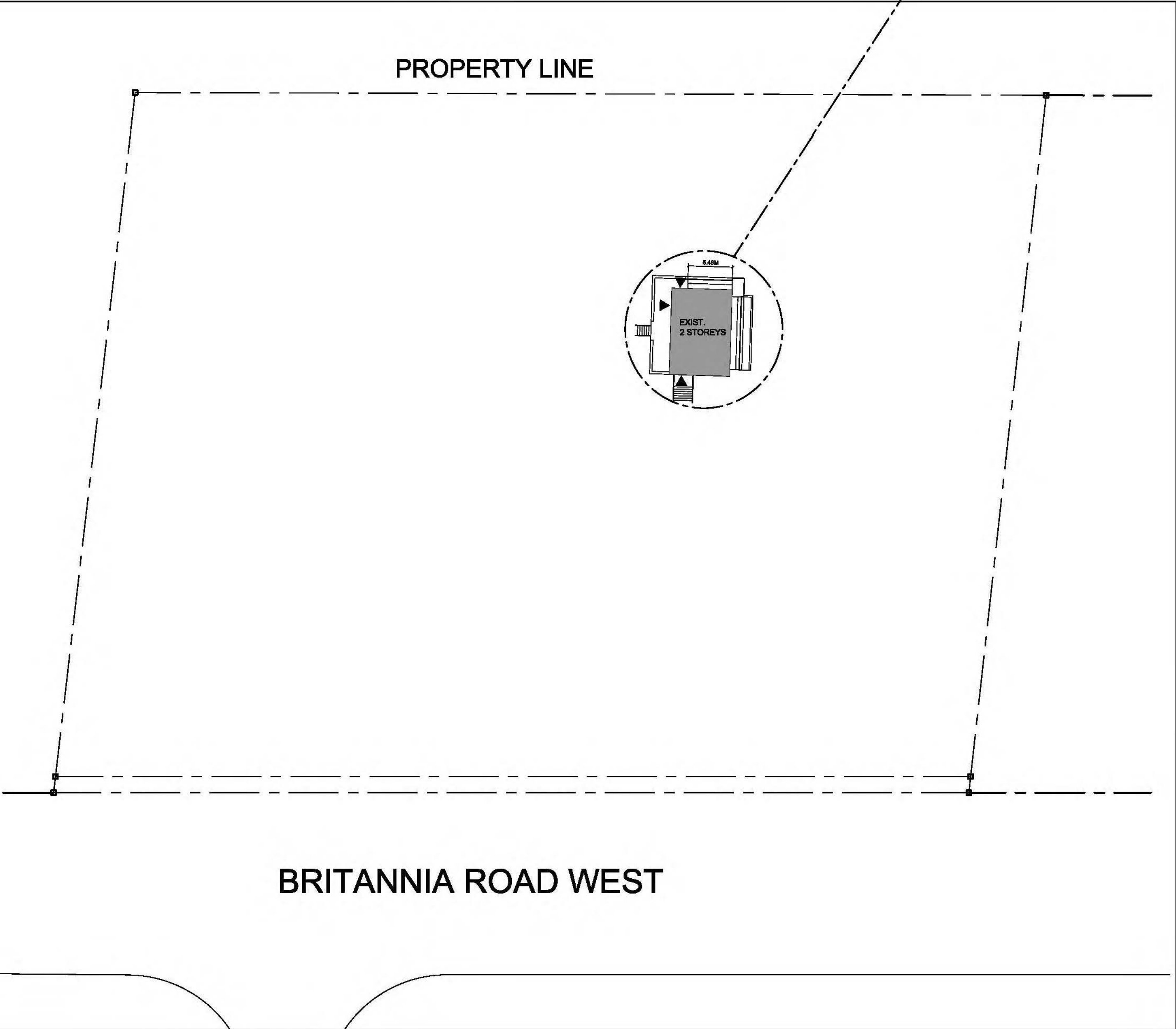
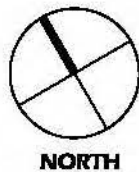


# HERITAGE HOUSE RECORD DRAWINGS

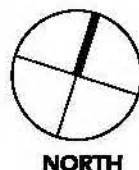
2285 BRITANNIA ROAD  
MISSISSAUGA, ONTARIO



1 LOCATION MAP  
SCALE: N.T.S



2 SITE PLAN  
SCALE: 1/32" = 1'-0"



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DATE	REVISION

DATE	ISSUE

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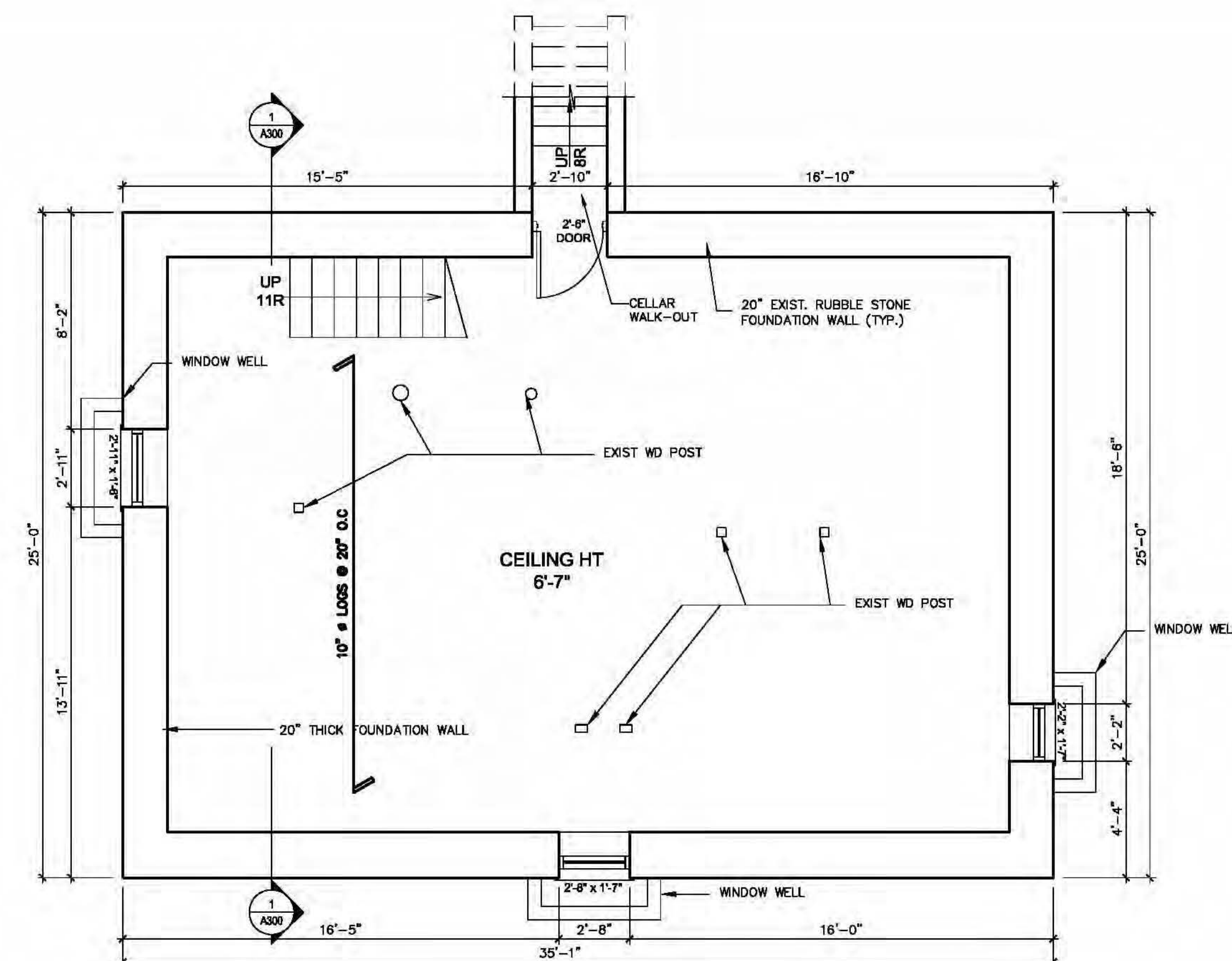
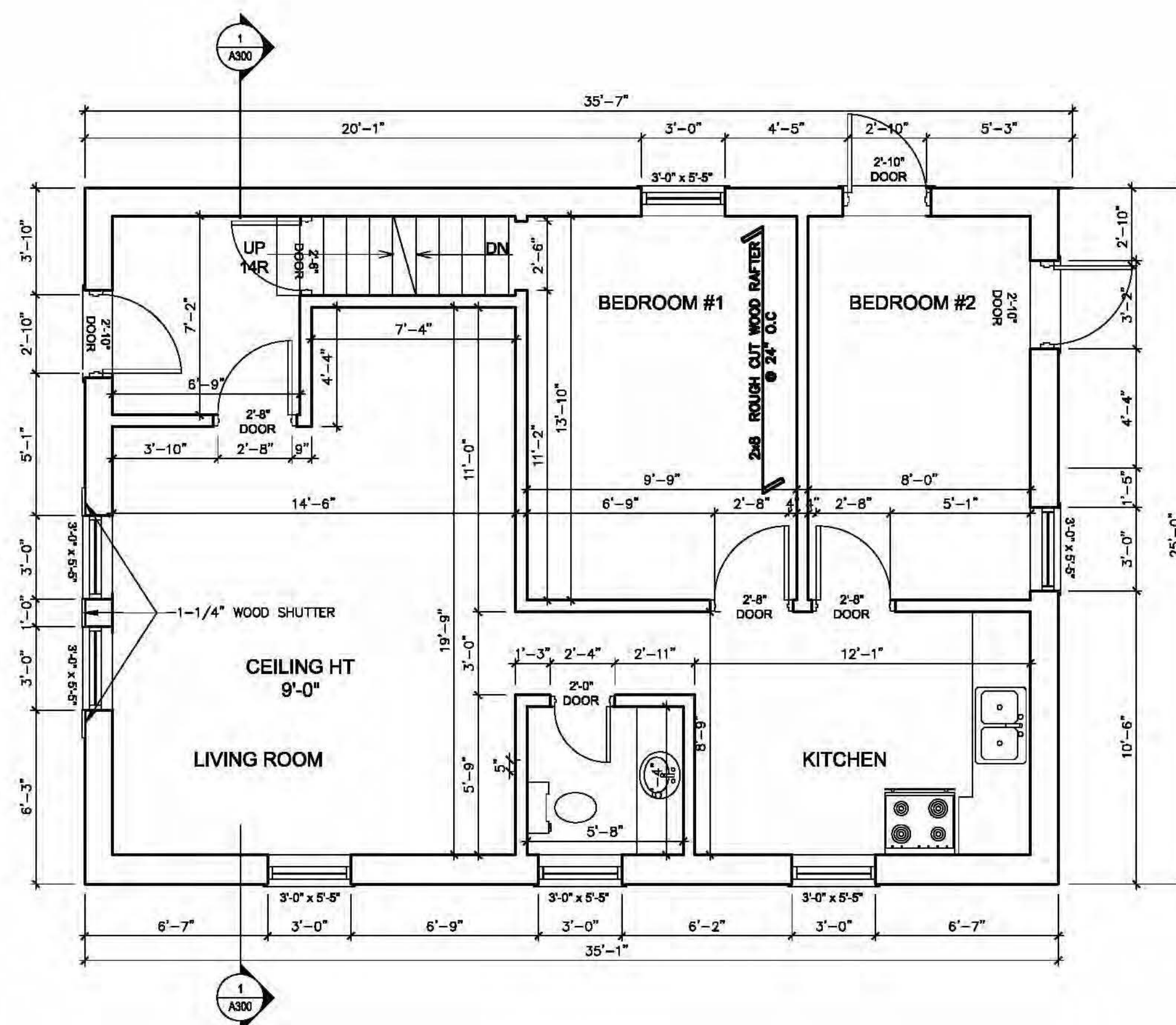
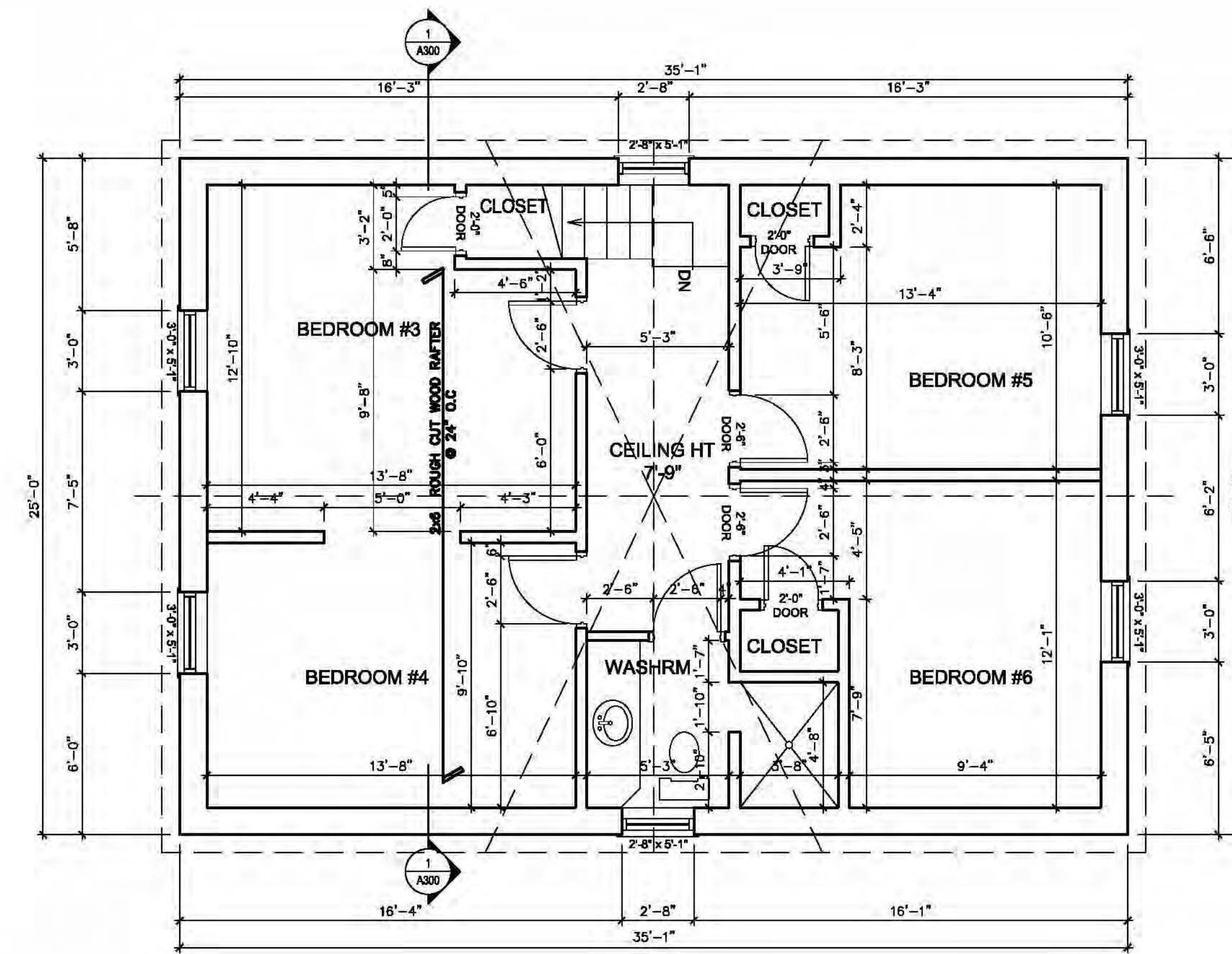
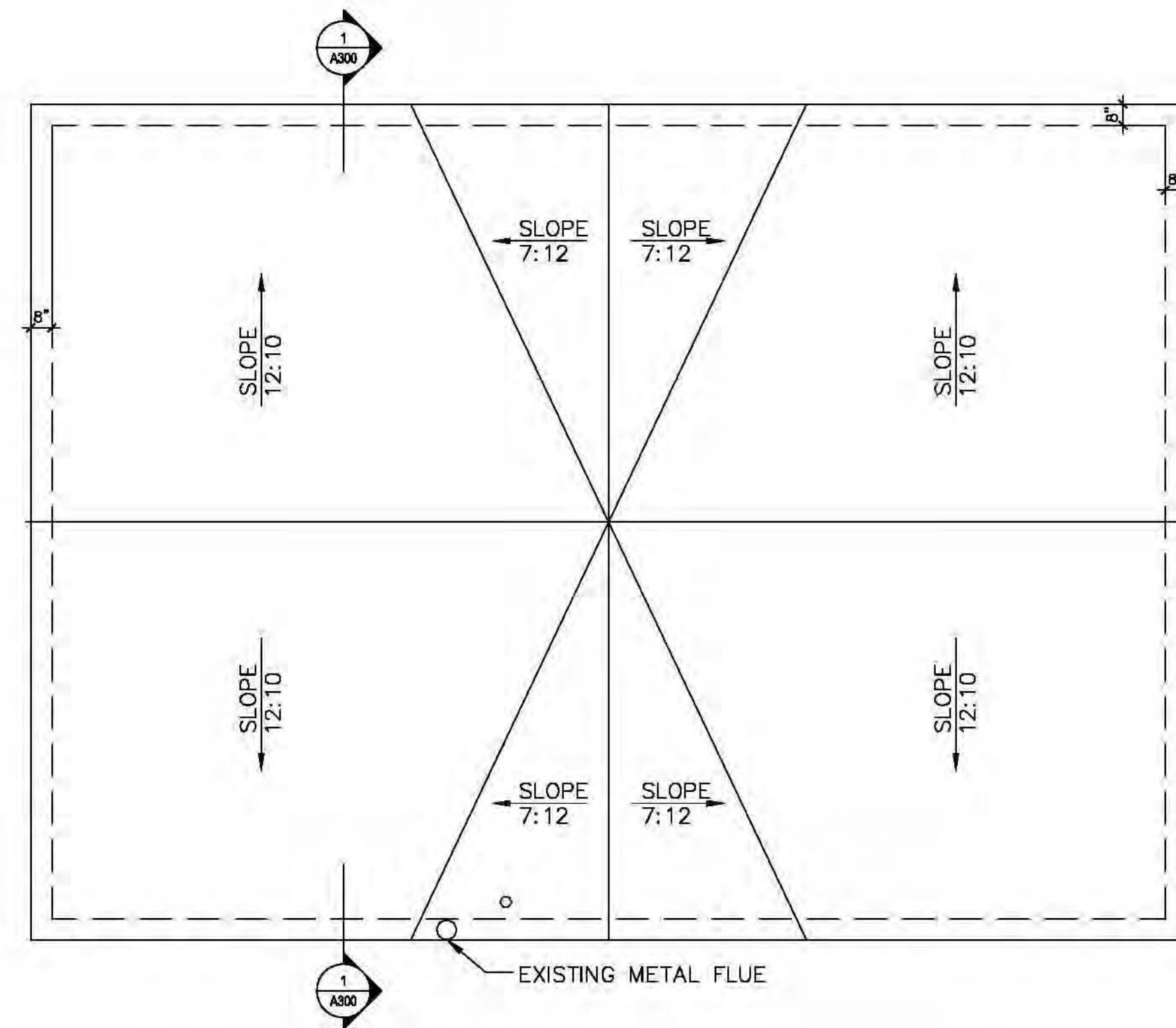
PROJECT NAME:  
**Heritage House  
RECORD DRAWINGS  
MWH Britannia Road**  
PROJECT LOCATION:  
**2285 Britannia Road West  
Mississauga, ON**

DRAWING TITLE:  
**LOCATION MAP  
SITE PLAN**

SCALE: AS SHOWN	REVISION NO.
PROJECT NO. 07031	DWG. NO.
DATE: SEP 2010	
DRAWN: HC	
CHECKED: MWH	

A001





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DATE	REVISION

DATE	ISSUE
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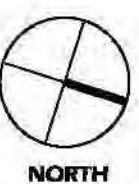
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PROJECT NAME:  
Heritage House  
RECORD DRAWINGS  
MWH Britannia Road

PROJECT LOCATION:  
2285 Briatannia Road West  
Mississauga, ON

DRAWING TITLE:  
**FLOOR PLANS**



SCALE	1/4" = 1'-0"	REVISION NO.  DWG. NO. <b>A100</b>
PROJECT NO.	07031	
DATE	SEP 2010	
DRAWN	HC	
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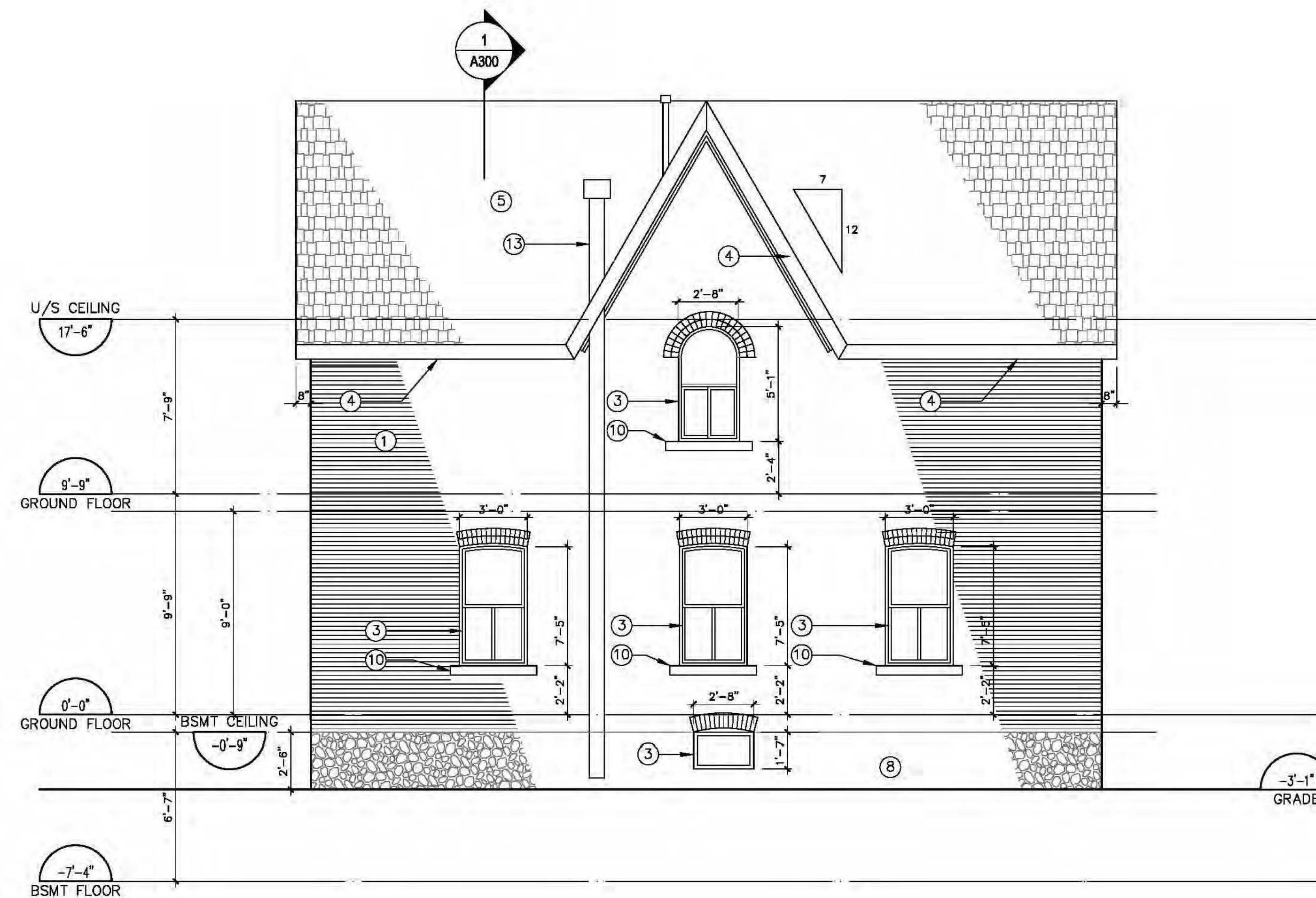






LEGEND	
①	BRICK MASONRY
②	WOOD SHUTTERS
③	WOOD WINDOWS
④	1x6 WOOD FASCIA
⑤	ASPHALT SHINGLE ROOF
⑥	CONC. DECK
⑦	2x4 WOOD TRIM
⑧	RUBBLE STONE FOUNDATION WALL
⑨	BRICK ARCH - TYP
⑩	STONE SILL - TYP
⑪	WOOD POST
⑫	WOOD DOOR
⑬	MTL FLUE

2 NORTH (SIDE) ELEVATION  
SCALE: 3/16" = 1'-0"



1 SOUTH (REAR) ELEVATION  
SCALE: 3/16" = 1'-0"

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DATE	REVISION

DATE	ISSUE

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PROJECT NAME:  
**Heritage House  
RECORD DRAWINGS  
MWH Britannia Road**

PROJECT LOCATION:  
**2285 Britannia Road West  
Mississauga, ON**

DRAWING TITLE:  
**ELEVATIONS**

SCALE: 3/16" = 1'-0"	REVISION NO.
PROJECT NO. 07031	DWG. NO.
DATE: SEP 2010	
DRAWN: HC	
CHECKED: MMH	

**A201**



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10. *Journal of the American Medical Association*, 277:1225-1226, 1996

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[illegible]ARCHITECTS:

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F: 416.901.0830

e: info@caricarlee.com

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## Heritage House

PROJECT LOCATION:

## BUILD

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SCALE	REGION NO.
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PROJECT NO. 07031	
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DATE	SEP 2010	DWG. NO.	A 0 0 0
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DRAWN	HC	

A300



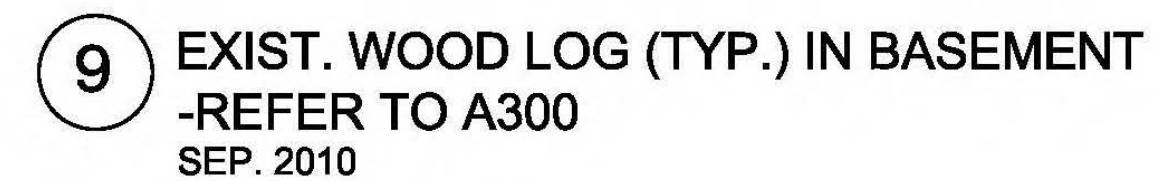
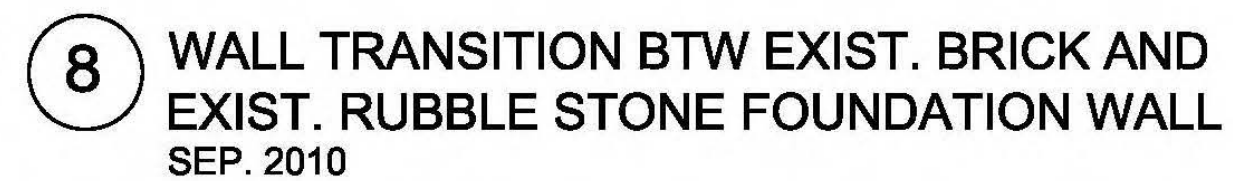
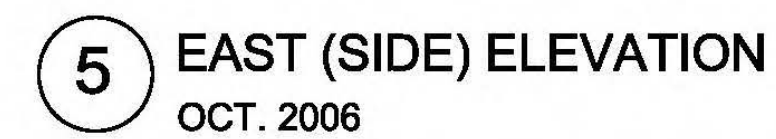
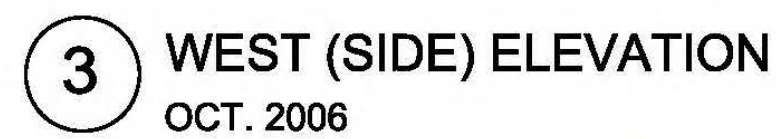
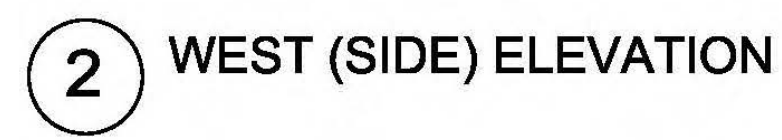
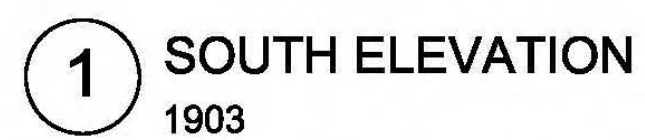
**SECTION DETAIL - T.O FOUNDATION WALL**  
SCALE: 1" = 1'-0"

**1 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

**WOOD LOG DETAIL**  
SCALE: 3" = 1'-0"

- ① BRICK MASONRY
- ② WOOD SHUTTERS
- ③ WOOD WINDOWS
- ④ 1x6 WOOD FASCIA
- ⑤ ASPHALT SHINGLE ROOF
- ⑥ CONC. DECK
- ⑦ 2x4 WOOD TRIM
- ⑧ RUBBLE STONE FOUNDATION WALL
- ⑨ BRICK ARCH — TYP
- ⑩ STONE SILL — TYP
- ⑪ WOOD POST
- ⑫ WOOD DOOR
- ⑬ MTL FLUE





E. NO. **A400**



# Structural Inspections Limited . . . ESTABLISHED 1973

547 MAIN ST. EAST, UNIT 22  
MILTON, ONTARIO  
L9T 3J2

TEL: (905) 693-1864  
(888) 388-5041  
FAX: (905) 693-1896

August 18, 2010

Jasrico Financial Inc.  
2285 Britannia Rd West  
Mississauga, ON  
L5M 2G6

CONTRACT: 7959: Ontario Motor Mart  
2285 Britannia Rd West  
REPORT: E10-08034: DAMAGE TO HERITAGE HOME

As requested by Mr. Baljit Mann the writer visited the above site on 17 August, 2010 to inspect the damage to the heritage home caused by the impact of a gravel truck which backed up into the south west corner of the building (photo 1).

## Description of Structure

The house was originally a two storey frame building on a field stone foundation. We understand the present brick veneer was added in the 1950's. The veneer does not appear to have been fastened to the original sheathing with brick ties. Additions have been added to the rear of the building.

## Description of Damage

The truck struck the south west corner. The large timber sill beam was snapped and the corner of the field stone foundation was pushed inward (photo 2). The next timber beam to the north has dropped. The brick veneer on the south wall from the corner to the west window and the west wall at the corner has collapsed (photo 3 & 4). Stepped diagonal cracking in the veneer extends from the collapsed areas to the second storey windows (photo 3 & 4). The door and one window were shattered. Brick has fallen from the arches above the second storey windows.

continued ...

CONTRACT: 7959: Ontario Motor Mart  
2285 Britannia Rd West  
REPORT: E10-08034: DAMAGE TO HERITAGE HOME

/2

The plaster work on the interior is badly cracked in the area of the masonry veneer collapse.

#### Comments

- 1) The quality of wood in the ground floor framing is generally in good condition.
- 2) The field stone foundation is in poor condition along the south wall even were not damaged by impact.
- 3) The brick veneer is not tied to the original wood sheathing.
- 4) The damage while localized is extensive and would require specialized knowledge and technique to remedy.

#### Remediation

Should remediation be considered, the following procedure would have to be followed:

- 1) Remove all damaged veneer, interior finishes and sawdust insulation
- 2) Replace damaged rim beam and jack up south west corner
- 3) Install steel beams to support and lift structure
- 4) Rebuild foundations
- 5) Lower home and replace veneer using brick ties
- 6) Replace damaged window sills, arches, doors, etc
- 7) Insulate and replace interior dry wall

#### Conclusion

Given the extent of the remedial work required it is unlikely that repair is economically justified unless a cultural grant could be obtained.

R.W. Featherstone, P.Eng.  
President

RWF/ bff



CONTRACT: 7959: ONTARIO MOTOR MART  
2285 BRITANNIA RD WEST  
REPORT: E10-08034: DAMAGE TO HERITAGE HOME



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

# Structural Inspections Limited . . . ESTABLISHED 1973

547 MAIN ST. EAST, UNIT 22  
MILTON, ONTARIO  
L9T 3J2

TEL: (905) 693-1864  
(888) 388-5041  
FAX: (905) 693-1896

August 18, 2010

JASRICO FINANCIAL INC  
2285 BRITANNIA RD WEST  
MISSISSAUGA, ON  
L5M 2G6

CONTRACT 7959: ONTARIO MOTOR MART  
2285 BRITANNIA RD WEST, MISSISSAUGA, ON

INVOICE E10-08015

DAMAGE TO HERITAGE HOME

REPORT						ITEM	QUANT	RATE	TOT-ITEM
DATE	REPORT	BY	HOURS	RATE	TOT-HRS				
18-Aug-10	E10-08034	RWF	4	\$ 165.00	\$ 660.00	TRAVEL, SITE VISIT & REPORT KMs	54	\$ 0.50	\$ 27.00

SUB TOTAL \$ 687.00

H.S.T. \$ 89.31

INVOICE TOTAL \$ 776.31

GST NO. 105047450

PLEASE QUOTE INVOICE NO. ON PAYMENT - THANKYOU

2% PER MONTH WILL BE CHARGED ON OVERDUE ACCOUNTS



**SHOALTS**  
BROS. CONST. LTD.

P.O.Box 218, Fenwick, ON L0S 1C0 P 905-892-2110 F 905-892-2133  
e-mail: shoalts@iaw.on.ca

November 2, 2010

Penny Young | Sr. Heritage Coordinator (A)  
Culture Division | Heritage Planning  
City of Mississauga, Heritage Planning  
201 City Centre Drive, 9th Floor  
Mississauga, ON L5B 3A3

Re: 2285 Britannia Rd. W. Mississauga

Dear Ms. Young:

Further to our emailed correspondence and telephone conversation regarding the feasibility of shoring and hoarding the Dowling House for the winter, the work would be relative straightforward and could easily stabilize the building for several months. As stated in my report, the existing framing is dimensional lumber and the shoring and hoarding (which can be parts of the same construction) would be constructed of similar materials. There has been damage to the foundation however for temporary support wood sills can be placed to support the balloon studs. As I indicated in my report, the loose and hanging brick must be removed, however the balance of the brick can remain in place until the final course of action has been determined.

In your email you indicated that there have been statements made concerning the possibility of termite infestation and damage in the structure. The building has a fairly high foundation wall with very little wood in proximity to grade, so is not a prime candidate for termite infestation, however I was not inside the house and cannot confirm or deny the presence of termites. Nothing that I saw indicated such a possibility but it cannot be ruled out without further investigation.

I do not believe that the building is in imminent danger of collapse and with a small amount of proper shoring and hoarding work it can be stabilized indefinitely. Should you require anything further, please do not hesitate to contact me.

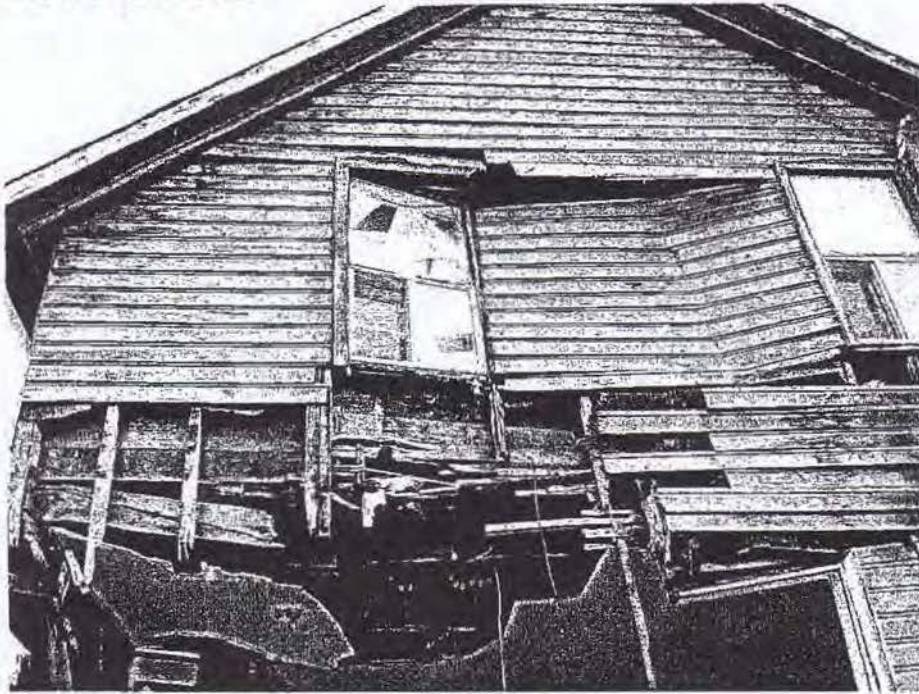
Sincerely,



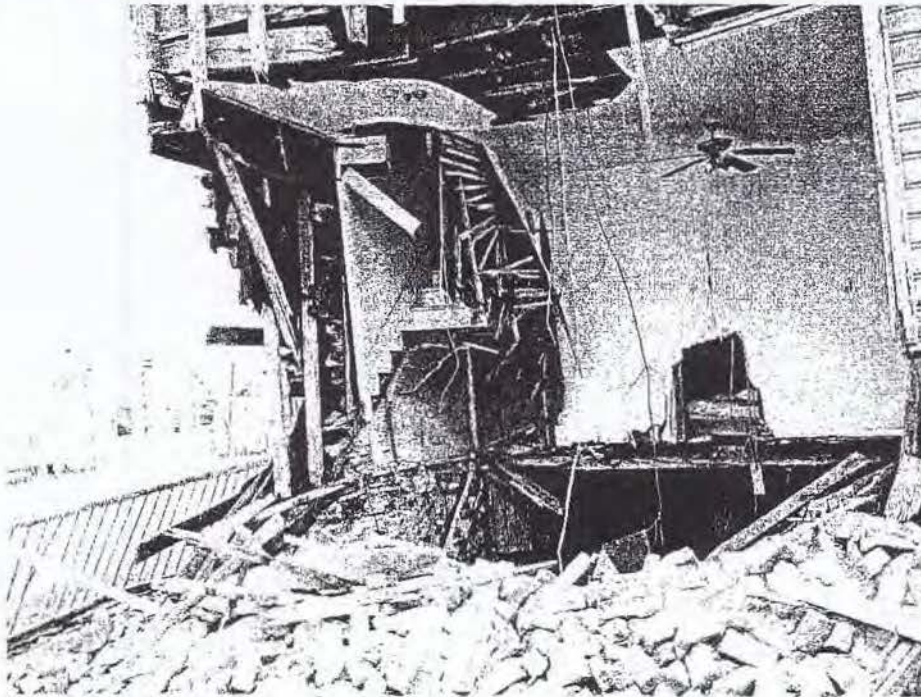
Mark Shoalts, P.Eng., CAHP



**SHOALTS**  
BROS. CONST. LTD.



E) Second floor joists and exterior wall damage.



F) Stairs collapsed.

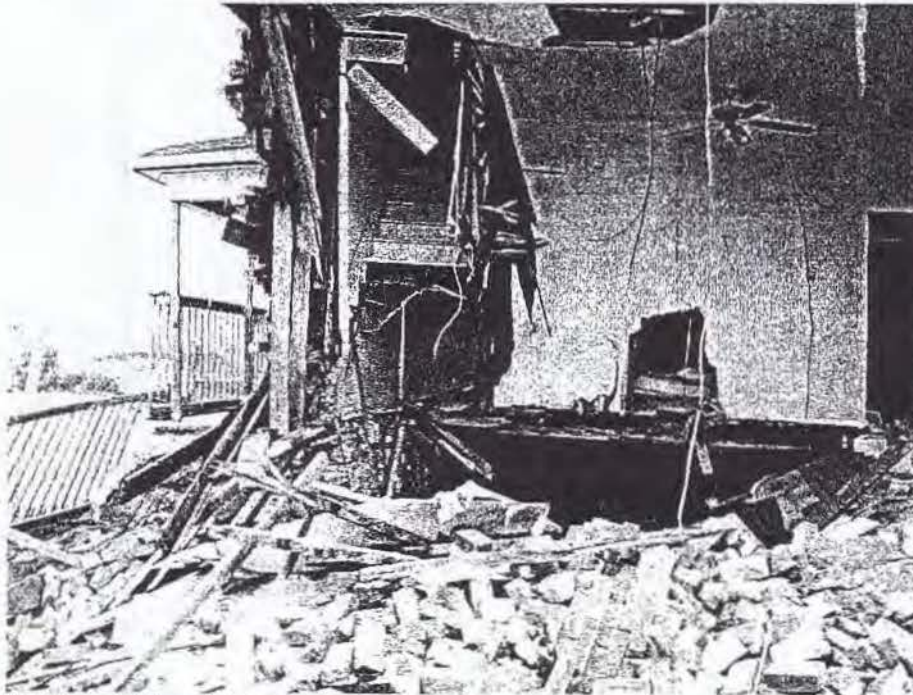


# SHOALTS

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C) Foundation damage.

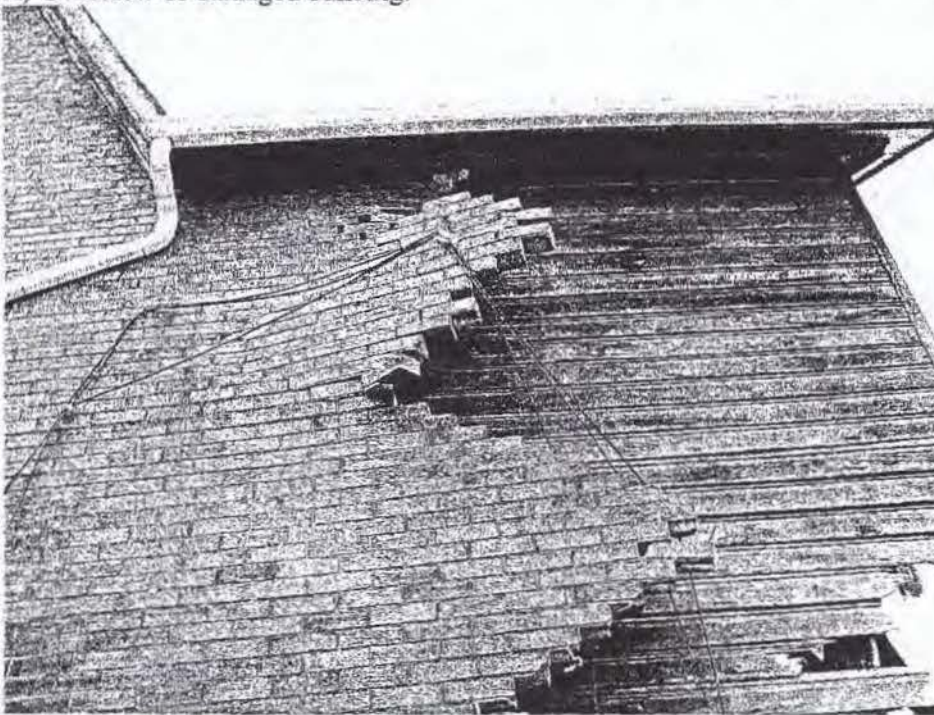


D) Floor joists collapsed.

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A) Overview of damaged building.



B) Brick in danger of falling.



# SHOALTS

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replaced by drywall already. The windows can be repaired or replicated; the interior trims including the stairs may be salvageable or could be reproduced. The brick veneer has sustained extensive damage and would certainly require additional bricks if it were reinstated. It would also require some retrofit ties to ensure the stability of the balance of undisturbed brick. Because it is a later addition, and because of the poor detailing at the window sills that would require remediation, it may be preferable to simply remove the brick from the complete house and restore the wood finishes. The siding is an unusual profile but it could be replicated by a specialty millwork shop. In our estimation, restoring the building to the condition that it was in immediately prior to the damage inflicted on it could be done for a budget of \$95,000.00 exclusive of taxes, design fees, and permits. The cost of removing the brick veneer and restoring the wood finishes would likely be comparable to the cost of restoring the brick, however the brick would require additional remedial work at each of the openings to correct the deficiencies in watertightness, and there should be remedial work done on the brick tie system, the total of which would likely exceed the cost of restoring the wood finishes. It must be pointed out that restoring the house to its previous condition is not the same as restoring the house to a desirable, useable condition, nor is it restoring it accurately to some previous point in its history. The future use of the building would dictate the actual course of work to be undertaken, and the details of the work to be done and the budget costs for the same are beyond the scope of this report.

I trust that this is satisfactory, please do not hesitate to contact me should you have any questions.

Sincerely,



Mark Shoalts, P.Eng., CAHP  
Shoalts Bros. Construction Limited

**Seberras Professional Services Ltd.**P.O. Box 673  
St. George, Ontario N0E 1N0Phone: 519 448-3565  
Fax: 519 448-4801  
Email: dseberras@hotmail.com

March 6, 2011

TO: Laurie McCulloch

CC: Elaine Egl, Heritage Coordinator  
Sean Rudden, B.Eng.  
Mark Hall OAA, MRAIC, FAIA, RPP, CAHP

FROM: David Seberras P.Eng. Firm BCIN: 30361

RE: Heritage House 2285 Britannia Road, Mississauga

Laurie, as a follow up to our site visit last week, we have agreed to work on the structural stabilization of the damage heritage house. The following procedure is being proposed and I will supervise the work and issue a Letter of Conformance with respect to the structural integrity of the building. Shop drawings will be provided as the work progresses.

The proposed procedure is as follows:

- (i) Stabilize the loose brick and install vertical bracing near the edge of the existing brick
- (ii) Material that is currently in the basement will be removed and usable historic materials will be recovered
- (iii) The first floor will be restored, after all materials have been removed
- (iv) The historic materials that have been recovered will be used to the fullest extent, on the ground floor
- (v) Jack posts will be used to support and level the second floor, followed by the replacement of all damaged wall studs
- (vi) Plywood will be used to sheeted with one-half inch thick fir plywood, to provide structural integrity, with the clap board exterior being installed at a later date





**Laurie McCulloch**  
**Building Moving and Mechanical**

---

960 Taunton Road  
Whitby, Ontario  
CANADA, L1R 3L8  
(905) 728-0884  
(905) 743-0528 FAX

Wednesday, April 25, 2007

Mark Hall  
Fax 1-416-920-8105

GREG DELL  
**FAXED**  
7 APR 2007  
905 615 8903

**FEASIBILITY REPORT**

RE: 2285 Britannia Road

**Background**

The building is a two storey 1860's brick veneer approx. size 25' 4" X 35' with a gable end height of 26' to be moved on site to a location of your choosing. The veneer was added in the 1950's and will be removed along with the side porch and rear addition.

**Site Preparation**

The rear portion of building is to be demolished and brick removed by us. The foundation will be exposed at the existing site and the new site dug down to footing level.

We will take care of demolition and excavation but trucking of brick rubble, addition debris and foundation material will be done and paid for by others.

**Moving**

A series of holes are placed around the perimeter of the existing foundation to allow the placement of steel framework.

Two longitudinal beams are placed under building to support the load at 16' centres and rest on a series of cribbing piles. The building is shimmed tight to the steel framework and jacked free to allow removal of the basement walls.

A bolster beam and a set of dollies are placed under the building in a three point load system to allow the building to travel to the new location on site.

The building is raised to its desired elevation and the wheels and bolster removed.

**Foundation**

We will prepare and build the new foundation consisting of a 13 course 12' block foundation including parge, tar, stone, footings and floor.

**Cost**

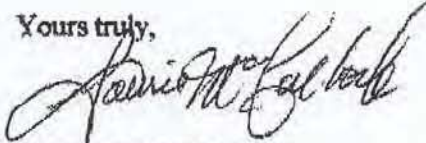
The cost for demolition, de-bricking, excavation, loading, relocation to new site and removing of equipment will be Eighty Thousand Dollars Plus GST.

The cost to design and build foundation will be Thirty Five Thousand Dollars + GST

This is payable in three draws. 50% Deposit when work commences, 25% when building is in new location and 25% when equipment is removed.

You are responsible for all necessary permits. I will provide Engineered drawings for the permits.

Yours truly,



Laurie McCulloch  
Laurie McCulloch Building Moving

**Laurie McCulloch Building Moving  
Historical Building Moves  
Province of Ontario**

**YEAR MOVED: CIRCA: DESCRIPTION:**

**Cullen Gardens & Miniature Village, Whitby**

1986 Emporium	1867	Log Cabin
1987 Polly House	1807	Two Storey Frame
1988 Lynde House	1812	Two Storey Frame
1989 Langmaid House	1880	Two Storey Brick
1990 Anderson House	1885	Two Storey Frame
1991 O'Connors House	1890	Two Storey Brick
1992 Hastings House	1890	Two Storey Frame
1998/2004/2006 Pioneer Cabin	1860	Log Cabin
2001 Armstrong House	1860	One ½ Storey Brick

**Markham Heritage Estates, Markham**

1990 Pingle House	1890	Two Storey Frame
1991 Raymer House	1872	Two Storey Brick
1991 McQuay House	1853	One ½ Storey Brick
2003 Mustard House	1840	One ½ Storey Brick

**Buttonville**

1984 Brown House	1850	One ½ Storey Brick
1986 Stiver House	1880's	Two Storey Frame
1987 Calvert House	1876	Two Storey Frame
2003 Post Office	1890's	Two Storey Frame



## **Laurie McCulloch Building Moving Historical List cont...**

### **Whitby**

1988 Fothergill House	1870's	Two ½ Storey Brick
1990 Regency Cottage	1850's	One ½ Storey Brick
1999 Rowe House	1856	Two Storey Frame
2004 Station Gallery	1900's	Train Station

### **Mississauga**

1989 Owen's Bayley House	1850's	One ½ Storey Brick
1989 Hwy 10 & Eglinton	1860's	Two Storey Brick
1996 McLure House	1830's	Two Storey Brick
1997 Davidson House	1830's	Two Storey Brick

### **Ajax**

1992 Field House	1856	Two Storey Stucco
1999 McKay House	1854	Two Storey Stone

### **Newcastle**

1975 Wright House	1880's	Two ½ Storey Brick
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### **Scarborough**

1993 Pearse House	1869	Two Storey Brick
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### **Toronto**

1993 Humewood Avenue House	1890's	Three Storey Brick
2004 Pease House	1843	Two Storey Brick
2006 Mount Sinai Façade	1920's	Two Storey Brick

## **Laurie McCulloch Building Moving Historical List cont...**

### **Brantford**

1993 Captain Joseph Thomas	1885	One Storey Frame
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### **Westfield Heritage Village**

1993 Bamberger House	1806	Two Storey Log
1999 Simcoe's Rangers Cabin	1790's	One ½ Log

### **Unionville**

1987 United Church Manse	1860's	Two Storey Frame
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### **Scott Museum, Uxbridge**

1987 Carmondy House	1860's	One ½ Storey Frame
1994 Quaker Meeting Hall	1860's	Tall Frame Hall
2002 Kydd House	1910	2 ½ Storey Brick

### **Gravenhurst**

1993 Wanda 3	1918	94' long, 70 ton Boat moved 58 miles & launched
1994 Wanda 3	1918	

### **Bala**

1994 St. Anne's Catholic Church	1890's - 1921	Tall Frame Hall
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**Laurie McCulloch Building Moving Historical List cont...****Markham**

1999 Armadale Free Methodist	1880	Frame Church
2006 Raymer-Robb House	1880's	Two Storey Brick

**Woodbridge**

2001 Humber Summit Church	1880	Brick Church
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**Caledon**

2003 Caledon Town Hall	1890	Brick Town Hall
------------------------	------	-----------------

**Mimico**

2005 Train Station	1850	One Storey Frame
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**Bradford**

2006 Train Station	Early 1900's	130' Long Frame
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**Grey Roots, Owen Sound**

2006 Rows House	1892	One ½ Storey Frame
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**Laurie McCulloch Building Moving Historical List cont...****Newmarket**

1995 Dawson Manor	1830's	Two Storey Brick
1995 John Dawson House	1830's	Two Storey Frame
1997 Ballard House	1830's	Two Storey Brick
2002 Seneca Doanne House	1860's	One ½ Storey Frame
2003/2006 Hollingshead House	1850	One ½ Storey Frame

**Marshville Heritage Village, Wainfleet**

1995 Pioneer Home	1790	One Storey Stone
1996 Winger Tabernacle	1880's	One ½ Storey Frame
2004 Deans Garage	1910	Service Station
2004 Dean House	1910	Two Storey Stucco
2005 Minor House	1840	Two Storey Frame

**Richmond Hill**

1996 Russell House	1886	Two Storey Brick
2006 Munro House	1875	Two Storey Brick

**Oakville**

1997 the Parsonage on the Lake	1820's	Two Storey Brick
--------------------------------	--------	------------------

**Coboconk**

1996 Train Station	1910	Two Storey Frame
--------------------	------	------------------

**Port Perry**

1997 Rodman Cabin	1810	Log Cabin
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TOPOGRAPHIC DETAIL OF  
**PART OF LOT 6, CONCESSION 5  
 WEST OF HURONTARIO STREET**  
 (FORMERLY THE TOWNSHIP OF TORONTO, COUNTY OF PEEL)  
 NOW IN THE CITY OF MISSISSAUGA  
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500

**David B. Searles Surveying Ltd.**  
 ONTARIO LAND SURVEYORS

**NOTES**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**LEGEND**

BM	DENOTES	BENCHMARK	FOUL	DENOTES	FOUL
HT	DENOTES	HIGHWATER SET			
ST	DENOTES	STANDARD IRON BAR			
SB	DENOTES	SHORT STANDARD IRON BAR			
RM	DENOTES	IRON BAR			
PM	DENOTES	5 mm x 100 mm BAR			
WT	DENOTES	WITNESS			
CU	DENOTES	CROWN UNIFORM			
MS	DENOTES	CITY OF MISSISSAUGA			
CR	DENOTES	CHRISTOPHER PEAT O.L.S.			
MM	DENOTES	MARSHALL MACLENN NONSHAN LTD. O.L.S.			
47	DENOTES	JOHN VAN NOSTRAND O.L.S.			
RM	DENOTES	REPLACED WITH			
CS	DENOTES	CATCH BASIN			
PH	DENOTES	MANHOLE HOLE COVER			
CL	DENOTES	CENTER LINE OF ROAD			
TOS	DENOTES	TOP OF SLOPE			
BS	DENOTES	BOTTOM OF SLOPE			
OW	DENOTES	OVERHEAD HYDRO WIRE			
SW	DENOTES	INVERT			
CO	DENOTES	CURB CUT			
BC	DENOTES	BACK OF CONCRETE CURB			
EP	DENOTES	EDGE OF PAVEMENT			
CP	DENOTES	CONCRETE POLYMERIZED WITH LIGHT STANDARD			
AP	DENOTES	WOOD POLE/STAKE			
LS	DENOTES	LIGHT STANDARD			
AN	DENOTES	ANCHOR			
OW	DENOTES	OVERHEAD WIRE			
SW	DENOTES	BELL BOX			
PH	DENOTES	WATER VALVE			
CP	DENOTES	CONCRETE PAD			
PH	DENOTES	FIRE HYDRANT			
PH	DENOTES	DECIDUOUS TREE			
PH	DENOTES	CONIFEROUS TREE			
PH	DENOTES	MEASURED			
PH	DENOTES	PLAN 43R-4970			
PH	DENOTES	PLAN 43R-22354			
PH	DENOTES	PLAN 43R-538			
PH	DENOTES	PLAN 43R-538			

© THIS PLAN IS PROTECTED BY COPYRIGHT  
**SURVEYORS CERTIFICATE**

I CERTIFY THAT:  
 1. THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE  
 14th DAY OF JUNE, 2004

DATE	ALISTER SAWYER - ONTARIO LAND SURVEYOR
<b>David B. Searles Surveying Ltd.</b>	
4804 VILLAGE CENTRE COURT, MISSISSAUGA, ONTARIO L4Z 1Z2	Drawn
GO 273-8940 FAX: GO 273-8940	Checked
E-MAIL: DS@SLS.OHIO.COM	File No.
Computer: Storage File No.	113-0-04DW8
Operator	File Date: 11

LOT 6

PART 1  
 PLAN 43R-16221  
 PIN 13129-0078(LT)

Existing Structures  
 to be removed

Existing Main  
 Heritage Building  
 to be protected and  
 retained.

DEMOLITION PLAN  
 25 March 2010

**NOTE**

BEARINGS ARE ASTROLOGICAL AND ARE REFERRED TO THE SOUTHERLY LIMIT  
 OF PART 1 AS SHOWN ON PLAN 43R-16221, HAVING A BEARING OF N07°21'30"E

**BENCHMARK NOTE**

ELEVATIONS SHOWN HEREON ARE REFERRED TO THE CITY OF MISSISSAUGA  
 BENCHMARK No. 070033080 LOCATED ON BRITANNIA ROAD WEST NORTH SIDE OF  
 ROAD EAST OF INTERSECTION WITH THEODORE DRIVE. BENCHMARK IS A CONCRETE  
 CINDER FLUSH WITH DRIVE  
 ELEVATION=369.308 metres

TO OBTAIN GEODETIC ELEVATIONS CIPW (S.C. RE-ADJUSTMENT)  
 SUBTRACT 0.121m FROM THE VALUES SHOWN HEREON

BRITANNIA ROAD WEST

(ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 5 WEST OF HURONTARIO STREET)  
 PIN 13129-0002(LT)

PART 1  
 PLAN 43R-4809

PART 4  
 PLAN 43R-22354  
 SUBJECT TO EASEMENT  
 (AS IN LTI 783452)

PART 5  
 PLAN 43R-22354  
 SUBJECT TO EASEMENT  
 (AS IN LTI 783452)

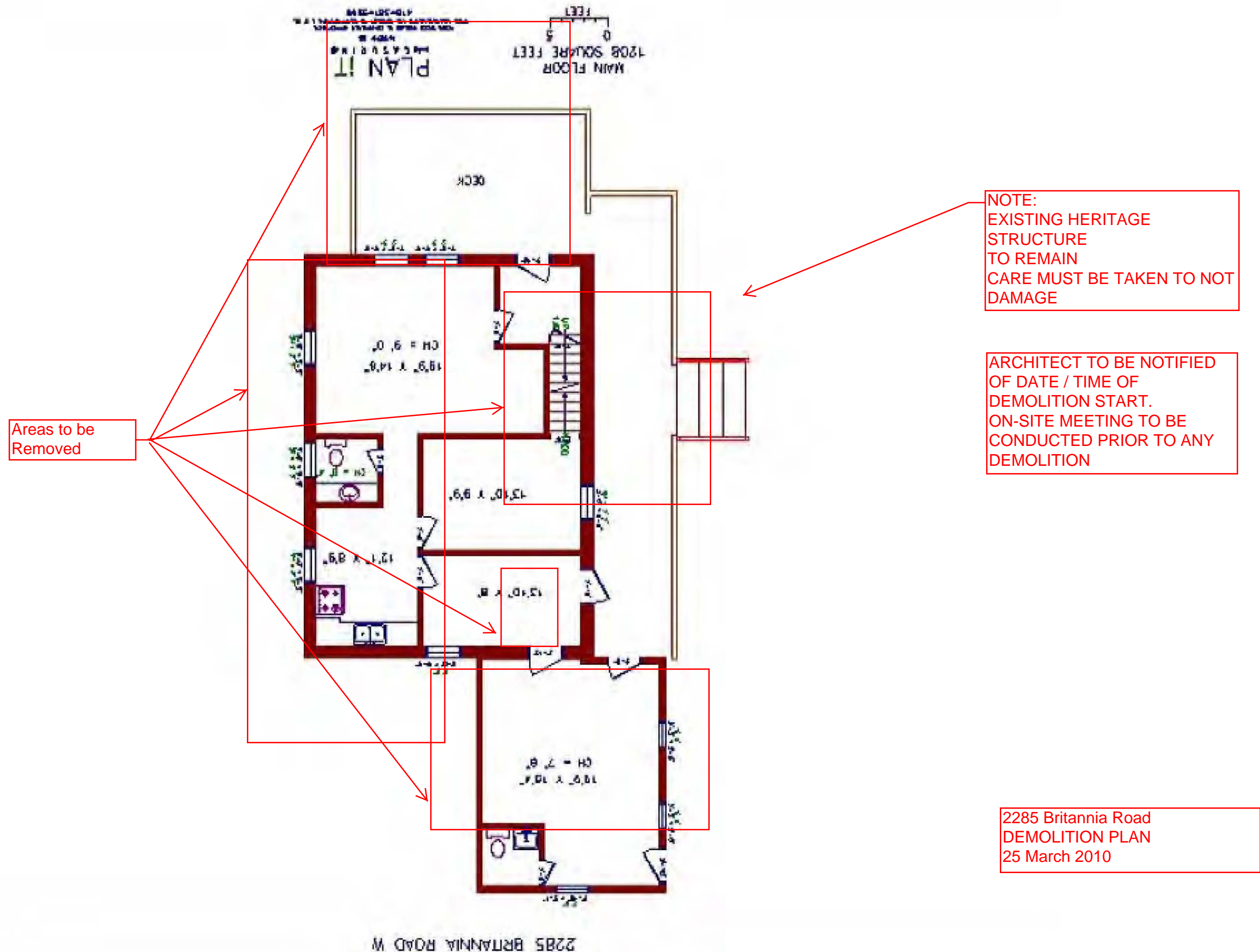
PART 1  
 PLAN 43R-4970

PIN 13129-0005(LT)

PLAN 43R-538

PART 3  
 PLAN 43R-22354

PART 2  
 PLAN 43R-538





















# Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

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## ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design  
US Navy Civil Engineer Corps Officer School, Certificate of Graduation  
Construction and Design Management  
Massachusetts Institute of Technology  
Graduate Studies in Planning and Economics  
Pratt Institute, Master Degree program studies in Planning and Economics  
University of Michigan, Bachelor of Architecture

## DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]  
Toronto / Orillia, President  
Orchard Point Development Company [1657923 Ontario Inc.]  
Orillia, Vice President  
MW HALL CORPORATION, Toronto, Toronto, President  
Teddington Limited, Toronto,  
Development advisor, Planner, Architect  
ARCHIPLAN, Los Angeles, Principal/President

DMJM, Los Angeles, Planner  
Gruen Associates, Los Angeles, Planner  
US NAVY, Civil Engineer Corps, Officer  
Apel, Beckert & Becker, Architects, Frankfurt  
Green & Savin, Architects, Detroit

## CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

## HISTORIC PRESERVATION / ADAPTIVE REUSE

Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers as consultant regarding historic properties of concern to municipalities in which they are working.

## ARCHITECTURE

A licensed architect for over 30 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

## COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.





2285 Britannia Road West, The Dowling property

Ref: Development Planning  
3650 Eglinton West, Mississauga ON

January 20<sup>th</sup> 2014



Item 3, Appendix 1  
Heritage Advisory Committee  
Agenda – February 18, 2014

Heritage Advisory Committee  
**FEB 18 2014**



## The Site

3650 Eglinton West, Mississauga ON



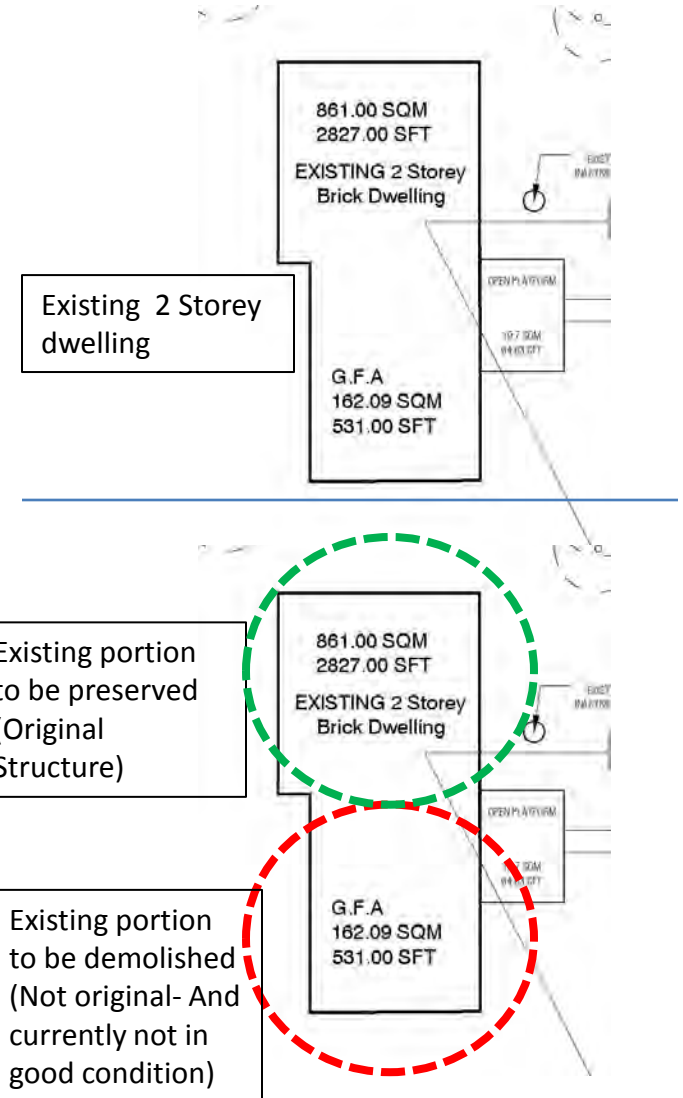
Note: Please refer to the Heritage Impact Statement package submitted on September 19<sup>th</sup> for detailed As Built drawings for the Existing 2 Storey dwelling.

# Preservation Option

## 3650 Eglinton West, Mississauga ON



Views of original structure facing Eglinton west: To be preserved & accommodated in new development

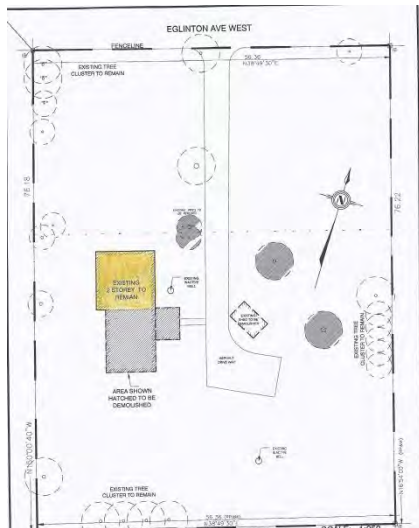




# Proposed Site Plan

## 3650 Eglinton West, Mississauga ON

Proposed Site plan for  
13000 Sqft  
( 1200 sqm) Commercial plaza  
accommodating original  
part of the exiting structure.



Existing Site Plan



Proposed Site Plan- Ground level



Proposed Site Plan Second level



# Entrance to the proposed plaza

3650 Eglinton West, Mississauga ON



New commercial plaza to accommodate the original part of existing structure

Preserved Structure as focal point



# Proposed West Side Elevation

3650 Eglinton West, Mississauga ON



Preserved Structure

Elements from the original structure are to be accommodated in new design for the plaza.  
Proportions of windows & doors opening, material & overall image of the new development,  
roof design etc.

# Courtyard Plaza

3650 Eglinton West, Mississauga ON

Proposed Plaza View

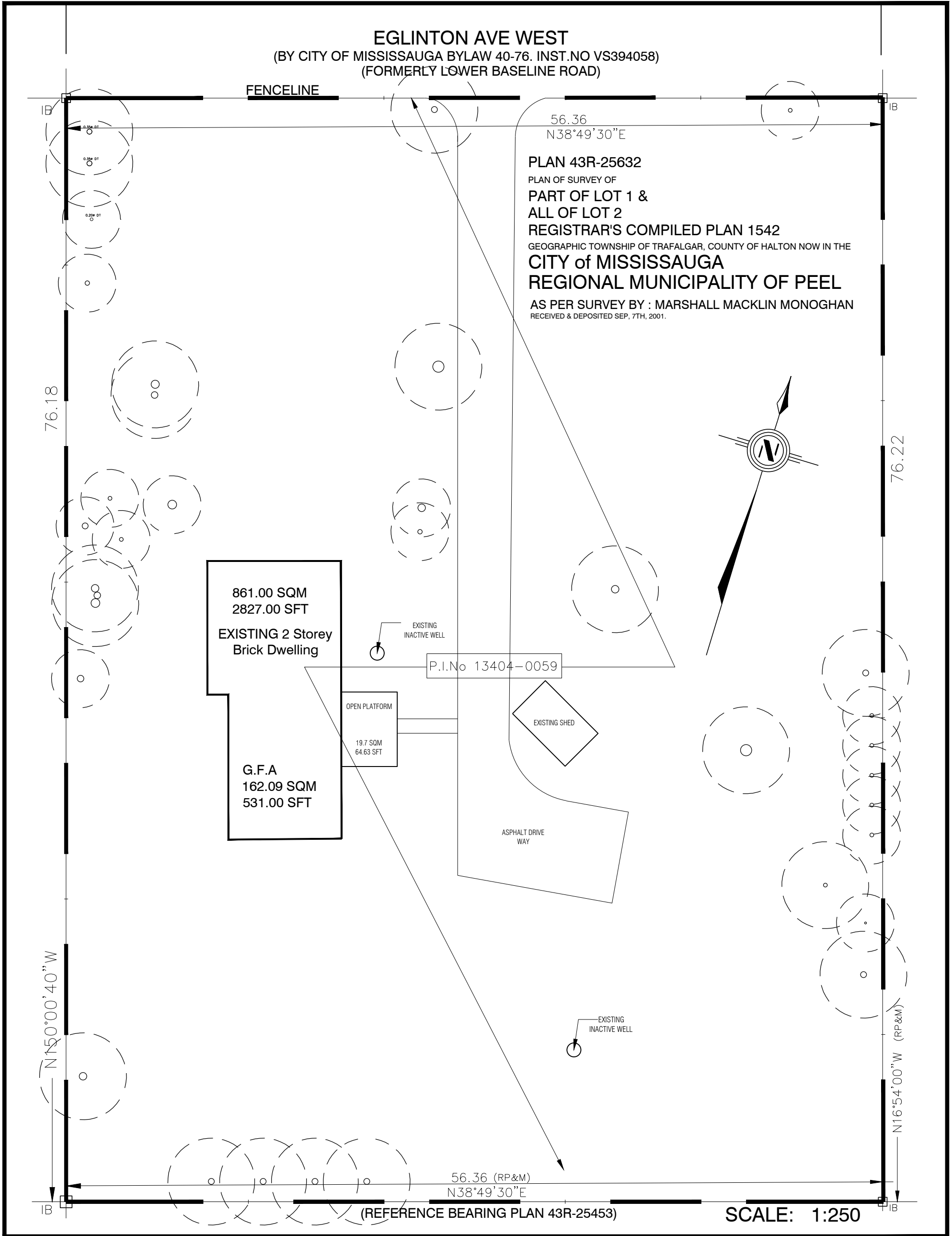



Courtyard

New commercial plaza to be designed around a courtyard strategically placed to enhance the exiting structure presence.



Proposed Site Plan



	<b>MEHBOOB BANGASH ARCHITECTS</b>	<b>EXSITING SURVEY PLAN</b>		<b>ISSUED FOR REVIEW</b>	PROJECT N O. <b>ONCO1335</b>
	8140 HORNBY ROAD. HALTON HILLS, ONTARIO L0P 1E0	<b>EGLINTON DEVELOPMENT</b>			REVISION N O.
	TEL: 416-444-3162 CELL: 647-461-1007 FAX: 866-571-1317 info@mbarch.ca	3650 EGLINTON AVENUE WEST MISSISSAUGA , ONTARIO			SCALE: AS NOTED DWG. N O.
	DWN.BY: SNA CHK. BY: MKB	ISSUED: FOR REVIEW DATE: 16/01/2014	<b>DWG-01</b>		



EGLINTON AVE WEST

FENCELINE

EXISTING TREE  
CLUSTER TO REMAIN

56.36  
N38°49'30"E

76.18

76.22

EXISTING TREES TO  
BE REMOVED

EXISTING  
2 STOREY TO  
REMAN

EXISTING  
INACTIVE  
WELL

EXISTING  
SHED TO BE  
DEMOLISHED

ASPHALT  
DRIVE WAY

AREA SHOWN  
HATCHED TO BE  
DEMOLISHED

EXISTING TREE  
CLUSTER TO REMAIN

EXISTING TREE  
CLUSTER TO REMAIN

56.36 (RP&M)  
N38°49'30"E

(REFERENCE BEARING PLAN 43R-25453)

SCALE: 1:250



**MEHBOOB BANGASH  
ARCHITECTS**

8140 HORNBY ROAD.  
HALTON HILLS, ONTARIO  
L0P 1E0

TEL: 416-444-3162  
CELL: 647-461-1007  
FAX: 866-571-1317  
info@mbarch.ca

**PROPOSED DEMOLITION PLAN**

**EGLINTON DEVELOPMENT**

3650 EGLINTON AVENUE WEST  
MISSISSAUGA, ONTARIO

DWN.BY: SNA

CHK. BY: MKB

ISSUED: FOR REVIEW

DATE: 16/01/2014

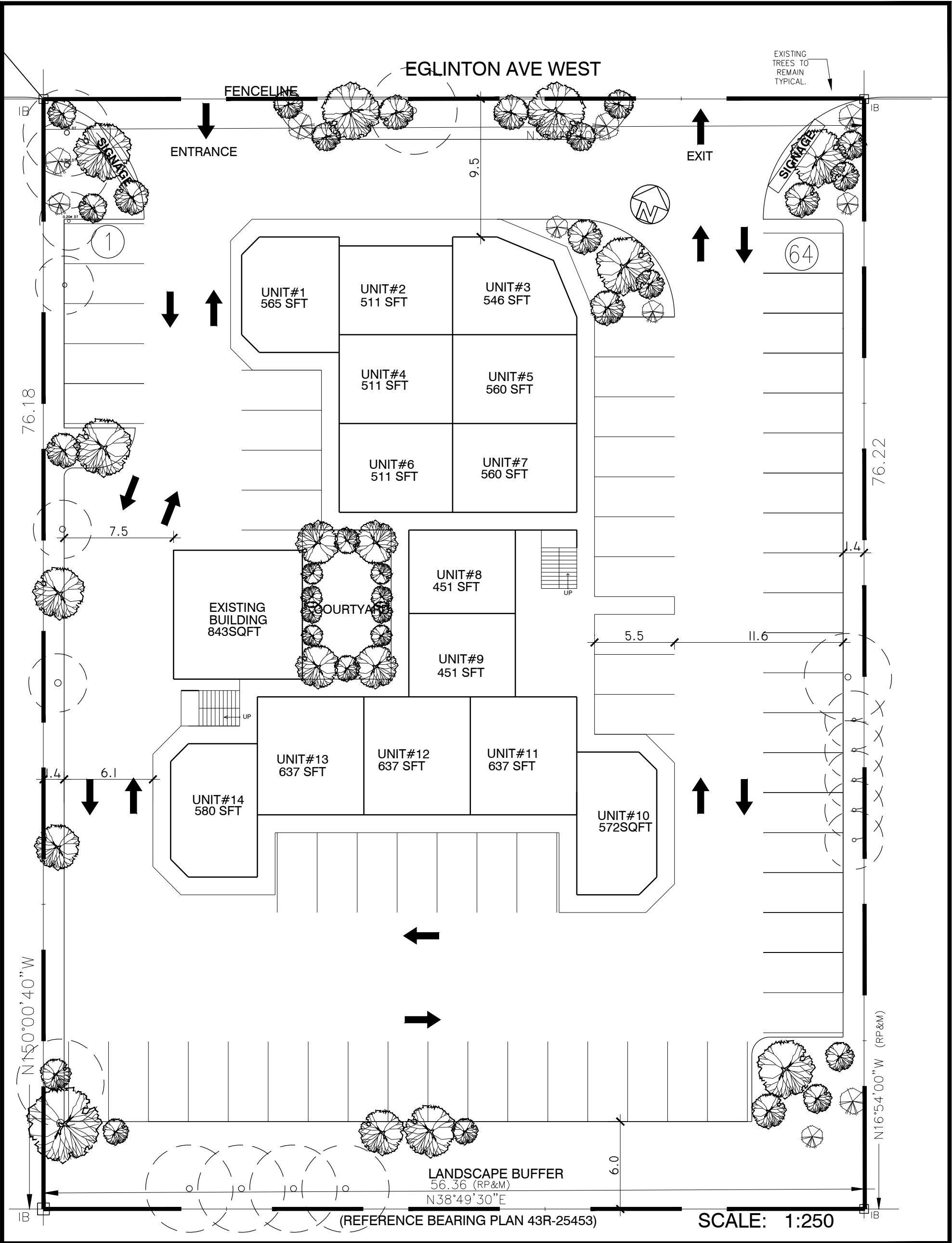
ISSUED FOR REVIEW

PROJECT N.O.  
**ONCO1335**

REVISION N.O.

SCALE: AS NOTED  
DWG. N.O.

**A-101**



	<b>MEHBOOB BANGASH ARCHITECTS</b>  8140 HORNBY ROAD. HALTON HILLS, ONTARIO L0P 1E0  TEL: 416-444-3162 CELL: 647-461-1007 FAX: 866-571-1317 info@mbarch.ca	<b>PROPOSED SCHEMATIC SITE PLAN</b>  <b>EGLINTON DEVELOPMENT</b>  3650 EGLINTON AVENUE WEST MISSISSAUGA, ONTARIO		<b>ISSUED FOR REVIEW</b>  PROJECT N.O. <b>ONCO1335</b>  REVISION N.O.  SCALE: AS NOTED DWG. N.O.  <b>A-102</b>
	DWN.BY: SNA      CHK. BY: MKB		ISSUED: FOR REVIEW	
			DATE: 16/01/2014	



**FEB 18 2014**

**Ehsan Tawhidi & Associates, Civil/Structural design, analysis, inspection and detailing**  
**www.ehsantawhidiandassociates.com HST: 85735 2835 RT 0001, MB License 200137115**

M/s Mehboob Bangash Architects,  
8140 Hornby road,  
Halton Hills, ON L0P1E0  
Attn:- Mr. Mehboob Bangash, OAA

January 17th, 2014

Item 3, Appendix 2  
Heritage Advisory Committee  
Agenda – February 18, 2014

Project: - **3650 Eglinton avenue W, Mississauga, Ontario.**

Dear Mr. Bangash,

As per your request we have performed a site visit on January 16th, 2014 of the subjected property and visually inspected the condition of the house from out side and inside, where possible. We inspected the existing roof under side from attic access hatch and also went in to the basement and also walked around the property and inside of it. Some of the pictures are attached below for reference.



We noticed that a pilaster is breaking off at south west corner (Pic # 2). This shall be repaired by removing it and filling back by pouring appropriate concrete. The brick veneer exhibits mild to moderate section loss and mortar fallen off (Pic # 1). The damaged bricks shall be replaced and repointing needs to be done in almost 50% of area

Pic # 1



Pic # 2







We also noticed that the existing basement floor is extremely wet and existing foundation walls exhibit excessive sign of water leakage. The north side of house foundation wall is made up of stone masonry where as the south side which seems a newer addition is clay brick masonry. This is a serious structural issue and need immediate attention. We recommend excavating all along building foot print from exterior side and laying drain tile at full perimeter attached with suitable outlet to drain water. The existing foundation walls shall be repointed from both outside and inside. Waterproofing layer shall be applied to exterior side only and filled back with granular fill with 12 to 24 inches of loose dirt on top with grass.

Pic # 3



Pic # 4



We also noticed that a temporary retrofit of supporting main floor was installed in basement (Pic # 4). A wood beam was provided in middle which was supported on basement floor with wood posts. We were informed by the owner that main floor was sagging, therefore they added this support. We recommend that either the existing floor joist shall be sistered with matching or exceeding new floor joists, or new bisector beam with proper posts and new foundation under posts shall be provided. Drawings as needed and Permit from city and other relevant jurisdictions shall be obtained prior to execution of this strengthening work.

As per our observations of the existing roof underside, we did notice that the roof used to leak but now new steel deck has been installed on top which does not exhibit any sign of rust yet (Pic # 3). The insulation seemed insufficient and also the air smelled moist. Looks like roof is not properly ventilated.

In our opinion, based on our visual observations only, there are minor repairs needed at many locations. The major repair is needed at foundation wall, main floor joist retrofit, the brick veneer, pilaster falling of at rear and roof ventilation. Once these repairs are performed by qualified personal, the property will be structurally satisfactory.

Please feel free to contact us if you need any further engineering advice.

Yours truly,  
Ehsan Tawhidi, P.E., P.Eng.





611 Tradewind Dr., Unit 500  
Ancaster, Ontario L4V 9G5

## Arborist Letter

Date: December 10, 2013  
CC: Monica Gautam and Paul Riopelle  
Re: 1217 Mona Road, Arborist Review of Preservation Plan

Heritage Advisory Committee

**FEB 18 2014**

To whom it may concern:

I understand that Heritage Advisory Committee (HAC) requires a letter, indicating that I have no concerns with the proposed redevelopment of 1217 Mona road. In light of the alterations the residents of 1217 Mona Road have made to the proposal, I understand a full arborist's report won't be required, but a letter to reassure the HAC and Council will suffice.

I have reviewed the survey indicating tree canopies and the protective hoarding plan and the documentation does appear thorough for the purpose of a letter of assurance.

A full arborist report would contain a thorough tree inventory (showing and attesting to the existing condition, diameters, size, etc. of all trees (including neighboring trees)) to confirm the accuracy of the trees and potential impacts, and this is typical, for a full endorsement to be provided.

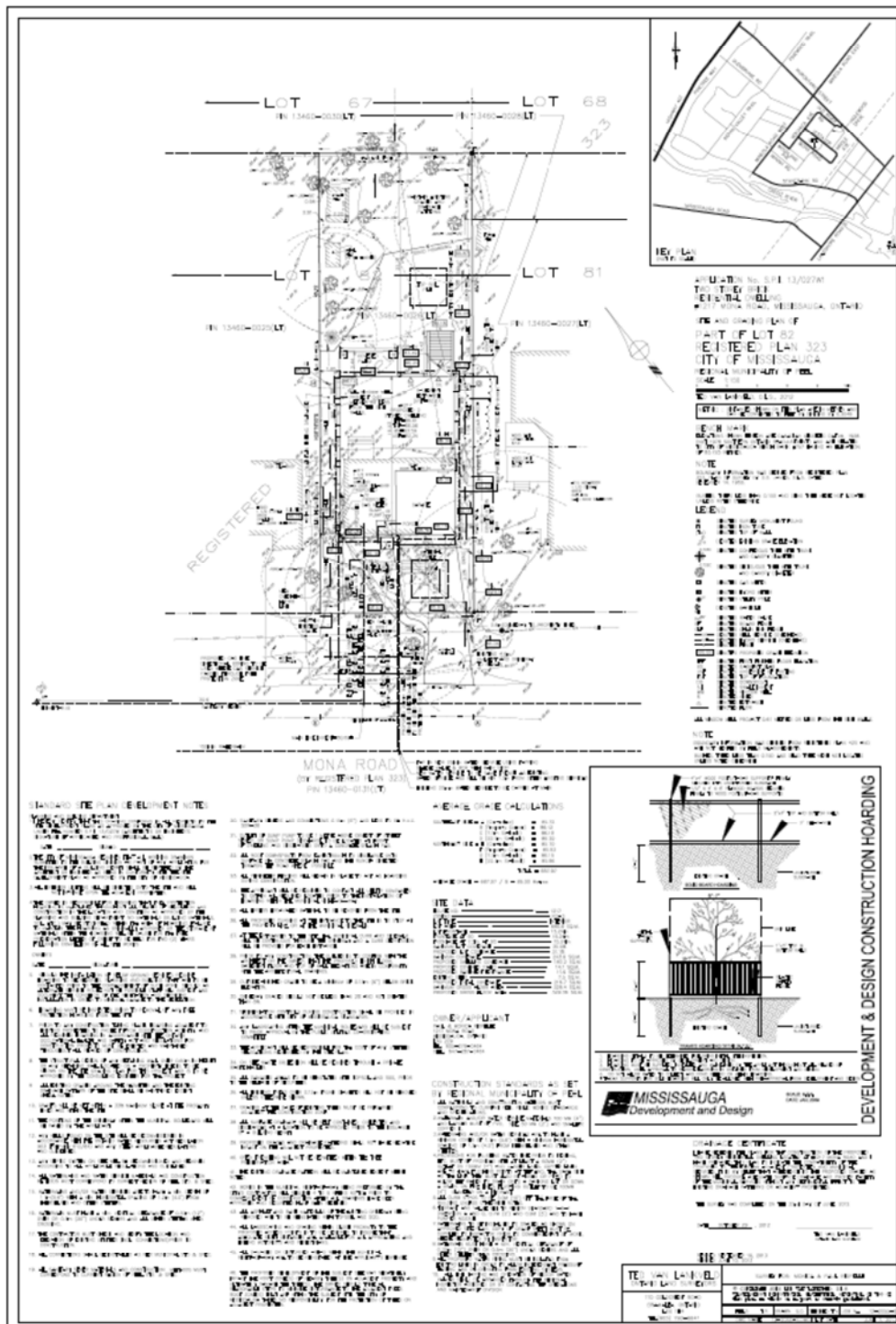
None of this is documented and captured by myself and am therefore relying on the information provided in the site plan with the tree preservation recommendations to be true and accurate. The owner is extending the current footprint about 6 or 7 meters into the backyard. I feel the protection distances outlined appear adequate and injuries to protected trees should be limited.

Regards,

A handwritten signature in black ink, appearing to read "Peter Shields". The signature is written in a cursive, flowing style.

Peter Shields  
Senior Consulting Arborist  
Davey Resource Group

This is a screen capture of the site plan. The original should be used for viewing



### **Conditions of Assessment Agreement**

This Conditions of Assessment Agreement is made pursuant to and as a provision of Davey Resource Group, a division of The Davey Tree Expert Co. of Canada, Limited (“Davey”), providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this Agreement (collectively the “Services”).

Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that Davey provides the Services at a point in time utilizing applicable standard industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that Davey cannot predict or otherwise determine subsequent developments, Davey will not be liable for any such developments, acts, or conditions that occur including, but not limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise.

Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree(s). However, the outward appearance of trees may conceal defects.

**Therefore, to the extent permitted by law, Davey does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by Davey in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices.**

Further, Davey’s liability for any claim, damage or loss caused by or related to the Services shall be limited to the work expressly contracted for.

In performing the Services, Davey may have reviewed publicly available or other third- party records or conducted interviews, and has assumed the genuineness of such documents and statements. Davey disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third- party or publicly available source.

Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold Davey harmless from and against any and all claims, demands, actions, rights and causes of action of every kind and nature, including actions for contribution or indemnity, that may hereafter at any time be asserted against Davey or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitations in this Agreement.

By accepting or using the Services, the customer will be deemed to have agreed to the terms of this Agreement, even if it is not signed.

Acknowledged by:

Name of Customer: \_\_\_\_\_

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_