ONTARIO ELECTRIC RAILWAY HISTORICAL ASSOCIATION

OPERATORS OF THE

Halton County Radial Railway

PO Box 578, Milton, Ontario
L9T 5A2
Location: 13629 Guelph Line, Milton, Ontario
www.hcry.org

Item 3, Appendix 3
Heritage Advisory Committee
Agenda – May 28, 2013

Heritage Advisory Committee
MAY 2 8 2013

Karston Chong

Land Development Coordinator

Dunsire Developments

465 Phillip Street, Waterloo, Ontario

Dear Mr. Chong.

This letter is to state that the Halton County Radial Railway is willing to accept the donation of the Dixie Radial Railway Station from 7235 Second line West , Mississauga ON. From Dunsire Developments. We will be responsible for the transportation of the station from 7235 Second Line West, to the Museum site. Dunsire will be responsible for the loading of the Station on to the truck from its current location, using required equipment for this process.

Thank You,

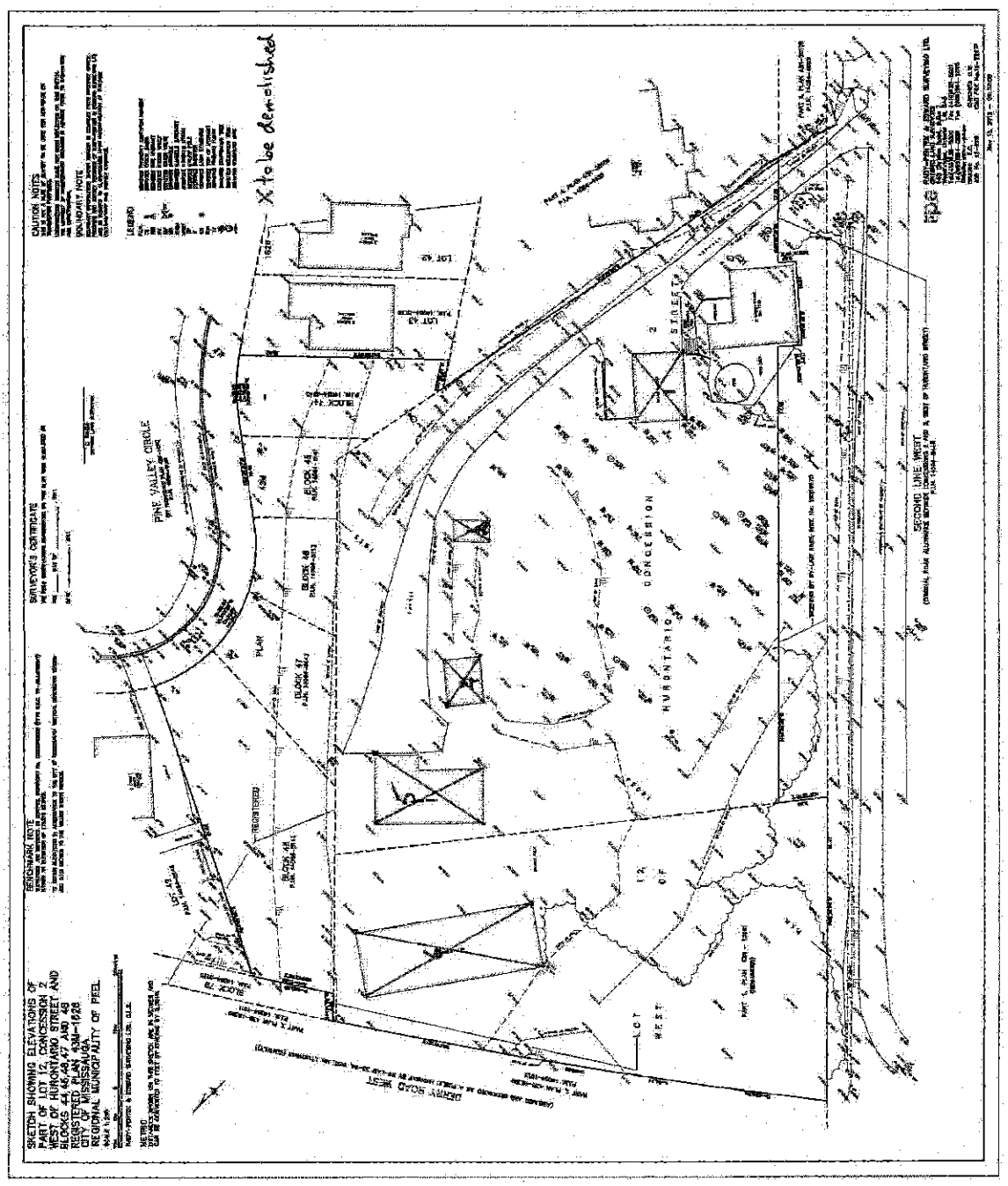
Regards,

Ian Smith

Director

Halton County Radial Railway

13629 Guelph Line, Milton ON.



Halsall

212xS277A

January 3, 2013

Dunsire Developments
203A – 465 Philip Street
Waterloo, ON N2L 2C7

Attn: Michael Smith **Email:** Michael.smith@dunsire.com

Dear Michael,

Re: 7235 2nd Line West, Mississauga, ON
Demolition Permit for the Detached Garages and Sheds

The purpose of this letter is to provide the city officials with a general idea of the building structural systems and approach to the demolition, for permit application purposes only. The contractor is required to retain a registered structural engineer to oversee the demolition work and provide a detailed approach, list of equipment and disposal information as specified in the tender documents. The following is a general description of the building structural systems and a general approach to demolition.

There are six buildings on this property that are planned for demolition.
Refer to Appendix A for the photographs noted in the descriptions of the buildings.

Building #1

Photograph:	P1
Type of building:	Detached garage
Number of stories:	1
Approximate gross floor area:	70 m² (750 sq.ft)
Foundation Type:	Concrete foundation walls with concrete strip footings.
Construction:	Roof is timber framed with plywood sheathing and is supported by perimeter load bearing sheathed timber stud walls. The floor is constructed with concrete slab on grade.
Lateral Load Resisting System:	Sheathed timber stud shear walls.

Building #2

Photograph:	P2
Type of building:	Detached shed
Number of stories:	1
Approximate gross floor area:	14 m² (150 sq.ft)
Foundation Type:	The building is supported on piers that bear on grade.
Construction:	Roof is timber framed with plywood sheathing and is supported by perimeter load bearing sheathed timber stud walls. The floor is a timber framed.
Lateral Load Resisting System:	Sheathed timber stud shear walls.

Building #3

Photograph:	P3
Type of building:	Detached shed
Number of stories:	1
Approximate gross floor area:	14 m² (150 sq.ft)
Foundation Type:	The building is supported on piers that bear on grade.
Construction:	Roof is timber framed with plank decking and is supported by perimeter load bearing timber stud walls that are sheathed in timber planks. The floor is timber framed.
Lateral Load Resisting System:	Sheathed timber stud shear walls.

Building #4

Photograph:	P4
Type of building:	Detached garage
Number of stories:	1
Approximate gross floor area:	30 m² (300 sq.ft)
Foundation Type:	Appears to be concrete slab-on-grade.
Construction:	Roof is timber framed and sheathed with metal roofing and is supported by perimeter load bearing timber stud walls sheathed with metal siding. The floor is a concrete slab-on-grade.
Lateral Load Resisting System:	Unsheathed timber stud shear walls.

Building #5

Photographs:	P5, P6, P7 and P8
Type of building:	Detached garage
Number of stories:	1
Approximate gross floor area:	260 m² (2,800 sq.ft)
Foundation Type:	Appears to be concrete piers.
Construction:	The building has two distinct sections: East section: the roof of the building is timber framed and is sheathed with metal roofing; it is supported by perimeter timber roof beams that are supported by timber posts. The perimeter walls are sheathed with OSB sheets and the floor is concrete slab-on-grade. West section: the roof of the building is timber framed and is sheathed with metal roofing; it is supported by perimeter timber roof beams that are supported by timber posts. The perimeter walls are sheathed with metal siding and there is no floor.
Lateral Load Resisting System:	East section: braced moment resisting frames. West section: braced moment resisting frames.

Building #6

Photographs:	P9 and P10
Type of building:	Detached open garage
Number of stories:	1
Approximate gross floor area:	370 m² (4,000 sq.ft)
Foundation Type:	Appears to be driven timber posts.
Construction:	Roof is timber framed and sheathed with metal roofing and is supported by perimeter timber roof beams that are supported by load timber posts spaced at approximately 10 feet.
Lateral Load Resisting System:	Braced moment resisting frames.

General Demolition Approach for Buildings #1, #2, #3 and #4

Demolition of these buildings will be done by conventional methods adhering to the general demolition procedures outlined below.

- Install fencing to secure the demolition site.
- If demolition is performed using a long reach excavator, erect fencing to create a 15ft exclusion zone around the demolition site. Entrance to the exclusion zone shall be restricted to all personnel during demolition procedures.
- Remove and dispose of all hazardous material specified in the environmental audit in accordance with applicable by-laws.
- Disconnect all services/utilities and remove all hazardous materials.
- Remove all glass.
- Provide temporary lateral bracing as required to stabilize building during demolition procedures.
- Demolish the building from the roof down.
- Demolish the timber roof structure in a manner not to disturb the existing perimeter stud walls.
- Demolish the perimeter timber stud walls. Drop areas are to be clearly designated and controlled.
- Wet down thoroughly to control dust.
- Demolish slab on grade and foundations using machine.
- Remove all debris from site.
- Backfill the excavated area with clean fill to grade.

General Demolition Approach for building #5

Demolition of this building will be done by conventional methods adhering to the following general demolition procedures:

- Install fencing to secure the demolition site.
- If demolition is performed using a long reach excavator, erect fencing to create a 20ft exclusion zone around the demolition site. Entrance to the exclusion zone shall be restricted to all personnel during demolition procedures.
- Remove and dispose of all hazardous material specified in the environmental audit in accordance with applicable by-laws.
- Disconnect all services/utilities and remove all hazardous materials.
- Remove all glass.
- Provide temporary lateral bracing as required to stabilize building during demolition procedures.
- Demolish the west section of the building first. Once completed and all debris has been removed begin demolition of the east section.
- For the west section of the building demolish the structure one bay at a time from the roof down starting at the west end of the building and working towards the east section of the building.
- For the east section of the building demolish the structure one bay at a time from the roof down.

- For each bay noted above, demolish the timber roof structure first and then demolish the perimeter timber posts. Drop areas are to be clearly designated and controlled.
- Wet down thoroughly to control dust.
- Demolish slab on grade and foundations using machine.
- Remove all debris from site.
- Backfill the excavated area with clean fill to grade.

General Demolition Approach for building #6

Demolition of this building will be done by conventional methods adhering to the following general demolition procedures:

- Install fencing to secure the demolition site.
- If demolition is performed using a long reach excavator, erect fencing to create a 20ft exclusion zone around the demolition site. Entrance to the exclusion zone shall be restricted to all personnel during demolition procedures.
- Remove and dispose of all hazardous material specified in the environmental audit in accordance with applicable by-laws.
- Disconnect all services/utilities and remove all hazardous materials.
- Provide temporary lateral bracing as required to stabilize building during demolition procedures.
- Demolish the building one bay at a time from the roof down.
- For each bay, demolish the timber roof structure first and then demolish the perimeter timber posts. Drop areas are to be clearly designated and controlled.
- Demolish foundations using machine.
- Remove all debris from site.
- Backfill the excavated area with clean fill to grade.

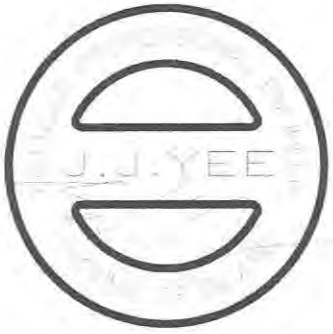
We trust that this is sufficient for permit application purposes. The demolition contractor is obliged to retain an engineer and supply a detailed work plan along with equipment list and procedure. This information will be issued to the city once the contract is awarded and before any demolition work takes place.

If you require additional information, please do not hesitate to contact me directly at (416) 644-6006.

Yours very truly,
HALSALL ASSOCIATES
A Parsons Brinckerhoff Company

Jim Adriaensen, P.Eng.
Project Manager

Jeffrey Yee, M.Eng., P.Eng
Technical Lead



APPENDIX A

PHOTOGRAPHS

P1 – Building #1

P2 – Building #2

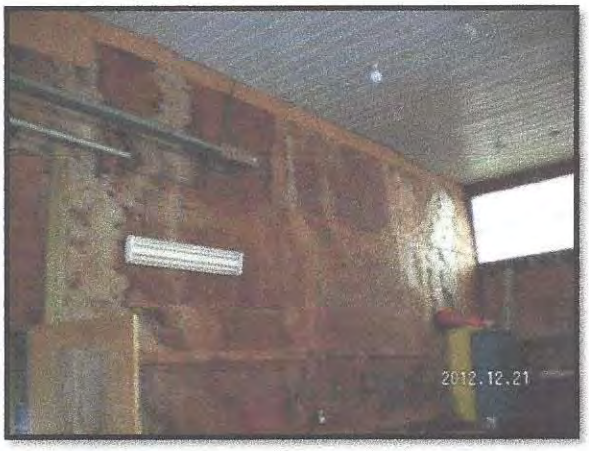
P3 – Building #3

P4 – Building #4

P5 – Building #5 Exterior West Section

P6 – Building #5 Exterior East Section

P7 – Building #5 Interior West Section



P8 – Building #5 Interior East Section

P9 – Building #6 Exterior

P10 – Building #6 Interior

10 St. Mary St., Suite 801
Toronto, Canada, M4Y 1P9
416 963.4497 T
416 963.8761 F

E.R.A.
Architects Inc.

April 16, 2013

Karston Chong,
Land Development Coordinator
Dunsire Developments
A203A – 465 Phillip St,
Waterloo, ON N2L 2C7

Dear Mr. Chong

Re: Cultural Heritage Conservation Plan

Thank you for contacting our office to discuss the proposed development at 7235 Second Line West in Mississauga. We understand that in early April there was a meeting with municipal staff and it was confirmed that a Cultural Heritage Conservation Plan is a required submission for this project.

I have reviewed a number of background reports and material including:

- the Heritage Impact Assessment (Jan. 2013) by Archaeological Services Inc. (ASI),
- the current demolition application,
- a survey showing the proposed subdivision, and
- the correspondence (January 3, 2013) from Halsall Associates that outlines the strategy for the demolition.
- City of Mississauga Terms of Reference for a Cultural Heritage Conservation Plan

It is my opinion that the HIA and this letter should form the key components of a Conservation Plan, and if additional information is required our office would be willing to submit it.

My understanding is that a number of non-heritage structures on the property are to be demolished and two buildings are to be retained. The property is then to be subdivided for new residential dwellings. The original heritage building called the Gooderham Farmhouse is being retained in situ on a new residential lot. The farmhouse has recently been occupied as a residence and during the development period it will be used as a sales office. The farmhouse will be sold as a residential property. No alterations or repair are contemplated to the farmhouse at this time as the building is habitable, but it is anticipated that a potential purchaser may come forward with alterations at the time of purchase.

A railway-related structure, also of some heritage value, may be relocated temporarily to the same lot. This structure has been moved before as a previous owner had brought it to the site from another location. This move will

be temporary, as the Ontario Electric Railway Historical Association has confirmed its interest in acquiring the shed for its purposes.

The ASI report states that the demolition work should have no negative impacts on the heritage resources of the site and the Halsall letter outlines the methodology of the demolition. The Halsall report does not reference the demolition of a pool that is located beside the heritage farmhouse. The pool feature should be removed without the aid of heavy equipment. This work should be done by hand to ensure no damage occurs to the adjacent foundation of the heritage structure. Given the nature of the work it is my opinion that vibration monitoring is not required. The demolition of outbuildings #2,4,5, and 6 will occur upon issuance of the demolition permit. Outbuilding #1 (the garage adjacent to the farmhouse), and the pool and deck will be removed once the hoarding is installed and approved.

Site access for the demolition work will be from Pine Valley Circle, allowing the Second Line West access for the visitors to the sales office. The driveway will not be used during the demolition activity. The driveway is to be used during the residential house construction for the sales site and office staff only, including parking for potential homeowners. Construction traffic (machinery, supplies, contractors, etc.) are to use public roads such as Second Line West and Pine Valley Circle for site access.

The municipality will require the following information to ensure the protection of the heritage attributes of the site.

- Provide a hoarding plan to the City for approval. The plan should show that the farmhouse is separated from the area of demolition work by hoarding. The hoarding should meet the solid board construction standard of the municipality. As the farmhouse is to be used as a sales office, the hoarding should not conceal or block access from the street.

- Provide photo-documentation of the farmhouse, the related private drive and railway-related structure to the City for its records. This documentation should be undertaken to confirm the condition of the structures prior to any demolition work. This documentation work should be redone and resubmitted at the completion of the work.

- Provide confirmation of Halton County Radial Railway's interest in acquiring the rail shed. Halton County Radial Railway plans to collect the Dixie railway station as soon as possible. Dunsire is to lift the structure via forklift from current blocks and place on transport truck provided by HCRR. HCRR is responsible for structure once place on truck. If relocation on site is required prior to final removal from site, relocation will occur after outbuilding 1 (garage) demolition. Relocation will occur by use of forklift and placement onto block foundation as per attached plan until HCRR is ready to collect.

- Provide a diagram of a feasible addition on the rear of the existing farmhouse to confirm the fit with the proposed lot size.

- Submit a Letter of Credit to the municipality for the protection of the Gooderham farmhouse during the period of construction and for the rail shed during the period of relocation. Note the letter of credit may be based on the cost to rebuild the farmhouse at an estimate of $175,000.00

In addition to these conditions it is important as the project proceeds that any proposed grading changes to the site should be minimized as they relate to the lot with the heritage farmhouse.

I hope this is sufficient to address your needs in meeting the requirements of a Cultural Heritage Conservation Plan at short notice, and I am glad to assist further.

Yours truly,

Michael McClelland OAA FRAIC CAHP
Principal, ERA Architects Inc

Appendix 6

Ontario Heritage Act

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 25, 2006 to the e-Laws currency date.

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
   - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
   - ii. displays a high degree of craftsmanship or artistic merit, or
   - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
   - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
   - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
   - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
   - i. is important in defining, maintaining or supporting the character of an area,
   - ii. is physically, functionally, visually or historically linked to its surroundings, or
   - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Gooderham Farmhouse

Cultural Heritage Assessment
7235 Second Line West

Heritage Planning
Community Services
April 2013

MISSISSAUGA
Leading today for tomorrow

Executive Summary

The Gooderham Farmhouse merits designation under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value. The property is representative of mid nineteenth century design and a rare example of plank-on-plank construction. The lot has historical/associative value because it has direct associations with the Gooderham family, members of which were significant to Meadowvale Village. It yields or has the potential to yield information that contributes to an understanding of nineteenth century culture. The property has contextual value because it is important in defining the character of the area. This local landmark is physically, functionally, visually and historically linked to its surroundings.

Historical/Associative Value

The subject property has historical/associative value for its association with the Gooderham family, members of which were significant to Meadowvale Village and beyond. The property also yields information that contributes to an understanding nineteenth century culture.

7235 Second Line West, part of Lot 12, Concession 2, west of Hurontario Street, originally comprised a patent granted to Alexander Burns in 1821. James Crawford bought the west half of the lot in 1841 and built the village's first mills. Francis Silverthorn took over Crawford's mills and land, in addition to other nearby property, in 1848. Silverthorn established a thriving enterprise in the village. Unfortunately he went bankrupt in 1861. Gooderham & Worts took ownership of his holdings.

One of these included a farm, of which the subject structure formed a part. George Gooderham (1826-1912) began farming this land under the supervision of his cousin, Charles Horace "Holly" Gooderham (1842 – 1915) in 1869. George Gooderham was nephew and Holly the son of William Gooderham (1790 – 1881), founding partner of Gooderham & Worts. (George is the son of William's brother Ezekial.) Gooderham & Worts was a well-known Canadian distiller of alcoholic beverages. William Gooderham put Holly in charge of his Meadowvale Village businesses.

George came to Meadowvale Village from Wexford, Scarborough, with his wife Catherine (nee MacDonald) and their seven children in 1869. George Gooderham leased the four hundred acre farm for $800 per year. The lease was for a ten year period. It stipulated that thirty acres be reserved for the growth of certain grains for the mill. Another portion was to remain forested. In 1876, William Gooderham gave his son Holly half interest in the Meadowvale property, so the 1878 renewed lease was between George and his cousin Holly, rather than William. George Gooderham finally purchased 194 acres of the 400 acre farm for $12,000 in 1883. He took out a mortgage with Gooderham and Worts through Holly.

Two years previously, Gooderham & Worts had begun pulling out of the village, likely owing to the death of William Gooderham. Holly sold his home and moved back to Toronto. However, George Gooderham remained in the community and continued to practice yeoman farming. He and his children were prominent members of Meadowvale (Village) society. They became very involved in the community. Two sons were band members, two daughters were members of the choir and Women's Institute. According to the Tweedsmuir History, son William became a "revered patriarch" in the village. In 1951, William and his wife Mary donated a stained glass window to the Meadowvale United Church. It remains in situ today.

Louise Gooderham Southern, a granddaughter of George Gooderham, claims that the house was built for Francis Silverthorn by Hugh & Robert Bell. Thus, it would have been built before 1861. However, if Silverthorn did commission it, this likely would have been in advance of his financial difficulties, which began in 1852. Meadowvale Village Tweedsmuir History (volume 3) dates it to 1858 or earlier. The structure does not appear on the 1859 Tremaine Map but may have been omitted in error. The dwelling's style suggests a mid-nineteenth century date.

The house does appear on the 1877 Peel Atlas. There are several photographs, in the Tweedsmuir History, of George Gooderham and his family at the house, dating back as early as 1879. Other than an error in Hicks' *Meadowvale: Mills to Millennium*, there is no suggestion that George ever lived in another dwelling in Meadowvale before he left the subject structure in 1909. Accordingly, it is assumed that he resided in this building since 1869.

Stephen G. South bought the dwelling in 1910. Upon the death of Jane South, the house passed into the hands of their son Harold. Apparently, at that time, the house was divided into a two-family dwelling for Harold and his brother William. Brother Milford also lived in the house for a time. The Souths sold the house in 1938 to Cecil Treanor who then sold it to Friedrich Gruehl in 1965. Treanor's son Gordon and his wife Trudy purchased the house in 1972 and renovated it.

Physical/Design Value

The property has physical/design value as it is representative of mid-nineteenth century design and a rare example of plank-on-plank construction.

The subject structure is a simple rectangular one-and-a-half storey building with rectilinear fenestration and a medium pitch roof. Today it is sheathed in vinyl siding. It has modern windows, shutters, dormer windows, a steel roof and a lean-to addition with a low pitch roof. (See figures 1 to 5.) Most of these renovations appear in a 1976 photograph published in the Tweedsmuir History. Thus, they were likely made by George W. Treanor. The steel roof does not appear in the photo and therefore had to have been added after 1976. Similarly, the eastern chimney was removed since 1976.

Fortunately, archival photographs of the structure survive, also in the Tweedsmuir History. (See figures 6 to 9.) The original structure is quite simple with some Neoclassical elements and a Georgian air. The large end wall chimneys and the generous amount of wall space relative to the small window openings are Georgian traits. The thick window frames also seem to be consistent with the Georgian aesthetic. Neoclassical head jambs ornamented the windows and door on the southern and western faces. All of the windows were double-hung sash. Though difficult to discern, those on the southern and western faces appeared to be nine-over-nine, while those on the east are six-over-six.

The differentiation between these openings implies that the east end was not constructed in conjunction with the remainder of the building. Moreover, the asymmetrical façade suggests that the easternmost bay was an addition, albeit an early one. The easternmost window, in addition to being slightly further from the other three openings, which are evenly spaced, throws off the façade's symmetry. Furthermore, while the openings on the west face are symmetrically placed, those on the first storey of the east are not. Further supporting the conjecture of an early addition, the chimney over the east gable looks slightly more modern than the one at the west. With seven children, it is likely that George Gooderham expanded what was probably a worker's cottage to accommodate his large family.

The Tweedsmuir History states that the house was constructed of plank on plank. This has been verified by Archaeological Services Inc. The 1905 photographs show that the house was finished in rough-cast or stucco. A Perkins Bull interview with William Ezekiel Gooderham confirms this observation. In it he indicates that his parents (George and Catherine Gooderham) lived in a rough-cast house.

According to the draft Cultural Heritage Assessment of Meadowvale Village, plank on plank seemed to be "the preferred choice among the early builders in Meadowvale." However, it has also been found to be "rare in most communities:" "Meadowvale's concentration of fourteen known properties, or 25%, with stacked plank construction, in one small village (HCD), is exceptional within Ontario."

Contextual Value

The property has contextual value as it is important in defining the character of the area. It is also physically, functionally, visually and historically linked to its surroundings and an important local landmark.

Not only is the Gooderham Farmhouse a rare remaining reminder of the pioneer history of Meadowvale Village and the Gooderham & Worts estate, it is also a significant presence on both a major artery and an entryway into the Meadowvale Conservation Area. Somewhat isolated from the rest of Meadowvale Village – it is well beyond the Heritage Conservation District boundaries – the dwelling testifies to the area's agricultural history.

The house sits perpendicular to Second Line West, formerly known as "Concession Road." This non-urban orientation is indicative of the rural setting within which the building once stood. A roadway did lead into the property past the main façade. This drive is at the same latitude as the road, part of Willow Lane, which once concluded at Concession Road. The house may have been placed at this particular latitude in order to coincide with Willow Lane. Moreover, it may have been sited near Concession Road, rather than at the centre of the property, due to the fact that the land was likely originally used as a timber reserve for the mill. The house also appears very close to the roadway and extends into the current right-of-way. This original orientation is a record of the change in road patterns over time

The entire west half of the lot was once the Gooderham & Worts farm, as was the west half of the lot to the south, save for six acres that were reserved for Charles Horace "Holly" Gooderham's mansion that still stands on Old Derry Road. Holly ran the mill, the ruins of which also remain in the village.

Images

Figure 1: 7235 Second Line West, southeast side

Figure 2: 7235 Second Line West, southwest side

Figure 3: 7235 Second Line West, west side

Figure 4: 7235 Second Line West, east side

Figure 5: 7235 Second Line West, north side

Figure 6: “Gooderham Farm, Taken about 1879”

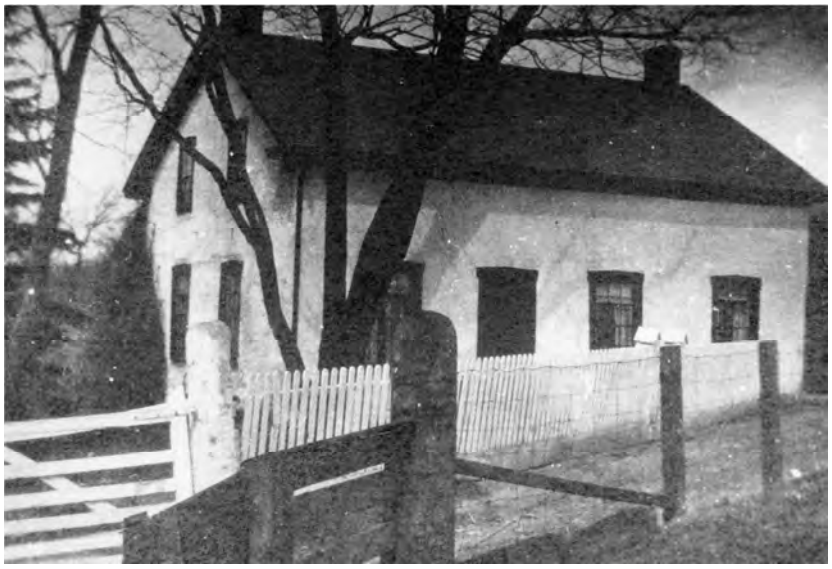


Figure 7: “The farmhouse around 1905”

Figure 8: “The farmhouse as it looked around 1905”

Figure 9: “George Gooderham with ‘Shepherd’ about 1905”

Sources

Archaeological Services Inc., *Heritage Impact Assessment, The Gooderham Farmhouse, 7235 Second Line West, City of Mississauga, Ontario*, February 2013.

Culture Division, Community Services, City of Mississauga. *Cultural Heritage Assessment of Meadowvale Village and Area (Draft)*, January 2013.

Gilchrist, Brian. Genealogy records for the Gooderham Family.

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Land Abstracts, Region of Peel Land Registry Office.

Perkins Bull, William. *Family Files*, Region of Peel Archives.

Streetsville Review.

Women's Institute, *Tweedsmuir History of Meadowvale*, volumes 2 & 3, Region of Peel Archives.

SCHEDULE "B" TO BY-LAW NO. _____

DESIGNATION STATEMENT
Gooderham Farmhouse, 7235 Second Line West

Description of Property – Gooderham Farmhouse, 7235 Second Line West

The Gooderham Farmhouse is a mid-nineteenth century dwelling located on the east side of what is now the north terminus of Second Line West, south of the Derry Road bypass. Although not currently part of the Meadowvale Village Heritage Conservation District, this area was historically considered part of Meadowvale Village.

Statement of Cultural Heritage Value or Interest

The property has physical/design value because it is representative of mid nineteenth century design and a rare example of plank-on-plank construction.

The property has historical/associative value because it has direct associations with the Gooderham family, members of which were significant to Meadowvale Village and beyond. Gooderham and Worts was a notable Canadian business and George Gooderham's family were prominent and active members of Meadowvale Village society. The property also yields or has the potential to yield information that contributes to an understanding of nineteenth century culture.

The property has contextual value because it is important in defining the character of Meadowvale Village. It is physically, functionally, visually and historically linked to its surroundings. It is also a local landmark.

Description of Heritage Attributes

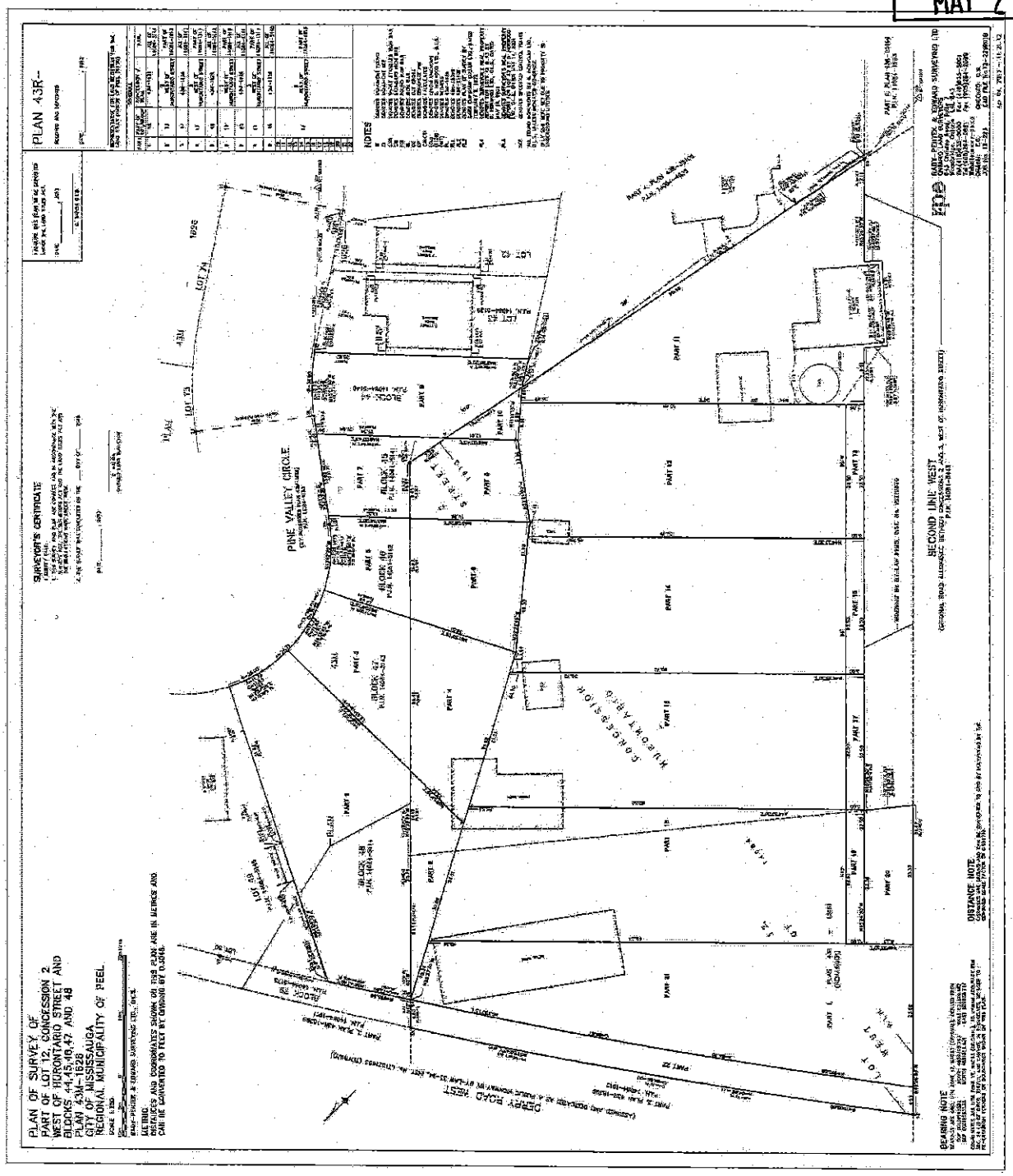
Key attributes that reflect the property's physical/design value:
- One-and-a-half storey rectangular massing
- Original fenestration and front door location on south and west elevations
- Gable roof with return eaves
- Exterior load-bearing walls composed of horizontally-laid stacked wood with mortar-grouted joints, overlaid with lathe and plaster on the interior
- Stone foundation
- Brick chimney stack on west gable end
- The elevated placement of the house, which would have served as an office to oversee the farmlands
- Remnant original/older baseboards located in closet underneath the stairs
- Original hardwood flooring underneath current flooring found in the living room, parlour and rear living area
- Newel post attached to the staircase on the main floor
- Original lathe and plaster walls visible in closet underneath the stairs

Key attributes that reflect the property's historical/associative value:
- Original portions of the farmhouse

- The property's location at the edge of Meadowvale Village, at the former foot of Willow Lane
- The orientation of the house, facing Old Derry Road
- The elevated placement of the house, which would have served as an office to oversee the farmlands
- The entrance drive that provides access to Second Line West and once likely served as an extension of Willow Lane, providing access to the mills
- The house's modesty in distinction from the Gooderham Mansion

Key attributes that reflect the property's contextual value

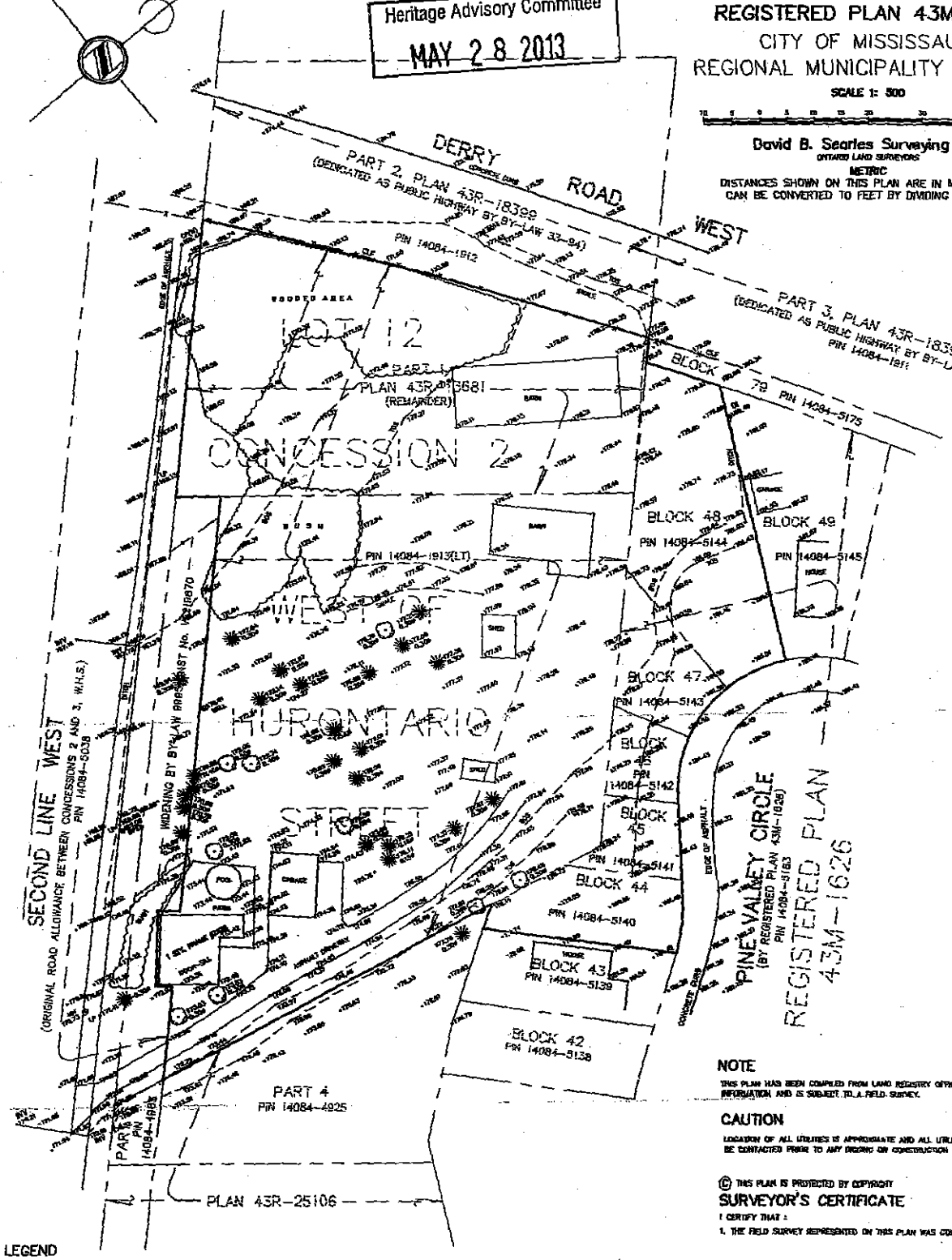
- The generous open space around the house
- The setback of the house from, i.e. open space between house and, Second Line West



TOPOGRAPHIC DETAIL OF PART OF LOT 12 CONCESSION 2 WEST OF HURONTARIO STREET AND BLOCKS 44, 45, 46, 47 AND 48 REGISTERED PLAN 43M–1626

CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1: 500



David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS

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

NOTE

THIS PLAN HAS BEEN COMPILED FROM LAND REGISTRY OFFICE INFORMATION AND IS SUBJECT TO A FIELD SURVEY.

CAUTION

LOCATION OF ALL UTILITIES IS APPROXIMATE AND ALL UTILITIES SHOULD BE CONTACTED PRIOR TO ANY DIGGING OR CONSTRUCTION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE

DATE DAVID B. SEARLES – ONTARIO LAND SURVEYOR

LEGEND

DI	DENOTES DITCH INLET
MH	DENOTES MAINTENANCE HOLE COVER
CP(S)	DENOTES CONCRETE POLE(SHELL)
BOS	DENOTES BOTTOM OF SLOPE
TOS	DENOTES TOP OF SLOPE
ø	DENOTES DIAMETER
LP	DENOTES UTILITY POLE
CLF	DENOTES CHAIN LINK FENCE
INV	DENOTES INVERT
	DENOTES DECIDUOUS TREE
	DENOTES CONIFEROUS TREE

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK No. 960 PLATE MOUNTED HORIZONTALLY IN THE CONCRETE FACE FOR THE WING WALL ON THE SOUTH SIDE AT THE EAST END OF THE BRIDGE UNDER DERRY ROAD WEST BYPASS OVER THE CREDIT RIVER.
ELEVATION = 173.576

TO OBTAIN GEODETIC ELEVATIONS (1978 G.S.C. RE-ADJUSTMENT), SUBTRACT 0.121m FROM THE VALUES SHOWN HEREON.

David B.Searles Surveying Ltd.
ONTARIO LAND SURVEYORS
4984 VILLAGE CENTRE COURT, MISSISSAUGA, ONTARIO L4Z 1S2
(905) 273-6940 FAX: (905) 568-4410
E MAIL: DBSSLS @ ON.AIBN.COM

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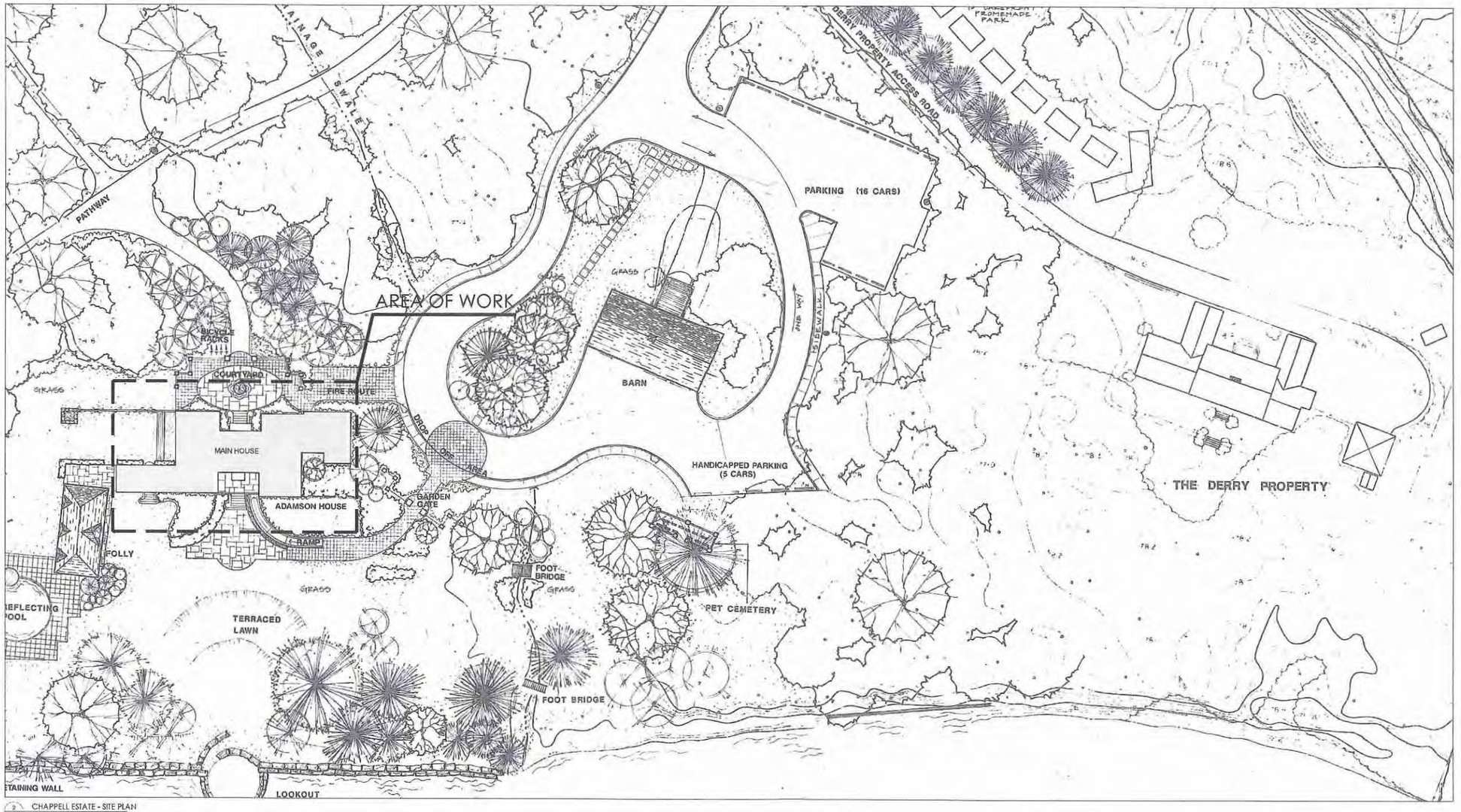
Computer Storage File No. | Operator | Plot Storage No. 116-1-04.DWG | Plot Index No. 1 11

Item 4, Appendix 1
Heritage Advisory Committee
Agenda – May 28, 2013

Heritage Advisory Committee
MAY 2 8 2013

A1.1 KEY MAP - PORTCREDIT VILLAGE - MISSISSAUGA 1:400

PROJECT N
N



2 A1.1 CHAPPELL ESTATE - SITE PLAN 1:200

NOTE: ALL DIMENSIONS ARE TO BE SITE VERIFIED BY THE CONTRACTOR AND THE ARCHITECT IS TO BE INFORMED OF ANY DISCREPANCIES

NOTE: PROTECT ALL ADJACENT SURFACES AND MAKE GOOD ANY AFFECTED AREAS TO MATCH EXISTING

SITE PLAN LEGEND
PROPOSED AREA OF WORK

REVISIONS

NUMBER	DATE	REMARKS
001	2013 04 19	ISSUED FOR HERITAGE REVIEW

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

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SEALS

PROJECT TITLE
ADAMSON ESTATE -
MAINTENANCE & REPAIR
850 ENOLA AVE., ON

DRAWING TITLE
ADAMSON - SITE PLAN/KEY PLAN

DRAWN BY
JT

SCALE
AS SHOWN

DATE
2011 07 22

CHECKED BY
AT

PROJECT NUMBER
13-934

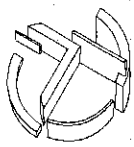
DRAWING NUMBER
A1.1

P:\13934 MISSISSAUGA - ADAMSON ESTATE REPAIRS\02-DRAWINGS\01-ARCHITECTURAL\02-REPORT DRAWINGS\01-PACKAGE\A1.1 - SITE PLAN.DWG
4/19/2013 11:28:14 AM

ATA ARCHITECTS INC.

April 29, 2013

Heritage Advisory Committee
Corporation of the City of Mississauga
300 City Centre Drive, Suite 900,
Mississauga, Ontario L5B 2T4



Re: Summary of Work
Adamson Main House

Dear Sir/Madame,

The following is a summary of the proposed work for the Adamson Main House exterior and interior.

Owner's Representative: Laila Gabiazon, Project Manager
Corporation of the City of Mississauga
201 City Centre Drive, Suite 900
Mississauga, Ontario
Phone: 905.615.3200 x.3072
L5B 2T4

Location: (See drawing A1.1)
Main House, Adamson Estate
850 Enola Avenue
Mississauga, Ontario

Proposed Work: (Please see attached drawing package)

Main House exterior and interior repairs:
The scope of work to the exterior of the building is to repair the roof leaks, damage to the eavestroughs and downspouts, repointing of the stone gable ends and poorly executed flashing to the Main House and its attached sunroom/orangey and repair the damaged sections of stucco on the exterior walls. The interior scope is to repair the water damage to the plaster ceilings in the second floor bedrooms and to repair/restore the wood exterior door on the west side of the house on the ground floor. All materials used in repairs are to match the existing materials on the house in terms of colour, texture, style and profile. Damaged roof tiles will be replaced with new to match existing or those that can be salvaged from the sunroom/orangey roof as part of the scope of work. Damaged patches of stucco will be cut away and replaced with new to match the existing in texture and a new finish coat will be applied to match the existing area in colour. Hairline cracks in the stucco need only have a new finish coat applied to cover and fill.

The following is a list of separate price items to be repaired should the City's budget extend to the work.

1) Replacement of the west side exterior wood door to match existing in material, profile and colour should the cost of restoration be prohibitive.
2) Repair of the wood door to the second floor bedroom.
3) Repair of the plaster ceiling in the sunroom/orangey.
4) Restoration of the wood cupola on the sunroom/orangey roof.

The following is a list of proposed methods of protecting the heritage building during the repair process.

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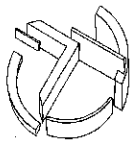
MARK J. DRIEDGER B.Arch. Sci., LEED-AP ASSOCIATE
GERARDA (GERI) TINO B.E.S., B.Arch., OAA ASSOCIATE ARCHITECT
FERNANDO LIMA B.Arch., OAA ASSOCIATE ARCHITECT
VICTOR LEE B.Arch., A.O.C.A. ASSOCIATE

ATA
ARCHITECTS INC.

General Precautions:

1) The proposed construction area will be defined and fenced off during construction. Appropriate safety signage will be posted on fencing.
2) Access to the proposed areas are to be determined in consultation between the Architect, City Staff, Tenants and the General Contractor
3) All adjacent surfaces are to be protected from impacts with plywood and in areas where surfaces are particularly fragile or are of particular importance foam underlay is to be put between the plywood and the surface.
4) Drop sheets and cardboard are to be laid down to protect surfaces while repainting and repointing.
5) Specifications will require protection of adjacent surfaces and making good if necessary.



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ALEXANDER TEMPORALE
B.Arch., OAA, CAHP, FRAIC
PRINCIPAL

MARK J. DRIEDGER
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B.Arch., OAA
ASSOCIATE ARCHITECT

VICTOR LEE
B.Arch., A.O.C.A.
ASSOCIATE

PHOTOGRAPHS OF DOOR AND ITS COMPONENT PARTS

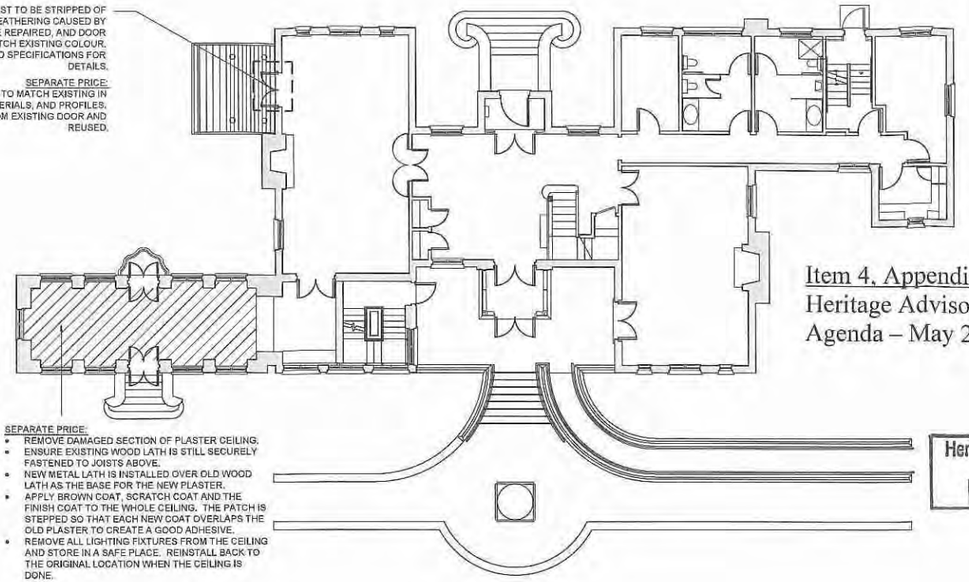
PHOTOGRAPHS OF DOOR AND ITS COMPONENT PARTS

PHOTOGRAPHS OF DOOR AND ITS COMPONENT PARTS

INTERIOR DOOR ON THE WEST TO BE STRIPPED OF EXISTING VARNISH, WEATHERING CAUSED BY EXPOSURE TO SUN TO BE REPAIRED, AND DOOR TO BE REVARNISHED TO MATCH EXISTING COLOUR. SEE ADJACENT PHOTOS AND SPECIFICATIONS FOR DETAILS.

SEPARATE PRICE:
FOR REPLACEMENT DOOR TO MATCH EXISTING IN TERMS OF DIMENSIONS, MATERIALS, AND PROFILES. GLASS TO BE SALVAGED FROM EXISTING DOOR AND REUSED.

GENERAL NOTES:
- SAND DOWN THE EXTERIOR SIDE OF THE DOOR BY HAND TO REMOVE THE EXISTING VARNISH
- BE CAREFUL NOT TO DAMAGE THE EXISTING PROFILES OF THE DOOR
- CLEAN AWAY ALL DIRT AND DEBRIS, DO NOT USE ANY CHEMICALS OR POWER WASHING
- REVARNSIH USING A UV-RESITANT VARNISH FOR EXTERIOR USE TO MATCH THE EXISTING VARNISH COLOUR



SEPARATE PRICE:
- REMOVE DAMAGED SECTION OF PLASTER CEILING.
- ENSURE EXISTING WOOD LATH IS STILL SECURELY FASTENED TO JOISTS ABOVE.
- NEW METAL LATH IS INSTALLED OVER OLD WOOD LATH AS THE BASE FOR THE NEW PLASTER.
- APPLY BROWN COAT, SCRATCH COAT AND THE FINISH COAT TO THE WHOLE CEILING. THE PATCH IS STEPPED SO THAT EACH NEW COAT OVERLAPS THE OLD PLASTER TO CREATE A GOOD ADHESIVE.
- REMOVE ALL LIGHTING FIXTURES FROM THE CEILING AND STORE IN A SAFE PLACE. REINSTALL BACK TO THE ORIGINAL LOCATION WHEN THE CEILING IS DONE.

NOTE: ALL DIMENSIONS ARE TO BE SITE VERIFIED BY THE CONTRACTOR AND THE ARCHITECT IS TO BE INFORMED OF ANY DISCREPANCIES

NOTE: PROTECT ALL ADJACENT SURFACES AND MAKE GOOD ANY AFFECTED AREAS TO MATCH EXISTING

NOTE: THESE NOTES ARE TO PROVIDE GUIDANCE AND IN NO WAY LIMIT THE SCOPE OF WORK.

NOTE: ALL MATERIALS USED ARE TO MATCH EXISTING IN COLOUR AND TEXTURE

Item 4, Appendix 3
Heritage Advisory Committee
Agenda – May 28, 2013

Heritage Advisory Committee
MAY 28 2013

1 / A2.1 MAIN HOUSE - EXISTING GROUND FLOOR PLAN
1:100

CHAMFER THE DAMAGED AREA OF THE CORNICE AND REMOVE ANY DAMAGED PIECES, PATCH UP THE AREA WITH A MIXTURE OF GYPSUM AND FINISH LIME. FOLLOW THE SAME PROFILE AS THE EXISTING CORNICE

REMOVAL OF THE DAMAGED SECTION OF PLASTER CEILING. SECURE OLD WOOD LATH AND INSTALL NEW METAL LATH AS THE BASE FOR THE NEW PLASTER. PATCH THE AREA AND APPLY NEW SKIM COAT TO THE WHOLE CEILING

REMOVE ALL LIGHTING FIXTURES FROM THE CEILING, STORE IT AT A SAFE PLACE, AND REINSTALL BACK TO THE ORIGINAL LOCATION WHEN THE CEILING IS DONE.

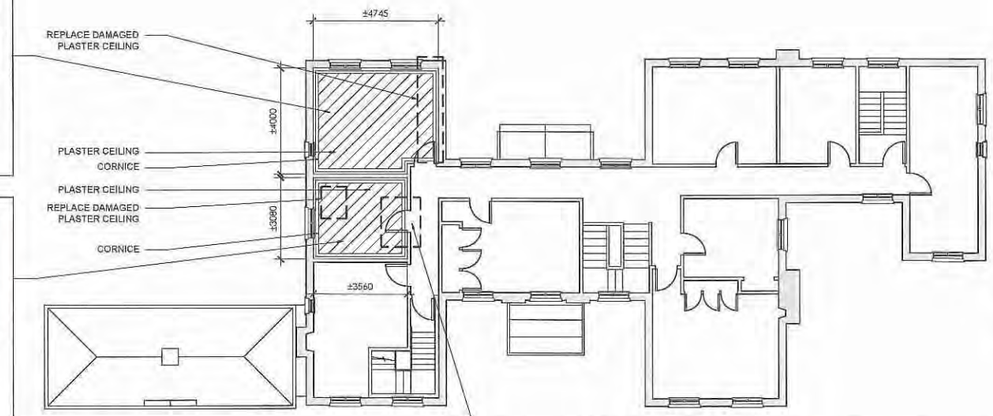
REMOVE ALL LIGHTING FIXTURES FROM THE CEILING, STORE IT AT A SAFE PLACE, AND REINSTALL BACK TO THE ORIGINAL LOCATION WHEN THE CEILING IS DONE.

REMOVAL OF THE DAMAGED SECTION OF PLASTER CEILING. SECURE OLD WOOD LATH AND FASTEN NEW METAL LATH AS THE BASE FOR THE NEW PLASTER. PATCH THE AREA AND APPLY NEW FINISH COAT TO THE WHOLE CEILING

REMOVE ALL LIGHTING FIXTURES FROM THE CEILING, STORE IT AT A SAFE PLACE, AND REINSTALL BACK TO THE ORIGINAL LOCATION WHEN THE CEILING IS DONE.

CHAMFER THE STRESS CRACKS TO A V GROVE AND PATCH WITH A MIXTURE OF GYPSUM AND FINISH LIME. FOLLOW THE SAME PROFILE AS THE EXISTING CORNICE. USE HAND SCRAPING AND SANDING TO REMOVE OLD PAINT AND REPAINT

REMOVAL OF THE DAMAGED SECTION OF THE PLASTER CEILING



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NOTE: PROTECT ALL ADJACENT SURFACES AND MAKE GOOD ANY AFFECTED AREAS TO MATCH EXISTING

NOTE: THESE NOTES ARE TO PROVIDE GUIDANCE AND IN NO WAY LIMIT THE SCOPE OF WORK.

NOTE: ALL MATERIALS USED ARE TO MATCH EXISTING IN COLOUR AND TEXTURE

GENERAL NOTES:
- REMOVE DAMAGED SECTION OF PLASTER CEILING.
- ENSURE EXISTING WOOD LATH IS STILL SECURELY FASTENED TO JOISTS ABOVE.
- NEW METAL LATH IS INSTALLED OVER OLD WOOD LATH AS THE BASE FOR THE NEW PLASTER.
- APPLY BROWN COAT, SCRATCH COAT AND THE FINISH COAT TO THE WHOLE CEILING. THE PATCH IS STEPPED SO THAT EACH NEW COAT OVERLAPS THE OLD PLASTER TO CREATE A GOOD ADHESIVE.
- REMOVE ALL LIGHTING FIXTURES FROM THE CEILING AND STORE IN A SAFE PLACE. REINSTALL BACK TO THE ORIGINAL LOCATION WHEN THE CEILING IS DONE.

NOTE: PROVIDE SEPARATE PRICE FOR REPAIR OF THE DOOR
- SAND DOWN SURFACE
- REMOVE DOOR FROM FRAME
- WHERE STILES SHOW SIGNS OF SEPARATING GENTLY PRY OPEN THE JOIN AND CLEAN OF DIRT AND GRIME
- WORK FRESH CARPENTER GLUE INTO JOINS
- APPLY PRESSURE TO THE DOOR USING PIPE CLAMP WITH PADDED ENDS TO HOLD THE JOINS IN PLACE UNTIL GLUE SETS
- AFTER THE GLUE HAS SET USE GLUED HARDWOOD DOWELING OR SCREWS AT THE TENONS TO REINFORCE THE JOINS
- REPAINT DOOR

OPTION - CORNICE:
- IF UNABLE TO PATCH THE DAMAGED SECTIONS OF CORNICE BY HAND TO MATCH EXISTING PROFILE MAKE A TEMPLATE TO MATCH EXISTING CORNICE PROFILE AND USE IT TO PATCH CORNICE WITH PLASTER OR CUT OUT DAMAGED SECTION OF CORNICE AND USE TEMPLATE TO FORM NEW PLASTER SECTION TO MATCH EXISTING.

2 / A2.1 MAIN HOUSE - EXISTING SECOND FLOOR REFLECTED CEILING PLAN
1:100

REVISIONS

NUMBER	DATE	REMARKS
001	2013-04-19	ISSUED FOR HERITAGE REVIEW

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SEALS

PROJECT TITLE

ADAMSON ESTATE -
MAINTENANCE & REPAIR
850 ENOLA AVE., ON

DRAWING TITLE

ADAMSON ESTATE - FLOOR PLANS

DRAWN BY

JT

SCALE

AS SHOWN

DATE

2013 03 14

CHECKED BY

AT

PROJECT NUMBER

13-934

DRAWING NUMBER

A2.1

NOTE: ALL DIMENSIONS ARE TO BE SITE VERIFIED BY THE CONTRACTOR AND THE ARCHITECT IS TO BE INFORMED OF ANY DISCREPANCIES

NOTE: PROTECT ALL ADJACENT SURFACES AND MAKE GOOD ANY AFFECTED AREAS TO MATCH EXISTING

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NOTE: ALL MATERIALS USED ARE TO MATCH EXISTING IN COLOUR AND TEXTURE


FIG.1


FIG. 2


FIG. 3


FIG. 4


FIG. 5


FIG. 6


FIG. 7


FIG. 8


FIG. 9

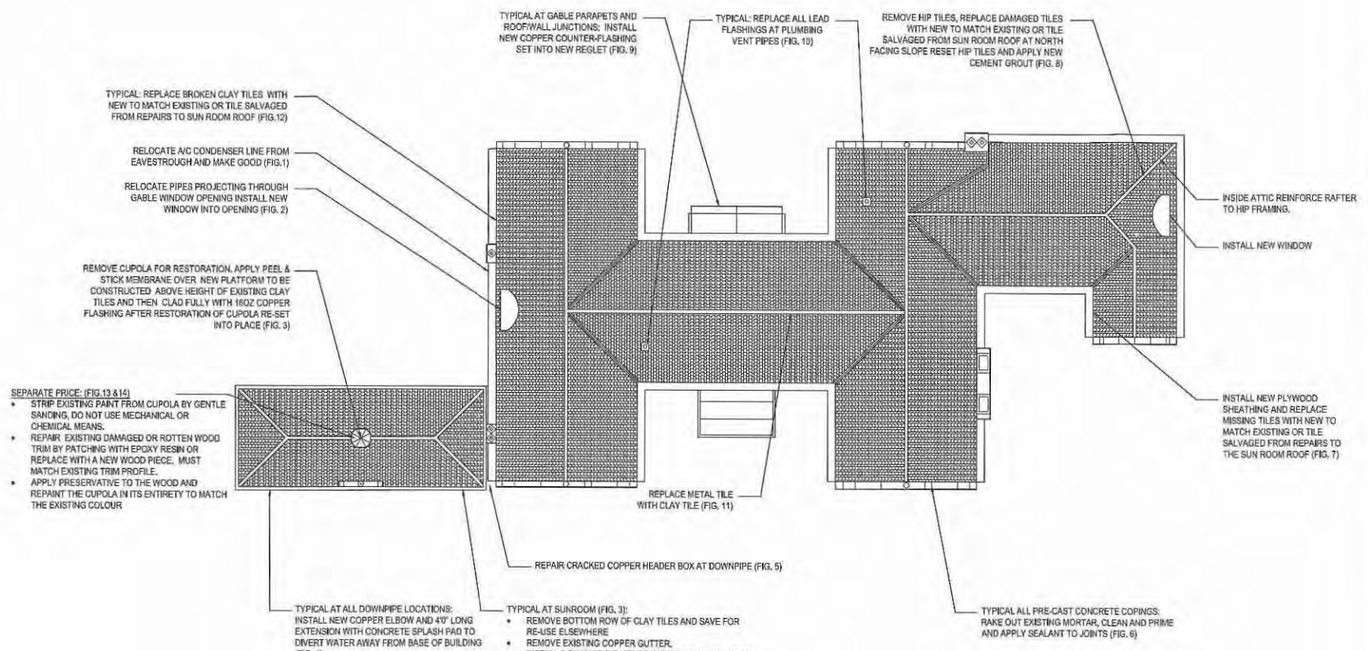

FIG. 10


FIG. 11


FIG. 12


FIG. 13


FIG. 14



GENERAL NOTES:
* TYPICAL ALL PRE-CAST CONCRETE COPINGS: RAKE OUT EXISTING MORTAR, CLEAN AND PRIME AND APPLY A SPECIAL CONCRETE SEALANT TO JOINTS TO REPLACE THE MORTAR
* TYPICAL: REPLACE ALL BROKEN OR CRACKED CLAY TILES WITH NEW TO MATCH EXISTING OR TILE SALVAGED FROM REPAIRS TO SUNROOM ROOF
* REPAIR ALL COPPER FLASHING AT THE JUNCTION BETWEEN THE ROOF AND WALLS AND CHIMNEYS. REMOVAL OF ALL COPPER WALL FLASHING FOLLOWED BY NEW REGLETS CUT AT LEAST 2" INTO THE WALL ITSELF.

GENERAL NOTES FOR THIN CRACKS AND SMALL HOLES:
* REMOVE ANY DIRT, MOSS OR GRIME FROM THE DAMAGED TILE, USING A WIRE BRUSH VIGOROUSLY SCRUB THE TILE UNTIL ALL BUILDUP AND DEBRIS IS LOOSENED AND REMOVED.
* SATURATE A CLEAN SPONGE WITH WATER. RUB THE SPONGE OVER THE TILE TO REMOVE ANY REMAINING RESIDUE OR GRIT TO PREPARE A CLEAN SURFACE FOR THE ROOFING CEMENT. THOROUGHLY DRY THE TILE WITH A CLEAN TOWEL.
* SEAL THE CRACK OR HOLE WITH AN EVEN LAYER OF ROOFING CEMENT. WITH A PUTTY KNIFE, SPREAD AN EVEN LAYER OF CEMENT OVER CRACKS AND PACK IT INTO ANY HOLES. APPLY THE CEMENT AS INSTRUCTED BY THE MANUFACTURER'S INSTRUCTIONS ON THE LABEL. SMOOTH THE CEMENT OVER THE TILE TO MAKE THE REPAIR MORE VISIBLY APPEALING.
* LET THE ROOFING CEMENT THOROUGHLY DRY AS INSTRUCTED BY THE MANUFACTURER.
* NOTE: ROOFING CEMENT IS TO MATCH THE COLOUR OF THE ROOF TILE.

GENERAL NOTES FOR SEVERELY CRACKED, CHIPPED OR BROKEN TILES:
* LIFT UP THE BOTTOM OF THE TILE LOCATED DIRECTLY ABOVE THE FAULTY TILE. WEDGE A WOOD STRIP UNDERNEATH THE LIFTED TILE TO ACCESS THE DAMAGED TILE. CAREFULLY HANDLE THE TILE TO PREVENT BREAKING IT.
* REMOVE THE NAILS FROM THE DAMAGED TILE USING A PRY BAR.
* PUT ON WORK GLOVES AND SAFETY GLASSES FOR PROTECTION AGAINST FLYING CLAY PIECES. USING A HAMMER, BREAK THE DAMAGED TILE INTO SEVERAL PIECES. DO NOT HIT ANY SURROUNDING TILES. REMOVE ALL THE BROKEN PIECES OF TILE FROM THE AREA.
* INSTALL A REPLACEMENT TILE IN THE EMPTY SPACE. HOOK ONE END OF A TILE CLIP ONTO THE ROOF SHEATHING AND THE OTHER END ONTO THE REPLACEMENT TILE'S UNDERSIDE. EXAMINE THE ADJACENT TILES, IF NECESSARY, FOR EXAMPLES OF HOW TO ATTACH THE TILE CLIP ONTO THE ROOF AND TILE.
* ADJUST THE REPLACEMENT TILE TO FIT IN WITH THE ADJACENT TILES. IF THE TILE IS TOO LARGE, SHAVE ITS EDGES USING A WET SAW.
* REMOVE THE WOOD STRIP FROM UNDERNEATH THE UPPER TILE.

2 / A2.1 MAIN HOUSE - EXISTING SECOND FLOOR PLAN
1:100

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REVISIONS

NUMBER	DATE	REMARKS
001	2013 04 19	ISSUED FOR HERITAGE REVIEW

ATA ARCHITECTS

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SEALS

PROJECT TITLE

ADAMSON ESTATE -
MAINTENANCE & REPAIR
850 ENOLA AVE., ON

DRAWING TITLE

ADAMSON ESTATE - ROOF PLAN

DRAWN BY

JT

SCALE

AS SHOWN

DATE

2013 03 14

CHECKED BY

AT

PROJECT NUMBER

13-934

DRAWING NUMBER

A2.2

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NOTE: ALL MATERIALS USED ARE TO MATCH EXISTING IN COLOUR AND TEXTURE

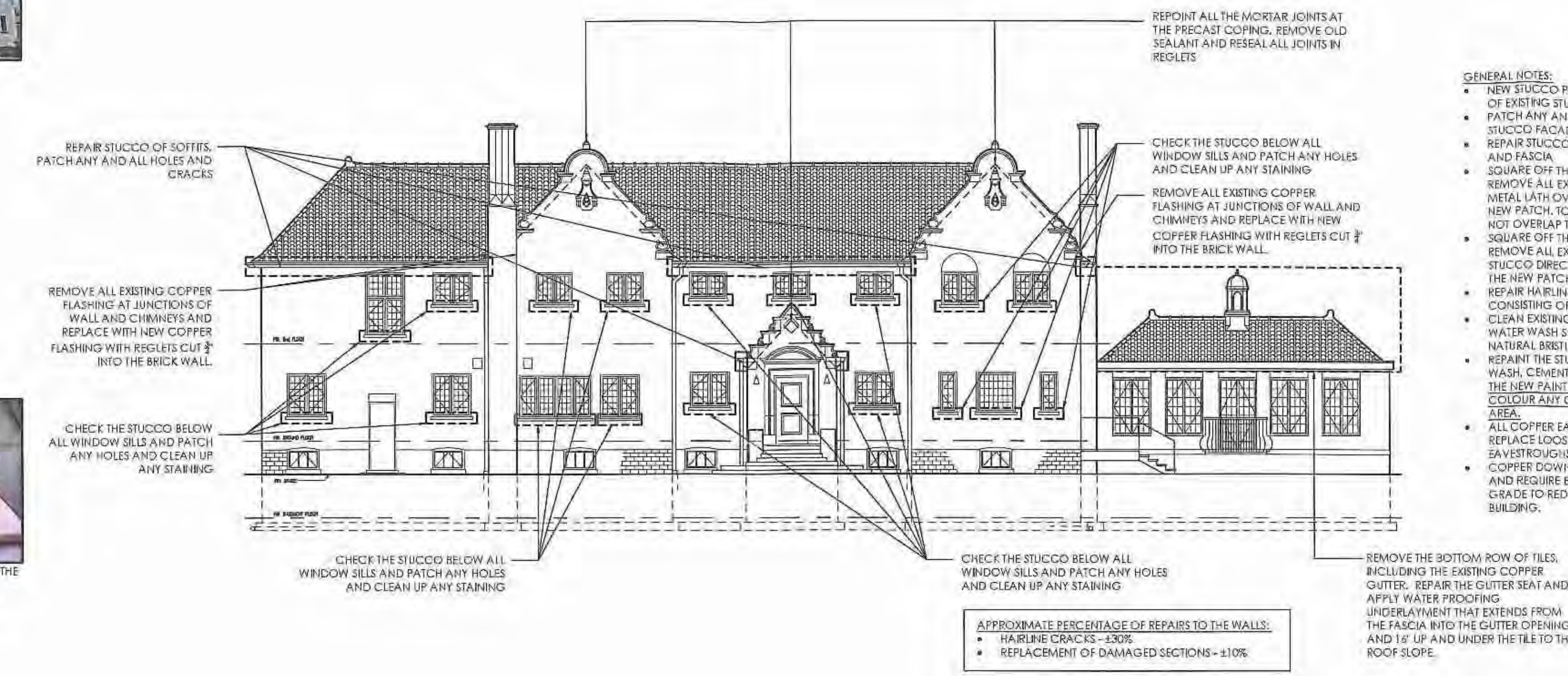
CLEAN EXISTING STUCCO

PATCH ANY AND ALL CRACKS OR HOLES VISIBLE IN THE STUCCO FACADE

REPAIR STUCCO OF SOFFITS, PATCH ANY AND ALL HOLES AND CRACKS

SQUARE OFF THE AREA TO BE REPAIRED ON WOOD SOFFITS. REMOVE ALL EXISTING STUCCO AT THE AREA. NAIL NEW METAL LATH OVER THE OLD WOOD LATH TO SUPPORT THE NEW PATCH. TO ENSURE A FIRM BOND THE NEW PATCH MUST NOT OVERLAP THE OLD STUCCO.

REPOINT ALL THE MORTAR JOINTS AT THE PRECAST COPING. REMOVE OLD SEALANT AND RESEAL ALL JOINTS IN REGLETS.



APPROXIMATE PERCENTAGE OF REPAIRS TO THE WALLS:
- HAIRLINE CRACKS - ±30%
- REPLACEMENT OF DAMAGED SECTIONS - ±10%

GENERAL NOTES:
- NEW STUCCO PATCHES ARE TO MATCH COLOUR AND STYLE OF EXISTING STUCCO
- PATCH ANY AND ALL CRACKS OR HOLES VISIBLE IN THE STUCCO FACADE
- REPAIR STUCCO OF SOFFIT AFTER REPAIRS TO EAVESTROUGH AND FASCIA
- SQUARE OFF THE AREA TO BE REPAIRED ON WOOD SOFFITS. REMOVE ALL EXISTING STUCCO AT THE AREA. NAIL NEW METAL LATH OVER THE OLD WOOD LATH TO SUPPORT THE NEW PATCH. TO ENSURE A FIRM BOND THE NEW PATCH MUST NOT OVERLAP THE OLD STUCCO.
- SQUARE OFF THE AREA TO BE REPAIRED ON MASONRY WALLS. REMOVE ALL EXISTING STUCCO AT THE AREA. APPLY NEW STUCCO DIRECTLY TO MASONRY. TO ENSURE A FIRM BOND THE NEW PATCH MUST NOT OVERLAP THE OLD STUCCO.
- REPAIR HAIRLINE CRACKS WITH A THIN SLURRY COAT CONSISTING OF THE FINISH COAT INGREDIENTS.
- CLEAN EXISTING STUCCO SURFACE WITH A LOW PRESSURE WATER WASH SUPPLEMENTED BY SCRUBBING WITH SOFT NATURAL BRISTLE BRUSHES AND NON-IONIC DETERGENT.
- REPAINT THE STUCCO REPAIR AREA USING EITHER A LIME WASH, CEMENT-BASE PAINT, LATEX PAINT OR OIL-BASE PAINT. THE NEW PAINT MUST BE COMPATIBLE AND MATCH IN COLOUR ANY COATING ALREADY ON THE SURROUNDING AREA.
- ALL COPPER EAVESTROUGHS ARE TO BE RETAINED AS IS. ONLY REPLACE LOOSE OR DAMAGED NAILS AND FERRULES. CLEAN EAVESTROUGHS OF ALL LEAFS AND DEBRIS.
- COPPER DOWNPIPES REQUIRE LOCALIZED RESECUREMENT AND REQUIRE ELBOW EXTENSIONS AND SPLASH PADS AT GRADE TO REDIRECT STORM WATER AWAY FROM THE BUILDING.

1 / A5.1 NORTH ELEVATION
1:100

NOTE: ALL DIMENSIONS ARE TO BE SITE VERIFIED BY THE CONTRACTOR AND THE ARCHITECT IS TO BE INFORMED OF ANY DISCREPANCIES

NOTE: PROTECT ALL ADJACENT SURFACES AND MAKE GOOD ANY AFFECTED AREAS TO MATCH EXISTING

NOTE: THESE NOTES ARE TO PROVIDE GUIDANCE AND IN NO WAY LIMIT THE SCOPE OF WORK.

NOTE: ALL MATERIALS USED ARE TO MATCH EXISTING IN COLOUR AND TEXTURE

SQUARE OFF THE AREA TO BE REPAIRED ON MASONRY WALLS. REMOVE ALL EXISTING STUCCO AT THE AREA. APPLY NEW STUCCO DIRECTLY TO MASONRY. TO ENSURE A FIRM BOND THE NEW PATCH MUST NOT OVERLAP THE OLD STUCCO.

REPAIR DETERIORATED STUCCO AT THE BASE OF THE WALL ALONG THE LANDING BY THE SOUTH ENTRANCE

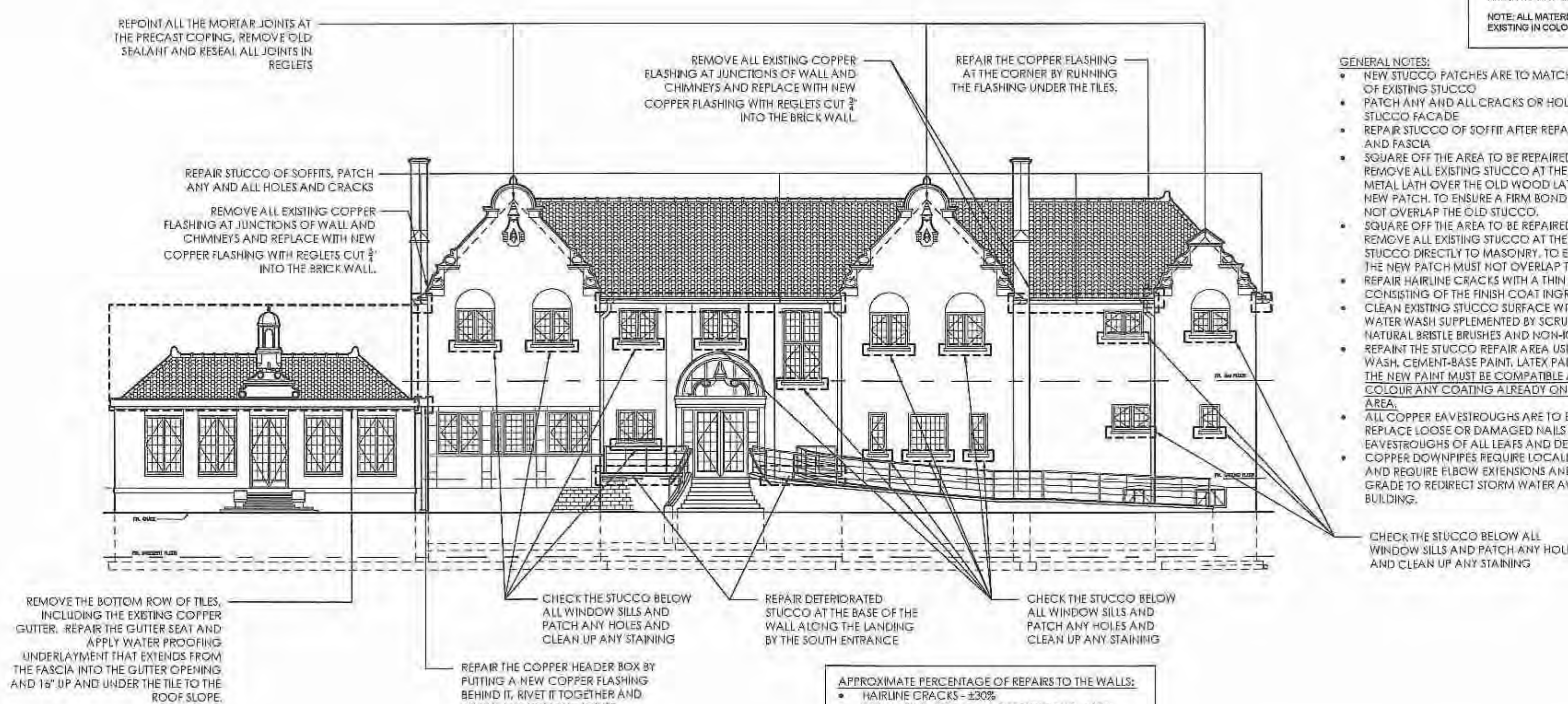
PATCH ANY AND ALL CRACKS OR HOLES VISIBLE IN THE STUCCO FACADE

SQUARE OFF THE AREA TO BE REPAIRED ON WOOD SOFFITS. REMOVE ALL EXISTING STUCCO AT THE AREA. NAIL NEW METAL LATH OVER THE OLD WOOD LATH TO SUPPORT THE NEW PATCH. TO ENSURE A FIRM BOND THE NEW PATCH MUST NOT OVERLAP THE OLD STUCCO.

REPAIR STUCCO OF SOFFITS, PATCH ANY AND ALL HOLES AND CRACKS

REPAIR THE COPPER FLASHING AT THE CORNER BY RUNNING THE FLASHING UNDER THE TILES.

REPAIR THE COPPER HEADER BOX BY PUTTING A NEW COPPER FLASHING BEHIND IT. RIVET IT TOGETHER AND CAULK AND SEAL THE JOINTS.



APPROXIMATE PERCENTAGE OF REPAIRS TO THE WALLS:
- HAIRLINE CRACKS - ±30%
- REPLACEMENT OF DAMAGED SECTIONS - ±10%

GENERAL NOTES:
- NEW STUCCO PATCHES ARE TO MATCH COLOUR AND STYLE OF EXISTING STUCCO
- PATCH ANY AND ALL CRACKS OR HOLES VISIBLE IN THE STUCCO FACADE
- REPAIR STUCCO OF SOFFIT AFTER REPAIRS TO EAVESTROUGH AND FASCIA
- SQUARE OFF THE AREA TO BE REPAIRED ON WOOD SOFFITS. REMOVE ALL EXISTING STUCCO AT THE AREA. NAIL NEW METAL LATH OVER THE OLD WOOD LATH TO SUPPORT THE NEW PATCH. TO ENSURE A FIRM BOND THE NEW PATCH MUST NOT OVERLAP THE OLD STUCCO.
- SQUARE OFF THE AREA TO BE REPAIRED ON MASONRY WALLS. REMOVE ALL EXISTING STUCCO AT THE AREA. APPLY NEW STUCCO DIRECTLY TO MASONRY. TO ENSURE A FIRM BOND THE NEW PATCH MUST NOT OVERLAP THE OLD STUCCO.
- REPAIR HAIRLINE CRACKS WITH A THIN SLURRY COAT CONSISTING OF THE FINISH COAT INGREDIENTS.
- CLEAN EXISTING STUCCO SURFACE WITH A LOW PRESSURE WATER WASH SUPPLEMENTED BY SCRUBBING WITH SOFT NATURAL BRISTLE BRUSHES AND NON-IONIC DETERGENT.
- REPAINT THE STUCCO REPAIR AREA USING EITHER A LIME WASH, CEMENT-BASE PAINT, LATEX PAINT OR OIL-BASE PAINT. THE NEW PAINT MUST BE COMPATIBLE AND MATCH IN COLOUR ANY COATING ALREADY ON THE SURROUNDING AREA.
- ALL COPPER EAVESTROUGHS ARE TO BE RETAINED AS IS. ONLY REPLACE LOOSE OR DAMAGED NAILS AND FERRULES. CLEAN EAVESTROUGHS OF ALL LEAFS AND DEBRIS.
- COPPER DOWNPIPES REQUIRE LOCALIZED RESECUREMENT AND REQUIRE ELBOW EXTENSIONS AND SPLASH PADS AT GRADE TO REDIRECT STORM WATER AWAY FROM THE BUILDING.

CHECK THE STUCCO BELOW ALL WINDOW SILLS AND PATCH ANY HOLES AND CLEAN UP ANY STAINING

2 / A5.1 SOUTH ELEVATION
1:100

REVISIONS

NUMBER	DATE	REMARKS
001	2013.04.19	ISSUED FOR HERITAGE REVIEW

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

ATA ARCHITECTS

ATA ARCHITECTS INC.
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SEALS

PROJECT TITLE
ADAMSON ESTATE - MAINTENANCE & REPAIR
850 ENOLA AVE., ON

DRAWING TITLE
ADAMSON ESTATE - MAIN HOUSE ELEVATIONS

DRAWN BY
JT

SCALE
AS SHOWN

DATE
2013 03 14

CHECKED BY
AT

PROJECT NUMBER
13-934

DRAWING NUMBER
A5.1

PATCH ANY AND ALL CRACKS OR HOLES VISIBLE IN THE STUCCO FACADE. CLEAN EXISTING STUCCO

REPAIR STUCCO OF SOFFITS, PATCH ANY AND ALL HOLES AND CRACKS

REPAIR STUCCO OF SOFFITS, PATCH ANY AND ALL HOLES AND CRACKS

COPPER DOWNPIPES REQUIRE LOCALIZED RESECUREMENT AND REQUIRE ELBOW EXTENSIONS AND SPLASH PADS AT GRADE TO REDIRECT STORM WATER AWAY FROM THE BUILDING.

CHECK THE STUCCO BELOW ALL WINDOW SILLS AND PATCH ANY HOLES AND CLEAN UP ANY STAINING AND INSECT NESTS

NOTE: ALL DIMENSIONS ARE TO BE SITE VERIFIED BY THE CONTRACTOR AND THE ARCHITECT IS TO BE INFORMED OF ANY DISCREPANCIES

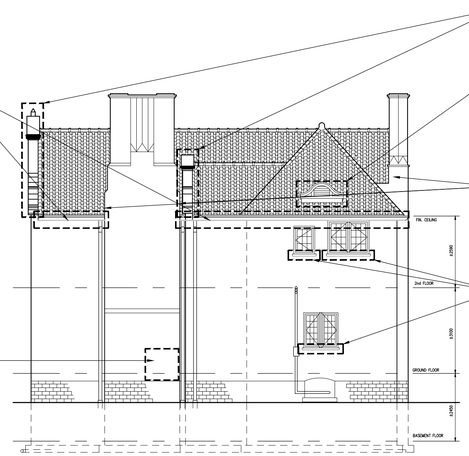
NOTE: PROTECT ALL ADJACENT SURFACES AND MAKE GOOD ANY AFFECTED AREAS TO MATCH EXISTING

NOTE: THESE NOTES ARE TO PROVIDE GUIDANCE AND IN NO WAY LIMIT THE SCOPE OF WORK.

NOTE: ALL MATERIALS USED ARE TO MATCH EXISTING IN COLOUR AND TEXTURE

REPAIR STUCCO OF SOFFITS, PATCH ANY AND ALL HOLES AND CRACKS

LARGE SECTION OF STUCCO SEPARATING FROM THE WALL. CUT OUT DAMAGED SECTION AND REPAIR



REPOINT ALL THE MORTAR JOINTS AT THE PRECAST COPING, REMOVE OLD SEALANT AND RESEAL ALL JOINTS IN REGLETS

REROUT THE PIPING FROM THE WINDOW, REMOVE THE BROKEN LOUVER AND REINSTALL A NEW METAL LOUVER

REMOVE ALL EXISTING COPPER FLASHING AT JUNCTIONS OF WALL AND CHIMNEYS AND REPLACE WITH NEW COPPER FLASHING WITH REGLETS CUT $\frac{3}{4}$" INTO THE BRICK WALL.

CHECK THE STUCCO BELOW ALL WINDOW SILLS AND PATCH ANY HOLES AND CLEAN UP ANY STAINING

APPROXIMATE PERCENTAGE OF REPAIRS TO THE WALLS:
- HAIRLINE CRACKS - Ñ30%
- REPLACEMENT OF DAMAGED SECTIONS - Ñ10%

1 A5.2 NORTH ELEVATION
1:100

GENERAL NOTES:
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3 A5.2 GENERAL NOTES
NTS

REPAIR STUCCO OF SOFFITS, PATCH ANY AND ALL HOLES AND CRACKS

CLEAN RUST STAINING

PATCH ANY AND ALL CRACKS OR HOLES VISIBLE IN THE STUCCO FACADE

CHECK THE STUCCO BELOW ALL WINDOW SILLS AND PATCH ANY HOLES AND CLEAN UP ANY STAINING AND INSECT NESTS

REPOINT ALL THE MORTAR JOINTS AT THE PRECAST COPING, REMOVE OLD SEALANT AND RESEAL ALL JOINTS IN REGLETS

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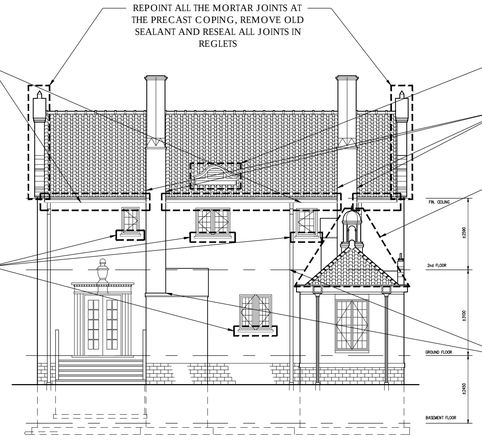

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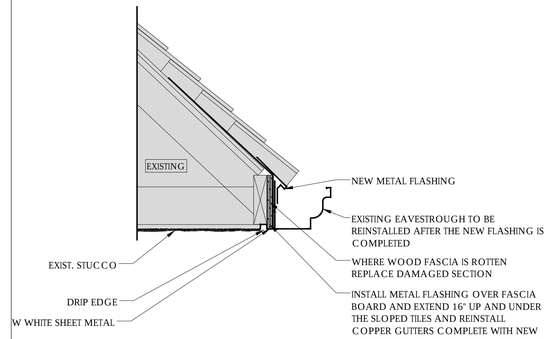
REMOVE ALL EXISTING COPPER FLASHING AT JUNCTIONS OF WALL AND CHIMNEYS AND REPLACE WITH NEW COPPER FLASHING WITH REGLETS CUT $\frac{3}{4}$" INTO THE BRICK WALL.

REMOVE THE BOTTOM ROW OF TILES, INCLUDING THE EXISTING COPPER GUTTER. REPAIR THE GUTTER SEAT AND APPLY WATER PROOFING UNDERLAYMENT THAT EXTENDS FROM THE FASCIA INTO THE GUTTER OPENING AND 16" UP AND UNDER THE TILE TO THE ROOF SLOPE.

CLEAN RUST STAINING

APPROXIMATE PERCENTAGE OF REPAIRS TO THE WALLS:
- HAIRLINE CRACKS - Ñ30%
- REPLACEMENT OF DAMAGED SECTIONS - Ñ10%

2 A5.2 SOUTH ELEVATION
1:100



4 A5.2 EAVESTROUGH DETAIL
1:8

REVISIONS

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JT

SCALE

AS SHOWN

DATE

2013 03 14

CHECKED BY

AT

PROJECT NUMBER

13-934

DRAWING NUMBER

A5.2

Heritage Impact Statement

Item 7, Appendix 1
Heritage Advisory Committee
Agenda – May 28, 2013

March 20, 2013

Dear Paula,

This is in regards to Site plan application File SP 12/192

1. 0 Property Owner Contact information

Irene Gankevitch and Youri Bogatch
1546 Douglas Drive,
Block D, Plan B-09
Mississauga,
ON
L5G 2W8

My name is Irene Gankevitch. Me and my husband, we bought the house on 1546 Douglas Drive in June 2012. We have been living in Mineola West area since 1999. We love the area for character houses and towering trees which creates park like landscapes.

The house we bought is the poor condition, inside and outside. The character of the house has been changed from its original version in 1978 and again in 1998.

These are the changes made to the house when new addition was built in 1978.

Approximately 1/3 of the house was added:

1. New master bedroom suite included walk-in closet, master bathroom.
2. New dinning room and kitchen.
3. The main house was connected to the garage.
4. New rare deck.

This renovation also included: new dormers over the front entrance, new roof, new roof, new siding and new windows.

The addition was built by using average construction methods. Ordinary building materials were used for 1978 renovation.

Fibber cement siding was used to clad front, sides and back of the house. Asphalt shingles were used for the new roof. Pella windows were used to replace old windows.

In 1998 the next owner renovated the house inside and outside, including major changes to the front of the house.

Please see the photo of the house construction in 1998. The photo was taking by the previous owner Maiolo Celso in July 13, 1998, **(attached as Appendix 1)**, "house without garage dormers".

1. Original siding in fiber cement in dark green color was preplaced with vinyl siding in light gray on the exterior of the main house and cedar siding on all dormers, front porch, passage between main house and the garage.
2. New dormers were constructed over garage.
3. New covered porch with supporting columns was constructed over the front entrance door.
4. Garage door and entrance door was replaced with new ones.
5. Octagon shaped small window over garage door was preplaced with rectangular window.

Please refer to the photo of the "house without garage dormers" and the photo of the house with new constructed dormers. **(Attached as Appendix 1).** The look and character of the house was changed again.

Contemporary materials were use to renovated the frontage of the house.

The exterior, front and back of the house and interior of the house was changed from its original version.

The house has been significantly altered.

The only contour of the roof of the main house as well as general size of the windows opening was to remain of the original house.

Unfortunately there is nothing that represented historical value in the house and it is worth to preserve.

After a careful consideration and long discussions with an architect we have decided to tear down the old house and rebuild it.

The approach we are taking is that we want to preserve the existing landscape as much as we can. We asked the architect to design our house around existing trees to have lesser impart on the beautiful nature of the area.

2.0 A Location Map

Please find a Location Map. **(Attached as Appendix 2).**

A Site Plan of existing conditions, to include building, structures, roadways, driveways, drainage features, trees and tree canopy, fencing, and topographical features
Please find a copy of existing survey **(attached as Appendix 3)** and architectural drawings (**attached as Appendix 4**, total of 8 pages)
This is how we are addressing issues related to the Cultural Heritage Landscape of the area:

3.0 Landscape Environment

3.1 Scenic and visual quality

Mineola West is well known for towering trees and creeks running trough the area. The design of the proposed new home takes care in not disrupting the existing scenic and visual elements that makes the neighborhood distinct. The house will sit in the center of the lot so as to allow for a general spatial separation between the trees and the home and between the other adjacent houses and the new dwelling. The large numbers of mature spruce that run along the property lines are being protected. Decades ago they would have been planted in their rows as small trees for a windbreak and to provide a sense of privacy and enclosure to the property. Today they impact a majestic visual inspiring and scenic quality to the area. We retained an arborist services and have him reported the health and condition of each tree.

3.2 Natural environment

The natural topography of the property includes a slight incline from the street down to the Kenolli Creek that passes trough the back half of the property. The natural incline and natural drainage system to the creek will be maintained. The forest woodland at the rear of the property also provides a visual appealing backdrop to the landscape. This forest is to remain undisturbed and will be a protected by the new easement.

3.3 Landscape design, type and technological interest

We are preserving as many trees as we can and the natural environment by complying with Credit Valley Conservation Authorities. The new landscape design will look as natural as the original. The landscaping company has been retained to work with existing natural drainage pattern of the property to ensure they are maintained. We are planning to plant additional native vegetation that is compatible with surrounding area.

4.0 Built Environment

4.1 Aesthetic/visual quality

The style of the house represents a contemporary chalet style. This style have been chosen because is the most suitable for the area. This area use to be a cottage country years ago before the new built homes started changing the look of the area. The new house is custom designed to integrate with the distinctive site and setting. The home will have tong and groove cedar soffits. The only natural materials like natural stone and wood are chosen for the exterior embellishment of the house and to compliment the natural landscape and environment.

4.2 Consistent scale of built features

Existing streetscape has no heritage value. Many houses were rebuilt and representing different architectural styles accordingly to the owner's taste.
We have designed the new house to blend in with the streetscape. The scale of the proposed house is medium in comparison with sizes of other houses on the street. There are much larger houses been build on Douglas Dr. We addressed height and setbacks for the proposed new house with respect to the requirements of The City's Planning Department and Credit Valley Conservation Authority. The design respects the current zoning guidelines with respect to its design, size and scale and has the full support of the adjacent neighbors.

5.0 Historical Association

5.1 Illustrates a style, trend or pattern

Mineola West use to be a farm land and cottage area years ago. This area was established around World War 2 era. As the original house was significantly altered in 1978, the historical aspect is no longer relevant. The site's only remaining historical features that could illustrate a style or pattern would be the lines of mature spruce threes that outline the property that were planted in rows in the earlier history of this lot. These trees are somewhat reflective of earlier trends to delineate lots with windbreaks of spruce and privacy between neighbors.

5.2 Illustrates an important phase of social or physical development

The existing house doesn't not represent an important social or physical phase in the development of the area. The average finishing and materials were used to build the house.
Contemporary mantel, crown moldings and archway trims was uses for renovation of the interior of the house.

Please find photos of the exterior and the interior details. (**Attached as Appendix 5**, total of 8 pages).
This house has no associating with any important person who ever lived in it or the event. This is the list of previous owner of the house. The information was collected from Land Registry office. (**Attached as Appendix 6**, total of 4 pages).

Previous owners of the house,
from 1997 till 2012 – Douglas, Susan Jane, Maiolo, Celso Pasquale
from 1945 till 1997 – Dykeman, Charles Albert
Previous owners of the land,
from 1943 till 1945 – William S.Webber
from 1940 till 1943 – Roy A. Orr, Agnes G. Orr

The land was purchased by Dykeman, Charles Albert in 1945. Accordingly to Land Registry documents Mr. Dykeman paid $700.00 for the land only. The purchase price clearly shows that the land, not a house has been purchased. The original house was build by Mr. Dykeman in 1946. Please see GeoWarehouse Detailed Report (MPAC) that supports this fact. (**Attached as Appendix 7**).
The house was significantly altered by Mr. Dykeman when new addition was built in 1978. Please see a copy of Site Plan and Architectural drawings approved by the City of Mississauga. (**Attached as Appendix 8**, total of 6 pages)
I spoke to Matthew Wilkinson at Heritage Mississauga about previous owner of the house Mr. Dykeman. He wasn't not any historically important person. There was no records found. No records of any historical value was found about recent owners of the house Maiolo Celso and Douglas Susan as well.

6.0 Other

6.1 Significant ecological interest

This property has no criteria that may attribute special significance to it by way of ecological interest. The only thing is worth to preserve in the park like landscape and the creek running trough the property.
We went trough meetings with CVC (Credit Valley Conservation Authority) and implemented their suggestions into the Site Plan.
Native plants and shrubs will be planted around the creek to preserve the natural looks of the area and to prevent soil erosion.

7.0 Conclusion

The existing house and the property are not worthy heritage designation in accordance with Ontario Regulation 9/06 of the Ontario Heritage Act. **(Attached as Appendix 9)**.
The existing house has no any designs or physical value that makes it a rare, unique or represents any early style, type, material or construction method. There is no historical value associated with the house and there is no known person, activity, organization or intuition with direct association with the property or the community that is significant from a historical perspective. The property is not a landmark and doesn't have any significant unique value and is not historically important in defining the character of the area.
The proposed house will contribute to the variety of housing and landscape designs of the street and Mineola area. It will become an architecturally significant property with beautiful architecture and landscape and will contribute to the appeal of the street and the area.

A written and visual inventory (photographs) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal photographs and floor plans are also required.

Please see **attached Appendix 5 and Appendix 11**.

For cultural landscapes or features that transcend a single property, a streetscape plan is required, in addition to photographs of the adjacent properties.

Please see **attached Appendix 12**.

8.0 Qualifications of the author completing the report

This report is written by me, Irene Gankevitch, a professional interior designer.

Let me introduce my self. I am an interior designer. I graduated from Art College and university of applied arts back in Ukraine. Since then I was very interested in art, sculpture and the history of architecture of all times. I traveled all over Europe visiting museums and historical sites. It was painful to see some beautiful historical building that was destroyed during World War Two.
I run my business for over 7 years, and I am dedicated to art, architecture and design. I have deep respect to a history and architecture. To me it represents the best value the human nature possess. I collect antiques and modern art. I would never DESTROY only RESTORE anything which represents any historical value. I always hope that more people will take the same approach towards history, heritage and art.
I am talking the same approach to my own house. If it would be anything worth to preserve, I would definitely consider preserving.
I have written Heritage Impact Report before and it was approved by the City Of Mississauga. The last Heritage Impact Statement written by me was for 1242 Mona Rd., file # SP 09/096.

I truly hope that this repost will be a satisfying to your requirements and rely on your understanding of our matter and hoping that it will be timely resolved.

Sincerely,

Irene Gankevitch

Irene G Interior Solutions

Table of Contents

4.0 Built Environment
- **4.1 Aesthetic/visual quality**
- **4.2 Consistent scale of built features**

5.0 Historical Association
- **5.1 Illustrates a style, trend or pattern**
- **5.2 Illustrates an important phase of social or physical development**

6.0 Other
- **6.1 Significant ecological interest**

7.0 Conclusion

8.0 Qualifications of the author completing the report

Appendix to this report include the following:

Appendix 1. Photo of the "house without garage dormers" and the photo of the house with new constructed dormers.

Appendix 2. Location Map.

Appendix 3. Copy of existing survey.

Appendix 4. Copy of architectural drawings showing proposed new residence. Pages 1-8

Appendix 5. Photos of the exterior and the interior details. Pages 1-21.

Appendix 6. List of previous owner of the house. Land Registry reports. Pages 1-4.

Appendix 7. GeoWarehouse Detailed Report (MPAC)

Appendix 8. Copy of architectural plans of proposed 1978 addition. Pages 1-5

Appendix 9. Ontario Regulation 9/06 of the Ontario Heritage Act. Pages 1-4

Appendix 10. Copy of certified arborist report. Pages 1-15

Appendix 11. Photos of houses across the street. Pages 1-3

Appendix 12. Streetscape showing proposed new house between existing homes.

House without dormers

Apendix 1

Changes was done to front of the house in 1998:

1. Original siding in fiber cement in dark green color was replaced with vinyl siding in light gray though the exterior of the main house and cedar sidding on all dormers, around entrance door, passage between main house and the garage.
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3. New covered porch with supporting columns constructed over the entrance door.
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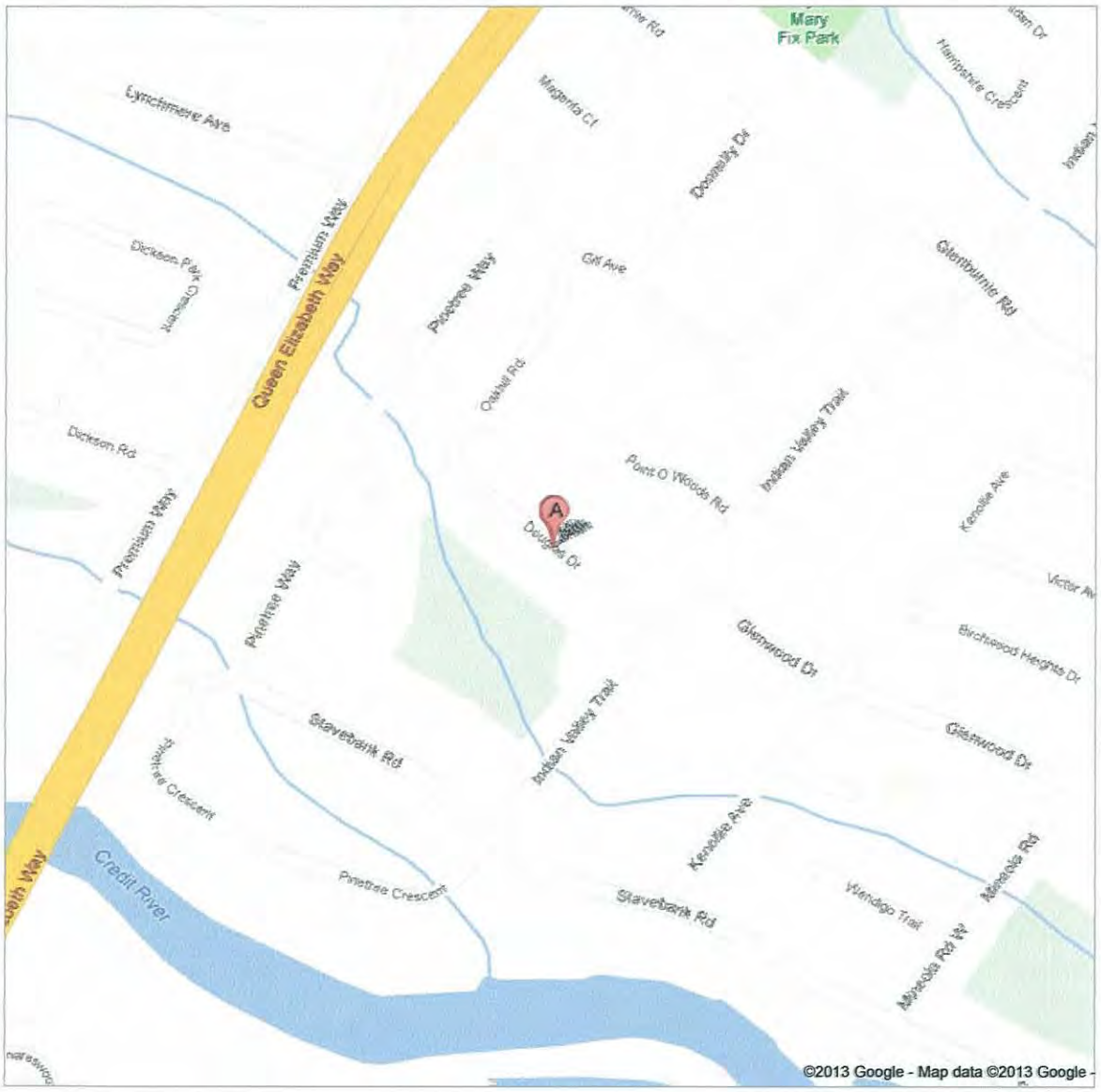
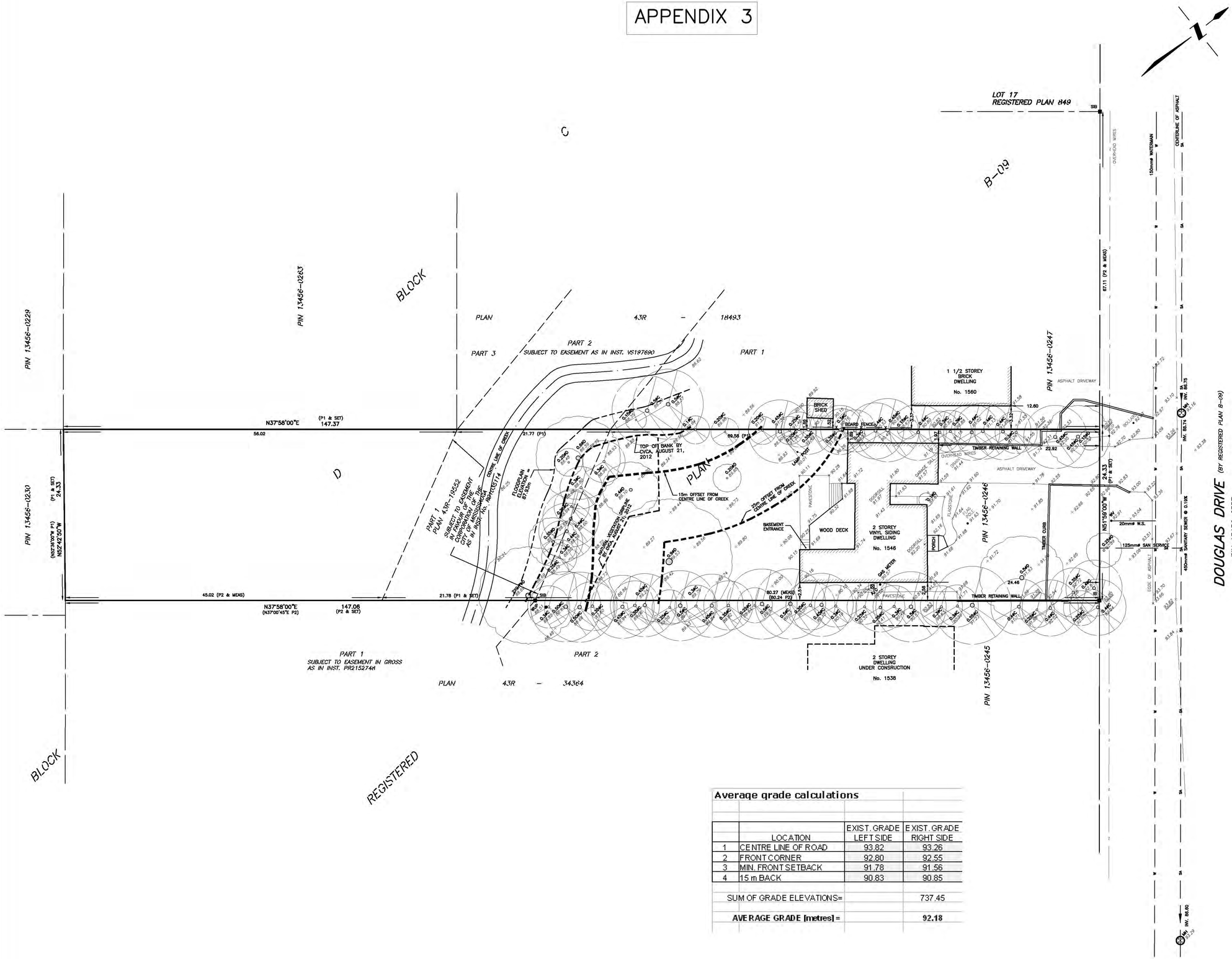
Address **1546 Douglas Dr**
1546 Douglas Dr
Mississauga, ON L5G 2W7

Appendix 2



APPENDIX 3



Average grade calculations

	LOCATION	EXIST. GRADE LEFT SIDE	EXIST. GRADE RIGHT SIDE
1	CENTRE LINE OF ROAD	93.82	93.26
2	FRONT CORNER	92.80	92.55
3	MIN. FRONT SETBACK	91.78	91.56
4	15 m BACK	90.83	90.85
	SUM OF GRADE ELEVATIONS=		737.45
	AVERAGE GRADE [metres] =		**92.18**

PLAN OF TOPOGRAPHY OF

PART OF BLOCK D REGISTERED PLAN B-09

CITY OF MISSISSAUGA

REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 250

5 0 5 10 15 metres

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

METRIC

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

UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 120, HAVING A PUBLISHED ELEVATION OF 94.950 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF DOUGLAS DRIVE AS SHOWN ON PLAN 43R-19552, HAVING A BEARING OF N51°59'00"W.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
MH	DENOTES	MANHOLE
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
INV	DENOTES	INVERT
P1	DENOTES	PLAN 43R-19552
P2	DENOTES	PLAN 43R-34364

0.20ømD DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.20ømC DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

PLAN UPDATED AUGUST 24, 2012.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON JULY 27, 2012.

AUGUST 8, 2012
DATE

SIMEON MITREV
ONTARIO LAND SURVEYOR

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: O.S. | FILE No. 6149-T

D (24"x36")

CONFORMITY TO SITE PLAN

I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER THE FILE No. SP 12/192. ⚠

DATE: ____ ____ ____ SIGNED: ____ ____ ____

BUILDING PERMIT DRAWINGS

THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION, PLANNING AND BUILDING DEPARTMENT AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA.

EXTERIOR LIGHTING

ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.

RETAINING WALLS

THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.50m IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

EXISTING TREE PRESERVATION

THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITIONS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED, OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL CAUSE FOR THE LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS.

SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING AND BUILDING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATE SERVICE ROUTE NOT BE POSSIBLE STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.

HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE SITE.

PRIOR TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.

DATE: ____ ____ OWNER'S SIGNATURE ____ ____

EXISTING GRADES

ALL EXISTING GRADES AROUND THE PERIMETER AND THE EXISITING GRADING PATTERN OF THE SITE SHALL BE MAINTAINED.

GRADING

GRADES WILL BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.

DRIVEWAY

THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.

EXISTING WELLS/ SEPTIC SYSTEMS

IF A WELL IS DISCOVERED, IT WILL BE DECOMMISSIONED IN ACCORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (FORMERLY 612/84) AND ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES.

ANY SEPTIC SYSTEM ON SITE WILL BE DECOMMISSIONED AND REMOVED ACCORDING TO ALL APPLICABLE GUIDELINES AND REGULATIONS.

INSTALLATION OF HOARDING

ALL UTILITY COMPANIES WILL BE CONTACTED TO PERFORM LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING WITHIN THE CITY BOULEVARD AREA.

PRIOR TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERECTED AND MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.

THE PROPOSED DEVELOPMENT OF THE SUBJECT SITE MAY NEGATIVELY IMPACT THE ROOT ZONES OF NEARBY TREES ON ADJACENT PROPERTY AND ULTIMATELY DAMAGE THE TREES. THE OWNER SHOULD TAKE ALL REASONABLE STEPS TO MINIMIZE DISTURBANCE TO THE ADJACENT TREE ROOT ZONES THAT ARE WITHIN THE SUBJECT SITE. ⚠

SEWERS

EXISTING SANITARY SEWER TO BE USED.

EXISTING STORM SEWER TO BE USED PROVIDED
A) APPROVAL FROM CITY OF MISSISSAUGA.

DEPTH OF SANITARY SEWER CONNECTION AT THE STREET LINE TO BE CONFIRMED IN FIELD PRIOR TO CONSTRUCTION TO ENSURE GRAVITY FLOW.

SUMP PUMP

FOUNDATION WEEPERS AND FLOOR DRAINS WILL BE SUMPED AND PUMPED TO THE SURFACE AND WILL DISCHARGE ONTO A CONCRETE SPLASH PAD IN THE FRONT OF THE HOUSE.

RAIN WATER

ALL DOWNSPOUTS SHALL DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL AT THE LOCATIONS INDICATED ON THIS PLAN.

PROPOSED SWALES TO HAVE MAXIMUM 1:3 SIDE SLOPES.

UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

SITE STATISTICS

EXISTING ZONING:	R2–4
LOT AREA:	3582.11m²
LOT FRONTAGE:	24.33m

BUILDING DATA

MAX. LOT COVERAGE ALLOWED	1074.63m²
LOT COVERAGE PROPOSED	330.33m²
MIN. FRONT YARD ALLOWED	9.00m
FRONT YARD PROPOSED	19.90m
MIN. SIDE YARD ALLOWED	2.41m
SIDE YARD PROPOSED (NORTH–WEST)	3.83m
SIDE YARD PROPOSED (SOUTH–EAST)	2.75m
MIN. COMBINED WIDTH OF SIDE YARDS ALLOWED	6.57m
COMBINED WIDTH OF SIDE YARDS PROPOSED	6.58m
MIN. REAR YARD ALLOWED	7.50m
REAR YARD PROPOSED	107.17m
MAX. HEIGHT – HIGHEST RIDGE ALLOWED	9.50m
HIGHEST RIDGE PROPOSED	9.43m
MAX. HEIGHT OF EAVES ALLOWED	6.40m
HEIGHT OF EAVES PROPOSED	6.11m
MAX. GROSS FLOOR AREA ALLOWED	906.42m²
PROPOSED:	
GROUND FLOOR	231.79m²
SECOND FLOOR	228.54m²
GARAGE	61.78m²
COVERED PORCHES AND BALCONIES	65.05m²
TOTAL G.F.A.	522.11m²
TOTAL COVERAGE	359.07m²

WATERMAINS AND WATER SERVICE

ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS

WATERMAIN AND/OR WATER SERVICE MATERIALS 100 mm (4") AND LARGER MUST BE PVC. SIZE 50 mm (2") AND SMALLER MUST BE COPPER 'K'.

WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 m (5'8") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 m (4') FROM THEMSELVES AND ALL OTHER UTILITIES

PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 mm (2") OUTLET ON 100 mm (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 mm (4") DIAMETER MINIMUM ON A HYDRANT.

ALL CURB STOPS TO BE 3.0 m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED

HYDRANT AND VALVE SET TO REGION STANDARD 1–8–1 DIMENSION A AND B, 0.7 m (2') AND 0.9 m (3') AND TO HAVE PUMPER NOZZLE

WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR

WATERMAINS MUST HAVE A MINIMUM CLEARANCE OF 0.3 m (12") OVER / 0.5 m (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING

ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS

ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION

NOTES

ANY LANDSCAPING WITHIN THE MUNICIPAL BOULEVARD WILL BE SUBJECT TO PRIOR APPROVAL BY THE PUBLIC UTILITIES CO-ORDINATING COMMITTEE.

THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN.

ON SITE WASTE COLLECTION WILL BE REQUIRED THROUGH A PRIVATE WASTE HAULER.

AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINOUS THROUGH THE DRIVEWAY AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.

ALL PROPOSED CURBING (IF ANY) AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.

ANY EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE.

ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.

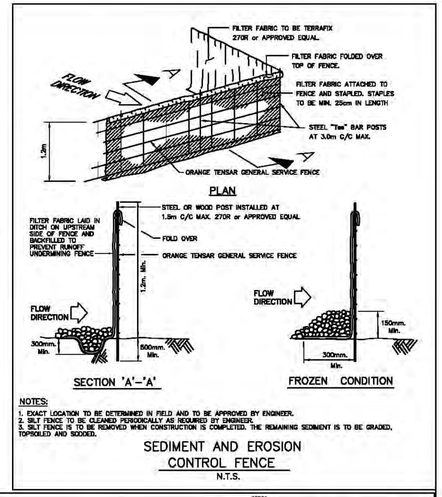
ALL EXISTING TREES OVER 0.15 m TRUNK DIAMETER WILL NOT BE REMOVED UNLESS OTHERWISE SHOWN.

GRADING AT THE BASE OF EXISTING TREES MUST BE PRESERVED ADJACENT THE CONSTRUCTION ZONE.

ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

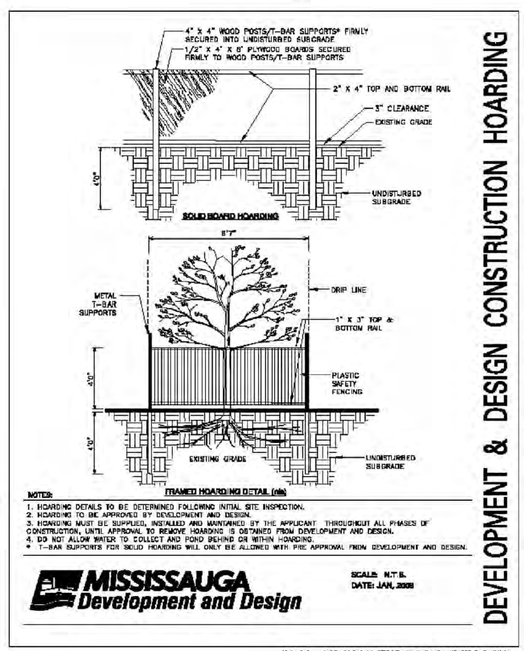
PROPOSED GRADES AND DRAINAGE PATTERNS SHALL NOT HAVE NEGATIVE IMPACT ON THE ADJACENT PROPERTIES.
– DIRECT DOWN SPOUTS TO THE FRONT OR REAR.
– DRAINAGE SWALE INVERTS SHALL BE 0.20 m BELOW THE ADJACENT GRADE ELEVATION.

WORKS IN THE MUNICIPAL RIGHT-OF-WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL REQUIRE 4 TO 5 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL DRAWINGS HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.



NOTES:
1. EXACT LOCATION TO BE DETERMINED IN FIELD AND TO BE APPROVED BY ENGINEER.
2. SILT FENCE TO BE CLEANED PERIODICALLY AS REQUIRED BY ENGINEER.
3. SILT FENCE IS TO BE REMOVED WHEN CONSTRUCTION IS COMPLETED. THE REMAINING SEDIMENT IS TO BE GRADED, TOPSOILED AND SODDED.

SEDIMENT AND EROSION CONTROL FENCE
N.T.S.

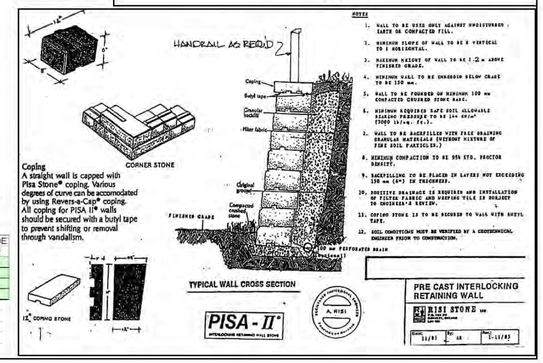


NOTES:
1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE HOARDING IS OBTAINED FROM DEVELOPMENT AND DESIGN.
4. DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.
* T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH PRE APPROVAL FROM DEVELOPMENT AND DESIGN.

MISSISSAUGA Development and Design

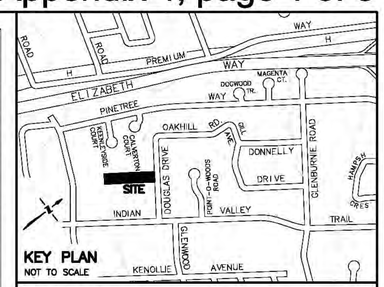
SCALE: N.T.S.
DATE: JAN. 2008

DEVELOPMENT & DESIGN CONSTRUCTION HOARDING



Average grade calculations

	LOCATION	EXIST. GRADE LEFT SIDE	EXIST. GRADE RIGHT SIDE
1	CENTRE LINE OF ROAD	93.82	93.26
2	FRONT CORNER	92.80	92.55
3	MIN. FRONT SETBACK	91.78	91.56
4	15 m BACK	90.83	90.85
	SUM OF GRADE ELEVATIONS=		737.45
	AVERAGE GRADE [metres] =		92.18



KEY PLAN
NOT TO SCALE

LEGAL DESCRIPTION:

PART OF BLOCK D
REGISTERED PLAN B–09
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 200

5 0 5 10 metres

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM–1928 AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 120, HAVING A PUBLISHED ELEVATION OF 94.950 metres.

METRIC

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

LEGEND

MH	DENOTES	MANHOLE
FH	DENOTES	FIRE HYDRANT
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
▲	DENOTES	ENTRY POINT AT GROUND FLOOR
△	DENOTES	ENTRY POINT AT LOWER LEVEL
x 88.48	DENOTES	EXISTING SPOT ELEVATION
91.88	DENOTES	PROPOSED SPOT ELEVATION
DS	DENOTES	PROPOSED RAINWATER DOWNSPOUT
SP	DENOTES	PROPOSED SUMP PUMP LOCATION AND OUTLET
AD	DENOTES	AREA DRAIN
0.30ø	DENOTES	CONIFEROUS TREE WITH TRUNK DIAMETER
0.30ø	DENOTES	DECIDUOUS TREE WITH TRUNK DIAMETER
	DENOTES	TREE TO BE REMOVED
	DENOTES	FRAMED HOARDING
	DENOTES	SOLID WOOD HOARDING
2.0%	DENOTES	DIRECTION AND GRADIENT OF DRAINAGE
	DENOTES	DIRECTION OF SWALE

DO NOT SCALE DRAWINGS

1) CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER/ ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.

2) THESE PLANS ARE TO REMAIN THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. THESE PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.

3) ALL WORKS TO BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

1	JAN. 27, 2013	AS PER CITY COMMENTS

REVISIONS

CERTIFICATION FOR PROPOSED GRADING

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A BUILDING LOCATED AT 1546 DOUGLAS DRIVE AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATABILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

DATE: OCTOBER 29, 2012 — MISSISSAUGA, ONTARIO

SIMEON MITREV, O.L.S.

OWNER:
IRENE GANKEVITCH
1242 MONA ROAD
MISSISSAUGA, ON L5G 3A1
EMAIL: ireneg@rogers.com

AGENT:
GREG CALLAGHAN
413 MARTHA STREET
BURLINGTON, ON L7R 2P6
EMAIL: Gcallaghan3@cogeco.ca
PHONE: 905–464–0574

FILE: SP 12/192

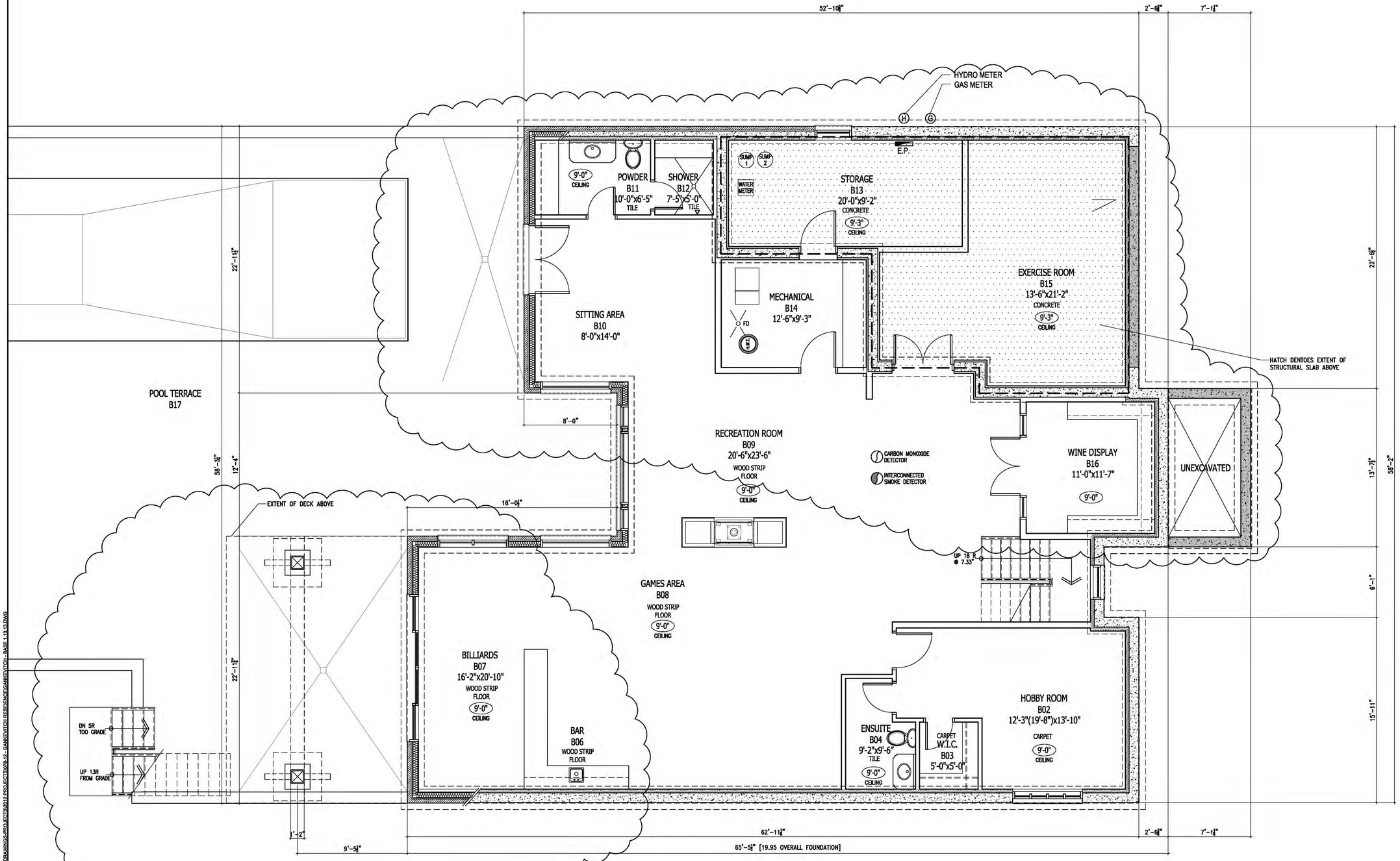
PROJECT:
PROPOSED 2 STOREY SINGLE FAMILY DWELLING
1546 DOUGLAS DRIVE

SHEET TITLE:
SITE GRADING PLAN

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569–8849 FAX: (905) 569–3160
E–MAIL: office@tmksurveyors.com

DRAWN BY: O.S. | FILE No. 6149–SP

D (24"x36")



GROSS FLOOR AREA

FINISHED AREA	2,322 SQ.FT.
UNFINISHED AREA	615 SQ.FT.
TOTAL BASEMENT AREA	2,937.00 SQ.FT.

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the Designer prior to proceeding with any of the work.

The undersigned has reviewed and takes responsibility for this design, has the qualifications and meets the requirements set out in the 2006 Ontario Building Code to be a designer.

REGISTRATION AND QUALIFICATION INFORMATION

Required unless design is exempt under 3.17.5.1 and/or 2.17.4.1 of the Ontario Building Code

FIRM BCIN: 40268

INDIVIDUAL BCIN: 38866

NAME: Jarret McNamee SIGNATURE:

This document must be signed above to be valid. Reproductions should not be accepted.

FOR ARCHITECTURAL ONLY

REF.	DATE:	DESCRIPTION:
2	1.18.13	REVISED FOR SPA
1	10.25.12	ISSUED FOR SPA

REVISIONS / ISSUANCE:

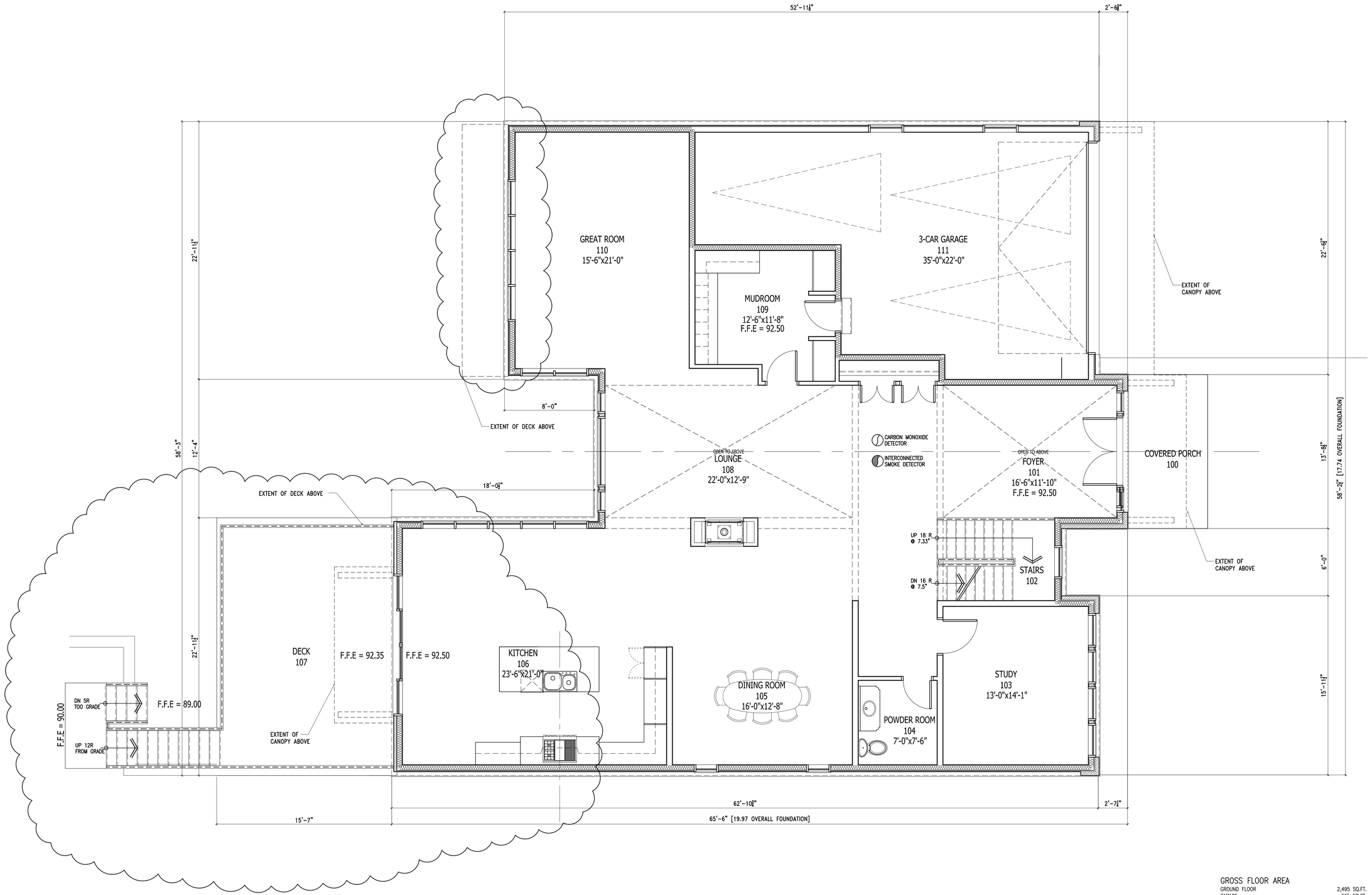
AJM Architectural Designs
5171 REEVES RD. BURLINGTON, ONTARIO L7L-3J8
www.ajmdesigns.ca 905.815.7075

CLIENT:
CUSTOM RESIDENCE
SP 12/192
ADDRESS: 1546 DOUGLAS DRIVE
CITY: MISSISSAUGA, ONTARIO

DRAWING TITLE:
BASEMENT FLOOR PLAN

DRAWN: J.Mc.
DATE: 10.25.12
SCALE: 1/4"=1'-0"
JOB NUMBER: 078-12
SHEET NUMBER: **A3.1**

1/7/2013 D:\AJM ARCHITECTURAL DESIGNS\000 DRAWINGS\0 PROJECTS\2012 PROJECTS\078-12 - GANKEVITCH RESIDENCE\GANKEVITCH - BASE 1.13.13.DWG



GROSS FLOOR AREA

GROUND FLOOR	2,495 SQ.FT.
GARAGE	665 SQ.FT.
BALCONY	360 SQ.FT.
COVERED AREAS	355 SQ.FT.
TOTAL COVERAGE	3,870.00 SQ.FT.

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FIRM BCIN: 40268

INDIVIDUAL BCIN: 36866

NAME: Jarret McNamee SIGNATURE:

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1	10.25.12	ISSUED FOR SPA

REVISIONS / ISSUANCE:

Architectural Designs
5171 REEVES RD, BURLINGTON, ONTARIO L7L-3J8
www.ajmdesigns.ca 905.815.7075

CLIENT:

CUSTOM RESIDENCE

SP 12/192

ADDRESS: 1546 DOUGLAS DRIVE
CITY: MISSISSAUGA, ONTARIO

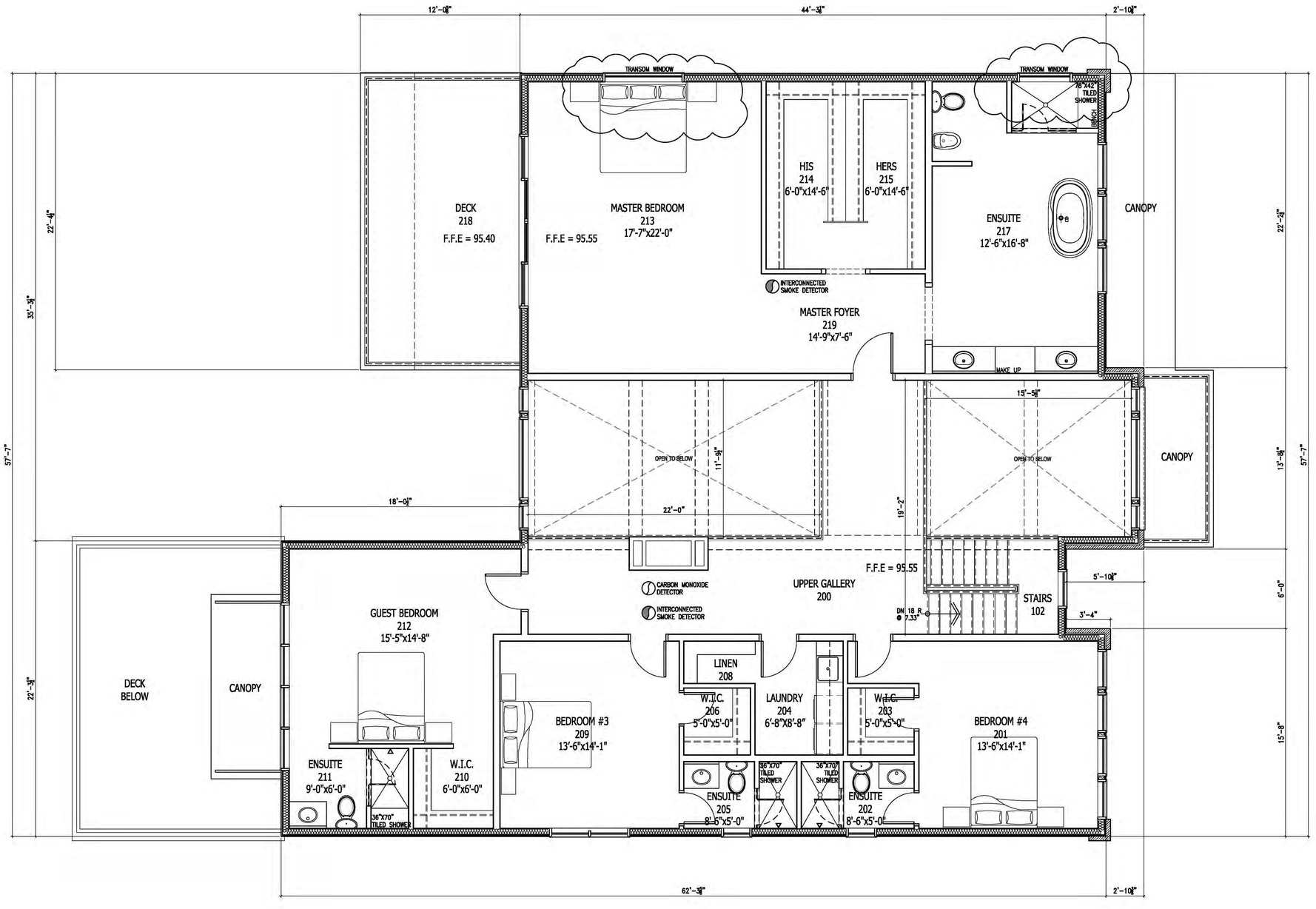
DRAWING TITLE:

GROUND FLOOR PLAN

DRAWN: J.Mc.

DATE: 10.25.12 SCALE: 1/4"=1'-0"

JOB NUMBER: 078-12 SHEET NUMBER: **A3.2**



GROSS FLOOR AREA	
PROPOSED SECOND FLOOR (inc. VOIDS)	2,975.00 SQ.FT.
SECOND FLOOR VOIDS	515.00 SQ.FT.
TOTAL SECOND FLOOR (MINUS VOIDS)	2,460.00 SQ.FT.
TOTAL GFA (INCLUDING GARAGE)	5,620.00 SQ.FT.
TOTAL GFA (EXCLUDING GARAGE)	4,955.00 SQ.FT.

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FIRM BCIN: 40268

INDIVIDUAL BCIN: 38866

NAME: Jarret McNamee SIGNATURE:

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1	10.25.12	ISSUED FOR SPA

REVISIONS / ISSUANCE:

Architectural Designs
5171 REEVES RD. BURLINGTON, ONTARIO L7L-3J8
www.ajmdesigns.ca 905.815.7075

CLIENT:
CUSTOM RESIDENCE
SP 12/192
ADDRESS: 1546 DOUGLAS DRIVE
CITY: MISSISSAUGA, ONTARIO

DRAWING TITLE:
SECOND FLOOR PLAN

DRAWN: J.Mc.

DATE: 10.25.12	SCALE: 1/4"=1'-0"
JOB NUMBER: 078-12	SHEET NUMBER: A3.3

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REGISTRATION AND QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code

FIRM BCIN: 40268

INDIVIDUAL BCIN: 38886

NAME: Jarret McNamee SIGNATURE:

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1	10.25.12	ISSUED FOR SPA

REVISIONS / ISSUANCE:

Architectural Designs
5171 REEVES RD. BURLINGTON, ONTARIO L7L-3J8
www.ajmdesigns.ca 905.815.7075

CLIENT:

CUSTOM RESIDENCE

SP 12/192

ADDRESS: 1546 DOUGLAS DRIVE
CITY: MISSISSAUGA, ONTARIO

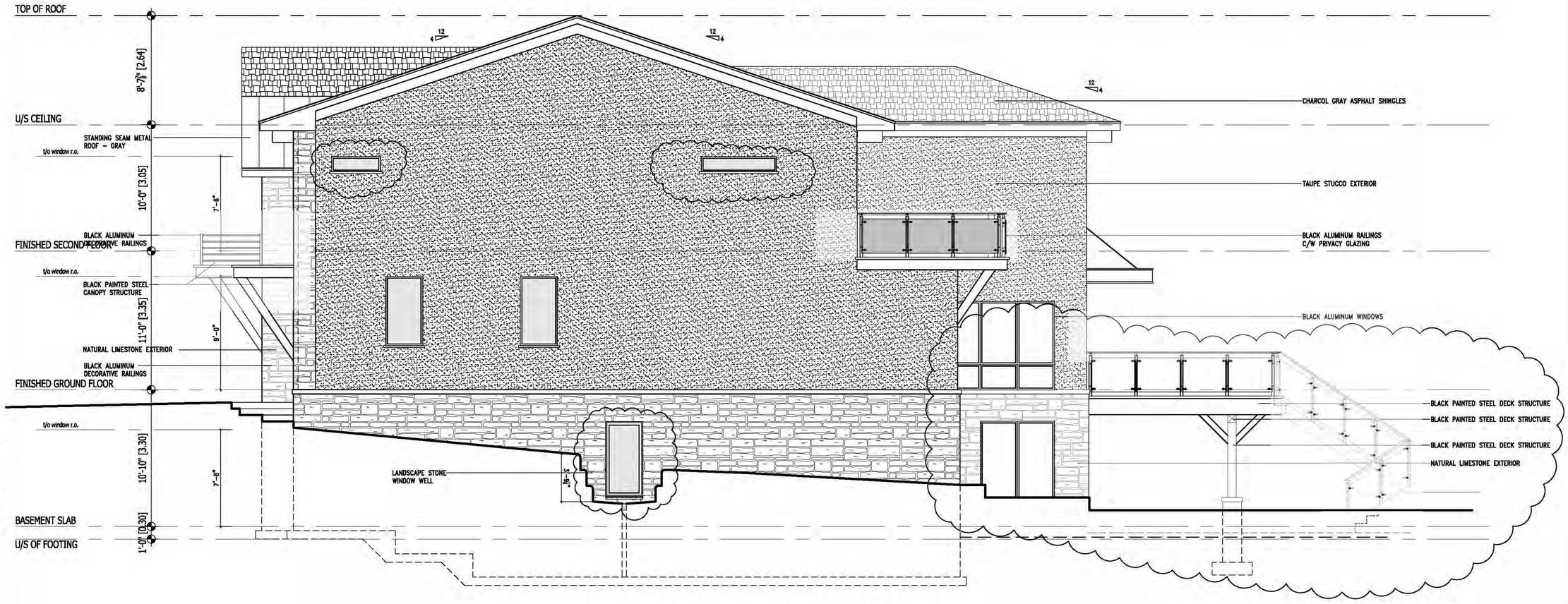
DRAWING TITLE:

EAST ELEVATION

DRAWN: J.Mc.

DATE: 10.25.12 SCALE: 1/4"=1'-0"

JOB NUMBER: 078-12 SHEET NUMBER: **A4.1**



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FIRM BCIN: 40268

INDIVIDUAL BCIN: 38886

NAME: Jarret McNamee SIGNATURE:

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www.ajmdesigns.ca 905.815.7075

CLIENT:

CUSTOM RESIDENCE

SP 12/192

ADDRESS: 1946 DOUGLAS DRIVE
CITY: MISSISSAUGA, ONTARIO

DRAWING TITLE:

NORTH ELEVATION

DRAWN: J.Mc.

DATE: 10.25.12 SCALE: 1/4"=1'-0"

JOB NUMBER: 078-12 SHEET NUMBER: **A4.2**

1/7/2013 D:\AJM ARCHITECTURAL DESIGNS\2012 DRAWINGS PROJECTS\2012 PROJECTS\078-12 - DANKEVITCH RESIDENCE\DANKEVITCH - BASE 1.13.13.DWG

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the Designer prior to proceeding with any of the work.

The undersigned has reviewed and takes responsibility for this design, has the qualifications and meets the requirements set out in the 2006 Ontario Building Code to be a designer.

REGISTRATION AND QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.5.1 and/or 2.17.4.1 of the Ontario Building Code

FIRM BCIN: 40268

INDIVIDUAL BCIN: 38886

NAME: Jarret McNamee SIGNATURE:

This document must be signed above to be valid. Reproductions should not be accepted.

FOR ARCHITECTURAL ONLY

REF.	DATE:	DESCRIPTION:
2	1.18.13	REVISED FOR SPA
1	10.25.12	ISSUED FOR SPA

REVISIONS / ISSUANCE:

Architectural Designs
5171 REEVES RD. BURLINGTON, ONTARIO L7L-3J8
www.ajmdesigns.ca 905.815.7075

CLIENT:

CUSTOM RESIDENCE

SP 12/192

ADDRESS: 1546 DOUGLAS DRIVE
CITY: MISSISSAUGA, ONTARIO

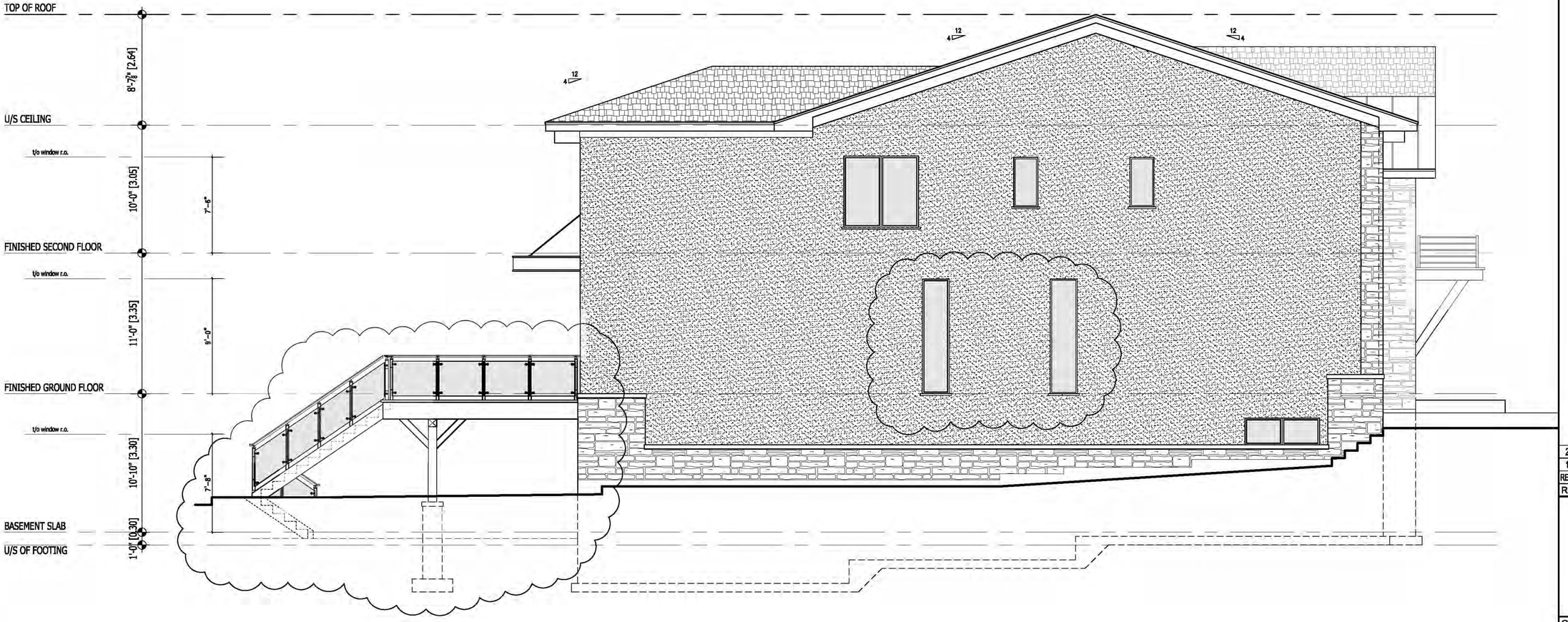
DRAWING TITLE:

WEST ELEVATION

DRAWN: J.Mc.

DATE: 10.25.12 SCALE: 1/4"=1'-0"

JOB NUMBER: 078-12 SHEET NUMBER: **A4.3**



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the Designer prior to proceeding with any of the work.

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FIRM BCIN: 40268

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FOR ARCHITECTURAL ONLY

2	1.18.13	REVISED FOR SPA
1	10.25.12	ISSUED FOR SPA
REF.	DATE:	DESCRIPTION:

REVISIONS / ISSUANCE:

AJM Architectural Designs
5171 REEVES RD. BURLINGTON, ONTARIO L7L-3J8
www.ajmdesigns.ca 905.815.7075

CLIENT:

CUSTOM RESIDENCE

SP 12/192

ADDRESS: 1546 DOUGLAS DRIVE
CITY: MISSISSAUGA, ONTARIO

DRAWING TITLE:

SOUTH ELEVATION

DRAWN: J.Mc.

DATE: 10.25.12	SCALE: 1/4"=1'-0"
JOB NUMBER: 078-12	SHEET NUMBER: A4.4

1/27/2013 P:\AJM ARCHITECTURAL DESIGNS\2012 DRAWINGS\2012 PROJECTS\12-078 - GIANEVITCH RESIDENCE\GIANEVITCH - BASE 1.13.13.DWG

Existing house, street view

Esisting house
Front and
North side
view

Existing house
exterior details

Existing house
South and Front
view

Existing house
Back view

Existing house
South view

Apendix 5
page 7 of 21

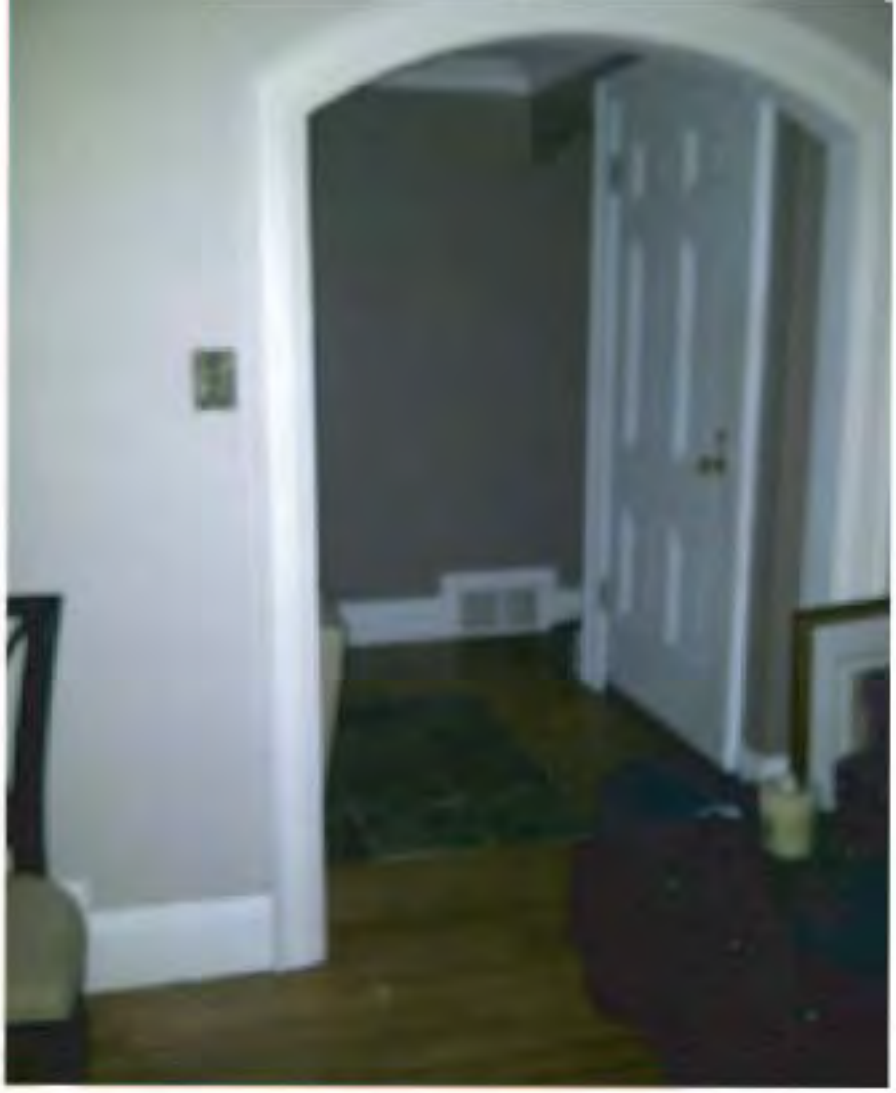
Interior of the house

Archways and
starirs details

Apendix 5
page 8 of 21

Interior of the house

Archway and
crown molding
detailes



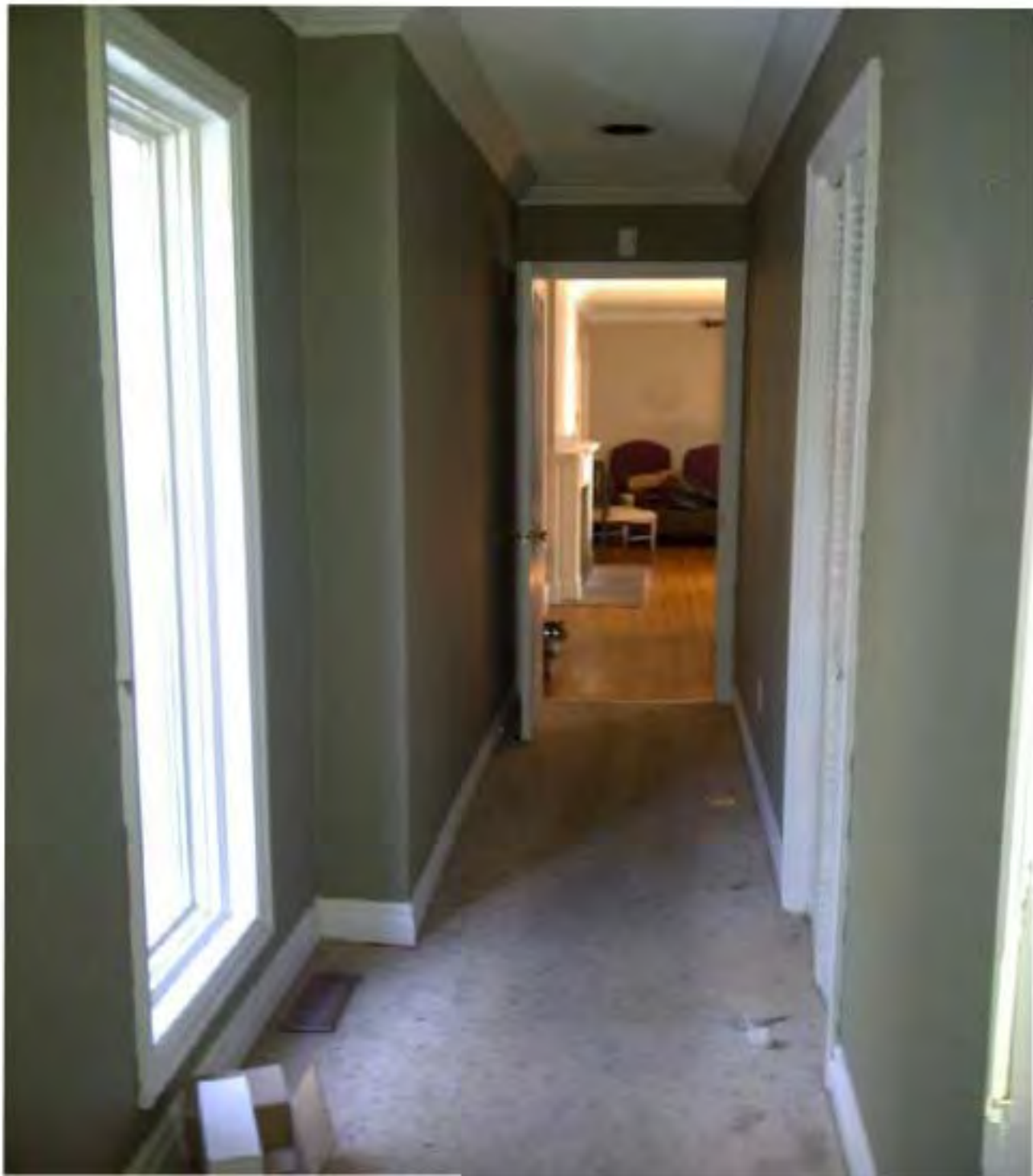
Apendix 5
page 9 of 21

Interior of the house

Fireplace
detailes

Interior of the house

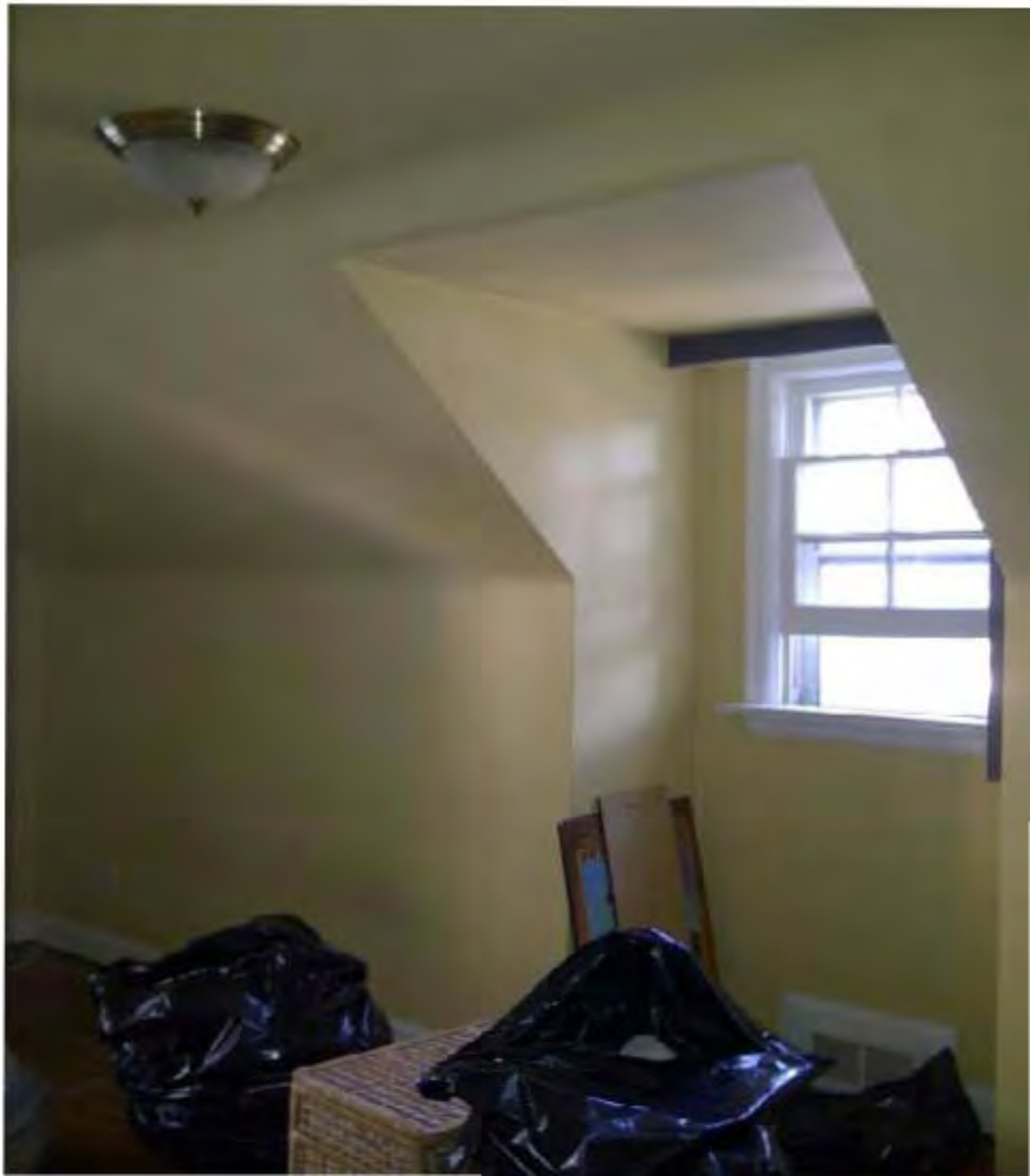
Interior of the house



Interior of the house

Interior of the house

Interior of the house



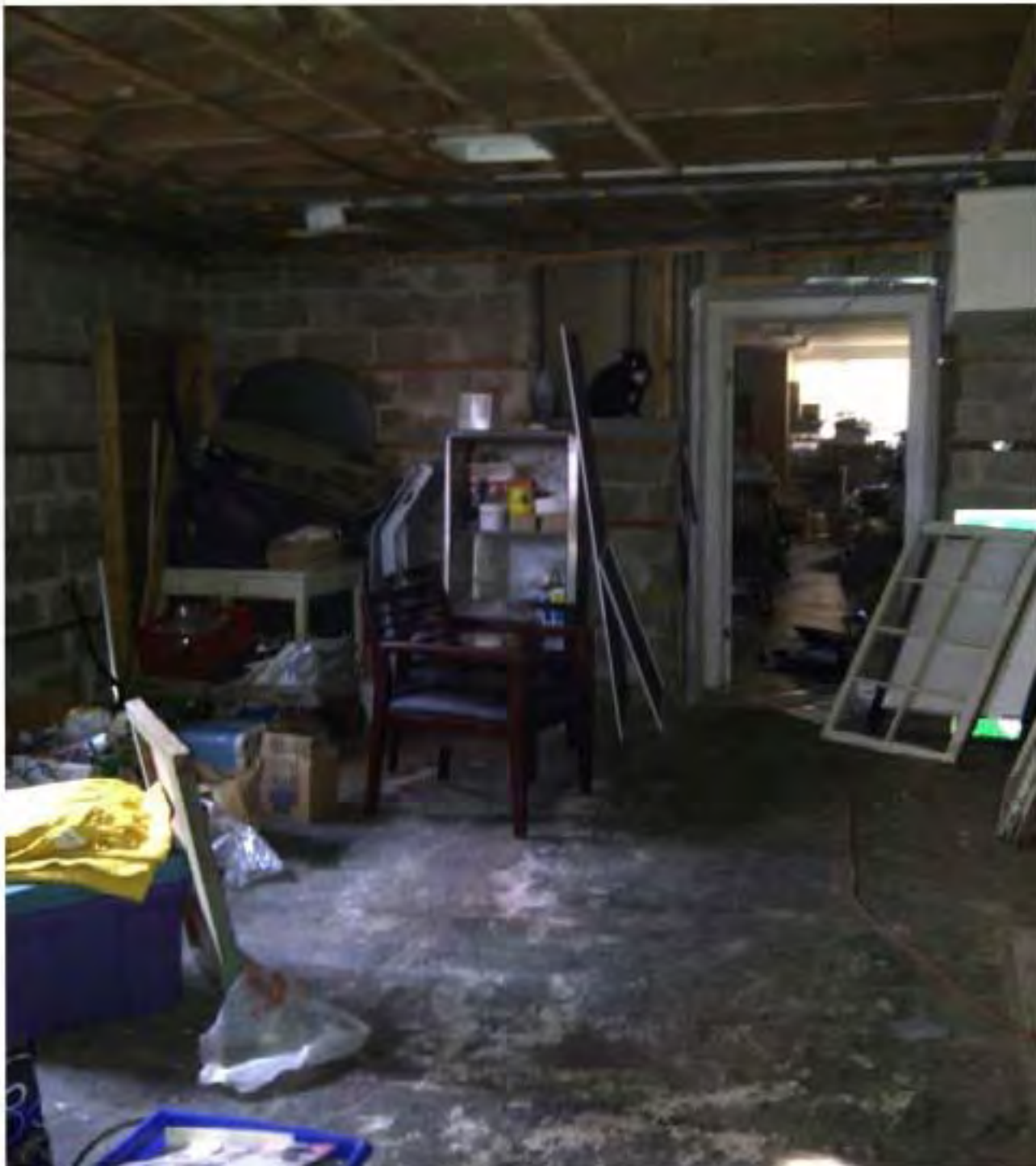
Interior of the house

Interior of the house

Interior of the house

Interior of the house

Interior of the house



Interior of the house

Interior of the house

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #43

13456-0246 (LT)

PREPARED FOR IRENE
ON 2012/12/17 AT 14:31:14

APPENDIX 6 page 1 of 4

* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT BLK D, PL B09 , AS IN RO1145807 ; S/T RO1035114; CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 13456-0842

PIN CREATION DATE:
1998/02/23

OWNERS' NAMES / CAPACITY / SHARE
GANKEVITCH, IRENE — JTEN
BOGATCH, YOURI — JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/02/23						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1998/02/23 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1998/02/24 **						
43R19552	1992/11/10	PLAN REFERENCE				C
RO1035114	1993/04/14	TRANSFER EASEMENT			THE CORPORATION OF THE CITY OF MISSISSAUGA	C
RO1145807	1997/06/26	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** DYKEMAN, CHARLES ALBERT - ESTATE *	DOUGLAS, SUSAN JANE MAIOLO, CELSO PASQUALE	
REMARKS: PLANNING ACT STATEMEMT SECTION 50 COMPLETED						
RO1145808	1997/06/26	CHARGE		*** DELETED AGAINST THIS PROPERTY *** DOUGLAS, SUSAN JANE MAIOLO, CELSO PASQUALE * Previous owner	THE TORONTO-DOMINION BANK	
PR151432	2001/10/10	CHARGE		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #43

13456-0246 (LT)

PREPARED FOR IRENE
ON 2012/12/17 AT 14:31:14

* CERTIFIED BY LAND REGISTRAR IN ACCORDANCE WITH LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				DOUGLAS, SUSAN JANE MAIOLO, CELSO PASQUALE	BANK OF MONTREAL	
PR1472292	2008/06/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL		
	REMARKS: RE: PR151432					
PR1473706	2008/06/06	CHARGE		*** COMPLETELY DELETED *** DOUGLAS, SUSAN JANE MAIOLO, CELSO PASQUALE	KELLY, FRANK GRIER KELLY, YOLANDA JANINE	
PR1685133	2009/08/13	APL COURT ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	BANK OF MONTREAL	
PR1768701	2010/01/26	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	BANK OF MONTREAL	
	REMARKS: DELETING PR1685133					
PR2017962	2011/06/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** KELLY, FRANK GRIER KELLY, YOLANDA JANINE		
	REMARKS: PR1473706.					
PR2250627	2012/08/20	TRANSFER	$1,250,000	DOUGLAS, SUSAN JANE MAIOLO, CELSO PASQUALE	GANKEVITCH, IRENE BOGATCH, YOURI	C
PR2250628	2012/08/20	CHARGE	$1,000,000	GANKEVITCH, IRENE ✱ - me and my husband BOGATCH, YOURI	ROYAL BANK OF CANADA	C
PR2274993	2012/10/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
	REMARKS: RO1145808.					

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

APPENDIX 5
page 394

44396		24June1945	[illegible]	[illegible]	[illegible]	$1700.00	[illegible] 9/1/46
45282	Grant	20Mar.1945	21Mar.1945	Florence E. Miller	Ethel M. McNabb	$2.00	c Part. 1.79ac. Comm. at NW angle Block B Thence E484' x S179' x W 460'10" to S.B. Rd. x N179'11" to pofb.
45283	[illegible]	20Mar.1945	21Mar.1945	Ethel M. McNabb	Florence E. Miller	$5000.00	1.94ac. Part as in No. 45282 9/1/46
45426	D.M.	7 Mar.1945	27Apr.1945	National Life Insurance Co.	Florence E. Miller		discharg'g No. 39853 9/1/46
45931	Grant	28June1945	2 Aug.1945	Jas. P.M. O'Loghlin, Etux	Harold J. Howe	$190C.00	Part as in No. 44103
45985	Grant	8 Aug.1945	17Aug.1945	James P.M. O'Laghlin, Etux	Herbert J. Howe	$1.00	c Part as in No. 44103. Deed given to correct Grantee's Name in No. 45931
46247	Grant	1 Sept.1945	4 Oct.1945	Wilda M. Stewart Etux	Chas. M. K. Scott & Rhoeba R. Scott, as joint tenants	$1100.00	Part. Comm at SW angle Thence along Stavebank Rd. 97'4" x N150' x S to S limit of Block B x W150' to pofb.
46246	Pt.D.M.	21Sep.1945	4Oct.1945	North American Life Assurance Co.	Wilda M. Stewart, Etux	$1.00	discharg'g part as in No. 46247 from No. 44396. 9/1/46
46256	Grant	26Sep.1945	5 Oct.1945	Wm. S. Webber, Etux	Chas. A. Dykeman	$700.00	Part as in No. 40135 9/1/46
46257	[illegible]	16Oct.1945	26Oct.1945	Ethel M. McNabb, Etux	The National Life Assurance Co.	$10,000.00	1.94ac. Part as in No. 45282
46420	D.M.	22Oct.1945	6 Nov.1945	Florence E. Miller	Ethel M. McNabb		discharg'g No. 45283 9/1/46
45547	Grant	22Nov.1945	28Nov.1945	Chas. A. Dykeman, Etux	The Director, The Veterans' Land Act	$2.00	c Part as in No. 40135
46953	[illegible]	10Jan.1946	21Feb.1946	Ethel M. McNabb, Etal	Albert M. Greenaway	$4500.00	Part as in No. 45282 9/1/46
46982	[illegible]	25Feb.1946	27Feb.1946	Albert M. Greenaway	A.M. Kenh	$1.00	c Part assigning No. 46953 9/1/46
47243	Grant	26Mar.1946	9 Apr.1946	D.M. Smith, Etux	Helen H. Gathercole & George E. Gathercole, as joint tenants	$1610.00	Part. Comm. at E angle Thence W 124'9" to pt. 125' E of S angle of lands in 43965 Thence N 200' x E 1268 41" x S. 200' to pfb.
47296	Grant	21Mar.1946	16Apr.1946	Chas. Wm. E. Scott & Phoebe R. Scott	Lucy E. Snell & Gaylord C. Snell, as joint tenants	$1.00	c Part as in No. 46247
47297	Grant	15Mar.1946	16Apr.1946	Lainas R. Davidson, Etux	Lucy E. Snell & Gaylord C. Snell, as joint tenants	$1.00	c Part as in No. 40167
SEE DEPOSIT NO. 1211							
48083	Grant	9 July1946	26July1946	D.M. Smith, Etux	Jean Rodbard & Stewart H. Rodbard, as joint tenants	$1750.00	Part. Comm in S limit 124'9" W of SE angle Thence W125' x N50' 48' W 200' x E125' x S200' to pofb.
48289	Grant	22June1946	22June1946	Harold J. Goldsworth, Etux	The Director, The Veterans' Land Act	$1000.00	Part as in No. 40136
48812	Grant	5 Oct.1946	31Oct.1946	Douglas H. McDonald, Etux	The Director, The Veterans' Land Act	$5500.00	Part as in No. 40137
49086	Grant	4 Dec.1946	13Dec.1946	Herbert J. Howe, Etux	G. Clinton Snell	$1.00	c Part as in No. 44103 except meas. of S course (459'6")
49427	Grant	11Jan.1947	18Feb.1947	Helen H. Gathercole & George E. Gathercole	The Director, The Veterans' Land Act	$1.00	c Part as in No. 47243
50234	[illegible]	30Apr.1947	27June1947	His Majesty the King	The Director, The Veterans' Land Act	$1.00	Assigning No. 47243 9/1/46

SHEET NO 1
Lot NO Block DD
STREET
PLAN NO D-69

NUMBER OF REGISTRATION	INSTRUMENT	DATED ON INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
40134	Pt.D.M.	8 July 1940	26 July 1940	Jessie D. Campbell, etal	Edward A. McKay	$1.00	pt. discharge plans in 40135, 40136 & 40137 from No. 39837
40135	Grant	12 July 1940	26 July 1940	Edward A. McKay	Roy A. Orr & Agnes G. Orr, as joint tenants	$1.00 & c.	Pt. Comm. at NE angle Thence S79'10" x 482'9⅜" x S79'10" x 483'7". Sketch Attached.
40136	Grant	12 July 1940	26 July 1940	Edward A. McKay	Harold J. Holdsworth & Agnes E.K. Holdsworth, as joint tenants	$1.00 & c.	Pt. Comm. 79'10" S of NE angle Thence S89'9⅜" x 481'11" x 89'9⅜" x 482'9⅜"
40137	Grant	12 July 1940	16 July 1940	Edward A. McKay	Douglas H. McDonald	$1.00 & c.	Pt. Comm. 169'7⅞" S of NE angle Thence S89'9⅜" x 481' x 89'9⅜" x 481'11".
40166	Pt.D.M.	23 July 1940	3 Aug. 1940	Jessie D. Campbell etal exors Alex M. Campbell	Edward A. McKay	$1.00	pt discharg'g pt as in No. 40167 from No. 39837
40167	Grant	17 July 1940	3 Aug. 1940	Edward A. McKay	Ruth Steiss	$1250.00	Part. Comm. in Ely limit of Stavebank Rd 97'4" N of SW angle Thence N 97' Thence E 460'1" Thence S97' Thence W 468'7" to pofc
40394	D.M.	23 July 1940	4 Nov. 1940	Jessie D. Campbell, etal Exs. exors Alex M. Campbell	Edward A. McKay		discharg'g No. 39837
40403	Grant	15 July 1940	6 Nov. 1940	Edward A. McKay	Margaret Cumming & Jas. E. Cumming, as joint tenants	$1455.00	Part. Restrictions. Comm. 278'3" S of NW angle Thence S43'1" Thence S53'11" Thence W452'7" Thence N.97' Thence W 450'5" to pofb.
40409	Grant	5 Nov. 1940	12 Nov. 1940	Edward A. McKay	William H. Thompson	$400.00	pt. Sketch Attached. Comm 359'5" S of NE angle Thence W479'8" Thence S 100' Thence E478'4" thence N 100'
40429	Grant	2 Nov. 1940	20 Nov. 1940	Edward A. McKay	George N. McVicar & Margaret G. McVicar, as joint tenants	$600.00	Part. Comm. in Sly limit of Block D 475'10" E of S angle, Thence N 200' x E125' x S200' x W125' to pofb.
40942	Grant	21 June 1941	14 July 1941	Edward McKay	William D. Tucker Sketch Attached.	$600.00	Part. Comm. Ely limit of Block D, 259'5" S of Nly angle, Thence S 100' x W 479'8" x N 100' x E481' to pofb.
41172		5 Sept 1941	30 Sep 1941	William D. Tucker, Etux	Leonard Pelletti	$3000.00	Part as in No. 40942
41180		25 Aug. 1941	3 Oct. 1941	Geo. E. McVicar, etux	Manufacturers Life Insurance Co. Etal	$3000.00	Part as in No. 40429
43407	Grant	7 Sep. 1943	25 Sep. 1943	Roy A. Orr & Agnes G. Orr	William S. Mobber	$500.00	Part as in No. 40135
43965	Grant	28 Mar. 1944	12 Apr. 1944	Edward A. McKay	D.H. Smith	$2000.00	Part. Comm. At E angle, Thence W 249' x N50°48'W. 200' x E251'11" to Douglas Dr. x S 200' to pofb.
44001	Grant	12 Apr. 1944	22 Apr. 1944	John B. Clark, Etux	Wilda M. Stewart & Gordon K. Stewart, as joint tenants	$1400.00	Part as in No. 39868
44103	Grant	19 Apr. 1944	19 May 1944	Edward A. McKay	James P.M. O'Loghlin	$1400.00	Part. Comm. in W limit of Block D, 194' N of SW angle Thence S94'1" x E452'7" x S93'7" x W460'1" to pofb.
44179	Grant	15 May 1944	9 June 1944	Ruth Steiss	Laimus R. Davidson	$1800.00	Part as in No. 40167
SEE DEPOSIT NO. 1028							
44357	Grant	27 June 1944	6 July 1944	James E. Cumming, etux	[illegible]	$1.00 & c.	Part as in No. 40403

APPENDIX G page 19 of 44

APPENDIX 7

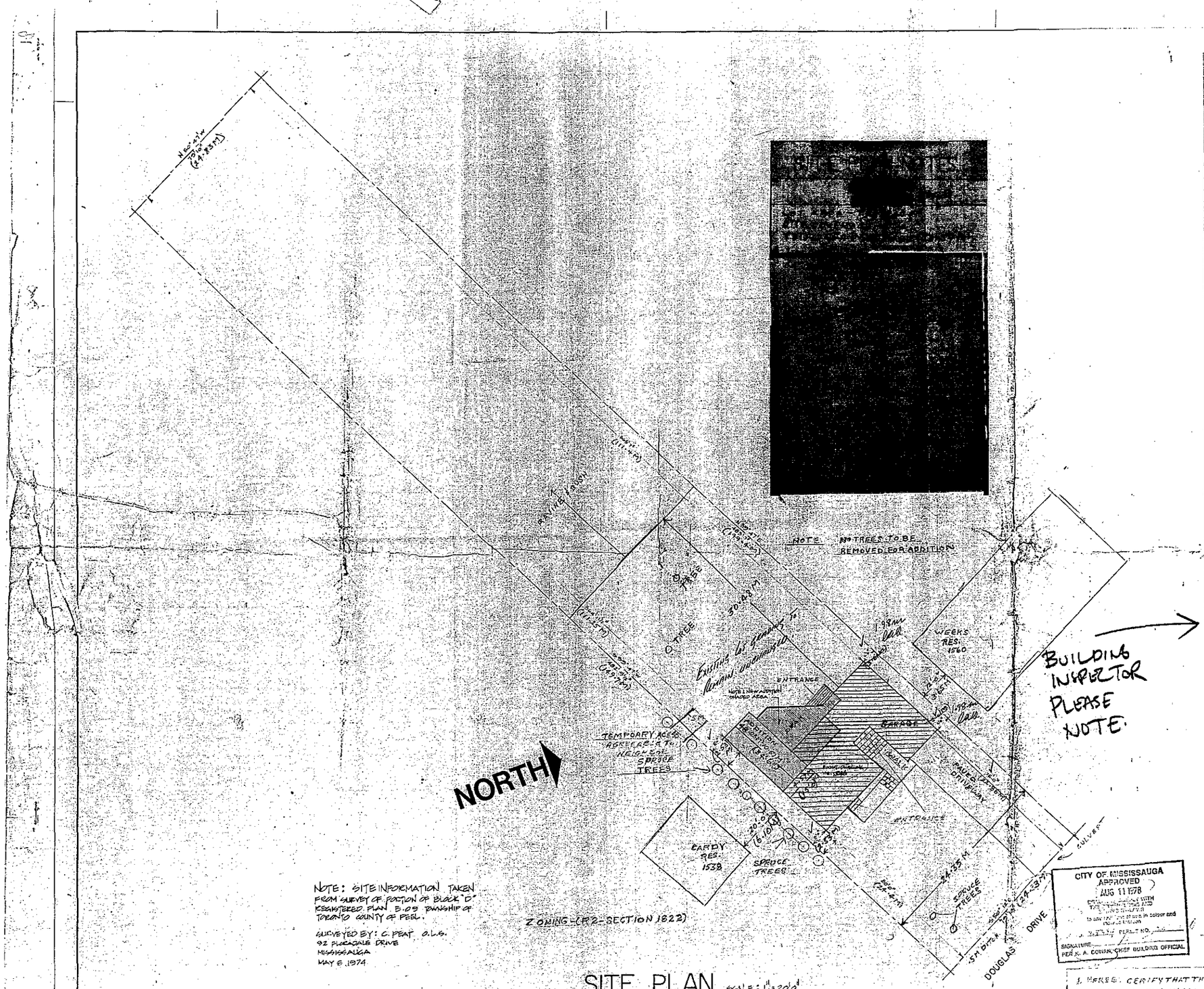
GeoWarehouse Residential Detailed Report (Level 1)

Generated on 12/29/2012

Property Address	1546 DOUGLAS DR
Roll Number	2105010018013000000
Legal Description	PLAN B9 PT BLK D
Municipality	MISSISSAUGA CITY
Property Code & Description	301 - Single-family detached (not on water)
Structure Code & Description	116 - ATTACHED GARAGE 301 - SINGLE FAMILY DETACHED
2013 Taxation Year Phased-In Assessment *	$ 1,298,500
Year Built	1946 1946
Basement Total Area (sq ft)	1411
Basement Finished Area (sq ft)	286
Heating Type	FA - Forced Air (gas/oil) Heat Pump / Solar
Air Conditioning	Y
Garage Type	-
Garage Spaces	2
Frontage (ft)	79.83
Depth (ft)	483.58
Site Area	38604.19 F
Zoning	R2
Last Valid Sale Date (yyyy/mm/dd)	2012/08/20
Last Valid Sale Amount	$ 1,250,000

NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four-year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates, please visit www.mpac.ca. * Assessed Value is based on a January 1, 2012 Valuation Date. ** Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2012 Assessment Roll for the 2013 taxation year.

APPENDIX 8
page 1 of 5



NOTE: SITE INFORMATION TAKEN FROM SURVEY OF PORTION OF BLOCK "D" REGISTERED PLAN B-09 TOWNSHIP OF TORONTO COUNTY OF PEEL.

SURVEYED BY: C. PEAT O.L.S.
92 PLACARDS DRIVE
MISSISSAUGA
MAY 6 1974

ZONING - (R2 - SECTION 1822)

SITE PLAN SCALE: 1" = 20'-0"

I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NO. SP 78-91(E)

DATED AT THE CITY OF MISSISSAUGA

DATE _____ SIGNATURE _____

REF. | DATE | DESCRIPTION
REVISIONS

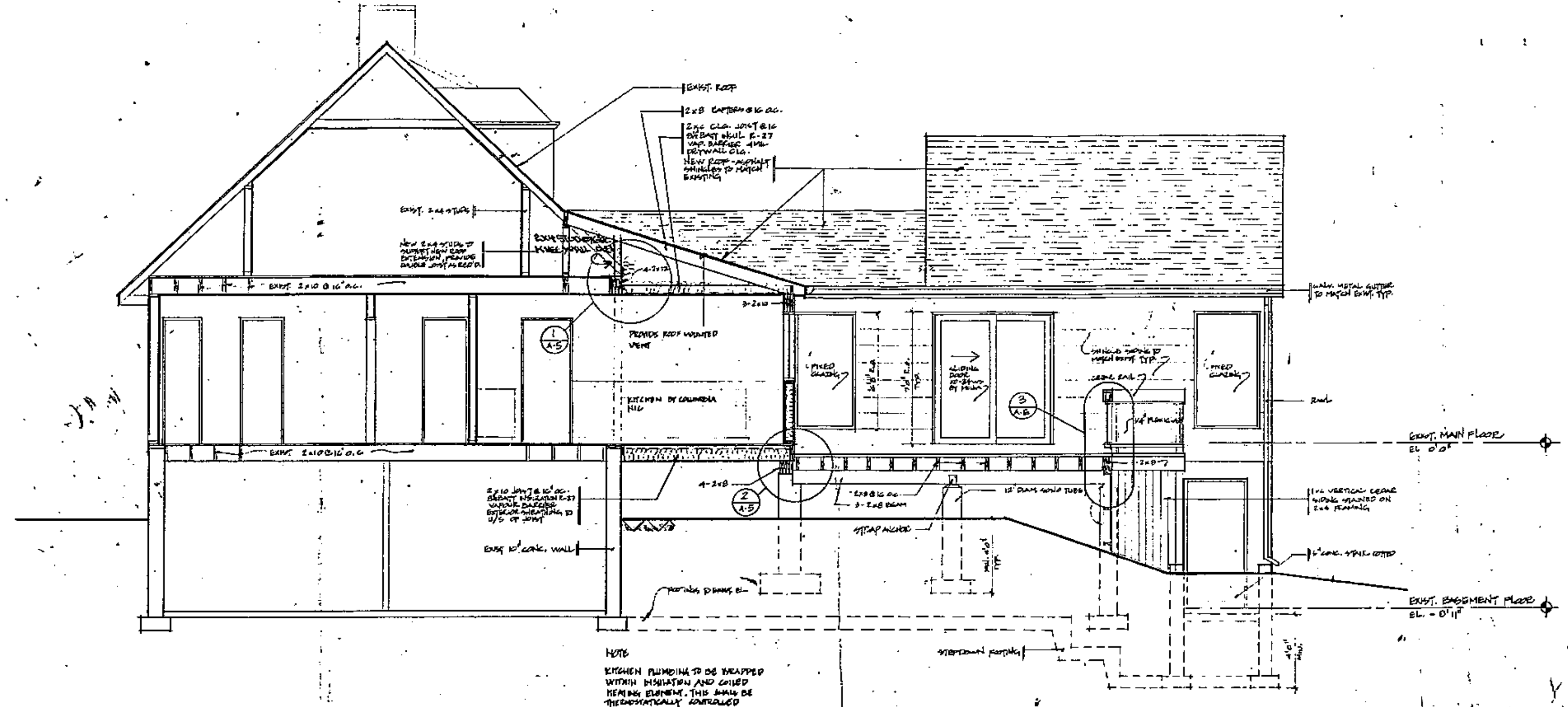
stark temporail Architects

DYKEMAN RESIDENCE ADDITION

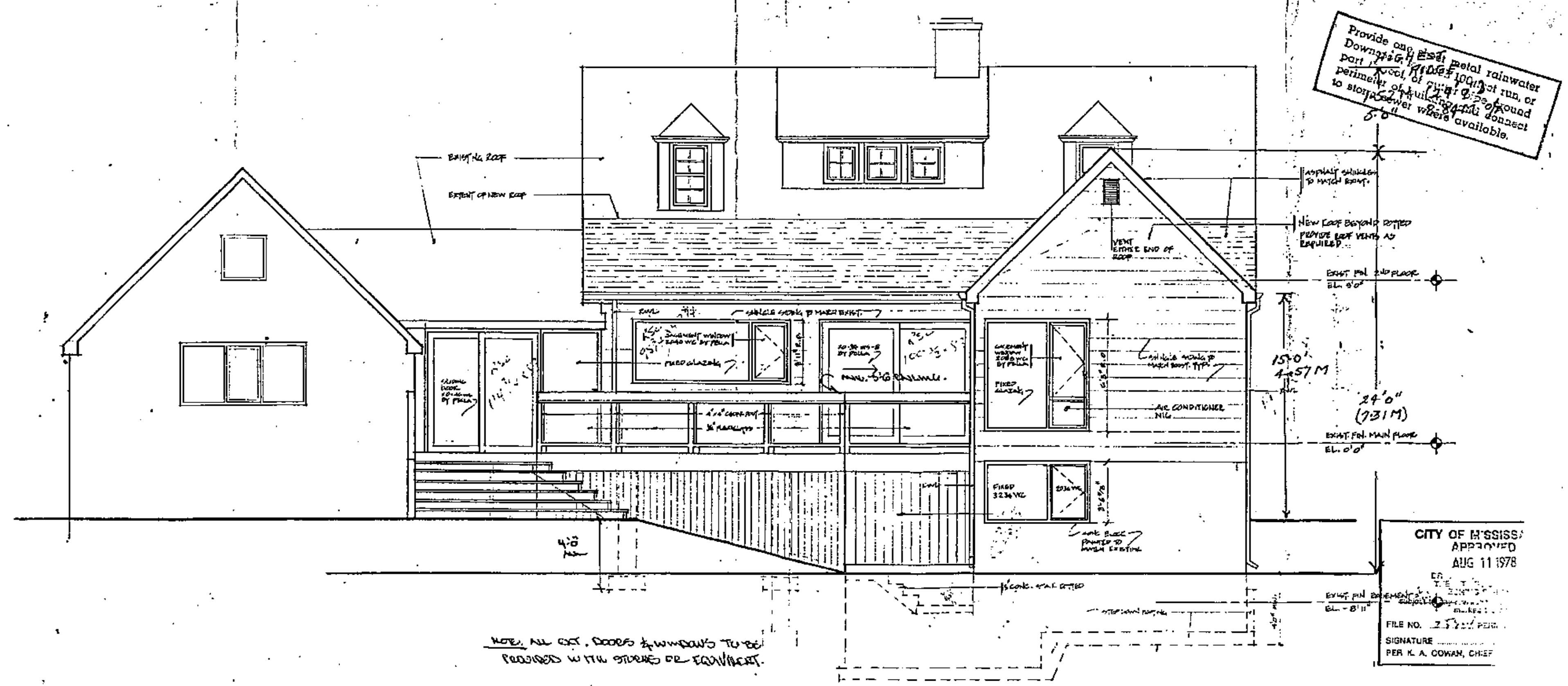
SITE PLAN

DRAWN
DATE:
SCALE

APPENDIX 8
page 2 of 5



SECTION A



WEST ELEVATION

DESCRIPTION	CH'D

ARCHITECTS & PLANNERS
...NORTH, MISSISSAUGA, ONTARIO
...COLLINGWOOD, ONT. ... (705) 445-2230

...EMAN
...DENCE
...TION

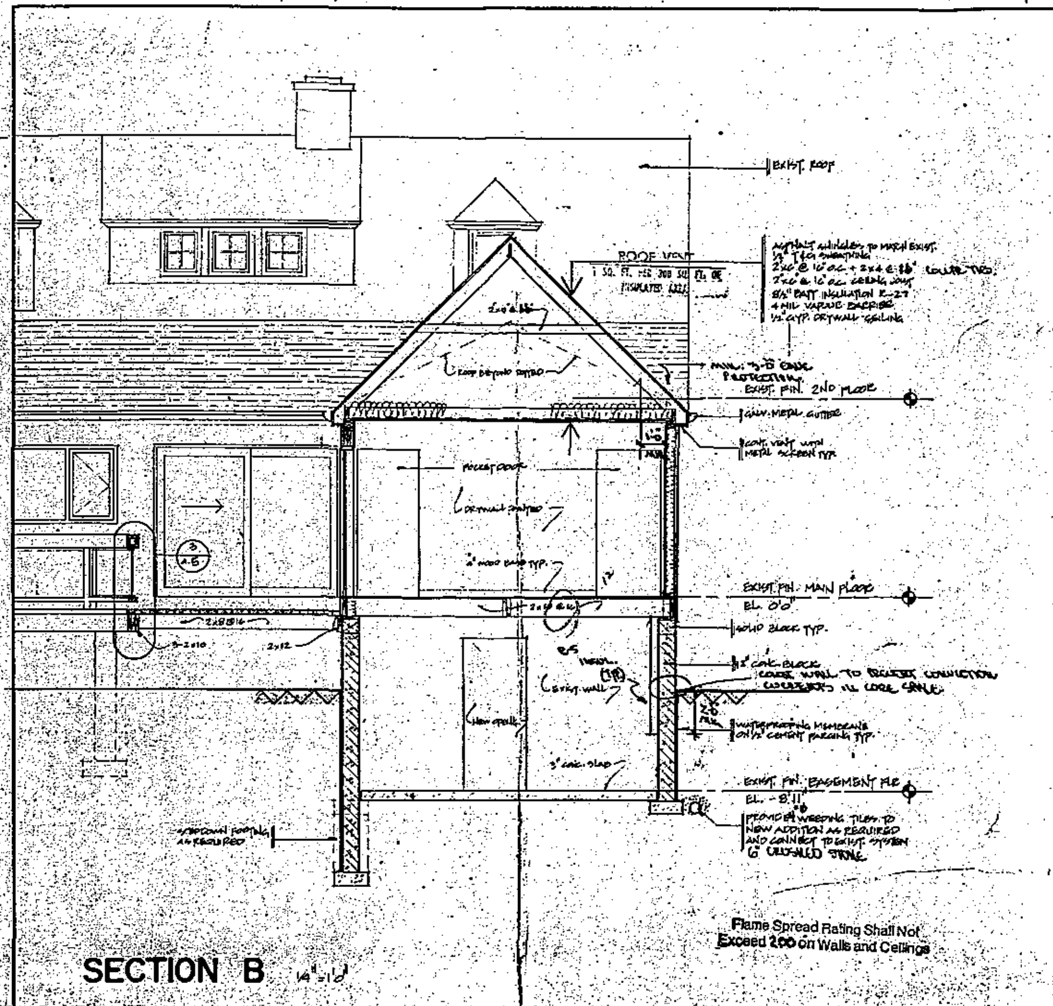
...EVATION
...TION

CHECKED:

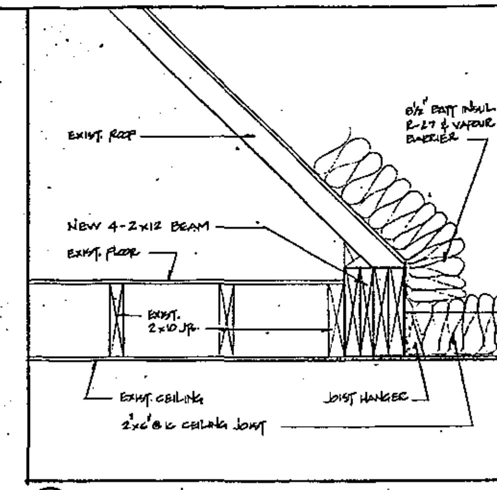
JOB NO.:

SHEET NO.:

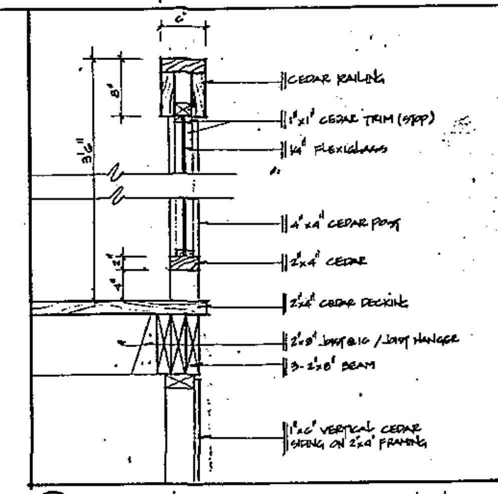
APPENDIX 8
page 3 of 5



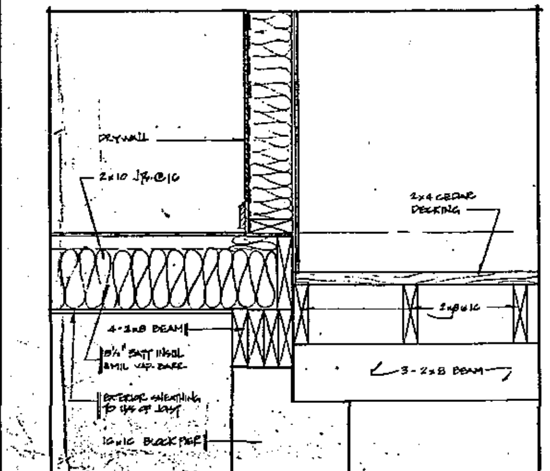
SECTION B 1/4"=1'0"



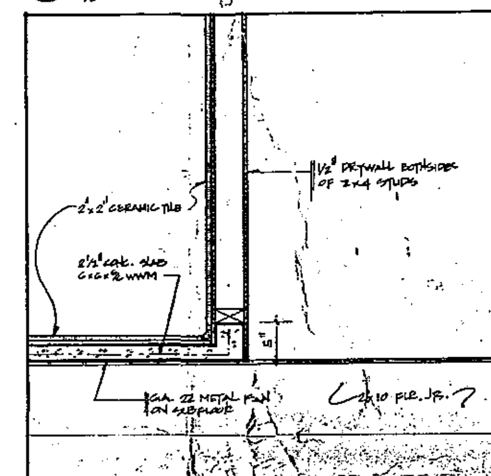
① SECTION DETAIL 1/2"=1'0"



③ SECTION DETAIL: TYP. DECK RAILING 1/2"=1'0"



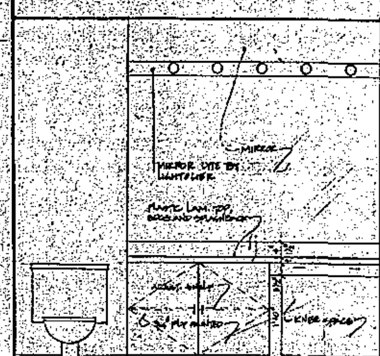
② SECTION DETAIL 1/2"=1'0"



④ SECTION DETAIL: AT SHOWER 1/2"=1'0"

STAIRS	2'-10" MIN. WIDTH
RISERS	8" MAX.
RUN	8½" MIN.
TREADS	9¼" MIN.
HEADROOM	6'-4" MIN.
HANDRAILS	2'-8" (MIN.) OVER STAIRS 2'-8" (MIN.) OVER LANDINGS

Building frames anchored to foundation wall by fastening sill plate with 1/2" dia. anchor bolts max. 8'0" o/c and embedded 4" (Min.) in foundation.



⑤ ELEV. WASHRM. VANITY 1/2"=1'0"

CITY OF MISSISSAUGA
APPROVED
AUG 11 1978
subject to any revisions shown in colour and marked thereon
FILE NO. ___ PERMIT NO. ___
SIGNATURE ___
PER K. A. COWAN, CHIEF BUILDING OFFICIAL

STARK TEMPORALE ARCHITECTS — MEMBERS — ONTARIO ASSOCIATION OF ARCHITECTS

REF.	DATE	DESCRIPTION	CHD

REVISIONS

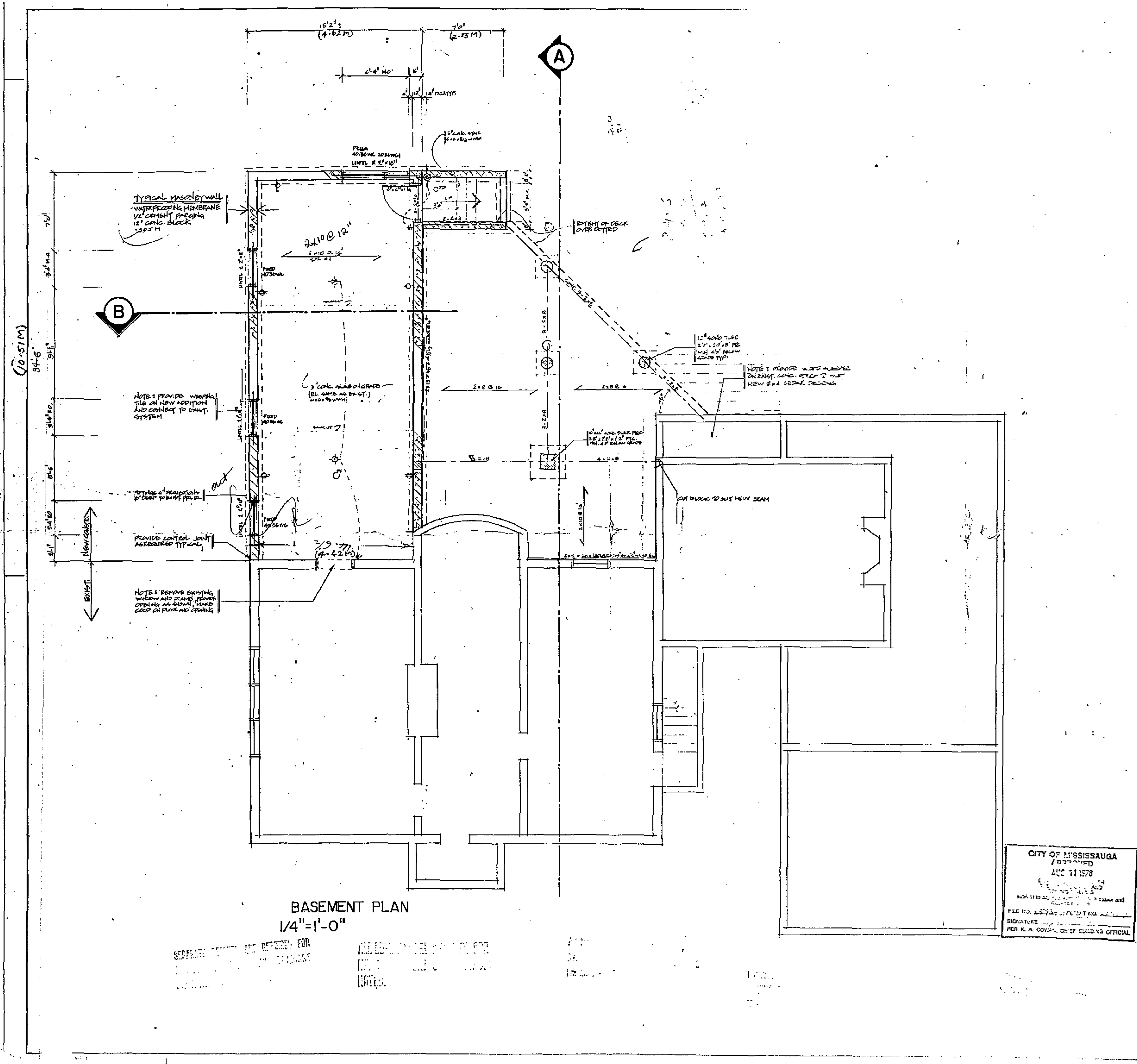
stark temporale ARCHITECTS & PLANNERS

DYKEMAN
RESIDENCE
ADDITION

SECTION B
MISC. DETAILS

DRAWN: R.G.M. DATE: APRIL /78	CHECKED:
SCALE: AS NOTED	JOB NO.: 78.215
ISSUED:	SHEET NO.: A·5

APPENDIX 8
page 4 of 5



REF.	DATE	DESCRIPTION	CH'D

REVISIONS

stark temporale ARCHITECTS & PLANNERS

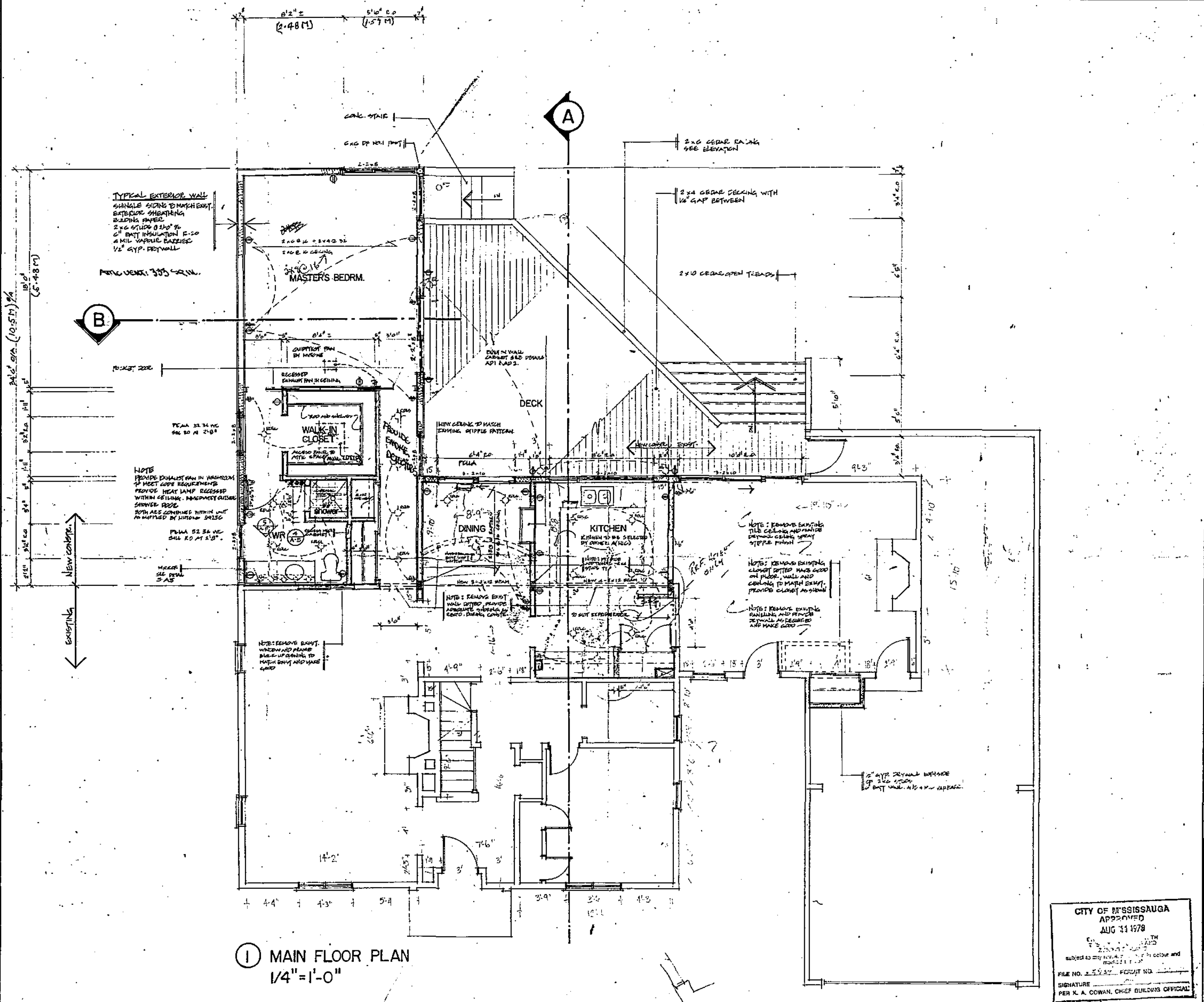
DYKEMAN RESIDENCE ADDITION

BASEMENT PLAN

DRAWN:
DATE:
CHECKED:
SCALE:
JOB NO.: 78-215
ISSUED:
SHEET NO.: A-2

Appendix 8

page 5 of 5



1 MAIN FLOOR PLAN
1/4"=1'-0"

REF.	DATE	DESCRIPTION	CH'D

REVISIONS

stark temporale ARCHITECTS & PLANNERS

DYKEMAN
RESIDENCE
ADDITION

MAIN FLOOR PLAN

DRAWN:
DATE:
CHECKED:
SCALE:
JOB NO.: 78.215
ISSUED:
SHEET NO.: A-3

ONTARIO REGULATION 9/06

made under the

ONTARIO HERITAGE ACT

Made: December 7, 2005
Filed: January 25, 2006
Published on e-Laws: January 26, 2006
Printed in *The Ontario Gazette*: February 11, 2006

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,

   i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

No, the property is not a rare or unique to any degree and doesn't represent any particular style, type, expression, materials or construction method.

The new addition was built in 1978. (Please refer to the architectural plans drawings attached as Appendix 8. The plans were approved by the City of Mississauga on August 11, 1978)

Approximately 1/3 of the house was added. The house was significantly altered.

The addition was built by using average construction methods. Ordinary building materials were used for 1978 renovation. The builder of the addition is undetermined.

Another alteration has been done to the front of the house during renovation in 1998. Please refer to the photo of the "house without garage dormers" and the photo of the house with new constructed dormers. Attached as Appendix 1.

The photo was taking by the previous owner Celso Maiolo in July 13, 1998. The look and character of the house was changed again.
Contemporary materials were use to renovated the frontage of the house.

The exterior, front and back of the house and interior of the house was changed from its original version. The only contour of the roof of the main house as well as general size of the windows opening was to remain of the original house. The house lost its original character.

ii. displays a high degree of craftsmanship or artistic merit, or

There is no any degree of craftsmanship or artistic merit in the exiting house.

Only ordinary materials were used for addition in 1978, like fiber cement siding, asphalt shingles, and Pella windows. Roof was covered with asphalt shingles, vinyl siding was used to clad front, side and the back of the house, cedar siding to clad dormers on the main house and dormers over the garage as well as front entrance and passage to the garage. New porch was constructed using ordinary building materials. Home Depot columns were use to support the porch canopy. New entrance door and garage door are average as well.

New dormers over the garage were constructed in 1998, by unknown builder. Average construction methods were used for this renovation.

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

Existing house doesn't demonstrate any degree of technical or scientific achievements. The house doesn't even have a central air-conditioning, only window mounted air conditioning units. The house was poorly built. Back porch is in a poor shape and broken in few places, vinyl siding is peeling of the house. Please refer to photographs attached as Appendix 5.

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

The property doesn't have any historical value or associative value. The property is listed on the City's Heritage Register, but not designated on

cultural landscapes inventory. Its one of many typical circa 1940 houses were build in the area and as mentioned before the new addition was built in 1978 and renovation of the exterior and interior done in 1998 by adding dormers over the garage and the front porch changed the look of the house from it original.

i.has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

Existing house doesn't have any association with any theme, event, belief, person (please see the list of people previously lived in our house. The list was obtained from Ontario Land Registry office). The house has no associating with any historic activity, organization, or institution that is significant to a community. Since the house was build in 1946 it was owned by two owners. Mr. Dykeman, who, accordingly to Matthew Wilkinson of Heritage Mississauga, was just an ordinary resident of the area and no historically significant person. I personally know Celso Maiolo and Susan Douglas. They are not significant to the community to warrant designating this property.

ii.yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

Existing house has no yields, and doesn't have the potential to yield, information that contributes to an understanding of a community or culture. This is just ordinary house in the neighborhood.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The new addition was built in 1978 and designed by Stark Temporale architects. This architectural firm still exists under Stark Arnitects Inc. and its focusing mainly on commercial and retail project accordingly to their website. This is just ordinary architect firm in Mississauga and is not significant to the community to warrant designating this property. The new 1978 addition designed by the firm didn't represent any particular style or idea. It was done mainly to add to a living space of the house and a rare deck. The house was poorly built by very average unknown builder. That is why the next owner of the house Celso Maiolo changed the roof, door, siding, added new dormers and front porch.

3. The property has contextual value because it,

i. is important in defining, maintaining or supporting the character of an area,

The character of the area has been changes significantly in the passed 10 years when it became popular again and many new custom homes were built. Now the characteristic houses in the area are much larger, 2 storey homes, built by land developers and home owners. Existing house doesn't have any character that supports the character of the area any more. The proposed house will support the character of what Mineola West area are use to be, the cottage country, in more contemporary way architecturally more linked to the streetscape. Please refer to the streetscape attached.

i. is physically, functionally, visually or historically linked to its surroundings, or

The existing house has not physically, functionally or historically linked to its surroundings. As I mentioned before the house exterior was changed significantly twice, in 1978 and 1998. It doesn't visually linked to the new streetscape were almost all house were remodeled or rebuilt. The proposed house is designed in a contemporary chalet style and will better link to the surrounded wooded area. The proposed house will not destroy but will contribute to the look of beautiful Douglas Drive. The only elements worth of preserving are the row of trees, which are representing the way the trees were planted in 1940's, in the rows, to protected the property and create the wind breaking effect.

ii. is a landmark.

The existing house is not a landmark of any kind.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

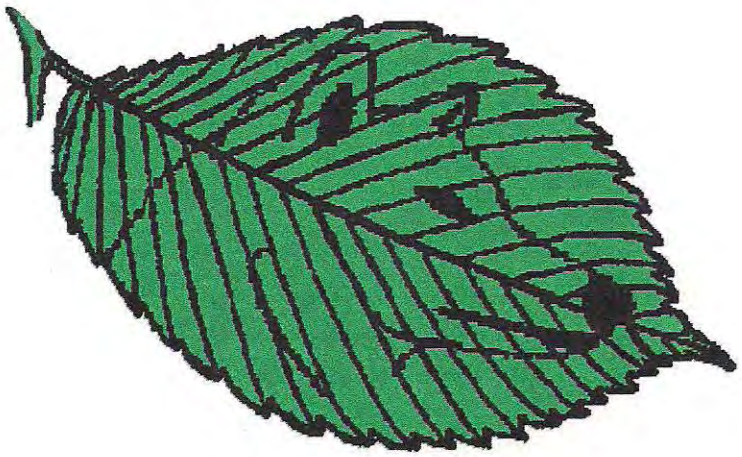
In the conclusion I would like to add that the proposed house will be much better needed improvement of the character of the streetscape of the are and will set an example of the residential style to compliment the neighborhood of Mineola West are.

Yours truly,

Irene Gankevitch

Irene G Interior Solutions

APPENDIX 10
PAGE 1 of 15



Timberwolf Tree Care and Consulting Inc.

This Report was
Prepared for: Irene Gankevitch

Re: 1546 Douglas Dr, Mississauga, ON

Preparedby:

Thomas Wright
I.S.A Certified Arborist#ON-0715A
P.N.W.I.S.A. Certified Tree Risk Assessor#1308
Butternut Health Assessor#292

15/10/2012

Timberwolf Tree Care and Consulting

Thomas Wright
Timberwolf Tree Care and Consulting Inc.
4491 Appleby Line
Burlington, ON
L7M 0P3

905-336-5979
888-915-5999 Voice and Fax
timberwolftreecare@xplornet.com

Timberwolf Tree Care and Consulting
Timberwolftreecare.ca

Tel#: (905) 336-5979
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Timberwolftreecare@xplornet.com
4491 Appleby Line
Burlington, ON, L7M 0P3

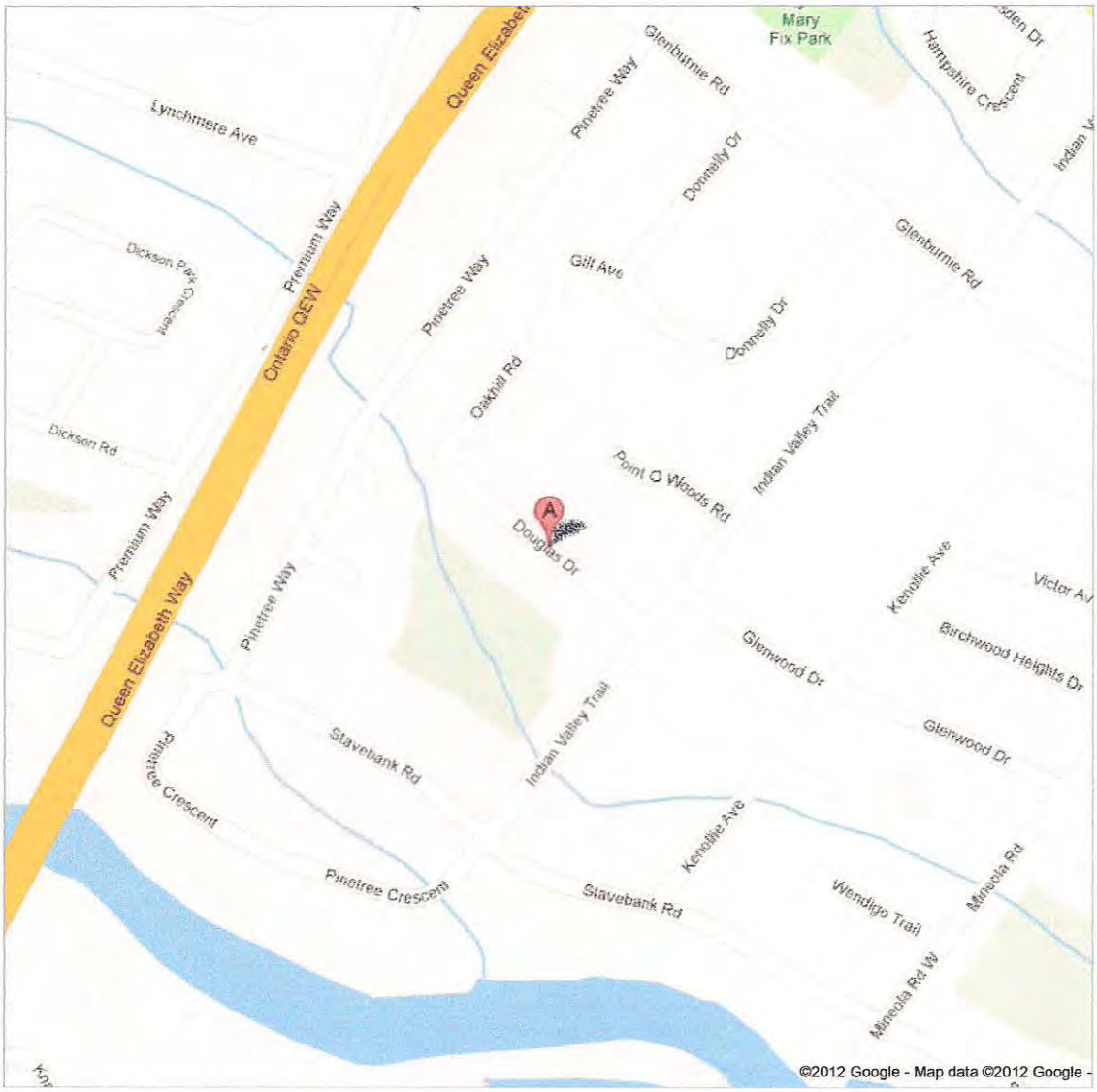
Background and Assignment

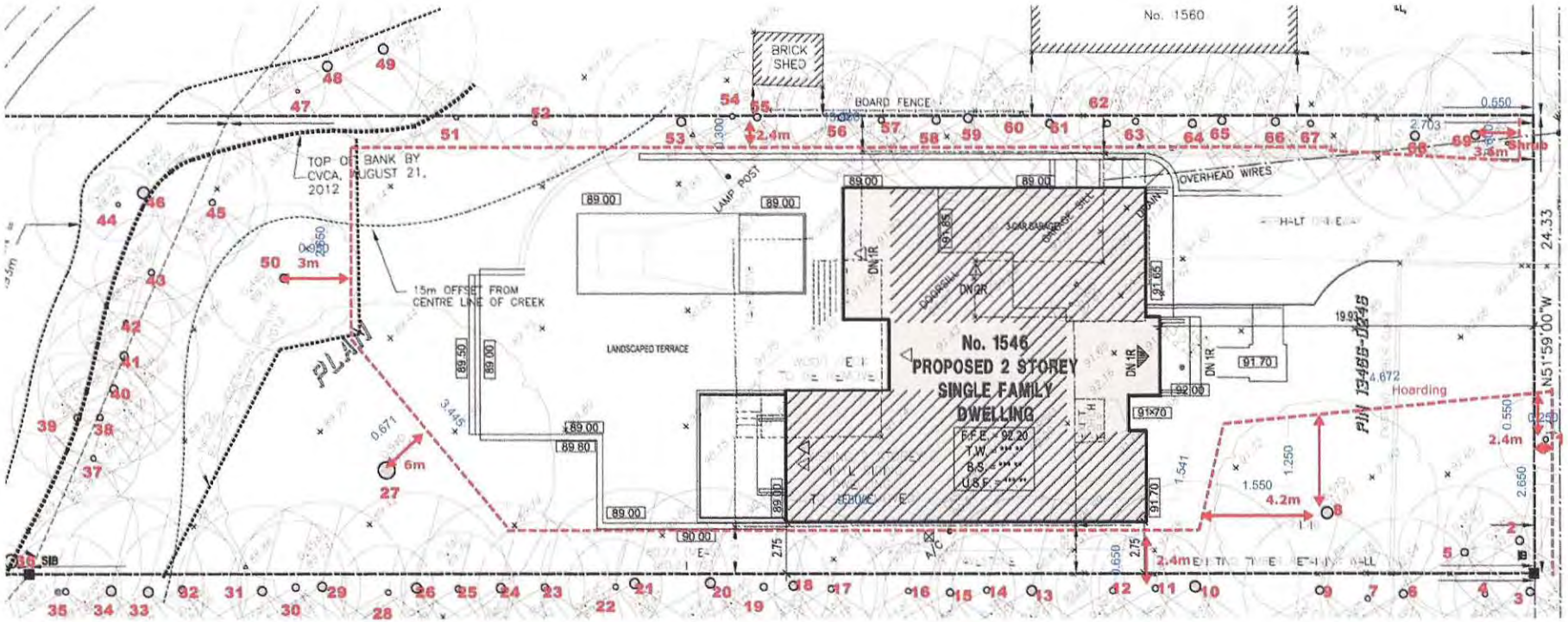
I was asked by Irene Gankevitch to write an Arborist Report for the property at 1546 Douglas Dr, Mississauga, Ontario. I was asked to report on the current condition of the trees, the condition of the site and provide recommendations to improve the health of the trees for during and after construction of a new home on the property. Three trees had already been removed by the owner prior to commencement of this report. Recommendations will involve grading recommendations, soil remediation and canopy improvement as well as on-site monitoring by a Certified Arborist both during and after construction. On-site monitoring will include recommendations to avoid crown and root damage, soil preservation plus proper root pruning should any roots be damaged during construction. Additional recommendations may be made on site by a Certified Arborist both during and after construction has completed.

Thomas Wright
President
Timberwolf Tree Care Inc.
I.S.A. Certified Arborist #ON-0715A
P.N.W.I.S.A. Certified Tree Risk Assessor #1308
Butternut Health Assessor #292
Forestry Technician – Sir Sandford Flemming College

Google

Address **1546 Douglas Dr**
Mississauga, ON L5G 2W7, Canada




No. 1560
BRICK SHED
BOARD FENCE
TOP OF BANK BY CVCA, AUGUST 21, 2012
15m OFFSET FROM CENTRE LINE OF CREEK
LAMP POST
OVERHEAD WIRES
LANDSCAPED TERRACE
No. 1546
PROPOSED 2 STOREY SINGLE FAMILY DWELLING
F.F.E. 92.20
T.W. = "
B.S. = "
U.S.F. = "
PLAN
PIN 13466-0245
Hoarding
Shrub
2.4m
3m
6m
4.2m
N51°59'00"W
24.33

Timberwolf Tree Care and Consulting
Timberwolftreecare.ca
Tel#: (905) 336-5979
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Burlington, ON, L7M 0P3

Site: 1546 Douglas Drive, Mississauga, ON.
Tree Inventory: Tree locations shown on attached site plan.

Trees are rated as: **Good**, **Fair** and **Poor**. **Good** referring to trees in a healthy state, **Poor** referring to trees in an unhealthy state and **Fair** referring to trees in an average state of health.

Tree #	Species	Tree Location: Town or Residential	DBH (cm)	Minimal Hoarding Distances	Actual Hoarding Distances	Crown Spread	Condition	Hazard Rating	Nature of Work
1	Little-Leaf Linden *(Tilia cordata)*	Municipal	29.3	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
2	Norway Spruce (*Picea abies)*	Residential	47	3m	3m	5m	Tree is in good condition.	4	Tree is to be hoarded off for protection.
3	Norway Spruce (*Picea abies)*	Neighbours	35 estimated	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
4	Norway Spruce (*Picea abies)*	Neighbours	25 estimated	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
5	Norway Spruce (*Picea abies)*	Residential	35.5	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
6	Norway Spruce (*Picea	Neighbours	35 estimated.	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off

	abies)								for protection.
7	Norway Spruce (*Picea abies)*	Neighbours	20 estimated	2.4m	2.4m	2m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
8	Norway Maple (*Acer platanoides)*	Residential	62	4.2m	4.2m	5m	Tree is in good condition.	4	Tree is to be hoarded off for protection.
9	Norway Spruce (*Picea abies)*	Neighbours	40 estimated	2.4m	2.4m	6m	Tree is in good condition.	4	Tree is to be hoarded off for protection.
10	Norway Spruce (*Picea abies)*	Neighbours	50 estimated	3m	2.4m	6m	Tree is in good condition.	4	Tree is to be hoarded off for protection.
11	Norway Spruce (*Picea abies)*	Neighbours	25 estimated	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
12	Norway Spruce (*Picea abies)*	Neighbours	25 estimated	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
13	Norway Spruce (*Picea abies)*	Neighbours	50 estimated	3m	2.4m	6m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
14	Norway Spruce (*Picea abies)*	Neighbours	25 estimated	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
15	Norway Spruce (*Picea abies)*	Neighbours	40 estimated	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
16	Norway Spruce (*Picea abies)*	Neighbours	30 estimated	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
17	Norway Spruce (*Picea*	Neighbours	35 estimated	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off

	abies)								for protection.
18	Norway Spruce (*Picea abies)*	Neighbours	50 estimated	3m	2.4m	5m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
19	Norway Spruce (*Picea abies)*	Neighbours	45 estimated	3m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
20	Norway Spruce (*Picea abies)*	Neighbours	45 estimated	3m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
21	Norway Spruce (*Picea abies)*	Neighbours	50 estimated	3m	2.4m	5m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
22	Norway Spruce (*Picea abies)*	Neighbours	25 estimated	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
23	Norway Spruce (*Picea abies)*	Neighbours	40 estimated	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
24	Norway Spruce (*Picea abies)*	Neighbours	40 estimated	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
25	Norway Spruce (*Picea abies)*	Neighbours	30 estimated	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
26	Norway Spruce (*Picea abies)*	Neighbours	50 estimated.	2.4m	2.4m	5m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
27	Norway Maple (*Acer platanoides)*	Residential	106.5	6m	6m	12m	Tree is in good condition.	5	Tree is to be hoarded off for protection.
28	Norway Spruce (*Picea*	Neighbours	30 estimated	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off

	abies)								for protection.
29	Norway Spruce (*Picea abies)*	Neighbours	50 estimated	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
30	Norway Spruce (*Picea abies)*	Neighbours	50 estimated	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
31	Norway Spruce (*Picea abies)*	Neighbours	45 estimated	3m	3m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
32	Norway Spruce (*Picea abies)*	Neighbours	35 estimated	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
33	Norway Spruce (*Picea abies)*	Neighbours	45 estimated	3m	3m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
34	Norway Spruce (*Picea abies)*	Neighbours	50 estimated	3m	3m	5m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
35	Norway Spruce (*Picea abies)*	Neighbours	30 estimated	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
36	White Oak (*Quercus alba)*	Residential	50	3m	3m	8m	Tree is in good condition.	5	Tree is to be hoarded off for protection.
37	White Spruce (*Picea glauca*)	Residential	23	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
38	White Spruce (*Picea glauca*)	Residential	32	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
39	Red Maple (*Acer rubra)*	Residential	24.5	2.4m	2.4m	5m	Tree is in good condition.	3	Tree is to be hoarded off

									for protection.
40	White Spruce (*Picea glauca*)	Residential	40.5	3m	3m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
41	White Spruce (*Picea glauca*)	Residential	23	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
42	White Spruce (*Picea glauca*)	Residential	24.4	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
43	White Spruce (*Picea glauca*)	Residential	27.8	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
44	Norway Maple (*Acer platanoides)*	Residential	28	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
45	White Spruce (*Picea glauca*)	Residential	33	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
46	Red Maple (*Acer rubra)*	Residential	62	4.2m	4.2m	10m	Tree is in good condition.	5	Tree is to be hoarded off for protection.
47	Black Cherry (*Prunus serotina)*	Neighbours	18 estimated	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
48	White Pine (*Pinus strobus)*	Neighbours	45 estimated	3m	3m	5m	Tree is in good condition.	4	Tree is to be hoarded off for protection.
49	White Pine (*Pinus strobus)*	Neighbours	45 estimated	3m	3m	5m	Tree is in good condition.	4	Tree is to be hoarded off for protection.
50	Red Maple (*Acer rubra)*	Residential	46	3m	3m	5m	Tree is in good condition.	3	Tree is to be hoarded off

									for protection.
51	Yew (*Taxus canadensis)*	Residential	9	1.8m	1.8m	2m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
52	Blue Beech (*Carpinu caroliniana)*	Residential	15.5	2.4m	1.8m	2m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
53	Norway Spruce (*Picea abies)*	Residential	47	3m	1.8m	6m	Tree is in good condition.	5	Tree is to be removed.
54	Norway Spruce (*Picea abies)*	Border tree	27	2.4m	1.8m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
55	Norway Spruce (*Picea abies)*	Residential	35.8	2.4m	1.8m	4m	Tree is in good condition.	5	Tree is to be hoarded off for protection.
56	Norway Spruce (*Picea abies)*	Residential	36.8	2.4m	1.8m	4m	Tree is in good condition.	5	Tree is to be hoarded off for protection.
57	Norway Spruce (*Picea abies)*	Residential	32.5	2.4m	1.8m	4m	Tree is in good condition.	5	Tree is to be removed.
58	Norway Spruce (*Picea abies)*	Residential	35	2.4m	1.8m	4m	Tree is in good condition.	5	Tree is to be hoarded off for protection.
59	Norway Spruce (*Picea abies)*	Residential	46.6	3m	1.8m	4m	Tree is in good condition.	5	Tree is to be removed.
60	Yew (*Taxus canadensis)*	Residential	19	2.4m	1.8m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
61	Norway Spruce (*Picea*	Residential	40	2.4m	1.8m	5m	Tree is in good condition.	5	Tree is to be removed.

	abies)								
62	Norway Spruce (*Picea abies)*	Residential	30.5	2.4m	1.8m	4m	Tree is in good condition.	5	Tree is to be hoarded off for protection.
63	Norway Spruce (*Picea abies)*	Residential	31	2.4m	1.8m	4m	Tree is in good condition.	6	Tree is to be hoarded off for protection.
64	Norway Spruce (*Picea abies)*	Residential	40.5	3m	3m	4m	Tree is in good condition.	6	Tree is to be hoarded off for protection.
65	Norway Spruce (*Picea abies)*	Residential	37.5	2.4m	2.4m	4m	Tree is in good condition.	6	Tree is to be hoarded off for protection.
66	Norway Spruce (*Picea abies)*	Residential	48.6	3m	3m	4m	Tree is in good condition.	6	Tree is to be hoarded off for protection.
67	Norway Spruce (*Picea abies)*	Residential	33.2	2.4m	2.4m	4m	Tree is in good condition.	6	Tree is to be hoarded off for protection.
68	White Pine (*Pinus strobus)*	Residential	54.3	3.6m	3.6m	5m	Tree is in good condition.	6	Tree is to be hoarded off for protection.
69	Red Maple (*Acer rubra)*	Residential	54	3.6m	3.6m	5m	Tree is in good condition.	6	Tree is to be hoarded off for protection.

Tree Summary and Preservation Recommendations

Most of the trees on this property are in good shape and will not require any additional effort in order to maintain their health as long as the hoarding is not violated, except for the trees near the new home construction. This includes trees #10-24 & 49-70. These trees have root zones that will be impacted by construction. The root zones of these trees should have a layer of wood chips spread inside the hoarding in order to preserve the soil moisture. The soil type is a sandy loam which has a very diminished ability to stay stable, therefore the sides of the excavation pit within a 1 meter distance near any tree hoarding, should be shored up with plywood and braced in order to prevent any soil from shifting away from the root plate.

The hoarding distances should be sufficient to preserve the trees but some roots may be damaged during excavation so it is recommended that a Certified Arborist be present during excavation in order to prune back the roots properly and to make any additional recommendations to preserve the trees. Periodic monitoring of these trees during construction should be done by a Certified Arborist.

Thomas Wright
President
Timberwolf Tree Care Inc.
I.S.A. Certified Arborist #ON-0715A
P.N.W.I.S.A. Certified Tree Risk Assessor #1308
Butternut Health Assessor #292
Forestry Technician – Sir Sandford Flemming College

Timberwolf Tree Care and Consulting
TEL#: (905) 336-5979
FAX#: (905) 336-7596
4491 Appleby Line R.R.#6 Milton, ON. L9T 2Y1

Tree Appraisals

Site: #315 Watson Ave, Oakville, ON.

Tree #	Tree Species	DBH(cm)	Species Rating %	Tree Condition %	Tree Location %	Replacement Size (cm)	Installed Tree Cost $	Unit Tree Cost	Appraised Value $
1	Little-Leaf Linden (*Tilia cordata*)	29.3	69	90	92	9	860	6.51	2657.5

Timberwolf Tree Care and Consulting
TEL#: (905) 336-5979
FAX#: (905) 336-7596
4491 Appleby Line R.R.#6 Milton, ON. L9T 2Y1

Certification of Performance

I, Thomas Wright Certify:

- That I have personally inspected the trees and the property referred to in this report and have stated my finding accurately.
- That I have no current prospective interest in the vegetation of the property that is the subject of this report.
- That the analysis, opinions and conclusions stated herein are my own, and based on current scientific facts.
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favours the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events
- That no one provided significant professional assistance to the consultant

I further certify that I am a member of the International Society of Arboriculture and I am a Arborist Certified (ON-0715) by the International Society of Aboriculture. I am a Certified Tree Risk Assessor (#1308) with the Pacific Northwest Chapter of the International Society of Aboriculture, I have a diploma in Forestry by the Sir Sandford Flemming College and I have been involved in tree care since 1998.

Signed:

Dated: October 15, 2012

Houses accross the street

Houses accross the street

Houses accross the street

APPENDIX 12