City of Mississauga
Agenda

MISSISSAUGA

Heritage Advisory Committee

Date
2017/06/13

Time
9:30 AM

Location
Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

Members
Councillor George Carlson, Ward 11 (Chair)
Rick Mateljan, Citizen Member (Vice-Chair)
Councillor Carolyn Parrish, Ward 5
Michael Battaglia, Citizen Member
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
Lindsay Graves, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Melissa Stolarz, Citizen Member
Matthew N. Wilkinson, Citizen Member

Contact
Mumtaz Alikhan, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5425
mumtaz.alikhan@mississauga.ca

NOTE: To support corporate waste reduction efforts the large appendices in this agenda can be viewed at:
http://www.mississauga.ca/portal/cityhall/ heritageadvisory.ca

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1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. DECLARATION OF CONFLICT OF INTEREST

4. MINUTES OF PREVIOUS MEETING
4.1. Approval of Minutes of Meeting held on May 9, 2017

5. DEPUTATIONS

5.1. Old Port Credit Village Heritage Conservation District Plan Review - Peter Stewart, George Robb Architect

6. PUBLIC QUESTION PERIOD - 15 Minute Limit (*In accordance with Section 43 of the City of Mississauga Procedure By-law 0139-2013, persons who wish to address the Heritage Advisory Committee about a matter on the Agenda may ask their question limiting it to 5 minutes, as the public question period total limit is 15 minutes.*)

7. MATTERS TO BE CONSIDERED

7.1. Request to Alter a Heritage Designated Property: 29 Port Street West (Ward 1)

7.2. Request to Alter a Heritage Designated Property: 39 Peter Street South (Ward 1)

7.3. Request to Alter 1723 Birchwood Drive (Ward 2)

7.4. Request to Alter the City Boulevard in front of 111 Lakeshore Road West

7.5. Correction to Heritage Register Changes Pertaining to Reduction of Mineola Cultural Landscape (Ward 1)

8. SUBCOMMITTEE UPDATES

8.1. Heritage Designation Sub-Committee
8.2. Public Awareness Sub-Committee

9. INFORMATION ITEMS

10. OTHER BUSINESS

11. DATE OF NEXT MEETING

12. ADJOURNMENT

City of Mississauga
Minutes

MISSISSAUGA

Heritage Advisory Committee

Date
2017/05/09

Time
9:30 AM

Location
Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

Members Present
Councillor George Carlson, Ward 11 **(Chair)**
Rick Mateljan, Citizen Member **(Vice-Chair)**
Councillor Carolyn Parrish, Ward 5 – (arr. 9:43 am)
Michael Battaglia, Citizen Member
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Melissa Stolarz, Citizen Member
Matthew N. Wilkinson, Citizen Member

Members Absent
Lindsay Graves, Citizen Member

Staff Present
Paul Damaso, Director, Culture Division
Mark Warrack, Manager, Culture and Heritage Planning
Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division
Cecilia Nin Hernandez, Heritage Coordinator, Culture Division
Mumtaz Alikhan, Legislative Coordinator

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1. CALL TO ORDER – 9:33 am Introduced Melissa Stolarz

2. APPROVAL OF AGENDA
APPROVED (R. Mateljan)

3. DECLARATION OF CONFLICT OF INTEREST

Rick Mateljan declared a conflict with Items 7.2 and 7.4 as his Company is involved in the applications.

4. MINUTES OF PREVIOUS MEETING

4.1. Approval of Minutes of April 11, 2017 Meeting

APPROVED (J. Holmes)

5. DEPUTATIONS

5.1. Item 7.1 - David McComb, President and CEO, Edenshaw Developments and Jane Burgess, Architect

Jane Burgess, Architect, Stevens Burgess Architect, who prepared the Heritage Impact Assessment, reviewed her conclusion as to why the property is not worthy of designation under Section 9/06 of the Ontario Heritage Act. She noted that aside from residual historical value, the property does not get much support from the character of the neighbourhood. Mark Warrack, Manager, Culture and Heritage Planning, advised that he concurred with Ms. Burgess's findings.

David McComb, President and CEO, Edenshaw Developments, noted that this is an opportunity to look at the cenotaph to modernize it and will work with staff on this matter.

The Committee commented as follows:

- Strong consideration be given to mitigating the impact from a visual perspective of the cenotaph for future generations – make it a focal point;
- Incorporating evening lighting to show Canadian national colours;
- That any development design changes be brought back for comment to a future Heritage Advisory Committee Meeting.

At this point, the Committee considered Item 7.1 under Matters Arising.

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7.1. Proposed Heritage Designation, 21 Park Street East (Ward 1)
Corporate Report dated May 3, 2017 from the Commissioner of Community Services.

RECOMMENDATION
HAC-0033-2017

1. That the deputations from Jane Burgess, Stevens Burgess Architects Ltd., and David McComb, President and CEO, Edenshaw Developments, be received.

2. That the property at 21 Park Street East, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

3. That any development design changes be brought back for comment to a future Heritage Advisory Committee Meeting.

APPROVED (D. Dodaro)

6. PUBLIC QUESTION PERIOD – Nil.

7. MATTERS TO BE CONSIDERED

7.2. Request to Alter a Heritage Designated Property: 7059 Second Line West (Ward 11)

R. Mateljan excused himself from the meeting for Item 7.2.

Jim Holmes advised that the Meadowvale Village Heritage Conservation District Advisory Sub-Committee (Sub-Committee) had reviewed the report at its April 4, 2017 meeting and is not opposed to the proposal.

Ruth Victor, Planner for the Rotherglen School, noted that changes to the basement window (south elevation) and the window on the east (rear) elevation were required due to fire safety regulations. She requested the Committee to consider excluding recommendation (a) in the Corporate Report dated April 18, 2017 from the Commissioner of Community Services. Mr. Holmes expressed support for Ms. Victor's request.

RECOMMENDATION
HAC-0034-2017
That the request to alter the property at 7059 Second Line West, as described below, and in the attached drawings be approved, as amended, with the following conditions:

(a) That the original stair, baluster, and column wood materials be salvaged for reuse.

(b) That if any changes result from other City review and approval requirements, such as but not limited to building permit, committee of adjustment or site plan approval, a new heritage permit application will be required. The applicant is required to contact Heritage Planning at that time to review the changes prior to obtaining other

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approvals and commencing construction.

APPROVED (J. Holmes)
At this point Mr. Mateljan returned to the meeting.

7.3. Request to Alter a Heritage Designated Property: 264 Queen Street South (Ward 11)
Corporate Report dated April 18, 2017 from the Commissioner of Community Services.

RECOMMENDATION
HAC-0035-2017
That the alterations and addition as depicted in the updated attached drawings for the property and building at 264 Queen Street South, which is designated under Part IV of the Ontario Heritage Act, be approved.

APPROVED (Councillor C. Parrish)

R. Mateljan excused himself from the meeting.

7.4. Request to Alter a Heritage Designated Property: 1507 Clarkson Road North (Ward 2)
Corporate Report dated April 13, 2017 from the Commissioner of Community Services.

RECOMMENDATION
HAC-0036-2017
That the proposal for the conservation of windows and doors as well as selected repair and replacement of the existing board and batten, soffit fascia, as depicted in the appendix to this report be approved for the Benares Museum's Barn building and installation of a French drain around the potting shed building at 1507 Clarkson Road North, which is designated under Part IV of the Ontario Heritage Act.

APPROVED (M. Wilkinson)

At this point, R. Mateljan returned to the meeting.

7.5. Request to Alter 1059 Old Derry Road Heritage Permit Revision
Corporate Report dated April 13, 2017 from the Commissioner of Community Services.

RECOMMENDATION
HAC-0037-2017
That the request to alter the property at 1059 Old Derry Road, as described in the Corporate Report dated April 13, 2017 from the Commissioner of Community Services, be approved.

APPROVED (C. McCuaig)

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7.6. Request to Demolish a Heritage Listed Property: 2326 Mississauga Road (Ward 8)
Corporate Report dated April 18, 2017 from the Commissioner of Community Services.

RECOMMENDATION
HAC-0038-2017
That the property at 2326 Mississauga Road, which is listed on the City of Mississauga's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

APPROVED (R. Mateljan)

7.7. Request to Demolish a Heritage Listed Property: 191 Donnelly Drive (Ward 1)
Corporate Report dated May 2, 2017 from the Commissioner of Community Services.

RECOMMENDATION
HAC-0039-2017
That the property at 191 Donnelly Drive, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

APPROVED (R. Cutmore)

7.8. Reduction of Mineola Cultural Landscape
Memorandum dated May 2, 2017 from Paula Wubbenhorst, Senior Heritage Coordinator.

RECOMMENDATION
HAC-0040-2017
1. That the Memorandum dated May 2, 2017 from Paula Wubbenhorst, Senior Heritage Coordinator, be received.

2. That the option to remove all properties from the Mineola Cultural Landscape without review, save for those abutting the Credit River (which are part of the Credit River Corridor Cultural Landscape), those abutting Stavebank Road, designated properties (including those protected with a notice of intent to designate), and those individually listed on the Heritage Register as shown in Appendix 2 of the Memorandum dated May 2, 2017 from Paula Wubbenhorst, Senior Heritage Coordinator, be approved.

APPROVED (C. McCuaig)

7.9. 2017 Designated Heritage Property Grants

In response to an inquiry from Mr. Cutmore regarding whether it is permissible for an applicant who has been turned down to re-apply, Mr. Warrack advised that a grant cannot be approved retroactively.

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Mr. Mateljan noted that the Grants Program does not work for larger projects. Paul Damaso, Director, Culture Division, said that it is time to review the criteria to see if the Program is meeting the demand and a report will be brought back to the Committee.

RECOMMENDATION
HAC-0041-2017

1. That the Heritage Property Grant Program requests as outlined in the corporate report dated April 4, 2017, from the Commissioner of Community Services entitled "2017 Designated Heritage Property Grants", be approved.

2. That staff be directed to report back to the Heritage Advisory Committee with respect to a review of the Heritage Property Grant Program criteria.

APPROVED (J. Holmes)

8. SUBCOMMITTEE UPDATES

8.1. Report from Meadowvale Village Heritage Conservation District Advisory Sub-Committee Meeting of April 4, 2017

RECOMMENDATION
HAC-0042-2017
That the Report from the Meadowvale Village Heritage Conservation District Advisory Sub-Committee Meeting held on April 4, 2017 be received, and the following Recommendations contained there-in be approved:

MVHCDA-001/2017
That the request to alter the property at 1059 Old Derry Road be approved, as described in the Memorandum dated March 29, 2017 from Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division.

MVCHDA-002/2017
That the request to alter the property at 7059 Second Line West be approved with the following conditions:

a. That the proposed driveway be revised to reflect a reduction in driveway width to 4 metres, or 3 metres flanked with a sidewalk flush with the paving material of the driveway
b. That permeable materials are supported for the driveway and flanking sidewalk
c. That if any changes result from other City review and approval requirements, such as, but not limited to, building permit, committee of adjustment or site plan approval, a new heritage permit application will be required. The applicant is required to contact heritage planning at that time to review the changes prior to obtaining other approvals and commencing construction.

APPROVED (J. Holmes)

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8.2. Heritage Designation Sub-Committee

Mr. McCuaig spoke to a meeting he held, subsequent to the May 3, 2017 General Committee Meeting with respect to the premature demolition of 1109 Clarkson Road North (Ward 2), with Ward 2 Councillor Ras, Councillor Carlson and Mr. Dodaro. Mr. Damaso advised that a report will be brought back to the Heritage Advisory Committee outlining a post evaluation of the demolition of the property and how to improve and implement a better process.

Mr. Dodaro stated that clarification of what constitutes the 60 day period such as who initiates it, and when and how it is initiated, be included in the report.

RECOMMENDATION
HAC-0043-2017
That staff be directed to prepare a report for the July Heritage Advisory Committee meeting providing:

(a) a post evaluation of Clarkson Corners;

(b) a review of the heritage permit process.

APPROVED (C. McCuaig)

8.3. Public Awareness Sub-Committee
Nil

9. INFORMATION ITEMS - Nil

10. OTHER BUSINESS

(a) Councillor Parrish spoke to the refurbishment of a decommissioned CF100 airplane near Paul Coffey Park. She said that Malton was known for its aeronautical industry and designating the airplane would be appropriate. Mr. Warrack noted that it is only possible to designate real property and any structure on it, but will look into the matter further.

11. DATE OF NEXT MEETING - June 13, 2017

12. ADJOURNMENT – 11:16am

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City of Mississauga
Corporate Report

MISSISSAUGA

Date: 2017/05/19	Originator's files:
To: Chair and Members of Heritage Advisory Committee	
From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services	Meeting date: 2017/06/13

Subject
Request to Alter a Heritage Designated Property: 29 Port Street West (Ward 1)

Recommendation
1. That the proposed alteration to 29 Port Street West, as per the Corporate Report from the Commissioner of Community Services, dated May 18, 2017 be approved.
2. That if any changes result from other City review and approval requirements, such as but not limited to building permit, committee of adjustment or site plan approval, a new heritage permit application may be required. The applicant is required to contact heritage planning at that time to review the changes prior to obtaining other approvals and commencing construction.
3. That the Heritage Advisory Committee review the Committee of Adjustment application once it is submitted to the City by the applicant.

Background
The City designated the Old Port Credit Village Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act in 2004. The subject property is included in the district and identified as a "complementary" property in the plan. As such, the property is subject to the heritage permitting requirements outlined in the plan for this classification.

The owner of the property at 29 Port Street West has submitted a heritage permit application to add a second storey addition, build out over the driveway, remove two outbuildings and add a new detached two car garage. The drawings and supporting Heritage Impact Assessment, by Megan Hobson, M.A. Dipl. Heritage Conservation, Architectural Historian and Conservation Specialist, are attached as Appendices 1 and 2 respectively.

The HCD plan indicates that a heritage permit is required for "additions including porches, verandahs, decks or enclosed porches" for complementary properties.

The HCD Plan section 3.1.6 states that "In addition to heritage permit applications, matters relating to the official plan, zoning, site plan approval, severance, variances and private tree by-law will be reviewed by the Heritage Advisory Committee…". The Development planning

department has advised that a Site Plan application is required and pending. The applicant has advised that a Committee of Adjustment application is required and pending related to the proposed garage. Variances will be confirmed through the submittal of a building permit application which is outstanding.

Comments

The Old Port Credit Village HCD plan states, in addition to other guidelines, that height should be kept to two storeys or less; that the size of the addition maintains ample open space around the house; and that rear additions are favoured over front additions. While a rear addition would be preferred, the proposed second storey addition and additional built form over the driveway maintains space around the house and is within two storeys in height. It is important to note though that the existing red brick bungalow would be unrecognizable.

Guideline 5.10 advises to “choose stock windows that are flat-headed and taller than they are wide.” Some of the windows do not comply. Also, “multi-paned [window] sashes, especially the ones with snap-in muntin bars” should be avoided. Guideline 5.14 stipulates that skylights should be installed away from street view. A skylight is shown on one of the side elevations. It may be visible from the street. The proponent is encouraged to revisit detailing such as this. As per guideline 5.13, “Ornamentation on your addition should be restrained.”

In general, the character, scale, massing, height and setback changes related to the house and garage appear to be sympathetic to the character of the Old Port Credit Village Heritage Conservation District. However, since the Site Plan application, Committee of Adjustment (C of A) application and building permit applications are outstanding, other issues and confirmation of variances cannot be provided at this time by other departments. The Old Port Credit Village Heritage District character is supported in the current zoning by-law provisions for the area. Therefore, the proposed addition, new garage and removal of existing outbuildings may be approved only with the caveat that a new heritage permit application will be required if changes result from the review of other departments. In addition, the C of A application is required to come back to the Heritage Advisory Committee for review and comment.

Financial Impact

There is no financial impact.

Conclusion

The owner of the subject property proposes a second storey addition, additional built form over the driveway, a new two car garage, as well as the removal of two outbuildings. The proposal will completely change the character of the existing complementary dwelling. However, the scale, massing, height and setback of the proposed changes appear to be sympathetic to the Old Port Credit Village HCD and should be approved with conditions as stated above.

Attachments

Appendix 1: Drawings
Appendix 2: Heritage Impact Assessment

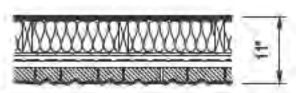
Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: C. Nin Hernandez & P. Wubbenhorst, Heritage Planning staff

Appendix 1

WALL SCHEDULE

W1



STONE VENEER WALL CONSTRUCTION

NATURAL STONE VENEER AS PER PRODUCT MANUFACTURER
STONE VENEER MORTAR SETTING BED (OR 1" AIR GAP)
SCRATCH COAT OVER METAL LATH (OR 1" AIR GAP)
TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C.
RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

W2

BRICK VENEER WALL CONSTRUCTION

BRICK VENEER AS PER PRODUCT MANUFACTURER
1" AIR SPACE
22MM x 180MM x 0.76MM (⅞" x 7" x 0.03") GALVANIZED METAL TIES @ 406MM (1'-4") O.C. HORIZ. AND 600MM (2'-0") O.C. VERT.
TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C.
RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

W3

STUCCO WALL CONSTRUCTION

STUCCO VENEER AS PER MANUFACTURER
TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C.
RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

WALL SCHEDULE

W4

SIDING WALL CONSTRUCTION

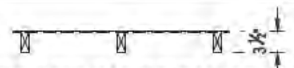
PREF. SIDING VENEER AS PER MANUFACTURER
TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C.
RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

P1

2" X 4" INTERIOR PARTITION

13MM (½") GYPSUM WALL BOARD
38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C.
BEARING PARTITIONS TO BE 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS
13MM (½") GYPSUM WALL BOARD

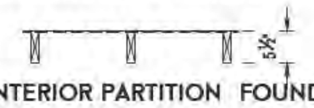
P1a



2" X 4" INTERIOR PARTITION FOUNDATION WALL

6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C.
RSI 2.11 (R12) INSULATION IN VOID SPACE B/W WOOD STUDS
GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL

P1c



2" X 6" INTERIOR PARTITION FOUNDATION WALL

6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
38MM x 150MM (2" x 6") @ 400MM (1'-4") O.C.
(R22) INSULATION IN VOID SPACE B/W WOOD STUDS
GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL

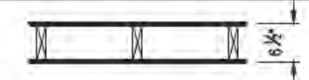
WALL SCHEDULE

P1b

2" X 4" INTERIOR STRAPPING

13MM (½") GYPSUM WALL BOARD
38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C.

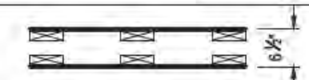
P2



2" X 6" INTERIOR PARTITION

13MM (½") GYPSUM WALL BOARD
38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C.
BEARING PARTITIONS TO BE 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS
13MM (½") GYPSUM WALL BOARD

P2a



2" X 6" INTERIOR POCKET DOOR WALL

13MM (½") GYPSUM WALL BOARD
38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. ON SIDE
BEARING PARTITIONS TO BE 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS
13MM (½") GYPSUM WALL BOARD

P3

2" X 2" INTERIOR PARTITION

13MM (½") GYPSUM WALL BOARD
38MM x 38MM (2" x 2") @ 400MM (1'-4") O.C.
13MM (½") GYPSUM WALL BOARD

WALL SCHEDULE

P3a

2" X 2" INTERIOR STRAPPING

13MM (½") GYPSUM WALL BOARD
38MM x 38MM (2" x 2") @ 400MM (1'-4") O.C.

F1

8" FOUNDATION WALL

200MM (8") POURED CONCRETE FOUNDATION WALL (20 MPa)
OR 200MM (8") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

F2

10" FOUNDATION WALL

250MM (10") POURED CONCRETE FOUNDATION WALL (20 MPa)
OR 250MM (10") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

F3

12" FOUNDATION WALL

300MM (12") POURED CONCRETE FOUNDATION WALL (20 MPa)
OR 300MM (12") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

ALL CODE REFERENCES ARE REFERENCED FROM PART 9 OF THE 2012 O.B.C.

CONSTRUCTION NOTE SCHEDULE

1. WEEPER TILE

100 MM (4") DIA. WEEPER TILE W/ 150 MM (6") MIN. CRUSHED GRANULAR.

2. POURED CONCRETE BASEMENT SLAB

100 MM (4") 25 MPa (3600 psi) POURED CONCRETE SLAB C/W 6 MIL. POLY. VAPOUR BARRIER OVER 2" RIGID INSULATION ON 150 MM (6") CRUSHED GRANULAR FILL.

3.POURED CONCRETE GARAGE SLAB

100 MM (4") 32 MPa (4640 psi) POURED CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT ON 100MM (4") COARSE GRANULAR FILL W/ COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT OF GARAGE MIN. 1%.

4. COLD STORAGE PORCH SLAB- FOR A MAX. 2500 MM (8'-3") PORCH DEPTH

130 MM (5") 32 MPa (4640 psi) CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT. REINFORCE W/ 10M BARS @ 200MM (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 610MM x 610MM (24" x 24") DOWELS @ 600MM (24") O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB MIN. 1% FROM DOOR.

5. SILL PLATE

38MM x 89MM (2" x 4") SILL PLATE W/ 13MM (1/2") DIA. 200MM (8") LONG ANCHOR BOLTS EMBEDDED MIN. 100MM (4") INTO CONCRETE FOUNDATION WALL @ 2400MM (7'-10") O.C. PROVIDE CAULKING OR 25MM (1") MIN. MINERAL WOOL B/W SILL PLATE AND TOP OF CONCRETE FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHERE REQUIRED.

6. WOOD IN CONTACT WITH CONCRETE

WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 MM (6") ABOVE GRADE OR CONCRETE SLAB SHALL BE PROTECTED WITH 6 MIL. POLYETHYLENE FILM OR 45 LB (NO. 50) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONCRETE.

7. BEAM BEARING

PROVIDE BEAM POCKET OR 200MM x 250MM (8" x 10") POURED CONCRETE NIB WALL. MIN. BEARING TO BE 90MM (3-1/2").

8. FOUNDATION WALL REDUCTION

WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 350MM (14") AND NOT LESS THAN 90MM (3-1/2") THICK.

9. EXPOSED FLOOR TO EXTERIOR

PROVIDE RSI 5.46 (R31) INSULATION, 6 MIL. POLY. VAPOUR BARRIER AND CONT. TYVEK AIR BARRIER W/ PREF. SOFFIT.

10. FLOOR CONSTRUCTION

PROVIDE 23/32" SUBFLOOR SHEATHING SCREWED AND GLUED TO FLOOR JOISTS. ALL FLOOR IN RESIDENTIAL OCCUPANCIES TO BE FINISHED AND OR WATER RESISTANT AS PER 9.30.1.1 AND 9.30.1.2. REFER TO 9.30.6 FOR CERAMIC TILE APPLICATION. PROVIDE 38MM x 38MM (2" x 2") CROSS BRACING OR SOLID BLOCKING @ 2100MM (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED W/ 19MM x 64MM (1" x 3") @ 2100MM (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

11. EXTERIOR/INTERIOR STAIRS

AT LEAST ONE STAIR BETWEEN EACH FLOOR LEVEL WITHIN A DWELLING UNIT, AND EXTERIOR STAIRS AND REQUIRED EXIT STAIRS SERVING A SINGLE DWELLING UNIT, SHALL HAVE A WIDTH OF NOT LESS THAN 860MM (2'-0"). MINIMUM HEIGHT OVER STAIRS AND LANDING WITHIN DWELLING UNITS SHALL BE 1950MM (6'-5"). THE VERTICAL HEIGHT BETWEEN ANY LANDINGS SHALL NOT EXCEED 3700 MM (12'-2").

MAX. RISE: 200MM (7-7/8")
MIN. RISE: 125MM (4-7/8")
MAX. RUN: 355MM (14")
MIN. RISE: 210M (8-1/4")
MAX. TREAD: 355MM (14")
MIN. TREAD; 235 (9-1/4")

ANGLED STAIRS SHALL HAVE AN AVERAGE RUN OF NOT LESS THAN 200MM (7-7/8") AND A MIN. RUN OF 150MM (5-7/8").

12. PRECAST STEPS

PRECAST CONCRETE STEP NOT MORE THAN 2 RISERS SHALL BE INSTALLED ON GRADE.

13. EXTERIOR/INTERIOR GUARDS

INTERIOR GUARDS: 900MM (2'-11") MIN.
EXTERIOR GUARDS: 900MM (2'-11") MIN. FOR A GRADE DIFFERENCE LESS THAN 1800 MM (6'-0"). 1070MM (3'-6") MIN. FOR A GRADE DIFFERENCE MORE THAN 1800 MM (6'-0")

HANDRAILS AT LANDING TO HAVE A MIN. HEIGHT OF 900MM (2'-11"). HANDRAILS AT STAIRS TO HAVE A MIN. HEIGHT OF 800MM (2'-7"). MIN. ONE HANDRAIL SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH LESS THAN 1100MM (3'-7"). TWO HANDRAILS SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH GREATER THAN 1100MM (3'-7").

14. TWO STOREY VOLUME SPACES

FOR A MAX. OF 5490MM (18'-0") HEIGHT, PROVIDE 2-38MM x140MM (2-2" x 6") SPRUCE NO. 2 CONTINUOUS STUDS @ 300MM (1'-0") O.C. FOR BRICK AND 400MM (1'-4") O.C. FOR SIDING C/W 9.6MM (3/8") EXTERIOR GRADE PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220MM (4'-0") O.C. VERTICALLY.

FOR HORIZONTAL DISTANCES NOT EXCEEDING 2900MM (9'-6"), PROVIDE 38MM x 140MM (2" x 6") WOOD STUDS @ 400MM (1'-4") O.C. C/W 3-38MM x 184MM (3-2" x 8") CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE NAILED & GLUED AT TOP PLATES, BOTTOM PLATES AND HEADERS.

15. INTERIOR GARAGE PARTITION

13MM (1-1/2") GYPSUM WALL BOARD ON INTERIOR PARTITION AND CEILING BETWEEN HOUSE AND GARAGE. PROVIDE RSI 3.34 (R22) IN WALLS AND RSI 4.40 (R25) IN CEILING. TAPE, SEAL AND STRUCTURALLY SUPPORT ALL JOINTS IN ORDER TO BE GAS TIGHT.

16. INTERIOR GARAGE MAN DOOR

DOOR AND FRAME TO BE GAS-PROOFED. DOOR TO BE EQUIPPED W/ SELF CLOSING DEVICE AND WEATHERSTRIPPING.

17. DRYER EXHAUST

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. DUCTS SHALL CONFORM TO PART 6 OF THE O.B.C.

18. MECHANICAL EXHAUST FAN

MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. PROVIDE DUCT SCREEN AS PER 9.32.3.12.

19. DIRECT VENT FURNACE TERMINAL

DIRECT VENT FURNACE TERMINAL MIN. 900 MM (2'-11") FROM A GAS REGULATOR, MIN. 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE MIN. 1830MM (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO LOCAL GAS UTILIZATION CODE.

20. DIRECT VENT GAS FIREPLACE

DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. OF 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. REFER TO LOCAL GAS UTILIZATION CODE. FIREPLACE TO COMPKY WITH CAN/ULC-S610-M "FACTORY BUILT FIREPLACES" INSTALLED WITH EXHAUST AS PER MANUFACTURER'S SPECIFICATIONS.

21. ATTIC ACCESS HATCH

500MM x 700MM (1'-8" x 2'-4") ATTIC ACCESS HATCH W/ WEATHERSTRIPPING AND RSI 8.81 (R50) RIGID INSULATION BAKING.

22. EXPOSING BUILDING FACE

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN WHERE LIMITING DISTANCES ARE LESS THAN 1200MM (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600MM (1'-11"), THE EXPOSING BUILDING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. INSTALL MIN 15.9MM TYPE X GYPSUM BOARD INSIDE.

23. STUD WALL REINFORCEMENT

PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR INSTALLATION IN MAIN BATHROOM. GRAB BAR TO BE 840MM - 920MM (2'-9" - 3'-0") A.F.F. BEHIND TOILET AND 840MM (2'-9") A.F.F. ON THE WALL OPPOSITE TO THE ENTRANCE TO THE BATHTUB OR SHOWER.

24. CONSTRUCTION JOINT

PROVIDE ONE ROW OF 10M DOWELS SPACED 16" O.C. VERTICALLY. SET DOWELS 8" IN 5/8" DRILLED HOLES FILLED WITH EPOXY RESIN IN EXISTING FOUNDATION WALL. ALLOW FOR 16" DOWEL PROJECTION INTO PROPOSED WALL. WATERPROOF AND SEAL JOINT ON EXTERIOR FACE OF CONCRETE FOUNDATION WALL.

25.ROOF CONSTRUCTION

210 (10.25KG/SQ. M.) 40 YEAR OLD ASPHALT SHINGLES, 13MM (1/2") PLYWOOD SHEATHING WITH "H" CLIPS ON APPROVED PRE-ENGINEERED WOOD TRUSSES OR CONVENTIONAL FRAMING AS PER PLAN. PROVIDE APPROVED EAVES PROTECTION EXTENDING 900MM (3'-0") FROM EDGE OF ROOF AND MIN. 300MM (1'-0") BEYOND INNER FACE OF EXTERIOR WALL. PROVIDE 38MM x 89MM (2" x 4") TRUSS BRACING @ 1830MM (6'-0") O.C. @ BOTTOM CHORD

26. ROOF INSULATION

RSI 8.81 (R50) ROOF INSULATION AND APPROVED 6 MIL POLY. VAPOUR BARRIER, 16MM (5/8") INTERIOR DRYWALL FINISH OR APPROVED EQUAL.

27. STEP FOOTINGS

POURED CONCRETE STEP FOOTINGS TO HAVE A MIN. HORIZONTAL STEP OF 600MM (1'-11 5/8"). VERTICAL STEP TO HAVE MAX. 600MM ((1'-11 5/8) STEP ON FIRM SOIL.

GENERAL NOTES

WINDOWS

MINIMUM BEDROOM WINDOW (O.B.C. 9.7.1.3.)

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35 SQ. M. UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 MM (1'-3").

BEDROOMS SHALL HAVE A MINIMUM UNOBSTRUCTED GLASS AREA OF 5% OF AREA SERVED AS PER TABLE 9.7.2.3.

WINDOW GUARDS (O.B.C. 9.7.1.6.)

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480 MM (1'-7") ABOVE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800 MM (5'-11")

WINDOW OVER STAIRS AND LANDINGS (9.7.5.3.)

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 900MM (2'-11") ABOVE THE SURFACE OF THE TREAD, RAMP OR LANDING.

LUMBER

ALL LUMBER SHALL BE SPRUCE NO. 2 GRADE, UNLESS NOTED OTHERWISE

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER.

LVL BEAMS SHALL BE 3.0E WS MICRO-LAM LVL (FB=2800 PSI MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89 MM (3-1/2") LONG COMMON WIRE NAILS @ 300 MM (1'-0") O.C. STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13 MM (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915 MM (3-0") O.C.

PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

WOOD FRAMING NOT TREATED WITH WOOD PRESERVATIVE, OR IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 MIL. POLYETHYLENE FILM NO.50 (45 LBS) ROLL. FORMING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150 MM (6") ABOVE THE GROUND.

TERMITE AND DECAY PROTECTION

IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450MM (17-3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION.

STRUCTURAL WOOD ELEMENTS SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH THE GROUND OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES.

STEEL

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R

SMOKE ALARM (REFER TO O.B.C. 9.10.19.) ■ S.A.

SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT AND IN EACH SLEEPING ROOM NOT WITHIN A DWELLING UNIT (9.10.19.1.).

THE SOUND PATTERNS OF SMOKE ALARMS SHALL MEET THE TEMPORAL PATTERN OF ALARM SIGNALS, OR BE A COMBINATION OF TEMPORAL PATTERN AND VOICE RELAY (9.10.19.2.).

SMOKE ALARMS INSTALLED SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, A SMOKE ALARM SHALL BE INSTALLED IN THE HALLWAY.

WHERE MORE THAN ONE ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND (9.10.19.5.).

SMOKE ALARM SHALL HAVE A VISUAL COMPONENT AS REQUIRED BY OBC 9.10.19.1.(2).

CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.33.4.) C.M.

WHERE A FUEL BURNING APPLIANCE IS INSTALLED IN A SUITE OF A RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE. AN ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING REA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM OR STORAGE GARAGE.

INSTALL ALARMS AT MANUFACTURER'S RECOMMENDED HEIGHT, OR IN THE ABSENCE OF SPECIFIC, ON OR NEAR THE CEILING.

A CARBON MONOXIDE ALARM SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE CARBON MONOXIDE ALARM. ALL CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED SO THAT ITS ACTIVATION WILL ACTIVATE ALL ALARMS WITHIN THE SUITE.

ALARMS SHALL BE EQUIPPED SO THAT IT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED AND CONFORM TO CAN/CSA-6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES", OR UL 2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS".

9.20.2 MASONRY UNITS

9.20.2.1 MASONRY UNIT STANDARDS

MASONRY UNITS SHALL COMPLY WITH,

ASTM C73, "CALCIUM SILICATE BRICK (SAND-LIME BRICK)",
ASTM C126, "CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK, AND SOLID MASONRY UNITS",
ASTM C212, "STRUCTURAL CLAY FACING TILE",
CAN/CSA-A82.1-M, "BURNED CLAY BRICK (SOLID MASONRY UNITS MADE FROM CLAY OR SHALE)",
CSA A82.4-M, "STRUCTURAL CLAY LOAD-BEARING WALL TILE",
CSA A82.5-M, "STRUCTURAL CLAY NON-LOAD-BEARING TILE",
CAN3-A82.8-M, "HOLLOW CLAY BRICK",
CAN/CSA-A165.1, "CONCRETE BLOCK MASONRY UNITS",
CAN/CSA-A165.2, "CONCRETE BRICK MASONRY UNITS",
CAN/CSA-A165.3, "PREFACED CONCRETE MASONRY UNITS", OR
CAN3-A165.4-M, "AUTOCLAVED CELLULAR UNITS".

ABBREVIATIONS		ABBREVIATIONS	
AB.	AIR BARRIER	PREF.	PREFINISHED
ALUM.	ALUMINUM	PREP.	PREPARATION
B/W	BETWEEN	P.T.	PRESSURE TREATED
C.J.	CEILING JOIST	R.J.	ROOF JOIST
C.L.	CENTERLINE	R.R.	ROOF RAFTERS
CONC.	CONCRETE	R.V.	ROOF VENT
DIA.	DIAMETER	T.J.	TRIPLE JOIST
D.J.	DOUBLE JOIST	T.O.	TOP OF
E.G.	EXTERIOR GRADE	TYP.	TYPICAL
E.T.	EAVESTROUGH	U.S.	UNDERSIDE
E.V.	EXHAST FAN	V.B.	VAPOUR BARRIER
F.J.	FLOOR JOIST	W/	WITH
F.R.	FIRE RATING		
F.R.R.	FIRE RESITANCE RTG.		
G.T.	GIRDER TRUSS		
LDG.	LEDGER		
MAX.	MAXIMUM		
MIN	MINIMUM		
O.C.	ON CENTER		
PLFA	POINT LOAD FROM ABOVE		

FOOTING SCHEDULE

FT1	16" x 8" STRIP FOOTING
FT2	18" x 8" STRIP FOOTING
FT3	20" x 8" STRIP FOOTING
FT4	22" x 8" STRIP FOOTING
FT5	24" x 8" STRIP FOOTING

PAD FOOTING SCHEDULE

PF1	24" x 24" x 12" PAD FOOTING
PF2	30" x 30" x 16" PAD FOOTING
PF3	36" x 36" x 18" PAD FOOTING
PF4	42" x 42" x 20" PAD FOOTING
PF5	48" x 48" x 24" PAD FOOTING
PF6	66" x 66" x 30" PAD FOOTING
PF7	84" x 84" x 36" PAD FOOTING

STEEL LINTEL

SL1	3½" x 3½" x ½"	STEEL LINTEL
SL2	4" x 3½" x ¼"	STEEL LINTEL
SL3	5" x 3½" x 5/16"	STEEL LINTEL
SL4	5" x 3½" x ⅜"	STEEL LINTEL
SL5	6" x 4 x ⅜"	STEEL LINTEL
SL6	7" x 4" x ½"	STEEL LINTEL

SOIL

FOUNDATIONS TO BEAR ON NATURAL UNDISTURBED SOIL. BEARING SOIL CAPACITY OF 75 kPA MIN. TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

POST SCHEDULE

P1	2-2" x 4" BUILT-UP WOOD POST
P2	3-2" x 4" BUILT-UP WOOD POST
P3	4-2" x 4" BUILT-UP WOOD POST
P4	2-2" x 6" BUILT-UP WOOD POST
P5	3-2" x 6" BUILT-UP WOOD POST
P6	4-2" x 6" BUILT-UP WOOD POST
P7	2-2" x 8" BUILT-UP WOOD POST
P8	3-2" x 8" BUILT-UP WOOD POST
P9	4-2" x 8" BUILT-UP WOOD POST

LEDGER SCHEDULE

LDG	PROVIDE 2-2" x 6" W/ ½" LAG BOLTS ANCHORED TO TOP OF CONCRETE FOUNDATION WALL @ 2'-0" O.C.

LINTEL SCHEDULE

L1	2-2" x 6" WOOD LINTEL
L2	2-2" x 8" WOOD LINTEL
L3	2-2" x 10" WOOD LINTEL
L4	2-2" x 12" WOOD LINTEL

BEAM SCHEDULE

B1	3-2" x 6" WOOD BEAM
B2	4-2" x 6" WOOD BEAM
B3	3-2" x 8" WOOD BEAM
B4	4-2" x 8" WOOD BEAM
B5	3-2" x 10" WOOD BEAM
B6	4-2" x 10" WOOD BEAM
B7	3-2" x 12" WOOD BEAM
B8	4-2" x 12" WOOD BEAM

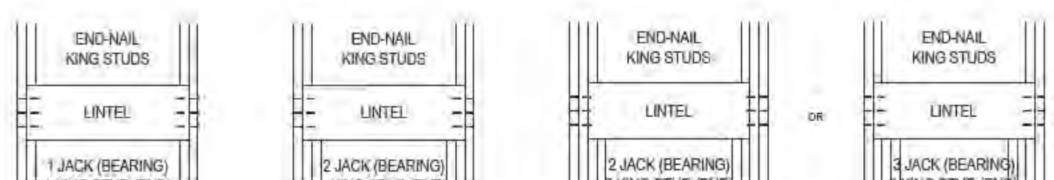
COLUMN SCHEDULE

C1	90MM (3 - 12") DIA. x 4.73MM (0.188") NON-ADJUSTABLE STEEL COLUMN W/ 150MM x 150MM x 9.5MM (6" x 6" x ⅜") STEEL TOP AND 120MM x 250MM x 12.5 MM (4½" x 10" x ½") BOTTOM PLATE W/ 2-12MM (½") x 300MM (1'-0") LONG x 50MM (2") HOOK ANCHORS. FIELD WELD COLUMN TO BASE
C2	90MM (3 - 12") DIA. x 4.73MM (0.188") NON-ADJUSTABLE STEEL COLUMN W/ 150MM x 150MM x 9.5MM (6" x 6" x ⅜") STEEL TOP AND 300MM x 300MM x 12.5MM (12" x 12" x ½") BOTTOM PLATE W/ 4-12MM (½") x 300MM (1'-0") LONG x 50MM (2") HOOK ANCHORS FIELD WELD COLUMN TO BASE
C3	90MM (3 - 12") DIA. x SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CGSB-7.2M x W/ 150MM x 150MM x 9.5MM (6" x 6" x ⅜") STEEL TOP AND 120MM x 250MM x 12.5 MM (4½" x 10" x ½") BOTTOM PLATE W/ 2-12MM (½") x 300MM (1'-0") LONG x 50MM (2") HOOK ANCHORS. FIELD WELD COLUMN TO BASE

SOIL

FOUNDATIONS TO BEAR ON NATURAL UNDISTURBED SOIL. BEARING SOIL CAPACITY OF 75 KPA MIN. TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

LINTEL DIAGRAM



TYPICAL 2-PLY — TYPICAL 3-PLY — TYPICAL 4-PLY — TYPICAL 4-PLY

DRAWING LEGEND

			SECTION CALL OUT
	FLOOR DRAIN	C.M.	CARBON MONOXIDE ALARM
	BEAM LOCATION	S.A.	SMOKE ALARM
	MECHANICAL EXHAUST FAN	BEAM X	BEAM CALL OUT
	STEEL COLUMN	X	WALL TAG
	I-JOIST SECTION		CONSTRUCTION NOTE
	WOOD STUD / BUILT UP BEAM		FRAMING CALL OUT

GENERAL NOTES

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JASON DE BRUM 34031
FIRM NAME B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

JASON DE BRUM 39768
FIRM NAME B.C.I.N.

REVISION LIST

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2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	For Heritage Advisory Committee	05.10.2017
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

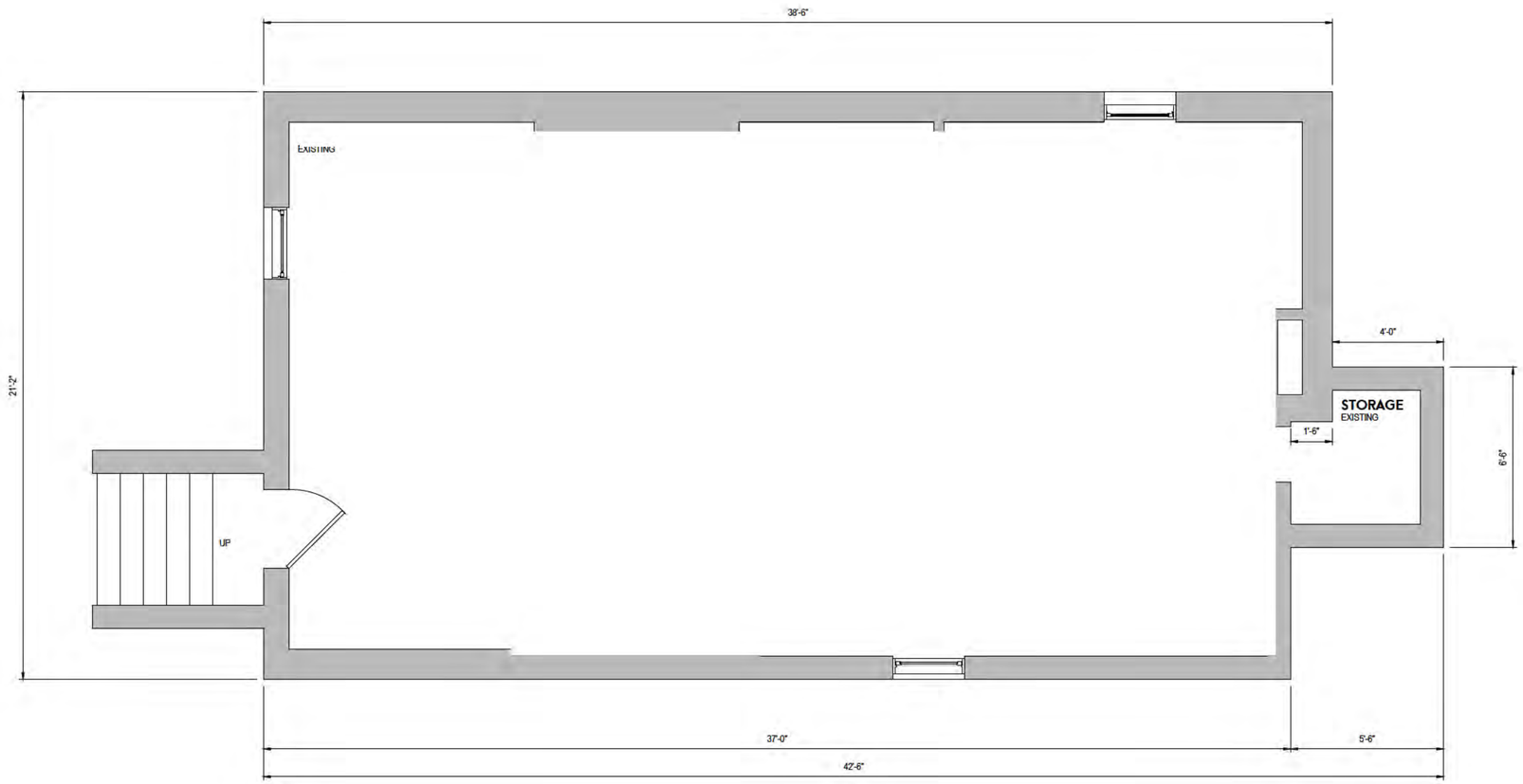
PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: GENERAL NOTES
DRAWN BY: S.E. CHECKED BY: J.D.
PROJECT ADDRESS: 29 PORT STREET
PROJECT NO. 2016-132 SCALE: N.T.S.
SHEET NO. A001

EXISTING WALLS TO REMAIN

PROPOSED WALLS

WALLS TO BE DEMOLISHED



1/4"=1'-0"

EXISTING BASEMENT FLOOR PLAN

HUIS DESIGN STUDIO

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
2457 DIXIE ROAD | MISSISSAUGA, ONTARIO | L4Y 2A1
T:647.206.9655 | E:INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

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FIRM NAME	B.C.I.N.

REGISTRATION INFORMATION

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FIRM NAME	B.C.I.N.

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ISSUE LIST

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2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

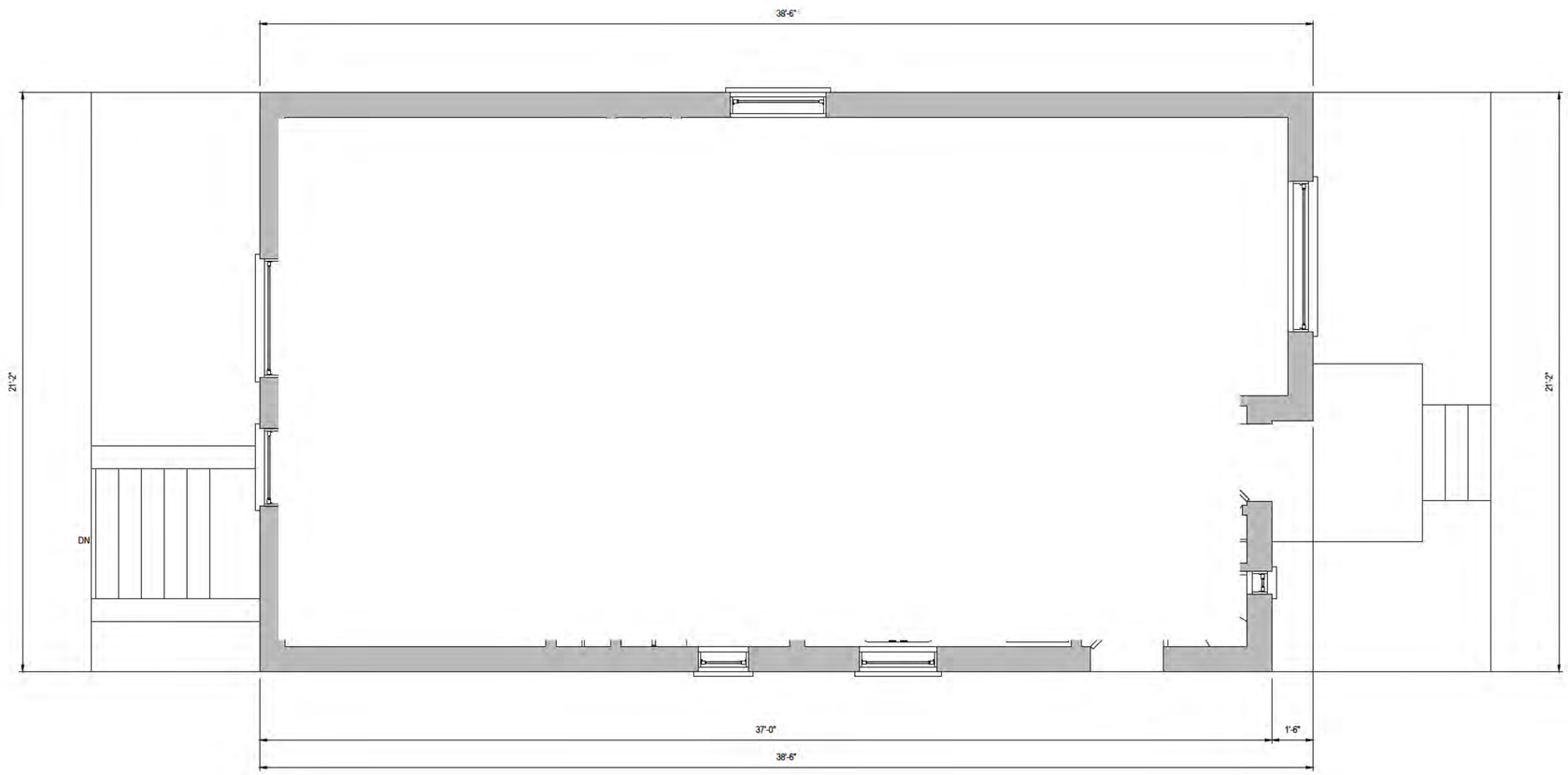
PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	EXISTING BASEMENT FLOOR PLAN		
DRAWN BY:	JH	CHECKED BY:	KVK
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	SCALE:	1/4" : 1'-0"
SHEET NO.	A101		

EXISTING WALLS TO REMAIN

PROPOSED WALLS

WALLS TO BE DEMOLISHED



1/4" : 1'-0"

EXISTING GROUND FLOOR PLAN

HUIS DESIGN STUDIO

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
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HUISDESIGNS.CA

GENERAL NOTES

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-	-
FIRM NAME	**B.C.I.N.**

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

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FIRM NAME	**B.C.I.N.**

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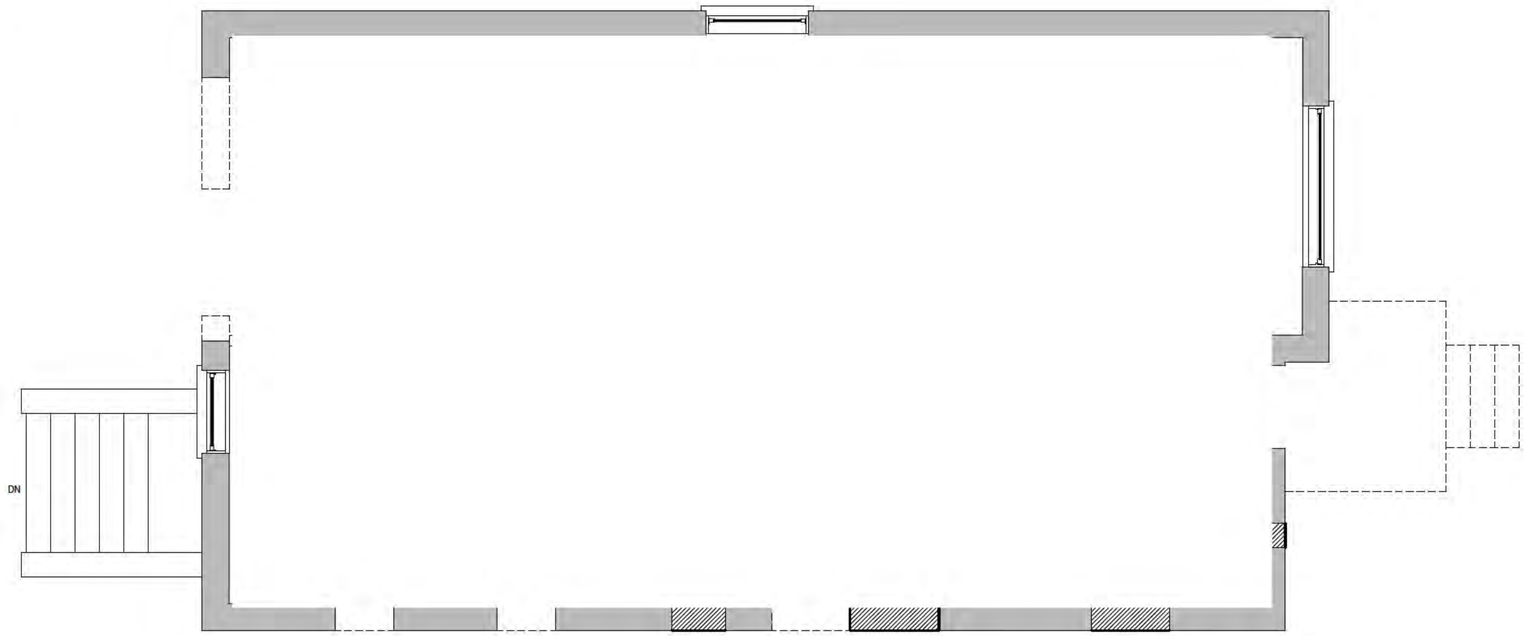
PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE:	EXISTING FLOOR PLAN		
DRAWN BY:	JH	**CHECKED BY:**	KVK
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	**SCALE:**	1/4" : 1'-0"
SHEET NO.	**A102**		

EXISTING WALLS TO REMAIN

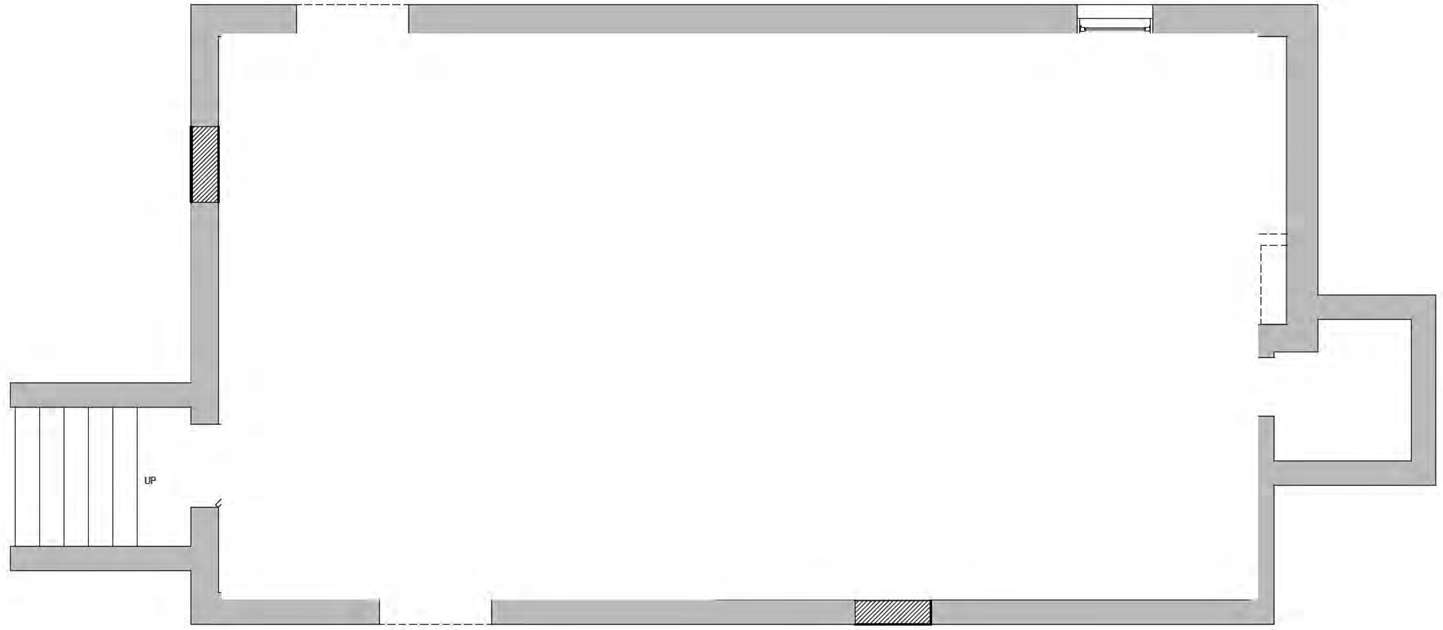
PROPOSED WALLS

WALLS TO BE DEMOLISHED



1/4":1'-0"

GROUND FLOOR DEMOLITION PLAN



1/4":1'-0"

BASEMENT DEMOLITION PLAN

HUIS DESIGN STUDIO

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
2457 DIXIE ROAD | MISSISSAUGA, ONTARIO | L4Y 2A1
T:647.206.9655 | E:INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

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-	-

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

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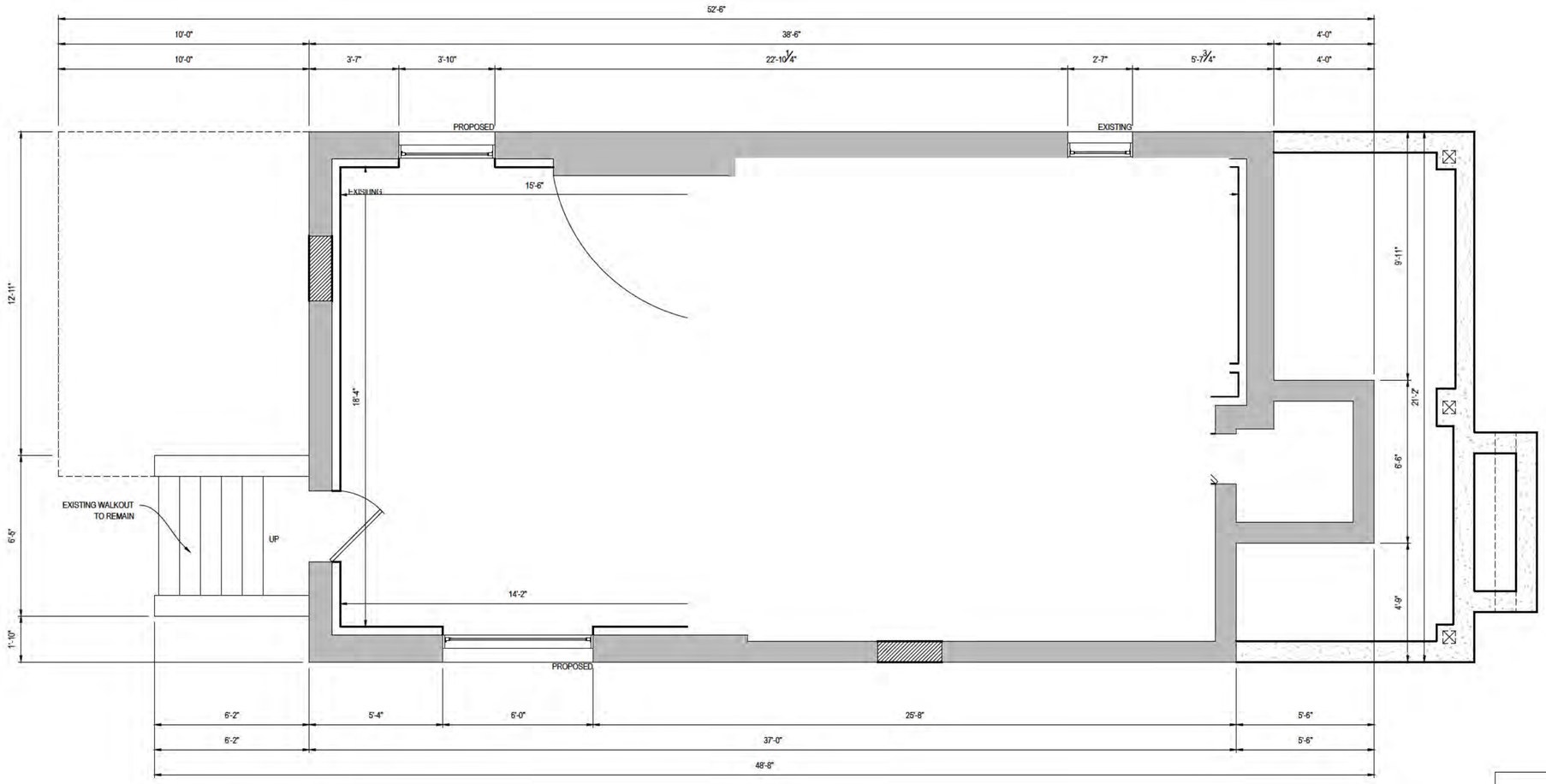
PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: DEMOLITION PLANS
DRAWN BY: JH CHECKED BY: KVK
PROJECT ADDRESS: 29 PORT STREET
PROJECT NO. 2016-132 SCALE: 1/4" : 1'-0"
SHEET NO. A103

EXISTING WALLS TO REMAIN

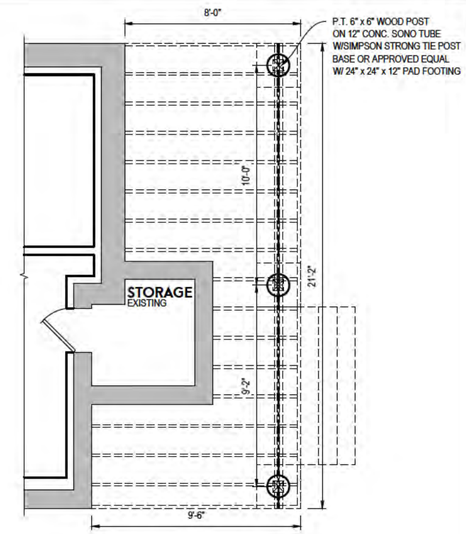
PROPOSED WALLS

WALLS TO BE DEMOLISHED



1/4"=1'-0"

PROPOSED BASEMENT PLAN



3/16"=1'-0"

OPT. WOOD PORCH

HUIS DESIGN STUDIO

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HUISDESIGNS.CA

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-	-
FIRM NAME	**B.C.I.N.**

REGISTRATION INFORMATION

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FIRM NAME	**B.C.I.N.**

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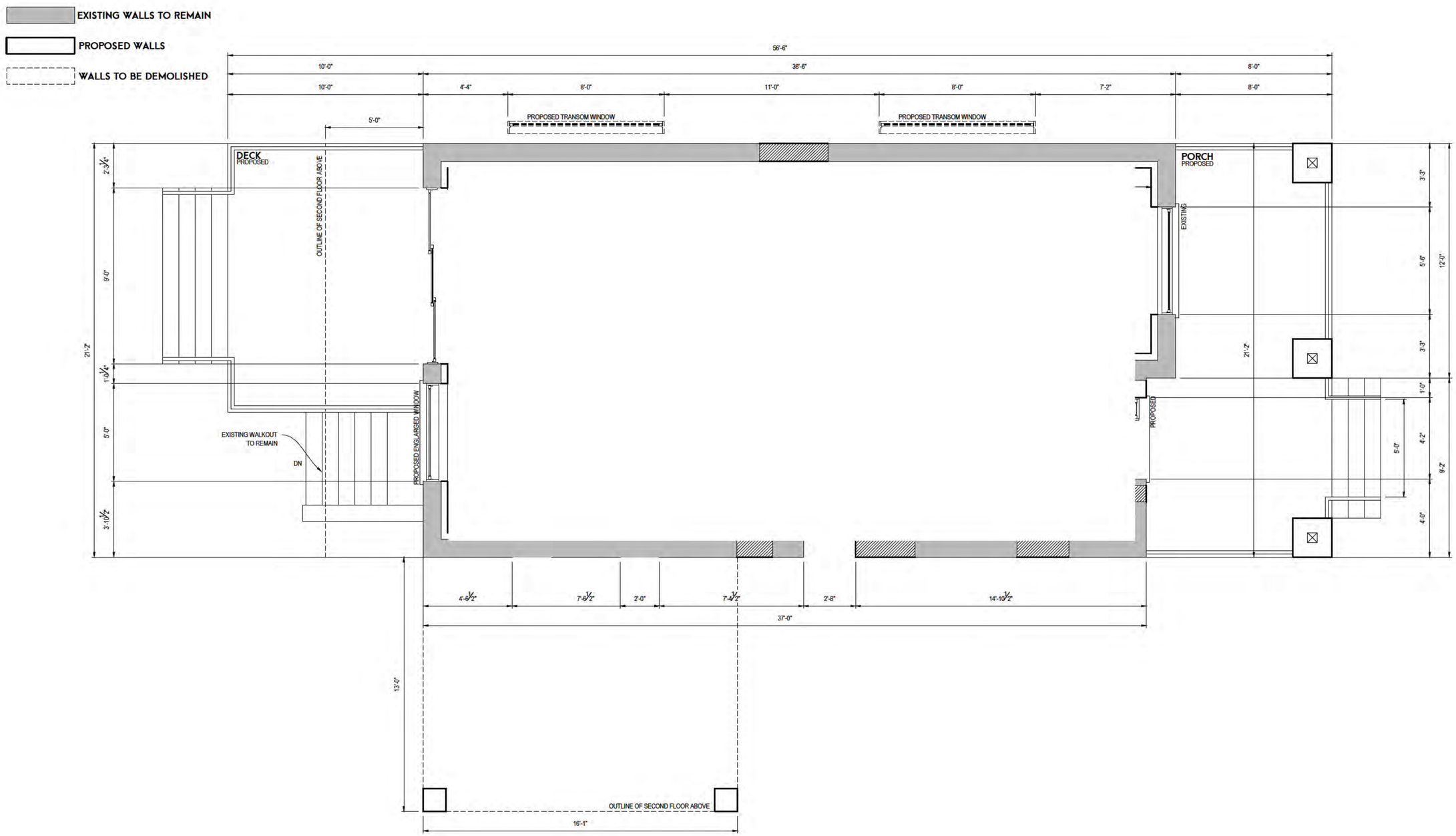
PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE:	PROPOSED BASEMENT PLAN		
DRAWN BY:	JH	**CHECKED BY:**	KVK
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	**SCALE:**	AS NOTED
SHEET NO.	**A104**		



1/4"=1'-0"

PROPOSED GROUND FLOOR PLAN

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FIRM NAME B.C.I.N.

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FIRM NAME B.C.I.N.

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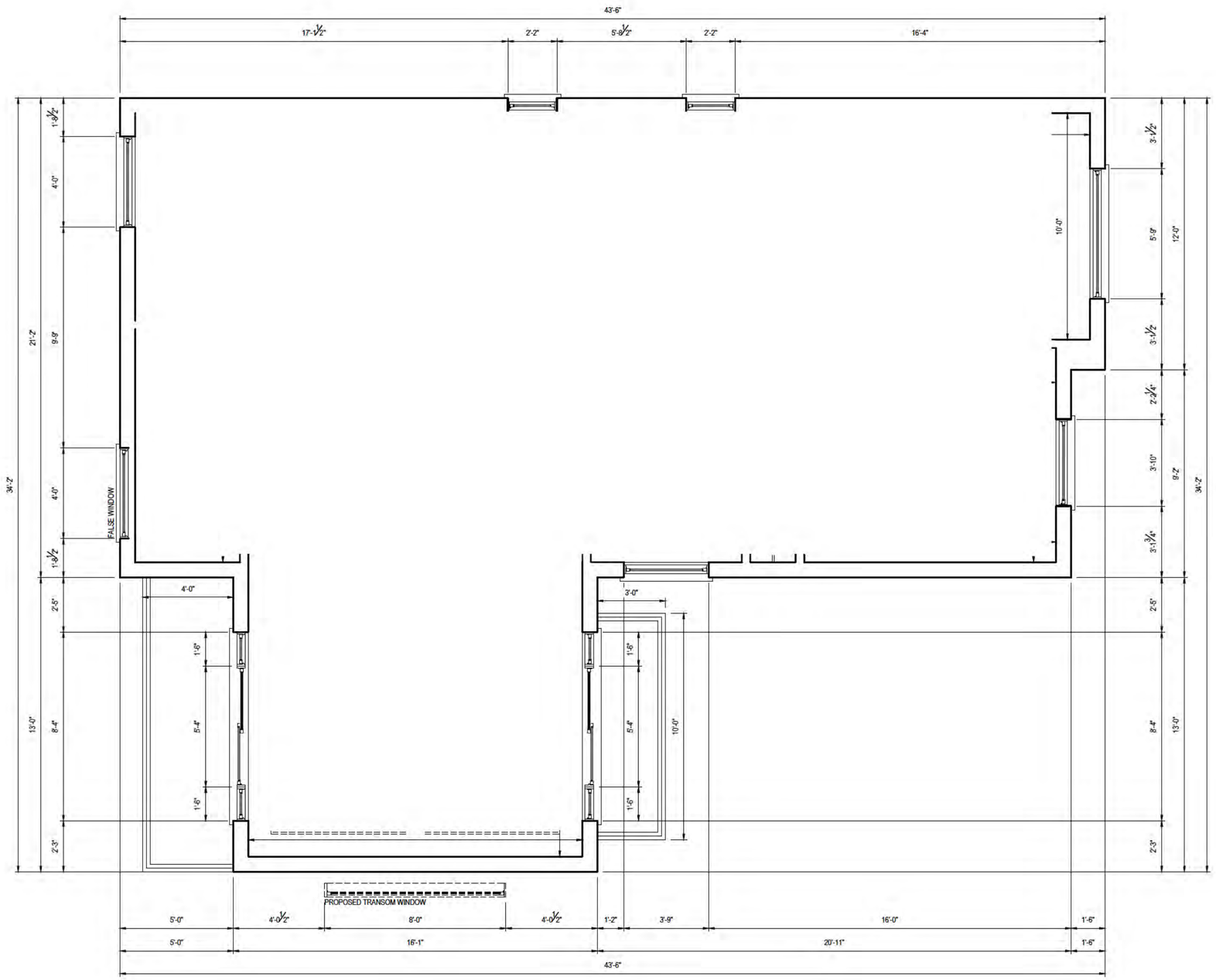
PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: PROPOSED GROUND FLOOR
DRAWN BY: JH CHECKED BY: KVK
PROJECT ADDRESS: 29 PORT STREET
PROJECT NO. 2016-132 SCALE: 1/4" : 1'-0"
SHEET NO. A105

EXISTING WALLS TO REMAIN

PROPOSED WALLS

WALLS TO BE DEMOLISHED



1/4"=1'-0"

PROPOSED SECOND FLOOR PLAN

HUIS DESIGN STUDIO

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2457 DIXIE ROAD | MISSISSAUGA, ONTARIO | L4Y 2A1
T:647.206.9655 | E:INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

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FIRM NAME	B.C.I.N.
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REGISTRATION INFORMATION

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FIRM NAME	B.C.I.N.
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PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: PROPOSED SECOND FLOOR PLAN
DRAWN BY: JH CHECKED BY: KVK
PROJECT ADDRESS: 29 PORT STREET
PROJECT NO. 2016-132 SCALE: 1/4" : 1'-0"
SHEET NO. A106

1/4"=1'-0"

FRONT ELEVATION - OPT. 1

HUIS DESIGN STUDIO

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FIRM NAME | B.C.I.N.

REGISTRATION INFORMATION

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FIRM NAME | B.C.I.N.

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PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: JH CHECKED BY: J.D.
PROJECT ADDRESS: 29 PORT STREET
PROJECT NO. 2016-132 SCALE: 1/4" : 1'-0"
SHEET NO. A201

1/4"=1'-0"

FRONT ELEVATION - OPT. 2

HUIS DESIGN STUDIO

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T: 647.206.9655 | E: INFO@HUISDESIGNS.CA
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FIRM NAME | B.C.I.N.

REGISTRATION INFORMATION

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PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: OPTIONAL FRONT ELEVATION
DRAWN BY: JH CHECKED BY: J.D.
PROJECT ADDRESS: 29 PORT STREET
PROJECT NO. 2016-132 SCALE: 1/4" 1'-0"
SHEET NO. A201A

1/4"=1'-0"

LEFT ELEVATION

HUIS DESIGN STUDIO

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
2457 DIXIE ROAD | MISSISSAUGA, ONTARIO | L4Y 2A1
T:647.206.9655 | E:INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

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FIRM NAME	B.C.I.N.
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5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	ARCHITETCURAL ELEVATIONS		
DRAWN BY:	JH	CHECKED BY:	J.D.
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	SCALE:	1/4" : 1'-0"
SHEET NO.	A202		

1/4" 1'-0"

REAR ELEVATION

HUIS DESIGN STUDIO

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
|457 DIXIE ROAD | MISSISSAUGA, ONTARIO | L4Y 2A1
T:647 206.9655 | E:INFO@HUISDESIGNS.CA
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FIRM NAME	**B.C.I.N.**

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5	-	MM.DD.YYYY

PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE:	ARCHITETCURAL ELEVATIONS		
DRAWN BY:	JH	**CHECKED BY:**	J.D.
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	**SCALE:**	1/4" 1'-0"
SHEET NO.	**A203**		

1/4"=1'-0"

RIGHT ELEVATION

HUIS DESIGN STUDIO

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CUSTOM HOME DESIGN AND RENOVATIONS
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FIRM NAME	**B.C.I.N.**

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PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: JH **CHECKED BY:** J.D.
PROJECT ADDRESS: 29 PORT STREET
PROJECT NO. 2016-132 **SCALE:** 1/4" : 1'-0"
SHEET NO. **A204**

1/8"=1'-0"

STREETSCAPE - CONC. PORCH

1/8"=1'-0"

STREETSCAPE - WOOD PORCH

HUIS
DESIGN STUDIO

HUIS DESIGN STUDIO
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1	For Heritage Advisory Committee	05.10.2017
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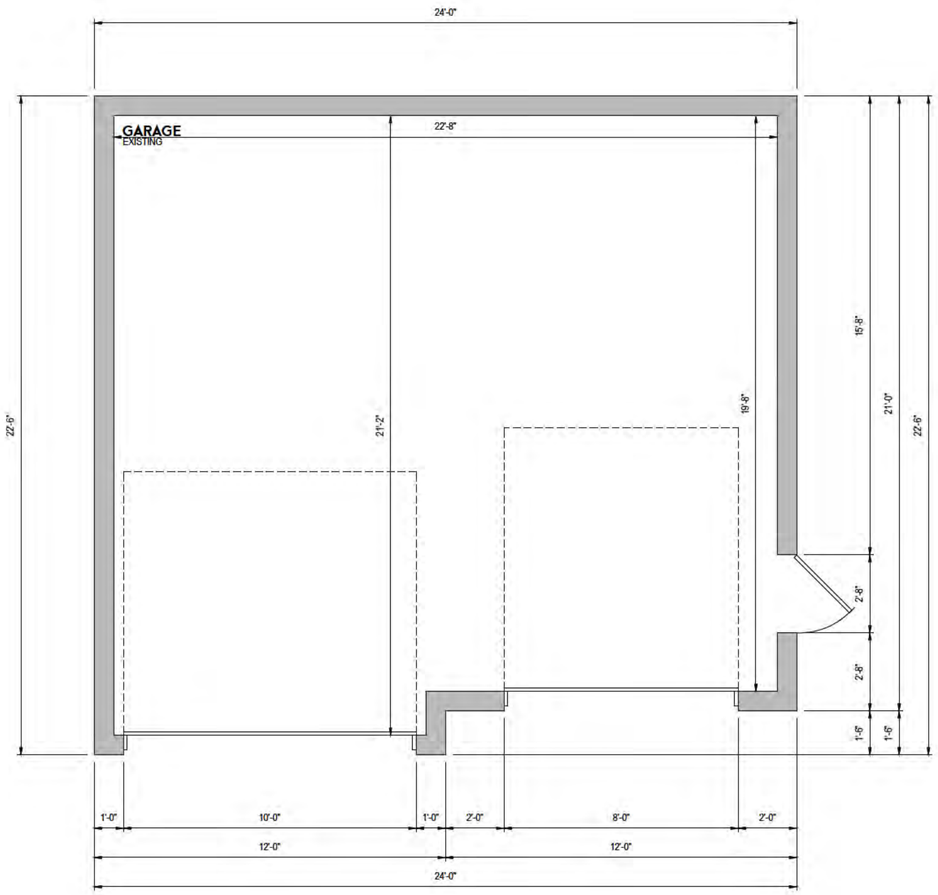
PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: STREETSCAPE
DRAWN BY: JH CHECKED BY: kVK
PROJECT ADDRESS: 29 PORT STREET
PROJECT NO. 2016-132 SCALE: 1/8" : 1'-0"
SHEET NO. A205



1/4":1'-0"

GARAGE FLOOR PLAN

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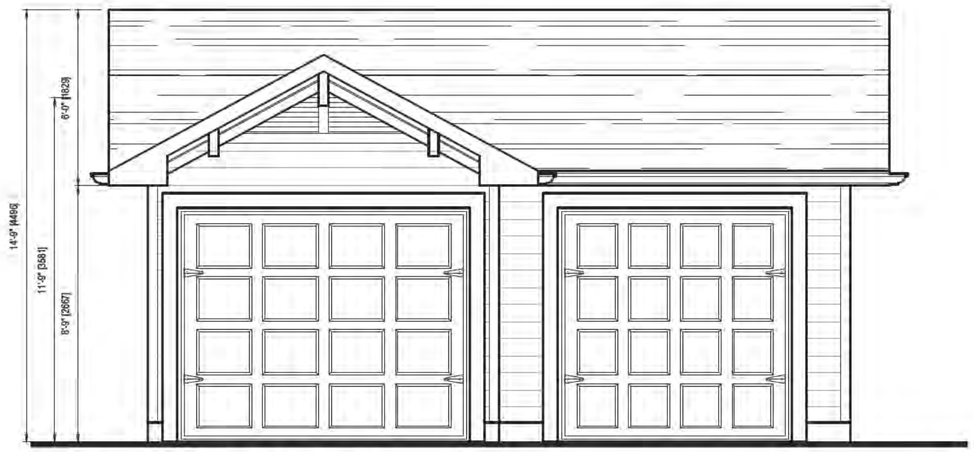
DRAWING TITLE:	GARAGE FLOOR PLAN		
DRAWN BY:	JH	**CHECKED BY:**	KVK
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	**SCALE:**	1/4" : 1'-0"
SHEET NO.	**A301**		



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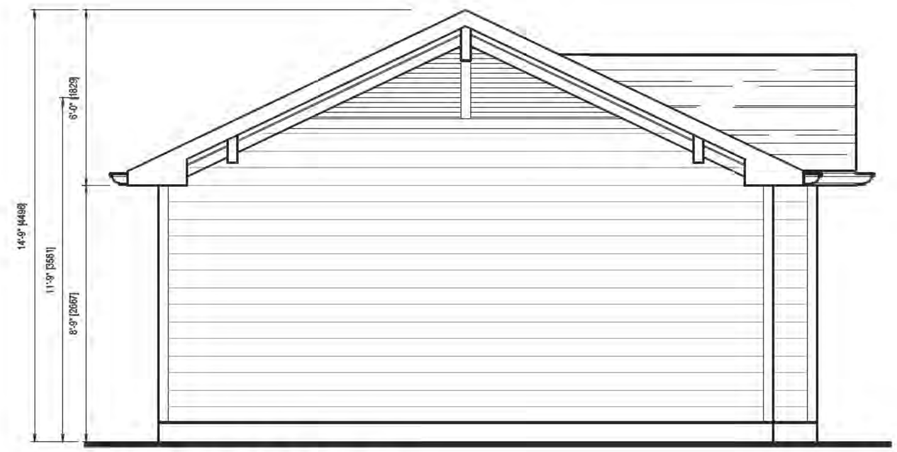
FRONT ELEVATION



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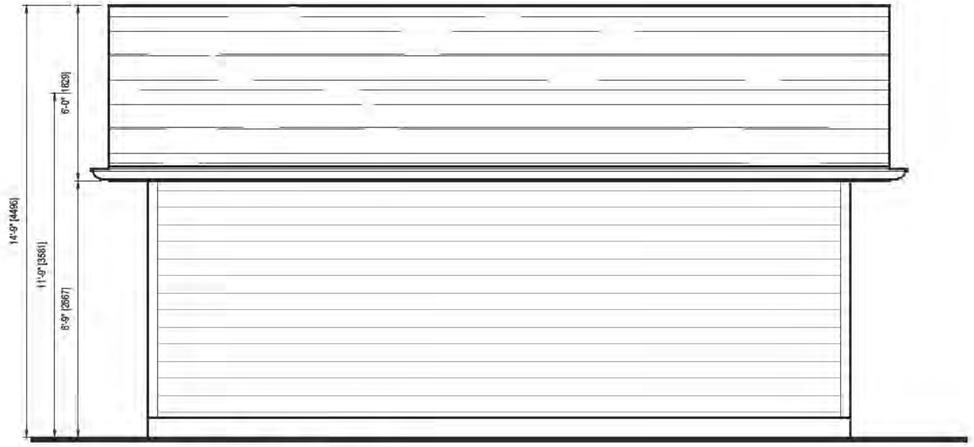
LEFT ELEVATION



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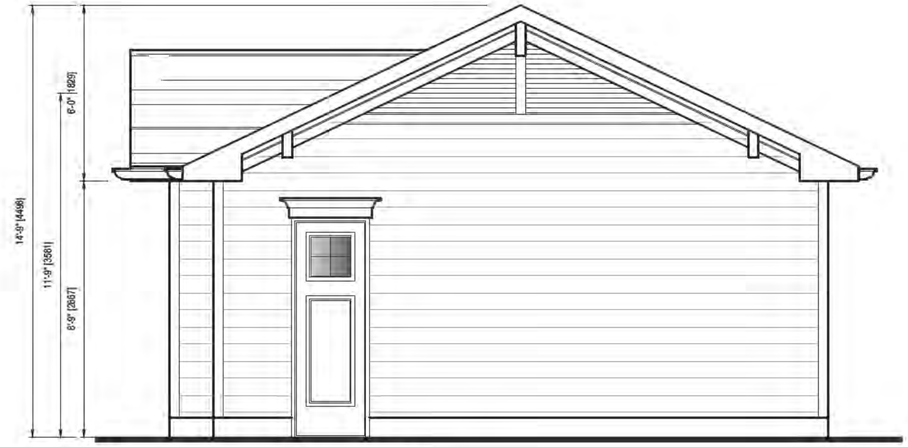

1/4"=1'-0"

RIGHT ELEVATION

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DRAWING TITLE: GARAGE ELEVATIONS
DRAWN BY: JH CHECKED BY: KVK
PROJECT ADDRESS: 29 PORT STREET
PROJECT NO. 2016-132 SCALE: 1/4" : 1'-0"
SHEET NO. A302

HERITAGE IMPACT ASSESSMENT

29 PORT STREET WEST, Mississauga

Old Port Credit Village Heritage Conservation District

FINAL REPORT

20 MAR 2017

MEGAN HOBSON M.A. DIPL. HERITAGE CONSERVATION
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1.0 BACKGROUND & METHODOLOGY

The subject property is located in the Old Port Credit Village Heritage Conservation District and is identified in the HCD Plan as a 'complementary' property. The owner proposes to enlarge the existing dwelling by adding a 2nd storey and building out over the driveway. Two non-historic outbuildings, including a detached single car garage and a small wooden shed in the back yard will be demolished and a new 2-car garage will be constructed.

This area is subject to Site Plan Approval and a *Heritage Impact Assessment* is required for major alterations to properties within the District. This report was prepared by heritage consultant Megan Hobson for the property owner as a requirement for obtaining a Heritage Permit and as a condition of Site Plan Approval. This report was prepared in accordance with the City of Mississauga's *Terms of Reference for Heritage Impact Assessments (2016).*

A site visit was undertaken by Megan Hobson on January 14, 2017 to assess and document the current condition of the property and its relationship to the neighbourhood. Historical research was carried out, including a title search by Chris Aplin of MCA Paralegal Services, to determine past ownership of the property. Heritage planning staff was consulted and relevant planning policies were reviewed.

2.0 HERITAGE PLANNING CONTEXT

Old Port Credit Village Heritage Conservation District

In 2003, the City of Mississauga retained a team of consultants to undertake a *Conservation Feasibility Study of Old Port Credit Village* to determine if the old town site of Port Credit had potential for Designation under the Ontario Heritage Act. In 2004, based on the findings of the feasibility study, an area on the west side of harbor was designated by the City of Mississauga for its heritage value under Part V of the Ontario Heritage Act (By-law 0272-2004). The same consultants prepared the *Old Port Credit Heritage Conservation District Plan* (2004) to guide change within the district so that the neighbourhood character would be conserved.

The area defined as the Old Port Credit Heritage Conservation District generally conforms to a portion of the government-planned village plot of 1835. Areas north of Lakeshore Road West were excluded because they had been subject to extensive redevelopment. The northern boundary of the district is Lakeshore Road West, the southern boundary is Lake Ontario. The boundary to the west is Mississauga Road South and to the east, the Credit River. The District contains 42 historically significant

properties and 48 complementary properties. The area contains a mix of uses including residential, institutional, commercial and open space.

The subject property is located at 29 Port Street West (red line) in the Old Port Credit Heritage Conservation District (dotted line). Hatched lines indicate historically significant properties.

The subject property contains a 1-storey detached residential building that is identified in the District Plan as a 'complementary' building. This block of Port Street West has no historically significant buildings on either side. The south side contains 6 complementary buildings (including the subject property) and the north side contains two buildings that are not historic or complementary to the district.

Zoning

The subject property is currently zoned for low-rise residential use (R15-1) but is abutted by properties that are zoned for commercial (CB-48) and multi-residential use (RA2-31). There is a 6-storey apartment building across the street from the subject property and a 5-storey apartment building behind it. The east half of the block is zoned for commercial use because commercial activities on Lakeshore Road spill over to Front Street. There are a number of residential buildings on Front Street that have been converted for commercial use as well as new commercial buildings on Lakeshore Road West.

29 Port Street West is in an area zoned for low-rise residential use (yellow) in an area that is primarily zoned for multi-storey residential (brown) and commercial uses (pink).

3.0 LOCATION AND SURROUNDINGS

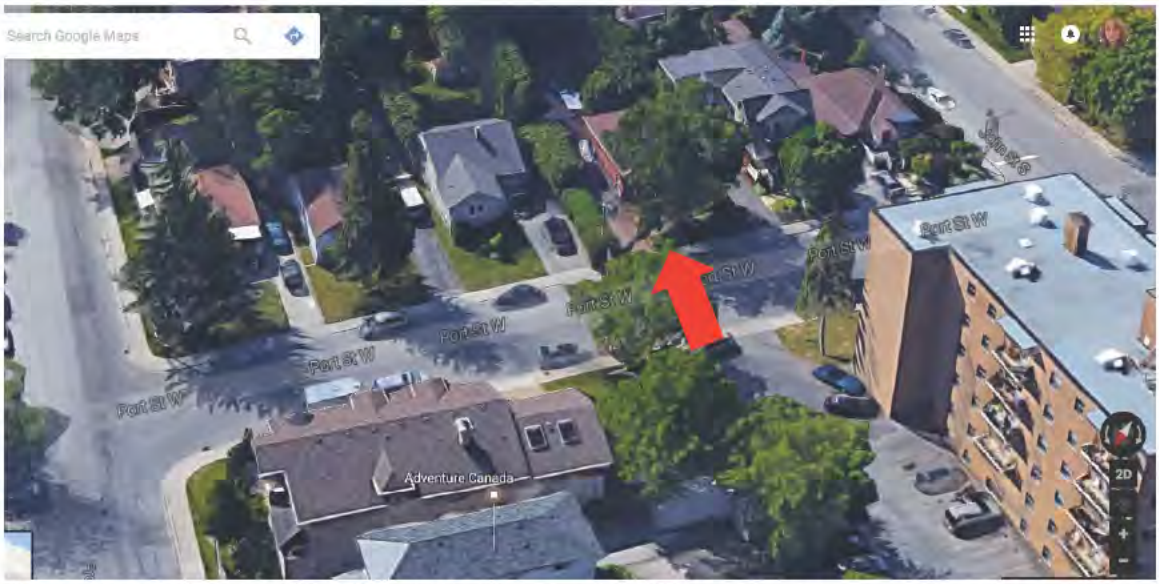
Port Credit

The subject property is located in the Port Credit neighbourhood of the City of Mississauga in the Old Port Credit Village Heritage Conservation District.

29 Port Street West is located in the Port Credit neighbourhood of the City of Mississauga.

Port Street West

The subject property is located on the south side of Port Street West between John Street and Front Street. The residential character of Port Street West in this area is mixed. The south side of the street contains 6 lots with detached dwellings; #23, 25, 27, 29, 31 & 33 Port Street West. The north side of the street consists of two large lots containing a 6-storey apartment building (#11 John Street South) and a 2-storey duplex (#16 Front Street South).



The residential character of Port Street West between John & Front Streets is mixed. The subject property is one of 6 detached dwellings on the south side of street. The north side of the street contains a 6-storey apartment building and a 2-storey duplex.

4.0 SITE DESCRIPTION

See Appendix A: Site Photos

The subject property contains a 1-storey red brick bungalow with a raised concrete block foundation and concrete stoop on the main elevation. The roof is a shallow hipped roof with a gable roof over the front entrance facing Port Street West. There is vinyl siding in the gable. The doors are wood and the windows are vinyl clad. There is a landscaped front yard containing a clump of mature birch trees.

Front and rear yards.

There is a paved side driveway leading to a detached single car garage located beyond the rear wall of the house. The detached garage is wood frame with a concrete floor, wood cladding and a metal garage door

Paved side driveway and detached single car garage.

The back yard is landscaped with tall cedar hedges on three sides. There is a side entrance into the house at grade from the driveway and a rear entrance into the basement level. There is a small garden shed located in the south-east corner of the rear yard. The shed is plywood construction with a dirt floor and gambrel roof.

Rear yard contains the garage (left) and a small garden shed (right).

5.0 HISTORICAL CONTEXT

See Appendix B: Land Records

The historic village of Port Credit is located on land that was originally part of Range I of the Credit Indian Reserve. When the Mississaugas relocated this land was re-distributed for development. In 1835 the Government laid out a grid of streets and the Port Credit Harbour Company was formed to build a harbor at the mouth of the Credit. The earliest records in Peel County for the subject property date from 1888, likely because this land was held by the Harbour Company between 1835 and 1888.

In the 1850s, the port declined, partly due to competition from the railways and partly due to a fire that destroyed buildings in the west part of the harbour. The practice of extracting stone from the lakebed called *stonehooking* brought economic activity back to the harbor briefly, reaching its peak in the 1880s, but the supply of stone was exhausted shortly after. Industrial development near the harbor in the late 19th century had a further impact on the area.

The subject property is part of a parcel of land sold in 1888 by Edward Patrick O'Leary, a land agent from Brantford, to Patrick McCulley. Patrick McCulley was an Irish immigrant who was a shoemaker by trade. He lived in Port Credit and was listed as a shoemaker and grocer. Patrick McCulley and his wife Mary Madigan McCulley had eleven children. The parcel they owned consisted of land on both sides of Port Street West between John Street and Front Street and included the subject property.

This parcel passed to Patrick's son William who was listed as a mariner in Port Credit and later as a farmer, probably because as port activity declined, he had to find other work.

Location of the subject property on the 1835 village plan (left). The 1928 Fire Insurance Map (right) indicates that this land was vacant in the early 20th century.

William McCulley died in 1948 without a will. His sister Irene was the executrix of his will. The vacant land that McCulley owned on the south side of Port Street West, including the subject property, was sold to James T. Hutcheson, a builder from Toronto. Due to legal requirements to wait 3 years after the owner's death, the sale was not registered until 1951. James Hutcheson divided the land up into four lots and built four identical brick bungalows on them, including the subject property. These four houses, including the subject property, (ie; #29, 31, 33 Port Street West and 23 John Street South) were likely built shortly after 1948.

The subject property is one of four identical brick bungalows built by the Hutcheson Construction Company shortly after 1948 on vacant land owned by descendants of Patrick McCulley. [Peel Land Registry Record]

The first occupants of #29 Port Street West were Philip Hotham Shaw, a cabinet maker, and his wife Dorothy Elizabeth who lived there from 1952 to 1956. The second occupants were Alexander R. Anderson, a plumber, and his wife Laura who lived there in 1956. The third occupants were Cornelius and Adrianna Van Oss who lived there from 1957 to 1978. The fourth occupants were John and Linda Zwicker who lived there from 1978 to 2002. The fifth occupant was Patricia Steele, who changed her name after divorcing to Patricia Maraz. In 2012, Maraz (formerly Steele) sold the house to the current owners. The building has remained unchanged since its original construction, with the exception of replacement windows and new cladding in the front gable. These minor alterations were likely done in the 1970s by the Van Oss family.

6.0 HERITAGE VALUE

The Old Port Credit Heritage Conservation District has heritage value as an example of a government planned town that was laid out in a traditional grid form. It is associated with the European settlers who lived and worked here and the Mississauga First Nations who had lived at the mouth of the Credit River for over a century prior to that. Both groups had interests in the Credit Harbour Company, a joint stock company established to construct a harbor at the mouth of the Credit River. The district retains the original grid layout of 1835 and has a mix of residential, commercial and institutional buildings associated with its evolution.

19th century buildings such #32 Front Street (Wilcox Inn) and #31 Bay Street are surviving landmarks in the Old Port Credit Heritage Conservation District.

The subject property was constructed c. 1950 and is an example of 20th century infill that occurred when larger parcels with no buildings on them were subdivided for modest housing constructed shortly after World War II. It is one of 4 lots containing identical brick bungalows constructed by the Hutcheson Construction Company on land purchased from descendants of Patrick McCulley. The modest scale, simple design and traditional materials associated with this type of infill is complementary to the scale and character of historic residential buildings in the district dating from the mid 19th to early 20th century.

Mid 20th century buildings on the south side of Port Street West; the subject property is part of a streetscape composed of buildings that are not historically significant but are complementary to the District character.

Larger scale developments from the late 20th century do not support the District character and are identified in the District Plan as 'other' properties. The north side of Port Street West opposite the subject property contains a 6-storey apartment building and a 2-storey duplex that are not historically significant and do not contribute to the character of the district.

Late 20th century buildings on the north side of Port Street West; the subject property is opposite two properties that do not contribute to the District character.

The subject property contains two outbuildings that do not have heritage value and do not contribute to the District character. The single-car garage is wood construction with wood cladding and a metal garage door. It was likely built shortly after construction of the house but the garage door is not original. It is not well constructed and is generally in poor condition. The small garden shed in the back yard was built more recently since it is plywood construction. It is not visible from the street.

6.1 EVALUATION ACCORDING TO ONT. REG. 09/06

The subject property contains a single-detached residence constructed c. 1950 that does not have significant heritage value and therefore does not warrant individual Designation under Part IV of the Heritage Act. This analysis is based on provincially mandated criteria outlined in Regulation 9/06. The rationale is outlined below:

Compliance with Ontario Heritage Act, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest

According to Subsection 1 (2) of Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest, a property may be designated under section 29 of the Act if it meets one or more of the following criteria:

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.

The subject property contains a 1-storey brick dwelling constructed c. 1950 that is not rare or unique. It is a representative example of a modest post-WWII bungalow with a concrete block foundation, square plan and low-pitched hip roof. It is a standardized and economical type of housing that was widely built across Canada in the late 1940s and early 1950s . It does not display a high degree of craftsmanship or artistic merit and does not demonstrate a high degree of technical achievement.

2. The property has historical value or associative value because it,
    - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to 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.

The subject property is associated with the type of modest vernacular bungalow constructed following World War II in large numbers across the country. It does not have significant historical or associative value. It is one of 4 identical brick bungalows built shortly after 1948 on vacant land originally belonging to Patrick McCulley, an early resident of the Village of Port Credit. It was built by James Hutcheson, a builder from Toronto who does not have any particular significance to the Port Credit 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.

The subject property does not have significant contextual value because it is a 'complementary' building within the Old Port Credit Heritage Conservation District. As such, it is not important in defining the character of the area and it is not a landmark.

7.0 PROPOSED ADDITION & DETACHED GARAGE

See Appendix C: Drawings

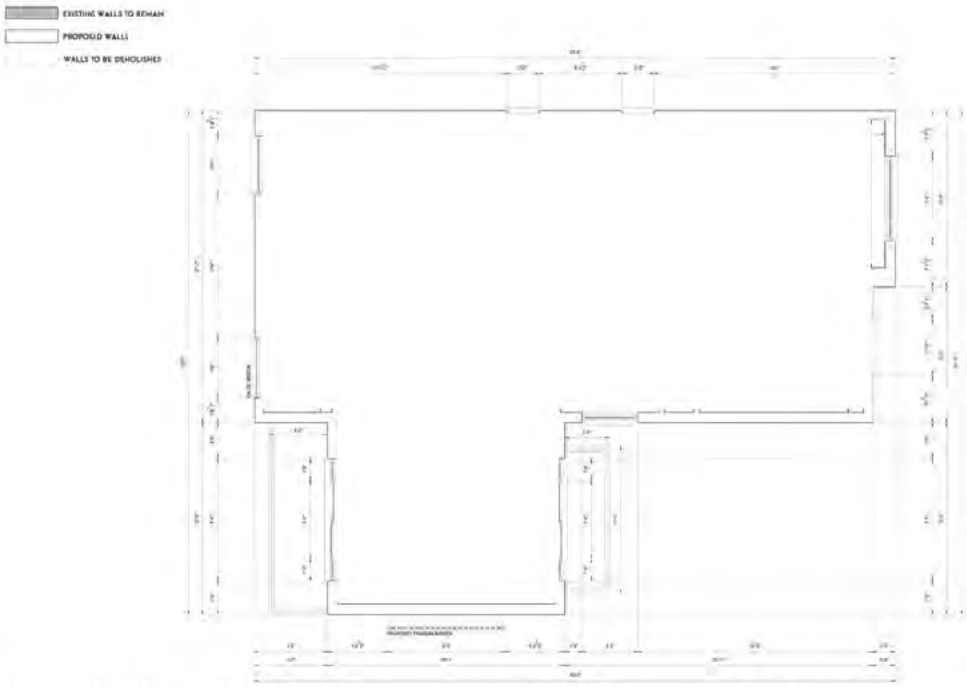
The owner proposes to add a 2nd storey to the existing house that will extend over a portion of the driveway and a covered porch on the main elevation in the location of an existing concrete stoop. The L-shaped addition will provide additional living space for the owner's family. The proposal is similar to changes made to an identical brick bungalow adjacent to the subject property located at 31 Port Street West.

Proposed alterations (above centre) to existing dwelling at 29 Port Street West (below centre)

The basement and ground floor interiors of the existing house will be reconfigured as part of the proposed renovations. Currently the house has two bedrooms on the main floor. Interior walls on the ground floor will be removed so that the ground floor can be reconfigured to accommodate a larger family room, dining room and kitchen and a small powder room. A new deck will be constructed at the rear of the house beside the existing walkout from the basement.

Proposed renovations to the Ground Floor; the existing exterior walls (red line) will be retained. Interior walls will be removed so the interior can be reconfigured.

The proposed 2nd floor level will contain 3 bedrooms and 2 bathrooms. The extension over the driveway will contain the master bedroom with balconies on the front and rear elevations.



Proposed addition: the roof of the existing dwelling will be removed and a new L-shaped 2nd storey will be constructed.

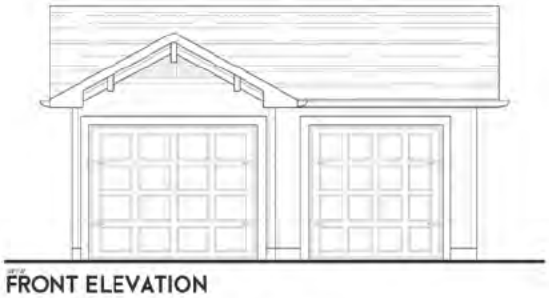
The primary cladding material being proposed is Malbec siding that replicates traditional horizontal wood siding. The roof will have two front facing gables over the main block of the house and a side gable roof over the driveway extension. The gables will have exposed rafter ends. The front porch will have a sloped roof with a gable over the entrance stairs. The porch and the driveway extension will be supported by four wood columns. The porch will be wood construction with wooden railings.

Main elevation.

Existing windows on the front and rear elevations will be replaced and the new windows used throughout will be vinyl clad. Windows will be traditionally proportioned rectangular windows that will be grouped together. There will be French doors on the rear elevation leading from the dining room to the back deck and from the master bedroom to the front and rear balconies.

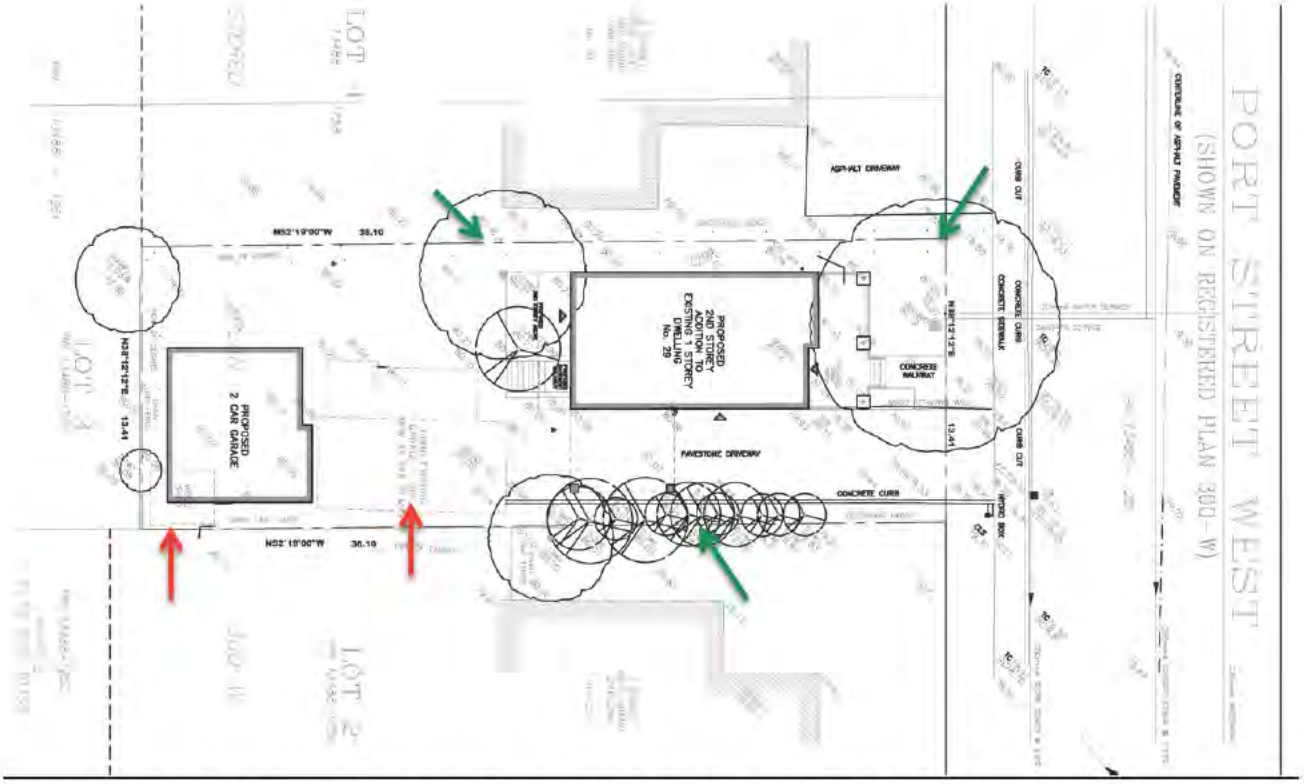
Rear elevation

A detached 2-car garage will be constructed in the rear yard in the south-east corner of the lot. An existing single-car garage and small garden shed that do not have heritage value will be demolished. The garage will have a side gable roof with a projecting front gable with exposed rafters over one of the entry doors to break up the massing. Doors will be paneled wood and the building will have horizontal wood cladding.



Proposed 2-car detached garage.

The existing side driveway will be extended to the new garage and the asphalt will be replaced with concrete pavers. Existing trees in front and behind the house will be retained as well as an existing hedge beside the driveway.



Proposed site plan. An existing detached single car garage and small garden shed will be demolished (red arrows). Existing trees and hedge to be retained (green arrows).

8.0 POTENTIAL IMPACT ON HERITAGE VALUE

The subject property is a complementary property within the District. The *District Plan* contains guidelines for additions to complementary buildings in Section 5.0. Potential conflicts with these Guidelines are identified in the chart below:

SECTION 5.0: ADDTIONS TO COMPLEMENTARY BUILDINGS	DISTRICT GUIDELINES	POTENTIAL CONFLICT WITH HCD GUIDELINES
5.4	Identify features of your building that are worth keeping.	POTENTIAL CONFLICT • The shallow hipped roof will be removed. • The brick exterior will be re-clad with wood siding.
5.5	Keep the height at two storeys or less.	NO CONFLICT • The height of the proposed addition is 2-storeys
5.6	Ensure that the size of the addition maintains ample space around the house.	POTENTIAL CONFLICT • The proposed front porch will slightly reduce the front yard.
5.7	Save significant trees when siting and building your addition	NO CONFLICT • Existing trees will be retained.
5.8	Favour rear additions over front additions.	POTENTIAL CONFLICT • The addition is located on top of the existing dwelling and extends over a portion of the side yard towards the rear of the existing dwelling.
5.9	Choose wall material that complements buildings of historic interest but does not clash with your building.	NO CONFLICT • Wood cladding is a material that is historically associated with the district.
5.10	Choose stock windows that are flat headed and taller than they are wide.	NO CONFLICT • The proposed windows are flat headed and taller than they are wide.
5.11	Choose a gable, hip or truncated hip roof of medium pitch that	NO CONFLICT • The proposed roof is a medium pitched gable roof, a roof type

	complements your building.	that is historically associated with the district.
5.12	Make your addition of its own time.	NO CONFLICT • The design is traditional but does not mimic historic buildings in the district.
5.13	Keep the design of your addition simple.	NO CONFLICT • The proposed design does not include complex shapes, is not highly ornamented and uses traditional proportions and materials.
5.14	Install new chimneys, vents, skylights and mechanical or electrical equipment away from street view.	NO CONFLICT – n/a
5.15	Site your garage behind the front wall of the house.	NO CONFLICT • The proposed detached garage will be located behind the rear wall of the existing house.

Guidelines in the *District Plan* for landscape elements are included in Section 7.0 and are also applicable. Potential conflicts with these Guidelines are identified in the chart below:

DISTRICT GUIDELINES SECTION 7.0: LANDSCAPE	POTENTIAL CONFLICT WITH HCD GUIDELINES
Retain existing soft landscape elements.	POTENTIAL CONFLICT • Soft landscaping in the front yard will be slightly reduced when the proposed front porch is constructed.
If planting new trees they should be species that match trees already found in the neighbourhood.	NO CONFLICT – n/a
Set garages back from the front line of houses, and retain side-yard parking.	NO CONFLICT • The garage will be set back from the rear wall of the house. • Additional parking will be provided in the side driveway

Use documentary evidence to guide restoration to guide restoration of historic landscape features.	NO CONFLICT – n/a
Ensure that changes to driveway entrances, parking and other hard-surface areas does not impact street tree roots systems.	NO CONFLICT – n/a
Avoid front-yard parking, excessive curb cuts and paving by adjacent private property owners in order to retain the overall soft (green) landscape of the front yard.	NO CONFLICT– n/a
Driveways should be narrowed at the curb and should ideally be separated from the adjacent lot driveway by a green space to reduce the visual impact of hard surface crossing the boulevard.	NO CONFLICT – n/a
Maintain existing grades so as not to alter drainage patterns.	NO CONFLICT – n/a

The proposed alterations are therefore generally consistent with the District Guidelines. Alternative developed options are considered in Section 9.0. Aspects of the proposed alterations that may conflict with the District guidelines are discussed below to determine if they will have any negative impacts on heritage value.

Impact on Adjacent Properties; 27 & 31 Port Street West

There will be no negative impact on the adjacent dwelling at 31 Port Street West because it is a 2-storey single-detached dwelling with the same scale, massing, height and set-back that is being proposed for the subject property.

There will be no negative impact on the adjacent dwelling at 27 Port Street West because the lot configuration is such that the proposed addition abuts the driveway of the adjacent property and is therefore separated from it by an adequate distance. In addition, there is an existing hedge along the property line that will be retained that provides an adequate landscape buffer between the two properties.

Impact on the Port Street West Streetscape

There will be no negative impact on the streetscape on the south side of Port Street West because the addition will not exceed 2-storeys and existing space around the front of the house will be retained. Existing landscape elements will be retained and there will be a 6 m set back from the sidewalk to the front porch that will contain soft landscaping. The house will maintain its orientation to Port Street West and covered porches are a typical feature of singled-detached buildings in the district.

Impact on District Character

There will be no negative impact on the character of the Old Port Credit Heritage Conservation District because there are no historic properties on Port Street West between John and Front Street and the proposed alterations to the existing bungalow are consistent with the District guidelines. The proposed alterations will not exceed 2-storeys and the design and materials being proposed are similar to other buildings in the District.

Rehabilitation of a complementary building that will support ongoing use as a single-family dwelling will have a positive impact on the District.

9.0 ALTERNATIVE DEVELOPMENT OPTIONS

An alternative option that would avoid potential conflicts identified in Section 8.0 would be to construct a one-storey addition located at the rear. This would require excavation of a new foundation for the addition and would be more costly than building on top of the existing house. Given the small size of the lot, the amount of additional square footage required by the owner, would exceed the allowable lot coverage and it would greatly reduce the rear yard. The owner would prefer to retain as much of the rear yard as possible. This approach, given the lot size and configuration, is therefore considered not feasible.

An alternative option would be to construct a 2-storey rear addition. This would be more compact but would be difficult to integrate spatially and visually with the existing bungalow and is therefore not recommended.

10.0 MITIGATION MEASURES

No mitigation measures are required because the proposed alterations will not impact adjacent properties and will not detract from the character of the District.

The removal of the existing hipped roof cannot be avoided. Documentation of this feature is provided in this report and no further mitigation is recommended.

The existing brick exterior walls will be retained but will be clad with horizontal wood siding to match the cladding on the 2nd storey addition. The applicant could consider leaving the brick exposed.

11.0 CONCLUSIONS & RECOMMENDATIONS

The proposed alteration will have a positive impact on the District because it will support ongoing low-density residential use in an area that has been impacted by apartment buildings and non-residential uses. These benefits will contribute to the long-term viability of the District as a stable residential neighbourhood, a use that is historically linked to significant built heritage resources in the District.

Modest alterations to mid-20th century infill housing, such as those being proposed for the subject property, should be supported. Preserving open space, landscape elements and streetscapes should be given priority over retaining building features of complementary buildings because these buildings do not have inherent historic or architectural value.

12.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a member in good standing of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 7 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society of Architectural Historians* and the *Canadian Historical Review*.

13.0 SOURCES

City of Mississauga, "Images Gallery; Port Credit" digital images
http://www.mississauga.ca/portal/residents/portcreditgallery?images=688 (Accessed Jan 2017)

Clarkson, B. *At the Mouth of the Credit* (1977)

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George Robb Architect et al., *Old Port Credit Village Heritage Conservation District Plan* (2004)

George Robb Architect et al., *Heritage Conservation Feasibility Study of Old Port Credit Village* (2003)

Heritage Mississauga, "Old Port Credit Heritage Conservation District", walking tour brochure
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Heritage Mississauga, "Port Credit" webpage http://www.heritagemississauga.com/page/Port-Credit (Accessed Jan 2017)

Hicks, K. *Port Credit; past to present* (2007)

Ontario Ministry of Tourism & Culture, *Heritage Resources in the Land Use Planning Process, Ontario Heritage Tool Kit* (2006)

Weeks, V. *Port Credit; A Glimpse of Other Days*. (1995)

APPENDIX A: SITE PHOTOS

CONTEXT

Figure 1: Subject property (center) and adjacent residential buildings.

Figure 2: Apartment building and parking lot opposite the subject property.

EXTERIOR

Figure 3: Front Yard

Figure 4: Main elevation

Figure 5: East side elevation

Figure 6: Vinyl replacement windows & rug brick exterior

Figure 7: West side elevation

Figure 8: Rear elevation

INTERIOR

Figure 11: 1st floor, living room

Figure 12: 1st floor, kitchen

Figure 16: 1st floor, bedroom

Figure 18: Side entry, stairs & vestibule

Figure 19: Side entry vestibule, stairs to 1 floor and basement level

Figure 20: Stairs to basement level

Figure 21: Basement, hallway

Figure 22: Basement, study

Figure 23: Basement, powder room

Figure 24: Basement, recreation room and walkout to back yard

FRONT YARD

Figure 25: Front yard

Figure 26: Main entrance, concrete stoop and concrete block foundation

REAR YARD & OUTBUILDINGS

Figure 27: Rear yard

Figure 28: Rear yard

Figure 29: Rear yard

Figure 30: Detached garage

Figure 31: Detached garage, concrete floor and concrete foundation

Figure 33: Detached garage, concrete foundation and wood cladding

Figure 34: Detached garage, side elevation

Figure 35: Detached garage, rear elevation.

Figure 36: Garden shed

Figure 37: Garden shed interior

APPENDIX B: LAND RECORDS

ADDRESS: 29 PORT STREET WEST, MISSISSAUGA
LEGAL DESCRIPTION: Plan 300 W, Pt. Lot 3

INST. NO.	DATE	TYPE	GRANTOR	GRANTEE	LANDS
6550	1888	B&S	Edward Patrick O'LEARY of Brantford (Agent) & Nellie O'LEARY (wife)	Patrick McCULLEY of Port Credit (Shoemaker)	Lots 3 & 4 on the south-east side of Port Street, west of the River & Lot 4 on the north-west side of Port Street west of the River
12146	1906	B&S	Patrick McCULLEY of Port Credit (Shoemaker) & Mary Madigan McCULLEY (wife)	William McCULLEY of Port Credit (Mariner)	Lots 3 & 4 on the south-east side of Port Street, west of the River & Lot 4 on the north-west side of Port Street west of the River
4475	1951	Grant	Irene McCULLEY, (Spinster) Extrx. of William McCULLEY Estate (d. 1948)	James T. HUTCHESON of the City of Toronto (builder)	Lots 3 & 4 on the south-east side of Port Street, west of the River, according to Plan 300W *see attached *Survey showing Parcels 56, 57, 58 & 59; Development No. 7, Hutcheson Construction* showing 4 identical brick bungalows that correspond to 29, 31, 33 Port Street West & 23 John Street South.
4975	1952	Grant	James T. HUTCHESON of the City of Toronto (builder) & Jean Luella HUTCHESON (wife)	Phillip Hotham SHAW (Cabinet Maker)	Parts of Lot 3 & 4 according to Registered Plan No. 300W
8470	1956	Grant	Phillip Hotham SHAW (Cabinet Maker) & Dorothy Elizabeth SHAW (wife)	James T. HUTCHESON of the City of Toronto (builder)	Parts of Lot 3 & 4 according to Registered Plan No. 300W
8474	1956	Grant	James T. HUTCHESON of the City of Toronto (builder) & Jean Luella HUTCHESON (wife)	Alexander Ramsey ANDERSON (Plumber) & Laura K.athleen ANDERSON, as joint tenants	Part of Lot 3 on the south-east side of Port Street, according to Registered Plan No. 300W
8803	1957	Grant	Alexander Ramsey ANDERSON (Plumber) & Laura K.athleen ANDERSON	Cornelius M. VAN OSS & Adrianna VAN OSS, as joint tenants	Part of Lot 3 on the south-east side of Port Street, according to Registered Plan No. 300W
471221	1978	Grant	Cornelius M. VAN OSS & Adrianna VAN OSS (wife)	John Hartley ZWICKER & Linda ZWICKER (wife)	Part of Lot 3 on the south-east side of Port Street, according to Registered Plan No. 300W
1034494	2002	Grant	John Hartley ZWICKER & Linda ZWICKER (wife)	Patricia A. STEELE	Part of Lot 3 on the south-east side of Port Street, according to Registered Plan No. 300W
2200613	2012	TRANSFER	Patricia Anne MARAZ (formerly STEELE)	CURRENT OWNER	Part of Lot 3 on the south-east side of Port Street, according to Registered Plan No. 300W

*Title search performed by Chris Aplin of MCA Paralegal. Records before 1888 could not be located at the Peel Land Registry office or the Peel Archives.

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #43

13488-1257 (LT)

PREPARED FOR CA
ON 2017/02/27 AT 11:19:12

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

PROPERTY DESCRIPTION: PT LT 3 S/S PORT ST WCR PL PC1 (SHOWN ON PL 300) PORT CREDIT AS IN RO1034494; CITY OF MISSISSAUGA

pic

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 13488-2352

PIN CREATION DATE:
1999/03/25

CAPACITY SHARE
JTEN
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 1997/09/23 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/03/25						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/03/25 **						
**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: 1999/03/26 **						
RO1034494	1993/04/02	TRANSFER pic		*** DELETED AGAINST THIS PROPERTY ***	STEELE, PATRICIA A.	
RO1034495	1993/04/02	CHARGE		*** COMPLETELY DELETED ***	SCOTIA MORTGAGE CORPORATION	
RO1144873	1997/06/17	AGR AM CH		*** COMPLETELY DELETED ***		
	REMARKS: RO1034495					
RO1146173	1997/06/30	ORDER		*** COMPLETELY DELETED ***		
RO1146174	1997/06/30	CHARGE		*** COMPLETELY DELETED ***	IRELAND, STEPHEN W.	

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.

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #43

13488-1257 (LT)

PREPARED FOR CA
ON 2017/02/27 AT 11:19:12

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR362327	2002/12/11	LR'S ORDER P/C		*** COMPLETELY DELETED *** LAND REGISTRAR		
	REMARKS: TO AMEND DESCRIPTION TO REFLECT PC1, PC2, PC3 & PC4					
PR438483	2003/05/26	CHARGE		*** COMPLETELY DELETED *** STEELE, PATRICIA A.	MAPLE TRUST COMPANY	
PR438490	2003/05/26	POSTPONEMENT		*** COMPLETELY DELETED *** IRELAND, STEPHEN W.	MAPLE TRUST COMPANY	
	REMARKS: RO1146174 TO PR438483					
PR460492	2003/07/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION		
	REMARKS: RE: RO1034495					
PR1854087	2010/07/05	APL CH NAME OWNER P/C		*** COMPLETELY DELETED *** STEELE, PATRICIA A.	MARAZ, PATRICIA ANNE	
PR1854088	2010/07/05	CHARGE		*** COMPLETELY DELETED *** MARAZ, PATRICIA ANNE	BANK OF NOVA SCOTIA	
PR1854277	2010/07/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** IRELAND, STEPHEN W.		
	REMARKS: RO1146174.					
PR2177035	2012/04/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION		
	REMARKS: PR438483.					
PR2198563	2012/05/23	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	MARAZ, PATRICIA	
	REMARKS: DELETES RO1146173					
PR2200613	2012/05/28	TRANSFER P/C	$567,000	MARAZ, PATRICIA ANNE		C
PR2200614	2012/05/28	CHARGE		*** COMPLETELY DELETED *** TRINH, THIEN THU GOSSE, TYLER		
PR2388051	2013/06/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF NOVA SCOTIA		

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ON 2017/02/27 AT 11:19:12

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: PR1854088.						
PR2919531	2016/05/27	CHARGE				C
PR2935796	2016/06/24	DISCH OF CHARGE				
REMARKS: PR2200614.						

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.

Surveyor's date on Plan Apr 2, 1929? See whiteprint

Date Plan Registered 3 Oct. 1927
Owners Crown Survey
Lots Subdivided Town Plot

Abstract Index
Répertoire par lot

Lot 3 **Plan/Concession** 300 Page 1

West of Credit River Port S Side Street

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY AA MM MM DD JJ (DAY MON YR)	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
6550	B & S	6 Sep 1888	Ed. P. O'Leary et ux	Patrick McCully	1.00	All and OL
12146	B & S	9 Jan 1906	Patrick McCulley et ux	Wm. McCulley	350.00	All and OL
300	Plan	3 Oct 1927	Municipal Survey made under Instructions of Minister of Lands and under Prooves of Survey Act.			
4475	Grant	1 June 1951	Irene McCulley in her personal capacity & as Extrx. of William McCulley Est.	James T. Hutcheson	$1.00 & c	All & OL Treasurers' Consent attached
4481	Cert	2 June 1951	An Order permitting Irene McCulley to sell			All & O.L.
4967	Grant	19 Mar 1952	James T. Hutcheson, et ux	Marjorie M. Collier & Neil H. Collier as joint tenants	$2.00 & c	Part comm in N limit 44' E of NW L thence S 125' x W 44' x N 125' x E 44' to p of c
4975	Grant	21 Mar 1952	James T. Hutcheson et ux	Philip H. Shaw	$2.00 & c	Pt & OL comm in N limit of lot 3 44' E of NW L thence E 44' x S 125' x W 44' x N 125' to p of c
4977	Grant	21 Mar 1952	James T. Hutcheson et ux	Arlie E. Kendrick & Fletcher J. Kendrick as joint tenants	$2.00 & c	Pt & OL comm in W limit lot 3 40' N of SW L thence E 132' x S 40' x W 132' x N 40' to p of c
8470	Grant	25 Sept 1956	Philip H. Shaw et ux	James T. Hutcheson	$2.00 & c	Part & OL as in no. 4975
8471	Grant	25 Sept 1956	Arlie E. Kendrick & Fletcher J. Kendrick	James T. Hutcheson	$1.00 & c	Part & OL as in no. 4977
8472	Grant	25 Sept 1956	Marjorie M. Collier & Neil H. Collier	James T. Hutcheson	$2.00 & c	Part as in no. 4967

plc pg 1,2 & bk pg.

plc pg 1,2, bk pg.

plc pg 1, bk pg

10311 (88) FORM 1

Continued on/Suite à la page

Abstract Index
Répertoire par lot

Lot 3 West of Credit River **Plan/Concession** 300 Port S Side Street **Page** 2

Instrument Number	Instrument Type Type d'acte	Registration Date DAY MON YR YY MM DD AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
8474	Grant	25 Sept 1956	James T. Hutcheson et ux	Alexander R. Anderson & Laura K. Anderson as joint tenants	$2.00 & c	Part sketch attached comm at NL thence SW 44' xSE 125' x NE 44' x NW 125' to p of c
plc pg 1,2, sketch & bk pg.						
8476	Grant	25 Sept 1956	James T. Hutcheson et ux	Philip H. Shaw & Dorothy E. Shaw as joint tenants	$2.00 & c	Part & OL sketch attached comm in SE limit of Port St. 44' NE of W L lot 4 thence NE 44' x SE 125' x SW 44' x NW 125' to p of c
8477	Grant	25 Sept 1956	James T. Hutcheson et ux	Arlie E. Kendrick & Fletcher J. Kendrick as joint tenants	$2.00 & c	Part & OL see lot 4 for desc. sketch attached
8803	Grant	26 Mar 1957	Alexander R. Anderson & Laura K. Anderson	Cornelius M. Van Oss Adrianna Van Oss, as joint tenants	$2.00 & c	Part as in NO. 8474
plc pg 1, bk pg.						
13447	Grant	18 Dec 1964	Arlie E. Kendrick & Fletcher J. Kendrick	Antonio Di Guglielmo	$2.00 & c	Part & OL as in no. 8477
351972VS	Grant	22 May 1975	Philip H. Shaw & Dorothy E. Shaw	Charles F. Errey & Lilly M. Errey as joint tenants	$2.00 & c	Part & OL as in no. 8476
471221	Grant	21 Apr.1978	Cornelius M. Van Oss & Adrianna Van Oss	John H. Zwicker & Linda Zwicker	$2.00 & c	Part as in no. 8474
plc pg 1, bk pg						
593953	Grant	23 10 81	ERREY, Charles F. ERREY, Lilly M.	BROWN, Laurie A. BROWN, Kathryn A. jt	$2.00 & c	Part & OL as in no. 8476
593954	Mort	23 10 81	BROWN, Laurie A. BROWN, Kathryn	ERREY, Charles F. ERREY, Lilly M. jnt.acct.	$40,000.00	Part & OL as in no. 8476

Abstract Index
Répertoire par lot

Lot 3 West of Credit River

Plan/Concession 300 Port S Side Street

593954 DAY MON YR

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
746387	Order	19 03 86	D. C. O.			Pt & OL as in 593953 Comm 44.'0" NE of W L Thence NE 44.'0" x SE 125.'0" x SW 44.'0" x NW 125.'0" to p of c
RO 1034494 P/C	Grant	93 04 02	ZWICKER, John Hartley ZWICKER, Linda	STEELE, Patricia A.	182,500.00	Part as in no.471221
RO 1034495	Mort	93 04 02	STEELE, Patricia Anne	SCOTIA Mortgage Corp.	92,000.00	Part as in no.471221
RO 1088876	Transfer	95 04 21	DI Guglielmo, Antonio	DI GUGLIELMO, Antonio DI GUGLIELMO, Maria as JT	2.00	Pt & OL as in 13447
RO 1144873	Agreement	97 06 17	STEELE, Patricia Anne	Scotia Mortgage Corporation		Amending Charge No. RO 1034495
RO1146173 re: child support etc.	Judgement	97 06 30	O.C.	STEELE, Patricia Anne - applicant STEELE, John Paul - Respondent		Part SE side of Port Street as in no. 471221.
RO1146174	Charge	97 06 30	STEELE, Patricia	IRELAND, Stephen W. - trustee	20,000.00	Part SE side of Port Street as in no. 471221.

NOTICE
All Document/Instruments subsequent to
SEP 23 1997
are recorded in the automated abstract index set out in subsection 21(5) of the REGISTRY ACT

Continued on/Suite à la page

Toronto Port Credit
c 1. 6850.

I CERTIFY THAT THE WITHIN
INSTRUMENT HAS BEEN ENTERED
ON THE REGISTRY FOR THE COUNTY OF PEEL
IN BOOK NO. 49 FOR
Port Credit at 10.45
O'CLOCK A. M. OF THE 6 DAY
OF September A.D. 18 87.

NUMBER 6850

Sam Fleming
Registrar

THIS INSTRUMENT
IS THE PROPERTY
THE REGISTRY OFFICE
THE COUNTY OF PEEL

Dated 29th A 18

Edward P. Leary
et ux

To

Patrick McCulley

Deed of Land

situate at Port Credit
Lots 3 & 4 S.E. Part of
4 N.W. Bay Co. Peel

6
10.45

1.40

H.M.S.

This Indenture

made (in duplicate) the twenty ninth day of August in the year of our Lord One thousand eight hundred and Eighty-Eight In pursuance of the Act respecting Short Forms of Conveyances.

Between Edward Patrick O'Leary of the City of Brantford in the County of Brant, and Province of Ontario, Agent:

of the First part:

Nellie O'Leary Wife of the said party of the First part of the Second part:

And Patrick McCulley of the Village of Port Credit in the County of Peel and Province of Ontario, Shoemaker, of the Third Part

Witnesseth that in consideration of the sum of One Dollar ---------- of lawful money of Canada now paid by the said party of the third part to the said party of the first part (the receipt whereof is hereby by him acknowledged) he the said party of the first part Bath Grant unto the said party of the third part his heirs and assigns for ever

All and Singular that certain parcel or tract of land and premises situate lying and being

In the Village of Port Credit in the County of Peel and in the Province of Ontario

7.1 - 68

Composed of Lots numbers (3) Three and (4) Four, on the South east side of Port Street, West of the River. And Lot number (4) Four on the North west side of Bay Street West of the River, in the aforesaid Village of Port-Credit, Containing by admeasurement, together, Three quarters of an acre be the same more or less

To have and To hold unto the said party of the third part his heirs and assigns to and for his and their sole and only use **for ever, Subject nevertheless,** to the reservations, limitations, provisoes and conditions expressed in the original **Grant** thereof from the Crown, Subject to the payment of a Mortgage bearing date May 4th 1885 to Mr Kent for $150. with interest;

7.1 - 69

50704

Toronto (Port Credit)
12146

I CERTIFY THAT THE WITHIN INSTRUMENT IS DULY ENTERED AND REGISTERED IN THE REGISTRY OFFICE FOR THE COUNTY OF PEEL IN BOOK NO. A FOR Port Credit at 10.02 O'CLOCK A. M. OF THE 9 DAY OF January A.D. 1906.
NUMBER 12146.
J. Sheppard
Dy Reg.

Dated 5th Jan 1906

Patrick McCulley
et ux

TO

Wm. McCulley

Deed of Land

SITUATE

in the Village of Port Credit

Saunders & Gilbert, Limited, Law Stationers, Toronto.

Mercer & Bradford

County of York } To Wit:

I, Patrick McCulley of the Township of Toronto in the County of York Farmer make oath and say:

1. THAT I was personally present and did see the within Instrument and Duplicate thereof, duly signed sealed and executed by Patrick McCulley and Mary Theresa McCulley his wife the parties thereto
2. THAT the said Instrument and Duplicate were executed at Port Credit
3. THAT I know the said parties
4. THAT I am a subscribing witness to the said Instrument and Duplicate.

SWORN before me at the Village of Port Credit in the County of York this 8th day of January in the year of our Lord 1906

A Commissioner for taking affidavits in H. C. J., &c.

Patrick McCulley

Newsome & Gilbert, Limited, Law Stationers, Toronto

(1)

This Indenture

made in duplicate the fifth day of January

in the year of our Lord one thousand nine hundred and Six

In pursuance of the Act respecting Short Forms of Conveyances

Between

Patrick McCulley of the Village of Port Credit in the County of Peel, Shoemaker

Of the First Part

William McCulley of the same place, Mariner

Of the Second Part

-and-

Mary McCigan McCulley wife of the said Patrick McCulley

Of the Third Part

Witnesseth, that in consideration of three hundred and fifty

Dollars of lawful money of Canada now paid by the said party of the second part, to the said party of the first part (the receipt whereof is hereby by him acknowledged) he the said party of the first part **Bo th Grant** unto the said party of the second part in fee simple

All and Singular that certain parcels or tracts of land and premises situate, lying and being in the Village of Port Credit in the County of Peel and in the Province of Ontario, composed of lots numbers (3) Three and (4) Four on the south east side of Port Street west of the River, and lot number (4) Four on the north west side of Bay Street west of the River in the aforesaid Village of Port Credit, containing by admeasurement together three quarters of an acre be the same more or less

7.1 - 71

To have and to hold unto the said party of the second part his heirs and assigns to and for his and their sole and only use forever **Subject Nevertheless** to the reservations, limitations, provisoes and conditions expressed in the original Grant thereof from the Crown.

The said party of the first part **Covenants** with the said party of the second part **That** he has the right to convey the said lands to the said party of the second part notwithstanding any act of the said party of the first part

And that the said party of the second part shall have quiet possession of the said lands free from all encumbrances.

And the said party of the first part **Covenants** with the said party of the second part that he will execute such further assurances of the said lands as may be requisite.

And the said party of the first part **Covenants** with the said party of the second part that he has done no act to encumber the said lands.

And the said party of the first part **Releases** to the said party of the second part **All** his **Claims** upon the said lands.

And the said Mary Mulligan McCulley wife of the said Patrick McCulley hereby bars her dower in the said lands

7.1.72

In Witness Whereof, the parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered,
IN THE PRESENCE OF

P McCulley
M M McCulley

B M Mercer

Port Credit 4475

Port Credit 4475

DATED May 28th, A.D. 1951.

2972

IRENE McCULLEY

to

JAMES T. HUTCHESON

960

DEED OF LAND

Without Dower

situate in the Village of Port Credit, in the County of Peel.

3 80 10.45

7/6/51

Grey Hamilton
25 King Street West
TORONTO 1, Ontario.

I CERTIFY that the within instrument is duly entered and registered in the Registry Office for the Registry Division of the County of Peel in Book No. E. for Port Credit at 10 45 o'clock A.M. of the 1 day of June A.D. 1951 No. 4475

Stewart Beatty Registrar

Extend Bk C p. 604 59.

THIS INSTRUMENT IS THE PROPERTY OF THE REGISTRY OFFICE FOR THE COUNTY OF PEEL

PROVINCE OF ONTARIO :
COUNTY OF YORK :

TO WIT: :

I, JOAN LIPPE, of the City of Toronto, in the County of York, Secretary, MAKE OATH AND SAY THAT:-

1. I was personally present and did see the within Instrument and a duplicate duly signed, sealed and executed by IRENE McCULLEY, one of the Parties thereto.
2. The said Instrument and duplicate were executed by the said Party at the City of Toronto, in the County of York.
3. I know the said Party and that she is of the full age of twenty-one years.
4. I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the City of Toronto, in the County of York, this 30th day of May, A.D. 1951.

A Commissioner, etc.

Joan Lippe

13.

THIS INDENTURE made in duplicate this 28th day of May, A.D. 1951.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT and
IN PURSUANCE OF THE DEVOLUTION OF ESTATES ACT.

B E T W E E N :

IRENE McCULLEY, of the City of Toronto, in the County of York (formerly of the Village of Port Credit, in the County of Peel), Spinster, Executrix of the last will and estate of William McCulley, late of the said Village of Port Credit, Farmer, deceased, and the said Irene McCulley in her personal capacity, hereinafter called the Grantor

OF THE FIRST PART

- and -

JAMES T. HUTCHESON, of the said City of Toronto, Builder, hereinafter called the Grantee

OF THE SECOND PART.

WHEREAS the said William McCulley departed this life on or about November 2nd, 1948, seized and possessed of the lands herein described and conveyed, and having made his last will, Probate whereof duly issued out of the Surrogate Court of the County of Peel, as number 7686, on December 4th, 1948, to the Grantor hereto of the First Part, the Executrix in his said last will named, and the said Probate and last will have been duly registered in the Registry Office for the Registry Division of the said County of Peel on March 15th, A.D. 1949, as number 7159;

AND WHEREAS by his said last will the said William McCulley did devise and bequeath all his estate, both real and personal, to the Grantor hereto of the First Part, for her own use absolutely;

AND WHEREAS the Treasurer of the Province of Ontario hath consented to the transfer of the within described lands, as appears from the consent hereto attached;

AND WHEREAS the said the late William McCulley died as aforesaid, an unmarried man;

AND WHEREAS pursuant to the provisions of the Devolution of Estates Act in this regard, the Honourable The Chief Justice of the High Court, in Chambers, by Order bearing date Friday, the 25th day of May, 1951, permitted the Grantor hereto of

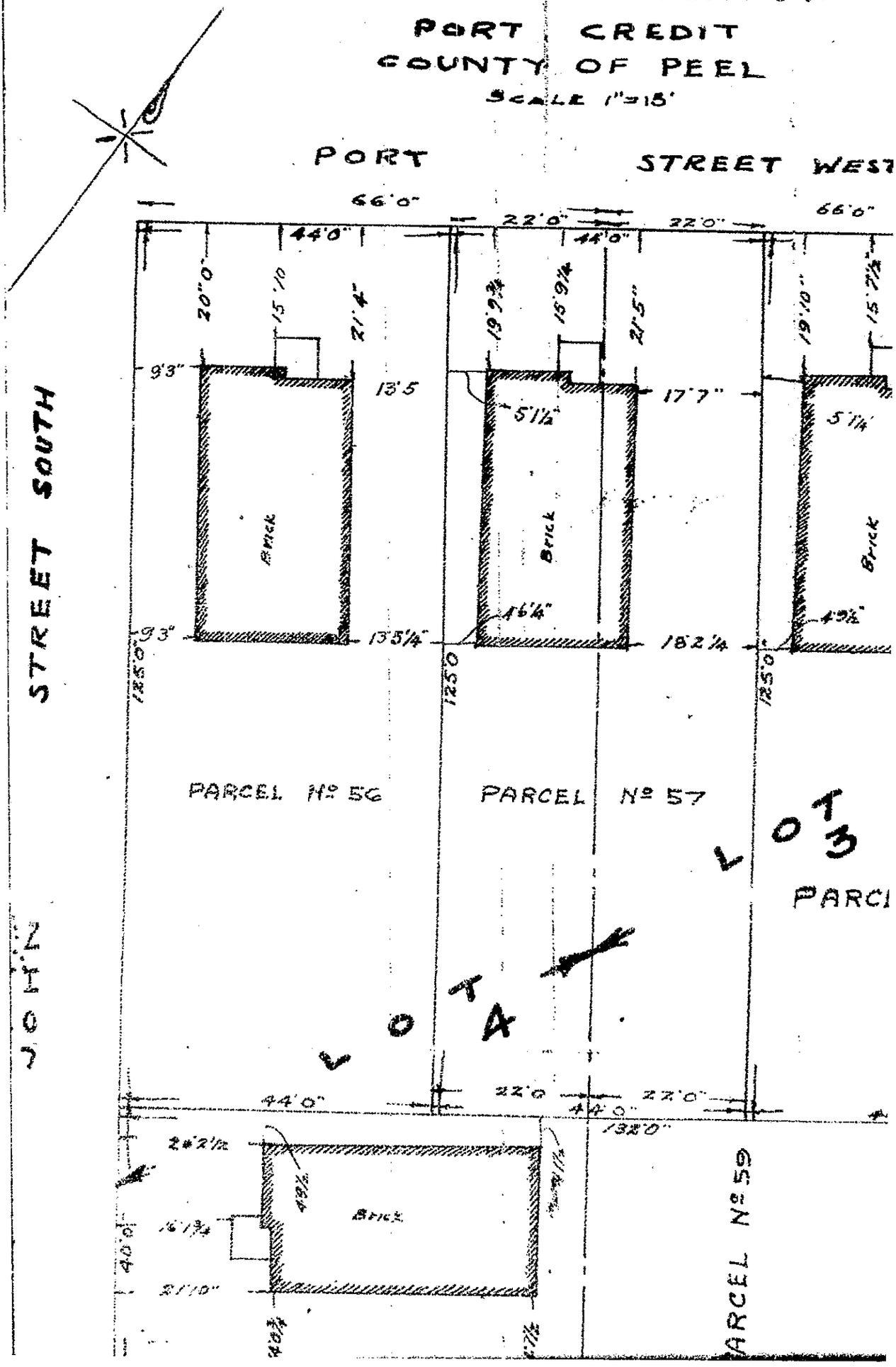
7.1 - 74

the First Part to sell the lands herein described and conveyed to the Grantee hereto of the Second Part, notwithstanding that the three year period subsequent to the date of the death of the said William McCulley hath not fully passed;

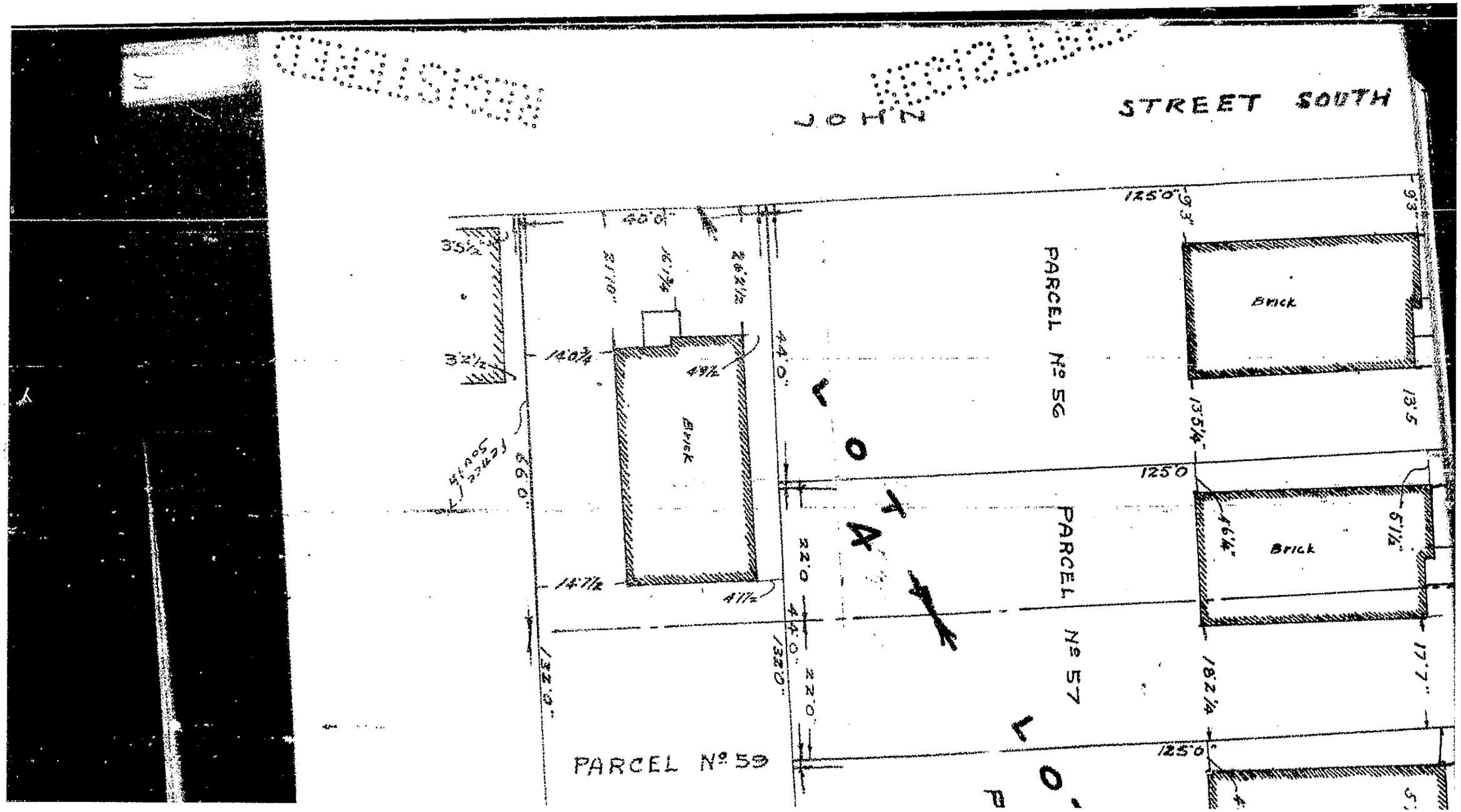
NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of the premises and the sum of One ($1.00) Dollar of lawful money of Canada to her in hand now paid (the receipt whereof is hereby by her acknowledged), she the Grantor hereto of the First Part as Executrix of the last will and estate of the said William McCulley as aforesaid and in her personal and beneficial capacity, doth hereby GRANT and CONVEY unto the Grantee hereto of the Second Part, in fee simple, ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the Village of Port Credit, in the County of Peel, and being the whole of Lots numbers 3 and 4, situate on the south-east side of Port Street, west of the river, according to Plan 300W.

7.1 - 75

SKETCH SHOWING
PART OF LOTS 3 & 4 REG'D PLAN 300W
SOUTH EAST SIDE OF PORT ST.
PORT CREDIT
COUNTY OF PEEL
SCALE 1" = 15'



7.1 - 76


STREET SOUTH
PARCEL Nº 56
PARCEL Nº 57
PARCEL Nº 59
Brick
Brick
Brick
125'0"
125'0"
125'0"
132'0"
132'0"
44'0"
44'0"
22'0
22'0
40'0"
26'0"
13'5
17'7"
13'5¼"
18'2¼
16'¼"
5'1¼"
9'3"
14'7½
14'0¾
4½
4½
3½
3½
21'10"
16'¾
28'2½

SKETCH SHOWING

PARTS OF LOTS 3 & 4 REG'D PLAN 300W

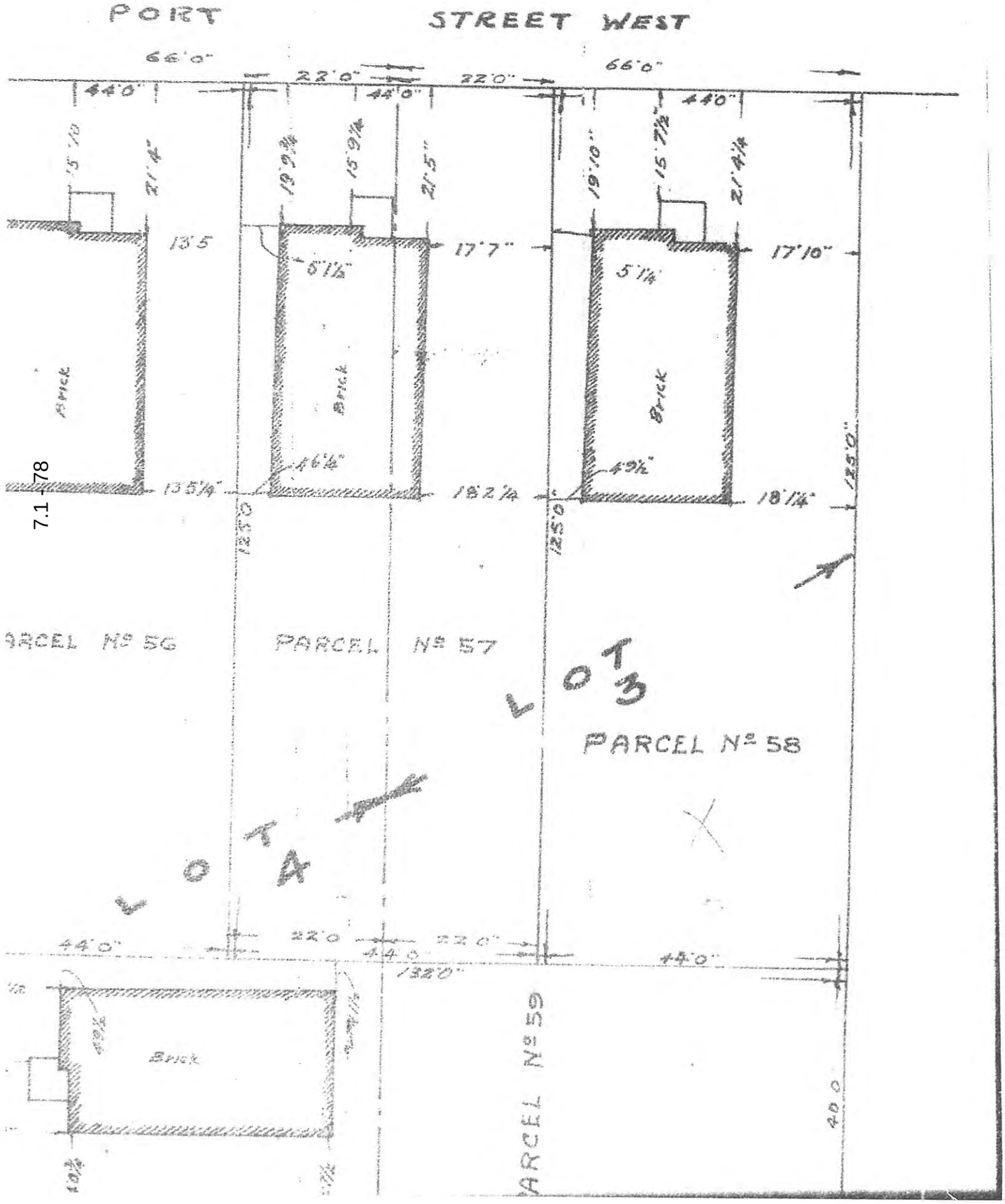
PARCELS - 56-57-58 & 5
DEVELOPMENT Nº 7
MOTCHESON CONSTRUCTI

SOUTHEAST SIDE OF PORT ST.

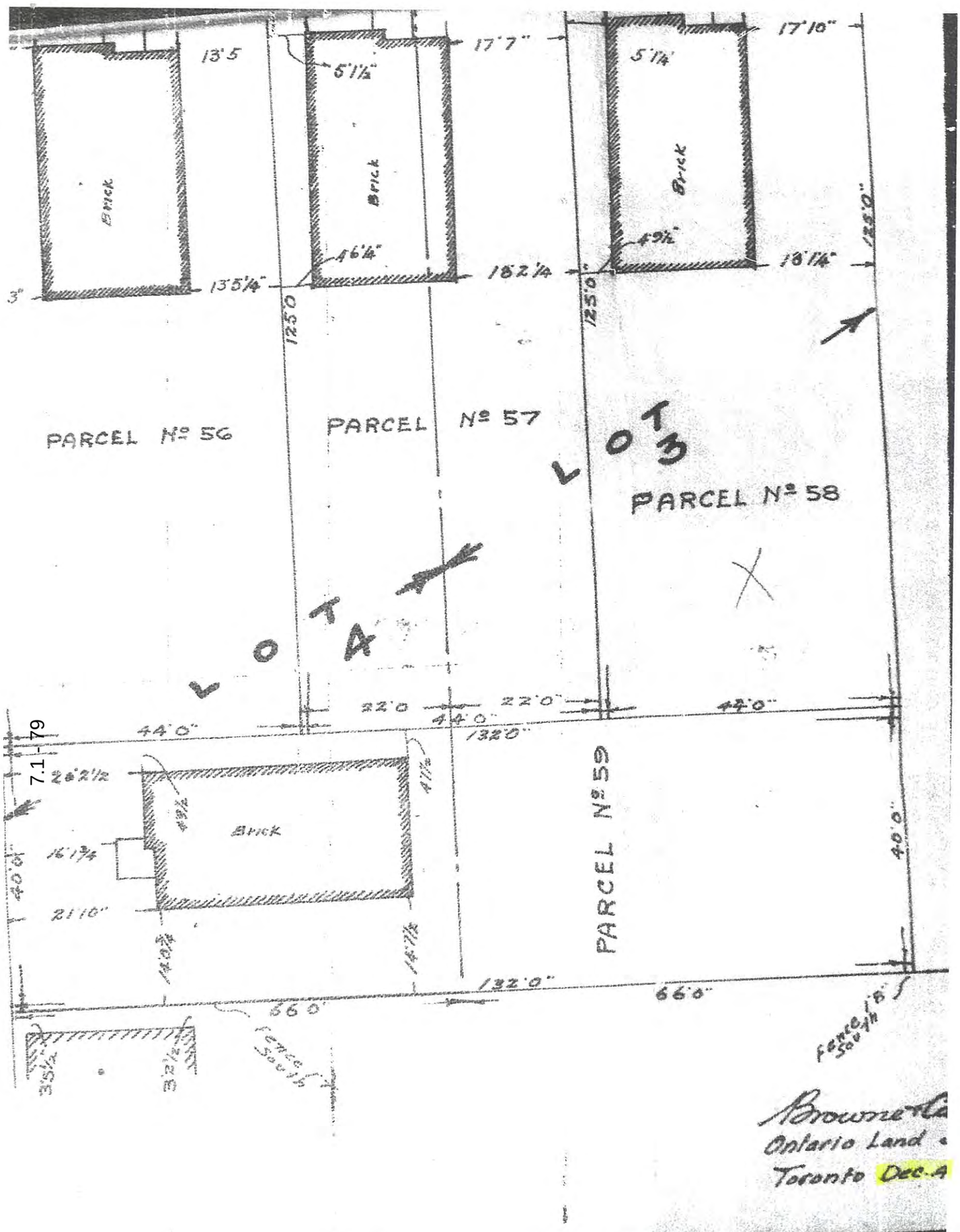
PORT CREDIT

COUNTY OF PEEL

SCALE 1" = 15'



7.1 78



Browne
Ontario Land
Toronto Dec. 4

7.1-79

County of York

TO WIT:

1. THAT I was personally present and did see the within or annexed instrument and a duplicate thereof duly signed, sealed and executed by Donald T. Hutcheson and James T. Hutcheson

of the Toronto in the County of York make oath and say:

2. THAT the said instrument and duplicate were executed by the said part ies at the City of Toronto

3. THAT I know the said part ies

4. THAT I am a subscribing witness to the said instrument and duplicate.

SWORN before me at the Toronto in the County of York this 21st day of March A.D. 19 52

Reuben Smith Holmes

A Commissioner for taking Affidavits, etc.

OR

TO WIT:

1. THAT I was personally present and did see the within or annexed instrument and a duplicate thereof duly signed, sealed and executed by _____ of the _____ of the _____ in the _____ of _____ make oath and say:

2. THAT the said instrument and duplicate were executed by the said part at the _____ of the parties thereto.

3. THAT I know the said part

4. THAT I am a subscribing witness to the said instrument and duplicate.

SWORN before me at the _____ of _____ in the County of _____ this _____ day of _____ A.D. 19

A Commissioner for taking Affidavits, etc.

Part Credit 4975

Dated MARCH 21st 1952

1557

JAMES T. HUTCHESON

—TO—

PHILIP HOTHAM SHAW

Address: 1209 Port St West Port Credit

Deed of Land

SITUATE

Lots Numbers 3 and 4, Plan No. 300W, Port Credit

Dye & Durham, 9-11 Yonge Street Arcade, Toronto, Can. Law and Commercial Stationers

3. 86 1.10 21 1 52

RETURN TO

A. J. HOLMES, K.C.,
BARRISTER AND SOLICITOR
100 ADELAIDE ST. WEST
TORONTO - ONTARIO

Part Credit 4975

THIS SPACE TO BE USED BY REGISTRY OFFICE CERTIFICATES

I CERTIFY that the within instrument is duly entered and registered in the Registry Office for the Registry Division of the County of Peel in Book No. C for Part Credit at 1.10 o'clock P.M. of the 21 day March A.D. 19 52 No. 4975

Samuel B Cathy Registrar

51
60 Bk C

THIS INSTRUMENT IS THE PROPERTY OF THE REGISTRY OFFICE FOR THE COUNTY OF PEEL

Deed — With Dower.

This Indenture

made (in Duplicate) the 21st day of MARCH
one thousand nine hundred and fifty-two

In Pursuance of The Short Forms of Conveyances Act

Between

JAMES T. HUTCHESON of the Township of Etobicoke in the County of York, Builder

hereinafter called the Grantor
of the First Part

PHILIP NOTHAM SHAW of the Village of Port Credit in the County of Peel, Cabinet Maker

hereinafter called the Grantee
of the Second Part

JEAN LUELLA HUTCHESON

Wife of the said Grantor hereinafter called the party
of the Third Part

Dye & Durham
9-11 Yonge St.
Arcade
Toronto, Can.
Form No. 9-12

Witnesseth that in consideration of other good and valuable consideration

and the sum of TWO ($2.00)---------- Dollars
of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged),
the said Grantor **Do Grant** unto the said Grantee in fee simple.

All and Singular that certain parcel or tract of land and premises

situate lying and being in the Village of Port Credit, in the County of Peel and being composed of those parts of Lots Numbers 3 and 4 according to registered Plan No. 300M, more particularly described as follows: being on the south side of Port Street, West of the River Credit.
COMMENCING at a point in the northerly limit of Lot No. 3 and being also the southerly limit of Port Street, West, which point is distant forty-four feet (44') measured easterly therealong from the north-westerly angle of said Lot 3;

THENCE EASTERLY along the northerly limits of Lots No.s 3 and 4, forty-four feet (44') more or less to a point in the northerly limit of Lot No. 4 distant forty-four feet (44') measured westerly therealong from the north-easterly angle of said Lot No.4.

THENCE SOUTHERLY parallel to the easterly limit of Lot No.4 a distance of one hundred and twenty-five feet (125') more or less to a point in a line drawn parallel to the Southerly limit of Lot No.4 and distant forty feet (40') measured northerly therefrom;

THENCE WESTERLY parallel to the southerly limits of Lots 4 and 3, forty-four feet (44')

7.1 - 81

THENCE NORTHERLY parallel to the westerly limit of said Lot No.3, one hundred and twenty-five feet (125') more or less to the point of commencement.

To have and to hold unto the said Grantee his heirs and assigns, to and for their sole and only use for ever. ~~Subject Nevertheless~~ to the reservations, limitations, provisoes and conditions, expressed in the original grant thereof from the Crown.

7.1 - 82

Port Credit
8470

Port Credit 8470

DATED February 6th, A.D., 1956.

PHILIP HOTHAM SHAW

- and -

JAMES T. HUTCHESSON

D E E D

within instrument
[illegible] and registered in the
Registry Office for the Registry Division
of the County of Peel.
For Port Credit M
11:15 o'clock A.m. on 25 SEP 1956
A.D. No. 8470
Hugh Bell Registrar

59
60 B.

4.95

11:15
25/9/56

THIS INSTRUMENT
IS THE PROPERTY OF
THE REGISTRY OFFICE FOR
THE COUNTY OF PEEL

JACKSON, PARTRIDGE, VAN EVERY & WATSON
BARRISTERS AND SOLICITORS
PORT CREDIT, ONTARIO

COUNTY OF PEEL
TO WIT:

I, Betty Ferguson of the Village of Port Credit, in the County of Peel, Secretary make oath and say: -

1. THAT I was personally present and did see the within instrument and a duplicate thereof duly signed, sealed and executed by Philip Hotham Shaw and Dorothy Elizabeth Shaw, two of the parties thereto.

2. THAT the said instrument and duplicate were duly signed by the said parties at the Village of Port Credit.

3. THAT I know the said parties.

4. THAT I am a subscribing witness to the said instrument and duplicate.

SWORN BEFORE me at the Village of Port Credit, in the County of Peel, this 18th day of February, A.D., 1956.

R Brouton
A Commissioner, etc.

Betty Ferguson
Witness

THIS INDENTURE made in duplicate this 6th day of February, One thousand nine hundred and fifty-six.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT:

B E T W E E N :

PHILIP HOTHAM SHAW, of the Village of Port Credit, in the County of Peel, Cabinet Maker, hereinafter called the "Grantor"

OF THE FIRST PART

- and -

JAMES T. HUTCHESON, of the Township of Etobicoke, in the County of York, Builder, hereinafter called the "Grantee"

OF THE SECOND PART

- and -

DOROTHY ELIZABETH SHAW, wife of the said Grantor, hereinafter called the "Party"

OF THE THIRD PART

WITNESSETH that in consideration of other valuable consideration and the sum of Two Dollars ($2.00) of lawful money of Canada now paid by the said Grantee to the said Grantor, the receipt whereof is hereby by him acknowledged, he, the said Grantor DOTH GRANT unto the said Grantee in fee simple.

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Village of Port Credit, in the County of Peel and being composed of those parts of Lots Numbers 3 and 4 according to registered Plan No. 300W, more particularly described as follows: being on the south side of Port Street, West of the River Credit.

COMMENCING at a point in the northerly limit of Lot No. 3 and being also the southerly limit of Port Street, West, which point is distant forty-four feet (44') measured easterly therealong from the north-westerly angle of said Lot 3;

THENCE EASTERLY along the northerly limits of Lots Nos. 3 and 4, forty-four feet (44') more or less to a point in the northerly limit of Lot No. 4 distant forty-four feet (44') measured westerly therealong from the north-easterly angle of said Lot No. 4.

THENCE SOUTHERLY parallel to the easterly limit of Lot No. 4 a distance of one hundred and twenty-five feet (125') more or less to a point in a line drawn parallel to the Southerly limit of Lot No. 4 and distant forty feet (40') measured northerly therefrom;

THENCE WESTERLY parallel to the southerly limits of Lots 4 and 3, forty-four feet (44')

THENCE NORTHERLY parallel to the westerly limit of said Lot No. 3, one hundred and twenty-five feet (125') more or less to the point of

7.1 - 84

commencement.

TO HAVE AND TO HOLD [illegible] and assigns to and for his and their sole and [illegible]

SUBJECT NEVERTHELESS to the reservations, [illegible] conditions expressed in the original grant thereof [illegible]

THE said Grantor COVENANTS with the said Grantee that he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor.

AND that the said Grantee shall have quiet possession of the said lands free from all encumbrances.

AND the said Grantor COVENANTS with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor COVENANTS with the said Grantee that he has done no act to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL his CLAIMS upon the said lands.

AND the Party of the Third Part hereby bars her dower in the said lands.

IN WITNESS WHEREOF the said Parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED
In the presence of :

Betty Ferguson
Witness

Philip Hotham Shaw
Philip Hotham Shaw

Dorothy Elizabeth Shaw
Dorothy Elizabeth Shaw

7.1 - 85

Port Credit 8474

Port Credit 8474

DATED FEBRUARY 21st 1956

JAMES T. HUTCHESON

- and -

ALEXANDER RAMSAY ANDERSON (et ux)

D E E D

I certify that the within instrument is duly entered and registered in this Registry Office for the Registry Division of the County of Peel.

For Port Credit At 11:35 o'clock A.m. on 25 SEP 1956

A.D. No. 8474

Registrar

59 C

495

11:35 25/9/56

THIS INSTRUMENT IS THE PROPERTY OF THE REGISTRY OFFICE FOR THE COUNTY OF PEEL

JACKSON, PARTRIDGE, VAN EVERY & WATSON
BARRISTERS AND SOLICITORS
PORT CREDIT, ONTARIO

COUNTY OF York
TO WIT:

I, ARTHUR JOSEPH HOLMES of the City of Toronto in the County of York make oath and say:

1. THAT I was personally present and did see the within instrument and a duplicate thereof duly signed, sealed and executed by James T. Hutcheson and Jean Luella Hutcheson two of the parties thereto.
2. THAT the said instrument and duplicate were duly signed by the said parties at the City of Toronto.
3. THAT I know the said parties.
4. THAT I am a subscribing witness to the said instrument and duplicate.

SWORN before me at the City of Toronto in the County of York this 17th day of May 1956.

A Commissioner, &c.

Witness

THIS INDENTURE made in duplicate this 21st day of February, One thousand nine hundred and fifty-six.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT:

B E T W E E N :

JAMES T. HUTCHESON, of the Township of Etobicoke, in the County of York, Builder, hereinafter called the "Grantor"

OF THE FIRST PART

- and -

ALEXANDER RAMSAY ANDERSON, of the Village of Port Credit, in the County of Peel, Plumber, and LAURA KATHLEEN ANDERSON, of the same place his wife, as joint tenants and not as tenants in common, hereinafter called the "Grantee"

OF THE SECOND PART

- and -

JEAN ISBELLA HUTCHESON, wife of the said Grantor, hereinafter called the "Party"

OF THE THIRD PART

WITNESSETH that in consideration of other valuable consideration and the sum of Two Dollars ($2.00) of lawful money of Canada now paid by the said Grantees to the said Grantor, the receipt whereof is hereby by him acknowledged, he, the said Grantor DOTH GRANT unto the said Grantees in fee simple, as joint tenants and not as tenants in common.

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being, in the Village of Port Credit, County of Peel, being composed of part of lot 3 on the south-east side of Port Street, according to Registered Plan 300W filed in the Registry Office for the Registry Division of the County of Peel, which parcel of land may be more particularly described as follows: -

COMMENCING at the most northerly angle of the said lot 3, being a point in the south-easterly limit of Port Street West;

THENCE south-westerly along the south-easterly limit of Port Street West a distance of forty four feet (44'0");

THENCE south-easterly parallel to the north-easterly limit of the said lot 3 a distance of one hundred and twenty five feet (125'0") more or less to a point distant forty feet (40'0") measured north-westerly thereon from the south-easterly limit of the said lot 3;

THENCE north-easterly parallel to the south-easterly limit of the said lot 3 a distance of forty-four feet (44'0") to a point in the north-easterly limit of the said lot 3 distant forty feet (40'0")

7.1 - 87

measured north-westerly thereon from the south-easterly angle of the said lot 3;

THENCE north-westerly along the north-easterly limit of the said Lot 3 adistance of one hundred and twenty-five feet (125'0") more or less to the point of commencement.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns as joint tenants, and not as tenants in common, to and for their sole and only use forever, SUBJECT NEVERTHELESS to the reservations, limitations, provisoes and conditions expressed in the original grant thereof from the Crown.

THE said Grantor COVENANTS with the said Grantees, that he has the right to convey the said lands to the said Grantees, notwithstanding any act of the said Grantor.

AND that the said Grantees shall have quiet possession of the said lands free from all encumbrances.

AND the said Grantor COVENANTS with the said Grantees that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor COVENANTS with the said Grantees that he has done no act to encumber the said lands.

AND the said Grantor RELEASES to the said Grantees ALL his CLAIMS upon the said lands.

AND the Party of the Third Part hereby bars her dower in the said lands.

IN WITNESS WHEREOF the said Parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED
In the presence of :

Witness

James T. Hutcheson
James T. Hutcheson

Jean Luella Hutcheson
Jean Luella Hutcheson

7.1 - 88

DOCUMENT CORNER NO. 128
GRAND & TOY LIMITED,
TORONTO

Port Credit

8803

I certify that the within instrument is duly entered and registered in the Registry Office in Registry Division of the County of Peel.

For Port Credit At 12:40 o'clock p.m. on 26 MAR 1957

A.D. No. 8803

Registrar

388 vid Bk.

THIS INSTRUMENT IS THE PROPERTY OF THE REGISTRY OFFICE FOR THE COUNTY OF PEEL

8803

DATED MARCH 26th, 1957

2225

ALEXANDER RAMSAY ANDERSON
(et ux)

- and -

CORNELIUS M. VAN OSS

29 Port St.
Port Credit

D E E D

465

6 f.

12:40 pm
26/3/57

JACKSON, PARTRIDGE, VAN EVERY & WATSON
BARRISTERS AND SOLICITORS
PORT CREDIT, ONTARIO

MULOCK, MILLIKEN, CLARK & REDMAN
TORONTO

COUNTY OF PEEL } Robert Henry Watson
TO WIT: } of the Village of Port Credit, in the County of Peel, Barrister and Solicitor,

1. THAT I was personally present and did see the within instrument and a duplicate thereof duly signed, sealed and executed by ALEXANDER RAMSAY ANDERSON and LAURA LAWRENCE ANDERSON, two of the parties thereto.

2. THAT the said instrument and duplicate were duly signed by the said parties at the Village of Port Credit.

3. THAT I know the said parties.

4. THAT I am a subscribing witness to the said instrument and duplicate.

SWORN BEFORE me at the Village of Port Credit in the County of Peel, this 26th day of March, 1957.

R H Watson
Witness

A Commissioner, etc.

THIS INDENTURE made in duplicate this Eighth day of March, One thousand nine hundred and fifty-seven.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT:

B E T W E E N :

ALEXANDER RAMSAY ANDERSON, of the Village of Port Credit, in the County of Peel, Plumber, and LAURA KATHLEEN ANDERSON, his wife of the same place, as joint tenants and not as tenants in common,
hereinafter called the "Grantors"

OF THE FIRST PART

- and -

CORNELIUS M. VAN OSS, of the Village of Port Credit in the County of Peel, and ADRIANNA VAN OSS, of the same place his wife, as joint tenants and not as tenants in common,
hereinafter called the "Grantees"

OF THE SECOND PART

WHEREAS the Grantors herein are the owners of the lands and premises hereinafter described as joint tenants and not as tenants in common,

WITNESSETH that in consideration of other valuable consideration and the sum of Two Dollars ($2.00) of lawful money of Canada now paid by the said Grantees to the said Grantors, the receipt whereof is hereby by them acknowledged, they, the said Grantors DO GRANT unto the said Grantees in fee simple, as joint tenants and not as tenants in common,

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being, in the Village of Port Credit, County of Peel, being composed of part of Lot 2, on the south-east side of Port Street West, according to Registered Plan 300M filed in the Registry Office for the Registry Division of the County of Peel which parcel of land may be more particularly described as follows:-

West of the Credit River

COMMENCING at the most northerly angle of the said lot 1, being a point in the south-easterly limit of Port Street West;

THENCE southwesterly along the south-easterly limit of Port Street West a distance of forty four feet (44'00");

7.1 - 90

CITY OF MISSISSAUGA

No. 471221

Registry Division of Peel (No. 43).

I CERTIFY that this instrument is registered as on

1978 APR 21 AM 11 57

In The Land Registry Office at Brampton, Ontario.

Vera Porter
LAND REGISTRAR

THIS SPACE TO BE RESERVED FOR CERTIFICATE OF REGISTRATION

PROPERTY OF LAND REGISTRY OFFICE PEEL (No. 43)

ABSTR.	02	
ALPH. INDEX.		
MICROF'L'D		

entered 300 pg. 496.

REGISTRATION FEE	10.00
LAND TRANSFER TAX	225.00
RETAIL SALES TAX	

471221

Dated February 22nd 19 78

CORNELIUS M. VAN OSS
and
ADRIANNA VAN OSS

TO

JOHN HARTLEY ZWICKER
and
LINDA ZWICKER

Address: 20 Port St. W.
Mississauga, Ontario

Deed of Land

SITUATE

Pt. Lot 3, Plan 300W, City of Mississauga, Regional Municipality of Peel

Dye & Durham Co. Limited, 160 Bartley Drive, Toronto

ASSESSMENT ROLL NO:.....

ADDRESS OF PROPERTY:

DOUGLAS M. DAVIDSON
BARRISTER & SOLICITOR
16A DUNDAS STREET WEST
MISSISSAUGA, ONTARIO
L5B 1H2

MULOCK, CHAPIN & BREEN
Barristers & Solicitors
Suite 1006
347 Bay Street
Toronto, Ontario
M5H 2R7

AFFIDAVIT AS TO AGE AND SPOUSAL STATUS

MARCH, 1978

*IWE CORNELIUS M. VAN OSS and ADRIANNA VAN OSS

of the City of Mississauga

in the Regional Municipality of Peel

make oath and say: When we executed the attached instrument,

*IWE were at least eighteen years old.

Within the meaning of section 1(f) of The Family Law Reform Act, 1978:—

Strike out inapplicable clauses.

b) We were spouses of one another.

*If attorney see footnote

**Not a Matrimonial Home, etc. see footnote.

We are not non-residents of Canada as defined by Section 116 of The Income Tax Act.

Resident of Canada, etc.

(SEVERALLY) SWORN before me at the City of Toronto in the Municipality of Metropolitan Toronto this 20th day of April, 19 78.

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

Cornelius M. Van Oss

Adrianna Van Oss

*Where affidavit made by attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (spouse) status and, if applicable, spouse within the meaning of Section 1(f) of The Family Law Reform Act, 1978, and when he/she executed the power of attorney, he/she had attained the age of majority".

**Where spouse does not join in or consent, see Section 4(3) of The Family Law Reform Act, 1978 (or complete separate affidavit).

21MR86616 A ** 25.00 T

31.

Deed — Without Dower

·471221 9

This Indenture

made (in duplicate) the 22nd day of February one thousand nine hundred and seventy-eight.

In Pursuance of The Short Forms of Conveyances Act

Between

Dye & Durham Co. Limited Toronto, Canada

Form 1 to 4

CORNELIUS M. VAN OSS, of the City of Mississauga, in the Regional Municipality of Peel, and ADRIANNA VAN OSS, of the same place his wife, as joint tenants and not as tenants in common,

hereinafter called the "Grantors"

OF THE FIRST PART

- and -

JOHN HARTLEY ZWICKER, and LINDA ZWICKER, his wife, both of the City of Mississauga, in the Regional Municipality of Peel, as joint tenants and not as tenants in common,

hereinafter called the "Grantees"

OF THE SECOND PART

Witnesseth that in consideration of other good and valuable consideration and the sum of TWO----------

---

----------($2.00)----------Dollars of lawful money of Canada now paid by the said Grantees to the said Grantors (the receipt whereof is hereby by them acknowledged), the said Grantors **Do Grant** unto the said Grantees in fee simple. **as joint tenants and not as tenants in common**

All and Singular that certain parcel or tract of land and premises situate lying and being in the City of Mississauga (formerly in Village of Port Credit), in the Regional Municipality of Peel (formerly in the County of Peel), being composed of part of Lot 3, on the south-east side of Port Street, west of the Credit River, according to Registered Plan 300W filed in the Registry Office for the Registry Division of the Regional Municipality of Peel (formerly the County of Peel) which parcel of land may be more particularly described as follows:

COMMENCING at the most northerly angle of the said lot 3, being a point in the south-easterly limit of Port Street West;

THENCE south-westerly along the south-easterly limit of Port Street West a distance of forty four feet (44'0");

7.1 - 92

Province of Ontario

Transfer/Deed of Land

Form 1 — Land Registration Reform Act

Amended NOV. 1992

A

FOR OFFICE USE ONLY

R 0 1 0 3 4 4 9 4

CERTIFICATE OF REGISTRATION
CERTIFICAT D'ENREGISTREMENT
PEEL (43) BRAMPTON

'93 04 2 12 07

LAND REGISTRAR/REGISTRATEUR

New Property Identifiers — Additional: See Schedule ☐

Executions — Additional See Schedule ☐

(1) Registry ☒ Land Titles ☐ (2) Page 1 of 3 pages MR

(3) Property Identifier(s) Block Property — Additional: See Schedule ☐

(4) Consideration ONE HUNDRED AND EIGHTY-TWO THOUSAND FIVE HUNDRED ---------- Dollars $ 182,500.00

(5) Description This is a: Property Division ☐ Property Consolidation ☐

being composed of Part of Lot 3, on the south-east side of Port Street, west of the Credit River, according to Registered Plan 300W, City of Mississauga, Regional Municipality of Peel

Registry Division of Peel (No. 43)

more particularly described in Schedule attached hereto as Page 2.

(6) This Document Contains (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for Description ☒ Additional Parties ☐ Other ☐

(7) Interest/Estate Transferred Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that we are spouses of one another.

Name(s)	Signature(s)	Date of Signature Y	M	D
ZWICKER, John Hartley	John H Zwicker	1993	03	29
ZWICKER, Linda	Linda Zwicker	1993	03	29

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)	Signature(s)	Date of Signature Y	M	D

(10) Transferor(s) Address for Service 94 Mill Street, General Delivery, Flesherton, Ontario N0C 1E0

(11) Transferee(s)

	Date of Birth Y	M	D
STEELE, Patricia A.	1956	04	21

(12) Transferee(s) Address for Service 29 Port Street West, Mississauga, Ontario L5H 1C8

Planning Act — OPTIONAL

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.

Signature ..... Date of Signature Y M D — Signature ..... Date of Signature Y M D

Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing

Name and Address of Solicitor ..... Signature ..... Date of Signature Y M D

Affix Statement by Solicitor for Transferee(s) here if necessary

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor ..... Signature ..... Date of Signature Y M D

(15) Assessment Roll Number of Property

City	Mun	Map	Sub	Par
21	05	090	005	15100

(16) Municipal Address of Property
29 Port Street West
Mississauga, Ontario
L5H 1C8

(17) Document Prepared by:
Kennedy & Associates
Barristers & Solicitors
20 Hurontario Street
Mississauga, Ontario
L5G 3G7
Att: K.J. Colbert Walker

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Fees and Tax	
Registration Fee	27.00
Land Transfer Tax	1550.00
Total	1577.00

7.1 - 93

Province of Ontario

Schedule

Form 5 — Land Registration Reform Act

Amended NOV. 1992

S

Additional Property Identifier(s) and/or Other Information

COMMENCING at the most northerly angle of the said Lot 3, being a point in the south-easterly limit of Port Street West;

THENCE south-westerly along the south-easterly limit of Port Street West a distance of forty four feet (44'0");

THENCE south-easterly parallel to the north-easterly limit of the said Lot 3 a distance of one hundred and twenty five feet (125'0") more or less to a point distant forty feet (40'0") measured north-westerly thereon from the south-easterly limit of the said Lot 3;

THENCE north-easterly parallel to the south-easterly limit of the said Lot 3 a distance of forty-four feet (44'0") to a point in the north-easterly limit of the said Lot 3 distant forty feet (40'0") measured north-westerly thereon from the south-easterly angle of the said Lot 3;

THENCE north-westerly along the north-easterly limit of the said Lot 3 a distance of one hundred and twenty-five feet (125'0") more or less to the point of commencement.

Most recently described in Instrument No. 471221.

FOR OFFICE USE ONLY

7.1 - 94

22.

amended 1981

Affidavit of Residence and of Value of the Consideration
Form 1 – Land Transfer Tax Act

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF *(insert brief description of land)* Part of Lot 3, Plan 300WCR in 3 City of Mississauga, Regional Municipality of Peel

BY *(print names of all transferors in full)* JOHN HARTLEY ZWICKER and LINDA ZWICKER

TO *(see instruction 1 and print names of all transferees in full)* PATRICIA A. STEELE

I, *(see instruction 2 and print name(s) in full)* Patricia A. Steele

MAKE OATH AND SAY THAT:

1. I am *(place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s))*: *(see instruction 2)*
   - ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
   - ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
   - ☒ (c) A transferee named in the above-described conveyance;
   - ☐ (d) The authorized agent or solicitor acting in this transaction for *(insert name(s) of principal(s))* _____ described in paragraph(s) (a), (b), (c) above; *(strike out references to inapplicable paragraphs)*
   - ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for *(insert name(s) of corporation(s))* _____ described in paragraph(s) (a), (b), (c) above; *(strike out references to inapplicable paragraphs)*
   - ☐ (f) A transferee described in paragraph( ) *(insert only one of paragraph (a), (b) or (c) above, as applicable)* and am making this affidavit on my own behalf and on behalf of *(insert name of spouse)* _____ who is my spouse described in paragraph ( ) *(insert only one of paragraph (a), (b) or (c) above, as applicable)* and as such, I have personal knowledge of the facts herein deposed to.
2. *(To be completed where the value of the consideration for the conveyance exceeds $400,000).*

   I have read and considered the definition of "single family residence" set out in clause 1(1)(ja) of the Act. The land conveyed in the above-described conveyance
   - ☐ contains at least one and not more than two single family residences.
   - ☐ does not contain a single family residence
   - ☐ contains more than two single family residences. *(see instruction 3)*

   Note: **Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of $400,000 where the conveyance contains at least one and not more than two single family residences.**
3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. *(see instructions 4 and 5)* None.
4. **THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:**

(a) Monies paid or to be paid in cash	$ 182,500.00	
(b) Mortgages (i) Assumed *(show principal and interest to be credited against purchase price)*	$ Nil	
(ii) Given back to vendor	$ Nil	
(c) Property transferred in exchange *(detail below)*	$ Nil	
(d) Securities transferred to the value of *(detail below)*	$ Nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	$ Nil	
(f) Other valuable consideration subject to land transfer tax *(detail below)*	$ Nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX *(Total of (a) to (f))*	$ 182,500.00	$ 182,500.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property *(Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)*		$ Nil
(i) Other consideration for transaction not included in (g) or (h) above		$ Nil
(j) TOTAL CONSIDERATION		$ 182,500.00

All Blanks Must Be Filled In. Insert "Nil" Where Applicable.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. *(see instruction 6)* n/a
6. If the consideration is nominal, is the land subject to any encumbrance? n/a
7. Other remarks and explanations, if necessary. None.

Sworn before me at the City of Toronto in the Municipality of Metropolitan Toronto this 30th day of March 19 93

A Commissioner for taking Affidavits, etc.

P. Steele
signature(s)

Property Information Record

A. Describe nature of instrument: Transfer/Deed

B. (i) Address of property being conveyed *(if available)* 29 Port Street West, Mississauga, Ontario

(ii) Assessment Roll No *(if available)* 21 05 090 005 15100

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 29 Port Street West, Mississauga, Ontario L5H 1C8

D. (i) Registration number for last conveyance of property being conveyed *(if available)* _____

(ii) Legal description of property conveyed Same as in D.(i) above Yes ☐ No ☐ Not known ☐

E. Name(s) and address(es) of each transferee's solicitor
M. Virginia MacLean, Q.C., Cassels, Brock & Blackwell
Suite 2100 - 40 King Street West, Toronto, Ontario M5H 3C2

For Land Registry Office Use Only	
Registration No.	
Registration Date	Land Registry Office No.

School Tax Support (Voluntary Election) See reverse for explanation

a. Are all individual transferees Roman Catholic? Yes ☒ No ☐

b. If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☒ No ☐

c. Are all individual transferees Right French Language Education Rights? Yes ☐ No ☒

d. If Yes, do all individual transferees wish to support the French Language School Board where established? Yes ☐ No ☐

NOTE. As in (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).

5449D (90.05)

7.1 - 95

3: PR362327
Number/Numéro
CERTIFICATE OF RECEIPT
CERTIFICAT DE RECEPISSÉ
DEC 11 2002 14:56
PEEL
CITY
BRAMPTON
Land Registrar
Registrateur

ORDER OF THE
LAND REGISTRAR

Land Registry Office Peel No.43
7765 Hurontario Street
Brampton On L6W 2L8

NO FEE

PR362327

1 2

ORDER OF THE LAND REGISTRAR

LAND TITLES ACT
SUBSECTION 158 (2) R.S.O. 1990, c.L.5

IN THE MATTER OF PIN 13461-0152 (LT)

IN THE MATTER OF See attached Schedule

7.1 - 97

WHEREAS it has come to my attention that Plan 300, a municipal compiled plan, does not accurately reflect the boundaries as shown on crown land maps PC1, PC2, PC3 and PC4.

I, Carol Radley, Land Registrar for the Land Registry Office Peel No. 43, Land Titles Division for the Region of Peel, do hereby ORDER that the thumbnail description of the above described lands will be amended to reflect the accurate description as shown on Plans PC1, PC2 PC3 and PC4.

Dated at the City of Brampton, In the Regional Municipality of Peel
this 11th day of December, 2002

CRadley

Carol Radley
Land Registrar
Land Registry Office Peel No.43

PORT CREDIT

13461-0152 (LT)	13461-0142 (LT)	13461-0141 (LT)	13461-0156 (LT)
13461-0158 (LT)			

13462-0161 (LT)	13462-0034 (LT)	13462-0068 (LT)	13462-0014 (LT)
13462-0015 (LT)	13462-0073 (LT)	13462-0074 (LT)	13462-0020 (LT)
13462-0031 (LT)	13462-0032 (LT)	13462-0033 (LT)	13462-0035 (LT)
13462-0076 (LT)	13462-0030 (LT)	13462-0069 (LT)	13462-0029 (LT)
13462-0067 (LT)	13462-0036 (LT)	13462-0037 (LT)	13462-0038 (LT)
13462-0066 (LT)	13462-0041 (LT)	13462-0040 (LT)	13462-0042 (LT)
13462-0043 (LT)	13462-0044 (LT)	13462-0045 (LT)	13462-0162 (LT)
13462-0028 (LT)	13462-0065 (LT)	13462-0075 (LT)	13462-0082 (LT)
13462-0062 (LT)			

13463-0091 (LT)	13463-0086 (LT)	13463-0050 (LT)	13463-0077 (LT)
13463-0085 (LT)	13463-0078 (LT)	13463-0076 (LT)	13463-0081 (LT)
13463-0084 (LT)			

13464-0132 (LT)

~~13488-1365~~ (R)	13488-1211 (LT)	13488-1213 (LT)	13488-1301 (LT)
13488-1214 (LT)	13488-1264 (LT)	13488-1265 (LT)	13488-1266 (LT)
13488-1263 (LT)	13488-1267 (LT)	13488-1268 (LT)	13488-1216 (LT)
13488-1219 (LT)	13488-1222 (LT)	13488-1225 (LT)	13488-1262 (LT)
13488-1256 (LT)	13488-1261 (LT)	13488-2430 (LT)	13488-2435 (LT)
13488-1326 (LT)	13488-1269 (LT)	13488-1270 (LT)	13488-1272 (LT)
13488-1280 (LT)	13488-1281 (LT)	13488-1176 (LT)	~~13488-1298 (R)~~
~~13488-1207~~ (R)	13488-1206 (LT)	13488-1205 (LT)	13488-1204 (LT)
13488-1217 (LT)	13488-1220 (LT)	13488-1223 (LT)	13488-1226 (LT)
13488-1258 (LT)	13488-1255 (LT)	13488-1253 (LT)	13488-2433 (LT)
13488-2428 (LT)	13488-1282 (LT)	13488-1203 (LT)	13488-1202 (LT)
13488-1201 (LT)	13488-1177 (LT)	13488-1178 (LT)	13488-1179 (LT)
13488-1180 (LT)	13488-1181 (LT)	13488-1182 (LT)	13488-1338 (LT)
13488-1215 (LT)	13488-1218 (LT)	13488-1221 (LT)	13488-1224 (LT)
13488-1227 (LT)	13488-1257 (LT)	13488-1254 (LT)	13488-1260 (LT)
13488-2437 (LT)	13488-1259 (LT)	13488-1283 (LT)	13488-1284 (LT)
13488-1277 (LT)	13488-1276 (LT)	13488-1193 (LT)	13488-1243 (LT)
13488-1229 (LT)	13488-1232 (LT)	13488-1235 (LT)	13488-1238 (LT)
13488-1241 (LT)	13488-1335 (LT)	13488-1185 (LT)	13488-1188 (LT)
13488-1191 (LT)	13488-1197 (LT)	13488-1244 (LT)	13488-1245 (LT)
13488-1246 (LT)	13488-1247 (LT)	13488-1248 (LT)	13488-1230 (LT)
13488-1233 (LT)	13488-1237 (LT)	13488-1239 (LT)	13488-1242 (LT)
13488-1183 (LT)	13488-1186 (LT)	13488-1189 (LT)	13488-1195 (LT)
13488-1198 (LT)	13488-1249 (LT)	13488-1318 (LT)	13488-1286 (LT)
13488-1285 (LT)	13488-1228 (LT)	13488-1231 (LT)	13488-1234 (LT)
13488-1236 (LT)	13488-1240 (LT)	13488-1334 (LT)	13488-1184 (LT)
13488-1187 (LT)	13488-1190 (LT)	13488-1196 (LT)	13488-1199 (LT)
13488-1193 (LT)	13488-1192 (LT)	~~13488-1285 (LT)~~	~~13488-1277 (LT)~~
13488-1194 (LT)	~~13488-1280 (LT)~~		

13486-0037 (LT)	13486-0038 (LT) ???	13486-0036 (LT)	13486-~~0028~~ 0013 (LT)
13486-0024 (LT)			

LRO # 43 **Application To Change Name–Owners** **Registered as PR1854087** on 2010 07 05 at 16:08

The applicant(s) hereby applies to the Land Registrar. yyyy mm dd Page 1 of 1

Properties

PIN 13488 – 1257 LT

Description PT LT 3 S/S PORT ST WCR PL PC1 (SHOWN ON PL 300) PORT CREDIT AS IN RO1034494; MISSISSAUGA

Address 29 PORT ST W
MISSISSAUGA

Party From(s)

Name STEELE, PATRICIA A.

Address for Service 29 Port Street West
Mississauga, Ontario
L5H 1C8

Applicant(s) *Capacity* *Share*

Name MARAZ, PATRICIA ANNE

Address for Service 29 PORT ST W
MISSISSAUGA

This document is not authorized under Power of Attorney by this party.

Statements

The name has changed as a result of a marriage/dissolution of marriage and this statement is made for no improper purpose.

Signed By

7.1 - 99

Larry Ralph Plener 2564 Confederation Parkway Mississauga L5B 1S2 acting for Applicant(s) Signed 2010 07 05

Tel 9058978611

Fax 9058978807

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

LARRY R. PLENER 2564 Confederation Parkway Mississauga L5B 1S2 2010 07 05

Tel 9058978611

Fax 9058978807

Fees/Taxes/Payment

Statutory Registration Fee $60.00

Total Paid $60.00

File Number

Party From Client File Number : 17298

LRO # 43 **Transfer** **Registered as PR2200613** on 2012 05 28 at 10:35

The applicant(s) hereby applies to the Land Registrar. yyyy mm dd

Properties

PIN 13488 - 1257 LT *Interest/Estate* Fee Simple

Description PT LT 3 S/S PORT ST WCR PL PC1 (SHOWN ON PL 300) PORT CREDIT AS IN RO1034494; MISSISSAUGA

Address 29 PORT ST W
MISSISSAUGA

Consideration

Consideration $567,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name MARAZ, PATRICIA ANNE

Address for Service c/o 2 Robert Speck Pkwy #210
Mississauga, Ontario
L4Z 1H8

I am at least 18 years of age.

I am not a spouse

This document is not authorized under Power of Attorney by this party.

Transferee(s)	*Capacity*	*Share*

7.1 - 100

Signed By

Submitted By

Fees/Taxes/Payment

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 13488 – 1257 PT LT 3 S/S PORT ST WCR PL PC1 (SHOWN ON PL 300) PORT CREDIT AS IN RO1034494; MISSISSAUGA

BY: MARAZ, PATRICIA ANNE

I am

☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;

☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;

☑ (c) A transferee named in the above-described conveyance;

☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) (_) above.

☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) (_) above.

☐ (f) A transferee described in paragraph() and am making these statements on my own behalf and on behalf of _____who is my spouse described in paragraph(_) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

contains at least one and not more than two single family residences.

3. **The total consideration for this transaction is allocated as follows:**

(a) Monies paid or to be paid in cash	567,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	567,000.00
(h) VALUE OF ALL CHATTELS –items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	567,000.00

7.1 - 102

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 43 Registration No. PR2200613 Date: 2012/05/28

B. Property(s): PIN 13488 – 1257 Address 29 PORT ST W MISSISSAUGA Assessment Roll No 2105090 – 00515100

C. Address for Service: 29 PORT ST W
MISSISSAUGA, ONTARIO
L5H 1C8

D. (i) Last Conveyance(s): PIN 13488 – 1257 Registration No. RO1034494

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☑ No ☐ Not known ☐

APPENDIX C: DRAWINGS

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

SITE PLAN
PART OF LOT 3
SOUTH OF PORT STREET
WEST OF THE CREDIT RIVER
REGISTERED PLAN 300-W
(FORMERLY VILLAGE OF PORT CREDIT)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

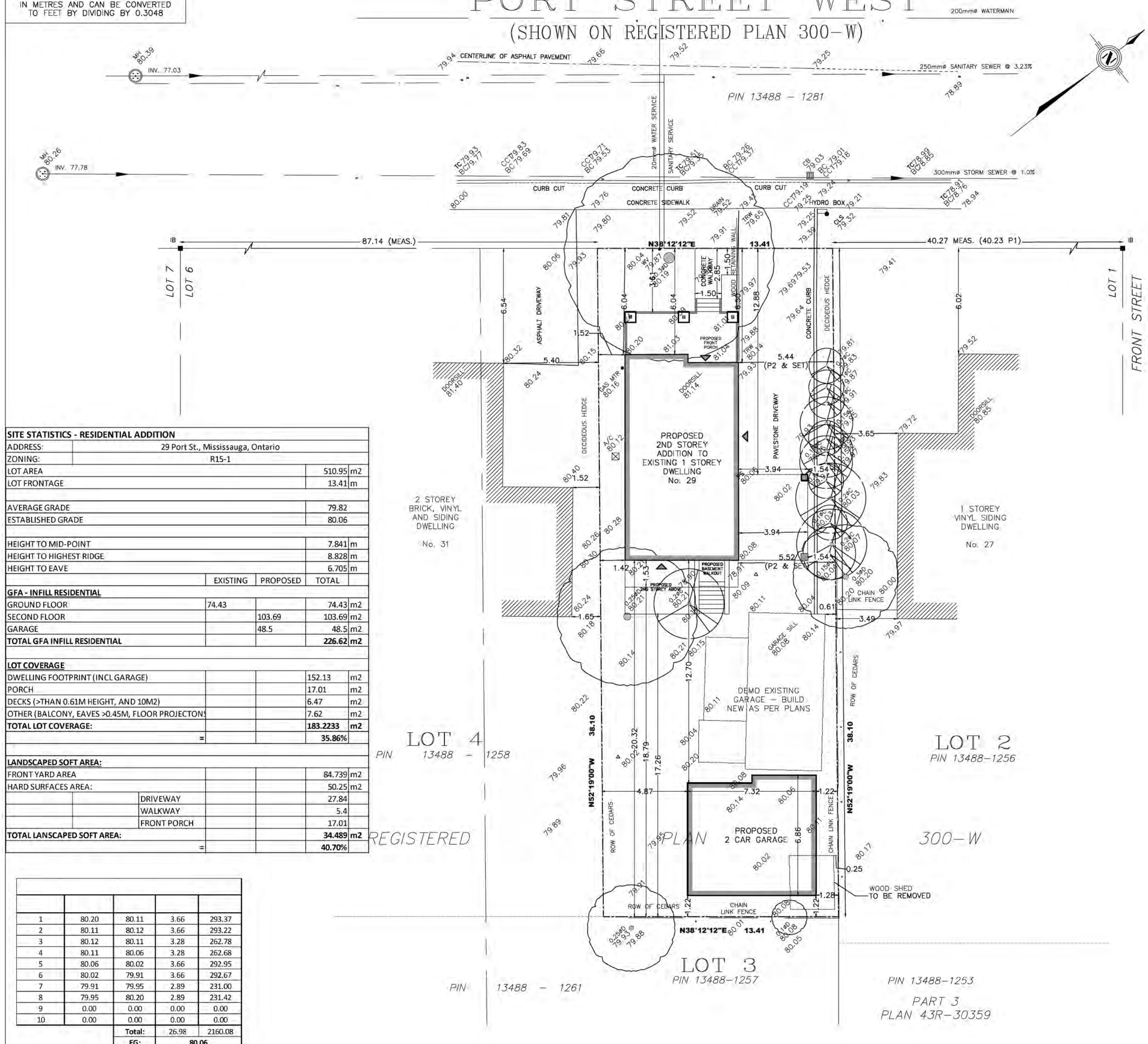
SCALE 1 : 150

2 1 0 2 4 6 8 10 metres

0.20øD DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

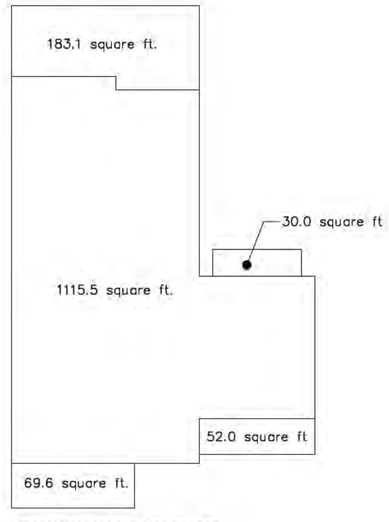
0.20øC DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.



SITE STATISTICS - RESIDENTIAL ADDITION				
ADDRESS:	29 Port St., Mississauga, Ontario			
ZONING:	R15-1			
LOT AREA			510.95	m2
LOT FRONTAGE			13.41	m
AVERAGE GRADE			79.82	
ESTABLISHED GRADE			80.06	
HEIGHT TO MID-POINT			7.841	m
HEIGHT TO HIGHEST RIDGE			8.828	m
HEIGHT TO EAVE			6.705	m
	EXISTING	PROPOSED	TOTAL	
GFA - INFILL RESIDENTIAL				
GROUND FLOOR	74.43		74.43	m2
SECOND FLOOR		103.69	103.69	m2
GARAGE		48.5	48.5	m2
TOTAL GFA INFILL RESIDENTIAL			**226.62**	**m2**
LOT COVERAGE				
DWELLING FOOTPRINT (INCL GARAGE)			152.13	m2
PORCH			17.01	m2
DECKS (>THAN 0.61M HEIGHT, AND 10M2)			6.47	m2
OTHER (BALCONY, EAVES >0.45M, FLOOR PROJECTONS			7.62	m2
TOTAL LOT COVERAGE:			**183.2233**	**m2**
=			**35.86%**	
LANDSCAPED SOFT AREA:				
FRONT YARD AREA			84.739	m2
HARD SURFACES AREA:			50.25	m2
DRIVEWAY			27.84	
WALKWAY			5.4	
FRONT PORCH			17.01	
TOTAL LANSCAPED SOFT AREA:			**34.489**	**m2**
=			**40.70%**	

1	80.20	80.11	3.66	293.37
2	80.11	80.12	3.66	293.22
3	80.12	80.11	3.28	262.78
4	80.11	80.06	3.28	262.68
5	80.06	80.02	3.66	292.95
6	80.02	79.91	3.66	292.67
7	79.91	79.95	2.89	231.00
8	79.95	80.20	2.89	231.42
9	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00
		Total:	26.98	2160.08
		EG:	**80.06**	



LOT COVERAGE DIAGRAM

HUIS DESIGN STUDIO

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
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1/8":1'-0"

STREETSCAPE - CONC. PORCH

1/8":1'-0"

STREETSCAPE - WOOD PORCH

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GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DO NOT BEGIN CONSTRUCTION UNTIL DESIGNER OR PROJECT MANAGER HAS BEEN NOTIFIED. UPON COMPLETION OF ANY STAGE OF CONSTRUCTION, THE DESIGNER OR PROJECT MANAGER SHALL BE NOTIFIED TO ENSURE PROPER INSPECTION. ALL DESIGN AND CONSTRUCTION DOCUMENTATION ARE FINAL UNLESS REVISED BY THE DESIGNER. IF ANY DISCREPANCIES ARE DISCOVERED HERE WITHIN, THE DESIGNER SHALL BE NOTIFIED. THE DRAWINGS AND DOCUMENTS PROVIDED HERE WITHIN ARE THE EXCLUSIVE PROPERTY OF HUIS DESIGN STUDIO. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT THE CONSENT OF THE DESIGNER.

QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME B.C.I.N.

REVISION LIST

1	--	MM.DD.YYYY
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

ISSUE LIST

1	For Heritage Advisory Committee	05.10.2017
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	STREETSCAPE		
DRAWN BY:	JH	CHECKED BY:	KVK
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	SCALE:	1/8" : 1'-0"
SHEET NO.	A205		

WALL SCHEDULE

W1

STONE VENEER WALL CONSTRUCTION

NATURAL STONE VENEER AS PER PRODUCT MANUFACTURER
STONE VENEER MORTAR SETTING BED (OR 1" AIR GAP)
SCRATCH COAT OVER METAL LATH (OR 1" AIR GAP)
TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C.
RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

W2

BRICK VENEER WALL CONSTRUCTION

BRICK VENEER AS PER PRODUCT MANUFACTURER
1" AIR SPACE
22MM x 180MM x 0.76MM (⅞" x 7" x 0.03") GALVANIZED METAL TIES @ 406MM (1'-4") O.C. HORIZ. AND 600MM (2'-0") O.C. VERT.
TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C.
RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

W3

STUCCO WALL CONSTRUCTION

STUCCO VENEER AS PER MANUFACTURER
TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C.
RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

WALL SCHEDULE

W4

SIDING WALL CONSTRUCTION

PREF. SIDING VENEER AS PER MANUFACTURER
TYVEK AIR BARRIER OR APPROVED EQUAL (SHEATHING PAPER)
13MM (½") EXTERIOR GRADE PLYWOOD SHEATHING
38MM x 140MM (1-½" x 5-½") WOOD STUDS @ 406MM (1'-4") O.C.
RSI 3.87 (R22) INSULATION IN VOID SPACE B/W WOOD STUDS
6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
13MM (½") GYPSUM WALL BOARD INTERIOR FINISH

P1

2" X 4" INTERIOR PARTITION

13MM (½") GYPSUM WALL BOARD
38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C.
BEARING PARTITIONS TO BE 38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS
13MM (½") GYPSUM WALL BOARD

P1a

2" X 4" INTERIOR PARTITION FOUNDATION WALL

6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C.
RSI 2.11 (R12) INSULATION IN VOID SPACE B/W WOOD STUDS
GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL

P1c

2" X 6" INTERIOR PARTITION FOUNDATION WALL

6 MIL POLYETHYLENE VAPOUR BARRIER OR APPROVED EQUAL
38MM x 150MM (2" x 6") @ 400MM (1'-4") O.C.
(R22) INSULATION IN VOID SPACE B/W WOOD STUDS
GRADE DAMPROOF W/ BLDG. PAPER UP TO GRADE LEVEL

WALL SCHEDULE

P1b

2" X 4" INTERIOR STRAPPING

13MM (½") GYPSUM WALL BOARD
38MM x 89MM (2" x 4") @ 400MM (1'-4") O.C.

P2

2" X 6" INTERIOR PARTITION

13MM (½") GYPSUM WALL BOARD
38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C.
BEARING PARTITIONS TO BE 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS
13MM (½") GYPSUM WALL BOARD

P2a

2" X 6" INTERIOR POCKET DOOR WALL

13MM (½") GYPSUM WALL BOARD
38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. ON SIDE
BEARING PARTITIONS TO BE 38MM x 140MM (2" x 6") @ 400MM (1'-4") O.C. FOR TWO (2) STOREYS AND 300MM (1'-0") O.C. FOR 3 STOREYS
13MM (½") GYPSUM WALL BOARD

P3

2" X 2" INTERIOR PARTITION

13MM (½") GYPSUM WALL BOARD
38MM x 38MM (2" x 2") @ 400MM (1'-4") O.C.
13MM (½") GYPSUM WALL BOARD

WALL SCHEDULE

P3a

2" X 2" INTERIOR STRAPPING

13MM (½") GYPSUM WALL BOARD
38MM x 38MM (2" x 2") @ 400MM (1'-4") O.C.

F1

8" FOUNDATION WALL

200MM (8") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 200MM (8") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

F2

10" FOUNDATION WALL

250MM (10") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 250MM (10") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

F3

12" FOUNDATION WALL

300MM (12") POURED CONCRETE FOUNDATION WALL (20 MPa) OR 300MM (12") CONCRETE MASONRY UNITS
BITUMINOUS DAMPROOFING
DRAINAGE MAT

ALL CODE REFERENCES ARE REFERENCED FROM PART 9 OF THE 2012 O.B.C.

CONSTRUCTION NOTE SCHEDULE

1. WEEPER TILE

100 MM (4") DIA. WEEPER TILE W/ 150 MM (6") MIN. CRUSHED GRANULAR.

2. POURED CONCRETE BASEMENT SLAB

100 MM (4") 25 MPa (3600 psi) POURED CONCRETE SLAB C/W 6 MIL. POLY. VAPOUR BARRIER OVER 2" RIGID INSULATION ON 150 MM (6") CRUSHED GRANULAR FILL.

3.POURED CONCRETE GARAGE SLAB

100 MM (4") 32 MPa (4640 psi) POURED CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT ON 100MM (4") COARSE GRANULAR FILL W/ COMPACTED SUB-BASE OR COMPACTED NATIVE FILL. SLOPE TO FRONT OF GARAGE MIN. 1%.

4. COLD STORAGE PORCH SLAB- FOR A MAX. 2500 MM (8'-3") PORCH DEPTH

130 MM (5") 32 MPa (4640 psi) CONCRETE SLAB W/ 5-8% AIR ENTRAINMENT. REINFORCE W/ 10M BARS @ 200MM (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 610MM x 610MM (24" x 24") DOWELS @ 600MM (24") O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB MIN. 1% FROM DOOR.

5. SILL PLATE

38MM x 89MM (2" x 4") SILL PLATE W/ 13MM (1/2") DIA. 200MM (8") LONG ANCHOR BOLTS EMBEDDED MIN. 100MM (4") INTO CONCRETE FOUNDATION WALL @ 2400MM (7'-10") O.C. PROVIDE CAULKING OR 25MM (1") MIN. MINERAL WOOL B/W SILL PLATE AND TOP OF CONCRETE FOUNDATION WALL. USE NON-SHRINK GROUT TO LEVEL SILL PLATE WHERE REQUIRED.

6. WOOD IN CONTACT WITH CONCRETE

WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 MM (6") ABOVE GRADE OR CONCRETE SLAB SHALL BE PROTECTED WITH 6 MIL. POLYETHYLENE FILM OR 45 LB (NO. 50) ROLL ROOFING DAMPPROOFING BETWEEN WOOD AND CONCRETE.

7. BEAM BEARING

PROVIDE BEAM POCKET OR 200MM x 250MM (8" x 10") POURED CONCRETE NIB WALL. MIN. BEARING TO BE 90MM (3-1/2").

8. FOUNDATION WALL REDUCTION

WHERE THE TOP OF A FOUNDATION WALL IS REDUCED IN THICKNESS TO PERMIT THE INSTALLATION OF FLOOR JOISTS, THE REDUCED SECTION SHALL BE NOT MORE THAN 350MM (14") AND NOT LESS THAN 90MM (3-1/2") THICK.

9. EXPOSED FLOOR TO EXTERIOR

PROVIDE RSI 5.46 (R31) INSULATION, 6 MIL. POLY. VAPOUR BARRIER AND CONT. TYVEK AIR BARRIER W/ PREF. SOFFIT.

10. FLOOR CONSTRUCTION

PROVIDE 23/32" SUBFLOOR SHEATHING SCREWED AND GLUED TO FLOOR JOISTS. ALL FLOOR IN RESIDENTIAL OCCUPANCIES TO BE FINISHED AND OR WATER RESISTANT AS PER 9.30.1.1 AND 9.30.1.2. REFER TO 9.30.6 FOR CERAMIC TILE APPLICATION. PROVIDE 38MM x 38MM (2" x 2") CROSS BRACING OR SOLID BLOCKING @ 2100MM (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED W/ 19MM x 64MM (1" x 3") @ 2100MM (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.

11. EXTERIOR/INTERIOR STAIRS

AT LEAST ONE STAIR BETWEEN EACH FLOOR LEVEL WITHIN A DWELLING UNIT, AND EXTERIOR STAIRS AND REQUIRED EXIT STAIRS SERVING A SINGLE DWELLING UNIT, SHALL HAVE A WIDTH OF NOT LESS THAN 860MM (2'-0"). MINIMUM HEIGHT OVER STAIRS AND LANDING WITHIN DWELLING UNITS SHALL BE 1950MM (6'-5"). THE VERTICAL HEIGHT BETWEEN ANY LANDINGS SHALL NOT EXCEED 3700 MM (12'-2").

MAX. RISE: 200MM (7-7/8")
MIN. RISE: 125MM (4-7/8")
MAX. RUN: 355MM (14")
MIN. RISE: 210M (8-1/4")
MAX. TREAD: 355MM (14")
MIN. TREAD; 235 (9-1/4")

ANGLED STAIRS SHALL HAVE AN AVERAGE RUN OF NOT LESS THAN 200MM (7-7/8") AND A MIN. RUN OF 150MM (5-7/8").

12. PRECAST STEPS

PRECAST CONCRETE STEP NOT MORE THAN 2 RISERS SHALL BE INSTALLED ON GRADE.

13. EXTERIOR/INTERIOR GUARDS

INTERIOR GUARDS: 900MM (2'-11") MIN.
EXTERIOR GUARDS: 900MM (2'-11") MIN. FOR A GRADE DIFFERENCE LESS THAN 1800 MM (6'-0"). 1070MM (3'-6") MIN. FOR A GRADE DIFFERENCE MORE THAN 1800 MM (6'-0")

HANDRAILS AT LANDING TO HAVE A MIN. HEIGHT OF 900MM (2'-11"). HANDRAILS AT STAIRS TO HAVE A MIN. HEIGHT OF 800MM (2'-7"). MIN. ONE HANDRAIL SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH LESS THAN 1100MM (3'-7"). TWO HANDRAILS SHALL BE PROVIDED WITH STAIRS HAVING A WIDTH GREATER THAN 1100MM (3'-7").

14. TWO STOREY VOLUME SPACES

FOR A MAX. OF 5490MM (18'-0") HEIGHT, PROVIDE 2-38MM x140MM (2-2" x 6") SPRUCE NO. 2 CONTINUOUS STUDS @ 300MM (1'-0") O.C. FOR BRICK AND 400MM (1'-4") O.C. FOR SIDING C/W 9.6MM (3/8") EXTERIOR GRADE PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220MM (4'-0") O.C. VERTICALLY.

FOR HORIZONTAL DISTANCES NOT EXCEEDING 2900MM (9'-6"), PROVIDE 38MM x 140MM (2" x 6") WOOD STUDS @ 400MM (1'-4") O.C. C/W 3-38MM x 184MM (3-2" x 8") CONT. HEADER AT GROUND FLOOR CEILING LEVEL TOE NAILED & GLUED AT TOP PLATES, BOTTOM PLATES AND HEADERS.

15. INTERIOR GARAGE PARTITION

13MM (1-1/2") GYPSUM WALL BOARD ON INTERIOR PARTITION AND CEILING BETWEEN HOUSE AND GARAGE. PROVIDE RSI 3.34 (R22) IN WALLS AND RSI 4.40 (R25) IN CEILING. TAPE, SEAL AND STRUCTURALLY SUPPORT ALL JOINTS IN ORDER TO BE GAS TIGHT.

16. INTERIOR GARAGE MAN DOOR

DOOR AND FRAME TO BE GAS-PROOFED. DOOR TO BE EQUIPPED W/ SELF CLOSING DEVICE AND WEATHERSTRIPPING.

17. DRYER EXHAUST

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. DUCTS SHALL CONFORM TO PART 6 OF THE O.B.C.

18. MECHANICAL EXHAUST FAN

MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. PROVIDE DUCT SCREEN AS PER 9.32.3.12.

19. DIRECT VENT FURNACE TERMINAL

DIRECT VENT FURNACE TERMINAL MIN. 900 MM (2'-11") FROM A GAS REGULATOR, MIN. 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. HRV INTAKE TO BE MIN. 1830MM (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO LOCAL GAS UTILIZATION CODE.

20. DIRECT VENT GAS FIREPLACE

DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. OF 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. REFER TO LOCAL GAS UTILIZATION CODE. FIREPLACE TO COMPKY WITH CAN/ULC-S610-M "FACTORY BUILT FIREPLACES" INSTALLED WITH EXHAUST AS PER MANUFACTURER'S SPECIFICATIONS.

21. ATTIC ACCESS HATCH

500MM x 700MM (1'-8" x 2'-4") ATTIC ACCESS HATCH W/ WEATHERSTRIPPING AND RSI 8.81 (R50) RIGID INSULATION BAKING.

22. EXPOSING BUILDING FACE

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 MIN WHERE LIMITING DISTANCES ARE LESS THAN 1200MM (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600MM (1'-11"), THE EXPOSING BUILDING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. INSTALL MIN 15.9MM TYPE X GYPSUM BOARD INSIDE.

23. STUD WALL REINFORCEMENT

PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR INSTALLATION IN MAIN BATHROOM. GRAB BAR TO BE 840MM - 920MM (2'-9" - 3'-0") A.F.F. BEHIND TOILET AND 840MM (2'-9") A.F.F. ON THE WALL OPPOSITE TO THE ENTRANCE TO THE BATHTUB OR SHOWER.

24. CONSTRUCTION JOINT

PROVIDE ONE ROW OF 10M DOWELS SPACED 16" O.C. VERTICALLY. SET DOWELS 8" IN 5/8" DRILLED HOLES FILLED WITH EPOXY RESIN IN EXISTING FOUNDATION WALL. ALLOW FOR 16" DOWEL PROJECTION INTO PROPOSED WALL. WATERPROOF AND SEAL JOINT ON EXTERIOR FACE OF CONCRETE FOUNDATION WALL.

25.ROOF CONSTRUCTION

210 (10.25KG/SQ. M.) 40 YEAR OLD ASPHALT SHINGLES, 13MM (1/2") PLYWOOD SHEATHING WITH "H" CLIPS ON APPROVED PRE-ENGINEERED WOOD TRUSSES OR CONVENTIONAL FRAMING AS PER PLAN. PROVIDE APPROVED EAVES PROTECTION EXTENDING 900MM (3'-0") FROM EDGE OF ROOF AND MIN. 300MM (1'-0") BEYOND INNER FACE OF EXTERIOR WALL. PROVIDE 38MM x 89MM (2" x 4") TRUSS BRACING @ 1830MM (6'-0") O.C. @ BOTTOM CHORD

26. ROOF INSULATION

RSI 8.81 (R50) ROOF INSULATION AND APPROVED 6 MIL POLY. VAPOUR BARRIER, 16MM (5/8") INTERIOR DRYWALL FINISH OR APPROVED EQUAL.

27. STEP FOOTINGS

POURED CONCRETE STEP FOOTINGS TO HAVE A MIN. HORIZONTAL STEP OF 600MM (1'-11 5/8"). VERTICAL STEP TO HAVE MAX. 600MM ((1'-11 5/8") STEP ON FIRM SOIL.

GENERAL NOTES

WINDOWS

MINIMUM BEDROOM WINDOW (O.B.C. 9.7.1.3.)

AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35 SQ. M. UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 MM (1'-3").

BEDROOMS SHALL HAVE A MINIMUM UNOBSTRUCTED GLASS AREA OF 5% OF AREA SERVED AS PER TABLE 9.7.2.3.

WINDOW GUARDS (O.B.C. 9.7.1.6.)

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480 MM (1'-7") ABOVE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800 MM (5'-11")

WINDOW OVER STAIRS AND LANDINGS (9.7.5.3.)

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 900MM (2'-11") ABOVE THE SURFACE OF THE TREAD, RAMP OR LANDING.

LUMBER

ALL LUMBER SHALL BE SPRUCE NO. 2 GRADE, UNLESS NOTED OTHERWISE

STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE

LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY TRUSS MANUFACTURER.

LVL BEAMS SHALL BE 3.0E WS MICRO-LAM LVL (FB=2800 PSI MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89 MM (3-1/2") LONG COMMON WIRE NAILS @ 300 MM (1'-0") O.C. STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13 MM (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915 MM (3-0") O.C.

PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.

JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.

WOOD FRAMING NOT TREATED WITH WOOD PRESERVATIVE, OR IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 MIL. POLYETHYLENE FILM NO.50 (45 LBS) ROLL FORMING OR OTHER DAMPPROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150 MM (6") ABOVE THE GROUND.

TERMITE AND DECAY PROTECTION

IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE FINISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450MM (17-3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION.

STRUCTURAL WOOD ELEMENTS SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH THE GROUND OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES.

STEEL

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".

REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R

SMOKE ALARM (REFER TO O.B.C. 9.10.19.) ■ S.A.

SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELLING UNIT AND IN EACH SLEEPING ROOM NOT WITHIN A DWELLING UNIT (9.10.19.1.).

THE SOUND PATTERNS OF SMOKE ALARMS SHALL MEET THE TEMPORAL PATTERN OF ALARM SIGNALS, OR BE A COMBINATION OF TEMPORAL PATTERN AND VOICE RELAY (9.10.19.2.).

SMOKE ALARMS INSTALLED SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, INCLUDING BASEMENTS. THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, A SMOKE ALARM SHALL BE INSTALLED IN THE HALLWAY.

WHERE MORE THAN ONE ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND (9.10.19.5.).

SMOKE ALARM SHALL HAVE A VISUAL COMPONENT AS REQUIRED BY OBC 9.10.19.1.(2).

CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.33.4.) C.M.

WHERE A FUEL BURNING APPLIANCE IS INSTALLED IN A SUITE OF A RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE. AN ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING REA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM OR STORAGE GARAGE.

INSTALL ALARMS AT MANUFACTURER'S RECOMMENDED HEIGHT, OR IN THE ABSENCE OF SPECIFIC, ON OR NEAR THE CEILING.

A CARBON MONOXIDE ALARM SHALL BE PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE CARBON MONOXIDE ALARM. ALL CARBON MONOXIDE ALARMS ARE TO BE INTERCONNECTED SO THAT ITS ACTIVATION WILL ACTIVATE ALL ALARMS WITHIN THE SUITE.

ALARMS SHALL BE EQUIPPED SO THAT IT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED AND CONFORM TO CAN/CSA-6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES", OR UL 2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS".

9.20.2 MASONRY UNITS

9.20.2.1 MASONRY UNIT STANDARDS

MASONRY UNITS SHALL COMPLY WITH,

ASTM C73, "CALCIUM SILICATE BRICK (SAND-LIME BRICK)",
ASTM C126, "CERAMIC GLAZED STRUCTURAL CLAY FACING TILE, FACING BRICK, AND SOLID MASONRY UNITS",
ASTM C212, "STRUCTURAL CLAY FACING TILE",
CAN/CSA-A82.1-M, "BURNED CLAY BRICK (SOLID MASONRY UNITS MADE FROM CLAY OR SHALE)",
CSA A82.4-M, "STRUCTURAL CLAY LOAD-BEARING WALL TILE",
CSA A82.5-M, "STRUCTURAL CLAY NON-LOAD-BEARING TILE",
CAN3-A82.8-M, "HOLLOW CLAY BRICK",
CAN/CSA-A165.1, "CONCRETE BLOCK MASONRY UNITS",
CAN/CSA-A165.2, "CONCRETE BRICK MASONRY UNITS",
CAN/CSA-A165.3, "PREFACED CONCRETE MASONRY UNITS", OR
CAN3-A165.4-M, "AUTOCLAVED CELLULAR UNITS".

ABBREVIATIONS		ABBREVIATIONS	
AB.	AIR BARRIER	PREF.	PREFINISHED
ALUM.	ALUMINUM	PREP.	PREPARATION
B/W	BETWEEN	P.T.	PRESSURE TREATED
C.J.	CEILING JOIST	R.J.	ROOF JOIST
C.L.	CENTERLINE	R.R.	ROOF RAFTERS
CONC.	CONCRETE	R.V.	ROOF VENT
DIA.	DIAMETER	T.J.	TRIPLE JOIST
D.J.	DOUBLE JOIST	T.O.	TOP OF
E.G.	EXTERIOR GRADE	TYP.	TYPICAL
E.T.	EAVESTROUGH	U.S.	UNDERSIDE
E.V.	EXHAST FAN	V.B.	VAPOUR BARRIER
F.J.	FLOOR JOIST	W/	WITH
F.R.	FIRE RATING		
F.R.R.	FIRE RESITANCE RTG.		
G.T.	GIRDER TRUSS		
LDG.	LEDGER		
MAX.	MAXIMUM		
MIN.	MINIMUM		
O.C.	ON CENTER		
PLFA	POINT LOAD FROM ABOVE		

FOOTING SCHEDULE

FT1	16" x 8" STRIP FOOTING
FT2	18" x 8" STRIP FOOTING
FT3	20" x 8" STRIP FOOTING
FT4	22" x 8" STRIP FOOTING
FT5	24" x 8" STRIP FOOTING

PAD FOOTING SCHEDULE

PF1	24" x 24" x 12" PAD FOOTING
PF2	30" x 30" x 16" PAD FOOTING
PF3	36" x 36" x 18" PAD FOOTING
PF4	42" x 42" x 20" PAD FOOTING
PF5	48" x 48" x 24" PAD FOOTING
PF6	66" x 66" x 30" PAD FOOTING
PF7	84" x 84" x 36" PAD FOOTING

STEEL LINTEL

SL1	3½" x 3½" x ¼"	STEEL LINTEL
SL2	4" x 3½" x ½"	STEEL LINTEL
SL3	5" x 3½" x 5/16"	STEEL LINTEL
SL4	5" x 3½" x ⅜"	STEEL LINTEL
SL5	6" x 4 x ⅜"	STEEL LINTEL
SL6	7" x 4" x ½"	STEEL LINTEL

SOIL

FOUNDATIONS TO BEAR ON NATURAL UNDISTURBED SOIL. BEARING SOIL CAPACITY OF 75 kPA MIN. TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

POST SCHEDULE

P1	2-2" x 4" BUILT-UP WOOD POST
P2	3-2" x 4" BUILT-UP WOOD POST
P3	4-2" x 4" BUILT-UP WOOD POST
P4	2-2" x 6" BUILT-UP WOOD POST
P5	3-2" x 6" BUILT-UP WOOD POST
P6	4-2" x 6" BUILT-UP WOOD POST
P7	2-2" x 8" BUILT-UP WOOD POST
P8	3-2" x 8" BUILT-UP WOOD POST
P9	4-2" x 8" BUILT-UP WOOD POST

LEDGER SCHEDULE

LDG	PROVIDE 2-2" x 6" W/ ½" LAG BOLTS ANCHORED TO TOP OF CONCRETE FOUNDATION WALL @ 2'-0" O.C.

LINTEL SCHEDULE

L1	2-2" x 6" WOOD LINTEL
L2	2-2" x 8" WOOD LINTEL
L3	2-2" x 10" WOOD LINTEL
L4	2-2" x 12" WOOD LINTEL

BEAM SCHEDULE

B1	3-2" x 6" WOOD BEAM
B2	4-2" x 6" WOOD BEAM
B3	3-2" x 8" WOOD BEAM
B4	4-2" x 8" WOOD BEAM
B5	3-2" x 10" WOOD BEAM
B6	4-2" x 10" WOOD BEAM
B7	3-2" x 12" WOOD BEAM
B8	4-2" x 12" WOOD BEAM

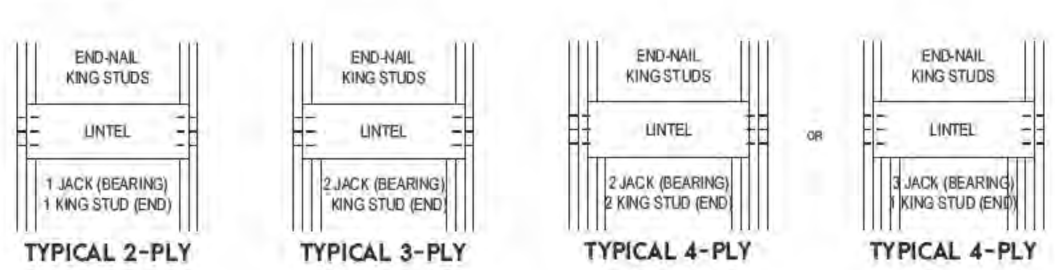
COLUMN SCHEDULE

C1	90MM (3 - 12") DIA. x 4.73MM (0.188") NON-ADJUSTABLE STEEL COLUMN W/ 150MM x 150MM x 9.5MM (6" x 6" x ⅜") STEEL TOP AND 120MM x 250MM x 12.5 MM (4½" x 10" x ½") BOTTOM PLATE W/ 2-12MM (½") x 300MM (1'-0") LONG x 50MM (2") HOOK ANCHORS. FIELD WELD COLUMN TO BASE
C2	90MM (3 - 12") DIA. x 4.73MM (0.188") NON-ADJUSTABLE STEEL COLUMN W/ 150MM x 150MM x 9.5MM (6" x 6" x ⅜") STEEL TOP AND 300MM x 300MM x 12.5MM (12" x 12" x ½") BOTTOM PLATE W/ 4-12MM (½") x 300MM (1'-0") LONG x 50MM (2") HOOK ANCHORS. FIELD WELD COLUMN TO BASE
C3	90MM (3 - 12") DIA. x SINGLE TUBE ADJUSTABLE STEEL COLUMN CONFORMING TO CAN/CGSB-7.2M x W/ 150MM x 150MM x 9.5MM (6" x 6" x ⅜") STEEL TOP AND 120MM x 250MM x 12.5 MM (4½" x 10" x ½") BOTTOM PLATE W/ 2-12MM (½") x 300MM (1'-0") LONG x 50MM (2") HOOK ANCHORS. FIELD WELD COLUMN TO BASE

SOIL

FOUNDATIONS TO BEAR ON NATURAL UNDISTURBED SOIL. BEARING SOIL CAPACITY OF 75 kPA MIN. TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION

LINTEL DIAGRAM



DRAWING LEGEND

			SECTION CALL OUT
	FLOOR DRAIN	C.M.	CARBON MONOXIDE ALARM
	BEAM LOCATION	S.A.	SMOKE ALARM
	MECHANICAL EXHAUST FAN	BEAM X	BEAM CALL OUT
	STEEL COLUMN	X	WALL TAG
	I-JOIST SECTION		CONSTRUCTION NOTE
	WOOD STUD / BUILT UP BEAM		FRAMING CALL OUT

GENERAL NOTES

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

JASON DE BRUM	34031
FIRM NAME	B.C.I.N.

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

JASON DE BRUM	39768
FIRM NAME	B.C.I.N.

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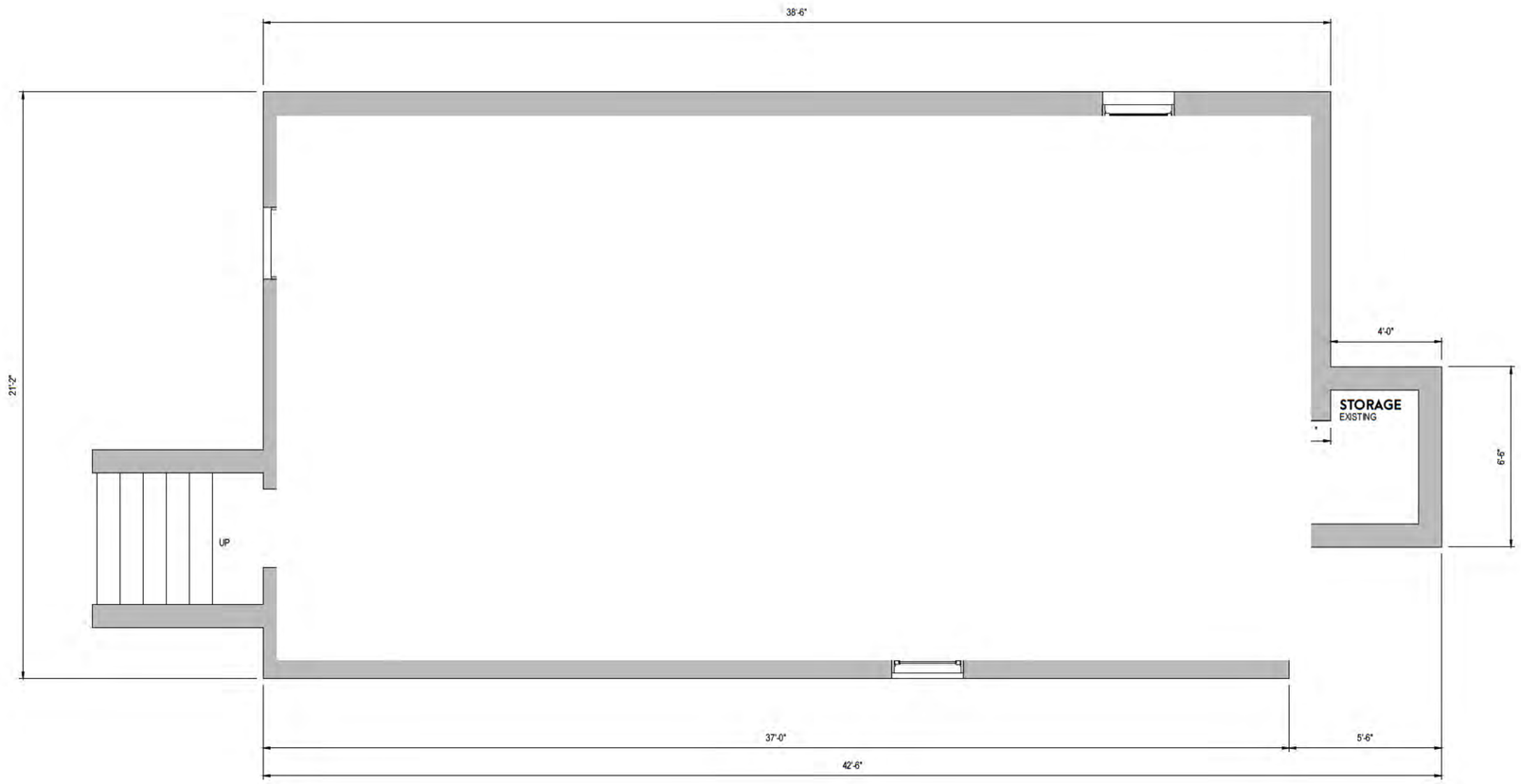
PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:			GENERAL NOTES
DRAWN BY:	S.E.	CHECKED BY:	J.D.
PROJECT ADDRESS:			29 PORT STREET
PROJECT NO.	2016-132	SCALE:	N.T.S.
SHEET NO.			A001

EXISTING WALLS TO REMAIN

PROPOSED WALLS

WALLS TO BE DEMOLISHED



1/4":1'-0"

EXISTING BASEMENT FLOOR PLAN

HUIS DESIGN STUDIO

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CUSTOM HOME DESIGN AND RENOVATIONS
2457 DIXIE ROAD | MISSISSAUGA, ONTARIO | L4Y 2A1
T:647.206.9655 | E:INFO@HUISDESIGNS.CA
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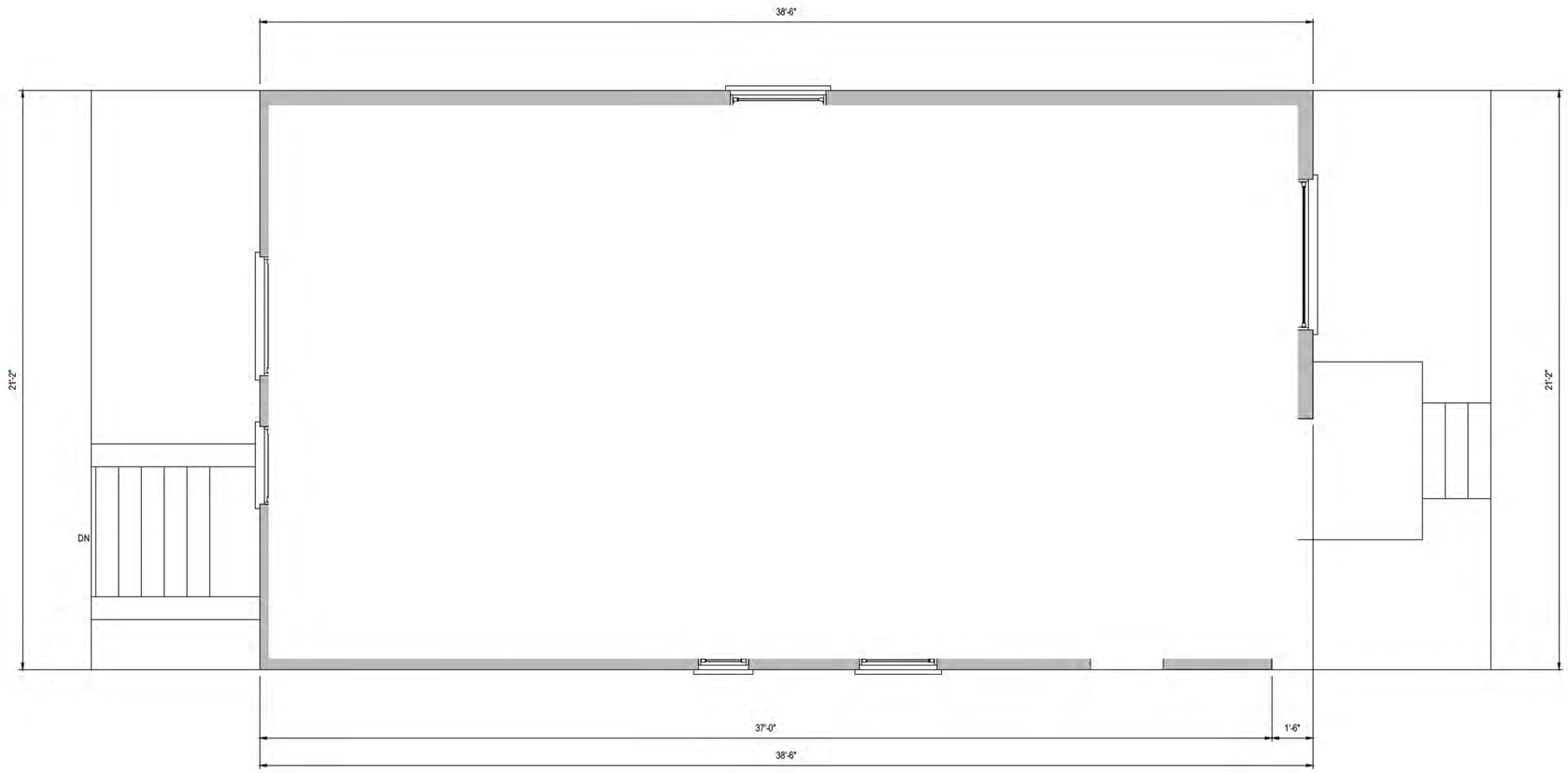
PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE:	EXISTING BASEMENT FLOOR PLAN		
DRAWN BY:	JH	**CHECKED BY:**	KVK
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	**SCALE:**	1/4" : 1'-0"
SHEET NO.	A101		

EXISTING WALLS TO REMAIN

PROPOSED WALLS

WALLS TO BE DEMOLISHED



1/4":1'-0"

EXISTING GROUND FLOOR PLAN

HUIS DESIGN STUDIO

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FIRM NAME	**B.C.I.N.**

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5	-	MM.DD.YYYY

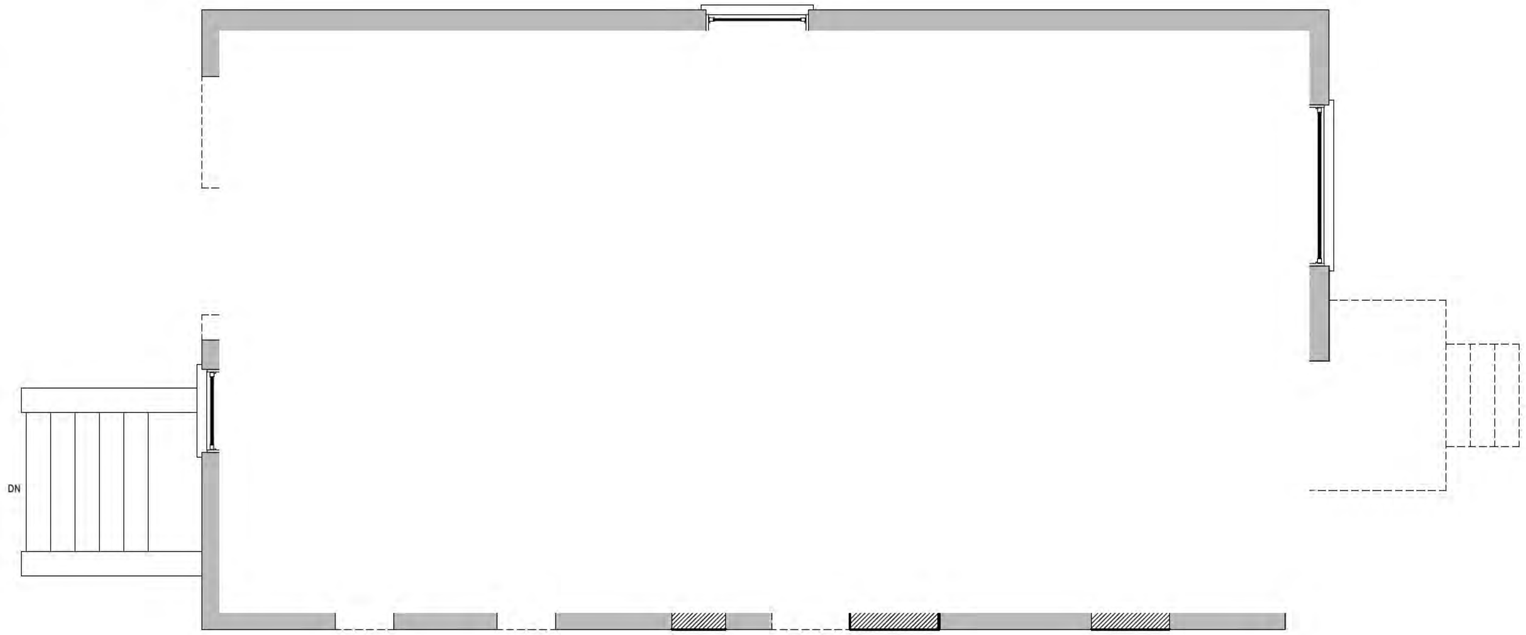
PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE:	EXISTING FLOOR PLAN		
DRAWN BY:	JH	**CHECKED BY:**	KVK
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	**SCALE:**	1/4" : 1'-0"
SHEET NO.	**A102**		

EXISTING WALLS TO REMAIN

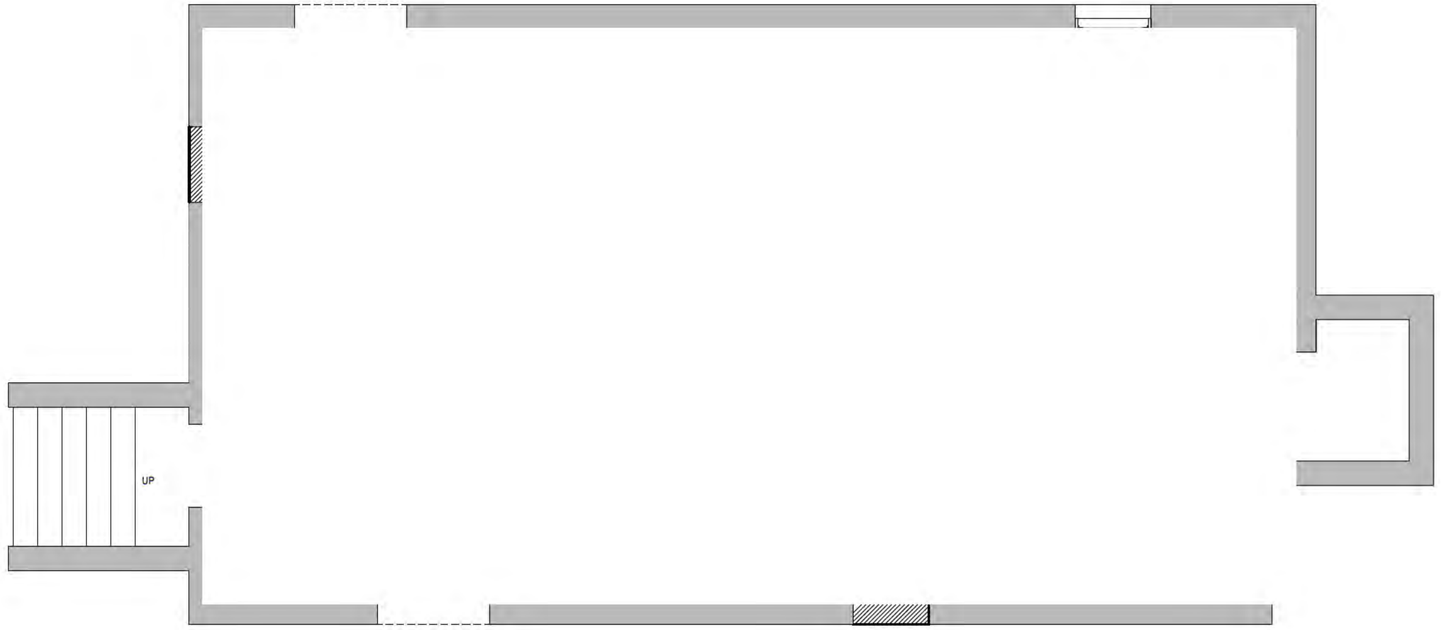
PROPOSED WALLS

WALLS TO BE DEMOLISHED



1/4":1'-0"

GROUND FLOOR DEMOLITION PLAN



1/4":1'-0"

BASEMENT DEMOLITION PLAN

HUIS DESIGN STUDIO

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GENERAL NOTES

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-	-
FIRM NAME	**B.C.I.N.**

REGISTRATION INFORMATION

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FIRM NAME	**B.C.I.N.**

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5	-	MM.DD.YYYY

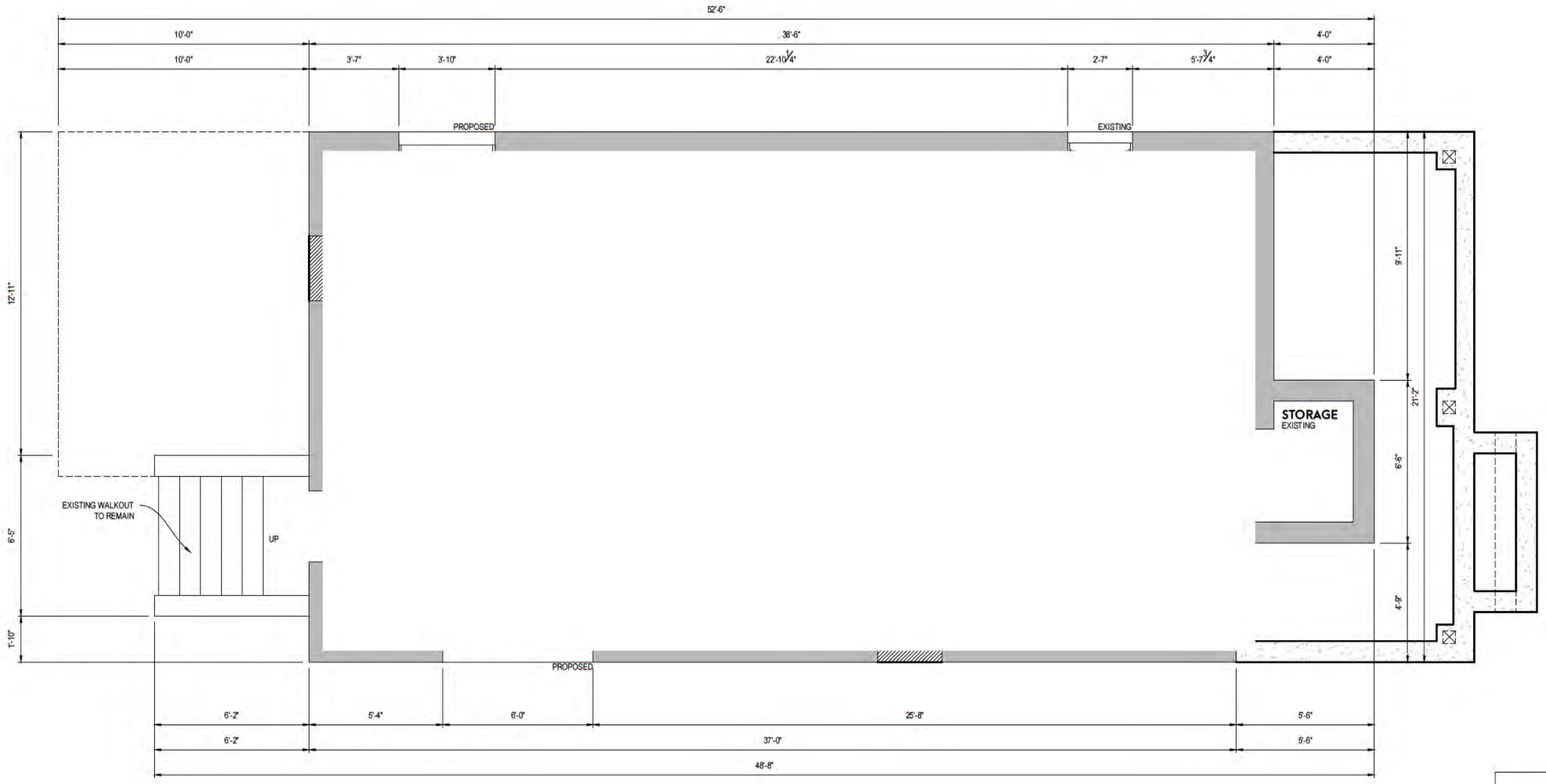
PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE:	DEMOLTIION PLANS		
DRAWN BY:	JH	**CHECKED BY:**	KVK
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	**SCALE:**	1/4" : 1'-0"
SHEET NO.	**A103**		

EXISTING WALLS TO REMAIN

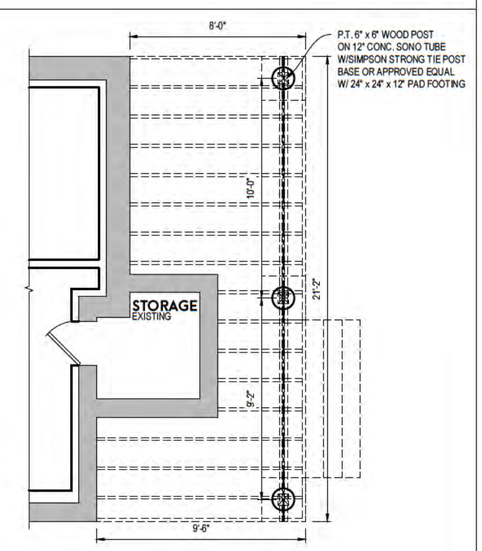
PROPOSED WALLS

WALLS TO BE DEMOLISHED



1/4":1'-0"

PROPOSED BASEMENT PLAN



3/16":1'-0"

OPT. WOOD PORCH

HUIS DESIGN STUDIO

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FIRM NAME	B.C.I.N.
-	-

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FIRM NAME	B.C.I.N.
-	-

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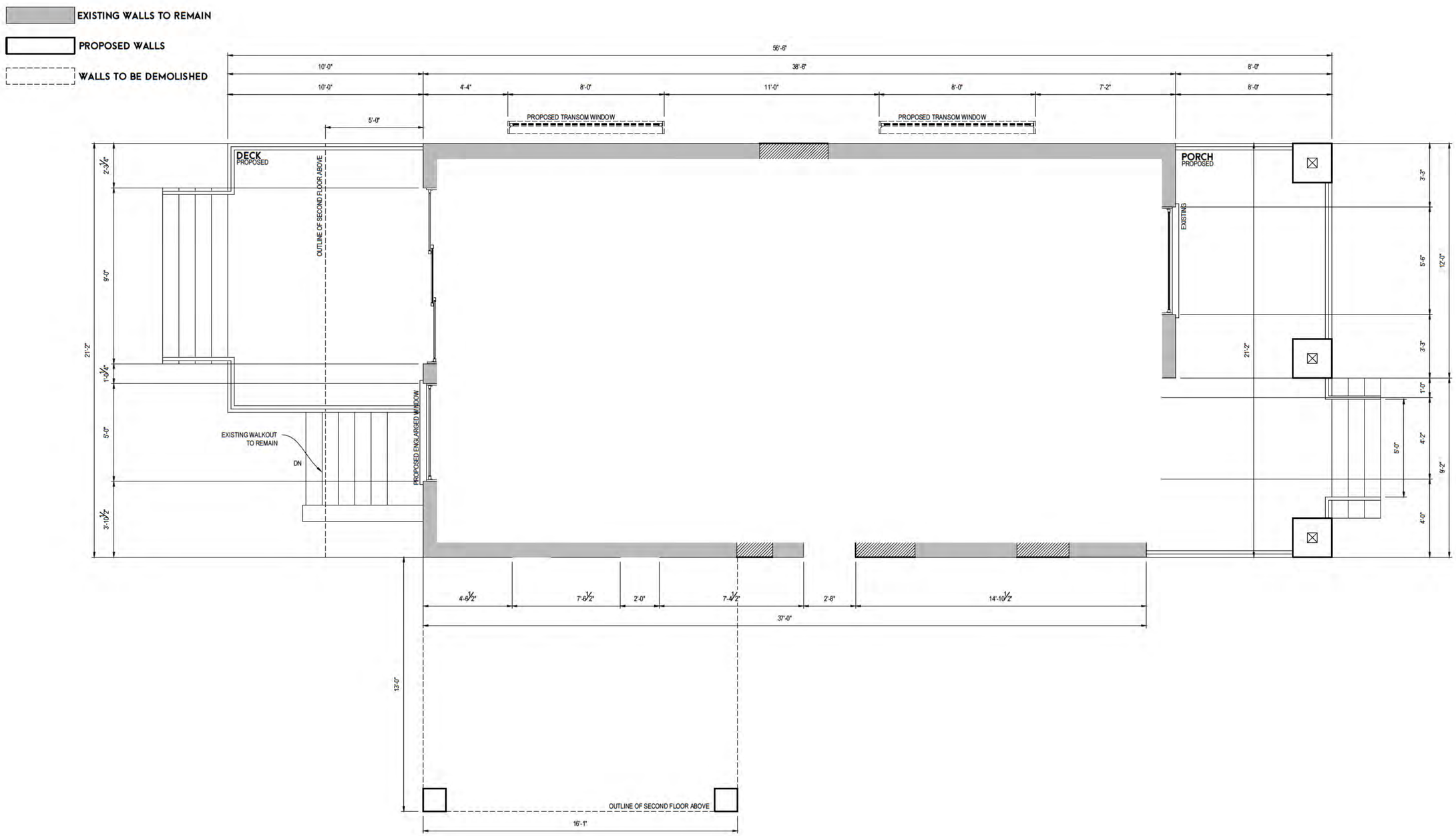
PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	PROPOSED BASEMENT PLAN
DRAWN BY: JH	CHECKED BY: KVK
PROJECT ADDRESS:	29 PORT STREET
PROJECT NO. 2016-132	SCALE: AS NOTED
SHEET NO.	A104



1/4":1'-0"

PROPOSED GROUND FLOOR PLAN

HUIS DESIGN STUDIO

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-	-
FIRM NAME	**B.C.I.N.**

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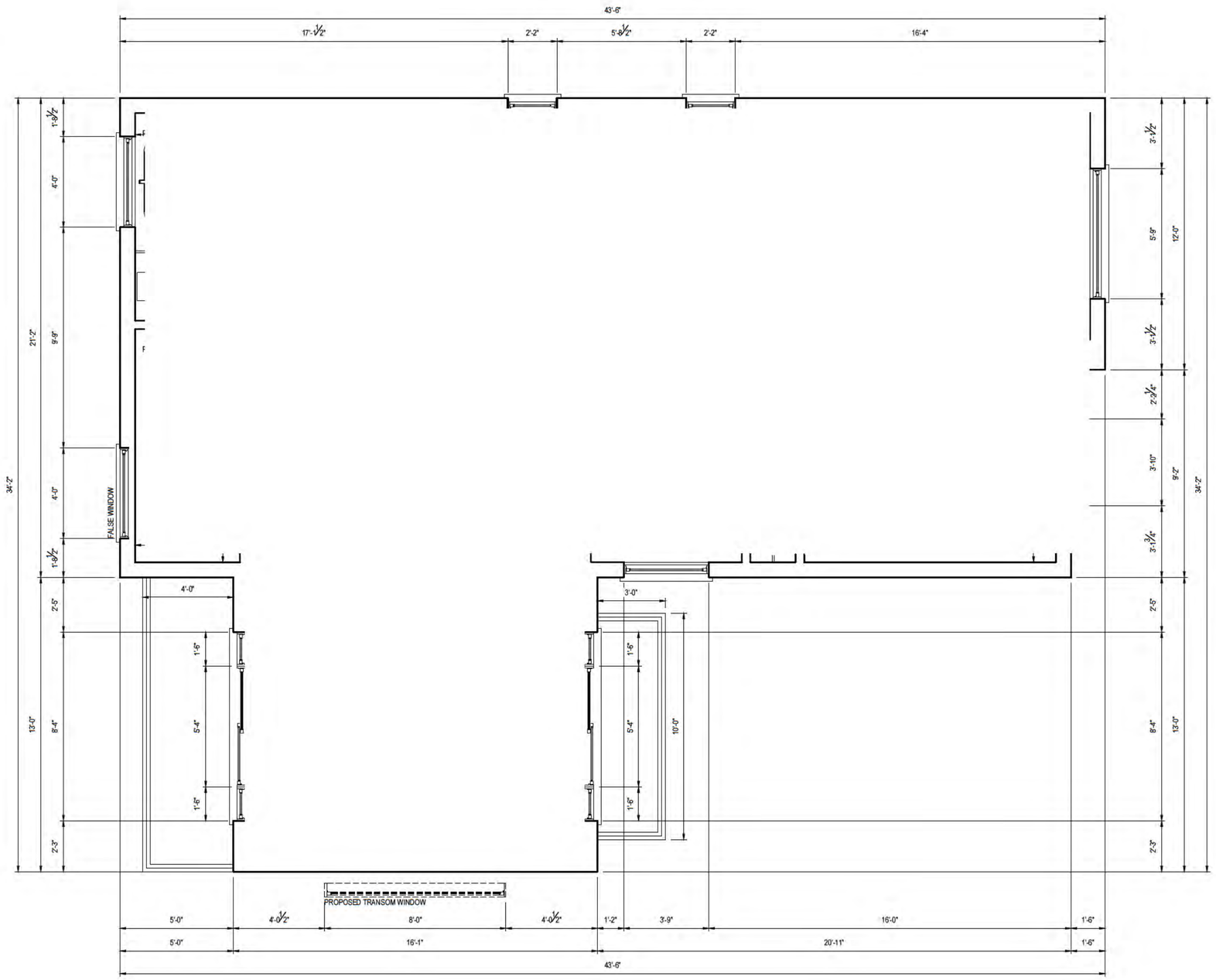
PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE:	PROPOSED GROUND FLOOR		
DRAWN BY:	JH	**CHECKED BY:**	KVK
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	**SCALE:**	1/4" : 1'-0"
SHEET NO.	**A105**		

EXISTING WALLS TO REMAIN

PROPOSED WALLS

WALLS TO BE DEMOLISHED



1/4":1'-0"

PROPOSED SECOND FLOOR PLAN

HUIS DESIGN STUDIO

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
2457 DIXIE ROAD | MISSISSAUGA, ONTARIO | L4Y 2A1
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-	-
FIRM NAME	**B.C.I.N.**

REGISTRATION INFORMATION

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-	-
FIRM NAME	**B.C.I.N.**

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PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE: PROPOSED SECOND FLOOR PLAN
DRAWN BY: JH **CHECKED BY:** KVK
PROJECT ADDRESS: 29 PORT STREET
PROJECT NO. 2016-132 **SCALE:** 1/4" : 1'-0"
SHEET NO. **A106**

1/4":1'-0"

FRONT ELEVATION - OPT. 1

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FIRM NAME	B.C.I.N.
-	-

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FIRM NAME	B.C.I.N.
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ISSUE LIST

1	For Heritage Advisory Committee	05.10.2017
2	-	MM.DD.YYYY
3	-	MM.DD.YYYY
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: JH CHECKED BY: J.D.
PROJECT ADDRESS: 29 PORT STREET
PROJECT NO. 2016-132 SCALE: 1/4" : 1'-0"
SHEET NO. A201

1/4"=1'-0"

FRONT ELEVATION - OPT. 2

HUIS DESIGN STUDIO

HUIS DESIGN STUDIO
CUSTOM HOME DESIGN AND RENOVATIONS
2457 DIXIE ROAD | MISSISSAUGA, ONTARIO | L4Y 2A1
T:647.206.9655 | E:INFO@HUISDESIGNS.CA
HUISDESIGNS.CA

GENERAL NOTES

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QUALIFICATION INFORMATION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AS WELL AS HAVING THE QUALIFICATION AND REQUIREMENTS MANDATED BY THE ONTARIO BUILDING CODE TO BE A DESIGNER.

FIRM NAME	B.C.I.N.
-	-

REGISTRATION INFORMATION

REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE

FIRM NAME	B.C.I.N.
-	-

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5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	OPTIONAL FRONT ELEVATION		
DRAWN BY:	JH	CHECKED BY:	J.D.
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	SCALE:	1/4" : 1'-0"
SHEET NO.	A201A		

1/4":1'-0"

LEFT ELEVATION

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5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS		
DRAWN BY:	JH	CHECKED BY:	J.D.
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	SCALE:	1/4" : 1'-0"
SHEET NO.	A202		

1/4"=1'-0"

REAR ELEVATION

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PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS		
DRAWN BY:	JH	CHECKED BY:	J.D.
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	SCALE:	1/4" : 1'-0"
SHEET NO.	A203		

1/4":1'-0"

RIGHT ELEVATION

HUIS DESIGN STUDIO

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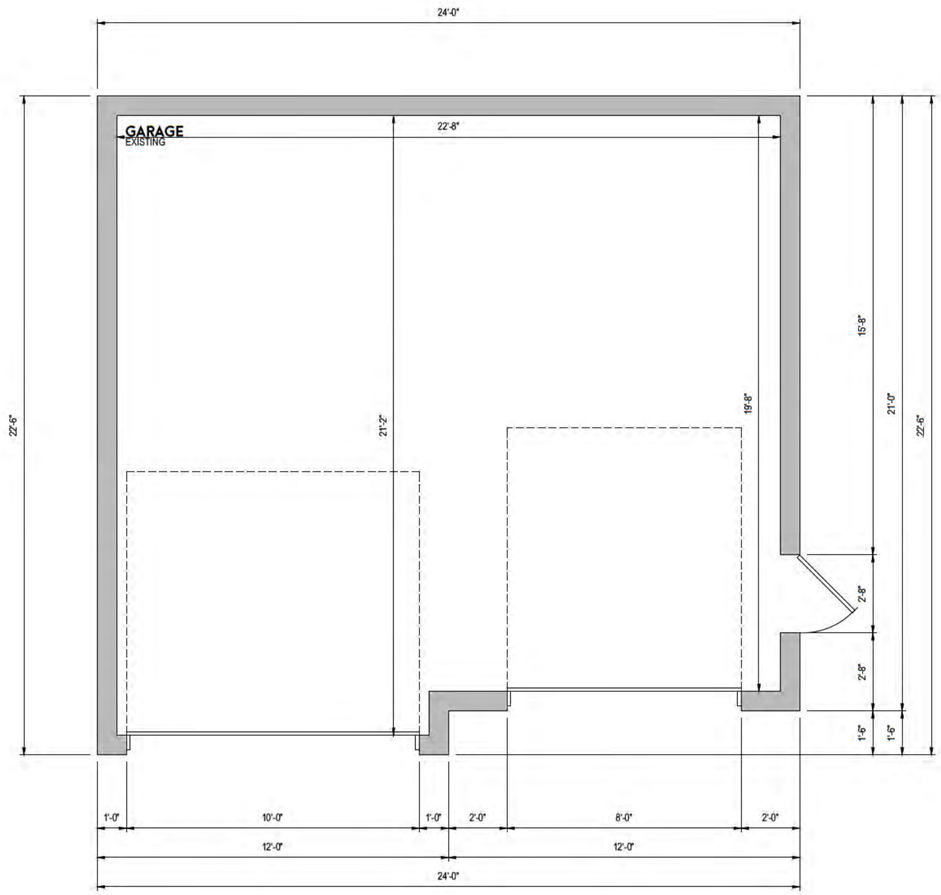
5	-	MM.DD.YYYY

PROJECT NORTH: **TRUE NORTH:**

DRAWING TITLE:	ARCHITECTURAL ELEVATIONS		
DRAWN BY:	JH	**CHECKED BY:**	J.D.
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	**SCALE:**	1/4" : 1'-0"
SHEET NO.	**A204**		



1/4":1'-0"

GARAGE FLOOR PLAN

HUIS DESIGN STUDIO

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FIRM NAME	**B.C.I.N.**

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-	-
FIRM NAME	**B.C.I.N.**

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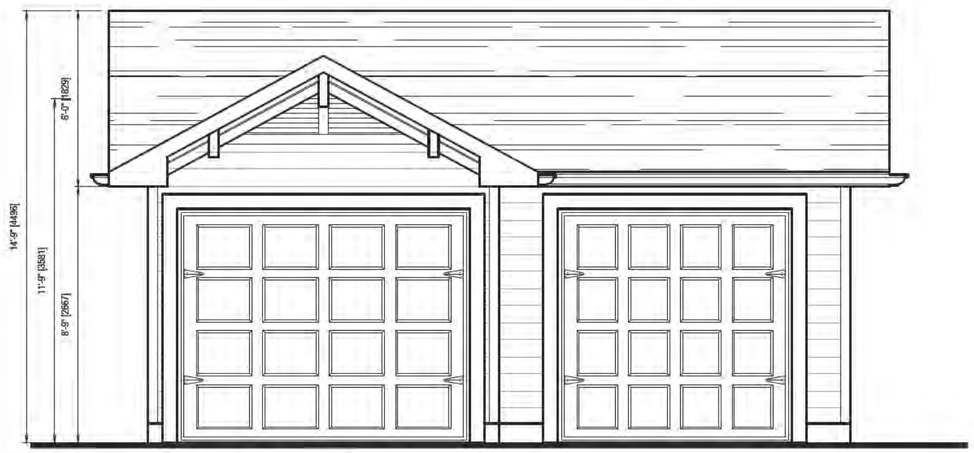
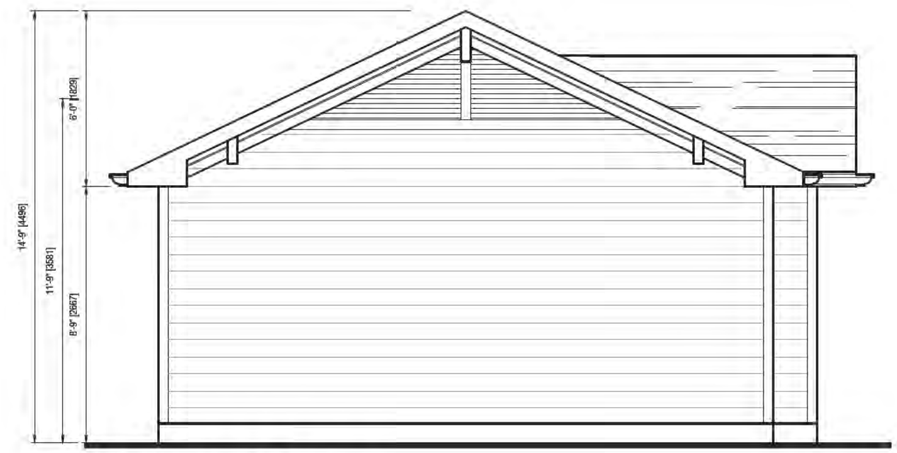
4	-	MM.DD.YYYY
5	-	MM.DD.YYYY

PROJECT NORTH: **TRUE NORTH:**

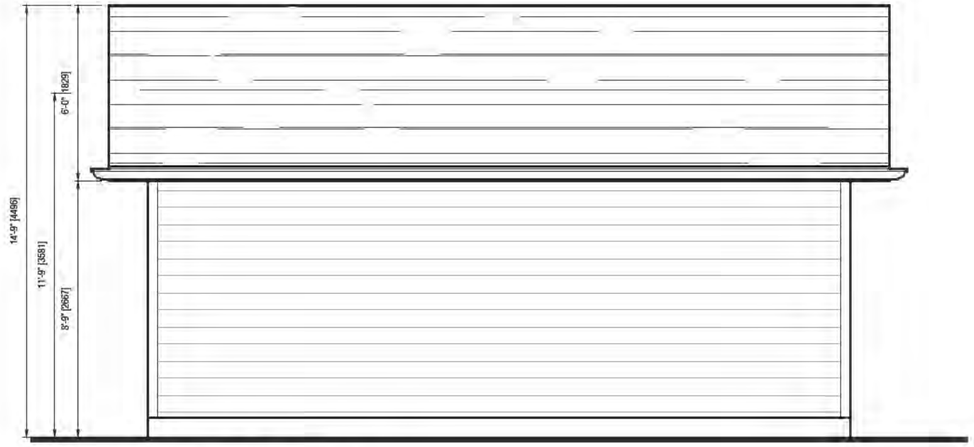
DRAWING TITLE:	GARAGE FLOOR PLAN		
DRAWN BY:	JH	**CHECKED BY:**	KVK
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	**SCALE:**	1/4" : 1'-0"
SHEET NO.	**A301**		



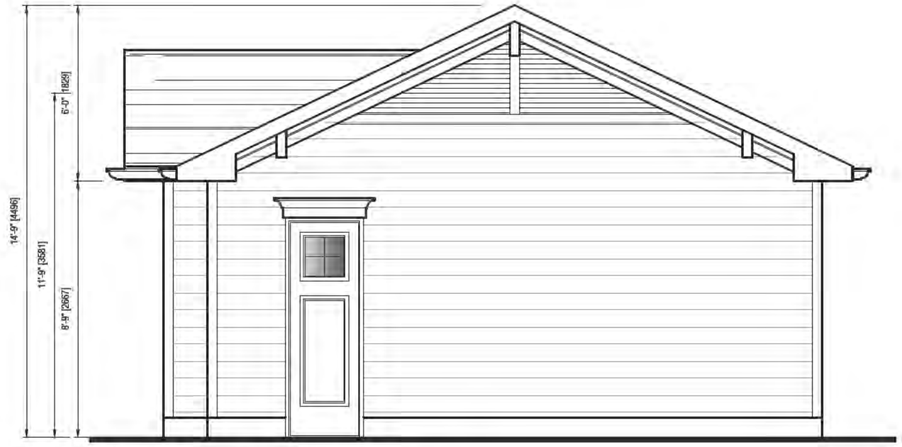
1/4"=1'-0"
FRONT ELEVATION



1/4"=1'-0"
LEFT ELEVATION



1/4"=1'-0"
REAR ELEVATION



1/4"=1'-0"
RIGHT ELEVATION

HUIS DESIGN STUDIO

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5	-	MM.DD.YYYY

PROJECT NORTH: TRUE NORTH:

DRAWING TITLE:	GARAGE ELEVATIONS		
DRAWN BY:	JH	CHECKED BY:	KVK
PROJECT ADDRESS:	29 PORT STREET		
PROJECT NO.	2016-132	SCALE:	1/4" : 1'-0"
SHEET NO.	A302		

City of Mississauga
Corporate Report

MISSISSAUGA

Date: 2017/05/19	Originator's files:
To: Chair and Members of Heritage Advisory Committee	
From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services	Meeting date: 2017/06/13

Subject
Request to Alter a Heritage Designated Property: 39 Peter Street South (Ward 1)

Recommendation
1. That the proposed alteration to 39 Peter Street South, as per the Corporate Report from the Commissioner of Community Services, dated May 18, 2017 be approved.
2. That if any changes result from other City review and approval requirements, such as but not limited to building permit, committee of adjustment or site plan approval, a new heritage permit application may be required. The applicant is required to contact heritage planning at that time to review the changes prior to obtaining other approvals and commencing construction.

Background
The City designated the Old Port Credit Village Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act in 2004. The subject property is included in the district and identified as a "complementary" property in the plan. As such, the property is subject to the heritage permitting requirements outlined in the plan for this classification.

The owner of the property at 39 Peter Street South has submitted a heritage permit application to add a single storey addition at the rear of the house as well as a small side porch; extend the porch along the entire façade; and add foyer space and a closet to the front first floor. The drawings are attached as Appendix 1.

The HCD plan indicates that a heritage permit is required for "additions including porches, verandahs, decks or enclosed porches" for complementary properties.

The HCD Plan section 3.1.6 states that "In addition to heritage permit applications, matters relating to the official plan, zoning, site plan approval, severance, variances and private tree by-law will be reviewed by the Heritage Advisory Committee…". The Development planning department has advised that a Site Plan application express (SPAX) is required and pending to be approved. The applicant has advised that a Committee of Adjustment application is required to address a reduction in rear-yard setback (7.5 m required and 2.9 m proposed) and front yard

setback (9 m required and 3.49 m proposed). Said application has been made to the City and with a June 15, 2017 hearing date (attached as Appendix 2). Variances will be confirmed through the submittal of a building permit application, which is outstanding.

Comments

The proposed addition generally conforms to the design guidelines. Overall, it is a simple single storey appendage at the rear with flat-headed windows that are taller than they are wide. Though the rear yard is reduced, there is still ample space on the north side of the lot. The proposed covered porch contributes to the character of the district. The extra interior foyer and closet space at the front is a minimal change, considering the overhanging second storey.

Further simplification is encouraged for the purposes of greater conformity to the guidelines. The guidelines state that: “multi-paned [window] sashes, especially the ones with snap-in muntin bars;” and a mix of wall materials should be avoided (guideline 5.9 and 5.10). New multi-paned windows and sheathing, including wood paneling and decorative shutters are proposed on the extant dwelling. It is recommended that the elevations of the entire house, including the addition, be revisited to simplify the overall proposal.

In general, the character, scale, massing, height and setback changes related to the additions to the house appear to be sympathetic to the character of the Old Port Credit Village Heritage Conservation District. The shape of the lot, wider than it is deep, is a factor in the variances. In this case, the side yard functions as the backyard. However, since the Site Plan application, Committee of Adjustment (C of A) application and building permit applications are outstanding to be resolved, other issues and confirmation of variances cannot be provided at this time by other departments. The Old Port Credit Village Heritage District character is supported in the current zoning by-law provisions for the area. Therefore, the proposed may be approved only with the caveat that a new heritage permit application will be required if changes result from the review of other departments.

Financial Impact

There is no financial impact.

Conclusion

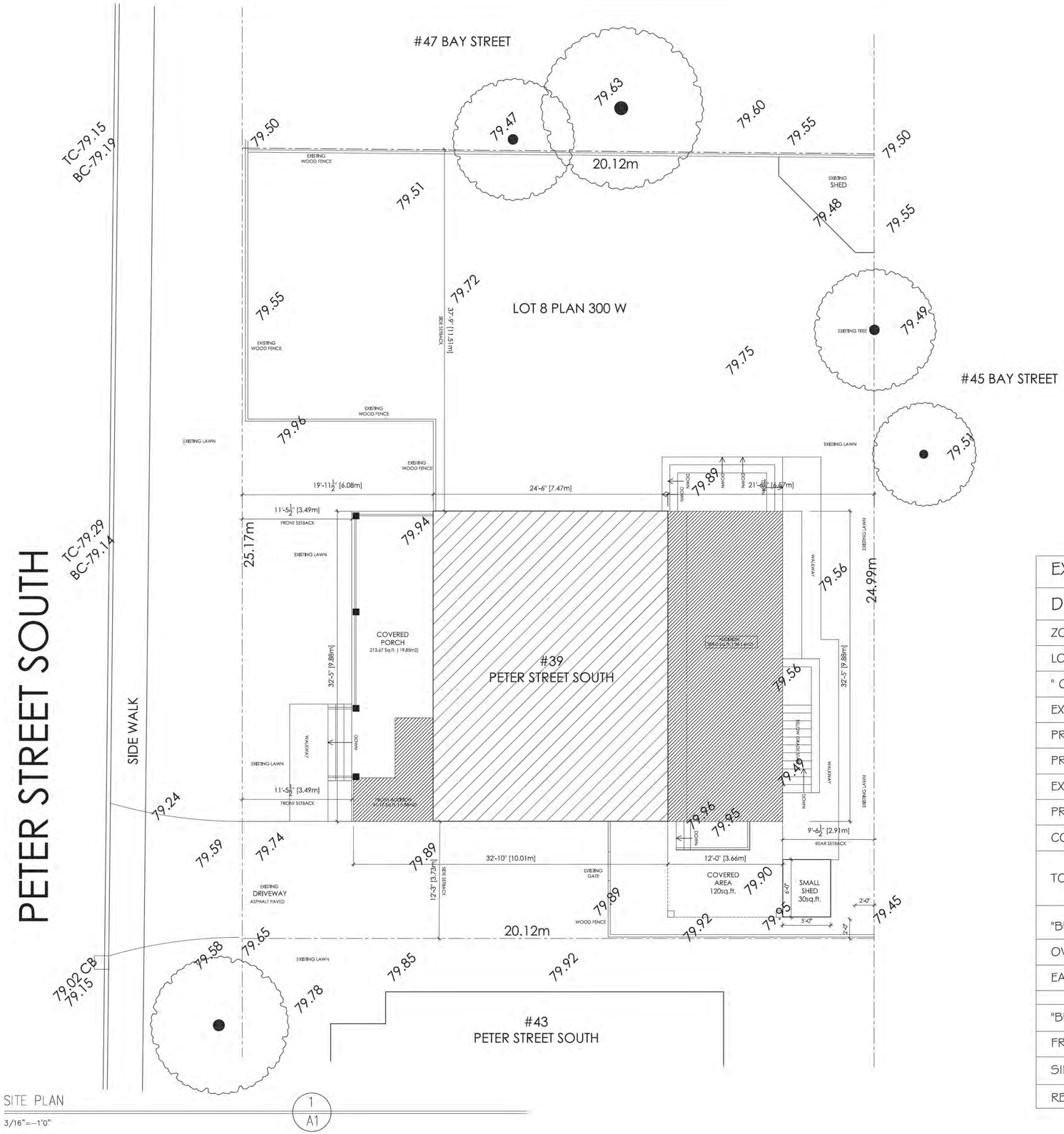
The owner of the subject property proposes a rear addition, some additional space at the front entrance on the first floor and a covered porch. The applicant is encouraged to revisit the elevations to provide greater conformity with the plan in terms of wall materials and windows. The scale, massing, height and setback of the proposed changes appear to be sympathetic to the Old Port Credit Village HCD and should be approved with conditions as noted above.

Attachments

Appendix 1: Drawings

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

Prepared by: C. Nin Hernandez & P. Wubbenhorst, Heritage Planning staff



SITE PLAN

3/16"=-1'0"

1
A1

AVERAGE GRADE CALCULATIONS	
CENTRELINE OF ROAD	79.31 79.12
FRONT CORNERS	79.59 79.58
9 METRE SETBACK FROM FRONT CORNER	79.51 79.85
15 METRE SETBACK FROM FRONT CORNER	79.50 79.45
	635.91
∴ 635.91/8 =79.49 (AVERAGE GRADE)	

EXISTING SITE STATISTICS:		
DESCRIPTION	BY-LAW	PROPOSED
ZONING	R15-1	
LOT AREA	508.98 sq.m. (5,478.61 sq.ft.)	
" COVERAGE CALCULATION "		
EXISTING DWELLING includes front addition		79.46 m2 (855.37 sq.ft.)
PROPOSED REAR ADDITION		36.14 m2 (389 sq.ft.)
PROPOSED COVERED FRONT PORCH		19.85 m2 (213.67 sq.ft.)
EXISTING SHED		6.20 m2 (66.79 sq.ft.)
PROPOSED SHED		2.78 m2 (30 sq.ft.)
COVERED AREA		11.15 m2 (120 sq.ft.)
TOTAL COVERAGE %	162.87 m2 32.0 %	155.59 m2 (1674.83 sq.ft.) 30.57%
"BUILDING HEIGHT"		
OVERALL	9.0m	8.13m
EAVE	6.4m	6.28m
"BUILDING SETBACKS"		
FRONT	9m	3.49m
SIDE INTERIOR	combined setback 8.50m	3.73m combined setback 11.51m 15.24m
REAR	7.5m	2.91m

General Notes

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GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

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ALL LUMBER SHALL BE SPRUCE NO.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.

THIS DRAWING TO BE READ IN CONJUCTION WITH ROOF TRUSS AND FLOOR JOIST ENGINEERING DRAWINGS & SPECIFICATIONS

No.	Revision/Issue	Date

Firm Name and Address

J & R CONSULTING
BLOOR STREET,
MISSISSAUGA,ONTARIO
(416) 655-0245
EMAIL: jrcpdesigns@yahoo.ca

Project Name and Address

RESIDENCE AT:
39 PETER STREET SOUTH
MISSISSAUGA

SCOPE OF WORKS:
REAR YARD ADDITON

DRAWING TITLE

SITE PLAN

Project

Date MARCH 16 2017

Scale NOTED

Sheet **A-1**

NORTH ELEVATION

1/4"=-1'0"

4
A4

EAST ELEVATION-REAR

1/4"=-1'0"

3
A4

SOUTH ELEVATION-DRIVEWAY SIDE

1/4"=-1'0"

2
A4

WEST ELEVATION-FRONT

1/4"=-1'0"

1
A4

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No.	Revision/Issue	Date

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MISSISSAUGA,ONTARIO
(416) 655-0245
EMAIL: jrcpdesigns@yahoo.ca

Project Name and Address

RESIDENCE AT:
39 PETER STREET SOUTH
MISSISSAUGA

SCOPE OF WORKS:
REAR YARD ADDITON

DRAWING TITLE

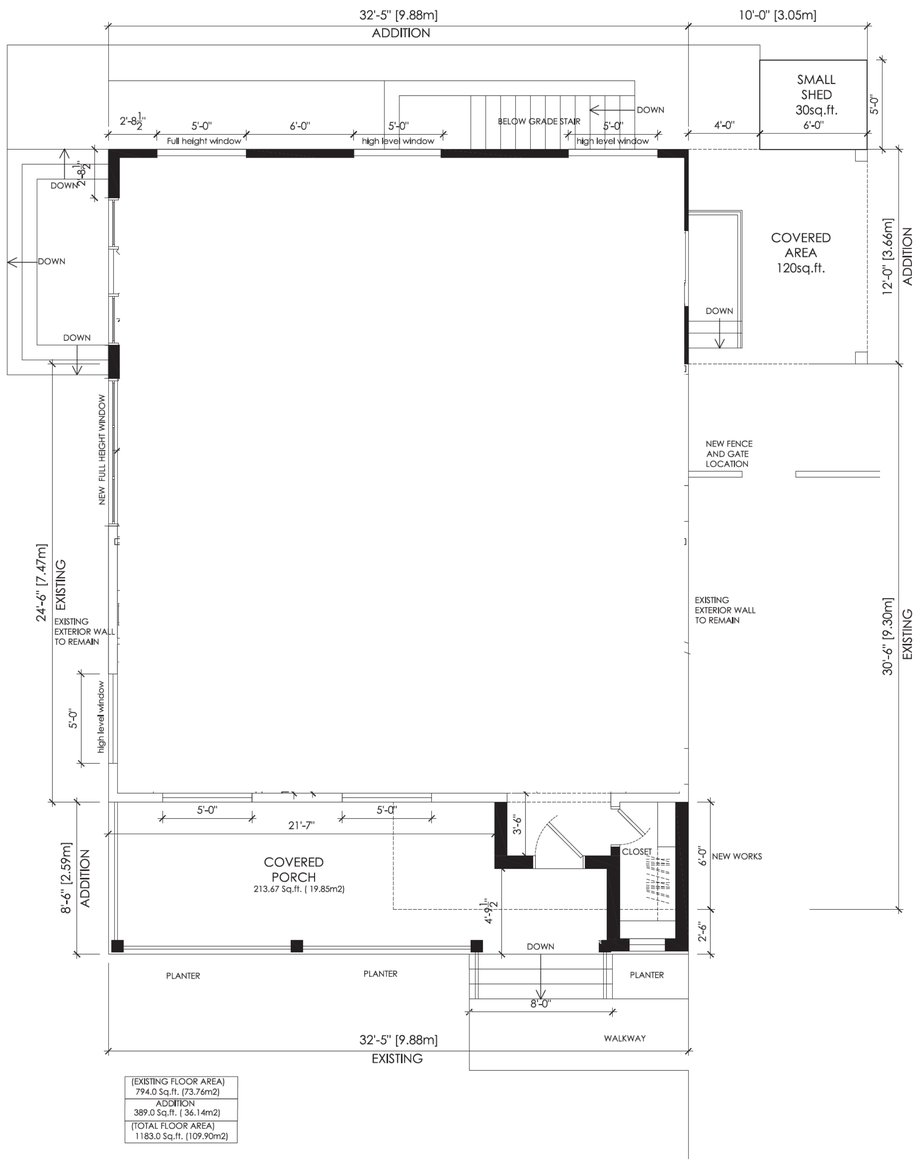
ELEVATIONS

Project

Date MARCH 16 2017

Scale NOTED

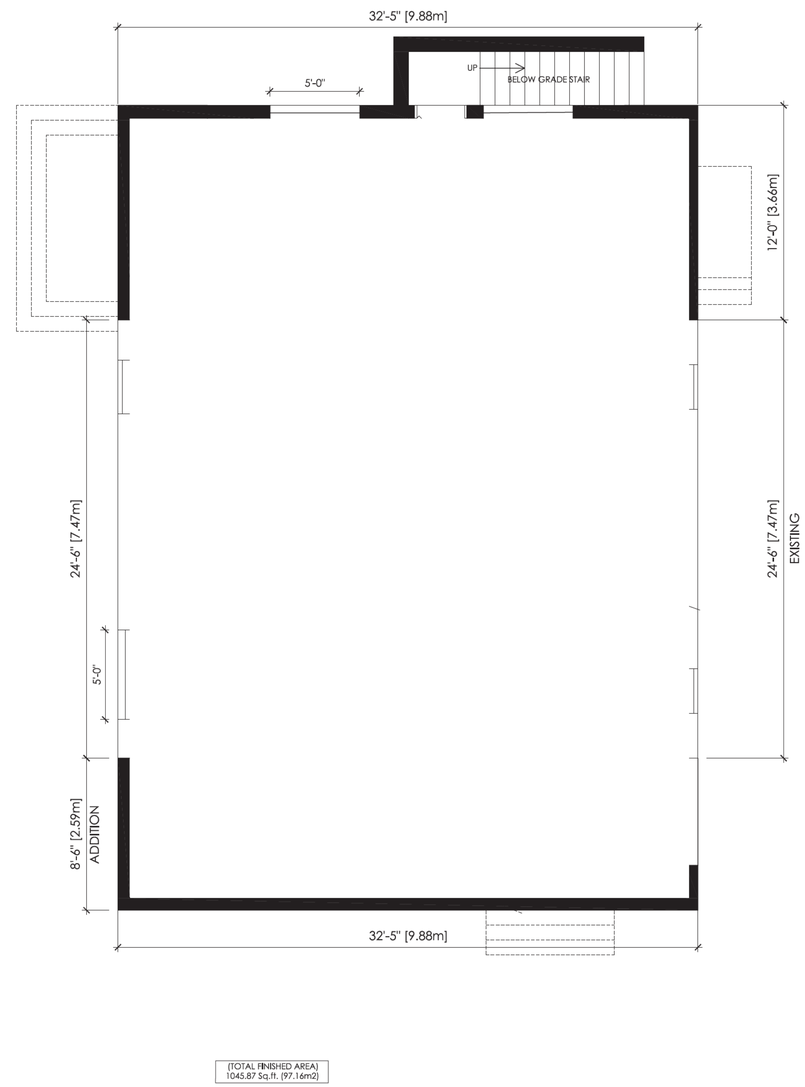
Sheet **A-4**



FIRST FLOOR PLAN

1/4"=-1'0"

2
A2



BASEMENT FLOOR PLAN / FOUNDATION PLAN

1/4"=-1'0"

1
A2

General Notes

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ALL LUMBER SHALL BE SPRUCE NO.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.

THIS DRAWING TO BE READ IN CONJUCTION WITH ROOF TRUSS AND FLOOR JOIST ENGINEERING DRAWINGS & SPECIFICATIONS

No.	Revision/Issue	Date
01	First Floor Plan	Apr 20/17

Firm Name and Address

J & R CONSULTING
BLOOR STREET,
MISSISSAUGA,ONTARIO
(416) 655-0245
EMAIL: jrcpdesigns@yahoo.ca

Project Name and Address

RESIDENCE AT:
39 PETER STREET SOUTH
MISSISSAUGA

SCOPE OF WORKS:
REAR YARD ADDITON

DRAWING TITLE

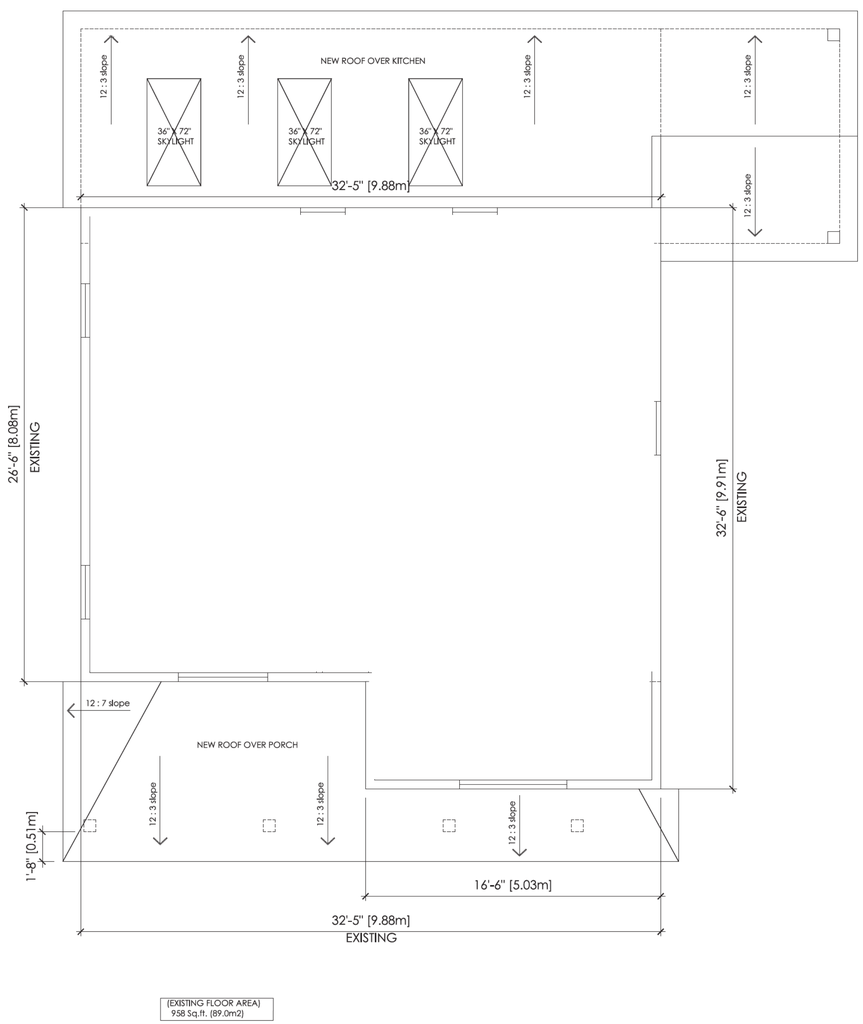
BASEMENT FLOOR PLAN / FIRST FLOOR PLAN

Project

Date MARCH 16 2017

Scale NOTED

Sheet **A-2**



SECOND FLOOR PLAN

1/4"=-1'0"

1
A3

General Notes

THE ARCHITECT / DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL OR ANY ENGINEERING INFORMATION SHOWN ON THE DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

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ALL LUMBER SHALL BE SPRUCE NO.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.

THIS DRAWING TO BE READ IN CONJUCTION WITH ROOF TRUSS AND FLOOR JOIST ENGINEERING DRAWINGS & SPECIFICATIONS

No.	Revision/Issue	Date

Firm Name and Address

J & R CONSULTING
BLOOR STREET,
MISSISSAUGA,ONTARIO
(416) 655-0245
EMAIL: jrcpdesigns@yahoo.ca

Project Name and Address

RESIDENCE AT:
39 PETER STREET SOUTH
MISSISSAUGA

SCOPE OF WORKS:
REAR YARD ADDITON

DRAWING TITLE

SECOND FLOOR PLAN

Project

Date MARCH 16 2017

Scale NOTED

Sheet **A-3**

City of Mississauga
Corporate Report

MISSISSAUGA

Date: 2017/05/18	Originator's files:
To: Chair and Members of Heritage Advisory Committee	
From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services	Meeting date: 2017/06/13

Subject
Request to Alter 1723 Birchwood Drive (Ward 2)

Recommendation
That the request to install a shed at 1723 Birchwood Drive, as per the report from the Commissioner of Community Services, dated May 18, 2017, be approved with the caveat that the potentially impacted trees continue to be maintained.

Background
Beverly Sayers built the unique log house on the subject property in 1922. The City designated the property under Part IV of the Ontario Heritage Act in 2001 under by-law 514-2001. The by-law includes the following statement:

> The context of the subject property is significant to maintaining the character of this log home. There are a number of mature trees on the property which consist of oak, pine, maple and cedar. Most of these trees were planted shortly after completion of the house and have grown to mature size. The lush landscaping and perimeter trees create a cultural landscape that provides a rural-like character for the log building.

This context, including trees and landscaping, is subject to the provisions of the Ontario Heritage Act. Section 33 of the Act requires Council permission to alter.

The owner of the subject property has submitted a heritage permit application to alter the property by installing a board 'n batten shed at the rear of the lot. The plans, an arborist report, by Davey Resource Group, and a letter from A-Star Tree Experts Inc. are attached as Appendices 1 thru 3 respectively. The shed has been installed.

Comments
The arborist report states that the shed was "built within critical root zone" of tree #2, a Norway Spruce and tree #3 a Red Maple. The report states that: "It appears the foundation excavation was done with the use of hand tools which probably means the homeowner/contractors were careful not to damage larger roots if encountered. This is speculation only though. No

construction damage was noted on any tree stems, or surface roots of tree #2 during the site visit."

The arborist makes several recommendations with regard to trees 1, 2 and 3, including removal. The applicant has not applied to remove any trees. As trees are protected within the heritage designation by-law, a heritage permit would be required for their removal. (Tree removal is also subject to the City's private tree protection by-law.) The letter from A-Star Tree Experts indicates that the Spruce and Maple have been cabled. Since trees are attributes of the property, the owner should continue to preserve the trees as per the maintenance advice included in the arborist report.

The shed has already been installed on the property. Its simple shape, form and materials are sympathetic to the character of the property. Any damage its installation may have caused to the existing trees has already ensued. As such, a heritage permit for the shed is recommended as long as the trees continue to be maintained.

Financial Impact

Not applicable.

Conclusion

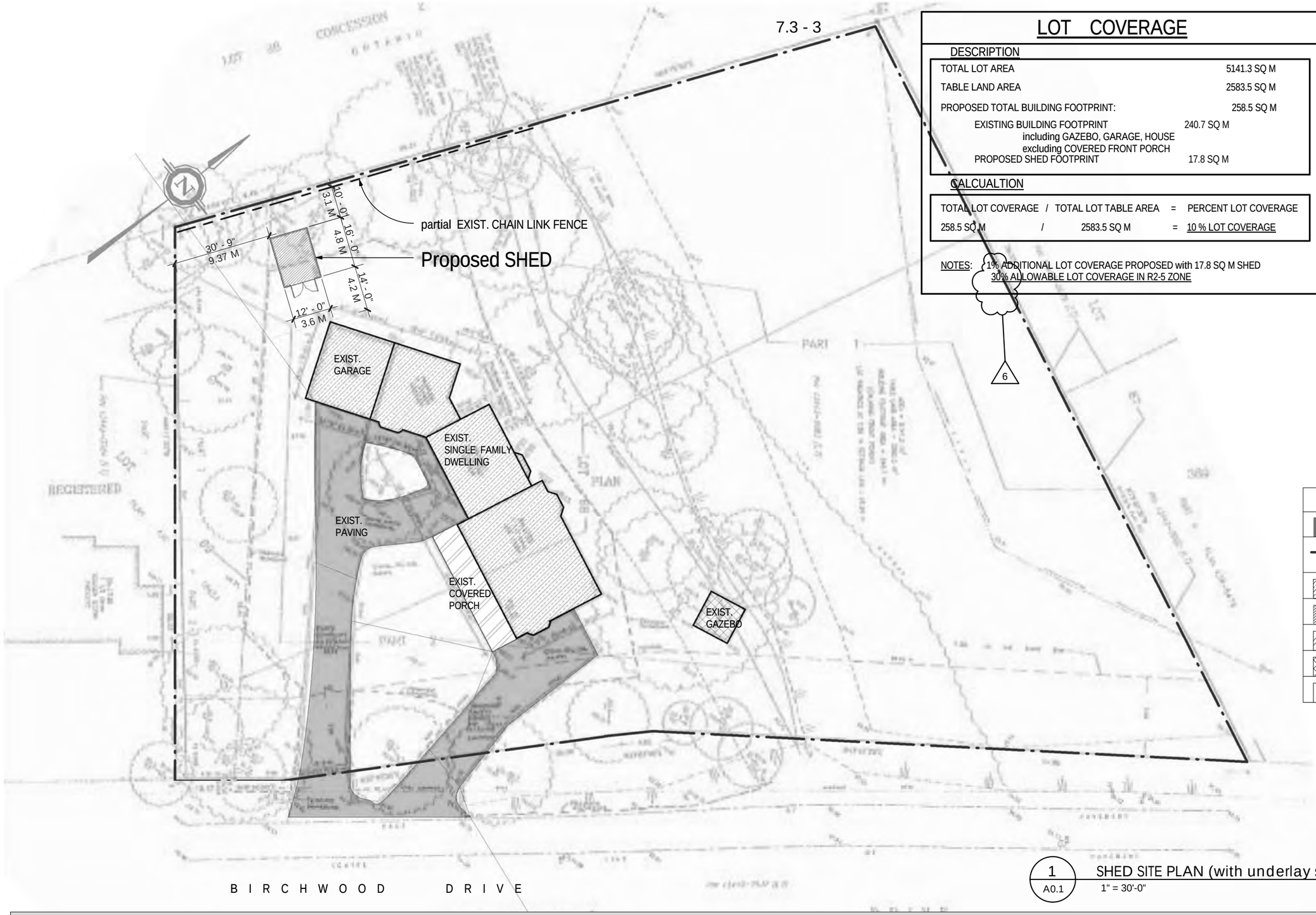
The owner of the subject property has applied to install a shed retroactively. The shed may have damaged the roots of mature trees that are protected in the heritage designation by-law. As the injury does not appear to be reversible and the shed is sympathetic to the character of the property, the heritage permit should be approved with the understanding that efforts will continue to maintain the trees.

Attachments

Appendix 1: Shed plans and elevation drawings
Appendix 2: Arborist Report
Appendix 3: Letter from tree care professional

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

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator



LOT COVERAGE

DESCRIPTION

TOTAL LOT AREA	5141.3 SQ M
TABLE LAND AREA	2583.5 SQ M
PROPOSED TOTAL BUILDING FOOTPRINT:	258.5 SQ M
EXISTING BUILDING FOOTPRINT including GAZEBO, GARAGE, HOUSE excluding COVERED FRONT PORCH	240.7 SQ M
PROPOSED SHED FOOTPRINT	17.8 SQ M

CALCUALTION

TOTAL LOT COVERAGE	/	TOTAL LOT TABLE AREA	=	PERCENT LOT COVERAGE
258.5 SQ M	/	2583.5 SQ M	=	10 % LOT COVERAGE

NOTES: 1% ADDITIONAL LOT COVERAGE PROPOSED with 17.8 SQ M SHED
30% ALLOWABLE LOT COVERAGE IN R2-5 ZONE

LEGEND - LOT COVERAGE

EXISITNG HARDSCAPE & PAVING	LARGE TREE
PROPERTY LINE	INDICATES OFF LOT
EXISITNG R2-5 AREA	
PROPOSED Accessory Structure (SHED) AREA	
EXSITING Covered Porch (EXEMPT AREA)	
EXSITING GAZEBO (Screened Covered Porch)	

Project NORTH

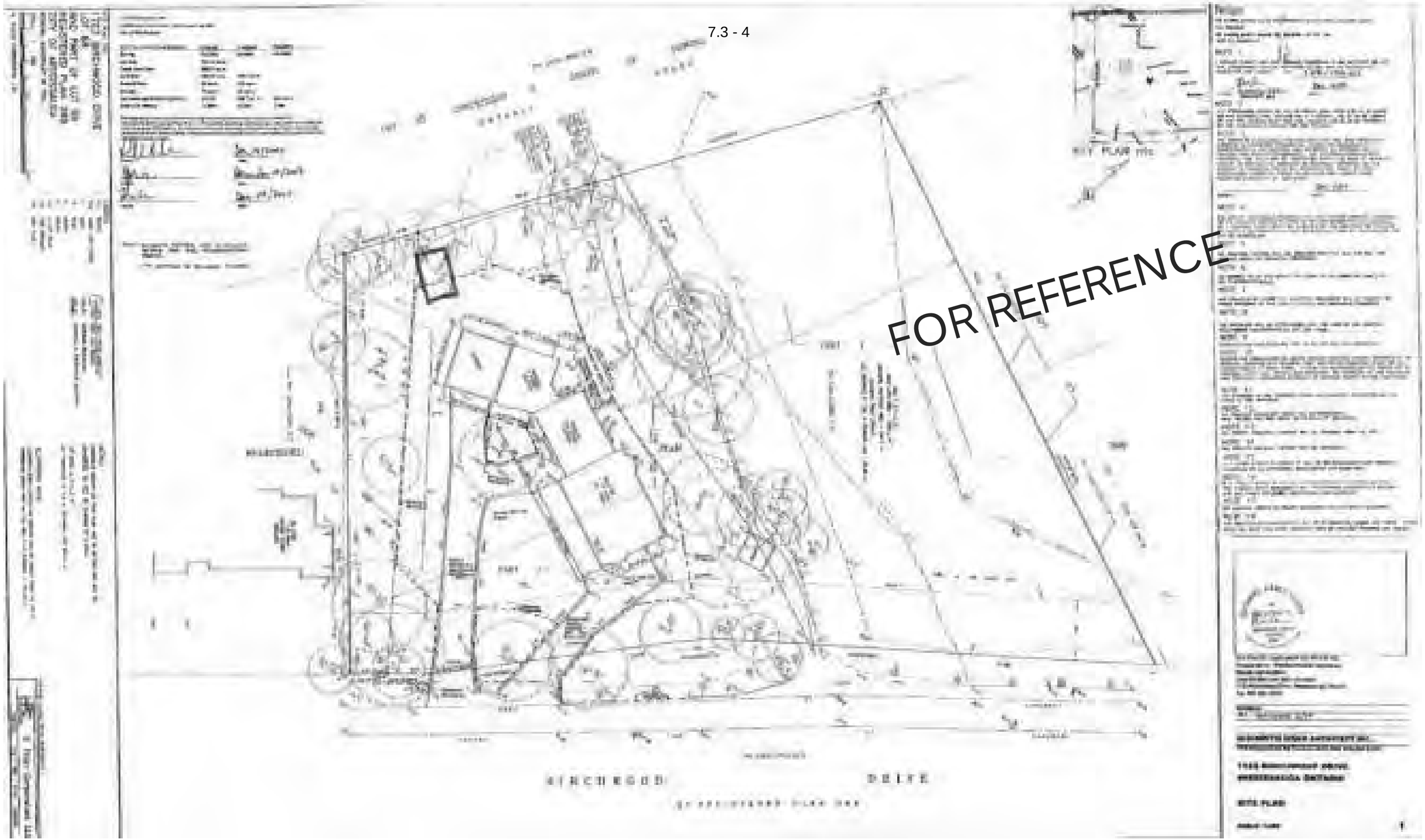
1 / A0.1 SHED SITE PLAN (with underlay survey)
1" = 30'-0"

SHED
1723 BIRCHWOOD DR. MISSISSAUGA, ON

SITE PLAN

1/12/16 REV.#6

A0.1



SHED

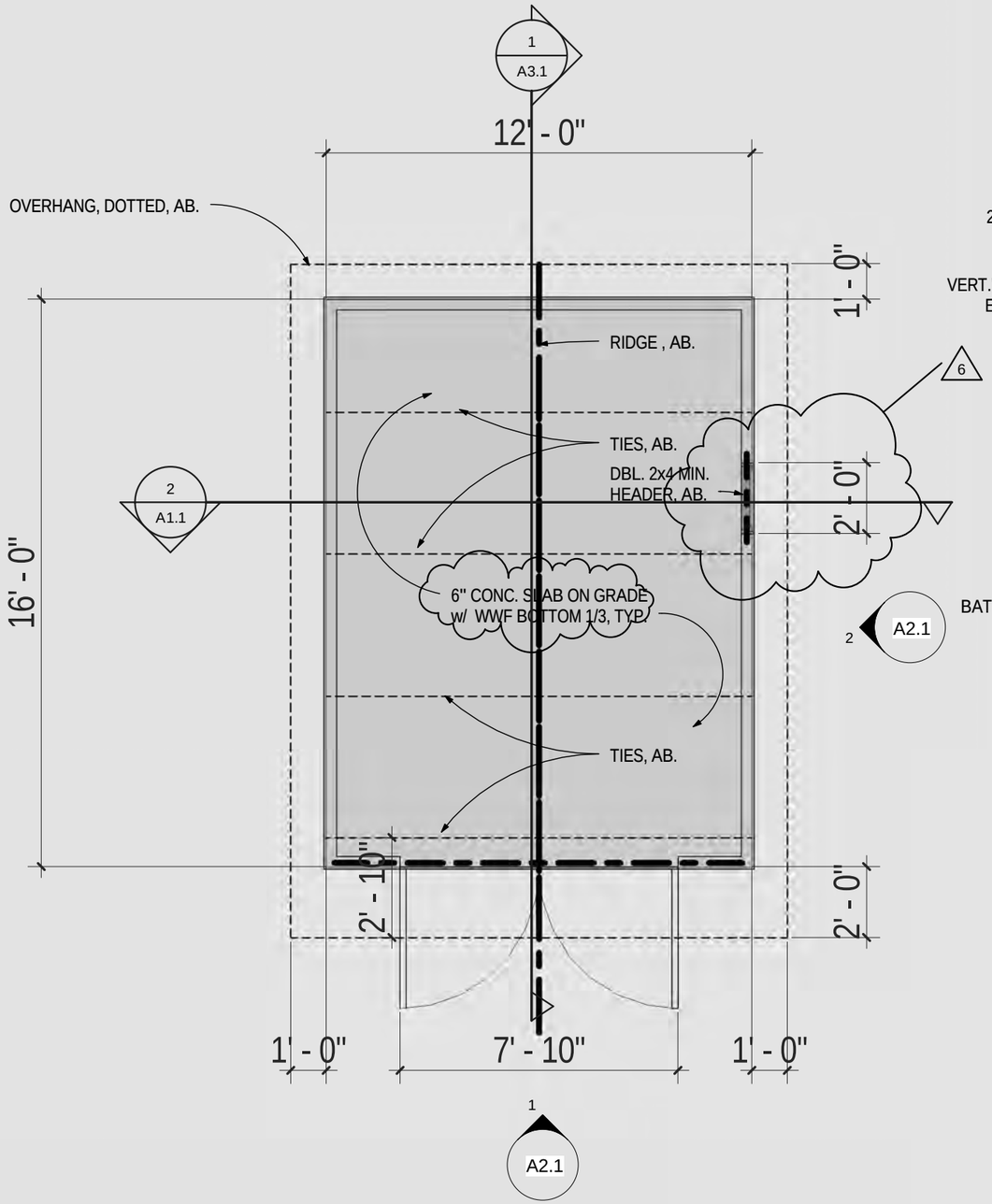
1723 BIRCHWOOD DR. MISSISSAUGA, ON

SURVEY

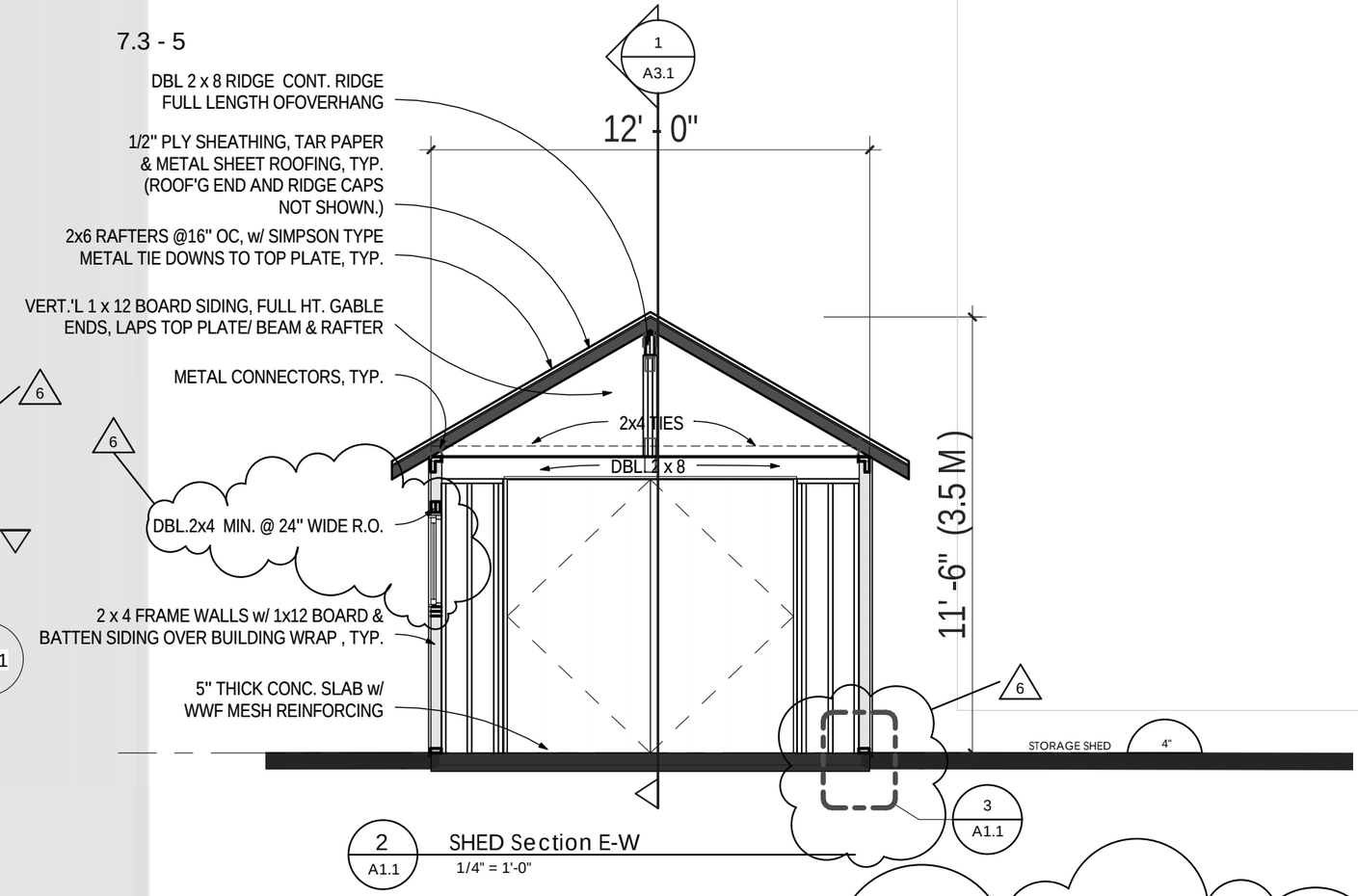
NOV. 4, 2016

A0.2

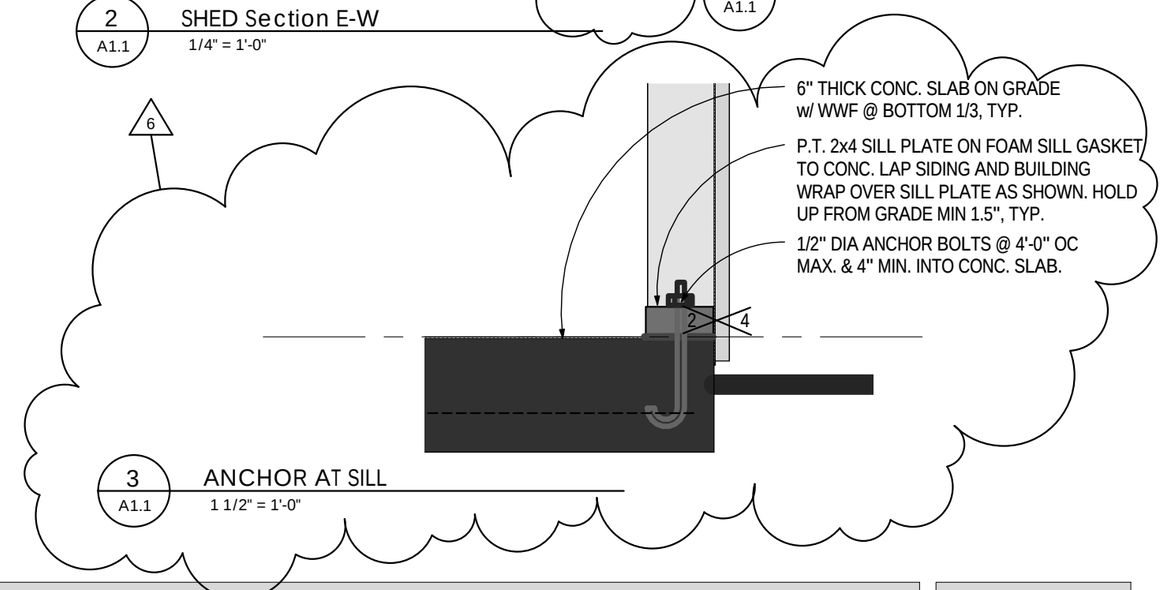
7.3 - 5



1 / A1.1 SHED PLAN
1/4" = 1'-0"



2 / A1.1 SHED Section E-W
1/4" = 1'-0"



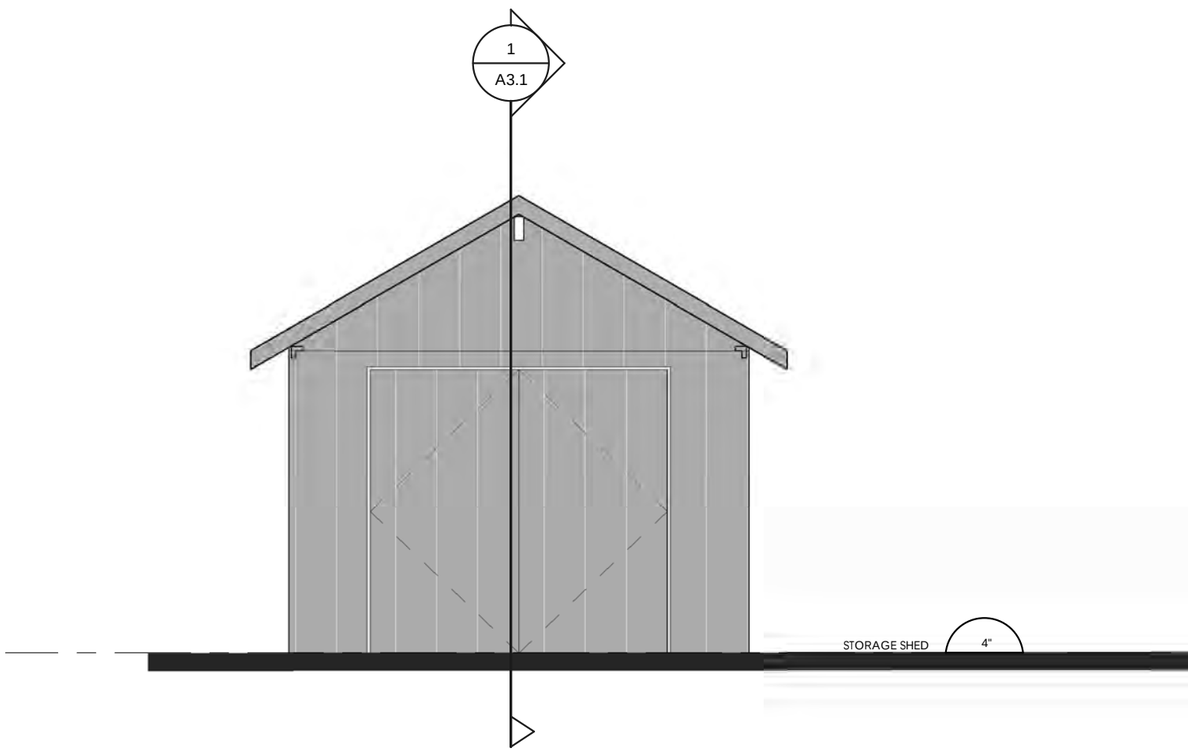
3 / A1.1 ANCHOR AT SILL
1 1/2" = 1'-0"

SHED
1723 BIRCHWOOD DR. MISSISSAUGA, ON

PLAN & SECTION N-S

1/12/16 REV.#6

A1.1



1 A2.1 SHED FRONT
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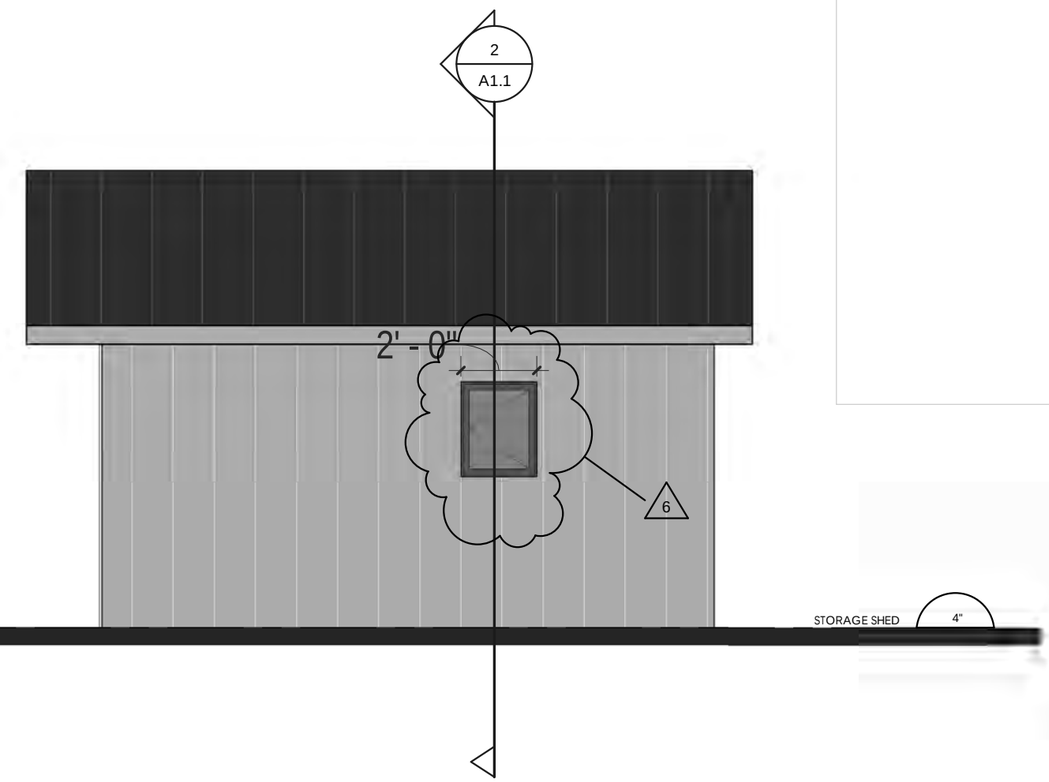


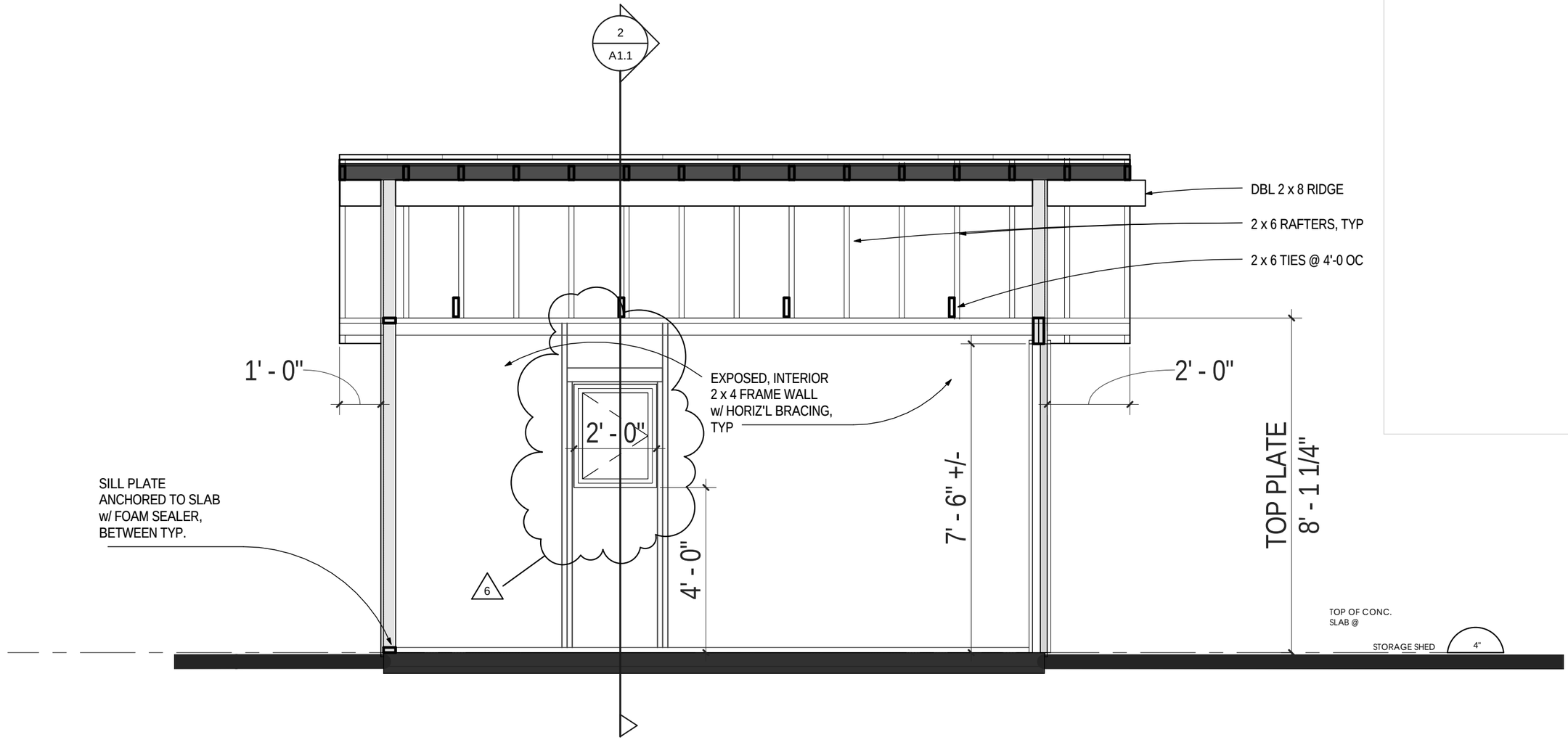
2 A2.1 SHED WEST Side
1/4" = 1'-0"

SHED
1723 BIRCHWOOD DR. MISSISSAUGA, ON

ELEVATIONS Front & North Side

1/12/16 REV.#6

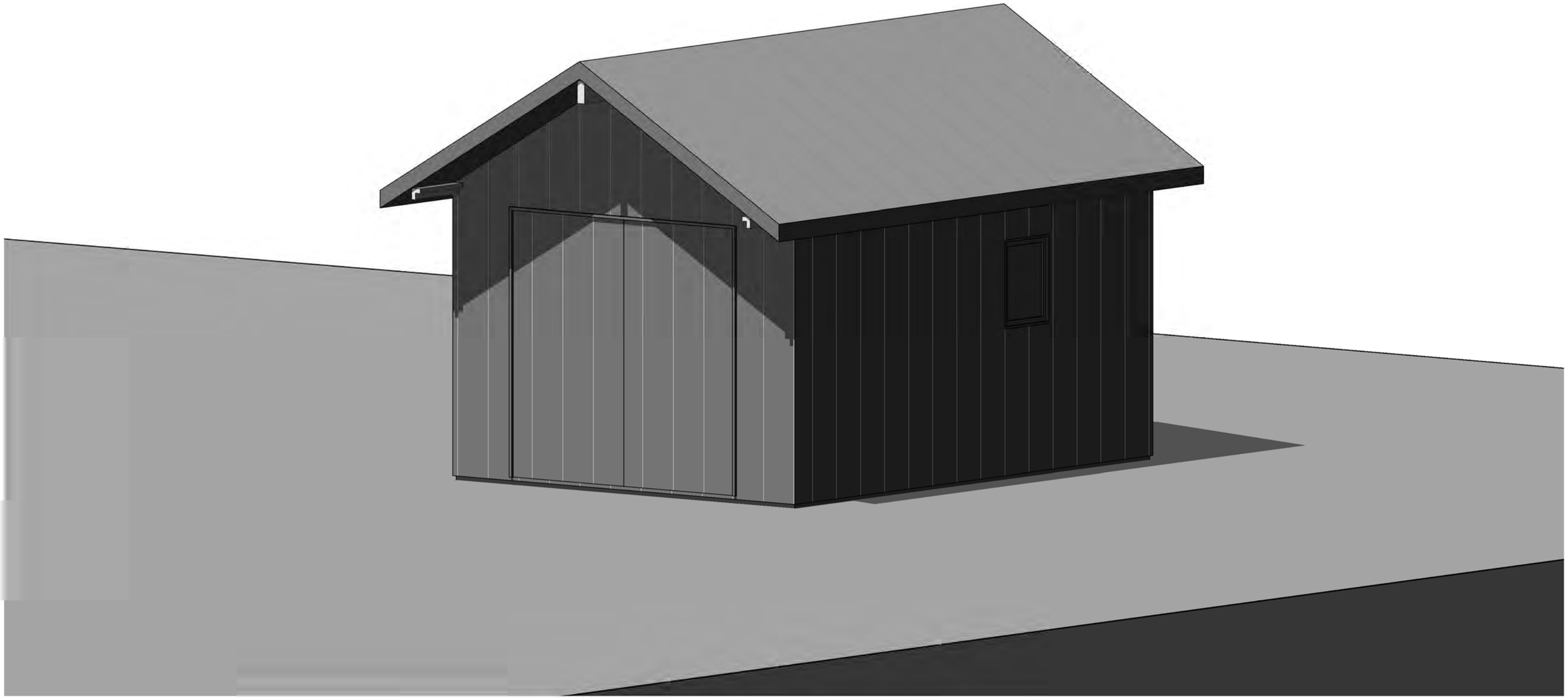
A2.1



SECTION North-South (looking West)

scale: 3/8" = 1'-0

SHED 1723 BIRCHWOOD DR. MISSISSAUGA, ON	SHED SECTION North - South 1/12/16 REV.#6	A3.1



SHED
1723 BIRCHWOOD DR. MISSISSAUGA, ON

SHED 3D VIEW

NOV. 4, 2016

A4.1

500-611 Tradewind Dr.
Ancaster, ON L9G 4V5
Canada

Arborist Report

Prepared for:

1723 Birchwood Dr.
Mississauga ON L5J 1T7

Site Address:

1723 Birchwood Dr.
Mississauga ON L5J 1T7

Modified:
February 7, 2017

Prepared by:

Mark Ellis

Senior Consulting Arborist
Davey Resource Group
ISA BCMA Municipal Specialist ON-1686BM
mark.ellis@davey.com
647-465-4901

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7.3 - 11

Summary

This report looks at the current health, structure, and overall condition of trees surrounding an newly built shed at 1723 Birchwood Dr. Mississauga.

Introduction & Assignment (Nature of Work)

Davey Resource Group (DRG) was commissioned by to prepare an arborist report for the City of Mississauga regarding trees around a newly constructed shed at 1723 Birchwood Dr. Mississauga.

An inventory and assessment of all trees within 6 metres of the shed was conducted.

Limitations of the Assignment

It must be understood that DRG is the assessor of the trees in relation to tree preservation practices. The construction supervisors should incorporate the information and recommendations provided within this report into their construction methodology to best preserve the trees on site.

This Arborist Report was compiled from field data collected from the ground. A basic visual assessment of the tree was performed. No level of ISA Tree Risk Assessment was performed. More data may be obtained in regards to risk through a basic or advanced ISA Tree Risk Assessment.

Methods

- Tools used to assess the trees included a clinometer, metric measuring tape, metric measuring wheel, binoculars, Trimble GPS unit
- All trees within 6 metres of shed were inventoried

Observations

- Field work completed by Mark Ellis on February 6, 2017.
- Weather at the time of assessment was overcast, 0°C
- Shed constructed September 28, 2016 per homeowner
- Area immediately surrounding shed appears unaltered; has been untouched for several years. No severed roots were found.
- Construction details note 6” (15cm) poured concrete slab, however this sits on a gravel base. Depth of gravel base unknown.
- Gravel used under concrete foundation; not harmful to trees as far as pH

MTPZ Encroachments (Areas of Potential Root Loss)

Trees listed are private trees

Tree 2 – Norway Spruce *Quercus rubra*
DBH – 65 cm
Critical Root Zone (CRZ) Radius – 4.4 m
Area of CRZ – 60.82 m^2 – 0.33 m^2 (diameter of tree) = 60.49 m^2
Area of Encroachment into CRZ – Approx. 9 m^2
% of Encroachment into CRZ – 15%
Notes: 12' x 16' shed built within critical root zone. Unknown how many roots, if any, were encountered/severed due to construction. Foundation consists of gravel and poured concrete.

Tree 3 – Red Maple *Acer rubrum*
DBH – 33 cm (3 stems, 30, 32, 33 cm dbh)
Crital Root Zone (CRZ) Radius = 4 m
Area of CRZ – 50.27 m^2 – 0.25 m^2 (diameter of 3 stems) = 50 m^2
Area of Encroachment into MTPZ – Approx. 9 m^2
% of Encroachment into MTPZ – 18%
Notes: 12' x 16' shed built within critical root zone. Unknown how many roots, if any, were encountered/severed due to construction. Foundation consists of gravel and poured concrete. Root damage meaningless as tree should be removed due to condition and competition.

Arborist Recommendations

- Remove trees #1, 3, and 2 stems (8, 10 cm dbh) of tree # 6
- Cobra cable 2 co-dominant stems of tree # 2 together
- Prune deadwood (crown clean) tree # 2
- Provide supplemental watering in area of critical root zone of tree # 2 over the next 2 growing seasons (May – October)

Conclusion

Removal of trees # 1, 3, and 2 stems of tree 6 (8, 10 cm dbh stems) is recommended. This will allow remaining trees on site to take advantage of more growing space and grow larger.

Only 2 trees could have been negatively impacted by foundation construction of the shed. These are trees #2 and 3. Due to tree #3s condition and competition from superior surrounding trees, its removal is recommended. We will focus on potential impacts to tree #2.

In a worst-case scenario, 15% of tree #2s critical root zone will have been removed. As tree roots do not necessarily grow in a circular fashion, this number could be as high as 25%. This could mean this amount of dieback occurring in the crown of the tree. The full extent of injury (if any) may not be visible for up to 5 years) as trees have a vast supply of reserves they can use for regeneration and maintenance.

It appears the foundation excavation was done with the use of hand tools which probably means the homeowner/contractors were careful not to damage larger roots if encountered. This is speculation only though. No construction damage was noted on any tree stems, or surface roots of tree #2 during the site visit.

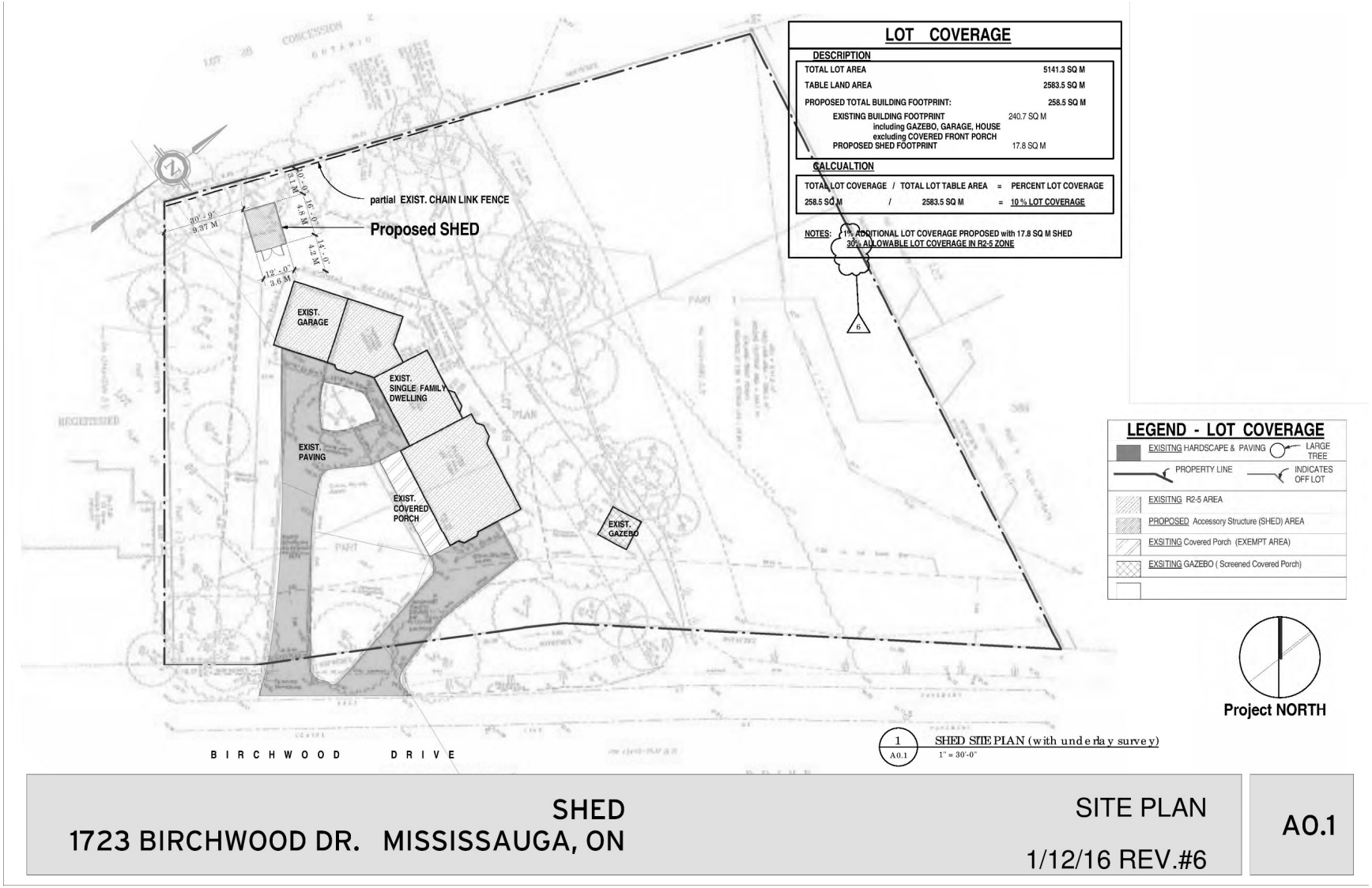
Tree # 2 has 10-20% deadwood. It also has co-dominant stems with included bark at approximately 8 metres in height. This condition will eventually lead to failure of one of the stems. Given the size of the tree and its contribution to the property, it is recommended to cable the 2 stems together to reduce the risk of failure. A cobra cable system is recommended that is inspected every 3 years. Should the homeowner wish to reduce all risk associated with this tree and not invest in the expensive option of cabling and inspection, its full removal is recommended.

In the absence of soil excavation photos, recommendations and speculation is made on a worst-case scenario basis. Supplemental watering is recommended within the critical root zone of tree # 2 for the next 2 years. Removal of neighbouring trees #1 and 3 is also recommended. Not intentional, but the removal of these trees will also help tree # 2 to take advantage of more growing space and re-establish lost roots faster due to elimination of competition.

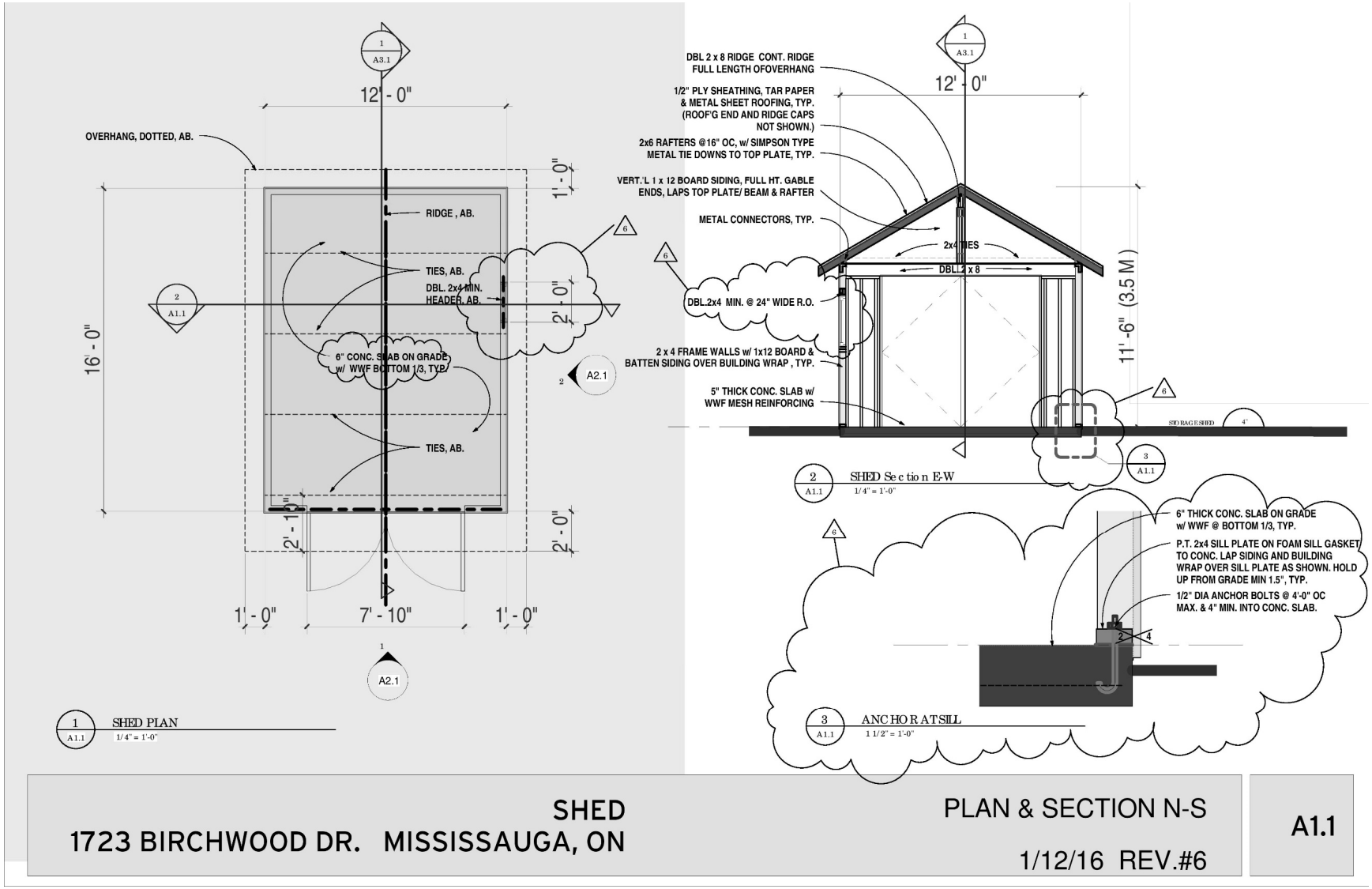
Appendix 1 – Tree Chart

Tree Map Number	Species	*Botanical*	dbh (cm) @ 1.4 m	Height (m)	Crown Spread (m)	Tree Category	Structural Root Zone (m)	Critical Root Zone (m)	City of Mississauga Recommended Tree Protection Distance (m) (Dripline)	Health	Structure	Overall Condition	Removal	Location	Observations	Preservation Comments
1	Red Maple	*Acer rubrum*	37	10	4	1. Private	2.2	4.4	4.0	Poor	Poor	Poor	X	Back yard	Few buds 35% deadwood	Remove due to being in shade of other trees, poor condition, large amount of deadwood
2	Norway Spruce	*Picea abies*	65	18	8	1. Private	3.9	7.8	8.0	Good	High Risk	Poor		Back yard, 1 m from shed	Co-dominant stems with 1 metre of included bark at 8 metres in height; at risk split apart. On elevation 30 cm taller than ground around shed	Cobra cable co-dominant stems together. This will imrpove overall condition.
3	Red Maple	*Acer rubrum*	33	14	6	1. Private	2.0	4.0	6.0	Fair	Poor	Poor	X	Back yard	3 stems, 30, 32, 33 cm dbh Heartwood rot at base of one stem	Remove due to rot at base, competition with superior trees
4	White Pine	*Pinus strobus*	32	14	5	1. Private	1.9	3.8	5.0	Good	Good	Good		Back yard		
5	Red Oak	*Quercus rubra*	17	10	3	1. Private	1.0	2.0	3.0	Good	Fair	Fair		Back yard		
6	Red Oak	*Quercus rubra*	14	8	2	1. Private	0.8	1.7	2.0	Good	Good	Good		Back yard	4 stems, 13, 10, 8, 14 cm dbh	Remove 8 and 10 cm dbh stems to promote growth of lar

Appendix 2 – Construction Details (Provided by Client)



7.3 - 17


OVERHANG, DOTTED, AB.
12' - 0"
16' - 0"
RIDGE , AB.
TIES, AB.
DBL. 2x4 MIN. HEADER, AB.
6" CONC. SLAB ON GRADE w/ WWF BOTTOM 1/3, TYP.
TIES, AB.
1' - 0"
2' - 0"
2' - 0"
2' - 10"
1' - 0"
7' - 10"
1' - 0"
A2.1
SHED PLAN
1/4" = 1'-0"
DBL 2 x 8 RIDGE CONT. RIDGE FULL LENGTH OFOVERHANG
1/2" PLY SHEATHING, TAR PAPER & METAL SHEET ROOFING, TYP. (ROOF'G END AND RIDGE CAPS NOT SHOWN.)
2x6 RAFTERS @16" OC, w/ SIMPSON TYPE METAL TIE DOWNS TO TOP PLATE, TYP.
VERT.'L 1 x 12 BOARD SIDING, FULL HT. GABLE ENDS, LAPS TOP PLATE/ BEAM & RAFTER
METAL CONNECTORS, TYP.
2x4 TIES
DBL 2 x 8
DBL.2x4 MIN. @ 24" WIDE R.O.
2 x 4 FRAME WALLS w/ 1x12 BOARD & BATTEN SIDING OVER BUILDING WRAP , TYP.
5" THICK CONC. SLAB w/ WWF MESH REINFORCING
11' -6" (3.5 M)
SHED Section E-W
1/4" = 1'-0"
6" THICK CONC. SLAB ON GRADE w/ WWF @ BOTTOM 1/3, TYP.
P.T. 2x4 SILL PLATE ON FOAM SILL GASKET TO CONC. LAP SIDING AND BUILDING WRAP OVER SILL PLATE AS SHOWN. HOLD UP FROM GRADE MIN 1.5", TYP.
1/2" DIA ANCHOR BOLTS @ 4'-0" OC MAX. & 4" MIN. INTO CONC. SLAB.
ANCHOR AT SILL
1 1/2" = 1'-0"
SHED
1723 BIRCHWOOD DR. MISSISSAUGA, ON
PLAN & SECTION N-S
1/12/16 REV.#6
A1.1

7.3 - 18

Appendix 3 - Pictures

Fig. 1 – Tree # 1 – *Acer rubrum* - Remove

Fig. 2 – Tree # 2 – *Picea abies* – Prune Out Deadwood (Crown Clean), Cobra Cable

Fig. 3 – Tree # 2 – *Picea abies* – 1 Metre of Included Bark at Base of Codominant Stems

Fig. 4 – Tree # 2 – *Picea abies* – Base of Tree 1 Metre From Shed Foundation

Fig. 5 – Tree # 3 – *Acer rubrum* - Remove

Fig. 6 – Tree # 3 – *Acer rubrum* – Rot at Base of Stem

Fig. 7 – Tree # 4 – *Pinus strobus*

Fig. 8 – Tree # 5 – *Quercus rubra*

Fig. 9 – Tree # 6 – *Quercus rubra* – Remove Smaller Competing Stems (8, 10 cm dbh)

Fig. 10 – Tree # 6 – *Quercus rubra* – Remove 8 cm dbh Stem Touching Shed

Fig. 11 – Tree # 6 – *Quercus rubra* – Remove 10 cm dbh Competing Stem

Fig. 12 – Homeowner Provided Photo – September 28, 2016

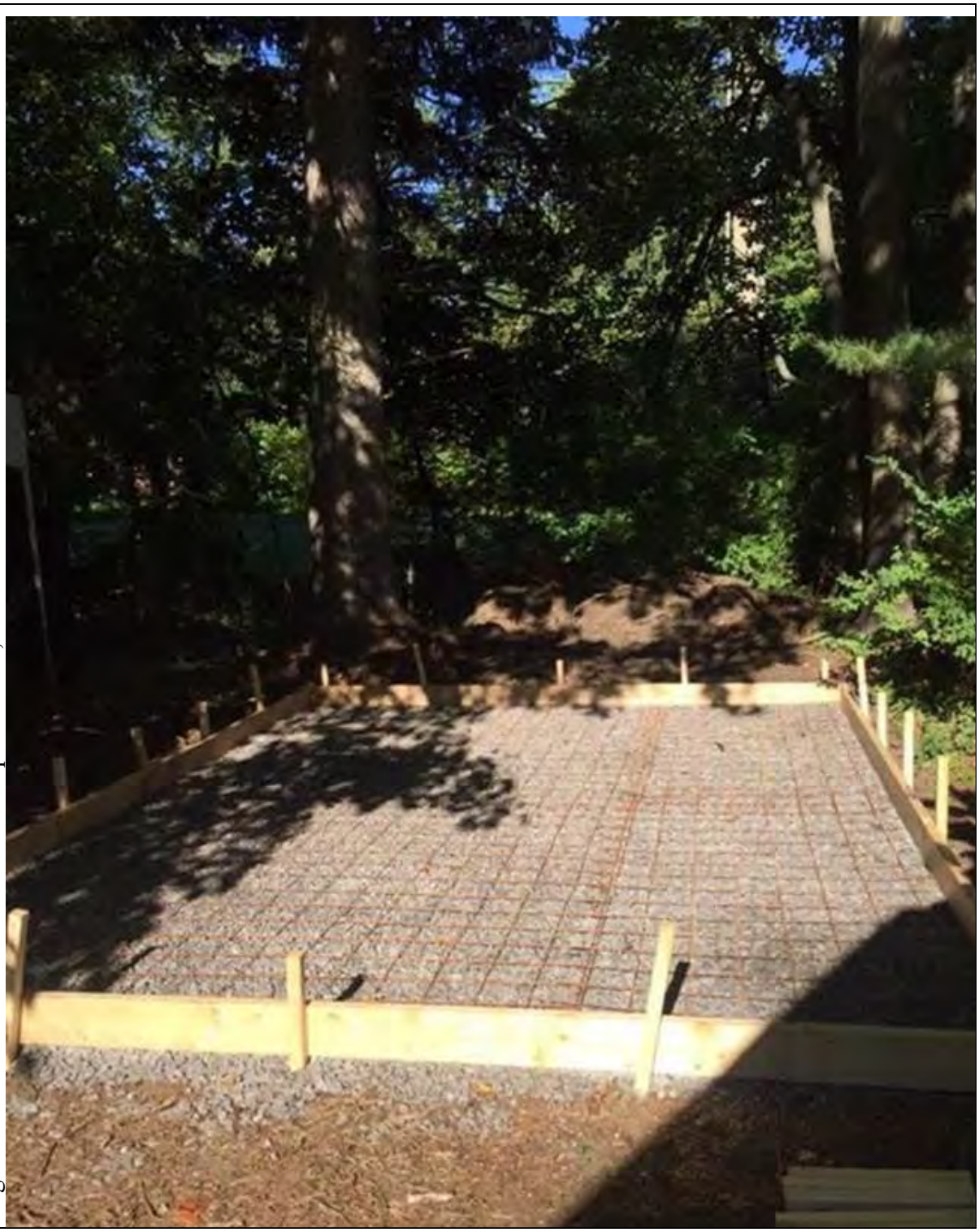


Fig. 13 – Homeowner Provided Photo – September 28, 2016

Fig. 14 – Shed

Appendix 4 – Map

Appendix 5 - References

1. A silvicultural guide to managing southern Ontario forests. (2000). [Toronto]: [Ministry of Natural Resources].
2. Anderson, H. and Corlett, A. (2004). *Ontario tree marking guide*. [Toronto]: Ministry of Natural Resources.
3. Dunster, J., Smiley, E., Matheny, N. and Lilly, S. (n.d.). *Tree risk assessment manual*.
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6. Matheny, N. and Clark, J. (2008). *Municipal specialist certification study guide*. Champaign, IL: International Society of Arboriculture.
7. City of Toronto. (2016). *Tree Protection Policy and Specifications for Construction Near Trees*. [online] Available at: https://www1.toronto.ca/city_of_toronto/parks_forestry__recreation/urban_forestry/files/pdf/TreeProtSpecs.pdf [Accessed 12 Dec. 2016].

Appendix 6 - Arborist Qualifications

Mark Ellis is a Senior Consulting Arborist with Davey Resource Group and is one of only four persons in Canada that hold both the ISA Board Certified Master Arborist & ISA Certified Arborist Municipal Specialist certifications. Mark has over 10 years of experience working for not-for-profit corporations, private companies, and municipalities in arboriculture, forestry and urban forestry. His experience includes planning the urban forest, tree climbing and removal, integrated pest management, surveying for destructive forest pests, and GIS based mapping to name a few. More recently, he has been involved in developing an Urban Forest Master Plan for the Regional Municipality of Wood Buffalo and Forest Health Care with the City of Toronto.

Education

- Sir Sandford Fleming – Forest Technician Diploma

Industry Related Certifications

- ISA Board Certified Master Arborist Municipal Specialist # ON-1686BM (2016-2019)
- ISA Tree Risk Assessment Qualification (TRAQ) (2013-2018)
- Butternut Health Assessor #532
- Ontario Certified Seed Collector #383
- Ontario MOE Pesticide License #046418 (Forestry, Industrial Vegetation, & Landscape Exterminator)
- Alberta Pesticide Applicator # LCA23671 (Forestry, Industrial, Landscape)
- OFSWA Chainsaw Operator Certification
- Arboriculture Canada – Technical Tree Falling & Cutting
- Certified Ontario Tree Marking Course
- SP-102 Forest Industry Wildland Firefighting

Member

- International Society of Arboriculture Member #221000
- International Society of Arboriculture Ontario Chapter Member #221000

Appendix 7 - Conditions of Assessment Agreement

This Conditions of Assessment Agreement is made pursuant to and as a provision of Davey Resource Group, a division of The Davey Tree Expert Co. of Canada, Limited ("Davey"), providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this Agreement (collectively the "Services").

Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that Davey provides the Services at a point in time utilizing applicable standard industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that Davey cannot predict or otherwise determine subsequent developments, Davey will not be liable for any such developments, acts, or conditions that occur including, but not limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise.

Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree(s). However, the outward appearance of trees may conceal defects. **Therefore, to the extent permitted by law, Davey does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by Davey in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices.** Further, Davey's liability for any claim, damage or loss caused by or related to the Services shall be limited to the work expressly contracted for.

In performing the Services, Davey may have reviewed publicly available or other third-party records or conducted interviews, and has assumed the genuineness of such documents and statements. Davey disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third-party or publicly available source.

Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold Davey harmless from and against any and all claims, demands, actions, rights and causes of action of every kind and nature, including actions for contribution or indemnity, that may hereafter at any time be asserted against Davey or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitations in this Agreement.

By accepting or using the Services, the customer will be deemed to have agreed to the terms of this Agreement, even if it is not signed.

Acknowledged by:
Name of Customer: _____
Authorized Signature _____ Date_____

A-STAR TREE EXPERTS
905-208-2635

May 2 2017

RE: 1723 Birchwood Drive, Mississauga L5J 1T7

To Whom it May Concern:

A shed was recently installed at the residential address listed above. There were two trees in close proximity to the shed.

The first, A Spruce tree, has included bark with two leaders. Two cables were installed in the tree, which will correct for the potential of future hazards. Aside from that, this tree is in good health.

The Maple tree was not a planted tree, and grew in the fence line naturally. It has poor structure at the trunk near the ground, with signs of decay. The stem of concern was cabled for protection. The tree is not yet of a significant size to be a cause for concern.

Building this shed had no impact on these trees. The trees were also pruned and a fertilizing program is going to be implemented.

If you have any further questions or concerns, please let me know.

Adrian Pasma, Owner
ISA-ON-1390-A
A-Star Tree Experts Inc
905.208.2635

City of Mississauga
Corporate Report

MISSISSAUGA

Date: 2017/05/18 To: Chair and Members of Heritage Advisory Committee From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services	Originator's files: Meeting date: 2017/06/13

Subject
Request to Alter the City Boulevard in front of 111 Lakeshore Road West

Recommendation
That the request to alter the City boulevard in front of 111 Lakeshore Road West, as per the report from the Commissioner of Community Services, dated May 18, 2017, be approved.

Background
Parks & Forestry staff have requested that the Old Port Credit Village Heritage Conservation District (HCD) sign be relocated. The sign is currently installed on the west bank of the Credit River along the north side of Lakeshore Road West. Because the park will be redeveloped, the sign must be relocated and should be relocated to the HCD proper.

As the HCD is protected under Part V of the Ontario Heritage Act, the Old Port Credit HCD plan applies. Section 3.1.3.5 of the Old Port Credit Village HCD plan states that a heritage permit is required for the "erection of street signs, gateway signs, and interpretive plaques, displays and other similar features" in City streets and parks.

Comments
Transportation and Works staff, in consultation with Heritage Planning staff, propose that the sign be installed, to the southwest of its current location, in the City boulevard in front of 111 Lakeshore Road West. See Appendix 1 for: an image of the sign in its current location; an aerial image showing, with a black rectangle, the proposed new location; and an image of the proposed new site for the sign. Staff selected the proposed new location due to the fact that it provides visibility to the sign; it is close to one of the HCD's two entries; and it provides a soft surface. The sign does not detract from the character of the HCD and, by being placed in the HCD itself, has an improved interpretive function.

Financial Impact

The relocation cost will be covered under the Culture Division budget.

Conclusion

The Port Credit Village Heritage Conservation District sign should be relocated to the boulevard in front of 111 Lakeshore Road West. Installing the sign at the proposed site does not detract from the HCD character, and the location, in the HCD itself, provides a better interpretive function.

Attachments

Appendix 1: Image of sign at existing location, map and image of proposed new location

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

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator

Appendix 1

Proposed new location marked by black box below.

Appendix 1

CAPTAIN ROBIN'S
FAMILY RESTAURANT
BREAKFAST
LUNCH & DINNER
STARBUCKS
COFFEE
STARBUCKS COFFEE

City of Mississauga
Corporate Report

MISSISSAUGA

Date: 2017/05/31	Originator's files:
To: Chair and Members of Heritage Advisory Committee	
From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services	Meeting date: 2017/06/13

Subject
Correction to Heritage Register Changes Pertaining to Reduction of Mineola Cultural Landscape (Ward 1)

Recommendation
That the corrections to the Reduction of the Mineola Cultural Landscape, as per the Corporate Report from the Commissioner of Community Services, dated May 31, 2017 be approved.

Background
Council adopted the following Heritage Advisory Committee recommendation by Resolution 0085-2017 on May 24, 2017:

HAC-0040-2017

1. That the Memorandum dated May 2, 2017 from Paula Wubbenhorst, Senior Heritage Coordinator, be received.

2. That the option to remove all properties from the Mineola Cultural Landscape without review, save for those abutting the Credit River (which are part of the Credit River Corridor Cultural Landscape), those abutting Stavebank Road, designated properties (including those protected with a notice of intent to designate), and those individually listed on the Heritage Register as shown in Appendix 2 of the Memorandum dated May 2, 2017 from Paula Wubbenhorst, Senior Heritage Coordinator, be approved

Comments
Staff carried out the removal of the 814 addresses for 776 properties as per the list attached to the memorandum cited above. Through the process, it was found that four addresses were included in the list in error largely due to the fact that some properties have multiple addresses and that properties that include the Credit River itself (part of the Credit River Corridor) were not accounted for. The properties that should remain on the Heritage Register are as follows:

- 0 Webster's Lane, which includes two parcels under MAXID 3201 (City PIN 00320101 and 00320100) and 0 Stavebank Road (City PIN 24741400), both part of the Credit River Corridor Cultural Landscape (see Appendix 1);
- 1608 Hurontario Street (City PIN 28109200), the Mary Fix Property, protected with a notice of intent to designate, which is more commonly known by the address 25 Pinetree Way (25 Pinetree Way was intentionally excluded from the list of properties to be removed)
- 395 Stavebank Road (City PIN 00310000) was included on the list in error. The map showed the property correctly as remaining listed due to its adjacency to Stavebank Road.

Additionally, 236 Webster's Lane (City PIN 00320200) should be removed from the Heritage Register as it does not abut either Stavebank Road or Credit River directly.

Financial Impact

There is no financial impact.

Conclusion

The corrections noted above should be approved to maintain the intent of the Council resolution, in consultation with the Heritage Advisory Committee, to reduce the Mineola landscape to properties abutting Stavebank Road, while retaining the Credit River Corridor cultural landscape as is.

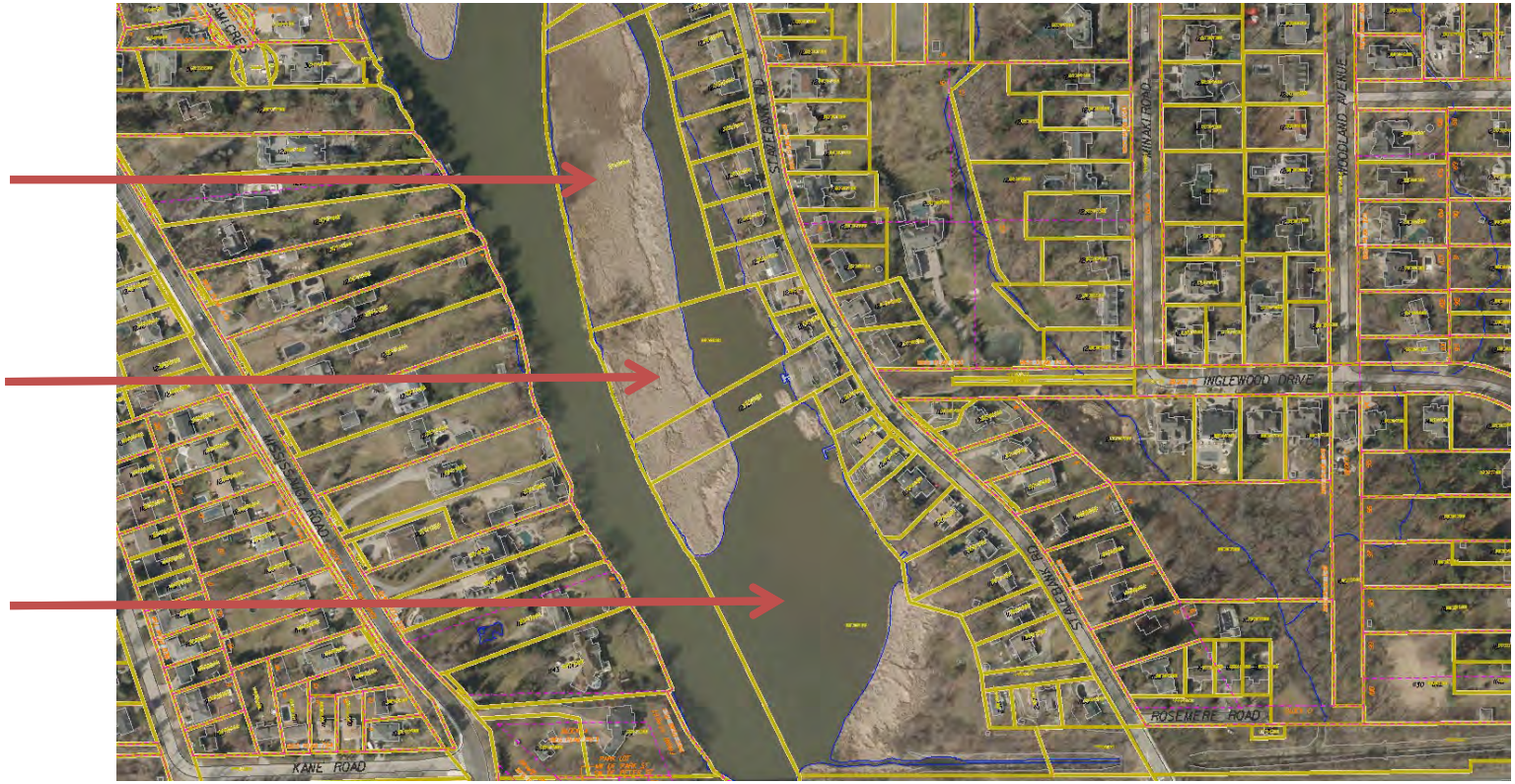
Attachments

Appendix 1: Aerial image showing 0 Webster's Lane and 0 Stavebank Road

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

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator

Appendix 1



The top arrow indicates 0 Stavebank Road; the other two indicate 0 Webster's Lane.

City of Mississauga
Memorandum

MISSISSAUGA

Date: 2017/06/02

To: Chair and Members of Heritage Advisory Committee

From: Paul Damaso, Director, Culture Division

Meeting Date: 2017/06/13

Subject: FOR INFORMATION: Proposed Amendment to Council Procedure By-law 0139-2013, Subsection 89(8), Delegation to Staff During Summer and Election Recess

To ensure that decisions are made within prescribed timelines, Subsection 89(8) of the Council Procedure By-law 0139-2013 delegates summer and election recess authority to the Director of the Culture Division (or designate) for specific matters under the Ontario Heritage Act.
The current wording in Subsection 89(8) of Council Procedure By-law 0139-2013 limits the delegated authority to two areas:

- To give notice of intention to designate **only** listed properties;
- To consider and either consent to or refuse applications to alter **only** buildings or structures on property designated under the *Ontario Heritage Act.*
-

To clarify the scope of authority that is required, City Heritage staff is recommending that the wording be updated to the following:

89(8) Council delegates to the Director, Culture Division (or designate), upon consultation with the City's Heritage Advisory Committee as may be required, the authority to:

a. Consider applications to repeal designating by-laws and either give notice of decision to refuse the application or give notice of intention to repeal the by-law;
b. Consider applications to alter property or erect, demolish or remove buildings or structures on properties designated under Parts IV and V of the *Ontario Heritage Act* and either consent to the application, with or without terms and conditions, or refuse the application, and give notice of decision; and
c. Give notice of intention to designate properties.

City Clerks have prepared a report to recommend approval of this proposed change. The report and recommendation will be considered for Council approval at the June 21, 2017 Council Meeting.

Prepared by: Paul Damaso, Director, Culture Division