

OCTOBER, 2022



***HERITAGE IMPACT STATEMENT
PROPOSED DEMOLITION OF EXISTING
BUILDING AT 2346 MISSISSAUGA RD.,
MISSISSAUGA ON***

**SM
DA**

design + architecture

Land Acknowledgement:

We acknowledge the lands, which constitute the present-day City of Mississauga as being part of the Treaty Lands and Traditional Territory of the Mississaugas of the Credit First Nation, Haudenosaunee and the Huron-Wendat First Nation. We recognize the ancestors of these peoples as the inhabitants of these lands since time immemorial. The City of Mississauga is home to First Nations, Métis and Inuit peoples.

1.0 Introduction

This Heritage Impact Statement deals with an existing building at 2346 Mississauga Rd., Mississauga ON. It is required to support a Site Plan application to allow the demolition of the existing building and the construction of a new single family dwelling at this site.

The site is located in the Mississauga Road Scenic Route Cultural Landscape recognized and regulated by the City of Mississauga.

“Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so. All cultural landscapes are listed on the City’s Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City’s Heritage Register.

. . . Cultural Landscapes can be defined as a setting which has enhanced a community’s vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place.”

(City of Mississauga website)

The Cultural Landscape Inventory defines and describes the fundamental characteristics of this Landscape as follows:

“Mississauga Road is one of Mississauga’s oldest north-south transportation corridors and has historically connected some of the City’s oldest communities, including Port Credit, Erindale, and Streetsville. While the roadway extends the entire north-south extent of Mississauga, the Mississauga Road C.H.L. runs from Lakeshore Road West in the south to Britannia Road in the north. In the southern half of the C.H.L., the road follows an Indigenous trail along the top of bank of the Credit River. This C.H.L. is known for its scenic quality with views to the Credit River and associated valley, varied topography and land use, significant residential neighbourhoods, and mature trees and natural vegetation..”

(Conserving Heritage Landscapes – Cultural Heritage Landscape Project – ASI Heritage Consultants)

The ability of a municipality to identify Cultural Heritage Landscapes and to require a Heritage Impact Statement is mandated by the Provincial Policy Statement (2020):

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Where “cultural heritage landscape” means “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It

involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value” and where “significant” means “in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people” and where “conserved” means “the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment”.

The Mississauga Official Plan also has broad requirements for Heritage Conservation and the protection of existing, stable neighborhoods, including:

Where there is a conflict between the policies relating to the natural and cultural heritage and the rest of this Plan, the direction that provides more protection to the natural and cultural heritage will prevail. (1.1.4 (e))

Any construction, development, or property alteration which might adversely affect a listed or designated heritage resource or which is proposed adjacent to a heritage resource may be required to submit a Heritage Impact

Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction. (3.20.2.3)

... valuable cultural heritage resources will be protected and strengthened with infill and redevelopment, compatible with the existing or planned character ... it is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties. (9.1)

1.1 Terms of Reference

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following:

1. General requirements:

- location map
- a site plan of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing and topographical features
- a written and visual inventory (photographs) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal photographs and floor plans are also required.
- a site plan and elevations of the proposed development
- for cultural landscapes or features that transcend a single property, a measured streetscape drawing is required, in additions to photographs of adjacent properties
- qualifications of the author completing the report

2. Property information:

- list of property owners from Land Registry Office
- building construction date, builder, architect/designer, landscape architect and personal histories
- current property owner information must be redacted
- research must be sufficient to make recommendation #6
- The City of Mississauga recognizes the historic and continued use of the land now known as Mississauga by the Mississaugas of the Credit First Nation, the Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. As such all HIAs must include recognition of Indigenous history and settlement and where appropriate, address Indigenous cultural heritage interests in the surrounding area. Specific attention should be paid to possible traditional use areas as well as sacred and other sites, which could exist on or near the property.

3. Arborist Report

- When trees are a heritage attribute, and it is also required as part of the site plan process, an arborist report is required. Current property owner information must be redacted.

4. Impact of Development or Site Alteration:

- destruction of any, or part of any, significant heritage attributes or features
- removal of natural features, including trees
- alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden

- isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- a change in land use where the change in use negates the property's cultural heritage value
- land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources

5. Mitigation Measures:

- alternative development approaches
- isolating development and site alteration from the significant built and natural heritage features and vistas
- design guidelines that harmonize mass, setback, setting and materials
- limiting density and height
- allowing only compatible infill and additions
- reversible alterations
- buffer zones, site plan control, and other planning mechanisms

6. Recommendation:

- the consultant should provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act
- The following questions must be answered in the final recommendation of the report:
- Does the property meet the criteria for heritage designation under Ontario Regulation 9/06, Ontario Heritage Act?

-If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not
-Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement.

7. Qualifications:

-The qualifications and background of the person completing the HIA will be included in the report. The author must be a qualified heritage consultant by having Professional standing with the Canadian Association of Heritage Professionals (CAHP) and/or clearly demonstrate, through a Curriculum Vitae, his/her experience in writing such Assessments or experience in the conservation of heritage places. The Assessment will also include a reference list for any literature cited, and a list of people contacted during the study and referenced in the report.

1.2 Addressing the Cultural Landscape or Feature Criteria:

(criteria specific to Mississauga Road Scenic Route Cultural Landscape)

Cultural Heritage Value:

-Design/Physical Value: Is a rare, unique, representative or early example of a landscape
-Design/Physical Value: Aesthetic/Scenic reasons
-Historical/Associative Value: Direct association with a theme, event, person, etc.
-Historical/Associative Value: Contributes to an understanding of a community/culture

-Contextual Value: Important in defining character of an area

-Contextual Value: Historically, physically, functionally or visually linked to surroundings

Community Value:

-Pride and Stewardship

-Public Space

-Local History

-Genius Loci

-Tourism

-Planning

Historical Integrity:

-Land Use

-Built Elements

-Vegetation

-Cultural Relationship

-Natural Features

-Natural Relationships

-Views

2.0. General Requirements

Property owners:

The property was acquired in October, 2021 by the present owners (Names and contact information redacted for privacy).

Context:

The property is located on the west side of Mississauga Road, north of Doulton Drive and south of the historic core of the Village of Erindale (formerly Springfield). This is a stable residential community characterized by large, single family homes on generous properties. There has been a significant attrition of older homes and replacement of them by newer, larger and more architecturally complex homes in recent years.

The existing buildings to the north, south and opposite the subject site are highly varied as regards their size and architectural character. To the south at 2334 Mississauga Rd. is a single family home believed to have been built at the same time as the subject property and of similar architectural character (see history) but now significantly renovated as a two-storey dwelling with stucco cladding and false stucco quoins to give a Georgian architectural affectation. City of Mississauga records indicate a building permit issued for this residence in June, 2005, for “Addition & Alterations – 1 Storey add., Deck, Reclad & Windows” which is most certainly this work.¹

To the north is a newer, much larger stucco dwelling with elaborate driveway, plantings and gated entrance. This dwelling is typical of more recent homes constructed in this area. City of Mississauga records indicate a building permit

issued for a new residence on this site in November, 2005.² Presumably an earlier dwelling was demolished to make way for this building.

Directly opposite the property is the former 2222 Doulton, a very large 2.15 acre property previously occupied by one older home, but recently severed into 3 parcels, one facing Doulton Drive and two facing Mississauga Rd.³ Two of these parcels are at the time of this writing being developed with new single family homes.

The property is in the Erindale planning district in the Mississauga Official Plan and is designated Residential Low Density 1. There are no planning policies specific to this property in the Plan.

The property is zoned R1 under the Zoning By-law. This allows 9m front yard setback; 1.8m and 4.2m side yard setbacks; 7.5m rear yard setback; 10.7m building height and 25% lot coverage. There is no regulation for GFA.

Existing conditions on site:

The subject property is a level, irregular lot approximately 42m wide x 62m deep. The side lot lines are not parallel and the property is significantly narrower at the rear than at the street. There are significant trees around the perimeter of the property. From the available air photos, many of

¹ City of Mississauga property information database, available online

² Ibid.

³ <http://www.homefinder.ca/listings/716129-2222-doulton-dr-mississauga-ontario-w2574814>

these, especially along the north property line, appear to pre-date construction of the existing home.

Existing home:

There is one existing single family home on the property. The home is a “ranch bungalow” configuration along the front with long, low roof that forms an integral front porch, attached garage and wide eaves. The entry level includes a large living/dining room and kitchen. The home is split level with a bedroom level across the back of the home elevated one half-storey above the entry level. This bedroom level includes three typical bedrooms (including primary) and one bathroom. One storey below the bedroom level (and one half storey below the entry level) is a floor containing a family room, bathroom, laundry room and additional bedroom. There is a full basement below the entry level. This is located one half-storey below the family room and laundry room and appears to have been used as storage although it is fully finished and could have been used as habitable space. There is an accessible crawlspace only beneath the family room level.

There is a full walk-out to the rear yard from the family room. In this way the building takes advantage of the topography of the site, which is generally lower in the rear yard than the front.

The majority of the exterior of the home is covered with newer cultured stone at the ground floor level. This is in a pink-ish hue and is obviously not an original product. There

is also some original Credit Valley type coursed stone visible on the home to the north of the front door and around the exterior of the kitchen. This was obviously intended as a kind of feature of the original home and it appears that the newer cultured stone cladding was chosen to mimic this. The second floor at the sides and rear is covered in vertical vinyl siding panels. These are gray in colour and also obviously a newer product. A piece of missing trim at the rear exposes a section of the original brick finish. This is reddish-brown in colour with a rough textured finish. We may presume, therefore, that the original home was the reddish-brown brick with Credit Valley stone accents.

There is no evidence of the original second floor cladding, but given the age of the building this was likely horizontal aluminum siding.

The roof is typical asphalt shingle and obviously replaced. Soffits are pre-finished aluminum panel and also appear to be part of a newer renovation. Windows are all newer replacement units.

The interior of the home exists largely as built although with a typical layering of renovations. Kitchens and bathrooms are obviously newer, flooring has been replaced and the bedroom closets have been modified with “Ikea” modular type units. The floor plan appears to be as originally constructed.

The interior and exterior condition of the home is good.

The construction materials of the home are largely hidden from view but the crawlspace reveals modern sawn and dressed joists, 1 x 4 diagonal board floor sheathing and modern concrete block foundation wall. This is all characteristic of mid-20th century construction.

The architectural style of the home is very typical of 1960's residential construction. The City of Mississauga building department records indicate no construction date for this building but the records do indicate building permit issuance for 2334 Mississauga Rd., the home directly to the south, of February 1966.⁴ An air photograph taken in 1966 appears to show two similar homes under construction at 2334 Mississauga Rd. and the subject site. We can reasonably conclude that the construction date for this building is 1966.

The home appears to use materials and construction methods very typical of houses built during this period. Nothing about the house appears to be in any way rare, unique or exhibiting craftsmanship or technology beyond what was common practice at the time.

2.1 Site History

The lands upon which the subject site sits are known as Lot 21, Plan 697 under the current plan of subdivision. Formerly this was known as part of Lot 10, Range 2, South of Dundas St. and was part of the second purchase of lands by the British Crown from the Mississauga First Nation. The

Crown had first purchased lands in this area from the Mississaugas in 1805. This was for lands south of the present Eglinton Avenue but excluding a strip of land one mile either side of the Credit River. In 1818 there was a further purchase of lands north of Eglinton Avenue and in 1820 two further treaties that ceded the Credit Valley lands and that left the Mississaugas with just one 200 acre parcel near the present Mississauga (sic) Golf Club.

A Chain of Title search was performed by Stephen Nott Conveyancing and provided the following information:

1821: Crown > John Beverley Robinson

1828: John Beverley Robinson > Thomas S. McEwen

1829: Thomas S. McEwen > John McGill

1858: John McGill > Henry McGill

1869: Henry McGill > Francis W. Dennison

1876: Francis W. Dennison > Wm. Dennison

1890: Wm. Dennison > Wm. Fletcher

1913: Wm. Fletcher > Frank Mullett

1914: Frank Mullett > Francis R. Perkins

1914: Francis R. Perkins > Nellie E. Perkins

1916: Nellie E. Perkins > Wm. Washington

⁴ City of Mississauga property information database, available online

1919: Wm. Washington > Jessie M. Washington

1920: Jessie M. Washington > His Majesty the King

1930: Soldier Settlement Board of Canada > Alan Bland

1936: Alan Bland > Grace Bland

1942: Grace Bland > Jack C. Cliff & Charles R. Cliff

1945: Jack C. Cliff > Florence J. & Thomas G. Smallacombe

1966: F. J. Smallacombe > Aglaia M. J. & F. Bruce Burns

1995: Aglaia M. J. & F. Bruce Burns > Remo Antonio Gigliotti
& Doriana Blagonic

2005: Doriana Blagonic > Ahmed Ibrahim Hassan & Angie
Aly Hindy

2010: Ahmed Ibrahim Hassan & Angie Aly Hindy > Mona
Yacoub & Said Nasralla

2012: Mona Yacoub & Said Nasralla > Muhammad Omar &
Abdul Wahab

2014: Muhammad Omar & Abdul Wahab > Ravinder Paul
Mand

2021: Ravinder Paul Mand > Present Owners (names
redacted for privacy)

Mississauga Road has significant cultural importance to the history of Mississauga. It grew from a path and trading route following the westerly top of bank of the Credit River to become a connection between three of Mississauga's founding communities – Port Credit, Erindale and

Streetsville. In the 20th century it matured and gained importance as the University of Toronto Mississauga was built in the 1960's and as a string of residential communities grew along its length. Today these residential communities are among the most sought after in the City.

The sub-urbanization of Mississauga Rd. can clearly be seen in the air photos of the area taken from the mid to late 20th century. What is clear is that there was not a consistent plan of development associated with large subdivision projects but rather more a mix of smaller scale infill and re-development projects as the areas between the major settlements transitioned from a largely agricultural character to sub-urban housing. This has resulted in an attractive blend of lotting patterns, architectural styles and an interesting layering of the history of the area and road. It probably also contributed to the fact that significant numbers of older trees have been preserved along the route.

The existing building at 2346 Mississauga Rd. is an example of this mid-20th century sub-urbanization of the area. An air photo from 1954 shows some smaller homes on large properties north of the site and across the street, but the subject site and the area south to the present Gatley Rd. is part of an orchard. By 1966 the orchard is gone, the present 2320 Mississauga Rd. home is existing as is another home between this one and Gatley Rd. Some of the homes along Bunsden Ave. to the west of the subject site are also in place by this time.

3.0 The proposal

The proposal by Rojas Empire of Design is to demolish the existing home and replace it with a new residence of approx. 6,500 square feet. This is a two-storey stone and brick dwelling with cut stone detailing in a French chateau-esque style. The main floor consists of three car attached garage integral with the building, foyer, grand hall, living and dining rooms, den, guest bedroom, great room and kitchen. The arrangement of rooms is very formal with a circular center hall that forms the organizing basis for the plan. The second floor is similarly organized around the center hall and includes five bedrooms, each with ensuite and a primary bedroom suite with bath and balcony. There is also a study and laundry room on the second floor, as well as significant open to below areas. The basement includes a home theater, two guest bedrooms, gym and large entertainment area with walkout to the rear yard.

The front elevation is formal and symmetrical. There is a half-circular driveway centered on the front elevation with ornamental gates at each driveway entrance. These gates are joined by a similar ornamental fence across the front of the proposed house.

Despite the fact that the circular driveway creates a large area of hard surface paving in the front of the building the detailing and choice of materials, as well as generous

planting beds in front of the house and beside the driveway, mitigate the impact of the driveway on the streetscape.

The proposal requires the removal of one existing tree. This is located in the front yard on the northerly side of the property and has been identified as a 41cm White Spruce in good condition. Three new trees will be planted as compensation.⁵

3.1 Cultural Heritage Analysis

The existing dwelling at 2346 Mississauga Rd. has minimal cultural heritage importance. Its “ranch bungalow” configuration is typical of the era of its construction and because its form exists generally as built, despite the recent re-cladding, it does speak to the era of its construction and thus contributes to the layering of the history of this street. Houses of this type and vintage continue to be common throughout Mississauga, however, and nothing about this one would indicate that it is in any way rare, unique or notable.

3.2 Views

There are no significant views into or out of the site. No views will be impacted by the proposal.

3.3. Landscape Analysis

The proposal has little impact on the mature trees on the northerly and westerly sides of the property, which are the

⁵ Report by Wildwood Tree Services, April 27, 2022

most significant natural heritage element on the site. The design of the house takes advantage of the irregular shape of the lot to direct the mass of the building away from the mature trees. The design of the landscape elements in front of the house – the circular drive and the ornamental gates and railing – also focuses attention on the house and lets the existing mature vegetation to remain as an element on its own and an attractive part of the streetscape. The impact on the natural environment by this proposal is minimal.

3.4 Mitigation Measures

There are no materials worthy of salvage on site. The design and construction of the existing house is such that detailed photographs or notes do not have to be kept during demolition. No measures are required to separate or buffer this development from its neighbours. Density and height are appropriate. No mitigation measures are necessary.

4.0 Addressing the Mississauga Road Scenic Route Cultural Landscape Feature or Criteria

Cultural Heritage Value or Interest: (Ontario Heritage Act 9/06 criteria)

1. The landscape has design value or physical value because it:

i. is a rare, unique, representative or early example of a landscape (style, trend, movement, school of theory, type, expression, material use or construction method, settlement pattern, time period or lifeway)

ii. displays a high degree of design or aesthetic appeal/scenic quality, or
iii. demonstrates a high degree of technical or scientific achievement.

***Analysis:** Minimal impact. The building to be demolished is typical of many thousands of such dwellings that were popular during the mid 20th century and were built extensively across sub-urban and semi-rural Ontario. As such it is part of an identifiable trend and group, but it is neither rare, unique or representative in a significant way. Buildings of this type rarely displayed high levels of craftsmanship or technical achievement and none is apparent here.*

The proposed building is an architectural expression that reflects the time and place of its construction and its purpose. It joins other buildings on the street that are similarly architecturally expressive.

The removal of the existing building represents a loss of original building fabric on the street but there is nothing to indicate that this house is of any greater interest than the many surviving examples of this style elsewhere in the City

2. The landscape 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.

Analysis: *Minimal impact. The house proposed to be removed is a remnant of the original development of the site and part of the mid-20th century formative period of development of Mississauga and its removal represents a loss of this history but there is nothing to indicate that this house is of any greater interest than the many surviving examples of this style elsewhere in the City.*

The property has associative value because of its association with the infilling and sub-urbanization of Mississauga in general and Mississauga Rd., in particular during the mid-20th century. This value is very limited, however, because it is shared by so many buildings on the street and in the greater community. There is no known association with any builder, designer or theorist important to the community.

3. The landscape has contextual value because it:

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

Analysis: *No impact. The streetscape along this part of Mississauga Rd. reflects a layering of architectural styles as the original mid-20th century homes have been replaced by newer and larger homes. This proposal continues that trend and is very much in keeping with the character of the street. The proposed new house maintains the general aesthetic/visual quality of the street. The existing buildings are respected and will not be intentionally dominated by the proposed building.*

By virtue of its history and method of development, Mississauga Rd. exhibits a wide variety of architectural

styles and building forms. This has been exacerbated in recent years because of a steady attrition of early and mid-20th century dwellings and the area must be considered to be transitional in nature.

The existing building cannot be considered to be singularly important in defining, maintaining or supporting the character of the area. It is not physically, functionally, visually or historically linked to its surroundings. It is not a landmark.

Community Value:

Pride and Stewardship: The community demonstrates a high degree of pride and stewardship in the area (heritage designations, plaques, voluntary upkeep)

Analysis: *This community does demonstrate a high degree of pride and stewardship and this is expected to continue with the new dwelling. There are no plaques or Part IV heritage designations in the area.*

Public Space: The area is a site of frequent or longstanding public gatherings or events

Analysis: *Not applicable. There is no history of public use.*

Local History: the place is written about in local histories or spoken about through local stories or lore

Analysis: *The majority of the development in this area is mid-20th century. There is no significant written local history or lore.*

Genius Loci: People refer to the area as having a distinctive atmosphere or pervading 'sense of place'

Analysis: *There is a distinctive atmosphere about this place and it is generally regarded as being a premium residential area comprised of wealthy homes on generous lots. This atmosphere is continued by the proposed development.*

Tourism: The area is promoted as a tourist destination

Analysis: *Not applicable. There is no tourist element here.*

Planning: The area has been identified through another planning process as being unique

Analysis: *This area is under Site Plan protection.*

Historical Integrity:

Land Use: The landscape has had continuity in use and/or a compatible use (agricultural, commercial, residential, or institutional)

Analysis: *There is a continuity of use since the mid-20th century. This use is maintained by the proposed development.*

Built Elements: The buildings and other built elements (fences, walls, paths, bridges, corrals, pens, garden features, lighting, sidewalks, fountains, piers, etc.) have survived in their historic form in relatively sound condition.

Analysis: *There are minimal built elements with the exception of single family homes in this area. These have survived although under gradual pressure through on-going replacement and improvement. The majority of buildings in this part of the Landscape are not original.*

Vegetative Elements: plantings (hedgerows, windows, gardens, shade trees, etc.) are still evident and their traditional relationship to buildings, lanes, roadways, walks and fields are still discernable.

Analysis: *Not applicable. The extant vegetative elements are associated with individual single family homes. There are no vegetative elements that transcend individual lots.*

Cultural Relationships: The relationships between historic buildings and other built and designed elements (yards, fields, paths, parks, gardens, etc.) are intact

Analysis: *Not applicable. The extant designed elements are associated with individual single family homes. There are no designed elements that transcend individual lots.*

Natural Features: Prominent natural features (cliff, stream, vegetation, landform, physiography, soils, etc.) remain intact

Analysis: *Not applicable. There are no extant natural features in this part of the Landscape.*

Natural Relationships: The historical relationships to prominent natural features still exist both for the site as a whole and within the site

Analysis: *Not applicable. There are no extant natural relationships in this part of the Landscape.*

Views: the existing views of and within the site can be closely compared to the same view in the past (certain views may have been captured in historic photos)

Analysis: *Not applicable. There are no extant significant views in this part of the Landscape.*

Conclusion:

The existing building at 2346 Mississauga Rd. is of some minimal associative and contextual value. It is not of significant architectural or historical value. The contextual and associative value does not rise to the level that it meets the requirements for designation under Part IV of the Ontario Heritage Act.

5.0 Provincial Policy Statement:

Under the Provincial Policy Statement,

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

Analysis:

Under this definition, 2346 Mississauga Rd. does not warrant conservation.

Bibliography:

- Mississauga Library, Canadiana Room, original documents and newspaper clipping files
- Heritage Mississauga, original documents
- Hicks, Kathleen A., Erindale: Early Times to Evolution, Mississauga Library System, 2009

-websites: City of Mississauga, Heritage Mississauga

Appendix 1: images of existing site conditions

Appendix 2: images of site context

Appendix 3: existing property survey

Appendix 4: existing floor plans

Appendix 5: proposed front perspective elevation

Appendix 6: site plan of proposed development

Appendix 7: floor plans and elevations of proposed development

Appendix 8: proposed streetscape

Appendix 9: parcel register

Appendix 10: CV for Rick Mateljan



2346 MISSISSAUGA RD. – FRONT ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

NOTE REMNANT OF PREVIOUS
BRICK FINISH VISIBLE ABOVE



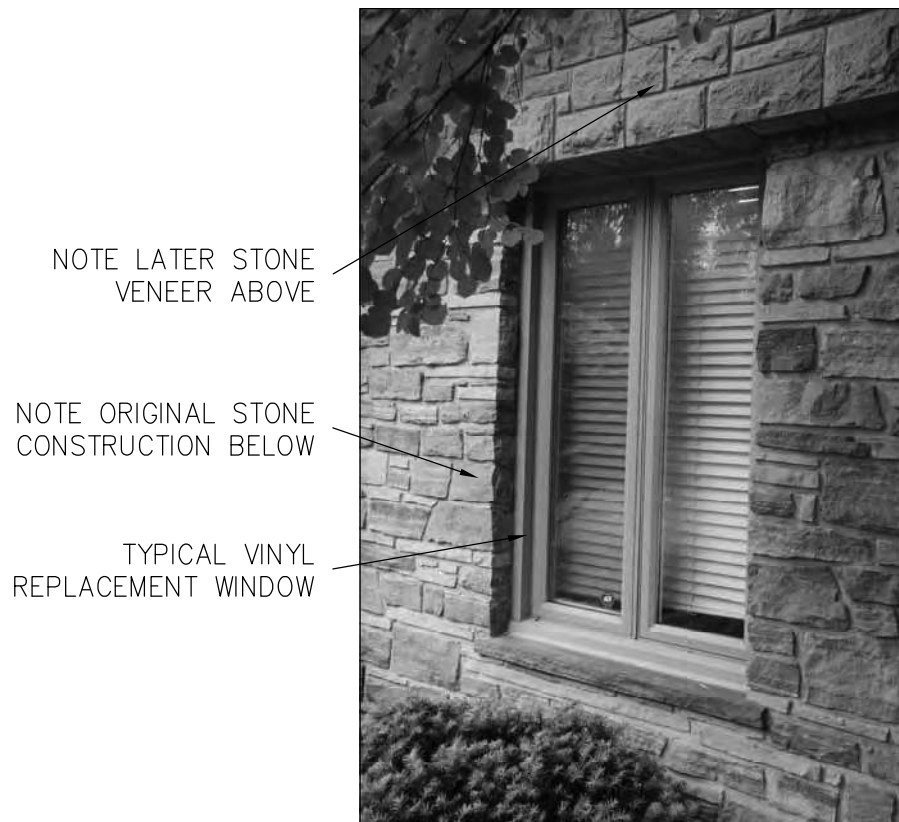
TYPICAL RECENT FINISHES – STONE BASE AND
VERTICAL VINYL SIDING ABOVE



DETAIL OF PREVIOUS BRICK FINISH BENEATH
LATER FAUX STONE VENEER



TYPICAL SIDING AND WINDOW DETAIL



NOTE LATER STONE
VENEER ABOVE

NOTE ORIGINAL STONE
CONSTRUCTION BELOW

TYPICAL VINYL
REPLACEMENT WINDOW

WINDOW DETAIL SHOWING ACCRETION OF FINISHES

NOTE LATER
STONE VENEER

NOTE ORIGINAL STONE
CONSTRUCTION



PARTIAL FRONT WINDOW



MAIN FLOOR – LIVING ROOM



MAIN FLOOR – KITCHEN



STAIRCASE



SECOND FLOOR — MASTER BEDROOM



SECOND FLOOR — CORRIDOR



SECOND FLOOR — BATHROOM



SECOND FLOOR – BEDROOM (TYPICAL)



LOWER LEVEL – FAMILY ROOM



LOWER LEVEL – LAUNDRY



LOWER LEVEL – BATHROOM



LOWER LEVEL – BEDROOM



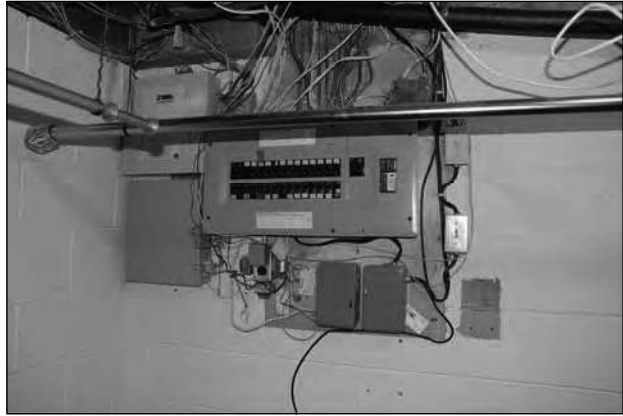
BASEMENT LEVEL – STORAGE



BASEMENT LEVEL – STORAGE



BASEMENT LEVEL – MECHANICAL



BASEMENT LEVEL – ELECTRICAL



BASEMENT LEVEL – CRAWLSPACE

JUNE, 2005 SECOND-STORY
ADDITION, STUCCO FINISH

NOTE REMNANT OF
ORIGINAL ROOFLINE



COMMUNITY CONTEXT — 2334 MISSISSAUGA RD.



COMMUNITY CONTEXT — 2326 MISSISSAUGA RD.

NEW HOME
CONSTRUCTED 2005



COMMUNITY CONTEXT — 2360 MISSISSAUGA RD.



COMMUNITY CONTEXT — ENTRY GATES — 2360 MISSISSAUGA RD.

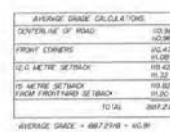
PREVIOUS DWELLING
DEMOLISHED 2009



COMMUNITY CONTEXT – VACANT LOT – 2370 MISSISSAUGA RD
(PRESENTLY UNDER DEVELOPMENT).



COMMUNITY CONTEXT– 2365 MISSISSAUGA RD.



REGIONAL MAP/SCALE OF FEET
0 5 10 15 20
SCALE 1 : 200

J. H. Goldstone, Managing Director
2013
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SURVEYORS' REAL PROPERTY REPORT - PART 2

NOTABLES
Note the location of the Nevada County Jail (subject property).
Mark the location of the sign at the boundary of the well corner
of the subject property.
Note the number of the Judge and historical record for the
subject property.

[illegible]

BENOMARK
Elevators and Escalators, Inc. Co., 111 Broadway, New York, N.Y. 10038

Figure 1. The effect of the concentration of the polymer on the swelling ratio of the hydrogel.

NOTE
This REPORT can be updated by this office through an ADDITION, DELETION or this OFFICIAL REPORT will be closed, subsequent to the (B-1) OF CONFIRMATION.

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

This REPORT was prepared for those not fully aware of the assigned security responsibility as set by other policies.

NOTE

Colours given in this part of or elsewhere can be converted to test by using the ISO 2048.

READING NOTE
 Records are systematic and are written in the prescribed form of

Maximums: 100% at 5 degrees; 90% at 10 degrees; 50% at 20 degrees; 20% at 30 degrees; 10% at 40 degrees; 5% at 50 degrees; 2% at 60 degrees; 1% at 70 degrees; 0.5% at 80 degrees; 0.2% at 90 degrees; 0.1% at 100 degrees; 0.05% at 110 degrees; 0.02% at 120 degrees; 0.01% at 130 degrees; 0.005% at 140 degrees; 0.002% at 150 degrees; 0.001% at 160 degrees; 0.0005% at 170 degrees; 0.0002% at 180 degrees; 0.0001% at 190 degrees; 0.00005% at 200 degrees; 0.00002% at 210 degrees; 0.00001% at 220 degrees; 0.000005% at 230 degrees; 0.000002% at 240 degrees; 0.000001% at 250 degrees; 0.0000005% at 260 degrees; 0.0000002% at 270 degrees; 0.0000001% at 280 degrees; 0.00000005% at 290 degrees; 0.00000002% at 300 degrees; 0.00000001% at 310 degrees; 0.000000005% at 320 degrees; 0.000000002% at 330 degrees; 0.000000001% at 340 degrees; 0.0000000005% at 350 degrees; 0.0000000002% at 360 degrees; 0.0000000001% at 370 degrees; 0.00000000005% at 380 degrees; 0.00000000002% at 390 degrees; 0.00000000001% at 400 degrees; 0.000000000005% at 410 degrees; 0.000000000002% at 420 degrees; 0.000000000001% at 430 degrees; 0.0000000000005% at 440 degrees; 0.0000000000002% at 450 degrees; 0.0000000000001% at 460 degrees; 0.00000000000005% at 470 degrees; 0.00000000000002% at 480 degrees; 0.00000000000001% at 490 degrees; 0.000000000000005% at 500 degrees; 0.000000000000002% at 510 degrees; 0.000000000000001% at 520 degrees; 0.0000000000000005% at 530 degrees; 0.0000000000000002% at 540 degrees; 0.0000000000000001% at 550 degrees; 0.00000000000000005% at 560 degrees; 0.00000000000000002% at 570 degrees; 0.00000000000000001% at 580 degrees; 0.000000000000000005% at 590 degrees; 0.000000000000000002% at 600 degrees; 0.000000000000000001% at 610 degrees; 0.0000000000000000005% at 620 degrees; 0.0000000000000000002% at 630 degrees; 0.0000000000000000001% at 640 degrees; 0.00000000000000000005% at 650 degrees; 0.00000000000000000002% at 660 degrees; 0.00000000000000000001% at 670 degrees; 0.000000000000000000005% at 680 degrees; 0.000000000000000000002% at 690 degrees; 0.000000000000000000001% at 700 degrees; 0.0000000000000000000005% at 710 degrees; 0.0000000000000000000002% at 720 degrees; 0.0000000000000000000001% at 730 degrees; 0.00000000000000000000005% at 740 degrees; 0.00000000000000000000002% at 750 degrees; 0.00000000000000000000001% at 760 degrees; 0.000000000000000000000005% at 770 degrees; 0.000000000000000000000002% at 780 degrees; 0.000000000000000000000001% at 790 degrees; 0.0000000000000000000000005% at 800 degrees; 0.0000000000000000000000002% at 810 degrees; 0.0000000000000000000000001% at 820 degrees; 0.00000000000000000000000005% at 830 degrees; 0.00000000000000000000000002% at 840 degrees; 0.00000000000000000000000001% at 850 degrees; 0.000000000000000000000000005% at 860 degrees; 0.000000000000000000000000002% at 870 degrees; 0.000000000000000000000000001% at 880 degrees; 0.0000000000000000000000000005% at 890 degrees; 0.0000000000000000000000000002% at 900 degrees; 0.0000000000000000000000000001% at 910 degrees; 0.00000000000000000000000000005% at 920 degrees; 0.00000000000000000000000000002% at 930 degrees; 0.00000000000000000000000000001% at 940 degrees; 0.000000000000000000000000000005% at 950 degrees; 0.000000000000000000000000000002% at 960 degrees; 0.000000000000000000000000000001% at 970 degrees; 0.0000000000000000000000000000005% at 980 degrees; 0.0000000000000000000000000000002% at 990 degrees; 0.0000000000000000000000000000001% at 1000 degrees; 0.00000000000000000000000000000005% at 1010 degrees; 0.00000000000000000000000000000002% at 1020 degrees; 0.00000000000000000000000000000001% at 1030 degrees; 0.000000000000000000000000000000005% at 1040 degrees; 0.000000000000000000000000000000002% at 1050 degrees; 0.000000000000000000000000000000001% at 1060 degrees; 0.0000000000000000000000000000000005% at 1070 degrees; 0.0000000000000000000000000000000002% at 1080 degrees; 0.0000000000000000000000000000000001% at 1090 degrees; 0.00000000000000000000000000000000005% at 1100 degrees; 0.00000000000000000000000000000000002% at 1110 degrees; 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0.0005% at 1

SUPERVISOR'S CERTIFICATE

1. The survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Regulations made under them;
2. The survey was completed on the 17th day of August, 2011.

22 Jan 2013
Date

[Signature]
Johar Gedebugu, OLS

Form	Drawn By	Checked By	Project
1-8	01	12	12-14

 **J. H. Gelbloom Surveying Limited**
Ontario Land Surveyor
479 Gordon Road, Oakville, Ont. L6K 3W4
office@jhsurveying.com
Phone: (905) 336-6770 Fax: (905) 336-6126



FAMILY CUSTOM HOME

2346 MISSISSAUGA ROAD, MISSISSAUGA, ON, L5H 2L1

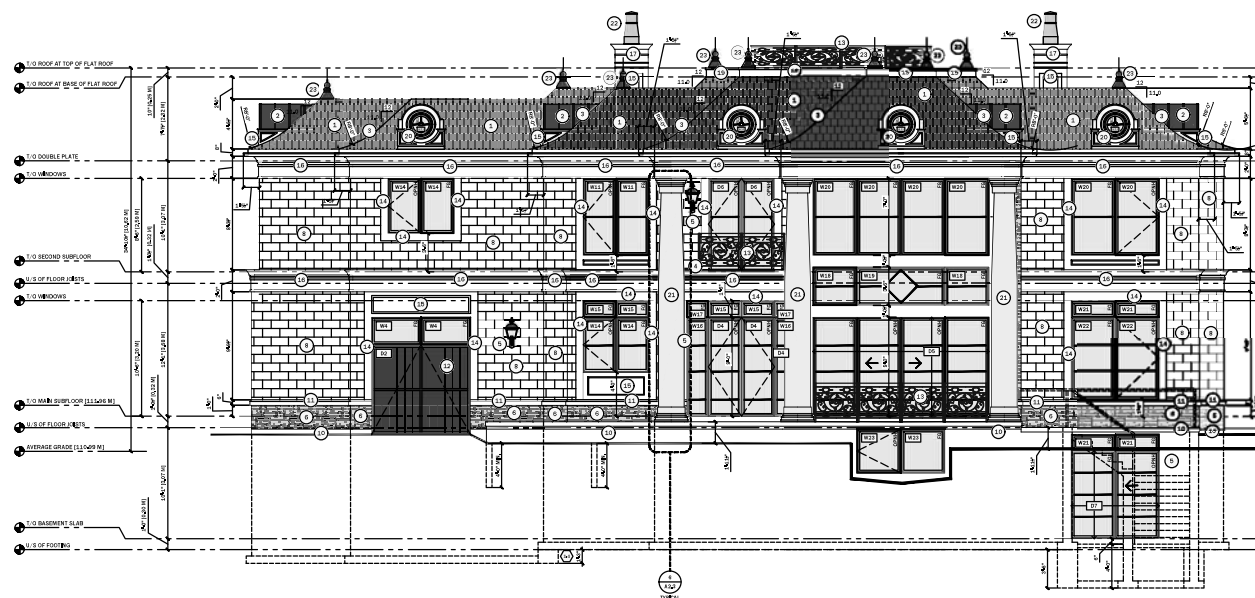




2346 MISSISSAUGA RD.
PROPOSED STREETScape



1 FRONT ELEVATION
A2.1 1/4" = 1'-0"



2 REAR ELEVATION
A2.1 $1/4" = 1'0"$



GENERAL NOTES		GENERAL NOTES		GENERAL NOTES		GENERAL NOTES	
NO.	REMARKS	NO.	REMARKS	NO.	REMARKS	NO.	REMARKS
1	1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	1	1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	1	1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	1	1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2	2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.	2	2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.	2	2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.	2	2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
3	3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.	3	3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.	3	3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.	3	3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.
4	4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.	4	4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.	4	4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.	4	4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
5	5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING CONSTRUCTION.	5	5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING CONSTRUCTION.	5	5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING CONSTRUCTION.	5	5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING CONSTRUCTION.
6	6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS USED.	6	6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS USED.	6	6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS USED.	6	6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS USED.
7	7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES AND RESOURCES.	7	7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES AND RESOURCES.	7	7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES AND RESOURCES.	7	7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES AND RESOURCES.
8	8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.	8	8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.	8	8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.	8	8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
9	9. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.	9	9. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.	9	9. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.	9	9. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.
10	10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.	10	10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.	10	10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.	10	10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

<p>REGISTRATION INFO THE UNIVERSITY HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE REGISTRATION AND THE VALIDITY OF THE INFORMATION AND THE REGISTRATION DOES NOT PUT THE GRADUATE UNDER ANY OF THE REGISTRATION CODES</p>	<p>QUALIFICATION INFORMATION THE UNIVERSITY DOES NOT PUT UNDER ANY OF THE REGISTRATION CODES</p>	<p>REGISTRATION INFO THE UNIVERSITY HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE REGISTRATION AND THE VALIDITY OF THE INFORMATION AND THE REGISTRATION DOES NOT PUT THE GRADUATE UNDER ANY OF THE REGISTRATION CODES</p>
<p>REGISTRATION INFO THE UNIVERSITY HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE REGISTRATION AND THE VALIDITY OF THE INFORMATION AND THE REGISTRATION DOES NOT PUT THE GRADUATE UNDER ANY OF THE REGISTRATION CODES</p>	<p>QUALIFICATION INFORMATION THE UNIVERSITY DOES NOT PUT UNDER ANY OF THE REGISTRATION CODES</p>	<p>REGISTRATION INFO THE UNIVERSITY HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE REGISTRATION AND THE VALIDITY OF THE INFORMATION AND THE REGISTRATION DOES NOT PUT THE GRADUATE UNDER ANY OF THE REGISTRATION CODES</p>

STRUCTURAL CREDITORS STAMP

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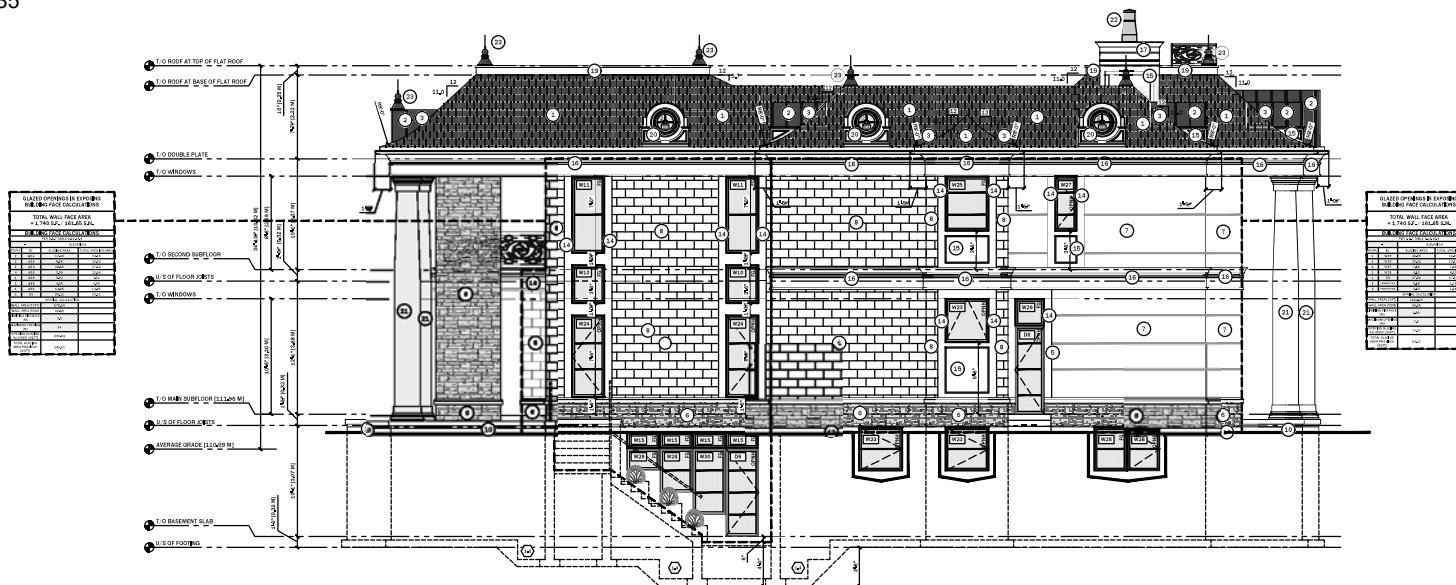
PROJECT NAME: [REDACTED]
2000 MILLIKENS ROAD, #100
DRENTT, TEXAS
FRONT & REAR ELEVATIONS

 BRUNNEN	PERFECT PPL.	SHIRT G
	201000	
4 MON	SHIRT BY	SHIRT J
	BRUNNEN NETZ	NETZ
	SHIRT PPL.	

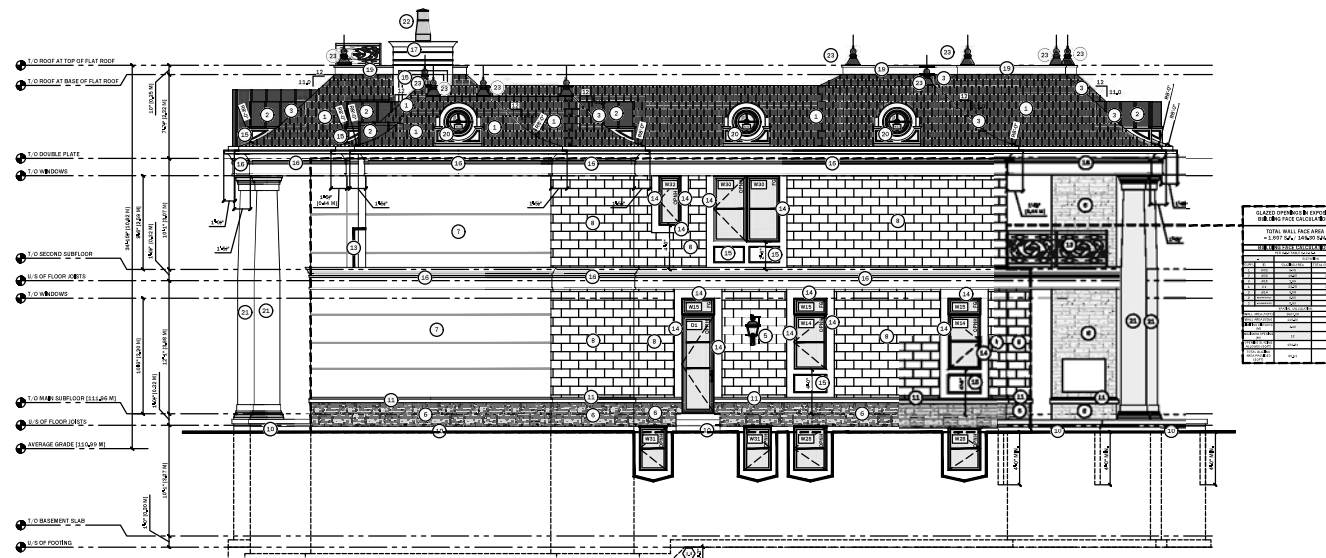
A2.

[illegible]

TABLE 1		NETS TO 100 METERS AND 200 METERS										NETS TO 100 METERS	
DATE	TIME	NO. OF FISH	NO. OF SPECIES	NO. OF INDIVIDUALS	NO. OF SPECIES	NO. OF INDIVIDUALS	NO. OF SPECIES	NO. OF INDIVIDUALS	NO. OF SPECIES	NO. OF INDIVIDUALS	NO. OF SPECIES	NO. OF INDIVIDUALS	
1964	10/10	10	10	10	10	10	10	10	10	10	10	10	
1964	10/11	10	10	10	10	10	10	10	10	10	10	10	
1964	10/12	10	10	10	10	10	10	10	10	10	10	10	
1964	10/13	10	10	10	10	10	10	10	10	10	10	10	
1964	10/14	10	10	10	10	10	10	10	10	10	10	10	
1964	10/15	10	10	10	10	10	10	10	10	10	10	10	
1964	10/16	10	10	10	10	10	10	10	10	10	10	10	
1964	10/17	10	10	10	10	10	10	10	10	10	10	10	
1964	10/18	10	10	10	10	10	10	10	10	10	10	10	
1964	10/19	10	10	10	10	10	10	10	10	10	10	10	
1964	10/20	10	10	10	10	10	10	10	10	10	10	10	
1964	10/21	10	10	10	10	10	10	10	10	10	10	10	
1964	10/22	10	10	10	10	10	10	10	10	10	10	10	
1964	10/23	10	10	10	10	10	10	10	10	10	10	10	
1964	10/24	10	10	10	10	10	10	10	10	10	10	10	
1964	10/25	10	10	10	10	10	10	10	10	10	10	10	
1964	10/26	10	10	10	10	10	10	10	10	10	10	10	
1964	10/27	10	10	10	10	10	10	10	10	10	10	10	
1964	10/28	10	10	10	10	10	10	10	10	10	10	10	
1964	10/29	10	10	10	10	10	10	10	10	10	10	10	
1964	10/30	10	10	10	10	10	10	10	10	10	10	10	
1964	10/31	10	10	10	10	10	10	10	10	10	10	10	
1964	11/1	10	10	10	10	10	10	10	10	10	10	10	
1964	11/2	10	10	10	10	10	10	10	10	10	10	10	
1964	11/3	10	10	10	10	10	10	10	10	10	10	10	
1964	11/4	10	10	10	10	10	10	10	10	10	10	10	
1964	11/5	10	10	10	10	10	10	10	10	10	10	10	
1964	11/6	10	10	10	10	10	10	10	10	10	10	10	
1964	11/7	10	10	10	10	10	10	10	10	10	10	10	
1964	11/8	10	10	10	10	10	10	10	10	10	10	10	
1964	11/9	10	10	10	10	10	10	10	10	10	10	10	
1964	11/10	10	10	10	10	10	10	10	10	10	10	10	
1964	11/11	10	10	10	10	10	10	10	10	10	10	10	
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1964	11/13	10	10	10	10	10	10	10	10	10	10	10	
1964	11/14	10	10	10	10	10	10	10	10	10	10	10	
1964	11/15	10	10	10	10	10	10	10	10	10	10	10	
1964	11/16	10	10	10	10	10	10	10	10	10	10	10	
1964	11/17	10	10	10	10	10	10	10	10	10	10	10	
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1964	11/20	10	10	10	10	10	10	10	10	10	10	10	
1964	11/21	10	10	10	10	10	10	10	10	10	10	10	
1964	11/22	10	10	10	10	10	10	10	10	10	10	10	
1964	11/23	10	10	10	10	10	10	10	10	10	10	10	
1964	11/24	10	10	10	10	10	10	10	10	10	10	10	
1964	11/25	10	10	10	10	10	10	10	10	10	10	10	
1964	11/26	10	10	10	10	10	10	10	10	10	10	10	
1964	11/27	10	10	10	10	10	10	10	10	10	10	10	
1964	11/28	10	10	10	10	10	10	10	10	10	10	10	
1964	11/29	10	10	10	10	10	10	10	10	10	10	10	
1964	11/30	10	10	10	10	10	10	10	10	10	10	10	
1964	12/1	10	10	10	10	10	10	10	10	10	10	10	
1964	12/2	10	10	10	10	10	10	10	10	10	10	10	
1964	12/3	10	10	10	10	10	10	10	10	10	10	10	
1964	12/4	10	10	10	10	10	10	10	10	10	10	10	
1964	12/5	10	10	10	10	10	10	10	10	10	10	10	
1964	12/6	10	10	10	10	10	10	10	10	10	10	10	
1964	12/7	10	10	10	10	10	10	10	10	10	10	10	
1964	12/8	10	10	10	10	10	10	10	10	10	10	10	
1964	12/9	10	10	10	10	10	10	10	10	10	10	10	
1964	12/10	10	10	10	10	10	10	10	10	10	10	10	
1964	12/11	10	10	10	10	10	10	10	10	10	10	10	
1964	12/12	10	10	10	10	10	10	10	10	10	10	10	
1964	12/13	10	10	10	10	10	10	10	10	10	10	10	
1964	12/14	10	10	10	10	10	10	10	10	10	10	10	
1964	12/15	10	10	10	10	10	10	10	10	10	10	10	
1964	12/16	10	10	10	10	10	10	10	10	10	10	10	
1964	12/17	10	10	10	10	10	10	10	10	10	10	10	
1964	12/18	10	10	10	10	10	10	10	10	10	10	10	
1964	12/19	10	10	10	10	10	10	10	10	10	10	10	
1964	12/20	10	10	10	10	10	10	10	10	10	10	10	
1964	12/21	10	10	10	10	10	10	10	10	10	10	10	
1964	12/22	10	10	10	10	10	10	10	10	10	10	10	
1964	12/23	10	10	10	10	10	10	10	10	10	10	10	
1964	12/24	10	10	10	10	10	10	10	10	10	10	10	
1964	12/25	10	10	10	10	10	10	10	10	10	10	10	
1964	12/26	10	10	10	10	10	10	10	10	10	10	10	
1964	12/27	10	10	10	10	10	10	10	10	10	10	10	
1964	12/28	10	10	10	10	10	10	10	10	10	10	10	
1964	12/29	10	10	10	10	10	10	10	10	10	10	10	
1964	12/30	10	10	10	10	10	10	10	10	10	10	10	
1964	12/31	10	10	10	10	10	10	10	10	10	10	10	
1965	1/1	10	10	10	10	10	10	10	10	10	10	10	
1965	1/2	10	10	10	10	10	10	10	10	10	10	10	
1965	1/3	10	10	10	10	10	10	10	10	10	10	10	
1965	1/4	10	10	10	10	10	10	10	10	10	10	10	
1965	1/5	10	10	10	10	10	10	10	10	10	10	10	
1965	1/6	10	10	10	10	10	10	10	10	10	10	10	
1965	1/7	10	10	10	10	10	10	10	10	10	10	10	
1965	1/8	10	10	10	10	10	10	10	10	10	10	10	
1965	1/9	10	10	10	10	10	10	10	10	10	10	10	
1965	1/10	10	10	10	10	10	10	10	10	10	10	10	
1965	1/11	10	10	10	10	10	10	10	10	10	10	10	
1965	1/12	10	10	10	10	10	10	10	10	10	10	10	
1965	1/13	10	10	10	10	10	10	10	10	10	10	10	
1965	1/14	10	10	10	10	10	10	10	10	10	10	10	
1965	1/15	10	10	10	10	10	10	10	10	10	10	10	
1965	1/16	10	10	10	10	10	10	10	10	10	10	10	
1965	1/17	10	10	10	10	10	10	10	10	10	10	10	
1965	1/18	10	10	10	10	10	10	10	10	10	10	10	
1965	1/19	10	10	10	10	10	10	10	10	10	10	10	
1965	1/20	10	10	10	10	10	10	10	10	10	10	10	
1965	1/21	10	10	10	10	10	10	10	10	10	10	10	
1965	1/22	10	10	10	10	10	10	10	10	10	10	10	
1965	1/23	10	10	10	10	10	10	10	10	10	10	10	
1965	1/24	10	10	10	10	10	10	10	10	10	10	10	
1965	1/25	10	10	10	10	10	10	10	10	10	10	10	
1965	1/26	10	10	10	10	10	10	10	10	10	10	10	
1965	1/27	10	10	10	10	10	10	10	10	10	10	10	
1965	1/28	10	10	10	10	10	10	10	10	10	10	10	
1965	1/29	10	10	10	10	10	10	10	10	10	10	10	
1965	1/30	10	10	10	10	10	10	10	10	10	10	10	
1965	1/31	10	10	10	10	10	10	10	10	10	10	10	
1965	2/1	10	10	10	10	10	10	10	10	10	10	10	
1965	2/2	10	10	10	10	10	10	10	10	10	10	10	
1965	2/3	10	10	10	10	10	10	10	10	10	10	10	
1965	2/4	10	10	10	10	10	10	10	10	10	10	10	
1965	2/5	10	10	10	10	10	10	10	10	10	10	10	
1965	2/6	10	10	10	10	10	10	10	10	10	10	10	
1965	2/7	10	10	10	10	10	10	10	10	10	10	10	



1 LEFT ELEVATION
A2.2 $1/4" = 1'0"$



2 RIGHT ELEVATION
A2.2 $1/4" = 1'-0"$

[illegible]

RECEIVED BY: [initials] THE UNDERSIGNED HAS RECEIVED AND READ THE REPORT OF THE THE UNDERSIGNED HAS THE RIGHT TO SIGN AND CERTIFY THE THE UNDERSIGNED HAS THE RIGHT TO SIGN AND CERTIFY THE THE UNDERSIGNED HAS THE RIGHT TO SIGN AND CERTIFY THE	
QUALIFICATION INFORMATION NAME OF UNDERSIGNED: [initials] [initials] NAME OF UNDERSIGNED: [initials] [initials]	
ADDRESS OF UNDERSIGNED: [initials] [initials]	ADDRESS OF UNDERSIGNED: [initials] [initials]
NAME OF UNDERSIGNED: [initials] [initials]	NAME OF UNDERSIGNED: [initials] [initials]
REGISTRATION INFORMATION NAME OF UNDERSIGNED: [initials] [initials] NAME OF UNDERSIGNED: [initials] [initials]	
ADDRESS OF UNDERSIGNED: [initials] [initials]	ADDRESS OF UNDERSIGNED: [initials] [initials]

18

INSTRUCTIONAL UNIT 425 STAMP

189

190

191

[illegible]

TABLE 1.4		NUMBER OF PERSONS ENTERED FROM AND THROUGH BORDER CROSSINGS									
Year	Country	From					Through				
		Land	Sea	Air	Other	Total	Land	Sea	Air	Other	Total
1990	Algeria	1,234	567	89	12	1,902	1,234	567	89	12	1,902
1991	Algeria	1,345	678	98	15	2,136	1,345	678	98	15	2,136
1992	Algeria	1,456	789	107	18	2,370	1,456	789	107	18	2,370
1993	Algeria	1,567	890	116	21	2,604	1,567	890	116	21	2,604
1994	Algeria	1,678	901	125	24	2,828	1,678	901	125	24	2,828
1995	Algeria	1,789	912	134	27	3,062	1,789	912	134	27	3,062
1996	Algeria	1,890	923	143	30	3,286	1,890	923	143	30	3,286
1997	Algeria	1,901	934	152	33	3,520	1,901	934	152	33	3,520
1998	Algeria	1,912	945	161	36	3,754	1,912	945	161	36	3,754
1999	Algeria	1,923	956	170	39	3,988	1,923	956	170	39	3,988
2000	Algeria	1,934	967	179	42	4,222	1,934	967	179	42	4,222
2001	Algeria	1,945	978	188	45	4,457	1,945	978	188	45	4,457
2002	Algeria	1,956	989	197	48	4,690	1,956	989	197	48	4,690
2003	Algeria	1,967	1,000	206	51	4,925	1,967	1,000	206	51	4,925
2004	Algeria	1,978	1,011	215	54	5,159	1,978	1,011	215	54	5,159
2005	Algeria	1,989	1,022	224	57	5,394	1,989	1,022	224	57	5,394
2006	Algeria	1,990	1,033	233	60	5,628	1,990	1,033	233	60	5,628
2007	Algeria	1,991	1,044	242	63	5,863	1,991	1,044	242	63	5,863
2008	Algeria	1,992	1,055	251	66	6,097	1,992	1,055	251	66	6,097
2009	Algeria	1,993	1,066	260	69	6,332	1,993	1,066	260	69	6,332
2010	Algeria	1,994	1,077	269	72	6,566	1,994	1,077	269	72	6,566
2011	Algeria	1,995	1,088	278	75	6,801	1,995	1,088	278	75	6,801
2012	Algeria	1,996	1,099	287	78	7,035	1,996	1,099	287	78	7,035
2013	Algeria	1,997	1,110	296	81	7,270	1,997	1,110	296	81	7,270
2014	Algeria	1,998	1,121	305	84	7,504	1,998	1,121	305	84	7,504
2015	Algeria	1,999	1,132	314	87	7,739	1,999	1,132	314	87	7,739
2016	Algeria	1,999	1,143	323	90	7,974	1,999	1,143	323	90	7,974
2017	Algeria	1,999	1,154	332	93	8,208	1,999	1,154	332	93	8,208
2018	Algeria	1,999	1,165	341	96	8,443	1,999	1,165	341	96	8,443
2019	Algeria	1,999	1,176	350	99	8,677	1,999	1,176	350	99	8,677
2020	Algeria	1,999	1,187	359	102	8,912	1,999	1,187	359	102	8,912
2021	Algeria	1,999	1,198	368	105	9,150	1,999	1,198	368	105	9,150



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #43

13441-0410 (LT)

PAGE 1 OF 4
PREPARED FOR RM
ON 2022/10/13 AT 22:40:44

ONLAND

PROPERTY DESCRIPTION: LT 21 PL 697 TORONTO ; S/T TT184685 ; MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 13441-1050

PIN CREATION DATE:

1999/03/25

OWNERS' NAMES

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 1996/10/21 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 **						
TT161388	1963/12/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF TORONTO THE PUBLIC UTILITIES COMMISSION OF THE TOWNSHIP OF TORONTO	C
TT161391	1963/12/19	AGREEMENT			THE CORPORATION OF THE TOWNSHIP OF TORONTO	C
REMARKS: DELETED BY VMIKLOSKA 2012/11/23						
BL865	1964/02/25	BYLAW				C
TT184685	1965/08/20	TRANSFER EASEMENT			THE BELL TELEPHONE COMPANY OF CANADA HYDRO-ELECTRIC COMMISSION OF THE TOWNSHIP OF TORONTO	C
VS6241	1966/04/01	RELEASE				C
REMARKS: TT161391						
VS65890	1968/02/20	RELEASE				C

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.



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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REGISTRY
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13441-0410 (LT)

PAGE 2 OF 4
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ON 2022/10/13 AT 22:40:44

ONLAND

* 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: TT161388							
VS70438	1968/04/18	RELEASE				C	
REMARKS: TT161388							
RO1088315	1995/04/11	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	GIGLIOTTI, REMO ANTONIO BLAGONIC, DORIANA		
RO1088316	1995/04/11	CHARGE		*** COMPLETELY DELETED ***	HONGKONG BANK OF CANADA		
LT2027048	1999/12/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** HSBC BANK CANADA			
REMARKS: RE: RO1088316							
PR191624	2002/01/17	CHARGE		*** COMPLETELY DELETED *** BLAGONIC, DORIANA GIGLIOTTI, REMO ANTONIO	HSBC BANK CANADA		
PR390928	2003/02/12	APL DEL EXECUTION		*** COMPLETELY DELETED *** GIGLIOTTI, REMO ANTONIO BLAGONIC, DORIANA			
PR390929	2003/02/12	TRANSFER		*** COMPLETELY DELETED *** BLAGONIC, DORIANA GIGLIOTTI, REMO ANTONIO	BLAGONIC, DORIANA		
PR390930	2003/02/12	CHARGE		*** COMPLETELY DELETED *** BLAGONIC, DORIANA	JEVISO INVESTMENTS INC.		
PR396622	2003/02/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** HSEC BANK CANADA			
REMARKS: RE: PR191624							
PR481125	2003/08/08	DISCH OF CHARGE		*** COMPLETELY DELETED *** JEVISO INVESTMENTS INC.			
REMARKS: RE: PR390930							
PR481280	2003/08/08	TRANSFER		*** COMPLETELY DELETED *** BLAGONIC, DORIANA	908599 ONTARIO INC.		
PR481281	2003/08/08	CHARGE		*** COMPLETELY DELETED ***			

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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13441-0410 (LT)

 PAGE 3 OF 4
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* 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
PR854296	2005/05/20	TRANSFER		908599 ONTARIO INC. *** COMPLETELY DELETED *** 908599 ONTARIO INC.	SCOTIA MORTGAGE CORPORATION HASSAN, AHMED IBRAHIM HINDY, ANGIE ALY	
		REMARKS: PLANNING ACT STATEMENTS.				
PR854297	2005/05/20	CHARGE		*** COMPLETELY DELETED *** HASSAN, AHMED IBRAHIM HINDY, ANGIE ALY	YOUR CREDIT UNION LIMITED	
PR920025	2005/09/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION		
		REMARKS: RE: PR481281				
PR1424686	2008/03/04	CHARGE		*** COMPLETELY DELETED *** HASSAN, AHMED IBRAHIM HINDY, ANGIE ALY	CANADIAN IMPERIAL BANK OF COMMERCE	
PR1668898	2009/07/15	CHARGE		*** COMPLETELY DELETED *** HASSAN, AHMED IBRAHIM HINDY, ANGIE ALY	CANADIAN IMPERIAL BANK OF COMMERCE	
PR1668899	2009/07/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: RE: PR1424686				
PR1669007	2009/07/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** YOUR CREDIT UNION LIMITED		
		REMARKS: RE: PR854297				
PR1848111	2010/06/28	TRANSFER		*** COMPLETELY DELETED *** HASSAN, AHMED IBRAHIM HINDY, ANGIE ALY	YACOB, MONA NASRALLA, SAID	
PR1848112	2010/06/28	CHARGE		*** COMPLETELY DELETED *** YACOB, MONA NASRALLA, SAID	THE EQUITABLE TRUST COMPANY	
PR1862675	2010/07/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: PR1668898.				

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ServiceOntario

 LAND
 REGISTRY
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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13441-0410 (LT)

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* 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
PR2152440	2012/02/16	TRANSFER		*** COMPLETELY DELETED *** NASRALLA, SAID YACOB, MONA	MUHAMMAD OMAR, ABDUL WAHAB	
PR2152441	2012/02/16	CHARGE		*** COMPLETELY DELETED *** MUHAMMAD OMAR, ABDUL WAHAB	THE TORONTO-DOMINION BANK	
PR2272578	2012/09/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE EQUITABLE TRUST COMPANY		
		REMARKS: PR1846112.				
PR2517400	2014/04/01	TRANSFER		*** COMPLETELY DELETED *** MUHAMMAD OMAR, ABDUL WAHAB	MAND, RAVINDER PAUL	
		REMARKS: PLANNING ACT STATEMENTS.				
PR2517401	2014/04/01	CHARGE		*** COMPLETELY DELETED *** MAND, RAVINDER PAUL	CANADIAN IMPERIAL BANK OF COMMERCE	
PR2528212	2014/04/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
		REMARKS: PR2152441.				
PR3425936	2018/12/20	TRANSFER		*** COMPLETELY DELETED *** MAND, RAVINDER PAUL	2666320 ONTARIO INC.	
		REMARKS: PLANNING ACT STATEMENTS.				
PR3425937	2018/12/20	CHARGE		*** COMPLETELY DELETED *** 2666320 ONTARIO INC.	THE TORONTO-DOMINION BANK	
PR3434750	2019/01/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: PR2517401.				
PR3926904	2021/10/15	TRANSFER	\$2,475,000	2666320 ONTARIO INC.	(REDACTED) (REDACTED)	C
PR3951307	2021/11/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
		REMARKS: PR3425937.				
PR4053529	2022/05/18	CHARGE	\$3,812,500	(REDACTED) (REDACTED)	THE BANK OF NOVA SCOTIA	C

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RICK MATELJAN B. A. Lic. Tech. OAA
 3566 Eglinton Ave. W., Mississauga, ON
 (t) 416 315 4567 (e) rick.mateljan@smda.ca

curriculum vitae

Education:

Trinity College, University of Toronto

- B. A. (4 year) (Specialist English, Specialist History)

Ryerson Polytechnic University

- detailing of residential and institutional buildings, OBC, technical and presentation drawing

Royal Architectural Institute of Canada Syllabus Program

- program of architectural education through practical and design studio experience

Employment:

2010 - Present

SMDA Design Ltd. (Owner)

- (formerly Strickland Mateljan Design Associates Ltd.)
- architectural design practice specializing in custom residential and small commercial /institutional projects, land development consultation, residential infill, adaptive re-use, heritage conservation
- contract administration, tendering, site review for private and institutional clients
- heritage and urban design consulting for complex infill projects
- responsible for management, business development, marketing and project delivery
- extensive experience with building technical issues, integration of building systems, barrier-free issues, change of use issues, Ontario Building Code
- extensive experience in multi-disciplinary team environments
- extensive experience in municipal approvals, heritage approvals
- Ontario Association of Architects licence with terms, conditions and limitations
- qualified to give expert testimony on matters of Urban Design and Heritage Conservation to Ontario Local Planning Appeal Tribunal (LPAT) (2019)

2001 - 2010

Gren Weis Architect and Associates, Designer and Project Manager

- design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction
- extensive client, consultant and building site involvement
- specialist at Municipal Approvals, Site Plan and Re-zoning approvals
- specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities

1993-2001

Diversified Design Corporation, Owner

- conceptual design, design development, working drawings, approvals for custom residential, institutional and commercial projects
- construction management and hands-on construction

Recent professional development:

2019	OAA Conference, Quebec City PQ
2018	Ontario Heritage Association Conference, Sault St. Marie ON
2017	RAIC/OAA Conference, Ottawa ON
2017	Ontario Heritage Association Conference, Ottawa ON
2012	OAA – Admission Course
2011	Ontario Heritage Association Conference, Cobourg ON
2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	First appearance before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

Activities:

2016-2019	Member, OAA Practice Committee
2015-present	Guest critic, Centennial College Architectural Technology Program
2014-2015	Guest critic, University of Waterloo Architectural Practice Program
2012-present	Member, Board of Directors, OAAAS (President from 2018)
2011-2016	Member and contributing writer, Editorial Committee, OAA Perspectives magazine
2008-2015	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007-present	Member, Mississauga Heritage Advisory Committee (vice-chair 2015-2019), member of the Heritage Award jury and Heritage Property Grant Panel
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

Memberships:

Ontario Association of Architects (OAA)
 Ontario Association of Applied Architectural Sciences (OAAAS)
 (former) Ontario Association of Certified Engineering Technicians and Technologists (OACETT)