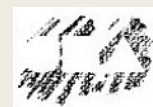




View from Front Street South



Heritage Impact Study related to a New Home at 52 FRONT STREET SOUTH, Port Credit



James Bailey Architect
September 2022

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A4.	Curriculum Vitae of Author

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This study has been commissioned by its current owner in support of an application for developing 52 Front Street South, Mississauga. It specifically addresses the relationship of the property to heritage given that it is located in the Old Port Credit Village Heritage Conservation District. The conclusions represent the independent opinions of the Author.

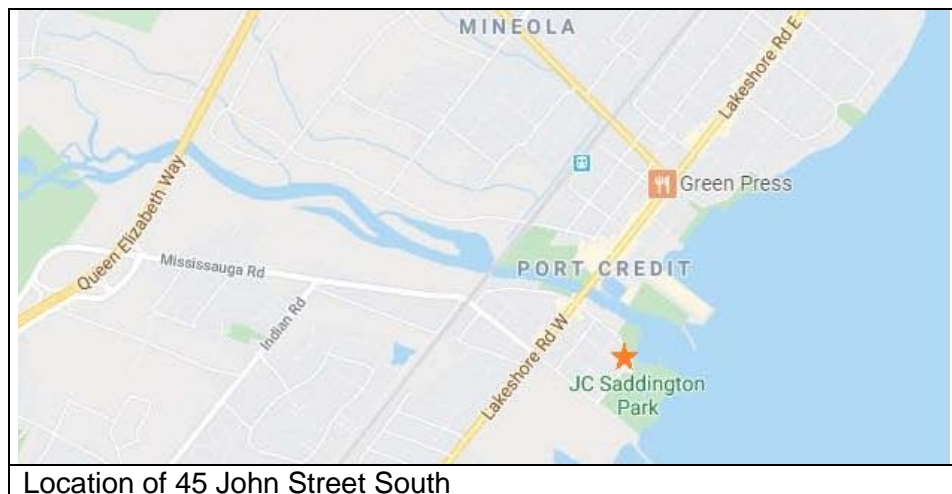
1.0 Design Proposal and Report Objective

Lucid Homes/GO Design has been retained by the Beshay family to design and construct a new home on what is now a vacant lot within the boundaries of the Old Port Credit Village Heritage Conservation District. A requirement of the City of Mississauga is that exterior alterations of existing buildings or any new construction be evaluated by a qualified Heritage Consultant.

The author of this report has worked closely with the Designers in order to provide assurance to the City of Mississauga planners and building officials that this further development will support the goals of the Old Port Credit Village Heritage Conservation District Plan.

2.0 Location Plan of Subject Property

45 John Street South is located in the community of Port Credit. Port Credit is one of twenty-two nineteenth century communities which today comprise the City of Mississauga.



As early as 1796 the British planted a trading post along with a Government Inn the west side of the mouth of the Credit River. On August of 1805, a land treaty was signed between the Mississauga and representatives of the British Crown for a large territory to the west of present day Toronto, however the Mississauga Indigenous People reserved a one-mile width of land on either side of the river. This land was surveyed by Robert Lynn in 1835 at which time the construction of the harbor began.

The Mississaugas departed in 1847 which opened up the area to commercial expansion and Port Credit went through a period of tremendous economic growth to a large extent thanks to this harbour. Unfortunately this period of growth came to an end in the mid-1850's due to a great fire which destroyed the west end of the harbour, as well as to the construction of the Grand Trunk and Great Western Railways, which diverted commerce away from the village.

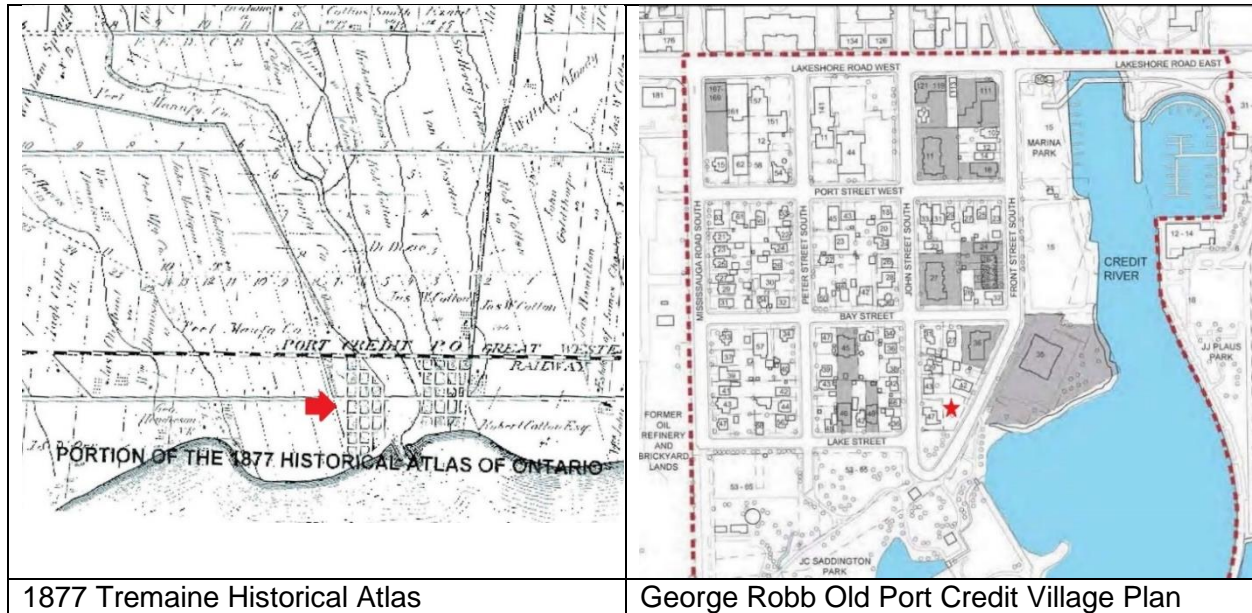
With the approach of the end of the century, the trade of stone-hooking, the recovery of rocks from the below Lake Ontario to provide building materials for Toronto, became important to the community's livelihood.

In light of the continued growth seen in this area, the Toronto Township Council was formed in 1873 to oversee the affairs of the various villages that were unincorporated at that time. The

arrival of the Gray family from Scotland to establish the St. Lawrence Starch Company, in 1889, and other large industries, such as the Port Credit Brickyard, revitalized Port Credit's economy.

Port Credit became a Police Village in 1909 and was incorporated as a Village in 1914. By 1961 it had acquired Town status and became part of the City of Mississauga in 1974. Old Port Credit still retains much of its architectural character and early street names.

The Old Port Credit Village Conservation District was established in 2005 in order to attempt to preserve the character one of the earliest residential areas laid out in Port Credit, as evident on this 1877 map.



A plan prepared by George Robb Architect as a part of a study conducted by his team to establish the architectural make-up of this neighborhood. The fabric is, in fact, very mixed. 45 John Street South has been indicated by a red star. This property has recently been redesignated as 52 Front Street South. The adjacent numbered buildings indicated in this plan are described and photographically illustrated within the body of this report.

3.0 Description of the Property

The legal description of the property is PT LOT 1 N/S LAKE ST WCR PL PC1 (SHOWN ON PL 300) PORT CREDIT; PT LT 2 N/S LAKE ST WCR PL (SHOWN ON PL 300) PORT CREDIT PT 1 43R23022; MISSISSAUGA.

While the street address is was on John Street South by virtue of a driveway approach to the lot from that street, the proposed new home will face Front Street South and will therefore be considered to be 52 Front Street South. The property is currently vacant with little evidence of earlier construction.

The lot measures 729 m² and abuts three other properties, all of them residential occupancies (and all to be found on the Mississauga register of buildings of historic interest.)



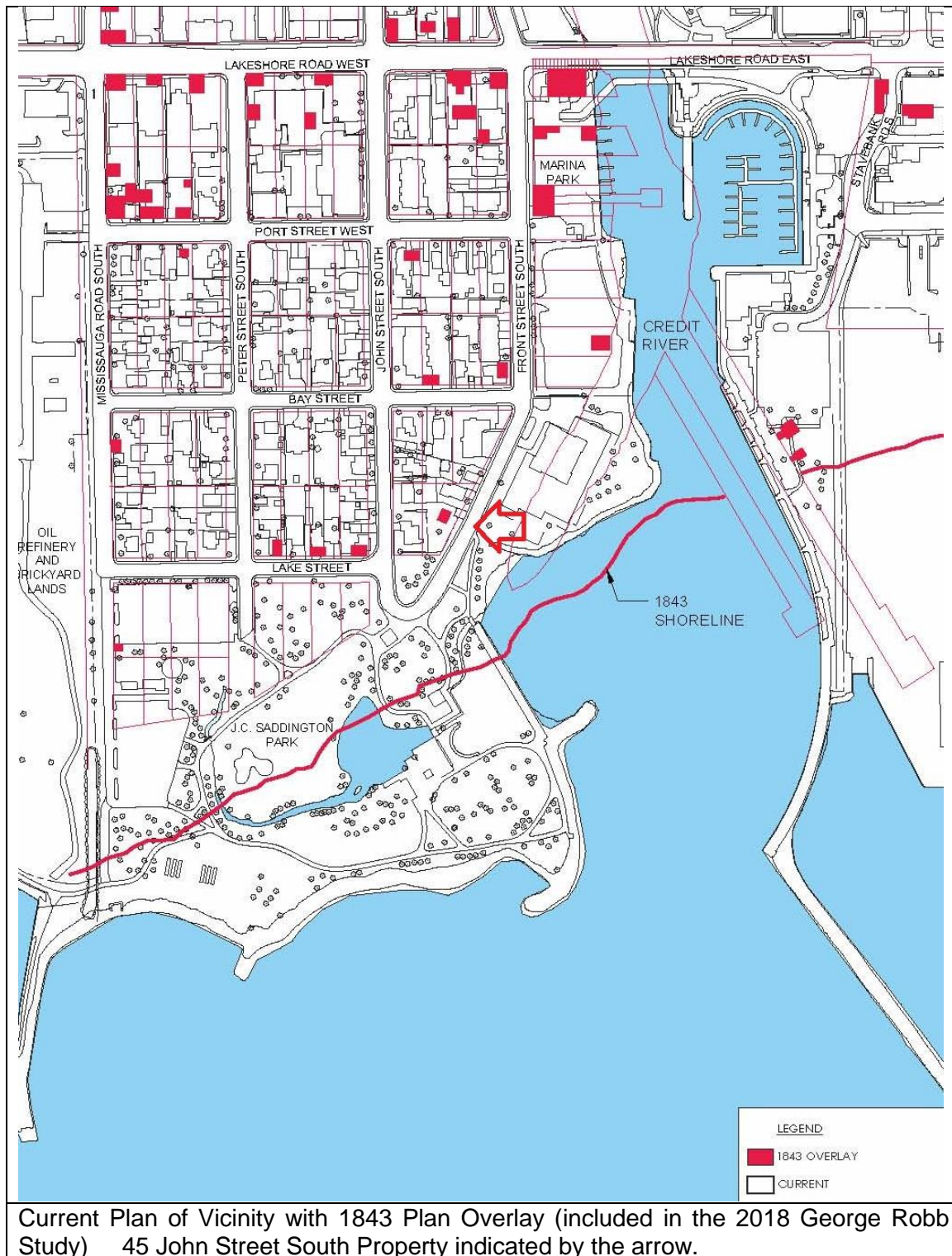
4.0 Historical Research

The property is located within the boundary of the Old Port Credit Village Conservation Area.

The George Robb study finalized in 2018, and adopted in 2020, includes a map which overlays buildings which were to be found in the Old Port Credit precinct in 1843. This shows that there was at that moment in history a home on Lot 1, on the north side of Lake Street.

A search of the Land Title Abstracts related to this property indicates that in 1843, Lot 1 was under the possession of the Crown. It did not move into private hands, those of Abram Block (b. 1851), until 1882.

Abram Block was a mariner who owned a stonehooker, the Mary E. Ferguson, and he also built and repaired boats with John Miller in a workshop located on the Front Street road allowance (by the 1921 Canada Census, his occupation became that of a carpenter.



Three homes abutting the site as well as the neighboring park pavilion have been listed to be of interest during this study. In the 2020 Old Port Credit Village Heritage Conservation District Plan all three homes--two houses with John Street South addresses and the one at 42 Front Street South—were considered to be “contributing” properties.

Two of these homes frame the driveway from John Street South.



43 John Street South

43 John Street South is a one-storey residence with wood siding and a medium pitch gable roof. It has been noted as having been constructed at some time after 1952. The Mississauga Property Look-up indicates that it has been designated on architectural merit. The Old Port Credit HCD Plan considers it to be a contributing property.



47 John Street South

47 John Street South is a more unusual structure. It is reported to have been built between 1910 and 1928. It has a garage addition which must be more recent. It has been listed as being of contributing interest in the Old Port Credit Heritage Conservation District Plan.



42 Front Street South

North of the subject property is 42 Front Street South. This is an Ontario Cottage—a classic residential house form at the turn of the 20th century—which has been photographically documented as early as 1908. It has been identified in the Old Port Credit Village HCD Plan as being a contributing property.

Although considerably altered, this is a home that was occupied by Abram Brock, who took ownership of a half-acre of land from the Crown in 1882 and there he constructed a home for his wife, Susannah, and himself.

Verna Mae Weeks has included a picture of this house with a front verandah and shade trees along a picket fence in her book on Port Credit. The house matches an illustration of the house on the 1910 fire insurance plan but whether it is the first house constructed by Abram Brock cannot be said with certainty.

The current owner, has owned the house since 1997. In 2006 he made a series of applications to the City of Mississauga Committee of Adjustment to allow the legal severance of the property on which he had an accessory building (a residential coach-house) located to the north of this house. Ultimately the property owner had to appeal to the OMB.

Our interpretation of the records is that he was not successful and in 2015 made application to the Committee of Adjustment to allow the existing, non-compliant accessory building to remain. This has little bearing on the lot under review in the HIA, given that it is one building away from our site.



J.C. Saddington Park showing Park Pavilion

The property to be developed is across the street from the J.C. Saddington Memorial Park. This community park was constructed over a former land-fill site used for the disposal of construction and demolition wastes. The site is used for a neighborhood park, and includes a 1990 pavillion which has been considered as having a contributing status in the Old Port Credit HCD Plan.

Based on sources that are listed in the references listed elsewhere in this study, we have attempted to document the ownership of the property under review.

What is mysterious, is that a building shown on an 1843 map (included in the George Robb Heritage Conservation District Study) predates the private ownership of the property. Abram Block took ownership of the complete lot in 1882 and is reported to have built a home for himself and his wife, Suzanna (ne Strong). Abram and Suzanna had four children: Minnie Victoria; Fredrick; Albert and Abraham (from 1891 Canada Census).

By 1901 (the next Canada Census) only Albert and Abraham remained with their parents. Minnie was reported to have had married and acquired the family name Burrile but in the 1901 Canada Census Minnie is indicated as being divorced and living with a two year old son and a one year old daughter in the same vicinity as her parents.

In the next Census, that of 1911, only Albert's name appears, along with his wife and a family of three children.

The 1921 Census indicates that Abram and Susanna are still living in Port Credit and at 70 years of age, Abram has acquired the skills of a carpenter.

Abram Block sold a portion of his land to an Edith Brock in 1922. Upon his death in 1933, Susanna inherited the remainder but then she sold another portion to an Edith Brock.

The property under review straddles lots 1 and 2, and by overlaying ownership records of these two lots we have been able to narrow down the on-going ownership of this particular property. While we can't be definitive, without being able to review the actual transcripts of the transactions (access to these at the Land Registry Office is limited due to the pandemic), we feel that the Edith Brock properties do not touch this particular lot.

None of the owners listed, past the Block family, are traceable on Canada census (last available on line is 1921). Francis E. Graham seemed to have been a resident of Etobicoke. The Groens were a Port Credit Family. In any case, we don't feel that there was any residential occupancy of the land on which this new home will be constructed. The Brock home looks out southward and in all likelihood the property under review was part of that home's garden area.

YEAR	OWNER	DETAILS	SOURCE
1882	Abram Block (1849-1933)	First owner of Lot 1 Living with Susanne his wife according to Canada Census	Land Title 1921 census
1927	Municipal Survey made under instructions of the Minister of Lands Plan 300		
1933	Susanna Block (1851-1941)	Widow of Abram Block who takes ownership on his death.	
1941	Francis E. Graham & Sara E. Graham	It is Susanna's daughter, Mini Victoria et al, as executors of their mother's will, who sell the property to the Grahams 13500 consideration	Land Title transaction #869
1955	Francis E. Graham		Land Title transaction #7795

YEAR	OWNER	DETAILS	SOURCE
1958	James F. Graham & Mary R. Graham	\$1.00 & C. (other considerations)	Land Title transaction #9932
1964	Hendrik Groen & Margeretha E. Groen	\$2.00 & C. (other considerations)	Land Title transaction #13211
1973	John V. Groen, trustee	\$2.00 & C. (other considerations)	Land Title transaction #276561VS
1993	Division of the Lot 1 into a number of parts		Land title transaction #43R-19193
1994	Walter Peter Kent and Bonita Catherine Kent	\$163,000.00	Land Title transaction #RO 1015797 and tied by to transaction #276561VS.
1997	Jessie Helen Randall	Many transactions noted between the Kent's and Jessie Randall....likely to rationalize property lines	Land title transactions #RO103810, RO1071318 and #RO1071378
1997	Peter Nolet	Agreement of sale followed by a transfer from Jesse Helen Randall for \$150,000.00	Land title transactions #RO1136470 and #RO1135265
2000	Peter Nolet is listed as the owner of Part of Lots 1 to 4, Plan 300W located at 42 Front Street South.		Minutes of the C of A Meeting of August 10, 2000
2000-2016	A number of applications to the C of A, as well as the OMB related to the severing of a parcel of land from his. In 2006 three applications to the C of A were refused. Three OMB appeals followed. An application in 2016 was approved.		
2016	Alan Pierre Nolet & Leanne Mary Nolet noted as the owners of 43 John Street South		Minutes of the C of A Meeting of May 12, 2016
2019	Dr. Beshay Medicine Professional Corporation	Purchased from Leanne Mary Nolet for \$1,050,000	Onland search related to PIN 13488-1318

5.0 Statement of Significance of the Property

Ontario Regulation 9/06 made under the Ontario Heritage Act establishes three criteria for determining Cultural Heritage Value or Interest.

1. The property has **design value or physical value** because it,
 - a) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - b) displays a high degree of craftsmanship or artistic merit, or
 - c) demonstrates a high degree of technical or scientific achievement.
2. The property has **historical value or associative value** because it,
 - a) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

- b) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- c) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has **contextual value** because it,

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

In the case of this property, its sole obligation is that it support the context in which it is located.

Our review included available historical documents, and research available through the work of the George Robb team which provided documentation for the Old Port Credit Village Heritage Conservation Plan). This confirmed that a building shown on an 1843 map had been lost and the site has been vacant for well over a century.



Consequently, the manner in which the proposed design respects and compliments the context in which it will be built is key. The parameters are described and pictured in section 3.0 of this report.

On two sides, the new home sits across streets from City parkland. On the remaining three sides are existing single storey homes, which for the most part, lack architectural distinction,

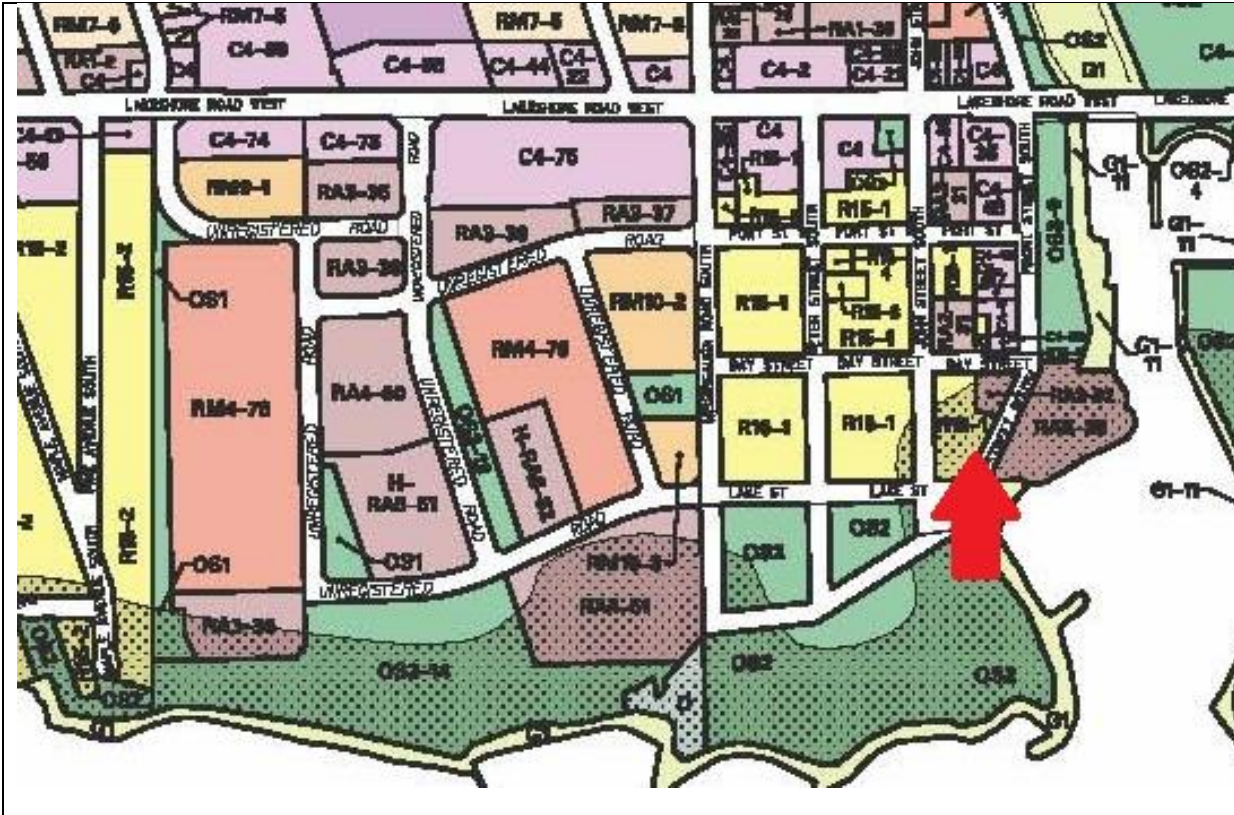
Kiddy corner across the street to the north, is a 20 storey apartment tower dating from the 1960's. It was built on land partially recovered from the bay.

Front Street South is an urban design disaster, and this home does its best to fill an empty lot on the block.

6.0 Summary of relevant municipal/agency requirements

The current zoning of the lot is R15-1. This is a zoning which specifically addresses detached dwellings in Port Credit, and more specifically in-fill housing.

As proposed, the new house is not always in compliance. It is not the role of this investigation to judge compliance to zoning but rather to how the design relates to its neighbors and fits the context of the Old Port Credit Village Heritage District.



To be in compliance with zoning by-laws can often run cross-currents to providing an appropriate building block in the development of the community. Nevertheless, this project is technically required to follow the R15-1 zoning requirements.

Any deviations from these requirements will necessarily have to be requested as minor variances, through application to the Committee of Adjustment. Current discrepancies include:

- Gross Floor Area, including garage of 346 m² while R15-1 zoning only allows 316 m²
- Minimum Front Yard of 4.8 m has been provided, whereas 5 m is required
- The garage doors are flush with the front (and rear) walls of the house. R15-1 zoning requires that these be set back from the face by 3 m. (Within the Old Port Credit HCD Plan a minimum set-back of only 2m. back from the face is recommended.)

As part of a designated cultural landscape, the development is also controlled by the Ontario Heritage Act, Regulation 9/06. The R15-1 zoning requires that if this house was the result of reconstructing, altering or enlarging an existing building, the Owner would be required to replicate the exterior faces or the exterior wall features of the building or structure.

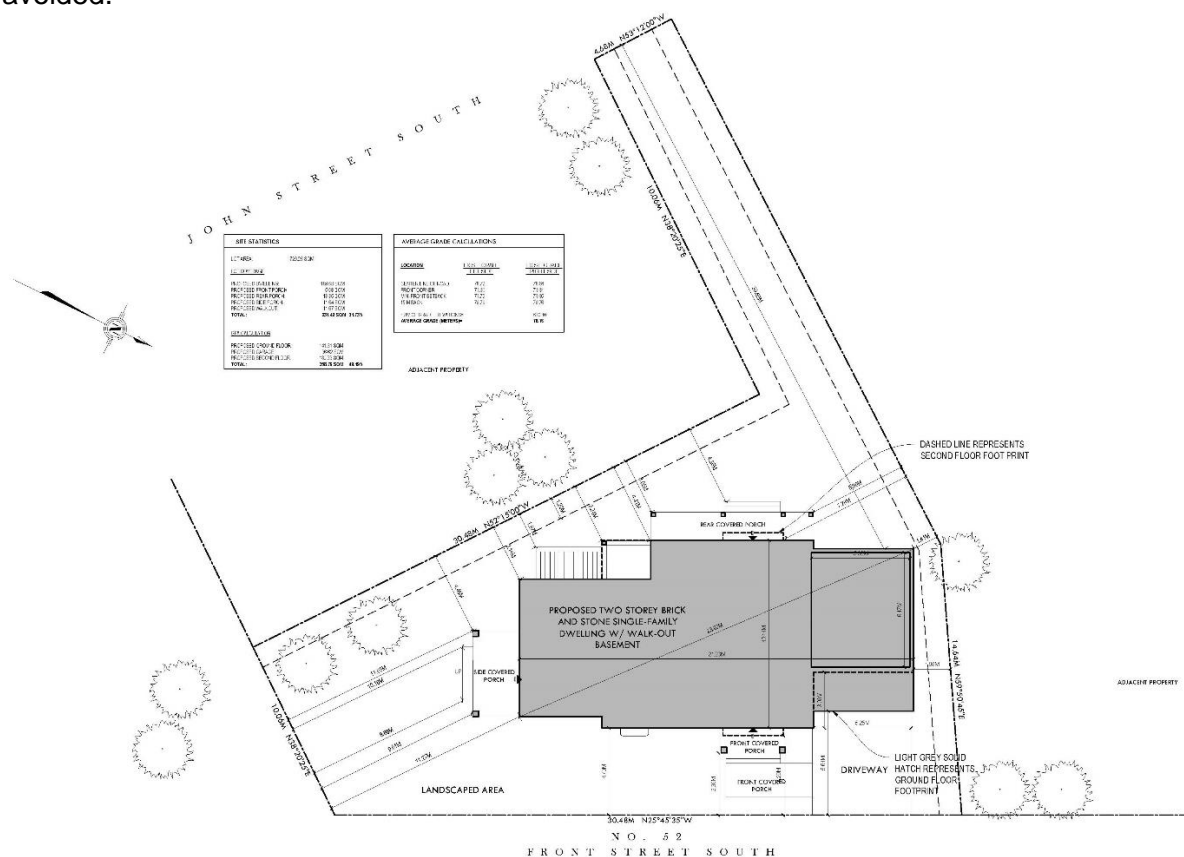
While we have no such building or structure to replicate, this requirement of the zoning—a zoning which also describes the development of neighboring properties—suggests that the homes which abut this new house, will look appreciably as they do today for some time.

GO Design and Lucid Homes have proposed a substantial new home on a property which has stood vacant for many decades---and possibly forever (although our limited access to archival resources has not permitted us to be definite on this last point).

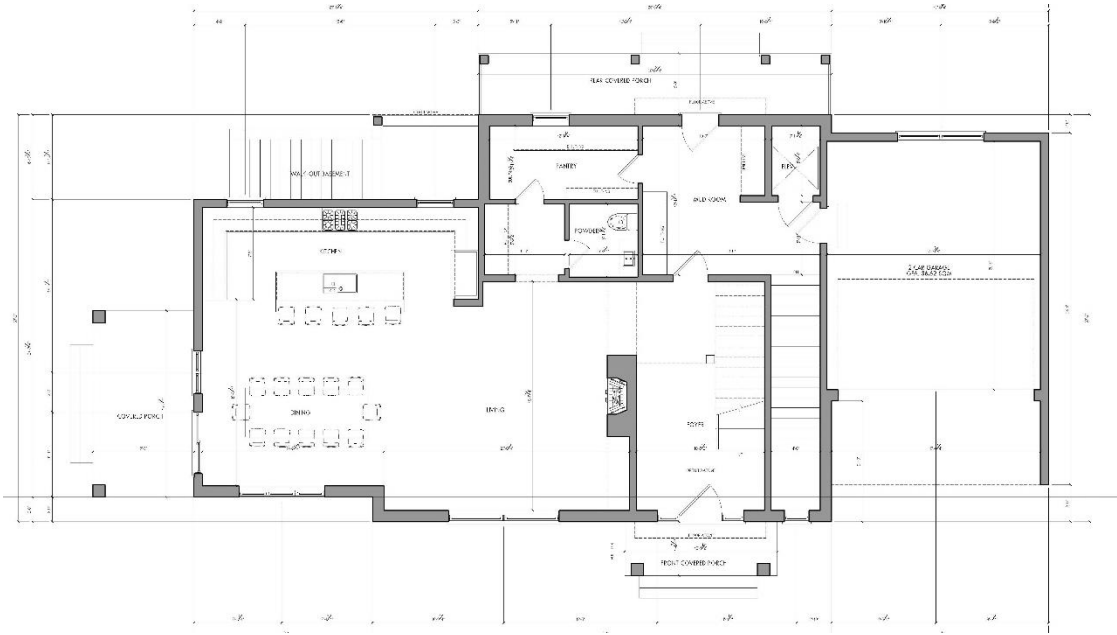
The principal elevation of the home is along Front Street South (although in terms of zoning requirements the continuation of Front Street South, to the left on the site plan below, is being viewed as the front yard). In order to scale down a home of considerable square footage, the Designer has proposed a house where the façade is broken into three volumes.

The central portion, clad in brick reads as the main house and includes a contrasting wood- framed portico. To either side, the slightly subservient wings are to be clad in wood siding. Both finishes were typical cladding materials for District Houses. The southerly “wing” reads almost like a porch, and the northerly “wing” is the garage (appearing as a traditional drive shed). The door of the garage has been set back from the main façade of the house by three meters. As can be seen in the site plan, the unusual lot has made prescribed setbacks a challenge.

Windows are flat headed, and wider windows are broken into multiple units with each unit being two to three times taller than the width. Double hung windows are generally two over two, quite common in the later part of the 19th century. The pastiche of multi-paned sashes has been avoided.



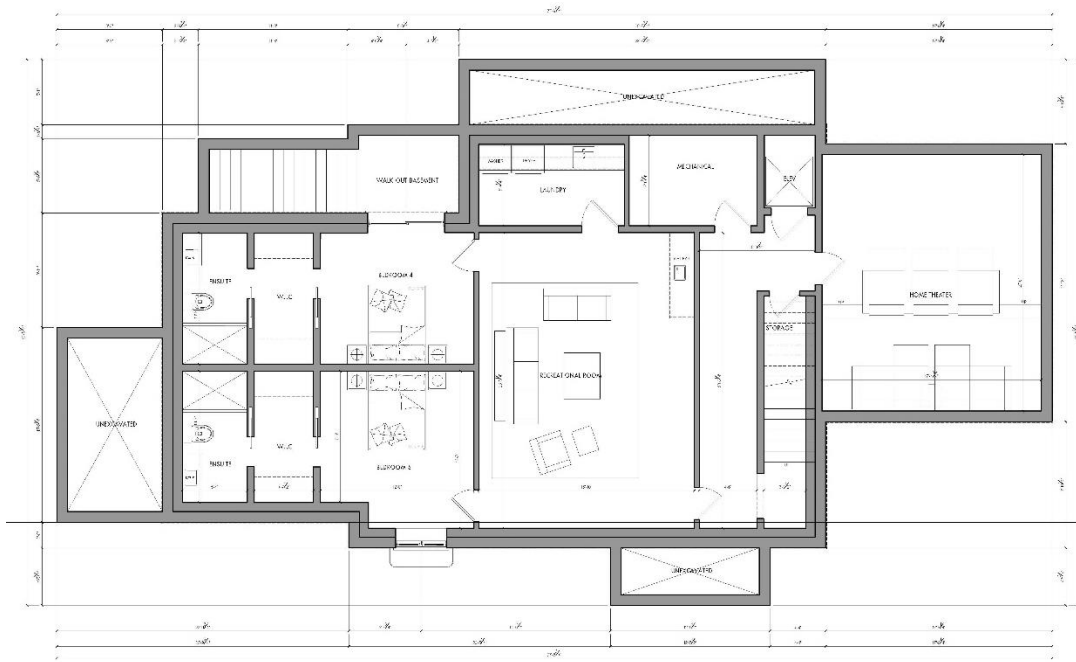
Proposed Site Plan



Ground Floor Plan



Second Floor Plan



Basement Floor Plan



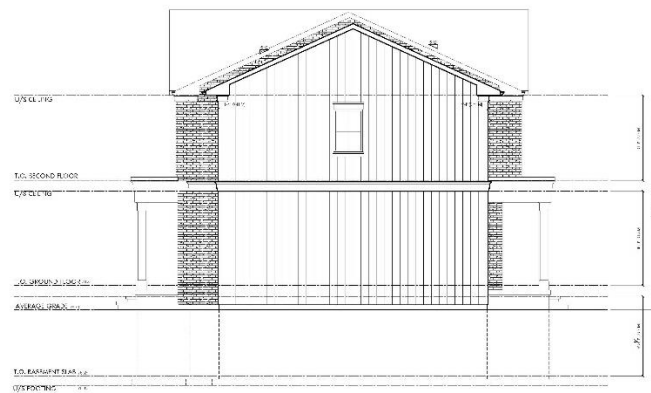
Front Elevation (facing Front Street South)



South East Elevation



Rear Elevation (in the direction of John Street South)



Side Elevation (facing North West)

8.0 Impact of Proposed new In-fill Home on the Street

As has already been pointed out, while the street address is on John Street South the most exposed elevation is that facing onto Front Street South. It is, in fact, the Owner's intent to regard this as its main entrance. The streetscape drawing required by the City of Mississauga Guidelines for this Heritage Impact Assessment is, therefore, that facing Front Street.



Streetscape View of 52 Front Street South

The best yardstick for the evaluation of this new home is how it relates to the “Design Guidelines for New Construction”, included by George Robb in the Old Port Credit Village Heritage Conservation Plan of 2020. We assess the project point for point below:

	OPCV Guideline	Proposed Design
9.2.1	No taller than two stories	The home is two stories tall
9.2.2	Save ample open space around the new house	A rear garden has been sacrificed to maintain a substantial front yard (in comparison to its neighbors)
9.2.3	Save significant trees	The property is clear of trees.
9.2.4	Reinforce the street grid	The proposed house design is parallel to Front Street
9.2.5	Choose wall material complimenting buildings of historic interest	Brick emphasizes the main mass with board and batten being used for the two subordinate wings. These are permitted exterior finishes for used in Old Port Credit Village.
9.2.6.	Choose stock windows that are flat headed and taller than they are wide.	The windows facing Front Street S. generally comply with the preferred proportions.

	OPCV Guideline	Proposed Design
9.2.7	Choose a gable, hip or truncated hip roof of medium pitch.	The proposed home has a gable roof.
9.2.8	Modern services—vents and exhausts to be hidden from the street	Vents would normally be located under the eaves, in the gables and along the ridge (quite invisible).
9.2.9	Garages, if not separate is to be set back from the front wall a minimum of 2 meters and the driveway is kept narrow.	The garage is attached, and set 3 meters back from the front of the house, although to achieve the required living space the second floor extends beyond the garage door about 2 meters.
9.2.10	Make your house a product of your own time. Keep the design of your house simple, avoiding ornamentation. Avoid dramatic statements	Through design development and working with the Heritage Planning Department the house design has become quite 19 th century.

9.0 Mitigation Measures

The Architect has worked with the Heritage Planning Department to massage an earlier design submitted to be more in keeping with the neighborhood. He is having to provide a design that meets his Client's needs on a very unusual shaped lot, while it also completes a streetscape which includes both a cottage, a two story home, and a multi-unit apartment block.

Any design solution would be challenged by this disparity. To have something on this empty lot to complete the streetscape is already an improvement. This design is effective in breaking up the mass of a larger home than is usual for this neighborhood to better relate to its context. The selected heritage materials and traditional rooflines are the strong statements in this design.

While not always in agreement with the City's zoning by-laws the setbacks have been managed the best possible on the extraordinary shaped lot. To better comply with the Historic Village guidelines there should be narrowing of the driveway as it empties onto Front Street South.

10.0 Recommendation

This is a design that has evolved over a couple of years and at this point we feel that the design presented in this HIS is well-suited for the site.

In terms of the Ontario Heritage Act, regulation 9/06 Part V our only concern is how it relates to the context, situated as it is in the Old Port Credit Village Conservation Area. It is not displacing any existing buildings and the currently unbuilt lot does not represent a landmark.

We feel that the proposed massing and the proposed choice of materials are sympathetic with abutting homes and the remainder of the streetscape. The “Design Guidelines for New Construction” included by George Robb in the Old Port Credit Village Heritage Conservation Plan of 2020 have been followed as closely as possible.

The lot setbacks are tight and this recommendation assumes that zoning requirements that are being overstepped will be addressed through an application to the Mississauga Committee of Adjustment.

APPENDIX A1 Sources of Information

City of Mississauga Property Services Online

Government of Ontario land-titles repository at <https://onland.ca>

Canada Census: 1891, 1901, 1921

1877 Illustrated Historical Atlas of Peel, edited by Walker and Miles

Old Port Credit Village Heritage Conservation Plan, George Robb et al, adopted in 2020.

Old Port Credit Village Heritage Conservation Plan 2018: Appendix B Property Inventory 2018, George Robb et al.

"Port Credit: Past to Present", Kathleen Hicks, 2007

Ontario Heritage Act, Regulation 9/06

Ontario Ministry of Culture, Ontario Heritage Tool Kit

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2003

APPENDIX A2 Selected Reference Documents

- a)** Mississauga Property Services Online for 43 John Street South, 47 John Street South, and 42 Front Street South
(No information exists for 45 John Street South, but these provide context).
- b)** Land-title transcripts for Lots 1 and 2, Plan 300, West of Credit River, North side of Lake Street
- c)** Onland Parcel Register for the property (PIN 13451-0156)
- d)** Abram Block archival records
- e)** Canada Census scans for 1891, 1901 and 1921

Property Information

All recognized heritage properties are listed on the City's Heritage Register. Some of these properties are designated under the Ontario Heritage Act. For more information visit [Heritage Planning](#).

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
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PROPERTY HERITAGE DETAIL

▫ [View Another Property](#)

Property Heritage Detail

Address: 43 JOHN ST
Type: RESIDENTIAL
Style: BUNGALOW

Area: PORT CREDIT
Reason: ARCHITECTURAL



[Print Friendly Page](#)

Images



History

This one storey structure wood siding and a medium pitch gable roof was built sometime after 1952.



Property Information

All recognized heritage properties are listed on the City's Heritage Register. Some of these properties are designated under the Ontario Heritage Act. For more information visit [Heritage Planning](#).

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
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PROPERTY HERITAGE DETAIL

▫ [View Another Property](#)

Property Heritage Detail

Address: 47 JOHN ST
Type: RESIDENTIAL
Style: VERNACULAR

Area: PORT CREDIT
Reason: ARCHITECTURAL



[Print Friendly Page](#)

Images



History

This one storey structure with a contemporary addition is finished with wood siding, and has a medium pitch gable/shed roof. It was built between 1910 and 1928.



Property Information

All recognized heritage properties are listed on the City's Heritage Register. Some of these properties are designated under the Ontario Heritage Act. For more information visit [Heritage Planning](#).

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
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PROPERTY HERITAGE DETAIL

▣ [View Another Property](#)

Property Heritage Detail

Address: **42 FRONT ST**
 Type: **RESIDENTIAL**
 Style: **ONTARIO COTTAGE**

Area: **PORT CREDIT**
 Reason: **ARCHITECTURAL**



[Print Friendly Page](#)

Images



History

This one storey frame house with wood panel siding has a medium pitch hipped roof that is covered with asphalt shingles. Although altered, this is the Ontario Cottage where Abram Block, Jr. and his wife Susannah, lived for many years. A c.1908 photograph published in Verna Mae Weeks' 1995 history shows the one-storey house with front verandah and shade trees along a picket fence. The photo matches the illustration of the house on the 1910 fire insurance plan. According to a 1933 story reprinted in Robert Townsend's "Tales from the Great Lakes", Abram Block's house was new in the late 1880s. Block received the Crown deed to his one-half acre property in 1882. Abram Block was a mariner who owned a stonehooker, the Mary E. Ferguson. He also built and repaired boats with John Miller in a workshop located in the Front Street road allowance. He was a school trustee for 42 years. Both he and his wife were active in Port Credit Methodist (later, First United) Church. As a boy of five, he witnessed the 1855 fire.

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

Abstract Index
 Répertoire par lot

Page 1

300

Plan/Concession

Lot

West of Credit River



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	DAY MON YR		Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Blen-fonds/Observations
		Registration Date Date d'enregistrement	Day of month J M J				
3742	B.S.	1 Nov. 1882		The Queen	Abram Block	\$ 80.00	All and O.L.
3743	MORTGAGE	1 Nov. 1882		Abram Block et ux	J. R. Shaw	150.00	All and O.L. ADL & 96.02.21
3934	D.H.	19 Jan. 1883		J. R. Shaw	Abraham Block		All and O.L. ADL & 96.02.21
22270	B.S.	24 Aug. 1922		Abram Block et ux	Edith M. Brock	1400.00	Part
300	PLAN	3 Oct. 1927		Municipal Survey made under Instructions of Minister of Lands and under Prooves of the Survey Act.			
43116.R.	Cert.	2 Aug. 1933		Re: Abraham Block	Treasurers Consent		
35637	Grant	20 Oct. 1933		Susanna Block	Edith M. Brock	500.00	Part and O.L.
869	Grant	1 Aug. 1941		M.V. Burrell et al. exers. Susanna Block, et al.	Francis E. Graham & Sara E. Graham, as joint tenants	\$3500.00	Pt. & O.L. (see lot 2) Consent Attached. Nly pt.
1804	Grant	17 Oct. 1945		Edith M. Brock	Elsie Hilditch 1. Comm in W. limit of lot 1. 94' N. of stake in High bank of Lake Ontario Thence S. 94' to stake, x E. along bank 50' x N. 64' x W. 55 to p. of b. together with 15' rt. of way and right to use well. 2. (a). Comm in W. limit at NW. L. of lands conveyed to E.M. Brock by 22270. Thence E. 39' x 61' to Front St. x W. to SE. L. of lot 1 x W. to W. limit of lot 1. x W. to S. limit of E.M. Brock's lands x E 50' x N 64' to NEL. of E.M. Brock's land x NW. 55' to p. of b.	\$2500.00	pts. & O.L.
6035	Grant	5 Dec. 1953		Jennie Kent in her personal capacity & as extrx. George L. Kent Est.	Robert Leblanc & Margaret Leblanc as joint tenants	\$1.00 & C	Right to use well. & O.L. Treas. Consent: attached
6036	MORTGAGE	7 Dec. 1953		Robert Leblanc & Margaret Leblanc	Jennie Kent	\$3200.00	Right to use well & O.L.

Continued on Sure is page 2

FORM 1

10311 (2-6)

Abstract Index

Répertoire par lot

Page 2

300

Plan/Concession

Lot 1

West of Credit River

Street LAKE N. side



DAY MON YR

Registration Number
Numéro d'enregistrement

Instrument Type
Type d'acte

Registration Date
Date d'enregistrement
YY MM JJ

Parties from
Parties

Parties to
Parties

Consideration
Contrepartie

Land/Remarks
Bilan-fonds/Observations

995	Deposit No. 2702 Grant	27 Oct. 1955	Francis E. Graham & Sara E. Graham	Francis E. Graham Restrictions	\$1.00	Part & O.L. see lot 4 SE. of Bay St. WR.C. for disc.
9675	Grant	15 July 1958	Robert LeBlanc & Margaret LeBlanc	Norman S. Ward & Edna C. Ward, as joint tenants.	2.00 &C.	Right to use well. & O.L.
9677	MORTGAGE	15 July 1958	Norman S. Ward & Edna C. Ward	Robert LeBlanc & Margaret LeBlanc, on joint account.	3500.00	Right to use well & O.L.
9758	ASS'T OF MORT	13 Aug. 1958	Robert LeBlanc & Margaret LeBlanc	Oracle Investments Limited	\$2.00 &C.	Assigning No. 9677
9932	Grant	7 Nov. 1958	Francis E. Graham et ux.	James F. Graham & Mary R. Graham, as joint tenants.	1.00 &C.	Part & r of w & O.L. as is No. 7795 Restrictions.
10112	Grant	20 Feb. 1959	Norman S. Ward & Edna C. Ward	Lilly Lecky	2.00 &C.	Right to use well & O.L.
11294	Grant	29 Nov. 1961	Francis E. Graham & Sara E. Graham	Terence C. Randall & Jessie H. Randall as joint tenants	\$2.00 &C.	Part & O.L. Comm in SW. limit lot 4- 14 1/2" NW of S L. Thence E 99' x NW 42'2" x NE 97'11" x SE. 104'10" x SW 48'5" x SW 5'10" x NW 51' x SW 98' x NW 12'8" to p of c. Together with & subj. to r of w.
11753	MORTGAGE	18 Jan. 1962	Kathleen Habbirk	Lilly Lecky	\$500.00	Right to use well & O.L.
11754	Grant	18 Jan. 1962	Lilly Lecky	Kathleen Habbirk	\$2.00 &C.	Right to use well & O.L.

FORM 1

10011 (86)

Continued on Suite à la page 3

Abstract Index Répertoire par lot

Lot 1 Plan/Concession 300 Page 3



11754

West of Credit River

DAY MON YR

Registration Number d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Street LAKE N. side	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
13211	Grant	28 July 1964	James F. Graham & Mary R. Graham		Hendrik Groen & Margaretha E. Groen as joint tenants	2.00 & C.	Part-comm in SW 1/4 lot 4 ss Bay St. 1'4 1/2" NW of s L lot 5. Thence SE 3/4 x-E 98' x NW 51' x W 98' top of C & r of W.
13456	ASS'T OF MORTGAGE	23 Dec. 1964	Robert LeBlanc & Margaret LeBlanc		Margess Investments Limited	\$2.00 & C.	Assigning NO. 9677.
14018	Grant	1 Nov. 1965	Kathleen Habbirk		Charles Monaco & Alba Monaco as joint tenants	2.00 & C.	Right to use well & O.L.
GR50328VS	Cert.	1 Sept 1967	Treasurer's Consent		Hendrik (Harry) Groen Est.		re: NO. 13211.
See Deposit 276561VS	Grant	16 Aug. 1973	Margaretha E. Groen		John V. Groen, Trustee	\$2.00 & C.	Part & O.L. as in NO. 13211. Tog. with & subj. to r of w's.
GR385475	Cert.	15 Mar. 1976	Treasurers Consent		Margaretha E. Groen Est. (Margaret E. Groen Est.)		re: NO. 276561VS.
RO 1015797	Grant	92 08 27	GROEN, John Victor Trustee		KENT, Walter Peter KENT, Bonita Catherine as joint tenants	163,000.00	Part & OL as in No. 276561VS Subj to to RefW & OL.
RO 1015790	Mort	92-08-27	KENT, Walter Peter KENT, Bonita Catherine		Royal Bank of Canada	158,721.25	Part & OL as in No. 276561VS & Subj to RefW & OL.
43R19793		93 04 29					Part 2 276561VS & O.L. Part 3 276561VS & O.L. Part 4 276561VS Part 5 PC11294 Part 6 PC11294 & O.L.

Discharged by #601079204 ASST. Dep. Land Reg. 2/1/14

Date Plan Registered 3 Oct. 1927

Owners Crown Survey

Lots Subdivided Town Plot

Lot 2

Plan/Concession 300

Page 1

West of Credit River Lake N Side Street



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bionfonds/Observations
3742	B. & S.	1 Nov 1882	The Queen	Abram Block	\$80.00	A11 & OL
3743	Mortgage	1 Nov 1882	Abram Block et ux	J.R. Shaw	150.00	A11 & OL-ADLR LR 96.02.21
3994	D.M.	19 Jan 1883	J.R. Shaw	Abram Block		A11 & OL-ADLR LR 96.02.21
21911	B. & S.	11 May 1922	Abram Block et ux	George L. Kent	3150.00	Part
300	Plan	3 Oct 1927	Municipal Survey made under Instructions of Minister of Lands and under Prooves of the Survey Act.			
4311GR	Cert.	2 Aug 1933	Re: Abraham Block	Treasurer's Consent		
35637	Grant	20 Oct 1933	Susanna Block	Edith M. Brock	500.00	Part and OL
869	Grant	1 Aug 1941	M.V. Bunell et al exus Susana Block et al	Francis E. Graham & Sara E. Graham as joint tenants	3800.00	Pt & OL Nly 49'7" & OL Consent Attached
1804	Grant	17 Oct 1945	Edith M. Brock	Elsie Hilditch	2500.00	Pt & OL Sly 15' of Wly 65'
1805	Mortgage	17 Oct 1945	Elsie Hilditch	Edith M. Brock	1.00 & C	Sly 15' of Wly 65' & OL
6035	Grant	7 Dec 1953	Jennie Kent in her personal capacity & as Extr George L. Kent Est.	Robert Leblanc & Margaret Leblanc as joint tenants	1.00 & C	A11 except Wly 65' & well rights Treasurer's Consent Attached
See Deposit No. 2702						
7795	Grant	27 Oct 1955	Francis E. Graham & Sara E. Graham	Francis E. Graham	1.00	Part & OL see lot 4 on SE side Bay St. for desc Restrictions

10011 (86)

FORM 1

Continued on Suite 2 in page 2

Abstract Index Répertoire par lot

Page 2

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Plan/Concession

Lot 2

West of Credit River Lake N Side Street



DAY MON YR

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien/Notes/Observations
9675	Grant	15 July 1958	Robert Le Blanc & Margaret Le Blanc	Norman S. Ward & Edna C. Ward as joint tenants	2.00 & C	All except N65' & well rights & O.L.
9932	Grant	7 Nov 1958	Francis E. Graham et ux	James F. Graham & Mary R. Graham as joint tenants	1.00 & C	Part & r of w & O.L. as in No. 7795 Restrictions
10112	Grant	20 Feb 1959	Norman S. Ward & Edna C. Ward	Lily Lecky	2.00 & C	All except N65' & well rights & OL
11754	Grant	18 June 1962	Lily Lecky	Kathleen Habbirk	2.00 & C	All except Nly 65' & well rights
13211	Grant	28 July 1964	James F. Graham & Mary R. Graham	Hendrick Groen & Margaretha E. Groen as joint tenants	2.00 & C	Part & OL see lot 1 for desc
14018	Grant	1 Nov 1965	Kathleen Habbirk	Charles Monaco & Alba Monaco as joint tenants	2.00 & C	All except Nly 65' & well rights & OL
GR50328VS	Cert	1 Sept 1967	Treasurer's Consent	Hendrick (Harry) Groen Est		Re: No. 13211
See Deposit No. 50329VS (13211)						
GR77577VS	Cert	4 July 1968	Treasurer's Consent	Saverio (Charles) Monaco Est.		Re: No. 14108
16388VS	Grant	31 Jul 1969	Alba Monaco	Janet T. Noble	2.00 & C	Pt Comm. at SL of lot 2 Thence NW 100' x NE 66' x SE 100' x SW 66' to p of c Dom. Consent attached for Saverio Monaco (Charles)
276561VS	Grant	16 Aug 1973	Margaretha E. Groen	John V. Groen, Trustee	2.00 & C	Part & OL as in NO. 13211 (See lot 1 N side Lake Street for desc) Tog with & subj to r of w

Form 1

10311 (88)

Continued on/Seuls à la page 3

Abstract Index Répertoire par lot

West of Credit River Lake N Side Street Lot 2 Plan/Concession 300 Page 3



275961VS

DAY MON YR

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
GR385475VS	Cert	15 Mar 1976	Treasurer's Consent	Margaretha E. Groen Est. (Margaret E. Groen Est.)		Re: No. 276561VS
376869VS 90869VS	Grant	7 May 1976	Janet T. Noble	Mafalda Markle	2.00 & C	Pt as in 116388VS
435193	Grant	23 June 1977	Mafalda Markle	Lewis K. Dohn	2.00 & C	Pt as in No. 116388VS
R0 1015797	Grant	92 08 27	GROEN, John Victor Trustee	KENT, Walter Peter KENT, Bonita Catherine as joint tenants	163,000.00	Part & OL as in No. 276561VS & Subj to RofW & OL
R0 1015798	Grant	92 08 27	KENT, Walter Peter KENT, Bonita Catherine	Royal Bank of Canada	158,721.25	Part & OL as in No. 276561VS & Subj to RofW & OL
43R-19793	Reference Plan order 12 96.0021	93 04 29	Discharged by #40079224 Asst. Dep. Land Reg. 24/11/14			
R0 1071378	Transfer	94 07 27	RANDALL, Jessie Helen	KENT, Walter Peter KENT, Bonita Catherine as JT	2.00	Part 2 276561VS & O.L. Part 3 276561VS & O.L. Part 4 276561VS Part 5 PC11294 Part 6 PC11294 & O.L.
R0 1071379	Charge	94 07 27	KENT, Walter Peter KENT, Bonita Catherine	Royal Bank of Canada	158,721.25	Pt & OL designated as pt 1 on 43R-19793 Subj to easement over pts 1,2,3 on 43R-19793
R01133616	Charge	97 01 24	KENT, Walter Peter KENT, Bonita Catherine	ROYAL BANK OF CANADA	\$45,000.00	Pt & OL designated as pts 1,2,3,4 on 43R-19793 Subj to easement over pts 1,2,3 on 43R-19793 Pt & O.L., designated as Pts 1, 2, 3 & 4 on 43R-19793, Subj. to Easement over pts 1, 2 & 3 on 43R-19793.

FORM 1

10311 (06)

Continued on Suite 4 la page 4

Abstract Index Répertoire par lot

Lot 2 Plan/Concession 300 Page 4
West of Credit River North Side of Lake Street



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien/Remarques/Observations
R01136470	Notice of Agreement of Purchase & Sale	97 02 28	RANDALL, Jessie Helen	NOLET, Peter	150,000.00	Tog with easement with Part lot 1 N Lake St & part lots 3 & 4 S Bay St over parts designated as 1, 2 & 3 on 43R-19793
R01138263	Transfer	97 03 27	RANDALL, Jessie Helen	NOLET, Peter	150,000.00	Tog. with easement over Pt. lot 1 N of Lake St. and Pt. of lots 3 & 4 S. of Bay St. designated ad parts 1, 2 and 3 on 43R-19793.
R01138264	Charge	97 03 27	NOLET, Peter	HILLIER, Ava, In Trust	139,000.00	Tog. with easement with Pt. lot 1, N. Lake St. & lots 3 & 4 S. Bay St. being parts 1, 2 & 3 on 43R-19793. <i>Amended 97-04-9 Baller</i>
<p>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</p>						

FORM 1

10311 (04)

Continued on Suite & 1's page

ABRAM BLOCK ARCHIVAL MATERIALS



Abram Block on the left; Susanna Block (ne Strong) second from the left. Photo taken in 1908



Gravestone in Springcreek Cemetery

MARRIAGES			
	Spouse No.	Spouse No.	Spouse No.
His Name	David H. Marshall	Abraham Block	Robert Strong
Age	29	20	20
Residence when Married	Chingunacung	Sevents Sp	Sp of Chingunacung
Place of Birth	Canada	Ontario	DO
Religion or Widower (M or W)	R	R	R
Rank or Profession	Farmer		Farmer
Names of Parents	William Marshall	Block	
His Name	Conelia Hoggie	Abraham & Sarah Strong	John & Jane Strong
Age	20	20	20
Residence when Married	Chingunacung	Sevents Sp	Sp of Chingunacung
Place of Birth	Ontario	Ontario	Southwest
Religion or Widower (M or W)	S	S	S
Names of Parents	Samuel Henderson	Hannah Strong	John & Sarah Strong
Names and Residences of Witnesses	James E. Marshall	Charles Strong	John C. Ruler
	Chingunacung	of Brantford	of Sevents Sp
	Sarah Strong	Agnes Patterson	Margaret Strong
	Chingunacung	of Watville	Chingunacung
Date and Place of Marriage	Sept. 24 th 1872	Jan. 2 nd 1872	Feb. 16 th 1872
Religion	Chingunacung	Shuterville	at Shuterville
Denomination of Religion	Presbyterian	Wes. Methodist	Wes. Methodist

Marriage Register showing Abram and Susanna

POPULATION.

“B”

Province Ontario

District No. 1135

Enumeration Sub-District.
Sous-district de recensement

No. 35

in
dans

Fort Greoli -

(City, town, village, township or parish).
(Cité, ville, village, canton ou paroisse).

Enumerated by
Recensé par

Enumerator.
Énumérateur.

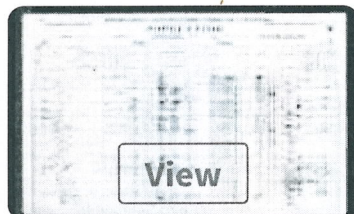
Page

[illegible]



Abram Block

in the 1921 Census of Canada



Add or update information

Report a problem

Name: Abram Block

Gender: Male

Racial or Tribal Origin: English

Nationality: Canada

Marital status: Married

Age: 70

Birth Year: abt 1851

Birth Place: Ontario

Residence Date: 1 Jun 1921

House Number: 179

Residence Street or Township: Pt Credit

Residence City, Town or Village: Port Credit

Residence District: Peel

Residence Province or Territory: Ontario

Residence Country: Canada

Relation to Head of House: Head

Spouse's name: Susan Block

Father Birth Place: Ontario

Mother Birth Place: Ontario

Can Speak English?: Yes

Can Speak French?: No

Religion: Methodist

Can Read?: Yes

Can Write?: Yes

Months at School: 88-00

Occupation: Carpenter

Employment Type: 3 Own Account

Nature of Work: General B

Municipality: Pt Credit

Enumeration District: 115

Sub-District: Brampton (Town)

Sub-District Number: 38

Home Owned or Rented: Owned

Monthly Rental: BB

Class of House: Single House

Materials of Construction: Wood

Number of Rooms: 6

Enumerator: Walter Hare

District Description: Port Credit, Village

Neighbors: View others on page

Line Number: 10

Family Number: 179

Household Members:

Name	Age
Abram Block	70
Susan Block	70
Geo Know	50

[Save & create tree](#) ▼[Cancel](#)

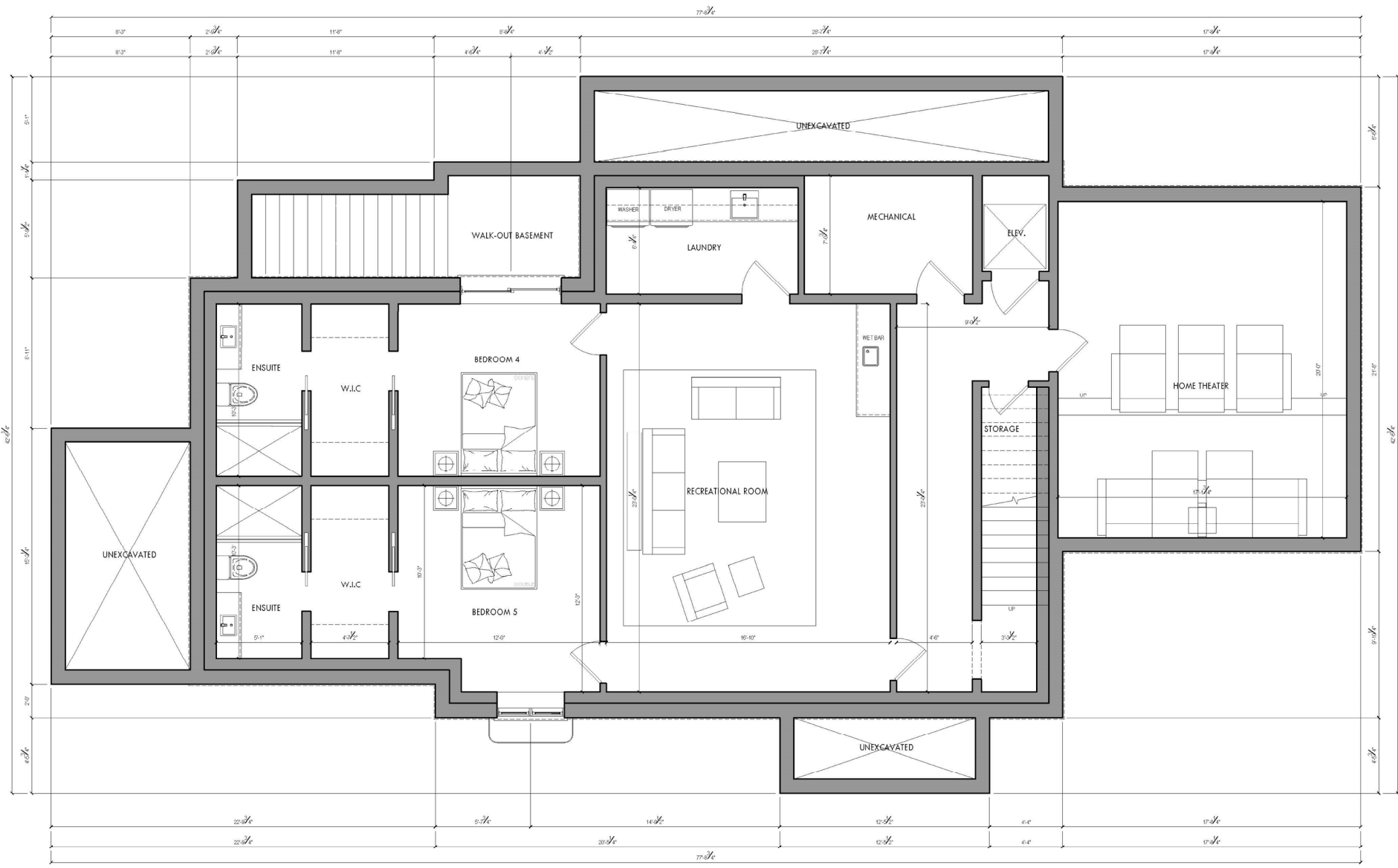
Source Citation

Reference Number: RG 31; Folder Number: 80; Census Place: 80, Peel, Ontario; Page Number: 16

**APPENDIX A3: Complete Drawings the proposed new house for
52 Front Street South**

SITE STATISTICS	
LOT AREA:	729.26 SQM
<u>LOT COVERAGE</u>	
PROPOSED DWELLING:	139.69 SQM
PROPOSED FRONT PORCH:	5.08 SQM
PROPOSED REAR PORCH:	13.35 SQM
PROPOSED SIDE PORCH:	11.64 SQM
PROPOSED WALKOUT:	11.93 SQM
TOTAL:	214.42 SQM 31.73%
<u>GFA CALCULATION</u>	
PROPOSED GROUND FLOOR:	141.81 SQM
PROPOSED GARAGE:	36.82 SQM
PROPOSED SECOND FLOOR:	190.33 SQM
TOTAL:	368.97 SQM 45.19%

ADJACENT PROPERTY



BASEMENT FLOOR PLAN

LUCID HOMES

LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1100 SOUTH SERVICE ROAD WEST - UNIT 202
OAKVILLE ON L6L 5J7
T: 416.588.6888 E: INFO@LUCIDHOMES.CA
WWW.LUCIDHOMES.CA

GENERAL NOTES

DRAWINGS ARE TO BE READ NOT SCALED. DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ONTARIO BUILDING CODE, AS AMENDED. DRAWINGS NOT INTENDED FOR PERMIT OR CONSTRUCTION UNLESS SIGNED BY DESIGNER OR ENGINEER. DO NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY DESIGNER OR PROJECT MANAGER. ANY DISCREPANCIES DISCOVERED IN DRAWING OR ON SITE SHALL BE REPORTED TO THE DESIGNER. THE DRAWINGS AND DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF LUCID HOMES INC. REPRODUCTION OF THE DOCUMENTS PROVIDED IS PROHIBITED WITHOUT CONSENT OF THE DESIGNER.

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ISSUE LIST

NO.	DATE	DESCRIPTION
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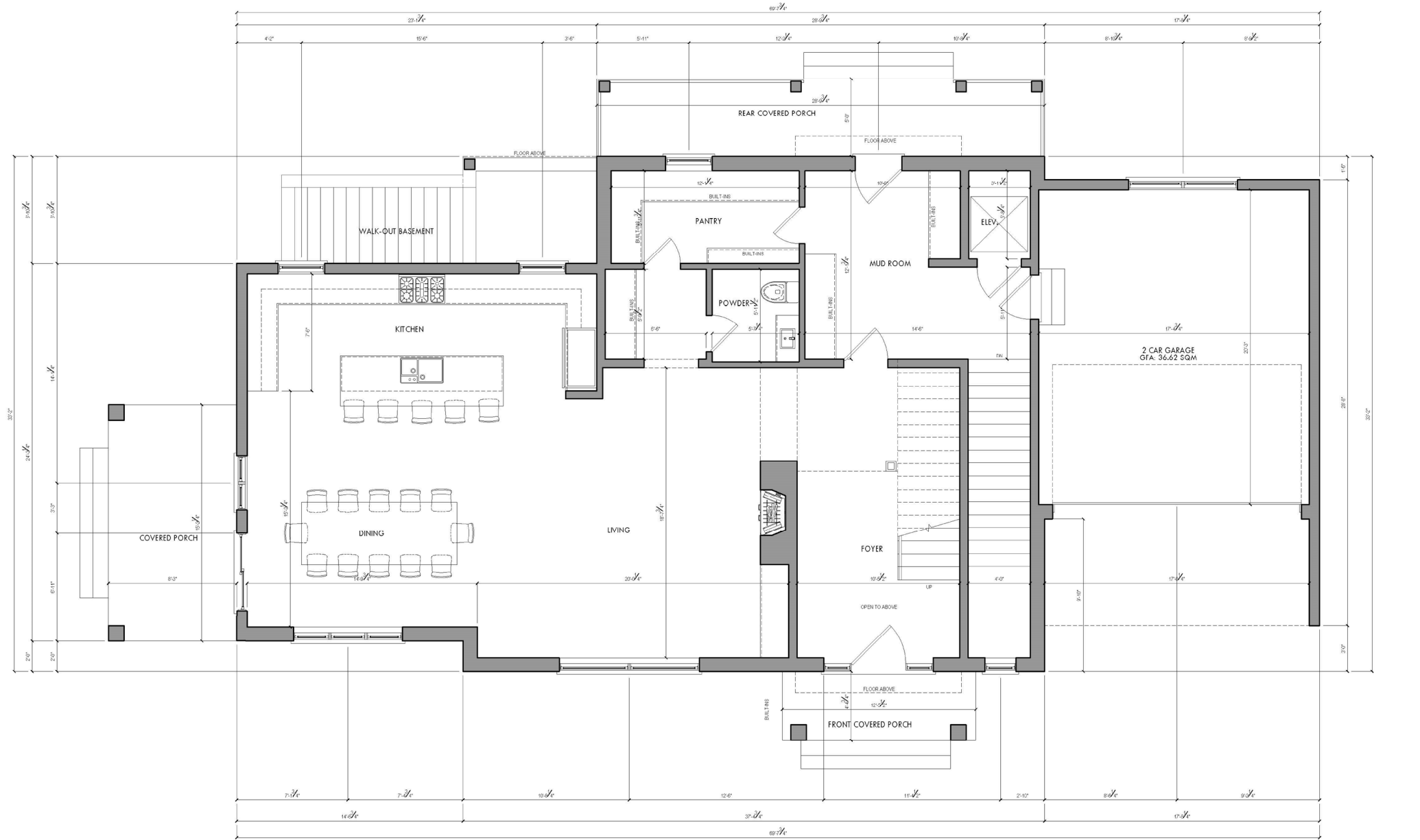
DRAWING TITLE: BASEMENT FLOOR PLAN

DRAWN BY: PR **CHECKED BY:** -


ADDRESS: 52 FRONT STREET SOUTH, MISSISSAUGA

PROJECT NO: 2020427 **SCALE:** 1/8" = 1'-0"

SHEET NO: **A100**



GROUND FLOOR PLAN



LUCID HOMES
LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1188 SOUTH SERVICE ROAD WEST - UNIT 202
ORAVILLE ON - L8L 5J7
T: 416.588.6588 - E: INFO@LUCIDHOMES.CA
WWW.LUCIDHOMES.CA

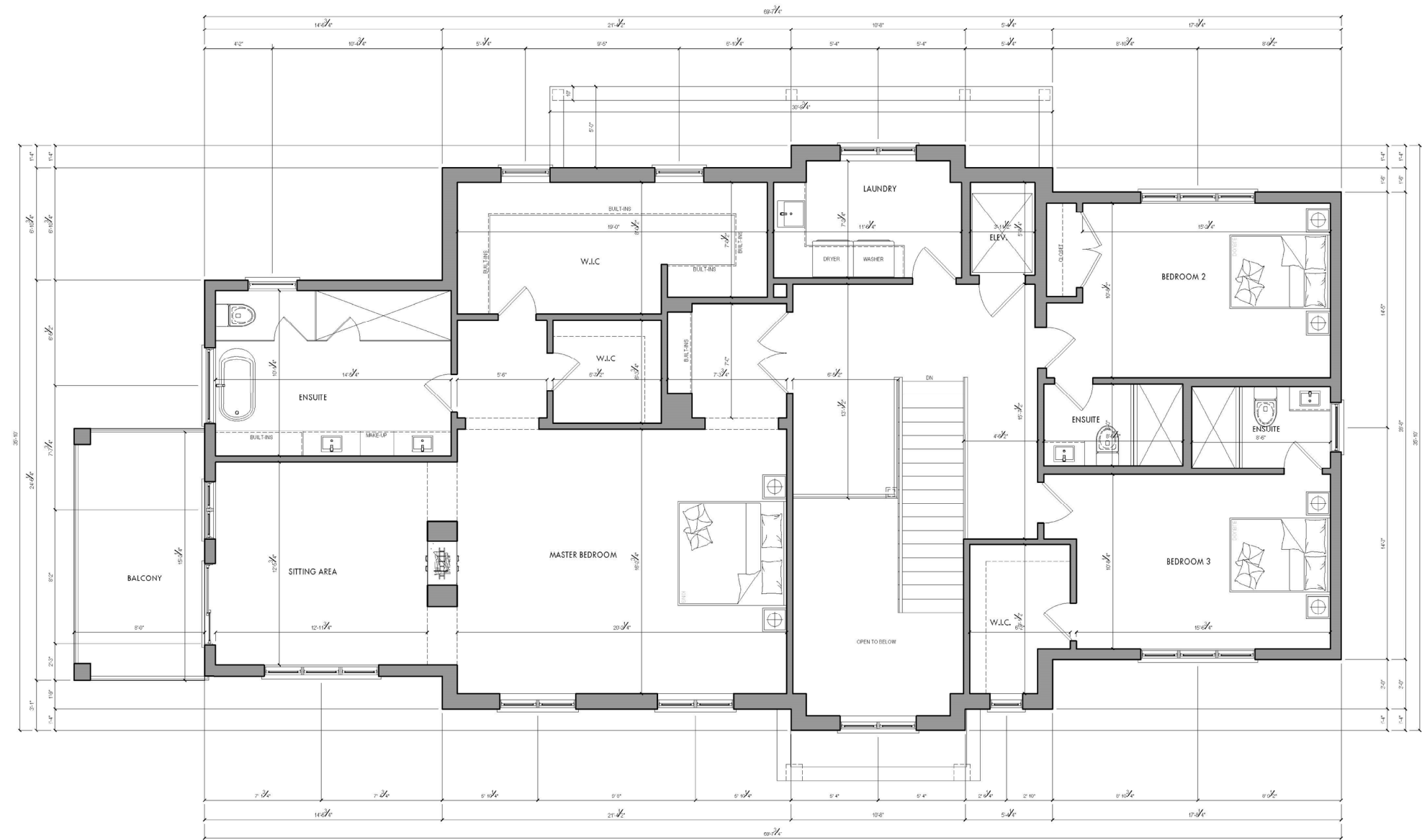
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5 -	MIDD:YYYY

DRAWING TITLE: GROUND FLOOR PLAN
DRAWN BY: PR CHECKED BY: -
ADDRESS: 52 FRONT STREET SOUTH, MISSISSAUGA
PROJECT NO: 2304027 SCALE: 1/4" = 1'-0"
SHEET NO: **A101**



1/4" = 1'-0"

SECOND FLOOR PLAN



LUCID HOMES

LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1108 SOUTH SERVICE ROAD WEST - UNIT 202
ORANVILLE ON L4R 5T7
T: 416-568-6558 E: INFO@LUCIDHOMES.CA
WWW.LUCIDHOMES.CA

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ISSUE LIST	
1	MM/DD/YYYY
2	MM/DD/YYYY
3	MM/DD/YYYY
4	MM/DD/YYYY
5	MM/DD/YYYY

DRAWING TITLE: SECOND FLOOR PLAN
DRAWN BY: PR CHECKED BY: -
ADDRESS: 52 FRONT STREET SOUTH, MISSISSAUGA
PROJECT NO: 2335-027
SHEET NO: SCALE: 1/4" = 1'-0"
A102



FRONT ELEVATION



LUCID HOMES

LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
186 SOUTH SERVICE ROAD WEST - UNIT 202
ORANGEVILLE ON L5L 5J7
T: 416 586 6569 E: INFO@LUCIDHOMES.CA
WWW.LUCIDHOMES.CA

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5 -	MM/DO/YYYY	



DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR
CHECKED BY: -
ADDRESS: 52 FRONT STREET SOUTH, MISSISSAUGA
PROJECT NO: 2023067
SHEET NO: 1 OF 1

A201



LEFT ELEVATION



LUCID HOMES

LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1166 SOUTH SERVICE ROAD WEST - UNIT 202
OAKVILLE ON - L6L 5J7
T: 416.586.6568 E: INFO@LUCIDHOMES.CA
WWW.LUCIDHOMES.CA

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ISSUE LIST		
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2	-	MM20:YYYY
3	-	MM20:YYYY
4	-	MM20:YYYY
5	-	MM20:YYYY



DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR
ADDRESS: 52 FRONT STREET SOUTH, MISSISSAUGA
PROJECT NO.: 2020427
SHEET NO.: A202



REAR ELEVATION



LUCID HOMES

LUCID HOMES INC.
CUSTOM HOME AND RENOVATION DESIGN
1166 SOUTH SERVICE ROAD WEST - UNIT 202
DARVILLE ON L3L 5J7
T: 416.588.8588 E: INFO@LUCIDHOMES.CA
WWW.LUCIDHOMES.CA

GENERAL NOTES

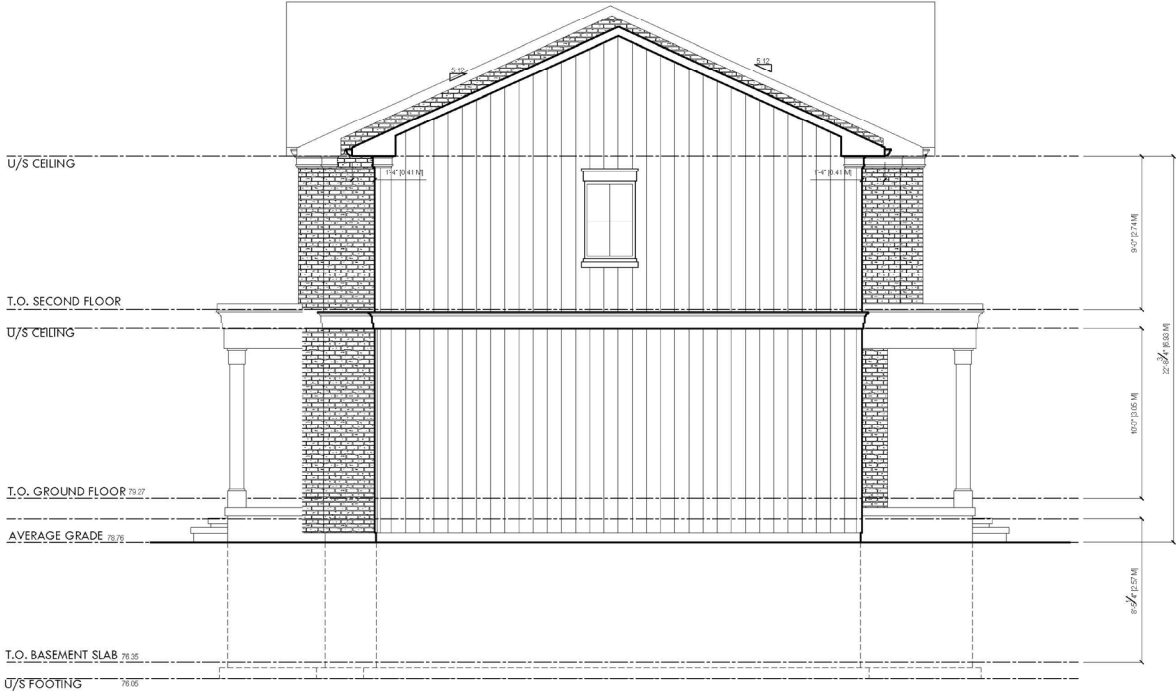
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2 -	MM/DD/YYYY
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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR **CHECKED BY:**
ADDRESS: 52 FRONT STREET SOUTH, MISSISSAUGA
PROJECT NO: 2024027 **SCALE:** 1/8"=1'-0"
SHEET NO: **A203**



RIGHT ELEVATION



LUCID HOMES

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CUSTOM HOME AND RENOVATION DESIGN
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DRAWING TITLE: ARCHITECTURAL ELEVATIONS
DRAWN BY: PR **CHECKED BY:** -
ADDRESS: 52 FRONT STREET SOUTH, MISSISSAUGA
PROJECT NO: 2020427 **SCALE:** 1/8"=1'-0"
SHEET NO: **A204**

APPENDIX A4: Curriculum Vitae of the Author

CURRICULUM VITAE: James R. Bailey

James Bailey
Architect

49 MELBOURNE AVE
TORONTO, ONTARIO
M6K 1K6

VOICE: [416] 537 - 4140
E-MAIL:
jbarch@sympatico.ca

EDUCATION

- Bachelor of Architecture, Carleton University, Ottawa. 1975. General Scholarship in Architecture, 1971.
- Premier Degré Superier de Musique (Orgue), Schola Cantorum, Paris, 1978

PROFESSIONAL ASSOCIATIONS

- Ontario Association of Architects
- Royal Architectural Institute of Canada
- Canadian Association of Heritage Professionals (CAHP)
- Royal Canadian College of Organists

PROFESSIONAL WORK HISTORY

- 1992-present Principal of James Bailey Architect, Toronto
- 1989-1992 Managing Architect with C.A. Ventin Architect Ltd., in charge of the firm's Toronto office and projects
- 1988-1989 Managing Architect with Lambur Scott Architects Inc., in charge of the firm's Toronto office and projects
- 1987-1988 Senior Architect with Douglas J. Cardinal Architect Limited, in charge of the firm's Newmarket, Ontario, office
- 1983-1987 Senior Architect with Douglas J. Cardinal Architect Limited, in Edmonton, then in Ottawa (after office move)
- 1981-1983 Senior Architectural Designer with Briskie Kasian Architects, Edmonton
- 1978-1981 Project Coordinator with Douglas J. Cardinal Architect Limited, Edmonton
- 1975-1977 Architectural Designer, ARCOP Associates, Ottawa
- 1975 Architectural Designer, Urbanetics, Ottawa

James R. Bailey
O.A.A., M.R.A.I.C., C.A.H.P.
Albena Bakalov
O.A.A., M.R.A.I.C., C.A.H.P.

COMMUNITY INVOLVEMENTS & TEACHING

- Member of the Board of Directors, Canadian International Organ Competition
- Royal Canadian College of Organists, National President, 2014-16
- Canadian Association of Heritage Professionals, Member of the Board, 2003-2005.
- Sheridan College, Professor of Architecture, 2001-2012
- Public Complaints Committee, Ontario Association of Architects, 1998-2001.
- Standing Committee for the administration of the Fabric Fund of Holy Trinity Church, Toronto, 1995-2003.

AWARDS

- Award of Excellence, CAHP, “Small and Lovely” category, 2018
- Special Recognition Award, Heritage Mississauga, 2012
- Award of Merit, Heritage Toronto, The Allstream Centre, 2010
- Award of Distinction for Envelope Design, Allstream Centre, The Ontario Building Envelope Council, 2009
- Best of the Best Award, Toronto Construction Association, The Allstream Centre. 2009

SELECTED ARCHITECTURAL PROJECTS

Museums/Art Galleries

- *Edmonton Space Science Centre
- *Canadian Museum of Civilization, Hull
- *St. Albert Municipal Museum, Alberta
- Macaulay Church Museum, Picton

Performing Arts Centres

- *Arden Theatre, St. Albert, Alberta
- *Aurora Theatre, Spruce Grove, Alberta
- *Theatre of the CMC, Hull, Quebec
- Capitol Theatre, Port Hope, Ontario
- Artword Theatre, Toronto

Building Envelope Upgrades

- Buddies in Bad Times Theatre, Toronto
- **Peel Court House, Brampton
- **Metro West Detention Centre, Etobicoke
- **Locke Memorial Library, Toronto
- Allstream Centre, Toronto
- St. John's United Church, Alliston
- Food Building, Exhibition Place
- Princes' Gates, Exhibition Place
- Strategic Communications, Toronto
- Mackenzie House, Toronto

Barrier-free Access/Life-safety Upgrades

- **Toronto Old City Hall
- **Yorkville Branch Library, Toronto
- **Main Street Branch Library, Toronto
- Locke Memorial Library, Toronto
- Trinity Church, Port Credit
- St. John's United Church, Alliston
- Trace Manes Community Centre, Toronto
- Don Valley Bible Chapel, Toronto

Offices

- *St. Albert Civic and Cultural Centre
- Public Service Commission, Ottawa
- Globe & Mail, Toronto
- Hitchman & Sprigings, Toronto
- *York Administrative Centre, Newmarket

Housing/ Live-Work Facilities

- **Armagh House, Mississauga
- Garden Residence, Aurora
- Webb Residence, Toronto
- Looney Residence, Toronto
- Kersey Residence, Toronto
- Hamilton Studio, South Mountain
- Dubil Residence, Toronto
- 81 Portland Live/work Studios, Toronto
- Hitchman Residence, Toronto
- Rose Residence, Port Credit
- O'Leary Residence, Toronto

Schools: New/Renovations

- Bowmore Road School, Toronto
- **Charles Fraser P.S., Junior, Toronto
- George Harvey High School, City of York
- Jones Ave Adult Education Centre, Toronto
- Wycliffe College, U. of T., Toronto
- Island Public School, Toronto
- Palmerston Public School, Toronto
- Regal Road Public School, Toronto
- Alexander Muir Public School, Toronto

Schools: Exterior Upgrades

- Davisville Public School, Toronto
- North Toronto CI, Toronto
- Pape Public School, Toronto
- Palmerston Public School, Toronto
- John Ross Robertson Public School, Toronto

Public Library Renovations

- Parkdale Branch Library, Toronto
- Bloor Gladstone Branch Library, Toronto
- Yorkville Branch Library, Toronto
- Locke Memorial Library, Toronto
- Runnymede Branch Library, Toronto
- College Shaw Library, Toronto
- Saunderson Branch Library, Toronto
- Pape Danforth Library, Toronto
- Gerrard Ashdale Library, Toronto
- St. Clair/Silverthorn Library, Toronto
- Palmerston Branch Library, Toronto

Renovations for Exhibition Place, Toronto

- General Services Building
- Enercare Centre (Direct Energy)
- Allstream Centre (Automotive Building)
- Princes' Gates
- Food Building

Churches: New/Renovations/Additions

- Danish Lutheran Church, Toronto
- Devon Alliance Church, Alberta
- St. Luke's Church, East York
- St. Cuthbert's Church, Toronto
- St. John's Church, Whitby
- Faith United Church, Courtice
- Grace Ev. Lutheran Church, Oshawa
- Trinity Church, Port Credit
- St. Luke's Lutheran, Port Credit
- St. John's United Church, Alliston
- St. Paul's United Church, Bowmanville
- All Saints' Anglican Church, King City
- Knox Presbyterian Church, Burlington
- St. Andrew's Memorial P.C., Port Credit
- Trinity United, Peterborough
- St. John's Church, York Mills
- Don Valley Bible Chapel, Toronto
- Cathedral Church of St. James

Laboratories

- I-Fire Technology, Toronto
- Hemosol, Toronto
- Therapure, Mississauga

Historic Restorations

- **Peel County Court House, Brampton
- **St. John's Anglican Church, Ancaster
- St. John's Church, West Toronto
- St. John's United Church, Alliston
- 3 MacDowell Street, Toronto
- Allstream Centre, Exhibition Place
- Rackus Studio, Clarkson
- Boulder Villa, Clarkson
- Princes' Gates, Exhibition Place
- Macaulay Church Museum, Picton
- St. Clair Reservoir Valve House and Portal Building
- Harrison Waterworks Reservoir
- Church of the Holy Trinity, Toronto
- St. James' Cathedral, Toronto
- Scarborough Museum
- The Guild Monument Relocation
- Mackenzie House, Toronto
- Alexander Muir Gardens gateway
- Craigleigh Gardens Gates
- Carlsberg Carillon Tower, Toronto

* Work undertaken while in the employ of Douglas J. Cardinal Limited, Ottawa

** Work undertaken while Managing Architect, and Architect-of-Record, with Carlos Ventin Architect

STUDIES (Condition Studies/Heritage Impact Studies/Barrier-Free Access Studies)

- Heritage Impact Study for 43 John Street South, Port Credit for Pamir Rafiq, 2020
- Heritage Impact Studies on 1800, 1808 and 1816 Mississauga Road, Mississauga for Moe Ahmed, 2020
- Heritage Impact Study for 1207 Lorne Park Road, for Pamir Rafiq, 2020
- Heritage Impact Study for 13 Thomas Street, Streetsville, 2019 for Mr. Carlos Valente
- A Study on a Proposed Move of “The Garden of the Greek Gods” to the Rose Garden, Exhibition Place, 2018
- Building Condition Assessment for the Beanfield Centre and for Three Heritage Towers (Fire Hall, BLC and Carillon), for Exhibition Place, 2017
- Building Condition Assessment for the Dempsey Store, for the City of Toronto Heritage and Museums, 2017
- Building Condition Assessment for 12 Alexander St., for the City of Toronto Heritage and Museums, 2017
- Heritage Statement for 75 Yorkville Avenue, for the Yorkville Ratepayer’s Association, 2015
- Heritage Impact Study of 1109 and 1115 Clarkson Road North, Mississauga, 2014
- Building Assessment Study for the Scarborough Historic Museum, Toronto, 2014
- Building Assessment Study for the Coliseum Complex and the Direct Energy Centre, Exhibition Place, 2013
- Building Code Conformance Study, Tarragon Theatre, Toronto, for the management and Board of Directors of Tarragon Theatre, 2013
- Heritage Impact Study for 1183 Dufferin Street, Toronto, for We Care Homes, 2012
- Heritage Impact Study for 1380 Glenwood Drive, Mississauga, Ontario, for Dr. Mehri Habib, 2012
- Building Code/Condition Assessment, Fulford Preparatory College, Merrickville, Ontario for Mr. Francois Bernard, Owner, 2012
- Heritage Impact Study for 149 Tremaine Road, Milton, for Royal Park Homes, 2011
- Heritage Impact Study for 94 Peru Road, Milton, for Humphries Planning Group, 2011
- Long-range Planning Study, Tarragon Theatre, Toronto, for the management and Board of Directors of Tarragon Theatre, 2010
- Heritage Impact Study for 5514 Fifth Line Road, Milton, for Sempronia Estates Inc., 2010
- Heritage Impact Study for 1336 Britannia Road, and 5553 Fourth Line Road, Milton, for Orianna Glen Home Corp., 2009

- Heritage Impact Study for 6390 Fifth Line Road, Milton, for Milton 7-5 Holdings Inc., 2009
- Heritage Impact Study for the Davis-Minardi House, 3079 Neyagawa Boulevard, Oakville for the Davis-Minardi Corporation, 2009
- Heritage Impact Study for 2554 Mississauga Road, Mississauga prepared for Dr. Alaa Al Tamimi, 2008
- Heritage Impact Study for a new development beside 1207 Lorne Park Road, Mississauga, prepared for Mr. Claudio Prosocco, 2008
- Heritage Impact Study for 3051 Victory Crescent, Mississauga prepared for Nirmal Sidhu, 2007
- Heritage Impact Study for 1190 Kane Road, Mississauga, prepared for Gemini, 2006
- Heritage Impact Studies for 1998 and 2030 Lakeshore Road, Mississauga, prepared for Gemini Urban Design, 2006
- Heritage Impact Statement, 2301/2303 Stanfield Road, Mississauga, prepared for Moldenhauer, 2006
- Automotive Building Condition Audit, prepared for the Board of Governors, Exhibition Place, Toronto, 2005
- A Masterplan Study for Knox Presbyterian Church, Burlington, Prepared for the Long-range Planning Committee, 2004
- Heritage Impact Statement, Horticulture Building, prepared for Musik Clubs Inc. who wished to use the Beaux Arts Exhibit Hall as a night club, 2004.
- A Condition Audit for Rosedale Presbyterian Church, Prepared for the Property Committee, Toronto, 2003
- Arts Centre Feasibility Study, prepared for the Town of Leamington, Ontario, 2003.
- A Barrier-Free Access Study for St. John's United Church, Alliston, prepared for the Property Committee, 2003.
- A Barrier-Free Access Study for Kimbourne Park United Church, Toronto, prepared for the Accessibility Committee, 2002.
- A Feasibility Study for the conversion of the Truax Lumber Building into a Performing Arts Centre for the Town of Leamington, Ontario, 2002.
- Long Range Redevelopment Master Plan for Christ Church, Stouffville", for the Rector and Wardens of the Parish of Christ Church Anglican Church, Stouffville.

- Heritage Impact Statement, Two Georgian style, Pre-Confederation Houses, located at 72/74 Elm Street, Toronto, prepared for Toronto Hospital for Sick Children, 2000.
- A Barrier-Free Access Study for St. John's Church, York Mills, prepared for the Rector and Wardens of St. John's Church, York Mills, Toronto, 1999.
- A Space Needs Study and a Space Utilization Survey for the Parishes of St. John's Church, W.T. & St. Paul's Church, Runnymede for the Amalgamation Property Committee.
- Condition Surveys of three Branch Libraries: Deer Park, Northern District and Sanderson Branches for the Toronto Public Library, 1998.
- "A Feasibility Study for developing additional Residential Spaces at Wycliffe College, University of Toronto" prepared for the Property Committee of the College, 1997.
- "A Study of the Implications of accommodating Garbage Trucks inside the Food Building, Exhibition Place", prepared for the Capital Works Department of the CNE, 1997.
- "A Condition Survey of St. Bartholomew's Church", prepared for the Rector and Wardens of the Church of St. Bartholomew, Toronto, 1996.
- "A Building Study of Powell's House, Appleby College", prepared for the Board of Appleby College, Oakville, Ontario, 1995.
- "Condition Study of the Church of the Transfiguration, Toronto", prepared for the Rector and Wardens of the Church of the Transfiguration, Toronto, 1995
- "Pre-Engineering & Costing Study for Building Envelope Repairs & Barrier-free Access Improvements to the Food Building & Halls of Fame Building, Exhibition Place, Toronto", prepared for the Capital Works Department of Exhibition Place, 1995.
- "Condition Survey of the Buildings of the Parish of Georgina in the Diocese of Toronto", prepared for the Diocese of Toronto, 1994.
- "Building Code Impact Study related to the development of a Night Club in the MacLean Hunter Building, North York", prepared for Luxor Entertainment Corporation, 1994.