



HERITAGE IMPACT ASSESSMENT

**36 BAY STREET**  
MISSISSAUGA, ONTARIO

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## 1.0 PROPERTY INFORMATION

### 1.1 General Property Information

#### Name(s)

- 1.11: Historic Place Name  
William H. Harrison residence

#### Recognition

- 1.21: Authority  
City of Mississauga
- 1.22: Inventory Number  
610

#### Location

- 1.31: Address  
36 Bay Street
- 1.32: Postal Code  
L5H 1C3
- 1.33: Lower Tier  
City of Mississauga

#### Coordinates

- 1.41: Latitude  
43° 32' 52.9" north
- 1.42: Longitude  
79° 35' 09.5" west

#### Boundaries

- 1.51: Lot  
Plan 300 – west of the Credit River  
southern third of Lot 5, north of Bay Street
- 1.52: Property Area  
367.67 square metres
- 1.53: Depth  
18.29 metres

#### Zoning

- 1.61: Zoning  
R15-1
- 1.62: Status  
designated under Part V of the Ontario Heritage Act
- 1.63: Bylaw  
109-2018

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## 2.0 GENERAL INFORMATION

### 2.1 Detailed site history

#### 2.1.1 list of owners from the Land Registry Office

Mississauga nation – ~1700  
 British crown – February 20, 1820  
 James Robinson Shaw – December 23, 1850  
 George W. Wilson – January 16, 1890  
 Frederick Grafton – January 9, 1892  
 William Henry Harrison – December 22, 1892  
 Selina Phoebe Harrison – September 28, 1945  
 Gordon James Harrison and Robert Henry Harrison – November 28, 1945  
     Caroline M. and James E. Garnett – November 28, 1945  
     Oscar Lyndon Harrison and Ellen H. Harrison – May 31, 1946  
 Malcolm John Thomson and Ruth E. Thomson – February 22, 1951  
 Gerard and Bergerette Tanguay – May 18, 1960  
 Andre and Denise Lessard – October 28, 1964  
 Marjorie and Clarence P. Sloan – May 20, 1971  
 Richard A. and Pearl Grant – August 15, 1973  
 Olga M. and Mario Lefebvre – March 31, 1978  
     Robert G. and Gail Patterson – June 1, 1982  
 Kim A. and Jeanette Anderson – March 5, 1990  
 current owner name(s) withheld in compliance with FIPPA; RSO 1990, c. F.31

#### 2.1.2 relevant information regarding individuals

##### Mississauga nation at Port Credit

Starting around 1700, people of the Mississauga nation were living in or near what is now Port Credit. The French established a fort near the present site of the Canadian National Exhibition (in Toronto) in 1751 and canoed to the mouth of the Credit River annually in early spring to trade with hunters of the Mississauga nation, but otherwise the French did not settle in the area of present-day Port Credit. At the end of the Seven Years' War in 1763, the British claimed the land previously occupied by the French. That year, the British King, George III issued a proclamation declaring the indigenous people of North America to be the rightful owners, and established a process by which the king could negotiate with representatives of these indigenous peoples for the purchase of lands as needed. Paragraphs 13 to 18 of the *Royal Proclamation* became Section 25 of Canada's *Constitution Act of 1982*, at the request of first nations conferences held in 1980 and 1981. Section 25 protects the land rights of Canada's indigenous nations.

Details of the *Royal Proclamation of 1763* were confirmed in 1764 at a conference held at Fort Niagara (present-day Youngstown, New York) between the British and

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representatives of 22 indigenous nations. At this meeting, the 23 nations sealed what they called the *Niagara Covenant*. In return for a clear definition of the boundaries of each nation (to facilitate future land treaty negotiations) the British would help defend these nations from attack. (When the American War of Independence began a generation later, the indigenous nations of the Niagara Covenant allied themselves with the British.)

With this covenant, the Mississauga nation was acknowledged as the owners of the land along the western half of Lake Ontario, although they were identified, at the time as the “Chippewas of Toronto”.

#### **British crown**

Representatives of the British crown (headed by Deputy Superintendent of Indian Affairs, William Claus) negotiated Provisional Surrender 13a, at the mouth of the Credit river (where Port Credit is now located), in August 1805. No land was purchased from the Mississauga nation with this treaty, but through it the Crown surveyor, Augustus Jones was permitted to survey lands on the north side of Lake Ontario, between Etobicoke Creek and the “Head of the Lake” (Burlington Bay), to determine the size and coordinates of a future land purchase. The official surrender of Mississauga lands to the Crown took place at the mouth of the Credit in September 1806. Through Treaty 14, the Mississauga nation sold all the lands requested by Claus, but retained a ~3.2 kilometre reserve with the Credit River running through the middle of this reserve.

The land which includes the subject property was part of the reserve retained by the Mississauga nation in 1806. In 1820, under the terms of Treaty 22, the Mississauga nation sold the reserve that it had negotiated in 1806, retaining only an ~80 hectare reserve at the flats of the Credit River about three kilometres north of the mouth of the river, where the Mississaugas had lived prior to 1806.

The subject property, 36 Bay Street in Mississauga, was part of the tract of land transferred to the British crown through Treaty 22.

#### **James R. Shaw**

A survey of the Treaty 22 lands was made by Richard Bristol in 1821, after which most of this land was granted or sold for settlement. The land where Port Credit is now located was not sold and was instead placed in the trust of an early settler to Port Credit, James Robinson Shaw. The 23 year old was selected by Upper Canada’s attorney general, Sir John Beverly Robinson, to hold the lands at the mouth of the Credit River in trust for the Crown, because Shaw was a member of the board of an investment group which proposed to build a harbour at the mouth of the Credit River, and because Shaw was also a member of the congregation of the local Methodist church that many of the inhabitants of the ‘Credit Mission’ also attended, including its three councilors – Joseph Sawyer, and John and Peter Jones.

The investors and the Mississauga nation (through its three representatives) financed the construction of docks and wharves on the west side of the mouth of

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Credit River in 1834, with the revenue from docking fees and storage rentals to be shared between the Credit Mission and the individual British investors.

Robert Lynn was hired by the Crown in 1837 to survey the land west of the harbour, where homes were to be built for the harbour's workers and for families engaged in lake trade. The survey was completed that year and Port Credit's first residents moved in, although Lynn's plan was not registered with the surveyor general's department until 1927, as *Plan 300 - West of the Credit River*.

The subject property is part of this 1837 survey; identified as *Plan 300 W, Lot 5 north of Bay Street*.

#### **George W. Wilson**

Shaw served as the land agent for the Port Credit Harbour Company, tasked with selling lots in the village of Port Credit. It took 56 years to sell the subject property, and other lots were not sold for years later than this. (Fortunately, Shaw lived to the age of 96.) The growth of Port Credit was slow because the harbour itself never became the busy centre of marine trade its British and indigenous investors had hoped. Silt had to be dredged frequently from the bottom of the already shallow river to allow ships to enter harbour. Large ships with deep keels were never able to enter harbour due to insufficient depth. Some of the investors in Port Credit's harbour company were also investors in Oakville's harbour, and preferred to invest most of their money in its wider and deeper harbour. (Many of the investors in Oakville's harbour held an interest in Port Credit's harbour as well, to limit development at Port Credit to keep it from becoming competition for their larger Oakville investment.)

Wilson held the lot for less than a year, which implies that he had purchased it to improve the lot for resale.

#### **Frederick Grafton**

Grafton is associated with the subject property only briefly, suggesting that he was the contractor who built the structure that is now the oldest portion of the residence at 36 Bay Street. Grafton married in 1890 and purchased a different property in Port Credit that year, so it's likely that he was hired by Wilson to build the home at the subject property for resale. Grafton was identified in the 1891 census as a "sailor", but like many people engaged in the lake trade, Grafton had to find other work when the navigation season ended with the approaching winter.

#### **William H. Harrison**

The completed home at Lot 5, *north of Bay Street* was sold in 1892 to William Henry Harrison.

William was born in Port Credit in 1861. He was the eldest of 11 children born to David Harrison (1835-1921) and Sarah Jane Gordon (1843-1924), who built and lived in the home at 54 Port Street West, which is still standing. This house, at the northwest corner of Port and Peter streets, was built sometime around 1875.

William Henry Harrison (1861-1945) first married Elma Rosetta Walker (1866-1901) in 1888. They had five children; all sons (four that lived to adulthood). The eldest of



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these was born in 1891, and it is at this time that William appears to have moved out of his parent's home, to purchase the newly-built 36 Bay Street. Elma died in 1901.

William's second wife was Selina Phoebe Haddon (1877-1967). She and William had four daughters and five sons; Lillian, Frances, Carrie, Tim, Robert, Gordon, Lexie, Harold and Cecil.

It has been suggested that William Harrison was one of Port Credit's fabled stonehookers. It can be confirmed that he did own a boat called *Fanita*. This boat does not appear in the list of local vessels used in the stonehooking trade, so it is likely that *Fanita* was either a recreational boat or a freighter, but not a stonehooking schooner. William's 1945 obituary in the *Port Credit Weekly* does states that he was a "veteran lake captain" for over 25 years.

However, the 1891 Canadian census shows a William H. Harrison as a "starchmaker", indicating that he worked at St. Lawrence Starch in Port Credit. He was 29, at the time the census links him to St. Lawrence Starch, so if William was a boat captain for 25 years, it would necessarily have to have been after his time at St. Lawrence Starch. Based on his age, William likely began his career on Lake Ontario around 1910. Restrictions placed on the harvesting of shale, enacted in 1912, means that William was likely a merchant-boat captain from the start, and was never a stonehooker.

The family were also farmers, which was typical of residents in early Port Credit. There are 87 single family dwellings in the Port Credit Heritage Conservation District in 2023, but there were only 32 homes in 1910 (based on Goad's 1910 fire insurance map.). That's because each of the homes in Port Credit in 1910 included farmland for growing subsistence crops and for raising a few cows and pigs. There was little need of grocery stores in early Port Credit, when families produced their own food. Today, there are three homes on Lot 5, north of Bay Street. The subject property (36 Bay Street) was the Harrison's home. The current homes at 26 and 28 John Street South are located on the Harrison's farmland. A curious news article in the June 18, 1932 edition of *The Globe* relates the tale of a gifted hen on the Harrison's farm. See page 10, bottom. (Slow news days during the Depression! Stories like this were meant to be uplifting, and by necessity were often exaggerated.)

William was a member, and briefly lodgemaster of Port Credit's Orange Lodge #163. The family were members of Trinity Anglican Church. William's parents are buried at Port Credit's Anglican church, but William and his family are buried at Spring Creek Cemetery in Clarkson. William had 21 grandchildren and three great grandchildren.

#### **Selina P. Harrison**

When William died, the subject property was inherited by his wife, Selina. With most of the children having married and moved to their own home, the farm was no longer needed, so the lot was severed into three smaller lots, with new homes built on each of the two lots north of Harrison's home.

### **C.M. and J.E. Garnett, and William's descendants**

The property that is now 26 John Street South (the most northerly third of the Lot 5) was sold to Caroline and James Garnett in 1945. The middle-third of Lot 5 (which is now 28 John Street South – see image 2.4.3a) was granted to one of Selina's grandsons, Oscar Harrison. The subject property (36 Bay Street) was granted to Selina's son and grandson, Gordon (a son of William's first wife) and Robert Harrison. Selina died in 1967, so from 1945 on she likely lived at 36 Bay Street with Gordon.

### **M.J. and R.E. Thomson**

In 1951, the Harrisons sold the subject property to Malcolm and Ruth Thomson. Malcolm was one of the sons of John Thompson, who was the founder of Thomson Lumber. The retail outlet and lumber yard was located near the current Go Transit station in Port Credit. Malcolm had sold his share of the company to his brother William before he moved to 36 Bay Street, so he was no longer part of the family business while living at the subject property.

### **after the Thomsons**

After the Thomsons moved out in 1960, the house was sold successively to seven owners, most of whom lived at 36 Bay Street for ten or fewer years.

Part of Lot 5 remained with the Harrison family for 90 years. The residence north of the subject property – 28 John Street South – was sold by Oscar Harrison (William's grandson) to Robert and Gail Patterson in 1982.

Although the last Harrison to live on the former Lot 5 moved out in 1982 there were, at this time, three other Thomson family residences in the Port Credit Heritage Conservation District; David Harrison and Peter Harrison at 40 Lake Street, Richard Harrison at 54 Lake Street, and Robert Henry Harrison at 18 John Street South.

## **Well and Truly Laid**

(Special Despatch to The Globe.)

**Port Credit, June 17.**—A 2-year-old Rhode Island Red hen owned by William Harrison of Port Credit has started doing things in a big way. During the last six days the bird has laid four eggs, each with a double yolk, the first three measuring 7 3-4 inches in length, with a girth of between 6 and 6 1-2 inches. Determined to beat her own record, the hen today laid an egg 8 1-4 inches in length and 6 3-4 inches in girth. Its owner tonight is wondering what the morrow will bring.

2.1.2  
LRO Records

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**LOT No. " 8 "**      BROKEN FRONT      **CONCESSION**

NO. OF INSTRUMENT	INSTRUMENT	1 <sup>st</sup> DATE	DATE OF REGISTRATION	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
	PATENT	23DEC1850		THE CROWN	JAMES R. SHAW	75 AC.		
1655	G.	20APR1855	24APR1855	JAMES B. SHAW ET UX	FREDERICK C. CAPREOL	ALL	£1250.	& O.L.
1674	"	20DEC1853	2MAY1855	FREDERICK C. CAPREOL ETUX HAMILTON&TORONTORY.		1 77/100AC.	£26.12 1/2	
3033	M.	6AUG1856	11AUG1856	FREDERICK C. CAPREOL ETUX JESSE KETCHUM JUN		ALL	£1000.	& O.L.
3034	A&M.	" " " "	" " " "	JESSE KETCHUM ETUX	<i>John B. Robinson et al</i>		£800	
7089	B&S.	19JUL1859	1AUG1859	JESSE KETCHUM ETUX	FREDERICK C. CAPREOL	"	"	
1368	IND	3JAN1865	25JUL1865	FREDERICK C. CAPREOL ETUX WILLIAM N. AKGER ETAL		"	£-5/	

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**TOWNSHIP OF TORONTO**

Lot No. 9      In the      BROKEN RANGE      ~~XXXXXXXXXXXX~~ Q.I.R.

No. of Instrument	Instrument	Its Date	Date of Registration	GRANTOR	GRANTEE	Consideration or Amount of Mortgage	REMARKS
465	D.M.	20Aug1867	11Dec1867	J. B. Robinson et al	F. C. Capreol		Discharging No. 3033 <i>OK</i>
543	TrustDeed	17Jul1869	23May1870	Wm. N. Alger et al	John Crickmore	\$1.00	All and O.L.
2893		15Nov1869	1 Dec1879	Peel Mfg. Co.	John Ferguson	5000.00	<i>OK</i>
5219		1 Dec1884	9 Dec1884	Peel General Mfg. Co. et al	Scottish Am. Invs. Co.	7000.00	<i>OK</i>
5223	D.M.	29Apr1884	13Dec1884	John Ferguson	Peel General Mfg. Co.		Discharging No. 2893 <i>OK</i>
5924	B.&S.	14Nov1879	13Dec1884	John Crickmore	Peel General Mfg. Co.	1.00	All and O.L.
5655		23Mar1886	19Apr1886	Peel General Mfg. Co.	Scottish Am. Inv. Co.	6000.00	<i>OK</i>
5947	D.M.	7 Feb1887	18Jan1887	Scottish Am. Inv. Co.	Peel General Mfg. Co.		Discharging No. 5655 <i>OK</i>

2.1.2a: CIR Broken Range - Lot 9, Books A and B

DATE PLAN REGISTERED 3 Oct. 1927

OWNERS Crown Survey

LOTS SUBDIVIDED Town Plot      Lot 5      Plan/Concession 300      Page 1

TOWNSHIP OF TORONTO      H.C.R.      Bay Street North Side

Registration Number	Instrument Type	Registration Date	Parties from	Parties to	Consideration	Land/Remarks	
3472	B. & S.	28 Nov 1801	Jacob Gable et ux	J. R. Shaw	\$45.00	1 ac	
7050	B. & S.	16 Jan 1890	Jas. R. Shaw	George G. Wilson	100.00	All	
7774	B. & S.	9 Jan 1892	Geo. G. Wilson	Frederick Grafton	450.00	All	
8037	B. & S.	22 Dec 1892	Frederick Grafton et ux	M. H. Harrison	70.00	All	
300	PLAN	3 Oct 1927	Municipal Survey made under Instructions of Minister of Lands and under Prooves of Surveys Act				
P.C. 1852	GRANT	28 Nov 1945	Selena P. Harrison, Admrx Mr. H. Harrison	Caroline M. Garnett & James E. Garnett, as joint tenants	\$40.00	Nly 45' Treas. Con. attached	
1853	GRANT	28 Nov 1945	Selena P. Harrison, Admrx Mr. H. Harrison	Selena P. Harrison	\$1.00	All except Nly 45' Treas. Consents Attached	
1934	GRANT	13 Mar 1946	Selena P. Harrison	Gordon Jas. Harrison	\$1,000 N.L.&A.	All except Nly 45'	
2018	GRANT	31 May 1946	Gordon Jas. & Robert H. Harrison	Oscar L. Harrison	\$1,000 N.L.&A.	Part-Comm 45'S of HL Thence S along John St. 45' X 66'	
2019	GRANT	31 May 1946	Gordon Jas. & Robt. H. Harrison	Gordon Jas. Harrison	1,000 N.L.&A.	All except Nly 90'	
3808	GRANT	11 Apr 1950	Gordon J. Harrison et ux	Gordon J. Harrison & Robert H. Harrison as tenants in common		Part as in No. 2019	
3918	GRANT	28 Jun 1950	Oscar L. Harrison	Ellen H. Harrison & Oscar L. Harrison as joint tenants	N.L.&A.	Part as in No. 2018	
4183	DEED OF ELECTION	2 Dec 1950	Selena P. Harrison re: William H. Harrison Estate				All

15311 (94)      FORM 1      Continued on/ Suite to this page

2.1.2b: Plan 300W - Lot 5 north of Bay Street, page 1

**Abstract Index  
Répertoire par lot**

Lot 5 Plan/Concession 300 Page 2  
W.C.R. Bay Street North Side

Registration Number Numéro d'inscriptions	Instrument Type Type d'acte	Registration Date Date d'inscriptions M.Y. DD-YY	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
4184	GRANT	2 Dec 1950	Gordon J. Harrison et ux Robert H. Harrison et ux	Ellen H. Harrison Oscar L. Harrison - as joint tenants	\$1,000.00	5ly 15' of Nly 105' (X66')
SEE DEPOSIT NO. 1813						
4320	GRANT	22 Feb 1951	Robert H. Harrison et ux Gordon J. Harrison et ux	Malcolm J. Thomson Ruth E. Thompson - as joint tenants	\$4500.00	5ly 60'
7314	GRANT	9 Feb 1955	Caroline M. Garnett & James E. Garnett	John Csehl & Margaret Csehl as joint tenants	\$1,000.00	Nly 45'
8253	GRANT	15 Jun 1956	John Csehl & Margaret Csehl	Eugene E. McGregor & Laura A. McGregor as joint tenants	\$2,000.00	Nly 45 ft.
41803 G.P.	CERT	6 May 1959	Treasurer's Consent	Irene L. Thomson Estate		re: 4321 & UL A0-2 R.
10763	GRANT	19 Apr 1960	Eugene E. McGregor & Laura A. McGregor	Eileen E. Danude	\$2,000.00	Nly 45 ft.
10824	GRANT	18 May 1960	Malcolm J. Thomson & Ruth E. Thomson	Gerard Tanguay & Bergerette S. Tanguay as joint tenants	\$2,000.00	5ly 60'
13137 G.R.	CERT	27 Jul 1961	Treasurer's Consent	Ellen H. Harrison Estate		re: No. 4184
SEE DEPOSIT NO. 4761						
13376	GRANT	28 Oct 1964	Gerard Tanguay & Bergerette S. Tanguay	Andre Lessard & Denise Lessard as joint tenants	\$2,000.00	5ly 60'
SEE DEPOSIT NO. 69070, VS. (13376)						

10211 (REV) // FORM 1 Continued on Page 3 of page

2.1.2c: Plan 300W - Lot 5 north of Bay Street, page 2

**Abstract Index  
Répertoire par lot**

Lot 5 Plan/Concession 300 Page 3  
W.C.R. Bay Street North Side

Registration Number Numéro d'inscriptions	Instrument Type Type d'acte	Registration Date Date d'inscriptions M.Y. DD-YY	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
6869071YS	CERT	7 Apr 1968	Treasurer's Consent	Andre F. Lessard Est		re: No. 13376
161366 VS	GRANT	29 Jan 1971	Aileen E. Forsdike (formerly Danude)	Douglas J. Alton	2,000.00	Part Comm at the NE Thence SE 45' X SW 66' X NW 45' X NE 66' to pofc
170525 VS	GRANT	20 May 1971	Denise Lessard	Marjorie Sloan & Clarence P. Sloan as joint tenants	2,000.00	Part Comm at SE L Thence S.W.66' X N.W.60' X N.E.66' X S.W.60' to pofb
276135 VS	GRANT	15 Aug 1973	Marjorie Sloan & Clarence P. Sloan	Richard A. Grant & Pearl Grant as joint tenants	2,000.00	Part Comm at SE L Thence S.W.66' X N.W.60' X N.E.66' X S.E.60' to pofb
469216	GRANT	31 Mar 1978	Richard A. Grant & Pearl Grant	Olga M. Lefebvre	\$2,000.00	Part as in No. 276135 VS
570376	GRANT	2 Feb 1981	Douglas J. Alton	Jeronim Jurkovic	\$2,000.00	Part as in 161366 VS
610376	GRANT	01 06 82	HARRISON, Oscar L. HARRISON, Blanche Third Part	PATTERSON, Robert G. PATTERSON, Gail JT	\$2,000.00	Part Comm 45' SE from Nly L Thence SE66' X NW60' X NE66' to pofc
630227	GRANT	19 01 83	JURKOVIC Jeronim	NEWTON Jean	2,000.00	pt as in 570376
684961	MORT	26 06 84	LEFEBVRE, Olga M.	RADINSKY Investments Ltd	\$60,000.00	Part as in 469216
711616	MORT	19 04 85	LEFEBVRE, Olga M.	PASTERNAK, Mildred	11,000.00	Part as in No. 469216
715901	GRANT	05 06 85	PATTERSON, Robert G. PATTERSON, Gail	PATTERSON, Robert G.		pt re no. 610376
717482	MORT	21 06 85	PATTERSON, Robert G.	BANK of Montreal	46,000.00	Part as in No. 715901
	DEPOSIT		see Deposit No. 754663			re no. 684961

10211 (REV) // FORM 1 Continued on Page 4 of page

2.1.2d: Plan 300W - Lot 5 north of Bay Street, page 3

**Abstract Index  
Répertoire par lot**

Lot 5 Plan/Concession 300 Page 4  
W.C.R. North Side Bay Street

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
754664	GRANT	05 06 86	RADINSKY Investments Ltd.	ANDERSON, Kim A. ANDERSON, Janette as JT		pt as in no. 469216 Com SEL thence S.W.66'XN.W.60'XN.E.66'XSE.60' to pofc
754665	MORT	05 06 86	ANDERSON, Kim A. ANDERSON, Janette	ROYAL Trust Corp. of Canada	\$86,100.00	pt as in no. 469216 (754664)
833870	GRANT	29 01 88	NEWTON Jean	HUTCHINSON Joseph Michael		Pt as in 630227 Com Nly L thence SE 45' X SW 66' X NW 45' X NE 66' to pofc
833871	MORT	29 01 88	HUTCHINSON Joseph Michael	CORONET Trust Co.	131,000.00	Pt as in 630227 (833870) CHARGED BY 60/045/31
833872	ASSGT OF LEASES	29 01 88	HUTCHINSON Joseph Michael	CORONET Trust Co.		Pt as in 630227 (833870) ASSESS. LAND REC. 03-2-88
833873	ASSGT OF RENDS	29 01 88	HUTCHINSON Joseph Michael	CORONET Trust Co.		Pt as in 630227 (833870) R.D.E. 93-8-88
930380	MORT	90 03 05	ANDERSON Kim Anthony ANDERSON Janette	THE Toronto-Dominion Bank	60,000.00	part as in 754664
934324	MORTGAGE	90 04 09	PATTERSON, Robert Gordon	MONTRÉAL TRUST CO. OF CANADA	\$52,000.00	pt Com. 45'SE of NL. Thence SE 66' X NW 60' X NE 66' to p of c
935785	GRANT	90 04 25	PATTERSON, Robert Gordon	PATTERSON, Robert Gordon PATTERSON, Arlene as JT	2.00	Part as in 610376 Com 45'SE from Nly L Thence SE66' X NW 60' X NE 66' to p of c

FORM 1

2.1.2e: Plan 300W - Lot 5 north of Bay Street, page 4

**Abstract Index  
Répertoire par lot**

Lot 5 Plan/Concession WCR 300 Page 5

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
RO 1043765	Grant	1993 07 28	HUTCHINSON, Joseph Michael	GRASSIA, Joseph IACOBUCCI, Nando NUCCI, Anthony ROCCASALVA, Domenic Rosario TOSTE, Richard Manuel	\$192,500.00	Part as in 833870
RO 1043766	Mort	1993 07 28	GRASSIA, Joseph IACOBUCCI, Nando NUCCI, Anthony ROCCASALVA, Domenic Rosario TOSTE, Richard Manuel	Scotia Mortgage Corporation	\$144,375.00	Part as in 833870 Assigned by No. RO 1089512.
RO 1009612	Assignment	95 05 02	Scotia Mortgage Corporation	Investors Group Trust Co. Ltd.		Re: Charge No. RO 1043766.
RO 1121861	Transfer	1996 08 16	GRASSIA, Joseph IACOBUCCI, Nando NUCCI, Anthony ROCCASALVA, Domenic Rosario TOSTE, Richard Manuel	Allied Group of Investors Inc.	\$130,363.79	Part as in 833870

**NOTICE**  
All documents/instruments subsequent to  
**SEP 23 1997**  
are recorded in the automated abstract index set by the subsection 21(5) of the REGISTRY ACT

FORM 1

2.1.2f: Plan 300W - Lot 5 north of Bay Street, page 5

---

### 2.1.3 Indigenous history, where appropriate

Archaeological research indicates that indigenous people may have been living and hunting in the area that is now the City of Mississauga for 8,000 years. No evidence has, up to now, been found to confirm long-term indigenous settlement in Mississauga dating back to the Haudeonosaunee people, although evidence has been found of settlement along the Humber River.

There is however, a wealth of records dating to the early 1700s showing that Anishinabe people had settled in Mississauga by this time, in villages beside the Credit River. There are maps and documents dating back to the 1640s confirming that a trade relationship existed between hunters of the Mississauga nation and fur traders working on behalf of the French king, Louis XIV, with a seasonal transfer of furs (and payment for these furs) taking place at the mouth of the Credit River.

The people of the Mississauga nation considered the Credit River to be a sacred place, and believed that their god Mon-e-doo (Manitou) not only lived in the river, but was in fact the river itself. Through Mon-e-doo's benevolence, trout and Atlantic salmon thrived in the river, and these species provided proteins and fats for a diet that otherwise consisted of native crops grown at a settlement that was located where the Mississauga Golf & Country Club is now located, about three kilometres northwest of the subject property.

When the British crown approached representatives of the Mississauga nation to negotiate the surrender of indigenous lands on the north shore of Lake Ontario between present day Toronto and Hamilton, the chiefs and councilors of the Mississauga nation agreed to sell most of this land, but insisted on retaining ownership and exclusive use of the Credit River and to retain ~1.6 kilometres (1 mile) on both sides of the river. The subject property is part of this reserve.

The Mississauga nation retained ownership of the Credit Indian Reserve lands from 1806 to 1820. The land which includes the subject property was surrendered to the British Crown under the conditions of Treaty 22; signed by ten representatives of King George IV and five representatives of the Mississauga nation.

---

## **2.2 Complete listing and full written description of property**

### **2.2.1 built forms**

#### **structures**

There is only one building on the property with a foundation; that being the main residence, built sometime between 1890 and 1892.

The subject property's address is 36 Bay Street, but the front of the house has always faced eastward towards John Street South. The Bay Street elevation is the south side of the residence. There is a short driveway to the north end the main residence, leading in from John Street South.

#### **building materials**

The original residence is a one-and-a-half storey wood-frame structure with an asphalt lengthwise-gable roof. There are four additions to the home, with each of these being of wood-frame construction. Photos of the subject residence from the 1980s (see 2.3.6d and 2.3.6e) show that parts of the home were clad in a stone veneer in some places, or a vinyl brick veneer elsewhere, but these were covered, probably during enlargement of the home in 1992, when the second-floor addition was built, and a board-and-batten exterior applied to the new second floor and the older main floor below it. The side of the ~1890 section, and a south foyer addition likely added in the 1940s, are clad with wood, in a split-shingle pattern.

#### **building elements**

The current home was built in five stages from ~1890 to 1992, with minor, non-structural additions after 1992.

1: The original one-and-a-half storey home is the southeasternmost portion of the home (see plan 2.2.2a) which is the current foyer, hallway, dining room, living room and stairway leading to two bedrooms.

Because the home remained with the Harrison family for so long (with no intermediate property sales to help determine the date of possible additions) it is difficult to determine when each extension was added.

2: The ~1890 home was extended westward as the family grew with the resulting need for an addition.

3: A rear foyer was added that extends southward from the main residence, and continues southward to slightly over the legal lot line.

4: The next addition was a single storey annex of the ~1890 living room, extending northward.

5: The largest change to the residence was the second story addition atop the annex with necessary alterations to the front elevation roofline. The new porch, in front of the ~1890 section of the house was added as part of this addition. The deck west of (behind) the annex addition and a shed extending northward from the annex addition may have have been included as part of this addition.

---

### **architectural and interior finishes**

The house and most of its additions appear to have been of conventional wood-frame construction, originally with horizontal wood planks.

There have been a number of changes to the exterior cladding over years. The ~1890 clapboard siding was later covered by subsequent additional layers of fiberboard, wire mesh, mortar, 1/4" brick veneer and cedar shakes. Finally, a board and batten wood exterior was applied to some areas of the home, and a decorative stone veneer added to part of the front entrance. Each of the earlier layers has rotted over time as a successive layer was applied over the previous exterior.

Although the 1992 exterior changes were made prior to implementation of the Heritage Conservation District plan (and the associated bylaws which govern additions to homes in the district since then), the 1992 changes were sensitive to the historical character of the home and the neighbourhood. The smaller, steeply-pitched Gothic Revival dormer of the 1992 addition is consistent with the style of second floor windows of houses built a century earlier when this dormer style was a popular design motif. The board-and-batten cladding is not consistent with homes of 1890s vintage.

### **natural heritage elements**

There are two large trees and two mid-size trees on the front (east) lawn of the property, south of the driveway. One mid-size tree is located to the northeast corner of the property, north of the driveway. Three large trees form a full canopy over the rear (west) yard. Eight hedges and two mid-size trees (a Colorado blue spruce and a London plane), all on City property, are located along the Bay Street side of the property. Smaller shrubs are located along the front perimeter of the house.

The east (John Street) and south (Bay Street) elevations of the residence are obscured from public view, year round by the tall coniferous trees on the property and along the City-owned easement.

### **landscaping**

The property is small, and relatively flat with a slight downward slope to the north. There are no significant landscape features on the property.

### **archaeological resources**

Archaeological assessments have been conducted near the subject property, on City-owned lands adjacent to the Credit River, but no study has been done of archaeological resources at 36 Bay Street.



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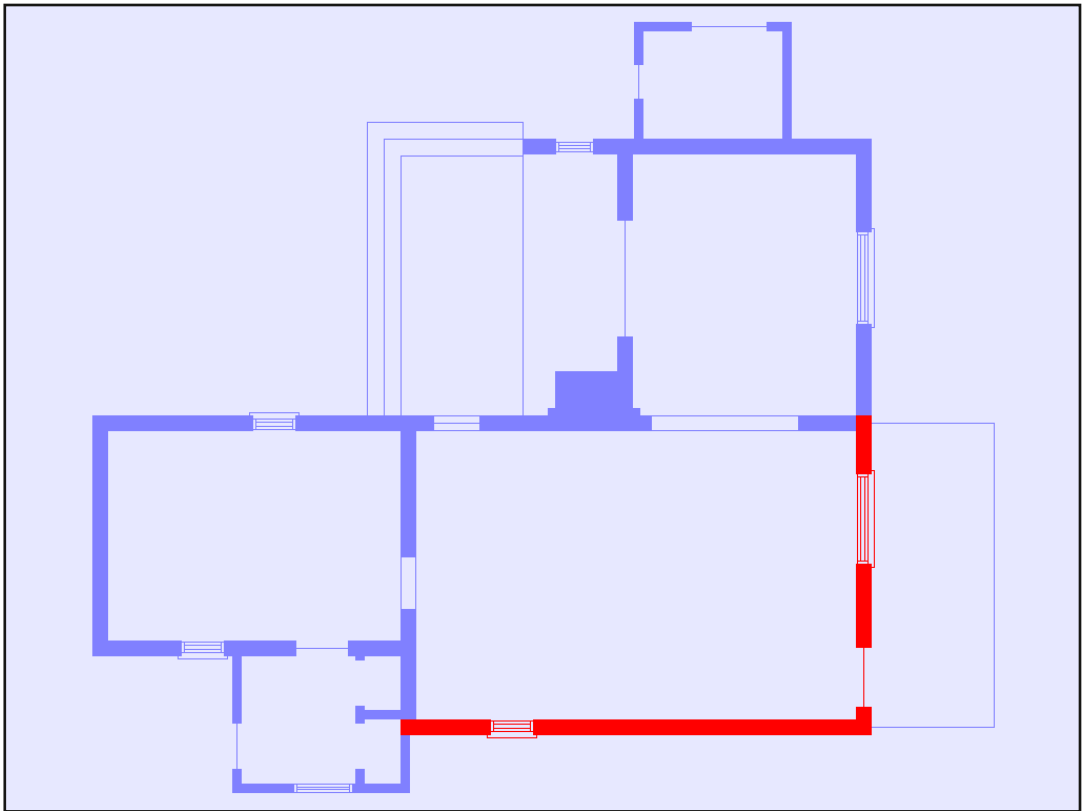
### 2.2.2 conclusions regarding the significance and heritage attributes

The residence at 36 Bay Street still retains the character of a middle-class, late 19th century home, although there have been a number of additions and changes to the house over the past century.

The original wood plank exterior of the original home has been replaced by a combination of board-and-batten and shake exteriors.

Some of the additions have compromised the heritage character of the ~1890 portion of the home. Referring to image 2.3.2h, the centre line of the gable roof of the westward addition was offset from the centre line of the gable roof of the ~1890 section, resulting in an awkward confrontation of angles, with part of the rear, second-floor window (overlooking the second addition) obscured, and the the bottom corner of the decorative left shutter cut off to make room for the addition's roof. Skylights have been added which are inconsistent with the late 19th century character of the home (see image 2.3.2g), and the second-floor addition features modern windows that are inconsistent in style with the original part of the residence (See images 2.3.2e and 2.3.2f). Additions to the back of the house are uncharacteristic of the overall style of the residence, but these cannot be seen from the public realm.

2.2.2  
History of the  
Main Residence:



2.2.2a: current plan, with street-facing ~1890 walls highlighted



2.2.2b: front elevation, ~1890



2.2.2c: front elevation, 1962



2.2.2d: front elevation, 1992

---

### 2.2.3 location

The subject property, 36 Bay Street in Mississauga, is located on the northwest corner of Bay Street and John Street South in the Port Credit Heritage Conservation District. Note that this property has a Bay Street address, but the residence has faced John Street South since ~1890, when the oldest part of the current residence was built.

#### existing land use

The property is currently a residential property, with one single family dwelling. This property has been a residential property since ~1890, when the property was first developed.

#### zoning

The property is currently zoned R15-1, which permits one detached single family dwelling per property. The subject property complies with the conditions of R15-1 except in regard to lot area and property line encroachments, which are a result of the fact that the existing residence and its additions were built before the current zoning was implemented.

#### land use of adjacent properties

The subject property shares a common boundary with two properties: 42 Bay Street and 28 John Street South. The property located directly across John Street from the subject property is 27 Bay Street. The property located directly across Bay Street is 34 John Street South.

#### 42 Bay Street: William J. Kivell residence

This property is zoned R15-1. The main building on the property is a detached single family dwelling built in 1901, with a 1991 detached garage and a 2011 addition to the north (rear). Property area is 1,010.82 m<sup>2</sup>.

#### 28 John Street South: Oscar L. Harrison residence

This property is zoned R15-1. The main building on the property is a detached single family dwelling built in 1946. Property area is 367.67 m<sup>2</sup>.

#### 27 Bay Street: Milgar Apartments

This property is zoned RA2-31. This is a five-story, 34-unit apartment building, built in 1964.

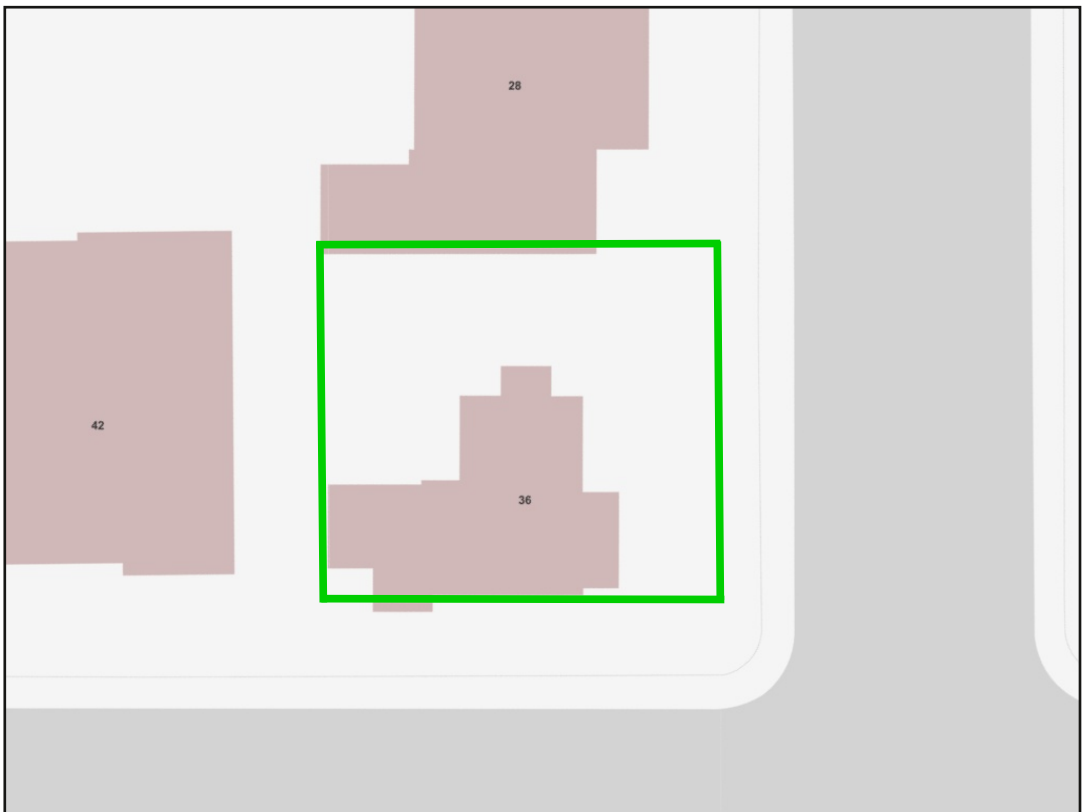
#### 34 John Street South: Allen J. Peer residence

This property is zoned R15-1. The main building on the property is a detached single family dwelling built in 1953, with an addition in 2018. Property area is 306.47 m<sup>2</sup>.

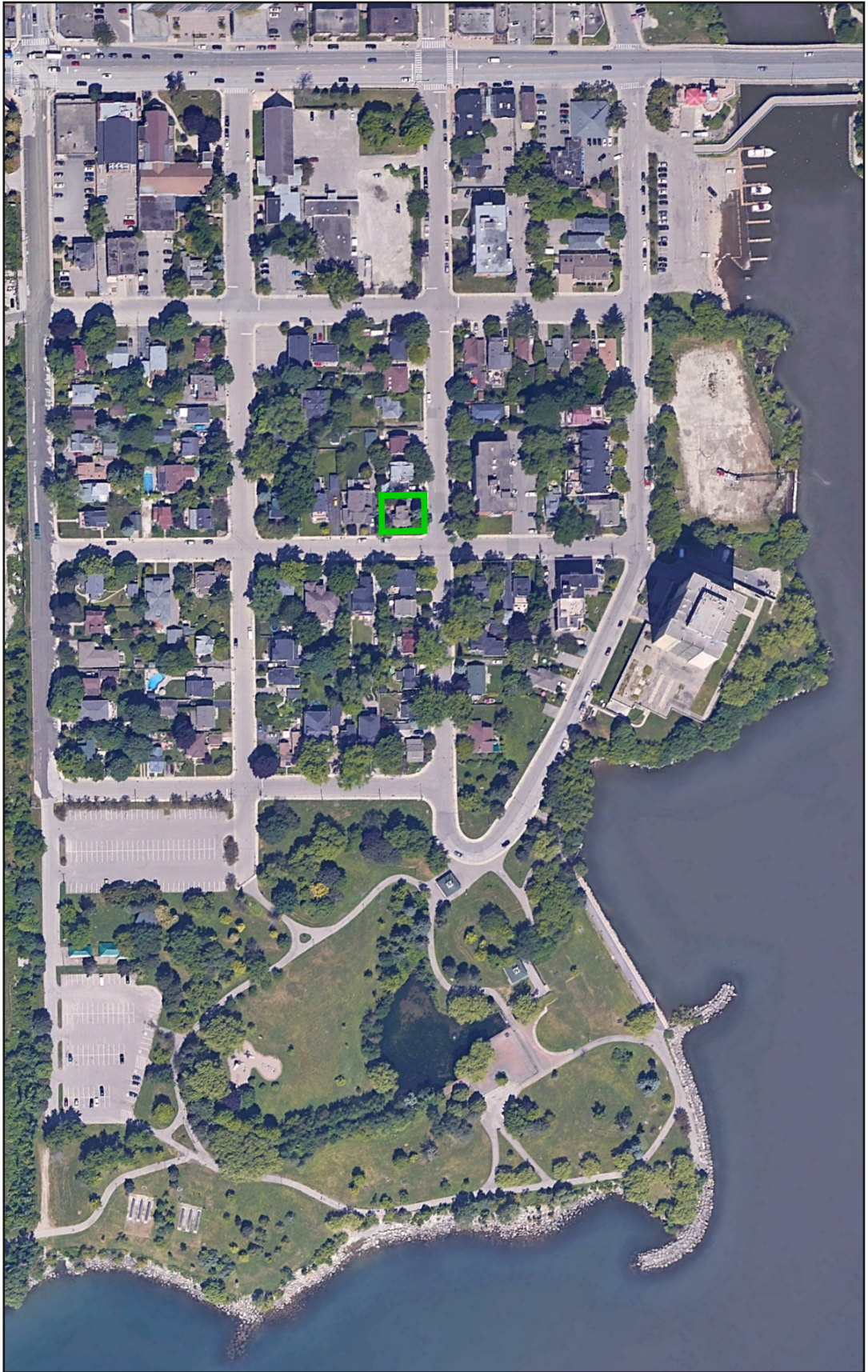
2.2.3  
Location maps



2.2.3a: 2021 aerial image (City of Mississauga)



2.2.3b: solid fill image (City of Mississauga)



2.2.3c: Port Credit Heritage Conservation District (Google Earth)

**2.3.1**  
**Interior Images:**



**2.3.1a: ground floor hallway and dining room**



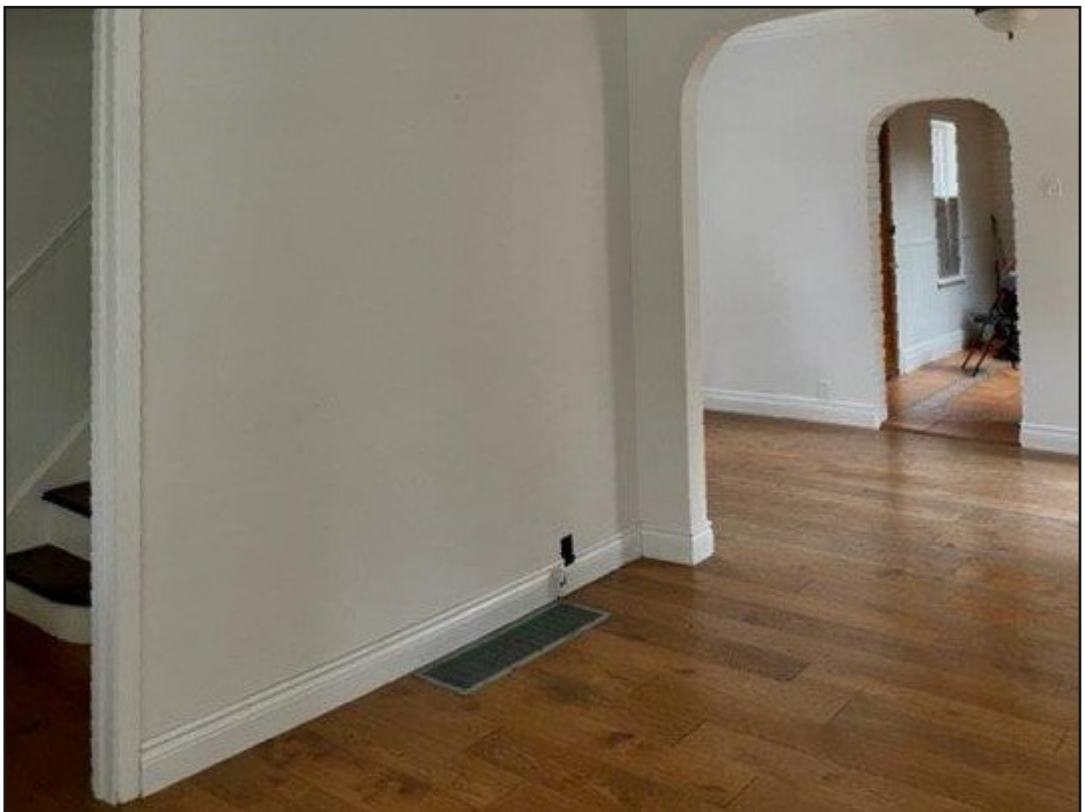
**2.3.1b: second floor bedroom**



**2.3.1c: kitchen**



**2.3.1d: washroom**



**2.3.1e: ground floor, living room and hallway**



**2.3.2**  
**Exterior Images:**



**2.3.2a: east (front) elevation**



**2.3.2b: south elevation**



**2.3.2c: south and east elevations**



**2.3.2d: south and west elevations**



*2.3.2e: modern window - rectangular*



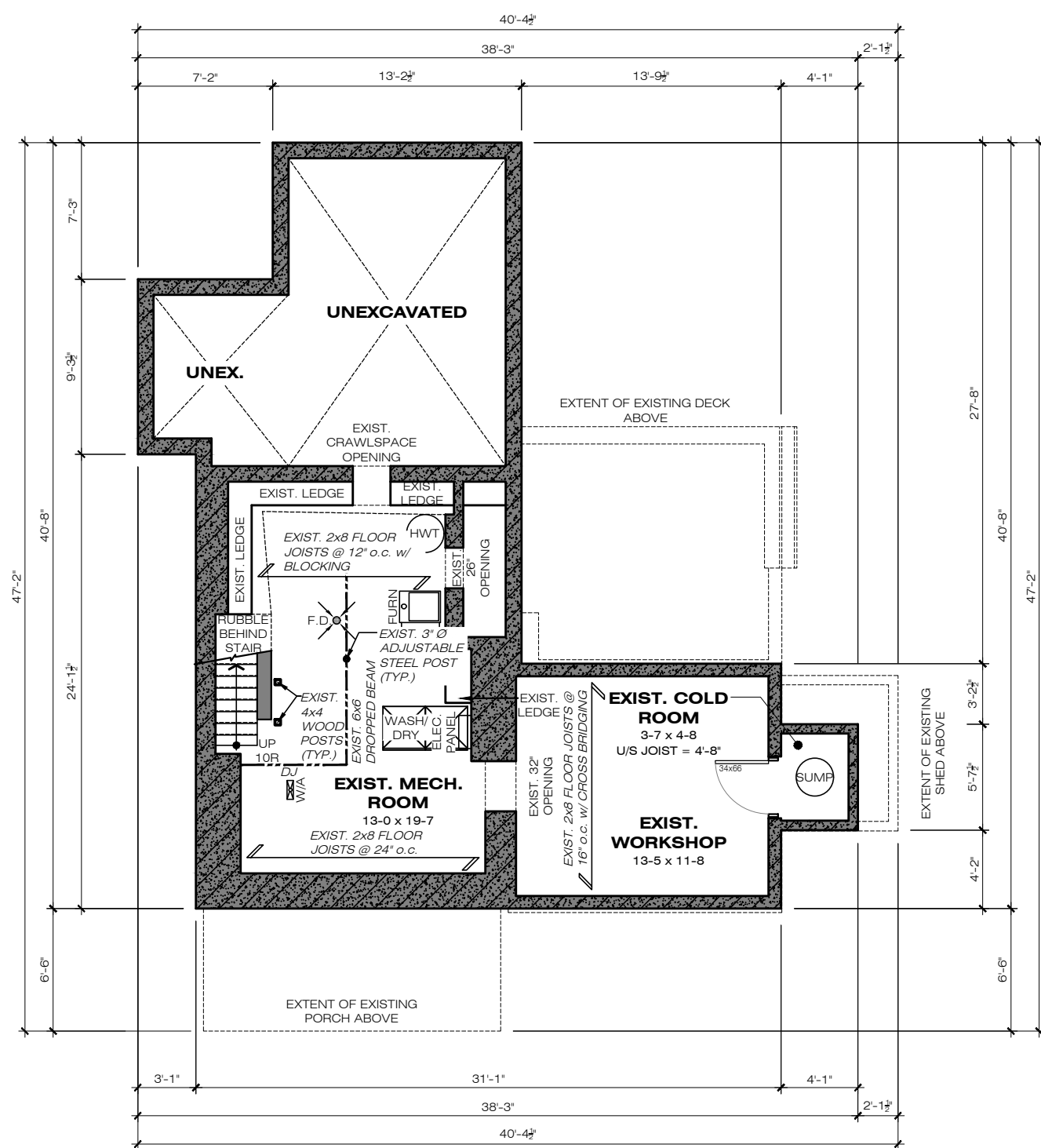
*2.3.2f: modern window - semi-circular*



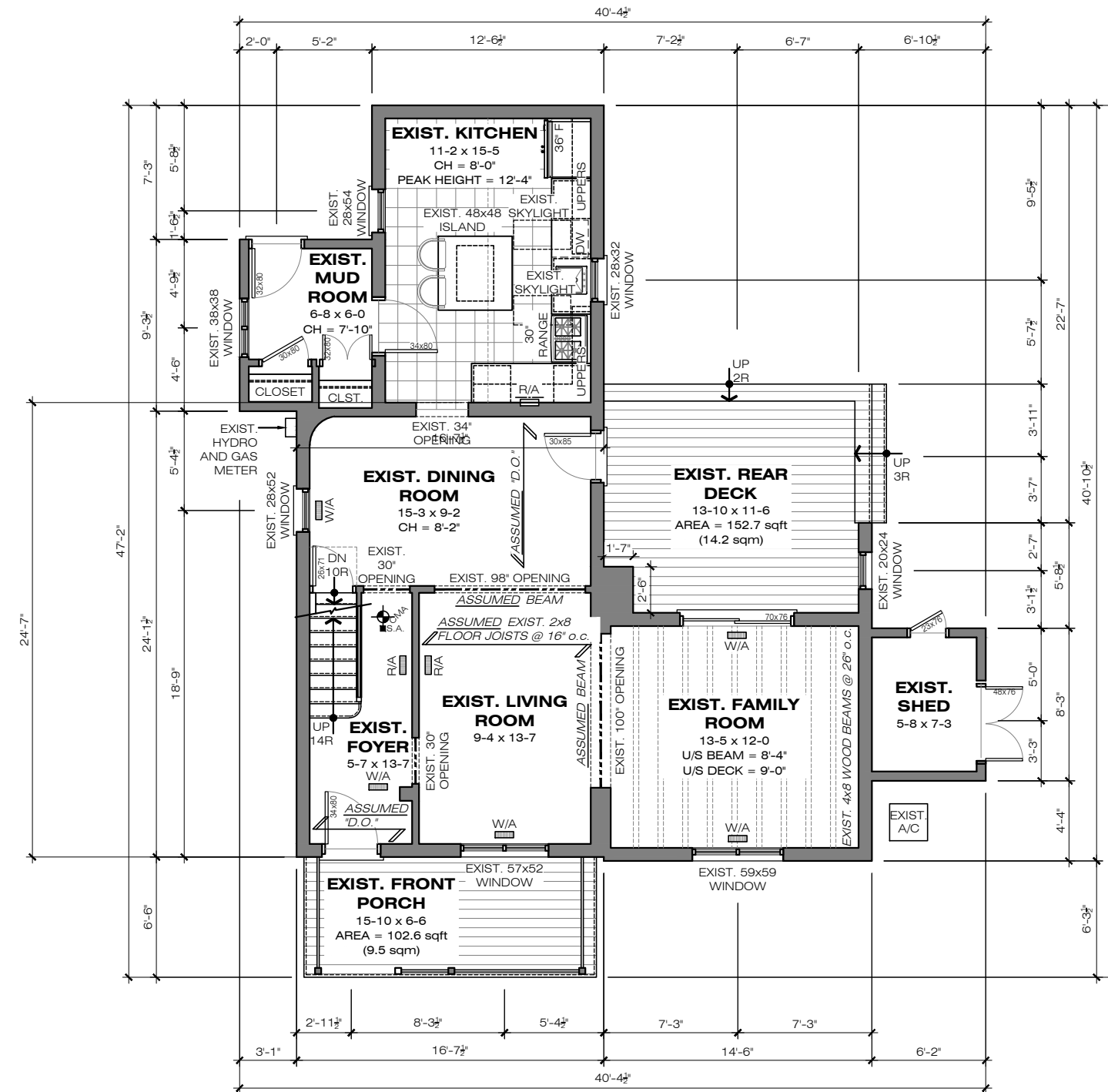
**2.3.2g: skylight window**



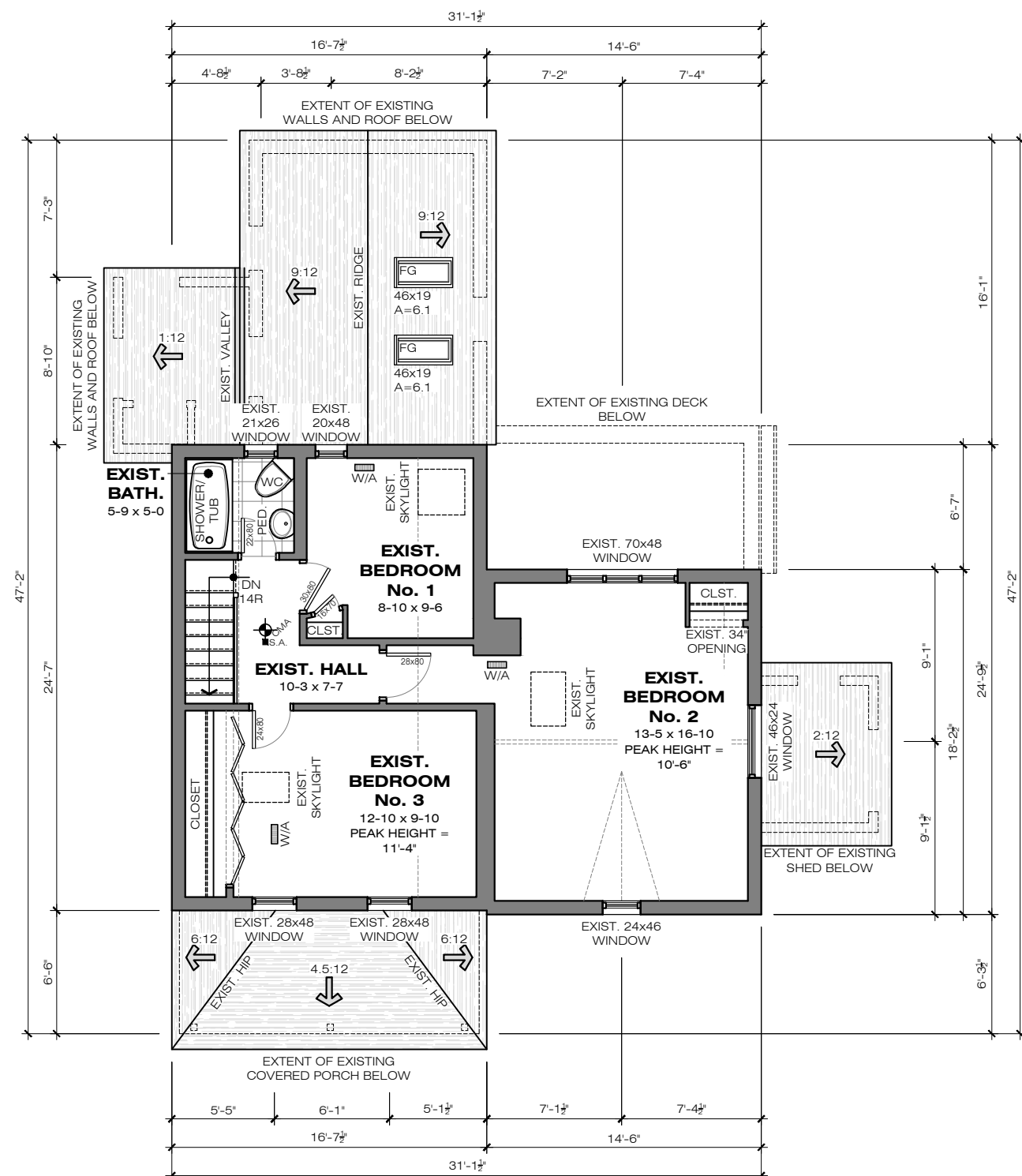
**2.3.2h: first generation windows and shutters**



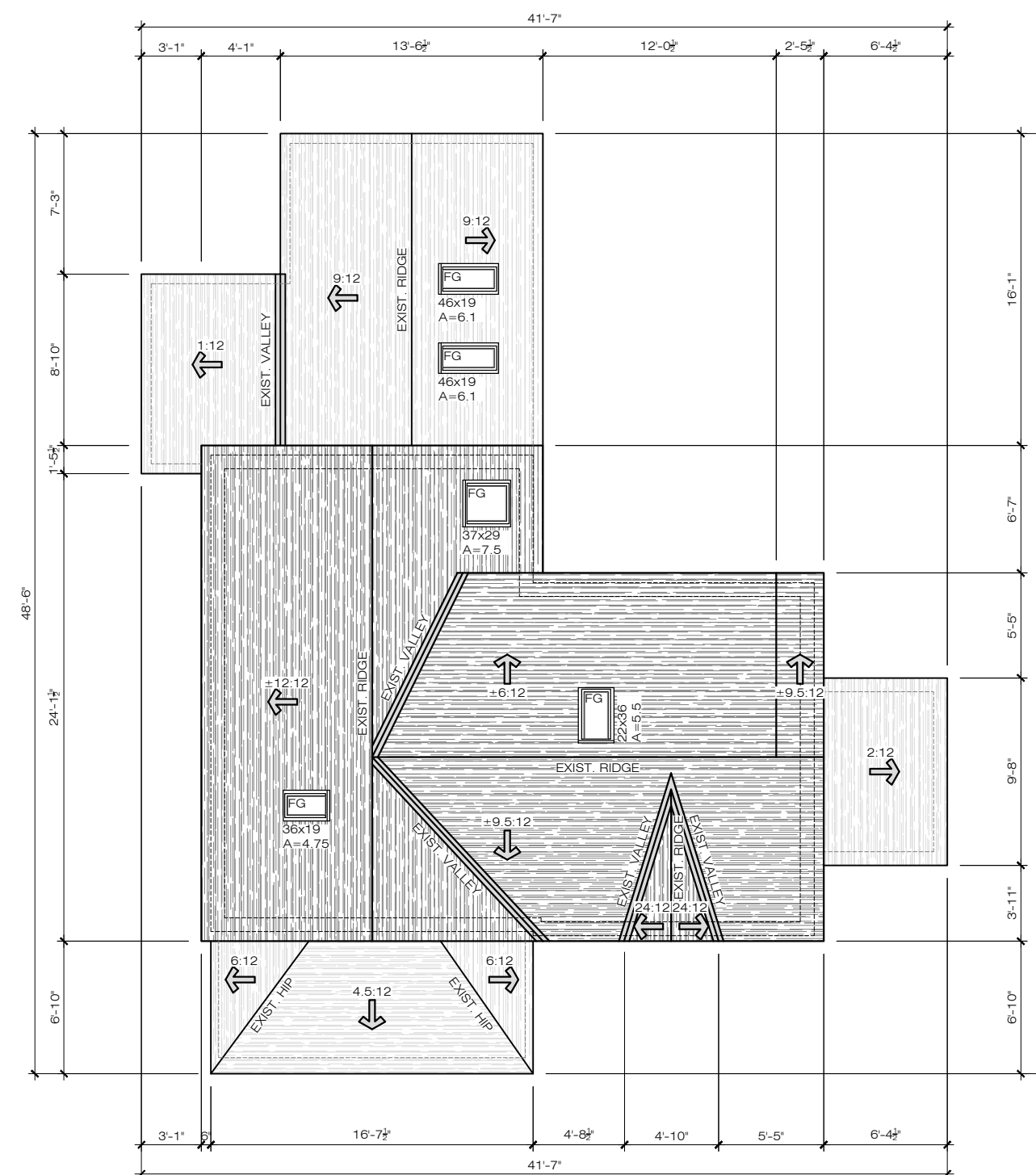
**EXISTING BASEMENT/FOUNDATION PLAN**  
 AREA = 585.7 sqft (54.4 sqm)  
 CEILING HEIGHT = 5'-9" U.N.O.



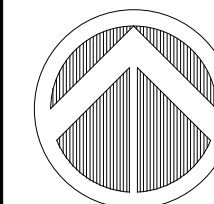
**EXISTING MAIN FLOOR PLAN**  
 AREA = 873.6 sqft (81.2 sqm)  
 CEILING HEIGHT = 8'-4" U.N.O.



**EXISTING SECOND FLOOR PLAN**  
 AREA = 672.7 sqft (62.5 sqm)  
 CEILING HEIGHT = 7'-2" U.N.O.



**EXISTING ROOF PLAN**



CONSTRUCTION NORTH

No.	Date	Issue/Revision	By:
3	MAY 11/23	RE-ISSUED FOR CLIENT FILE	MB
2	JAN 09/23	ISSUED FOR CLIENT FILE	NK
1	JAN 09/23	ISSUED FOR DC REVIEW	NK

Note:  
 ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

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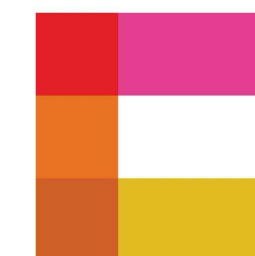
USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.



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*David Carrothers*

DAVID CARROTHERS 25336  
 CARROTHERS AND ASSOCIATES INC. 39432



**CARROTHERS ASSOCIATES**

ARCHITECTURAL DESIGN + INTERIORS

505 YORK BOULEVARD - UNIT 3  
 HAMILTON ONTARIO L8R 3K4  
 TEL: 905-574-1504  
 www.carrothersandassociates.com

Project Name:  
**PETERS RESIDENCE**  
 CUSTOM HERITAGE HOME  
 36 BAY STREET  
 MISSISSAUGA, ON. L5H 1C3

Sheet Title:  
**EXIST. FLOOR PLANS**  
 (FOR REF. ONLY)

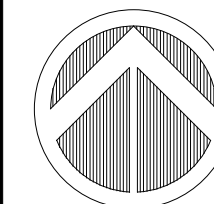
Drawn By: NK/MB Checked By: DC

Scale: 1/8" = 1'-0"

Date: MAY 2023

Project No. 2022-91

**A1**



CONSTRUCTION  
NORTH

No.	Date:	Issue/Revision	By:
3	MAY 11/23	RE-ISSUED FOR CLIENT FILE	MB
2	JAN 09/23	ISSUED FOR CLIENT FILE	NK
1	JAN 09/23	ISSUED FOR DC REVIEW	NK

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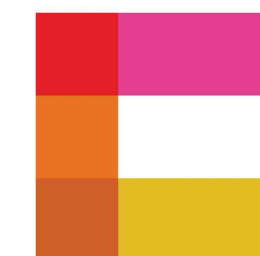
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TEL: 905-574-1504  
www.carrothersandassociates.com

Project Name:  
**PETERS RESIDENCE  
CUSTOM HERITAGE  
HOME**

36 BAY STREET  
MISSISSAUGA, ON. L5H 1C3

Sheet Title:  
**EXIST. ELEVATIONS  
(FOR REF. ONLY)**

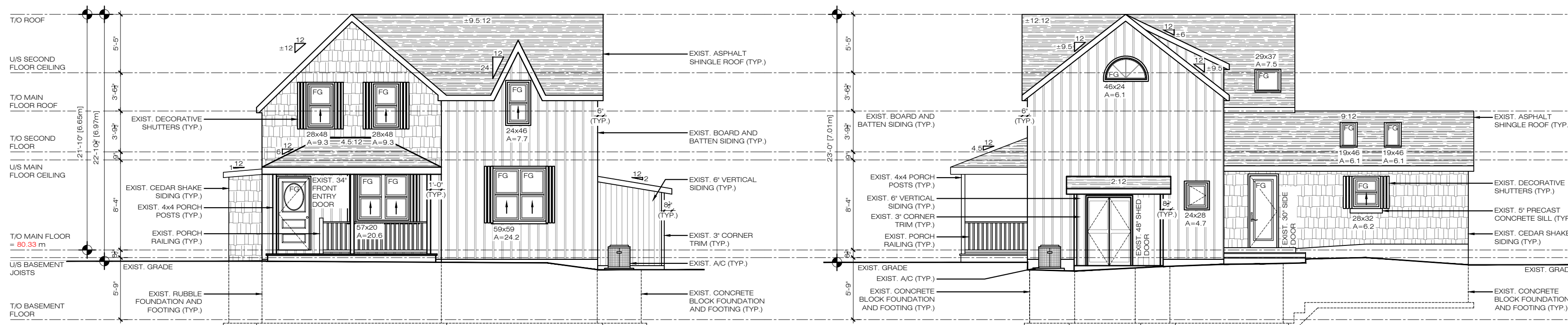
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Scale: 1/8"=1'-0"

Date: MAY 2023

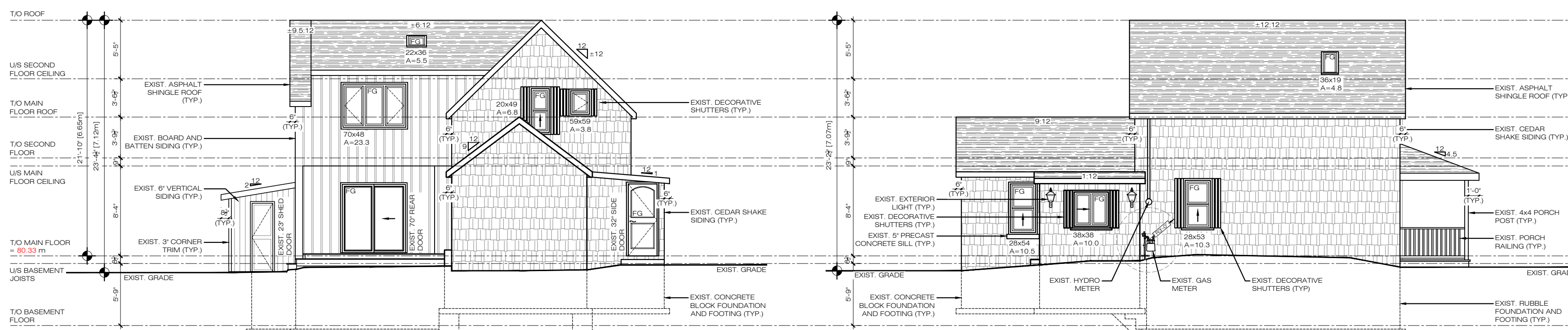
Project No. 2022-91

**A2**



EXISTING FRONT ELEVATION

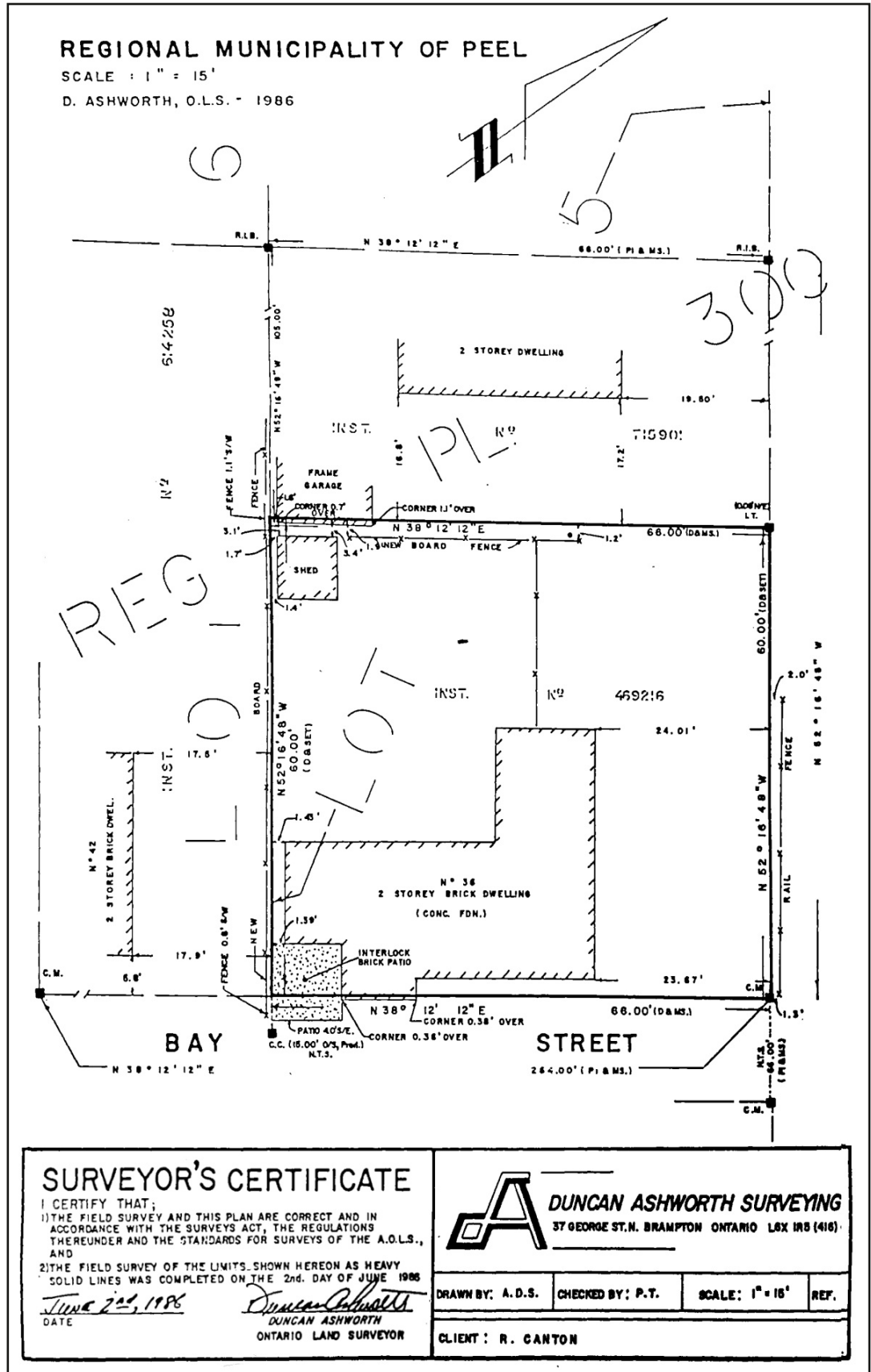
EXISTING RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION

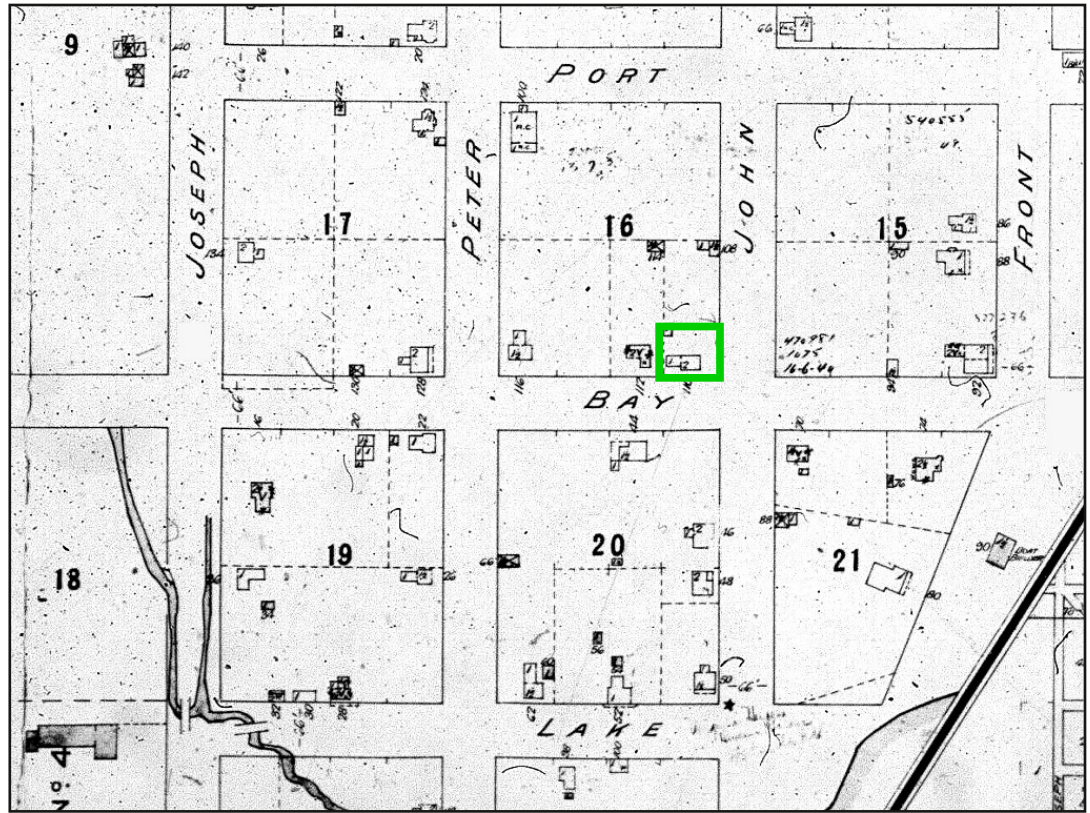
EXISTING LEFT SIDE ELEVATION

2.3.5  
Site plan



2.3.5a: Site plan

2.3.6  
Historic Images



2.3.6a: Goad's 1910 fire insurance map



2.3.6b: 1960 aerial view





2.3.6c: front of 36 Bay Street, about 1915 (based on age of oldest daughter Sadie, born 1903)



*2.3.6d: south and east elevations, ~1980*



*2.3.6e: south and west elevations, ~1980*

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### 2.3.7 municipal/agency requirements that affect conservation

None are applicable at the time of this report. The owner will contact the City of Mississauga prior to commencement of building at the subject property.

## 2.4 Proposed development outline

### 2.4.1 outline of proposed development

The owners of the property at 36 Bay Street propose to renovate the oldest portion of the current main structure on the property where possible, to remove later non-historic additions to the home, and to build a new addition that complements the portion of the original home to be retained.

The objectives for the property are as follows:

- replacement of the shallow sub-basement with a structurally-sound full height, dry, mold-free basement without seasonal movement and leaking. (Many of the windows and door are not operational seasonally or all year round.)
- addition of ~200 square metres of floor space, while staying within the property's current R15-1 zoning restrictions,
- replacement of decaying exterior finishes. All five layers of veneer (as per Section 2.2) have been successively added and have over the years trapped moisture, causing the wood planks beneath to rot),
- maintenance efficiency improvements (It is currently expensive to heat, a high electricity consumption to constantly operate a dehumidifier for the wet basement.),
- increased safety and reduced insurance cost by replacing knob-and-tube wiring and leaking galvanized, cracked cast iron and lead pipes,
- new stairs that meet building code standards,
- preserve as much space as possible of the small backyard,
- resolve the inadequate footing for the deck corner of a cantilevered extension,
- resolve sagging floors and inadequate beams and joists,
- replace lead pipe water supply and cracked leaking cast iron and galvanized pipes throughout the house,
- replace the roof and add proper drip edge, eaves troughs and drainage spouts to reduce the long-term degradation,
- remove or replace leaking sky lights,
- improve insulation throughout the house,
- replace broken or inoperable windows and resolve improper flashing and rotting around some windows,
- address any framing and fire safety code issues.

A home inspection report (see appendix) commissioned by the owners has identified the following concerns:

- exterior and interior foundation degradation and sagging and inadequate beams and joists,

- 
- missing proper footing for deck corner of second floor cantilevered extension,
  - doors and windows that do not operate properly due to house movement,
  - water leaking into the basement,
  - loose masonry behind the wood siding with open and exposed cedar façade areas and rotting in various areas and along the ground,
  - lead pipe water supply and cracked leaking cast iron and galvanized pipes,
  - electrical panel is only 60 amp with restrictive concurrent appliance use (dryer and air conditioner can not be used at the same time), includes knob-and-tube, shortage of plugs and ungrounded plugs,
  - roof shingle decay, missing drip edge, rotting sheathing,
  - no insulation or vapour barrier under kitchen,
  - no eaves troughs or downspouts,
  - leaking sky lights,
  - broken windows and improper flashing and rotting of some windows.

#### **2.4.2 impact on heritage resources on the subject property**

The owners of the property at 36 Bay Street proposes the following steps, where new sections to the existing home are needed, to minimize the home's impact on the heritage of the property and of the immediate neighbourhood.

- use of a clapboard finish consistent with the character of the original construction materials used,
- massing and style consistent with the wood-frame vernacular style of the original house, with steep roof pitches for gables and dormers,
- use of an L-shaped plan that is more consistent in style with other homes in the Port Credit Heritage Conservation District than the current, altered home,
- inset the front porch, consistent in style with other homes in the HCD,
- use of symmetrical double-hung windows with narrow muntins,
- small dormers with steep roof pitch,
- retaining the John Street elevation as the front elevation,
- permanent removal of the side entrance (a later addition to the ~1890 home), which currently extends over the property line along Bay Street,
- removal of modern skylight (on roof, parallel to Bay Street),
- preserving trees along John Street (notably the magnolia), some on Bay Street and retaining tall trees in the back yard which provide a visual canopy in the neighbourhood,
- removal of the attached shed, visible from John Street.

#### **2.4.3 impact on heritage resources on neighbouring properties**

The proposed new sections of the home will be consistent in height with neighbouring properties with single-family dwellings. The proposed residence will be set inward an additional ~2.0 metres from the shared lot line with 42 Bay Street.

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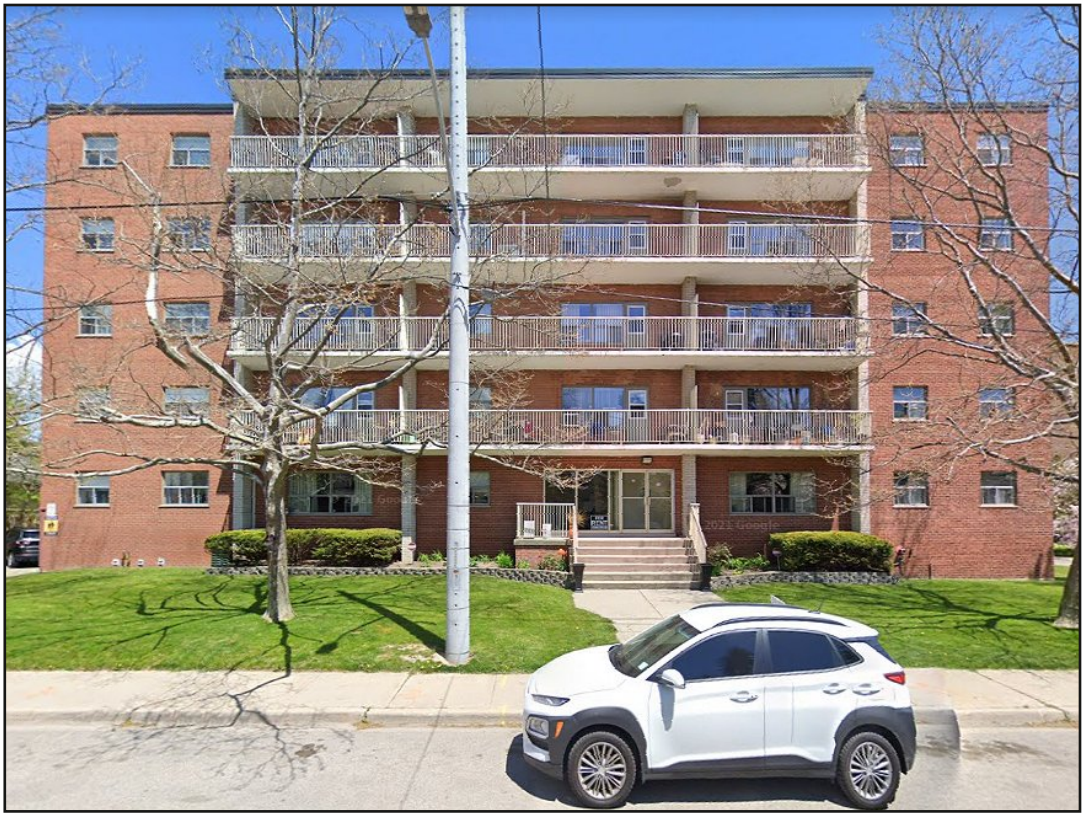
**2.4.3**  
**Neighbouring**  
**Properties**



*2.4.3a: property north of subject property (28 John Street)*



*2.4.3b: property to the south (34 John Street) as seen from the subject property*



**2.4.3c: property east of the subject property (27 John Street)**



**2.4.3d: property west of the subject property (42 Bay Street)**



**2.4.3e: property diagonally-opposite of the subject property (31 Bay Street)**



**2.4.3f: property diagonally-opposite of subject property (41 Bay Street)**

**2.4.4**  
**Street Elevations**



*2.4.4a: John Street, looking north from subject property*



*2.4.4b: John Street, looking south from subject project*





**2.4.3c: Bay Street, looking east from subject property**



**2.4.3d: Bay Street, looking west**

2.4.5  
Streetscapes:



2.4.5a: Bay Street streetscape - **current**



2.4.5b: Bay Street streetscape - **proposed**



2.4.5c: John Street South streetscape - **current**, without trees



2.4.5d: John Street South streetscape - **proposed**, without trees



2.4.5e: John Street South streetscape - **current**, with trees



2.4.5d: John Street South streetscape - **proposed**, with trees



# CARROTHERS ASSOCIATES

ARCHITECTURAL DESIGN + INTERIORS

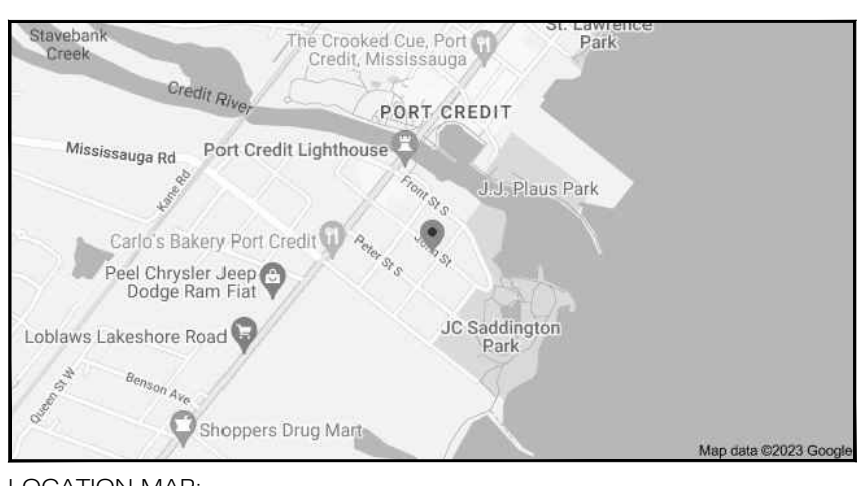
DESIGN PRESENTATION:  
MAY 11, 2023

PRIVATE RESIDENCE  
36 BAY STREET,  
MISSISSAUGA, ON. L5H 1C3

## PRELIMINARY DESIGN CONCEPT

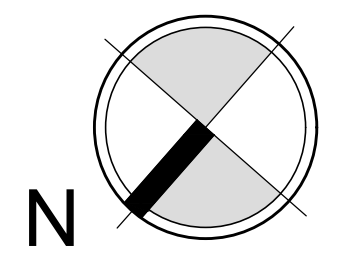
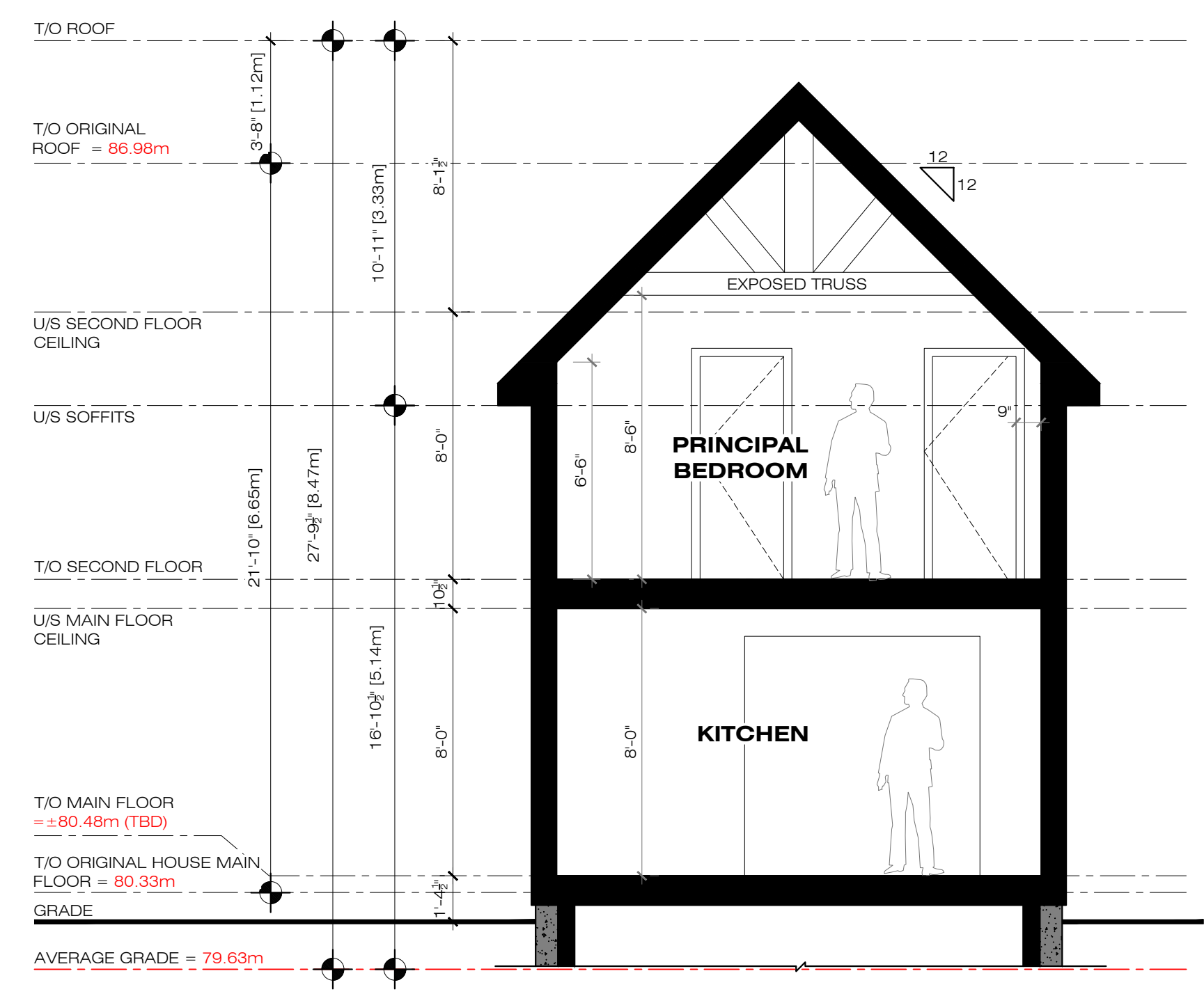
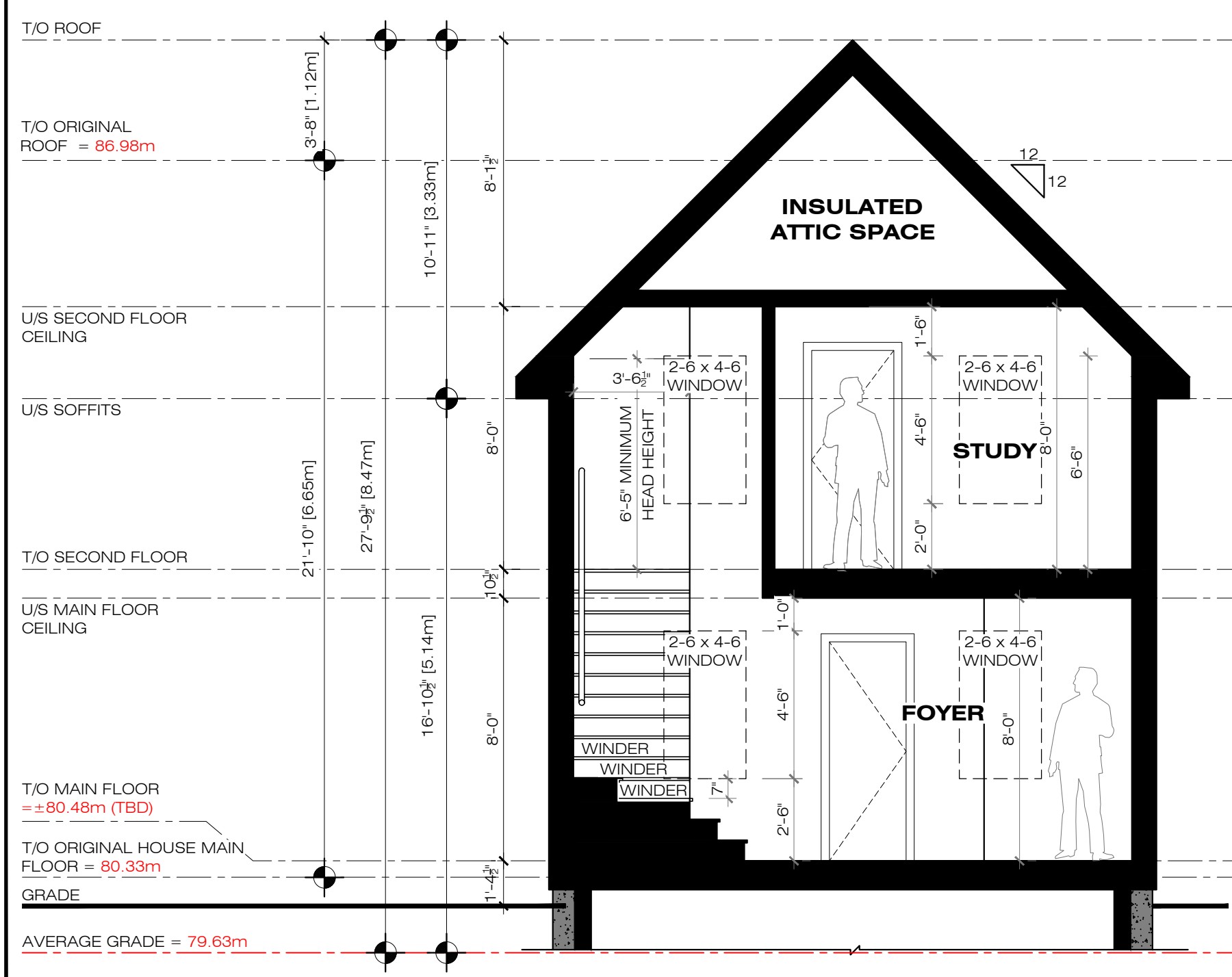
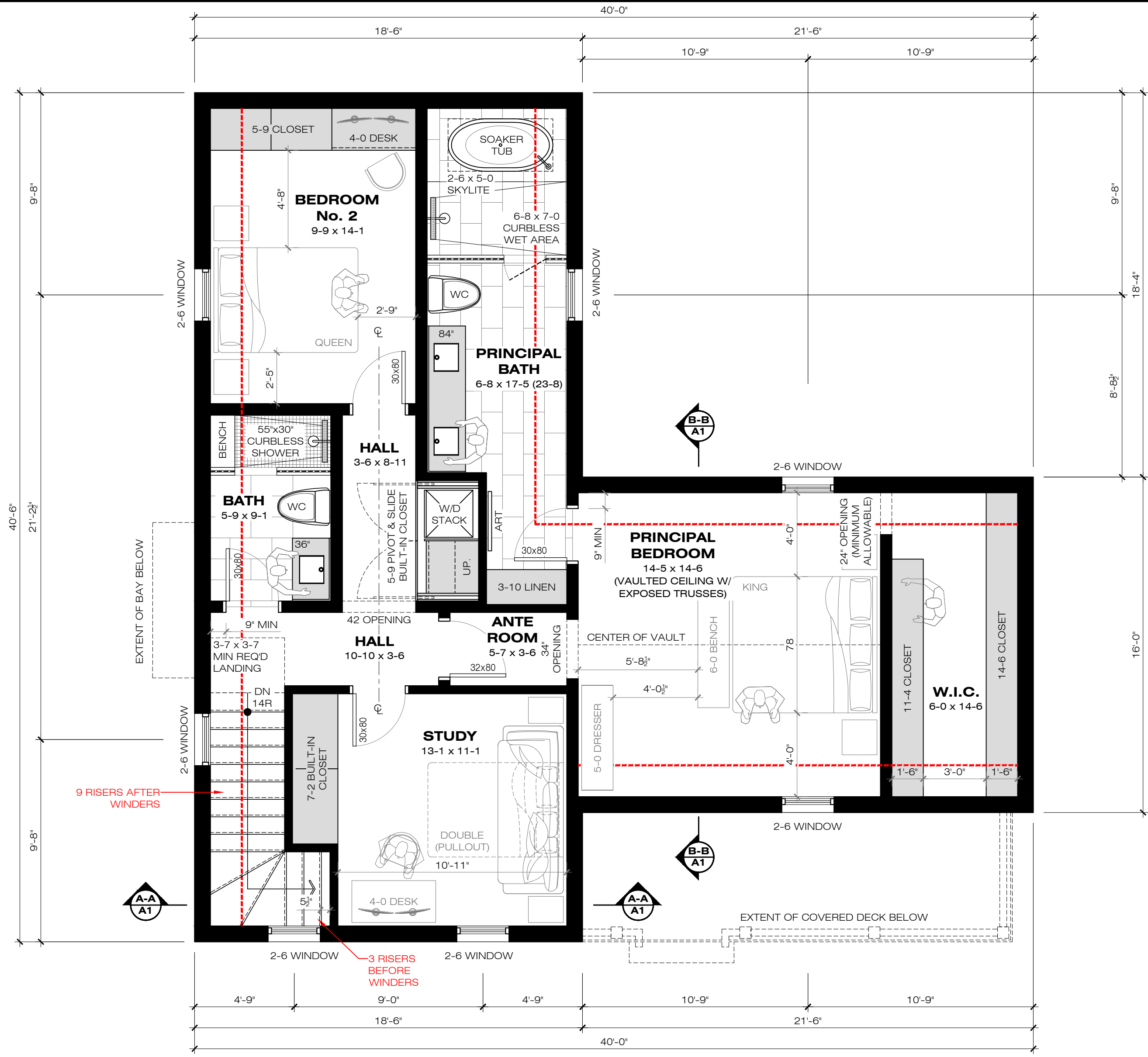
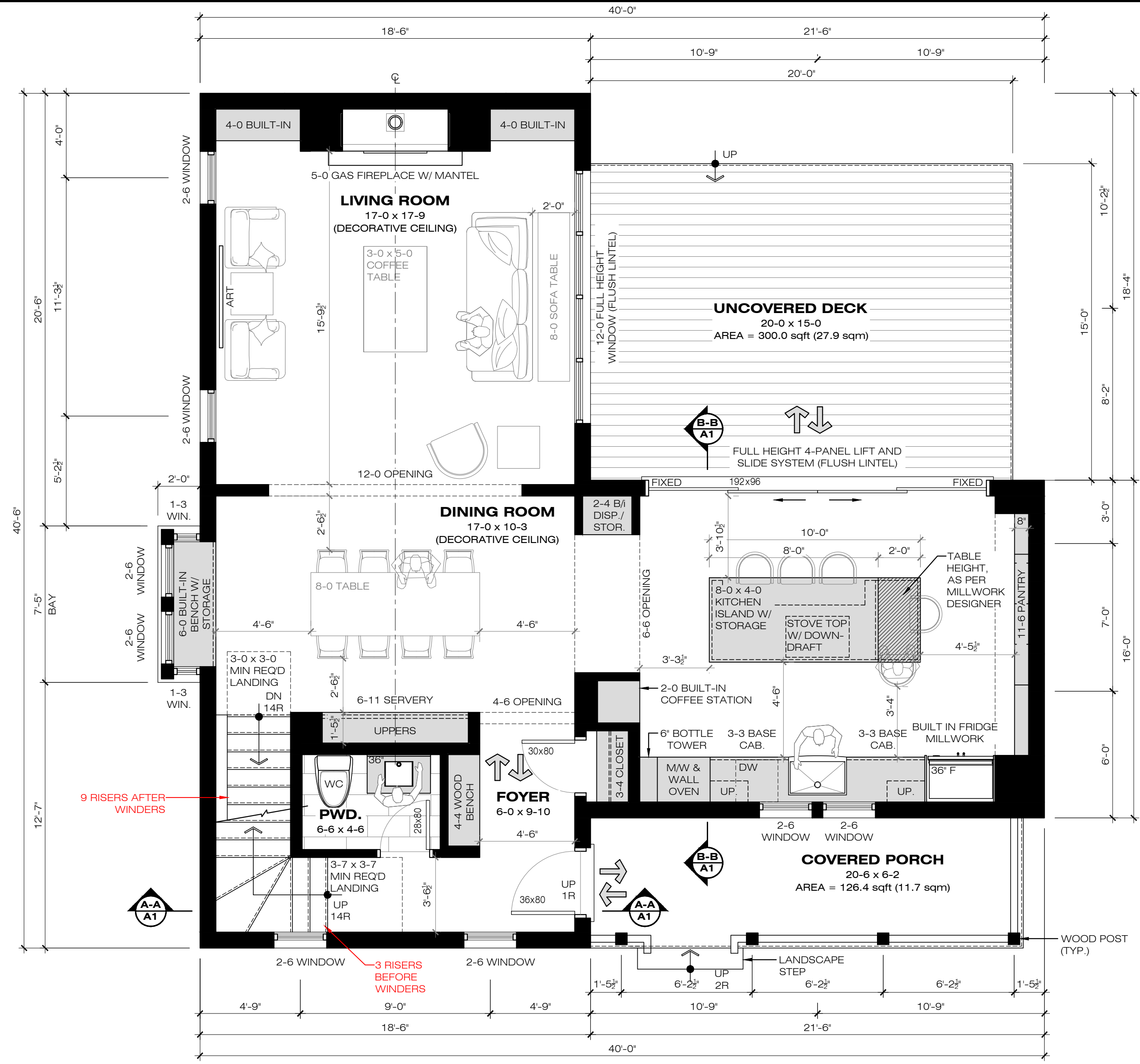
**WALL LEGEND**

	NEW CONSTRUCTION WALLS
	EXTENT OF SLOPED CEILING (LOW HEADROOM)



**AREA CALCULATIONS:**

MAIN FLOOR PART A AREA	= 1108.1 sqft (102.9 sqm)
SECOND FLOOR	= 1093.3 sqft (101.6 sqm)
<b>TOTAL GFA</b>	<b>= 2201.3 sqft (204.5 sqm)</b>
FRONT COVERED PORCH	= 126.4 sqft (11.7 sqm)
REAR UNCOVERED PORCH	= 300.0 sqft (27.9 sqm)
<b>TOTAL FOOTPRINT</b>	<b>= 1534.5 sqft (142.6 sqm)</b>



EXTERIOR ELEVATION (FRONT TREES REMOVED FOR CLARITY, FOR REFERENCE ONLY).



EXTERIOR ELEVATION (FRONT TREES REMOVED FOR CLARITY, FOR REFERENCE ONLY).

2.5.2  
Elevations:  
Proposed



2.52a: east (front) elevation (with trees omitted to show house details)



2.52b: north and east elevations (with trees omitted to show house details)



*2.5.2c: south and east elevations*



*2.5.2d: south elevation*



## **2.6 Trees of heritage significance**

### **2.6.1 Inventory of trees**

The owners propose to undertake the following natural preservation steps:

#### **along John Street South**

- preserve the magnolia tree and the large spruce tree in front of the house.
- preserve the large spruce tree between the driveways of 36 Bay Street and 28

John Street South

#### **along Bay Street**

- preserve the large deciduous tree at the south end of property along Bay Street
- the blue spruce that is close to the house on Bay Street will need to be lifted and replanted, as it is not possible to dig with it in its' current location.

#### **backyard**

- preserve as many trees as possible based on construction requirements.

## **2.7 Alternative development options/mitigation measures**

### **2.7.1 isolating development/alteration**

In summary (see Section 2.7.7 for details), the owner proposes to retain as much as possible of the two exterior walls of the original portion of the home that can be seen from John Street and Bay Street, as highlighted in red in image 2.2.2a.

For the remainder of the proposed home, new walls will complement the vernacular character of the original wood-frame home on the property. The proposed home will incorporate a John Street-facing porch recessed in an alcove, which is more consistent with the nature of 19th century and early 20th century homes in the Port Credit Heritage Conservation District than the current short porch. Located on a corner lot, the new home will retain the John Street elevation as the front elevation.

### **2.7.2 harmonizing design elements**

#### **mass**

Changes to the current home will be generally of the same massing as the current structure. A clapboard siding will be used for all new wall exteriors, to harmonize the new addition with the renovated exterior building materials of the ~1890 portion of the home.

#### **setback**

The altered home will be located on essentially the same location as the current home. A proposed northward addition will extend northward beyond the current foundation, but the west extent of the proposed home will be moved ~2.0 metres inward of the current home. A current annex that extends southward beyond the south lot line is to be removed, eliminating the existing encroachment onto City right-of-way.

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### **materials**

The current exterior materials (partly shingle, partly board-and-batten) are not consistent with the original vernacular wood-frame home built by William Harrison. Where the condition of the original building materials permit reuse, these will be renovated. New sections of the proposed home will use a conventional horizontal clapboard exterior which is indicative of the original exterior to harmonize with, but not mimic, the original boards.

#### **2.7.3 limiting height and density**

The maximum height of the proposed addition will be 1.12 metres taller than the current residence's maximum height, but will still be similar to the heights of neighbouring properties. The proposed maximum building height will be within R15-1 zoning requirements. Lot coverage will remain essentially as it is now. Because of the small size of the lot, minor variances to R15-1 zoning have been requested to the rear yard (2.41 m), south yard (0.71 m) and a bay window projecting to the south, extending 0.1 metres southward over the lot line. In compensation, the distance between 36 Bay Street and 42 Bay Street will be increased by ~2.0 metres, and a southward addition that currently extends over the lot line, along Bay Street, will be removed.

#### **2.7.4 compatibility of infill/additions**

The simple vernacular design of the ~1890 section of the current home will be retained, using original building materials where possible. The new home will have a wood clapboard exterior similar to the original home, and will be similar to homes on adjacent properties.

#### **2.7.5 reversible alterations**

Reversibility is not a consideration, as part of this application. Existing exterior wall materials (where re-usable) will be renovated in a manner that reflects the original character of these walls.

#### **2.7.6 mitigation measures**

Mitigation measures are detailed in Section 3.1.3. In summary, the walls of the ~1890 home facing Bay Street and John Street will be retained, where possible, as part of the overall proposal for 36 Bay Street. The owners will consult with City heritage staff in regard to reuse of existing building materials once the condition of these materials has been ascertained. Regarding new exterior elements (walls, doors, windows, dormers), building materials that harmonize with the ~1890 section will be used. The new home's massing and building materials will be consistent with homes of cultural significance in the heritage conservation district.

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### 2.7.7 conservation/adaptive reuse strategies

The owners wish to retain as much as possible of the elevations of the original William Harrison home that can be seen from the public realm along Bay Street and John Street South.

To address these conservation concerns, the follows steps are proposed:

1. Replace the degrading exterior finishes and return the house to its original wooden clapboard style finishing.
  2. Maintain the original carpenter Gothic Revival farmhouse style with its steep roof slope line gables and dormers.
  3. Keep the simple traditional L-shaped farmhouse design as per the existing house, in keeping with many of the houses in the neighbourhood.
  4. Inset the front porch and keep it close to ground level with wooden posts and rail, small subtle details at top of posts, and tucked into the side of the prominent larger gable sympathetic to the character of the houses in the neighbourhood. This is more typical for the front of a L-shaped farmhouse rather than the current placement of the porch which protrudes in front of the house.
  5. Use symmetrical double hung, vertically oriented rectangular windows with subtle trim properly proportioned to the size of the gables and the side walls.
  6. Keep smaller peaked dormers with appropriate size and style windows incorporated into the roofline in keeping with the current design (i.e., the face of the dormer is currently on the same plane as the large gable of the house)
  7. Keep the house location along the existing Bay Street wall and the existing John Street front porch line.
  8. Add detailed but simple sills and trim in keeping with other heritage homes in the neighbourhood. (See images 3.1.3b to 3.1.3e.)
  9. Keep to a modest height change of approximately 1.2 metres to support interior usability (0.15 m higher above the current grading to meet the new code requirements, 0.46 m in the wall height and 0.53 m in the roof height)
  10. Remove the side entrance addition and resolve its current infringement on Bay Street onto City property. Add a bay window instead in keeping with the Gothic Revival style.
  11. Move the house ~2.0 metres further away from the neighbour at 42 Bay Street.
  12. Remove the “modern” skylight from the Bay Street roof side.
  13. Remove all windows from both ends of the large gables that are the closest parts of the house to the neighbours to give them more privacy.
  14. Eliminate the attached shed that is visible from John Street
  15. Do not add a garage or carport to keep in character of the historic neighbourhood.
  16. Maintain green space between the driveways of 36 Bay Street and 28 John Street South (the neighbour’s driveway).
-

17. Add needed space to the house (approximately 200 m<sup>2</sup>) and upgrade it in a way that respects the heritage district.

18. Provide a properly maintained house that is visually appealing from both John Street and Bay Street that looks well cared for.

With these goals established, the following steps are proposed:

1. Remove the four additions that were added to the house and strip it back to the original farmhouse structure.
2. Strip off all five layers of rotting exterior finish.
3. Strip all interior wall and ceiling material to remove all galvanized piping and knob-and-tube wiring, and to accommodate new plumbing and wiring.
4. Remove the deteriorated roof.
5. Cut out existing rotting or sub-standard floor joist to accommodate replacement floor joists and future leveling. (The floors and ceilings are tilted by several inches.)
6. Lift remaining frame of the original house to allow for a new fully waterproof basement to be pored that supports the original house and that properly integrates and supports the new proposed replacement addition. This lifting could include the dismantling of the structure into individual walls that can be moved out of the way to accommodate putting in the new basement and then reassembling them after the basement is pored. Add proper drainage and weeping tiles, as well as install new up to date city water and waste connections (to replace existing lead pipe water supply and cracked cast iron waste piping). Reuse the reclaimed basement foundation stones as part of the landscaping features throughout the yard.
7. Add new joists and flooring for the first floor. Reinstall the original building framing. Upgrade existing wall framing to meet appropriate building and fire codes. Once the walls are opened up, the framing may not meet the current code requirements, as it is likely that the walls are of balloon-frame construction without fire blocking. Add floor joists and flooring for the second floor and extend second floor wall studs to raise the height of the second-floor knee walls. Make the appropriate framing changes to accommodate the new replacement additions.
8. Add in the framing and flooring for the new proposed replacement additions.
9. Put on new integrated roof for the original building and the proposed new replacement additions.
10. Finish building as per normal building construction.

## **2.8 Summary of conservation principles**

### **2.8.1 respect for documentary evidence**

Only one photograph of the ~1890 section of William Harrison's home has been found during research on the property. (See image 2.3.6c.) This has been used by the architect in designing the current home in a simple, vernacular style. Victorian

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embellishments have been avoided in designing the new home, since elements such as vergeboards are not consistent with Harrison's original home. Generally, the Port Credit Heritage Conservation District is important because it retains the character of a middle-class neighbourhood of workers' homes. Elaborate embellishments are typically associated with homes of affluent owners, or of summer cottages such as those in Lorne Park. Embellishments are not indicative of Port Credit's first neighbourhood of family homes and, as such have been avoiding in designing the new home.

#### **2.8.2 respect for the original location**

The proposed home will be located on essentially the same the location as the current home.

#### **2.8.3 respect for historical material**

A photograph of the original home, and a recent investigation of the walls of the current home by an engineer, confirm that the original home was a wood-frame structure of simple design. Original exterior walls facing Bay Street and John Street are to be reused, where possible, and new sections of the proposed home will reflect this character.

#### **2.8.4 respect for original fabric**

The proposed home has been designed not only to respect the original character of the home, but to be visually complementary to other homes of the same period in the Port Credit Heritage Conservation District.

#### **2.8.5 respect for the building's history**

As per item 2.8.4.

#### **2.8.6 reversibility**

As per 2.7.5, original building materials to be reused will retain the original character of the ~1890 home.

#### **2.8.7 legibility**

The owner has acknowledged that building materials used for new portions of the proposed home should not be precise mimics of the original building materials being renovated. It is the intent of the owner to use modern building materials that harmonize with original materials to create a visually-pleasing home, but that a distinction between old and new be evident in the final home.

#### **2.8.8 maintenance**

Not applicable.

## 2.9 Proposed Demolition/Alterations

### 2.9.1 identification of demolished attributes

The proposed home will be a tribute to the current home by retaining the massing and style of the current home. The new home will use exterior cladding which is reminiscent of the clapboard materials of the ~1890 home. Overall, the new home will be in a simple vernacular form which reflects the character of the original home.

### 2.9.2 identification of altered attributes

Not applicable.

## 2.10 Salvage Mitigation

### 2.10.1 relocation

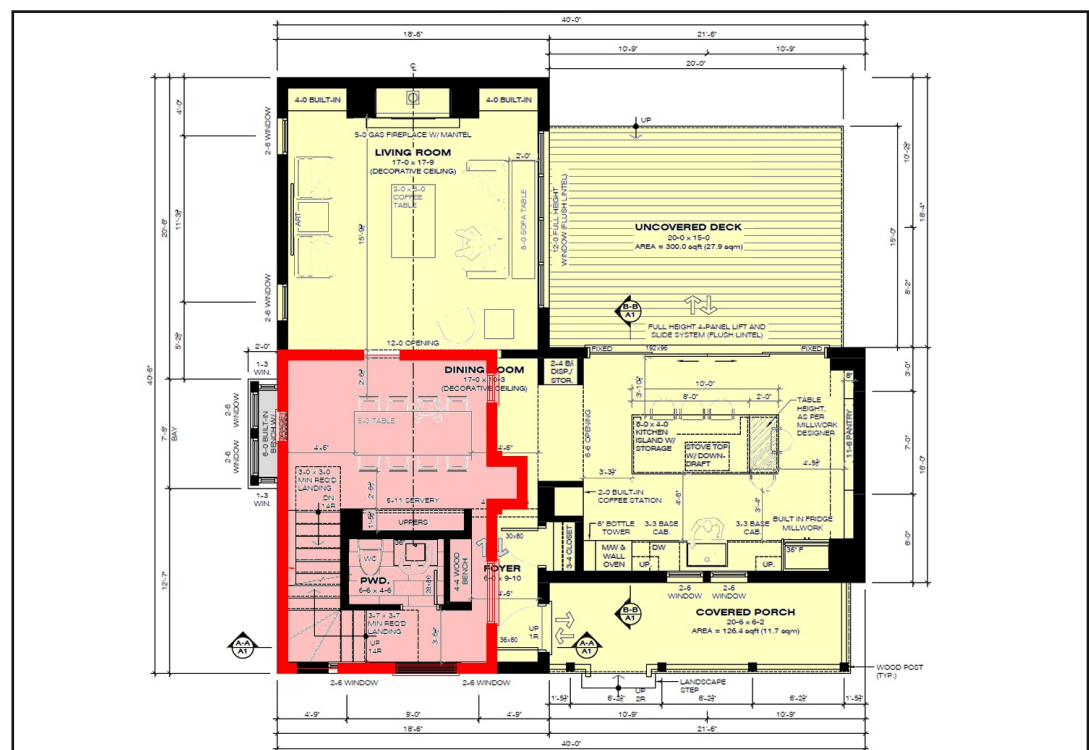
Relocation was not considered during the development process for this property.

### 2.10.2 retention of ruins

Not applicable.

### 2.10.3 symbolic conservation

As is clarified in Sections 3.1.2 and 3.1.3, the proposed changes to the home are to be designed in a manner that respects the architectural character of William Harrison's first home, which was built in a simple, vernacular style.



2.7.7a: ~1890 home (red) and proposed addition (yellow)

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## 3.0 SUMMARY STATEMENT

### Significance of the Heritage Attributes

#### 3.1.1 list of attributes

The current residence at 36 Bay Street is an attribute to the Port Credit Heritage Conservation District, as is specified in Section 4. In summary, the oldest part of the current residence (the section with the gable end facing John Street and running lengthwise along Bay Street) is consistent with the massing and style of wood frame homes built in the neighbourhood in the later part of the 19th century.

Overall, the general proportions of the home have been compromised over time by four additions of varying heights and masses.

The current board-and-batten exterior creates a harmony over most these additions, but the board-and-batten style itself is not typical of late 19th-century homes in Ontario. Horizontal wood siding is a more common surface material for homes of this period. The original home was built in this traditional, horizontal clapboard style.

#### 3.1.2 impact of proposed development on the cultural heritage

In summary (details are as follows, in Section 3.1.3), it is the intent of the owner to modify the existing home in a way that retains the vernacular characteristics of the existing home in an effort to lessen the impact of the lost heritage in the Port Credit Heritage Conservation District. In regard to the proposed addition, the architect's goal is not to mimic the existing home, but to design a new home that respects the original home, as well as the character of the neighbourhood, using a general massing for the addition that is consistent with other homes in the conservation district, and incorporating simple design elements that harmonize the home with existing 19th century homes in the neighbourhood.

#### 3.1.3 conservation/mitigation measures

A number of development options were considered for the property at 36 Bay Street. Notable among these were:

##### 1. Retention of the existing building

Because 36 Bay Street is located in the Port Credit Heritage Conservation District, retention of the existing home was considered, since this home is an example of the simple wood-frame homes that define the late 19th-century character of Port Credit. However, homes in the style, including 36 Bay Street, are typically one-and-a-half storeys; with low, sloped upper floor ceilings and with a small, shallow basement. It is desirable to have a taller upper floor and a basement that allows occupants to stand upright. A two-storey addition that attempted to retain the current street-facing facades of the existing home was not considered feasible since the increased height of a proposed addition would overwhelm the current massing of the home. It was

considered that the option of “adding on” to the current home would have a negative impact on the heritage of the property.

### **2. Addition to the rear of the street-facing elevations**

At 42 Bay Street and at 46 Bay Street, a two-storey annex was added to the rear of the corresponding heritage home, with the street-facing elevation(s) of the homes retained. However, in these two cases the properties were larger than the property at 36 Bay Street. The larger lots at 42 Bay and 46 Bay allowed for large rear additions while still complying with the specified maximum lot coverage permitted by R15-1 regulations. At 36 Bay Street an addition with a setback that allows retention of the existing street-facing elevations isn't possible. (See image 3.1.3a.)

Being a corner lot, the option of a rear addition was a difficult challenge since 36 Bay Street has two street-facing elevations – Bay Street and John Street.

### **3. Retain original home, where possible, with a complementary addition**

The current owners and the architect have proposed to retain as much of the ~1890 home as possible and to add a new section, located generally on the portion of the current home that comprises later additions to the original home. The proposed addition is designed in a style that complements the historical attributes of current home, including:

- steep-pitched main gable and dormers,
- simple narrow rectangular window styles,
- wood clapboard siding similar to the finish on the original farmhouse, to be used for all elevations.

In the 1990s skylights, and modern windows with uncharacteristic geometric shapes were added which detract from the simple, vernacular form of the original home, and of the neighbourhood. These elements will not be incorporated into the new design.

This third of the three above options is considered to have the most positive impact on heritage since it achieves two goals:

- 1: to provide the current owners with a more-livable residence than the current home, and
- 2: to retain as much as possible of the original home, while adding a new section that respects the scale, massing and style of vernacular wood-frame homes.

The proposed roof height will be 1.12 metres higher than the current building, due to a taller second floor, wider roof which adds to its height, and increase in minimum grading requirements for the ground floor. However, this increased height is consistent with maximum roof heights of other homes in the Port Credit Heritage Conservation District, and is within the limits set by R15-1 zoning regulations.

The proposed home will incorporate a John Street-facing porch recessed in an alcove, which is consistent with other 19th century and early 20th century homes in the HCD than the current short porch, which is out of character of porches in that it juts immediately outward from the crosswise-gable end of home, facing John Street.



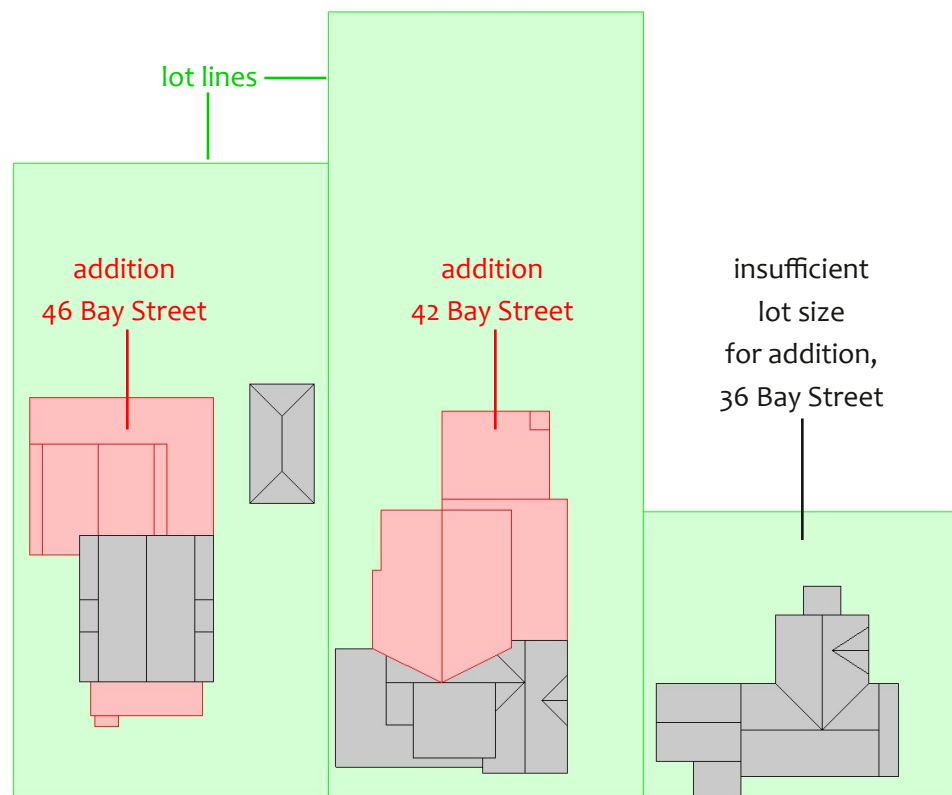
### Conclusion regarding the proposed new home

As noted in Section 3.1.1, the general proportions of the current home have been compromised by four additions of varying heights and masses, which include an uncharacteristically-positioned porch and a westward addition that required truncating the lower portion of the shutters of the ~1890 home (See image 2.3.2h). The intent of the proposed addition is to essentially start from scratch; replacing the various contrasting additions with one addition of a more harmonious design, with a porch located, in a traditional manner, in the resulting John Street-facing alcove. This basic design is characteristic of other homes from the same era in the Port Credit Heritage Conservation District. (See images 3.1.3b to 3.1.3e.)

Despite the property's Bay Street address, the John Street elevation has been the front of the home since the home was built sometime around 1890. The proposed home will retain John Street as the front elevation.

#### 3.1.4 Why conservation or mitigation measures are not appropriate

Not applicable. Mitigation measures are to be incorporated into the new proposal at 36 Bay Street, as detailed in Sections 2.7.7 and 3.1.3.



3.1.3a: Comparison of lot sizes at 36, 42 and 46 Bay Street

**3.1.3**  
**Design Influences**



**3.1.3b: John Charles Peer residence (38 John Street South), built 1901**



**3.1.3c: Cpt. Albert E. Block residence (39 John Street South), built 1912**



**3.1.3d: Steven Lester Peer residence (42 John Street South), built 1897**



**3.1.3e: Risdon Morville Parkinson residence (37 Mississauga Road South), built 1902**

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## Analysis of Compliance with the Heritage Conservation District Plan

### 9.1 Policies for new construction

#### 9.1.1

The design of a new building will correspond to the plan's design guidelines for new construction and respect the District's general historical character. In the designing of new buildings, property owners will have no negative impact on adjacent properties in terms of scale, massing, height, setback and entry level.

YES: The new building will correspond to the plan's design guidelines for new construction, the specifics are described relative to each applicable guideline below. The design respects the District's general historical character as it has been carefully designed to reflect a late 1800s farmhouse typical of what was built in old Port Credit. The materials used, e.g. wooden clapboard, and design elements typical of the carpenter gothic, e.g., steeply pitched gable and dormers, incorporated front porch, narrow, vertical wooden double hung windows, simple trim are sympathetic with the character of that time and are sympathetic to the original house. In keeping with the character of the neighbourhood, no garage is planned, and a greenspace will be maintained to separate the driveway from the neighbouring driveway. There is no negative impact anticipated on adjacent properties. The new house will increase in square footage to 2200 square feet but remains well within appropriate scale and massing for the property. The height of the house will increase by approximately 3'8" feet which is in keeping with neighbouring houses and well within the permitted height for the area. The new house will also increase the setback distance away from the adjacent property by 6'7 1/2". The current Bay St. intrusion onto city property is also removed in this proposal. Entry level to the house will increase by 1 step to the approved level to prevent future rotting of porch materials.

#### 9.1.2

New buildings will be one, one-and-a-half or two storeys in height except on multi-unit residential sites where building height currently exceeds two storeys. On these sites, new multi-unit residential buildings that exceed two storeys may be permitted. When new buildings are proposed with heights that exceed existing permissions, a Heritage Impact Assessment will be completed that demonstrates that the new height does not have a negative impact on the District.

YES: The new house will be a one-and-a-half story. The height of the new house will be within the permitted height for the area.

#### 9.1.3

Any garage will be placed behind a minimum of two (2) meters from the front wall of the house; and may be detached or attached. One-storey detached garages are preferred. In the case of multi-unit developments, parking structures shall be located and designed to minimize impact on the District.

N/A - No garage or car port is planned.

**9.1.4**

Land use for new construction will conform to Section 15.0 Land Use.

YES: The house will remain a residential house.

**9.1.5**

Animated signs are prohibited. Old Port Credit Village Heritage Conservation District Plan 2018 Page 55 Heritage Conservation District Plan George Robb Architect | MHBC | WSLA | HHI July 2019 9.2 Guidelines for new construction

YES: No animated signs are planned.

**9.2.1****Height**

a) The District's houses of the nineteenth and early twentieth century were mostly one-and-one-half storeys tall. A new house shall not exceed two storeys.

YES: The proposed new house is a one-and-one-half stories tall.

**9.2.2****Open space**

a) The placement of a new house on its lot and the delineation of the house's footprint should result in ample open space around the house.

YES: The face of the large gable will be placed where the current front porch sits. The house placement will remain the same along Bay St. with the mudroom removed to eliminate the current intrusion on city property. While the new house extension will be wider along John St. there remains ample room for the driveway and the green space between it and the neighbour's driveway and is within the zoning limits.

Adding expansion this way, allowed for a shortening of the home along Bay St. by 6'7 ½", thereby increasing the setback from the neighbour's home at 42 Bay St. The usable space in the backyard is mostly preserved allowing for preservation of existing trees.

b) There should be a modest front yard setback and a deeper backyard. Be aware of any established building line along the street and the setbacks on adjacent properties to ensure conformity. The setback from the street should be a median of neighbouring properties.

YES: While the yard is small, the backyard does remain deeper than the front yard. The large gable section of the house will be moved to where the front porch currently sits, and the addition will be recessed to allow the porch to integrate and fall in line with the larger gable. As such the house will not be closer to the street than it is now. The house is also further back from the street than neighbouring house on John St. The house will conform with the zoning set back along John St. and retains the same position and variance along Bay St. (while removing the current intrusion of the mudroom on city property) There remains a setback variance with the neighbour on Bay St. but the new build moves it further away from it's current location by 6' 7 ½".

**9.2.3****Trees and vegetation**

a) Save significant trees when siting and constructing new buildings. Mature trees take many years to grow. They provide shade in summer, release oxygen, filter pollutants in the air, offer habitat for birds, and provide a canopy cover.

**YES: The owners plan to preserve all mature trees. The blue spruce situated close to the house wall on Bay St. will likely need to be moved during construction and replanted.**

b) The footprint of new buildings should be located away from any significant tree on the property, and measures should be taken to protect significant trees during construction.

**YES: The new footprint is similar to the existing structure. The expansion along John St. and in the backyard does not** interfere with existing mature trees. Hoarding will be used to protect the large trees during construction.

**9.2.4****Relation to street**

a) New buildings should reinforce the existing street grid pattern. The street grid helps define the District's historical character. Any new building should be sited parallel to the street (not angled).

**YES: The new building will run parallel to John and Bay streets in its current L shape.**

**9.2.5****Wall materials**

a) Choose a wall material that complements the contributing property's buildings. Wood siding and red brick veneer were the typical claddings for District houses. A common form of wood siding was

clapboard of relatively narrow cut and with a slight projection

**YES: The entire home will be clad with narrow wooden clapboard in keeping with the original farmhouse.**

b) The wall material should be the same across the wall, not a mix of materials.

**YES: The clapboard will remain consistent across each and every wall.**

c) Pre-coloured wood siding or synthetic siding are options, and should be properly installed. Old Port Credit Village Heritage Conservation District Plan 2018 Page 56 Heritage Conservation District Plan

George Robb Architect | MHBC | WSLA | HHI July 2019

**YES: Pre-coloured wood siding is planned and will be professionally installed.**

d) The installation of Exterior Insulation and Finish Systems (EIFS) on buildings on other properties is discouraged within the District.

**YES: This is not proposed.**

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### 9.2.6

#### Windows

a) The proportions of windows in the District's contributing property's buildings are taller than they are wide. They are flat-headed or with a very shallow arch.

YES: Care has been taken to ensure that all windows visible to Bay and John Streets are in keeping with the carpenter gothic style in the district (vertical, narrow, double hung, flat-headed)

b) Avoid multi-paned sashes, especially the ones with snap-in muntin bars.

YES: All visible windows will be 4 paned in keeping with the style of the carpenter gothic design of the late 1800s and similar to many houses in the district. Snap in muntin bars will be avoided.

c) Place any large, full-length, two-storey or picture window away from street view.

YES: Larger windows are planned for the backyard only and will not be visible from either John or Bay streets.

### 9.2.7 Roof

a) Almost all the District's buildings have gable, hip or truncated hip roofs of medium pitch. The gable roof was most common.

YES: The roof line remains the same as the current home and in keeping with the farmhouse style typical of the late 1800s in port credit, with one large steep gable and small steeply pitched dormers.

b) Install chimneys, vents, skylights and mechanical or electrical equipment away from street view.

YES: The current skylight visible to Bay St. will be removed and no chimneys, vents, skylights, mechanical or electrical equipment are visible from street view in the new plan.

### 9.2.8

#### Services

a) Modern services, vents and exhausts are best placed where they cannot be seen by passersby on the sidewalk.

YES: There are currently two roof vents, this will still be required in the new build, but they will be tastefully incorporated into the roofing material.

### 9.2.9

#### Garages and ancillary structures

a) Site garages behind a minimum of two (2) metres from the front wall of the building. Ancillary

structure in the District have traditionally been placed in the backyard. There are several examples of small detached, gable-roofed garages located behind the house and in the side yard.

N/A: No garage or carport is planned.

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b) If a separate garage is not possible, an attached garage or carport should be set back from the house's front wall as far as possible.

N/A: No garage or carport is planned.

c) Parking for multi-unit buildings should be accessed by a minimal width lane and located to minimize visibility from the street. . Underground parking is preferred. Any above-ground parking should not exceed 1-storey in height.

N/A

#### 9.2.10

##### Style

a) New construction should be a product of its own time.

YES: While the original farmhouse from the late 1800s will be maintained as much as possible, the new addition will feature modern advancements in construction such as eavestroughs, downspouts, proper, window sash construction etc. to ensure long term preservation of the house. The overall style of the new addition will compliment the original farmhouse and be sympathetic to the character of the neighbourhood.

b) New construction should be respectful of the District's historical patterns, but it should not pretend to be old. Consider modern or traditional styles, but avoid incorporating features that mimic historic features.

YES: While the new construction does not pretend to be old, effort has been made to create a design that is respectful of the District's historical pattern i.e. simple in style, small narrow windows, gabled roofline, appropriate building materials, not overly large massing and a welcoming porch consistent with what is found in the neighbourhood.

c) The mariners, sailors, fishers, wharfingers, tradespeople, and labourers who built the District's houses of historic interest used decoration sparingly. Ornamentation of new construction should be restrained.

YES: The new build avoids heavy ornamentation, opting for simple window framing and no barge board decoration. Only a small amount of carved detail appears at the top of the porch posts to add interest and is in keeping with many other homes along Bay St. and John St.



---

## 4.0 RECOMMENDATION

### 4.1 Regulation 9/06, Ontario Heritage Act Regulation 9/06 (2022)

The regulations for determining the cultural heritage significance of a property in Ontario reads as follows:

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

#### 4.1.1 does the property meet the criteria for designation

1. The residence at 36 Bay Street in Mississauga is an example of the late 19th-century vernacular style, built in a conventional manner, with a later addition in a Gothic Revival style that complements the oldest portion of the building, but overall the residence is not architecturally rare or unique, and is not representative of a particular architectural style or construction method.
2. The subject building does not display a high degree of craftsmanship or artistic merit.
3. The subject building is a conventional wood-frame home and as such does not demonstrate a high degree of technical or scientific achievement.
4. The subject building does have historical value because it was, for 59 years, the home of William H. Harrison and his family. Harrison was engaged in the marine trade at Port Credit harbour, and was an employee at the village's largest employer, St. Lawrence Starch.
5. Displaying some characteristics of the style of residences that were common in 19th-century Port Credit, the subject building has the potential to yield information that contributes to an understanding of the working class families of Port Credit.
6. Thomas Grafton was the likely contractor of the subject building. He built this wood-frame home in a conventional manner and, as such this building does not reflect the work of a notable architect.
7. The ~1890 portion of the residence is characteristic of middle-class workers homes that were common in Port Credit, but the associated farm that was a common feature of homes from this period no longer exists to provide context. Four additions have been made to the ~1890 home, in various styles and building materials and textures. These additions minimize this building's potential contextual value.
8. The subject building is physically linked to the Port Credit Heritage Conservation District and retains its function as a residence, but has been altered over the past 100 years and, as such is not visually or historically linked to its surroundings.
9. The property is not regarded locally as a landmark.

#### Notes regarding criteria for designation

In addition to 36 Bay Street, there are three other residences in the Port Credit Heritage Conservation District which were owned by members of the Harrison family, including the ~1875 home of William H. Harrison's father David Harrison, at 54 Port Street West. Descendants of David Harrison lived in this house for 106 years. In addition, 54 Port Street West also retains all of the land of the former farm of David Harrison, extending northward from the residence, making it a more representative example of a typical 19th century residence than 36 Bay Street. The former farmland at the William H. Harrison property (the subject property, at 36 Bay Street) has been severed into two residential lots.

---

#### 4.1.2 Provincial Policy Statement

Regarding item 1.7.1 of the Provincial Policy Statement – 2020, no significant natural heritage features will be altered by the proposed development at 36 Bay Street.

Regarding item 2.6.1, the residence at 36 Bay Street has been altered a number of times over the years and, as such, has limited value in contributing to a sense of place.

#### 4.1.3 conclusion

A property can be *considered for designation* under the terms of Part IV of the Ontario Heritage Act if it complies with any two (one, prior to 2023) criteria of Regulation 9/06, but is usually regarded as being *worthy of designation* if the property complies with at least one item in each of the three specified categories of:

- physical and/or architectural value (criteria items 1 to 3),
- historical and or associative value (criteria items 4 to 6), and
- contextual value (criteria items 7 to 9).

The building at 36 Bay Street has historical merit (items 4 and 5), but is not a significant building in regard to architectural or contextual criteria. The property has been altered a number of times, which has minimized its cultural heritage value.

---

## 5.0 QUALIFICATIONS

### 5.1 Author

Richard Collins

heritage consultant (2006-present)

Museums of Mississauga

tour guide (1999-2018)

Page+Steele Architects

archivist (1999)

Volunteer

Mississauga Heritage Advisory Committee

citizen member (2021-present)

Historical Society of Ottawa

Regular Events director (2019-present)

newsletter editor (2021-present)

Canadian Museum of Nature

education guide (2018-2021)

Thompson's Co., 2nd York Militia

reenactor (2012-present)

Heritage Mississauga

volunteer (2006-present)

Mississauga South Historical Society

member (2002-present)

president (2005-2012)

webmaster (2009-present)

Peel District School Board Fair

adjudicator (2007-2011)

Port Credit 175th Anniversary Committee

project leader and secretary (2010)

Port Credit Village Project

co-chair of the Heritage Circle (2005 to present)

Awards

City of Mississauga

Civic Award of Recognition (2016)

Heritage Mississauga

Lifetime Membership Award (2007)

Members' Choice Award (2009)

Community Heritage Award (2018)

---

## 5.2 References

City of Toronto Archives

online image gallery at [toronto.ca](http://toronto.ca)

Google Maps

Heritage Mississauga

image archive

[mississauga.ca](http://mississauga.ca) - Services Online - e-maps

[mississauga.ca](http://mississauga.ca) - Services Online - Property Information

Ontario Heritage Act, RSO 1990, Chapter O.18

*Port Credit Weekly* (1938-1959)

Service Ontario at [www.e-laws.gov.on.ca](http://www.e-laws.gov.on.ca)

Land Registry records

Smith, Donald B.

*Mississauga Portraits: Ojibwe Voices from 19th-Century Canada*

*Toronto Daily Star* (1896-1971) / *Toronto Star* (1971-present)

*Toronto Globe* (1848-1936) / *Globe and Mail* (1936-present)

Walker and Miles

*Historical Atlas of Peel County, 1877*



743 Powerline Road East, Lynden, Ontario, RR2 L0R1T0, Tel 905 521 9555, Fax 905 521 1613 , www.carmazanengineering.com

---

To: Carrothers and Associates

505 York Boulevard Unit 3, Hamilton, Ontario , L8R 3K4

Re. Structural assessment at 36 Bay Street , Mississauga, Ontario

Date: February 14, 2023

**Introduction :**

Carmazan Engineering Inc. has conducted an independent engineering inspection and assessment of the basement , main floor and second floor structure located at the above noted address . The inspection was based solely on visual and no testing.

**Background :**

The subject structure was a 2 storey single family home . We could not determine the age of the building but we assume it is greater than 50 years old . ( See plans attached )

**Description of Structural Characteristics**

The structure was observed as a typical wood frame building , with roof built in a lumber cut version.

The basement walls were observed as rubble stone type and flag stone staked and mortared on main area and 2 sides areas that were observed as crawl space . We could not access the crawl space due its height .

Main floor was observed as wood joints , wood beams and wood and steel post combination

Exterior walls cladding was as wood shingles installed on previous layers of cladding as brick veneer, mortared clath and or possible stucco .

We could not determine the depth of the foundation and the size of footings if present on crawl space areas , But we did examine the exterior side of it at the top.

**Engineering Inspection :**

We determined that the exterior walls foundation at crawl space location are severely cracked and off the plum ( verticality ) .We assume that the walls crack continues to the bottom as the walls are detached at crack lines. In some areas exterior stud wall is completely detached of its foundation ( Picture A04)

We also determined that the last layer of wood shingles as exterior wall cladding is installed improper on top of existing lanes with improper connection . ( See pictures P01 , P02, PO3)

Basement walls were observed in a very poor condition . The mortar almost completely displaced by water penetration and moisture . Pieces of the stones are missing at corners area and in various locations creating holes in the foundation walls and my trigger structural failure at those areas ( Pictures A05, A06, A07)

Wood beams supporting main floor joist are cantilevered beyond acceptable values creating deflections exceeding accepted values and giving the floor above areas of depression ( A08) . Steel post supporting the wood beams with no connections to wood beams. We did not observe the presence of concrete pads under the steel post of any connection of the steel post with basement floor .

The wood beams were observed with extensive water damage and undersized for the loading given .

Top of the foundation wall wood plates was observed missing or with extremely extensive water damage ( A09, A10 ,A11.)

Second floor above Family Room area was observed as hardwood installed directly on wood beams with no underfloor ( plywood ) with gaps visible through light .

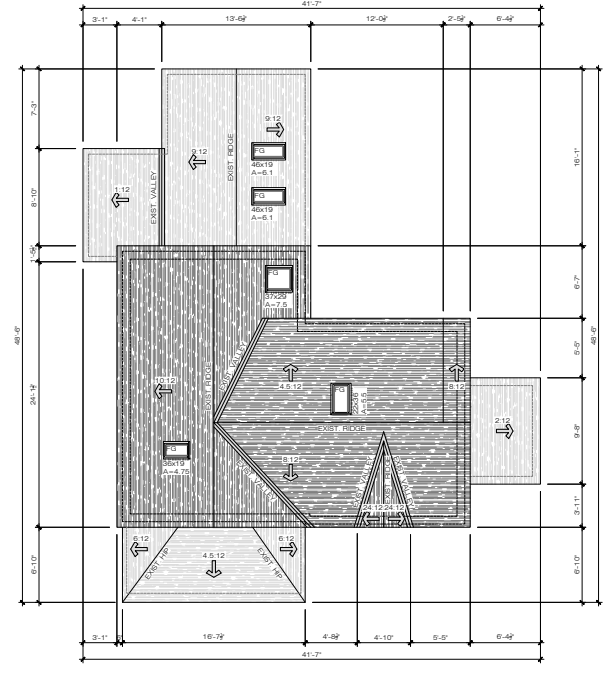
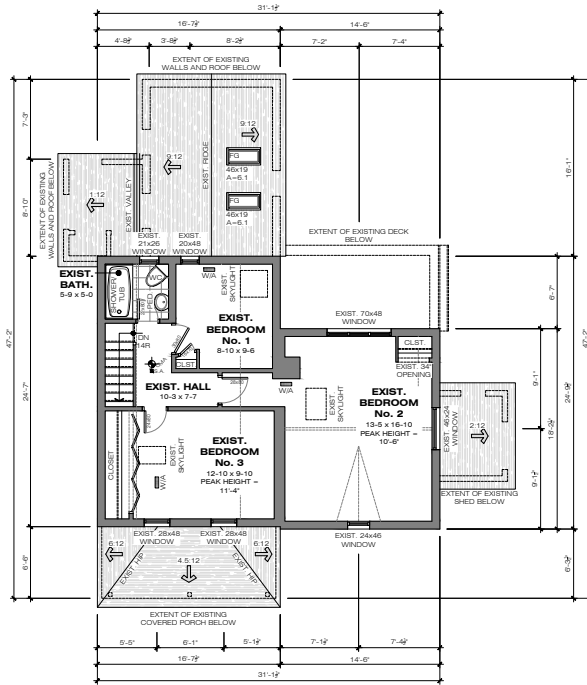
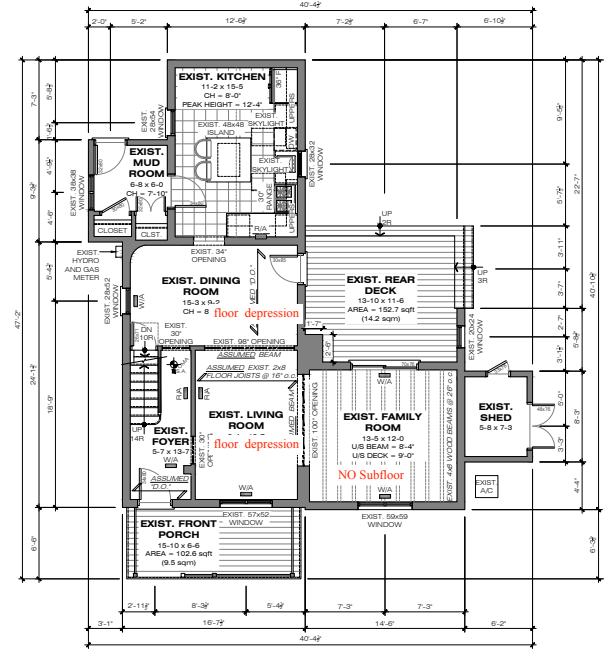
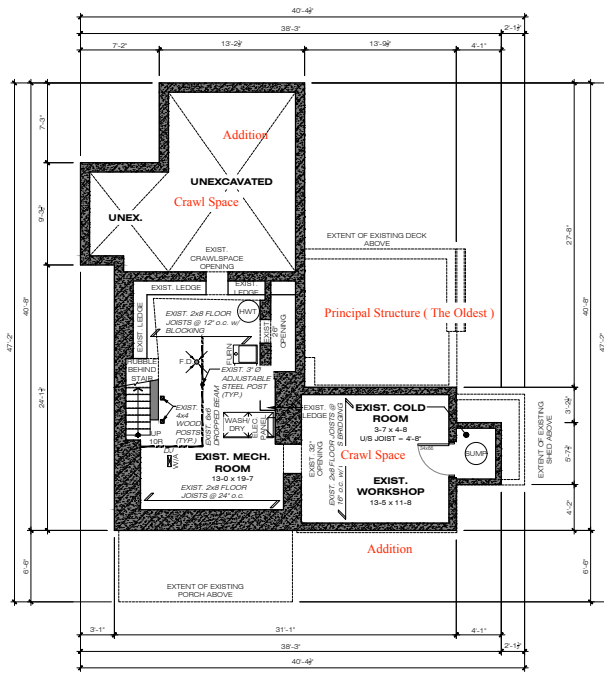
**Closing remarks :**

It is in our opinion that the structure above is in s very unstable structural state and may cause immediate collapse if major repairs and reinforcing at main structural elements are not performed in a timely manner .

Sincerely



Carmazan Engineering Inc.  
Calin Carmazan, M.Eng., P.Eng.  
Hamilton , February 14, 2023



CONSTRUCTION NORTH

No.	Date:	Issue/Revision	By:
2	JAN 09/23	ISSUED FOR CLIENT FILE	NK
1	JAN 09/23	ISSUED FOR DC REVIEW	NK

Note:  
 ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE O.N.T. BUILDING CODE TO BE A DESIGNER. REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION 'C' SECTION 3.2 OF THE O.B.C.

*David Carrothers*

DAVID CARROTHERS  
 CARROTHERS AND ASSOCIATES INC.



**CARROTHERS ASSOCIATES**  
 ARCHITECTURAL DESIGN + INTERIORS

505 YORK BOULEVARD - UNIT 3  
 HAMILTON ONTARIO L8R 3K4  
 TEL: 905-574-1504  
 www.carrothersandassociates.com

Project Name:  
**PETERS RESIDENCE**  
 INTERIOR RENOVATION AND ADDITION  
 36 BAY STREET  
 MISSISSAUGA, ON. L5H 1C3

Sheet Title:  
**EXIST. FLOOR PLANS (FOR REF. ONLY)**

Drawn By: NK Checked By: DC

Scale: 1/8" = 1'-0"

Date: JAN 2023

Project No. 2022-91

**A1**





CONSTRUCTION  
NORTH

2	JAN 09/23	ISSUED FOR CLIENT FILE	NK
1	JAN 09/23	ISSUED FOR DC REVIEW	NK
No.	Date:	Issue/Revision	By:

Note:  
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.

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*David Carrothers*

DAVID CARROTHERS 25336  
CARROTHERS AND ASSOCIATES INC. 39432



**CARROTHERS ASSOCIATES**  
ARCHITECTURAL DESIGN + INTERIORS

505 YORK BOULEVARD - UNIT 3  
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TEL: 905-574-1504  
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Project Name:  
**PETERS RESIDENCE**  
INTERIOR RENOVATION  
AND ADDITION  
36 BAY STREET  
MISSISSAUGA, ON. L5H 1C3

Sheet Title:  
**EXIST. ELEVATIONS**  
(FOR REF. ONLY)

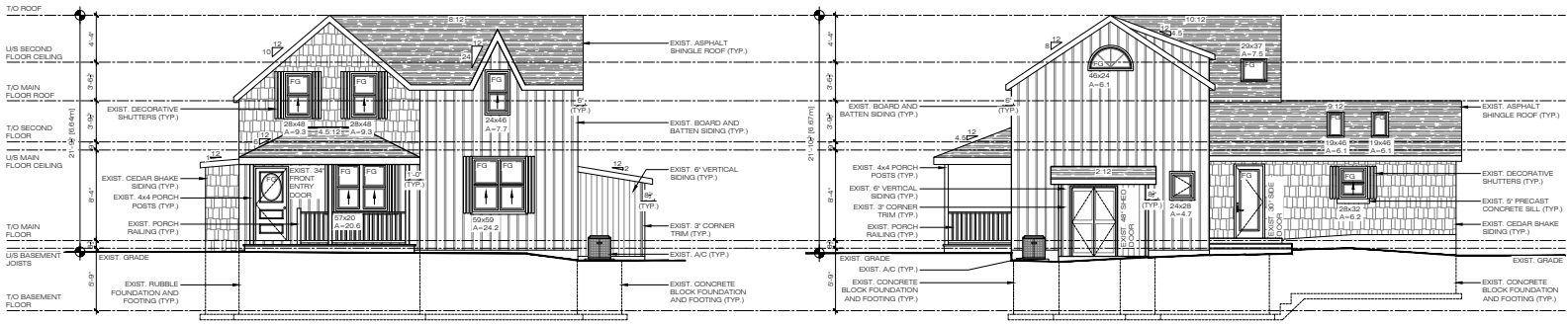
Drawn By: NK Checked By: DC

Scale: 1/8" = 1'-0"

Date: JAN 2023

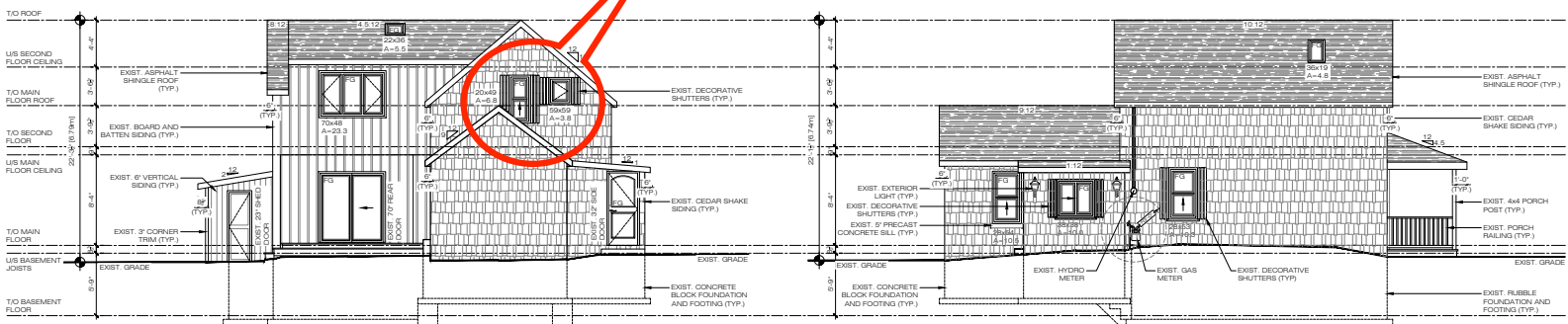
Project No. 2022-91

A2



EXISTING FRONT ELEVATION

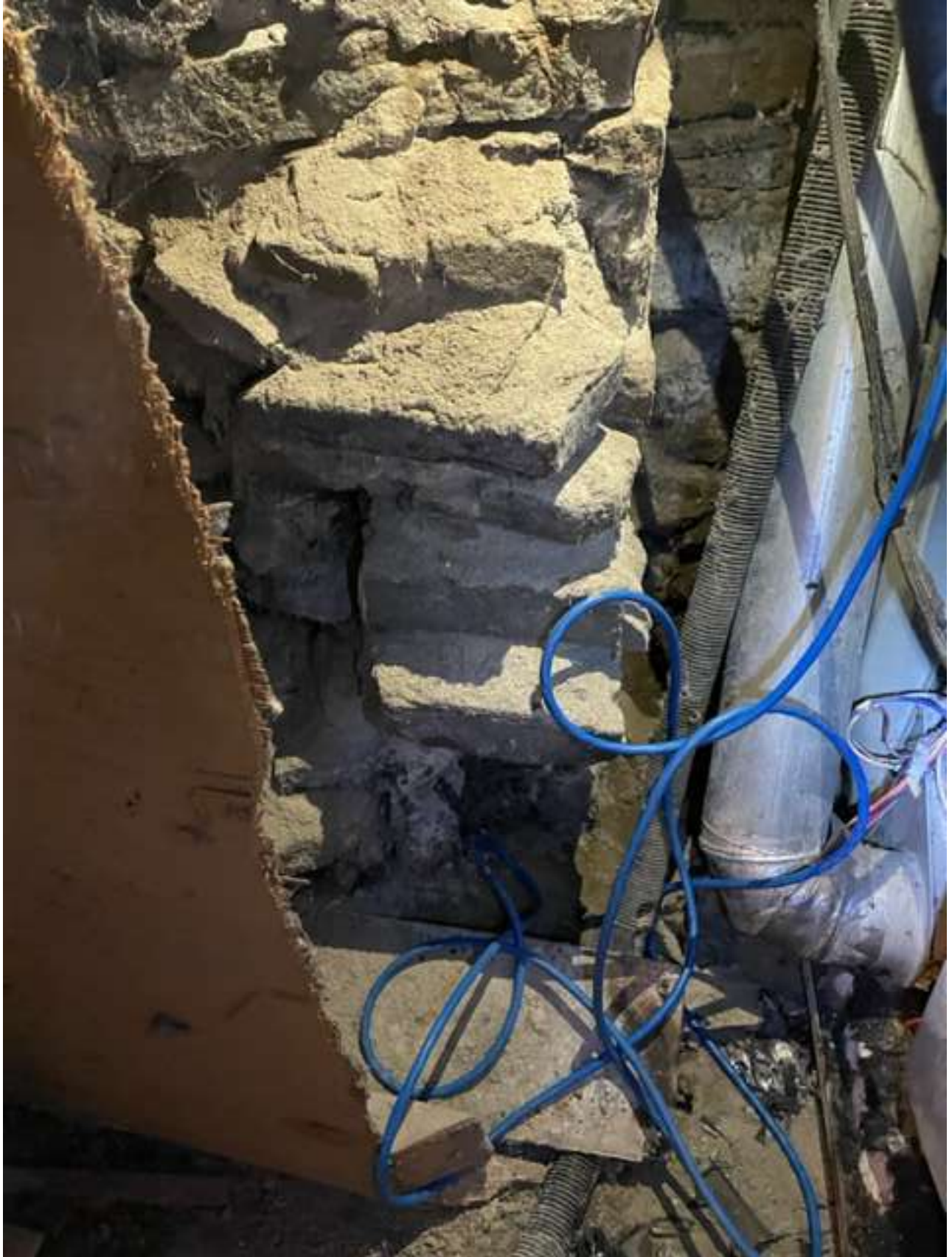
EXISTING RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION

EXISTING LEFT SIDE ELEVATION

window conflict with roof line









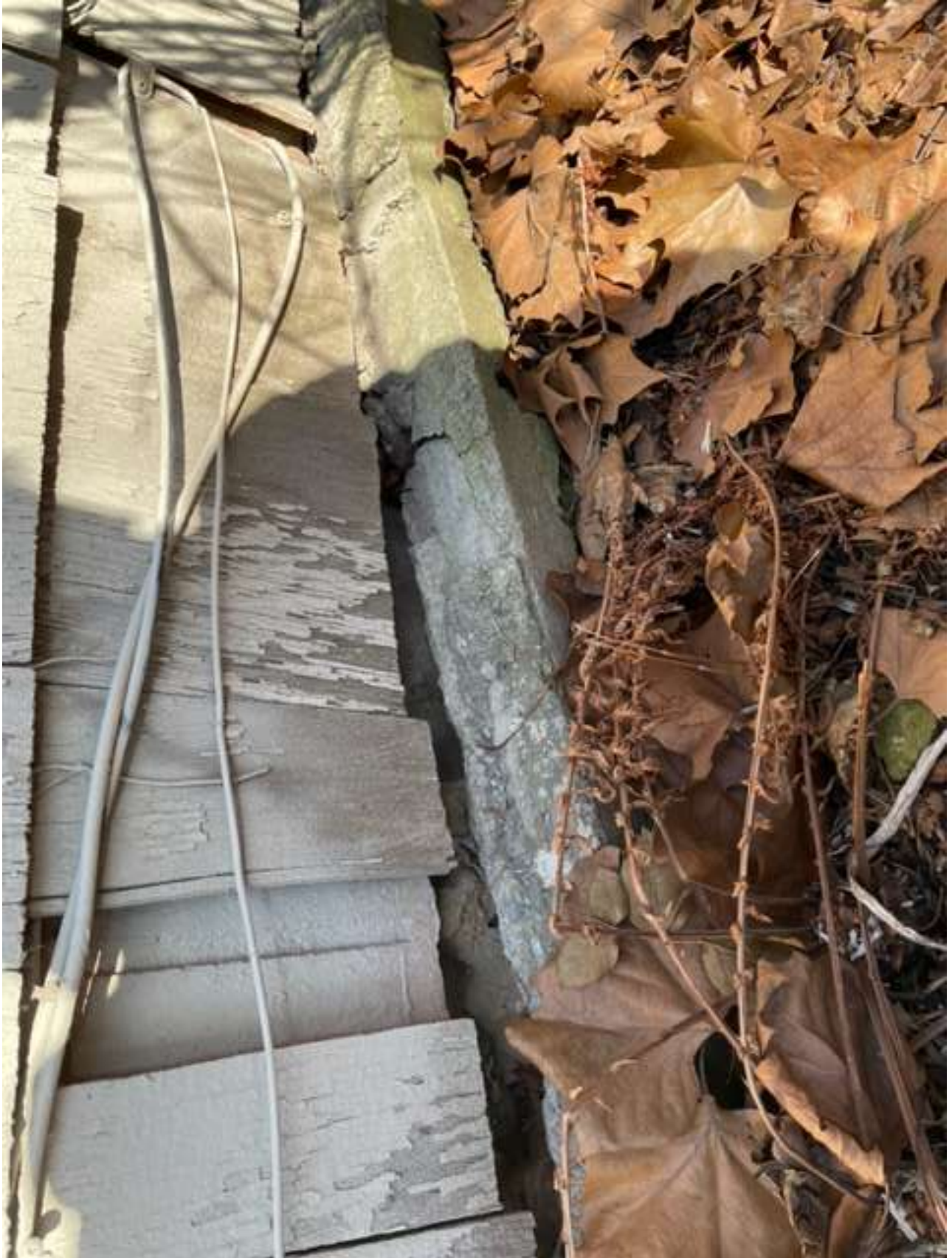
















# YOUR Inspection Report

7.1

*Welcome Home!*

**FOR THE PROPERTY AT:**

36 Bay Street  
Mississauga, ON L5H 1C3

**PREPARED FOR:**

JOANNE KENNEDY  
JEFFERY PETERS

**INSPECTION DATE:**

Wednesday, October 19, 2022

**PREPARED BY:**

Dave Edmunds



**thehome**  **check**



Scan to download  
report

The Home Check  
6-2400 Dundas Street West, Suite 503  
Mississauga, ON L5K 2R8

905-916-6888  
HST#140534322RT0001  
[www.thehomecheck.ca](http://www.thehomecheck.ca)



October 20, 2022

Dear Joanne Kennedy and Jeffery Peters,

RE: Report No. 7368  
36 Bay Street  
Mississauga, ON  
L5H 1C3

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Dave Edmunds  
on behalf of  
The Home Check

The Home Check  
6-2400 Dundas Street West, Suite 503  
Mississauga, ON L5K 2R8  
905-916-6888  
HST#140534322RT0001  
[www.thehomecheck.ca](http://www.thehomecheck.ca)



## INVOICE

October 20, 2022

Clients: Joanne Kennedy and Jeffery Peters

Report No. 7368

For inspection at:

36 Bay Street

Mississauga, ON

L5H 1C3

on: Wednesday, October 19, 2022

Pre-Purchase Inspection		\$549.00
	HST	\$71.37
	Total	<u>\$620.37</u>

The Home Check  
6-2400 Dundas Street West, Suite 503  
Mississauga, ON L5K 2R8  
905-916-6888  
HST#140534322RT0001  
[www.thehomecheck.ca](http://www.thehomecheck.ca)

# AGREEMENT

36 Bay Street, Mississauga, ON October 19, 2022

Report No. 7368

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

## PARTIES TO THE AGREEMENT

### Company

The Home Check  
6-2400 Dundas Street West, Suite  
503  
Mississauga, ON L5K 2R8

### Client

Joanne Kennedy

### Client

Jeffery Peters

### Total Fee: \$620.37

This is an agreement between Joanne Kennedy, Jeffery Peters and The Home Check.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.  
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

### 1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

### 2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Welcome Home!



# AGREEMENT

36 Bay Street, Mississauga, ON October 19, 2022

Report No. 7368

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

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

### 3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

### 4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

### 5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

### 6) WE DO NOT CHECK APPLIANCES OR SWIMMING POOLS

We do not check appliances for function or suitability. It is generally recommended to check appliances shortly before taking possession of the property.

We do not inspect swimming pools. We recommend enlisting the services of a professional pool inspector (this service can take as long as a home inspection) to ensure a proper and safe installation.

Welcome Home!

# AGREEMENT

36 Bay Street, Mississauga, ON October 19, 2022

Report No. 7368

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

## 7) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

## 8) THERMAL IMAGING (if utilized)

The use of a thermal imager by your home inspector is for the purpose of screening for water leakage issues. While the use of this equipment improves the odds of detecting a moisture issue, it is not a guarantee, as numerous environmental conditions can mask the thermal signature of moisture. Additionally, leakage is often intermittent, and cannot be detected when not present.

## 9) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

## 10) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

## 11) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

## 12) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

**I, Joanne Kennedy (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

**I, Jeffery Peters (Signature) \_\_\_\_\_, (Date) \_\_\_\_\_, have read, understood and accepted the terms of this agreement.**

# ROOFING

36 Bay Street, Mississauga, ON    October 19, 2022

Report No. 7368

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

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## Description

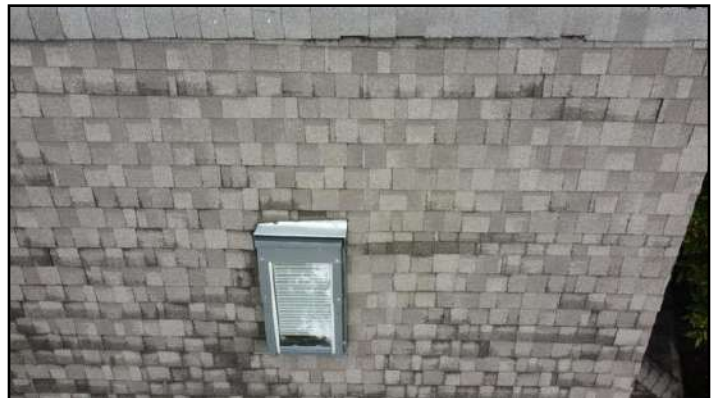
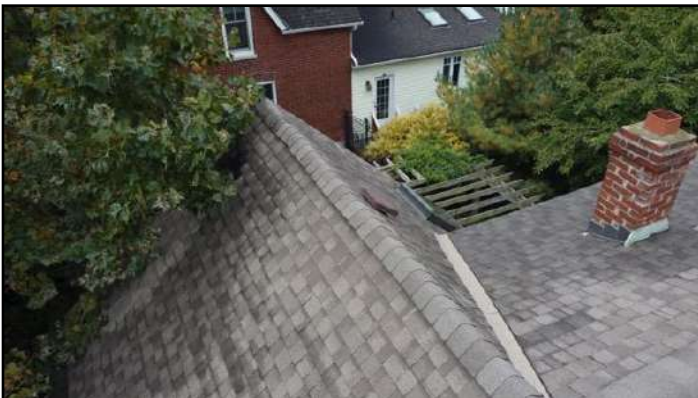
**Sloped roofing material:** • Architectural asphalt shingle

**Chimneys:** • [Abandoned](#) • [Masonry](#)

## Limitations

**Roof inspection method:**

- Walking on the roof
- Drone



# ROOFING

36 Bay Street, Mississauga, ON October 19, 2022

Report No. 7368

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

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Roof inspection limited/prevented by: • Slope - too steep to walk

## Recommendations

### **SLOPED ROOF(S) \ 1.0**

**Condition:** • Aging

As discussed, budget for and anticipate shingle replacement in the short term.

**Location:** Throughout

**Task:** Replace

**Time:** When necessary



**Condition:** • Damage

# ROOFING

36 Bay Street, Mississauga, ON October 19, 2022

Report No. 7368

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

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



## FLASHINGS - DRIP EDGE \ 2.11

**Condition:** • [Missing](#)

**Location:** Rear Exterior

**Task:** Provide

**Time:** Less than 1 year

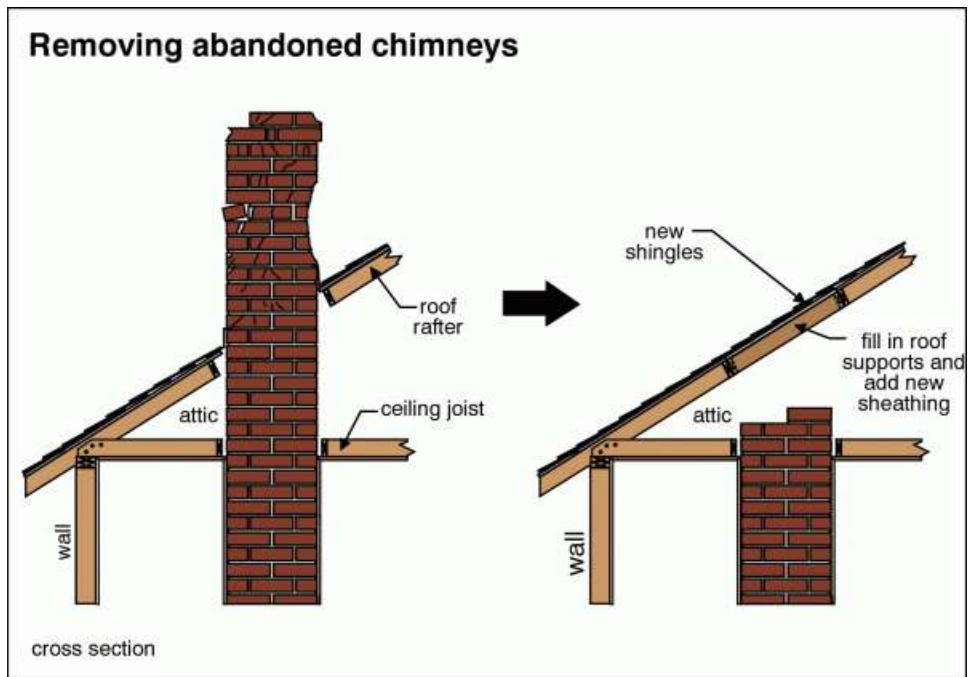


## CHIMNEY(S) \ 3.0

**Condition:** • [Abandoned - vulnerable area for roof leak](#)

**Task:** Remove

**Time:** When remodelling



#### **VULNERABLE AREAS \ 1.13, 1.14 & 1.15**

**Condition:** • Flashings are vulnerable areas

**Task:** Monitor/maintain as necessary

# ROOFING

36 Bay Street, Mississauga, ON October 19, 2022

Report No. 7368

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

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



**Condition:** • [Skylights are vulnerable areas for roof leaks](#)

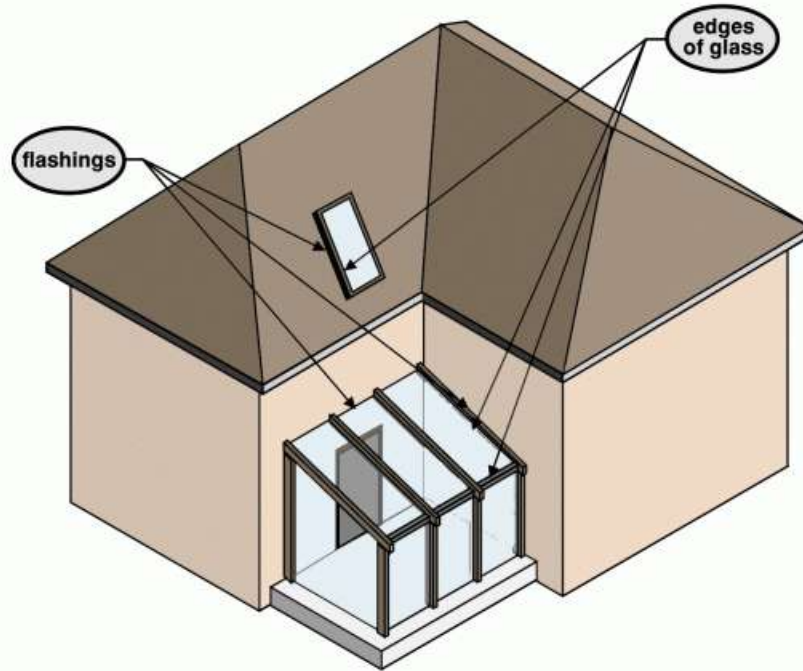
See interior notes re: skylights.

**Task:** Monitor over time

**Time:** Ongoing

## Skylight and solarium leaks

skylights and solariums are very prone to leakage  
leakage typically occurs through the flashings or at  
the edges of the glass



**Condition:** • [Tree branches rubbing against roof cause wear \(1.15\)](#)

**Task:** Remove

**Time:** As soon as practical



**Condition:** • [Upper roof draining onto lower roof causes wear](#)

**Task:** Monitor over time

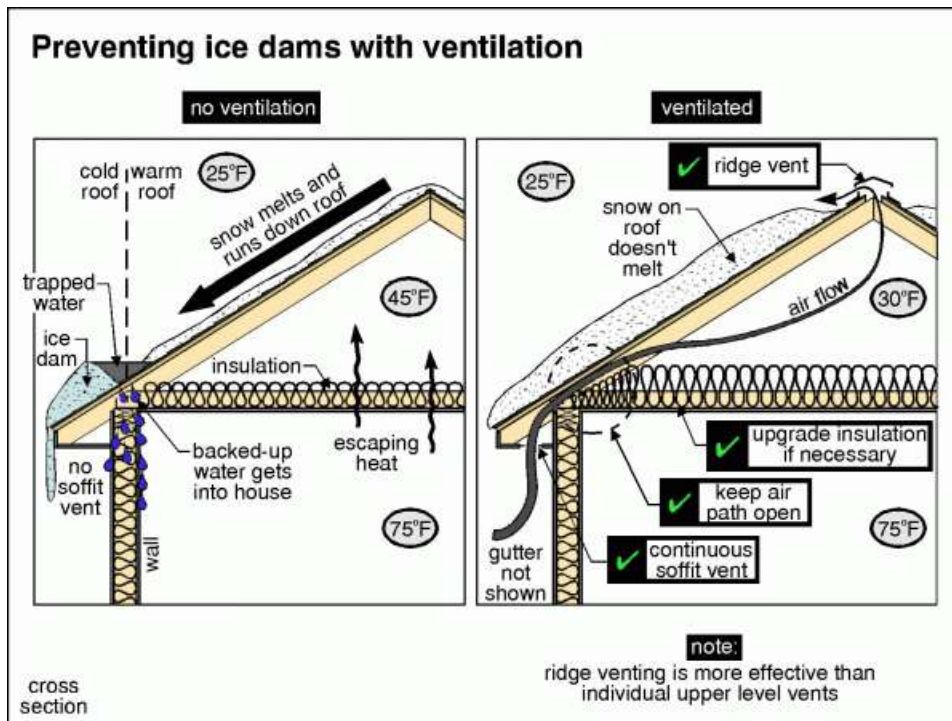




### **ROOF LEAKS (4.0), ANNUAL MAINTENANCE AND ICE DAMS (1.14) \ Good advice for all homeowners**

**Condition:** • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize the life of roofs.

Most roofs are susceptible to ice dams under the right weather conditions. This is where ice forms at the lower edge of a sloped roof, causing melting water from above to back up under the shingles. We cannot predict which roofs will suffer the most damage under adverse weather. Read Section 1.14 for more detail and solutions.



## Description

**Gutters and Downspouts (1.0):** • None

**Wall Surfaces (4.0):**

• [Brick \(4.1\)](#)

Some masonry bricks visible Behind wood siding.

• [Insulbrick \(4.13\)](#)

Visible behind some wood siding.

• [Wood shingles \(4.8\)](#)

• [Wood siding \(4.5\)](#)

## Limitations

**Exterior inspection method:** • The exterior was inspected from ground level.

**Limitations:** • Deck/porch/steps - restricted/no access under • Wall - vines/trees/shrubs restricted access • Fences, outbuildings (other than garages) and landscape features are not included as part of a home inspection.

## Recommendations

### GUTTERS AND DOWNSPOUTS \ 1.0

**Condition:** • Missing

**Location:** Throughout

**Task:** Provide

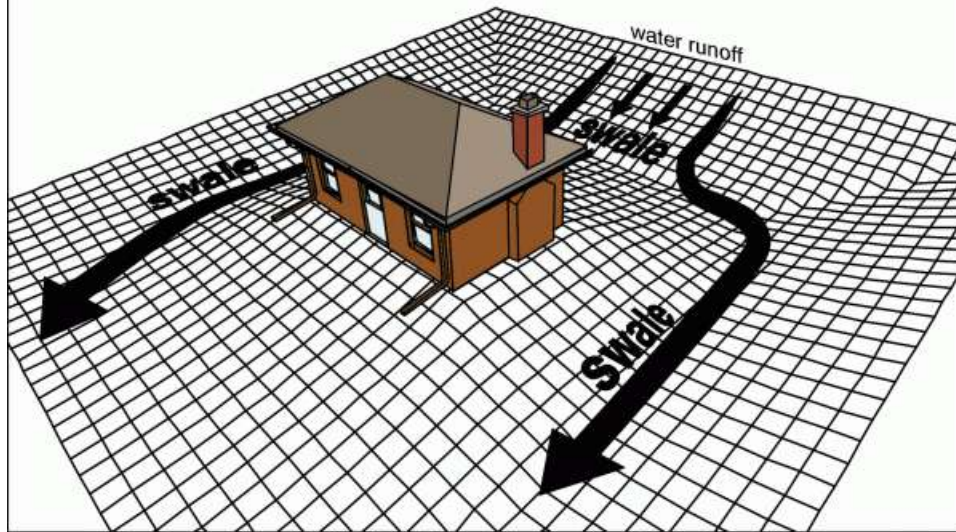
**Time:** As soon as practical

### LOT GRADING \ (2.0 & 6.0)

**Condition:** • As discussed, try and create a 'dry moat' in the form of proper lot grading topped with heavy plastic and gravel. Patio slabs, interlock stones or poured concrete is also a solution but considerably more expensive. The goal is to move water at least 3 feet away from the home before it can enter the soil. This task should be completed as soon as possible. See comments at the Interior section of the report for other information regarding basement leakage.

### Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



Condition: • Low areas

### Recommended grading slopes



# EXTERIOR

36 Bay Street, Mississauga, ON October 19, 2022

Report No. 7368

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

ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

## WINDOWS - EXTERIOR SIDE \ 3.0

**Condition:** • [Flashing ineffective \(4.16\)](#)

**Location:** Rear Exterior

**Task:** Repair or replace

**Time:** Less than 1 year



## WALL SURFACES \ 4.0

**Condition:** • [Deteriorated](#)

**Location:** Various Throughout

**Task:** Replace

**Time:** As required



# EXTERIOR

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ROOFING

**EXTERIOR**

STRUCTURE

ELECTRICAL

HEATING

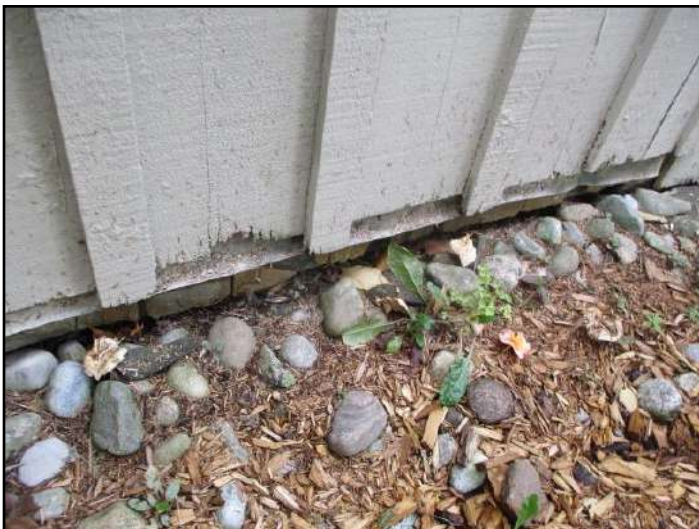
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE





**Condition:** • Insulbrick is a brand name for fiberboard panel siding coated with an asphalt and granule surfacing similar to roof shingles. There is often a coloured pattern that looks like brick, from a distance.

This material has not been manufactured for some time, and installations are quite old, often showing damage or deterioration. Water penetration and damage to the walls behind the siding are potential problems where there are imperfections.

Some insurance companies are reluctant to offer insurance for homes with this type of siding. Replacement with aluminum siding, for example, may cost \$4 to \$8 per square foot, depending on several variables.



### **EXTERIOR STRUCTURE \ Columns (5.3)**

**Condition:** • [Wood-soil contact](#)

**Location:** Rear Yard

**Task:** Repair or replace

**Time:** As required

## Description

**Foundations (3.0):** • [Masonry block](#) • [Not visible in some areas](#) • [Stone](#)

**Configuration (4.0):** • [Basement](#) • [Crawl space](#)

**Floor Construction (5.0):** • [Joists - wood](#)

**Exterior Wall Construction (6.0):** • Not visible • [Wood frame](#)

**Roof and Ceiling Framing (7.0):** • [Not visible](#)

## Limitations

**Structure inspection method:** • Crawlspace inspected from access hatch

**Limitations:** • Attic - no access • Crawlspace - no access • Knee wall areas - no access • Roof space - no access • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. • It is not possible to determine the presence or extent of ongoing movement based on a one-time visit.

## Recommendations

### **RECOMMENDATIONS \ General**

**Condition:** • Much of the wood framing for the floor structure including support beams/columns was not visible due to height restrictions in the crawl space. One must fully anticipate the discovery of water/insect/vermin/mechanical damage when gaining access through renovations or repairs. The extent of damage (if any) is unknown and the cost to repair will depend on the approach and the extent of work required.

**Location:** Crawl Space

**Task:** Further evaluation

**Time:** As soon as practical

**Condition:** • Providing access to the attic space and knee wall(s) to allow for inspection is recommended.

### **FOUNDATIONS \ 3.0**

**Condition:** • [Bowed](#)

**Location:** Basement Exterior

**Task:** Further evaluation



## SILLS \ 5.1

Condition: • [Suspect](#)

Location: Crawl Space

Task: Further evaluation



## BEAMS \ 5.2

Condition: • [End bearing inadequate](#)

Location: Basement

Task: Repair or replace

Time: Less than 1 year

Condition: • [Poor connection to column](#)

Location: Basement

Task: Repair or replace

Time: Less than 1 year



**Condition:** • [Sag](#)

**Location:** Basement

**Task:** Repair or replace

**Time:** Less than 1 year



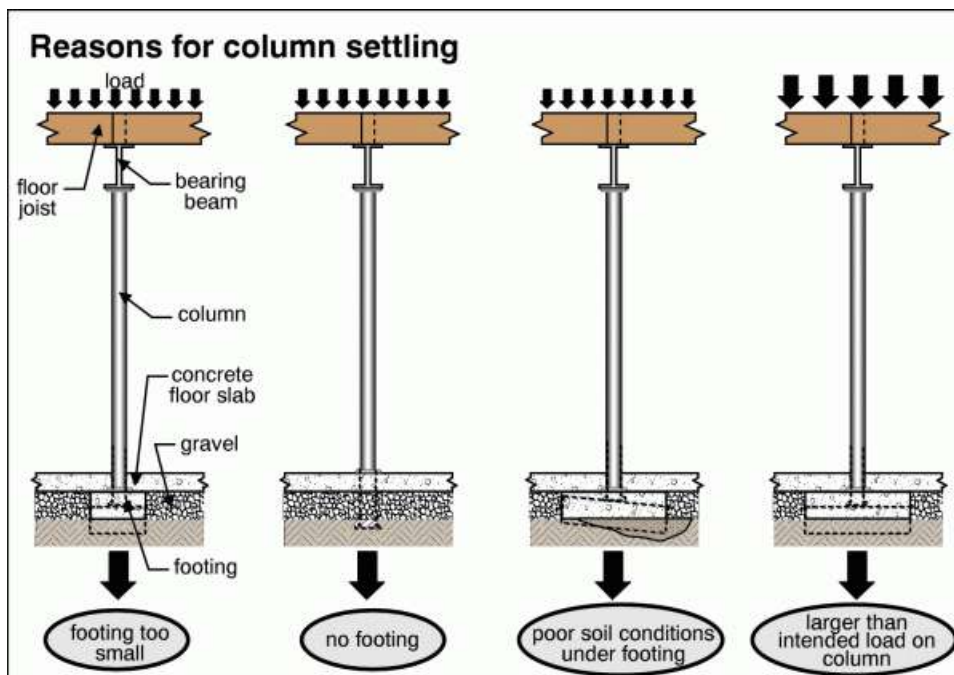
## POSTS/COLUMNS \ 5.3

**Condition:** • [Footing missing?](#)

**Location:** Basement

**Task:** Provide

**Time:** As required



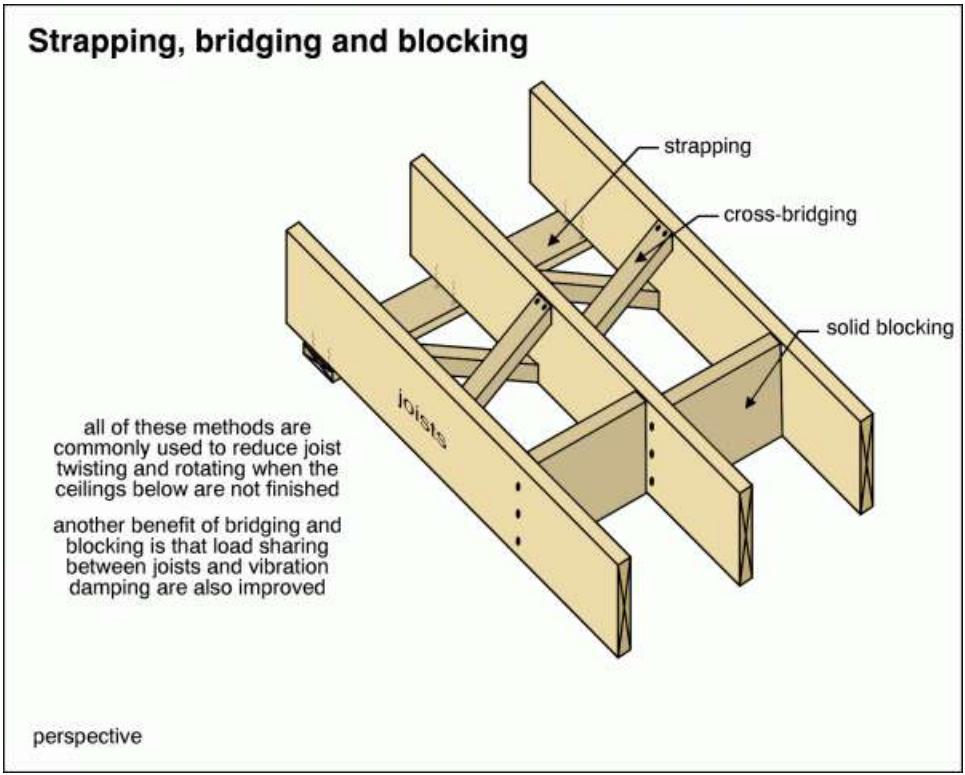
## JOISTS \ 5.4

**Condition:** • [Bridging, blocking or strapping missing \(5.6\)](#)

Location: Various Basement

Task: Repair or replace

Time: Less than 1 year

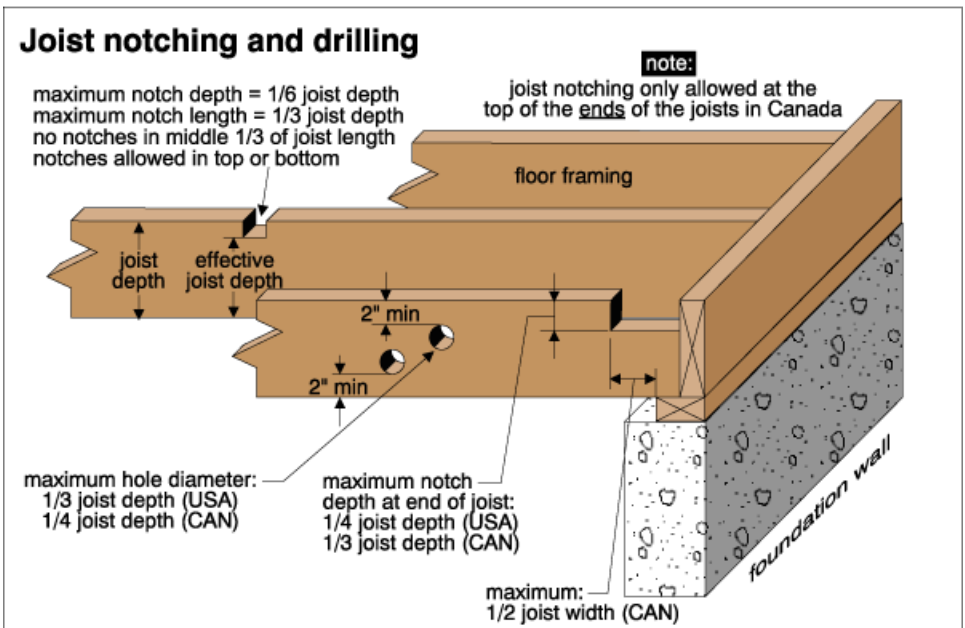


Condition: • [Notches - excessive](#)

Location: Various

Task: Repair or replace

Time: Less than 1 year



**Condition:** • [Rot](#)

**Location:** Various Crawl Space Basement

**Task:** Replace

**Time:** As required When remodelling

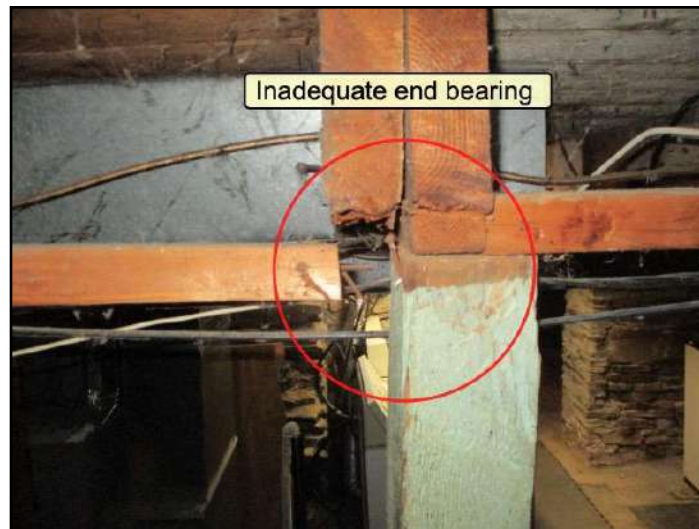
### **STAIRWELL OPENINGS \ 5.5**

**Condition:** • [Poor connection](#)

**Location:** Basement

**Task:** Repair or replace

**Time:** Less than 1 year



### **FOUNDATIONS AND MASONRY WALLS \ 3.0 & 6.1**

**Condition:** • Most foundation walls and masonry walls have small cracks due to shrinkage or settlement that occurred shortly after construction was completed. These will not be individually noted, unless leakage or building movement is noted.

### **WALLS - MASONRY \ 6.1**

**Condition:** • [Cracks](#)

**Location:** Exterior Wall

**Task:** Further evaluation

# STRUCTURE

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ROOFING

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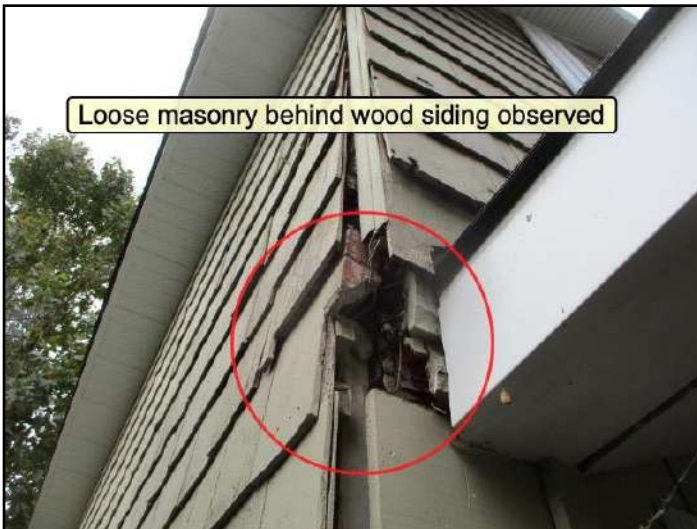
COOLING

INSULATION

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INTERIOR

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## **ROOF SHEATHING \ 7.5**

**Condition:** • [Delaminating](#)

**Location:** Exterior

**Task:** Repair

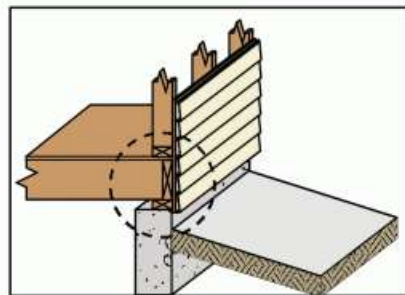
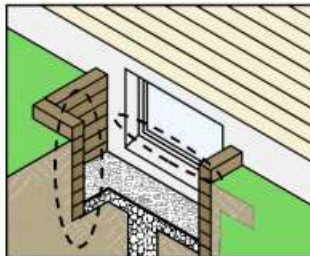
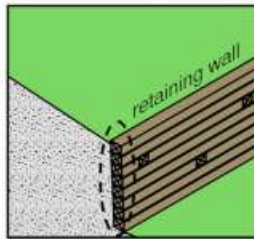
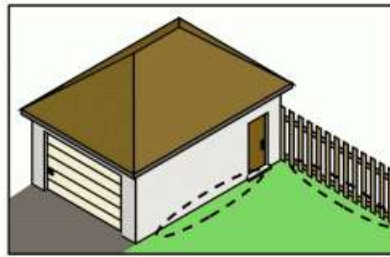
**Time:** Less than 1 year

## **TERMITE \ 9.0 and 10.0**

**Condition:** • [Wood/soil contact makes house vulnerable to termites](#)

**Task:** Further evaluation

## Areas to check for wood/soil contact include:



**Condition:** • This house is in a neighbourhood where termites are active. No damage was visible in the house although interior finishes limited the inspection. Annual inspection by a pest control specialist is recommended. A chemical treatment should be provided if/when needed. Enquire regarding establishing a warranty.

## Description

**Service Entrance Cable (2.1/2/3):** • [Overhead - The wire material was not determined](#)

**Service Size (2.4/5):** • [60 amps \(240 Volts\)](#)

**System Grounding (2.7):** • [Not visible](#)

**Distribution Panel Rating (3.0):** • [60 amps](#)

**Distribution Panel Type & Location:** • [Fuses - first floor](#)

**Distribution Wire (4.0):** • [Copper - knob & tube](#) • [Copper - metallic sheathed](#) • [Copper - non-metallic sheathed](#) •  
Abandoned knob and tube wiring noted. See below.

**Outlet Type & Number (5.2):** • [Combination of grounded and ungrounded](#) • [Minimal number](#)

**Ground Fault Circuit Interrupters (5.3):** • [None found](#)

## Limitations

**Limitations:** • Main disconnect cover not removed • Concealed electrical components are not inspected. • The home inspection includes only a sampling check of wiring, lights, receptacles, etc. • Garden lighting/electrical not tested. • System ground not visible/accessible • The extent of knob and-tube wiring throughout the home is not determined during a home inspection.

## Recommendations

### **RECOMMENDATIONS \ General**

**Condition:** • All electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.

**Condition:** • As discussed, bringing the house up to current electrical standards is recommended for convenience and safety. The cost to do so will depend on the approach and the extent of work required. Consultation with a qualified electrical contractor is recommended.

### **SERVICE ENTRANCE \ 2.1, 2.2 and 2.3**

**Condition:** • [Clearance inadequate](#)



Condition: • [Tree branches interfering with overhead wires](#)

### SIZE OF ELECTRICAL SERVICE \ 2.4 and 2.5

Condition: • [Inadequate](#)

### SYSTEM GROUNDING \ 2.7

Condition: • [Ineffective](#)

Condition: • [Meter interrupts continuity of ground - bypass needed](#)

### MAIN PANEL - GENERAL \ 3.0

Condition: • [Obsolete](#)



### MAIN PANEL - BREAKERS AND FUSES \ 3.3

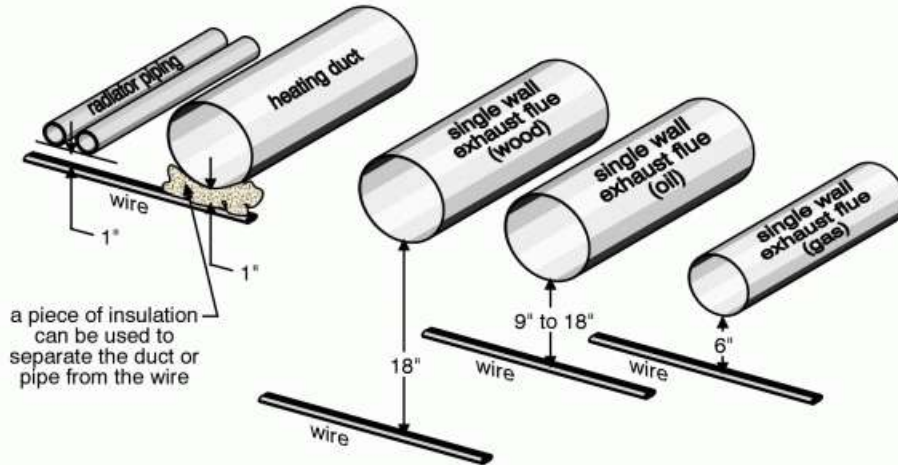
Condition: • [Wrong size to protect wire](#)

### HOUSE WIRING - GENERAL \ 4.0

Condition: • [Ducts/piping touching wire](#)

Location: Basement

## Wire clearances from hot ducts and pipes



Condition: • [Surface mounted wiring – unprotected](#)

### HOUSE WIRING - EXTERIOR \ 4.1

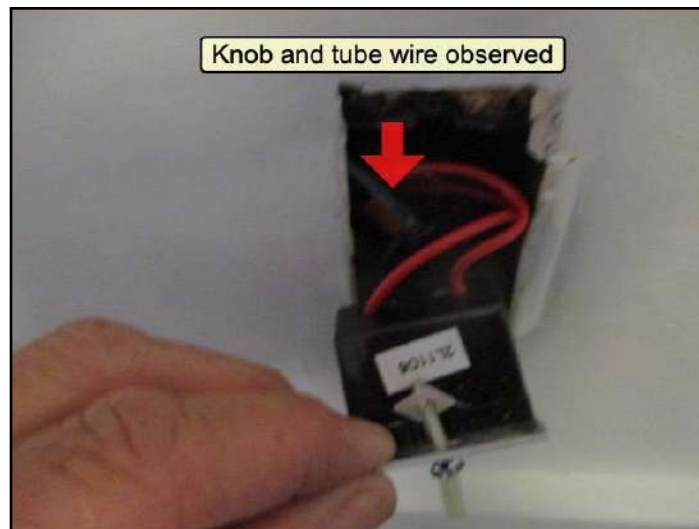
Condition: • [Not intended for exterior use](#)





## HOUSE WIRING - KNOB-AND-TUBE \ 4.4

**Condition:** • Knob-and-tube wiring was noted in the home.



**Condition:** • [Click here to see the Ontario Electrical Safety Authority's position on this wiring system.](#)

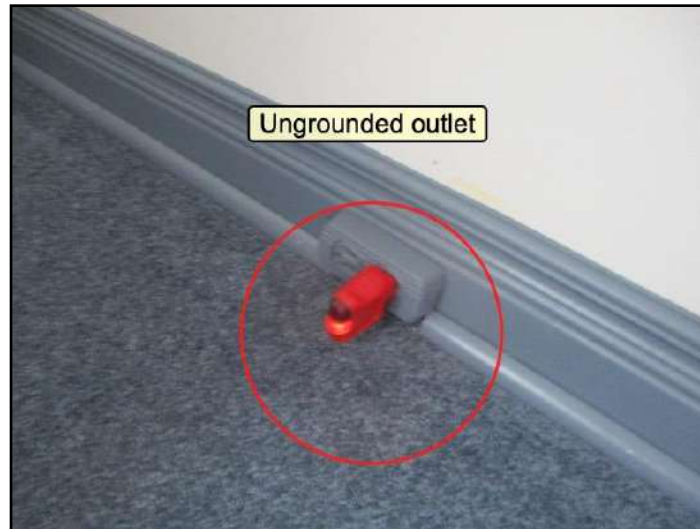
**Condition:** • As discussed, bringing the house up to current electrical standards is recommended for convenience and safety. The cost to do so will depend on the approach and the extent of work required. Consultation with a qualified electrical contractor is recommended.

## OUTLETS \ 5.2

**Condition:** • [Number marginal](#)

Bringing the home up to current electrical standards during renovation is recommended.

**Condition:** • [Ungrounded - ground fault interrupter \(GFI\) not provided \(5.2.2\)](#)



### **GROUND FAULT CIRCUIT INTERRUPTERS \ 5.3.1**

**Condition:** • Adding Ground Fault Interrupters (GFIs) is a cost effective safety improvement to existing homes. At a cost of roughly \$100 each, installed, they provide enhanced protection against electric shock and are particularly useful near wet areas (e.g. outdoors, garages, kitchens - especially near the sink, bathrooms) and where appliances with 3-prong plugs are used. GFIs may be either special circuit breakers or special wall outlets (receptacles). Either one protects all downstream outlets on that circuit. (5.2.2)

## Description

**Main Heating System - Fuel/Energy Source:** • Natural gas

**Main Fuel Shut-off at:** • Meter

**Main Heating System - Type:** • [Furnace \(3.0\)](#)

**Chimney Liner (7.0):** • [Not applicable](#)

**Efficiency (8.0):** • [High efficiency](#)

**Approximate Input Capacity (9.0):** • [100,000 BTU/hr.](#)

**Approximate Age:** • [8 years](#)

**Typical Life Expectancy:** • [Furnace \(high efficiency\) - 15 to 20 years](#)

**Auxiliary Heating:** • Electric baseboard

## Limitations

**Heating inspection method:** • Summer Test Procedure: During the portion of the year when the heating system is not normally operating, the heater, furnace or boiler is tested by turning up the thermostat. This will result in a partial test of the heating unit; however, the adequacy of the distribution system and amount of heat cannot be ascertained. Problems which may only show up during long term operation of the heating system may go undetected.

**Limitations:** • Heat loss calculations are not performed as part of a home inspection. • Safety devices are not tested as part of a home inspection. • The heat exchanger is substantially concealed and could not be inspected. • Performing airflow analysis at each supply register is not part of a building inspection

## Recommendations

### **SUPPLY/RETURN DUCTWORK, GRILLES AND REGISTERS \ 15.1 & 15.2**

**Condition:** • [Ducts - layout typical of older house; it may be possible to adjust airflow to provide more even heating/cooling.](#) Improve layout if necessary; consult HVAC specialist for further evaluation if needed.

**Condition:** • [Return grilles obstructed](#)

**Location:** Various Throughout

**Task:** Repair

**Time:** When remodelling

**Condition:** • Uneven air flow noted at some of the registers. Consult with a heating contractor if this becomes a comfort issue.

### **ELECTRIC HEAT \ 14.21 to 14.23 & 15.10**

**Condition:** • [Inoperative](#)

**Location:** Second Floor

**Task:** Replace

### **REGULAR MAINTENANCE \ Good advice for all homeowners**

**Condition:** • An annual maintenance agreement with a reputable heating contractor is recommended.

# COOLING

36 Bay Street, Mississauga, ON October 19, 2022

Report No. 7368

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

ROOFING

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## Description

**General:** • No central air conditioning system was noted.

**Air Conditioning (1.0):** • [Central air conditioning - air cooled \(1.1\)](#)

**Cooling Capacity (3.0):** • [24,000 BTU/hr.](#)

**Approximate Compressor Age (5.0):** • 22 years

**Typical Life Expectancy:** • 10 to 15 years

**Failure Probability (4.0):** • High

## Limitations

**Limitations:** • Heat gain and heat loss calculations are not performed as part of a home inspection. • Low outdoor temperatures prevented testing in the cooling mode. • System shut off/inoperative

## Recommendations

### **AIR CONDITIONING SYSTEM - GENERAL \ 1.0 & 18.0**

**Condition:** • [Old](#)

With a typical total life expectancy of 10 to 15 years, at 22 years of age, this would be considered an old system. Continue to use and service until replacement is necessary. Budget \$3000-\$4500.

# INSULATION

36 Bay Street, Mississauga, ON October 19, 2022

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ROOFING

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## Description

**Attic insulation value (1.0/2.0) & material (A):** • [Not determined](#)

**Crawlspace wall insulation value (1.0/2.0) & material (K):** • None

**Crawlspace floor insulation value (1.0/2.0) & material (K/L):** • None

**Floor above porch/garage value (1.0/2.0) & material (L):** • Not determined. Floors above unheated areas are typically cooler than other floors in the home. This is something to be aware of, although no action is typically needed. A specialist can help if improvements are needed.

**Air/vapour barrier (13.0):** • [Not determined](#)

**Roof ventilation (15.0):** • [Ridge vent](#) • [Roof vents](#)

**Crawlspace ventilation (15.0):** • Vents into basement

## Limitations

**Insulation inspection method:** • See Structure Limitations • Crawlspace inspected from access hatch

**Limitations:** • Attic - access not gained (10.0 and 11.0) • Crawlspace - access not gained (10.0 and 11.0) • Knee wall areas - access not gained into (10.0 and 11.0) • Roof space - access not gained (10.0 and 11.0) • The continuity of air/vapour barriers and the performance of roof and attic ventilation are not verified as part of a home inspection.

## Recommendations

### ATTIC \ Insulation (A & 1.0 to 19.0)

**Condition:** • We recommend that access be provided into the attic so the area can be inspected.

**Location:** Second Floor Attic

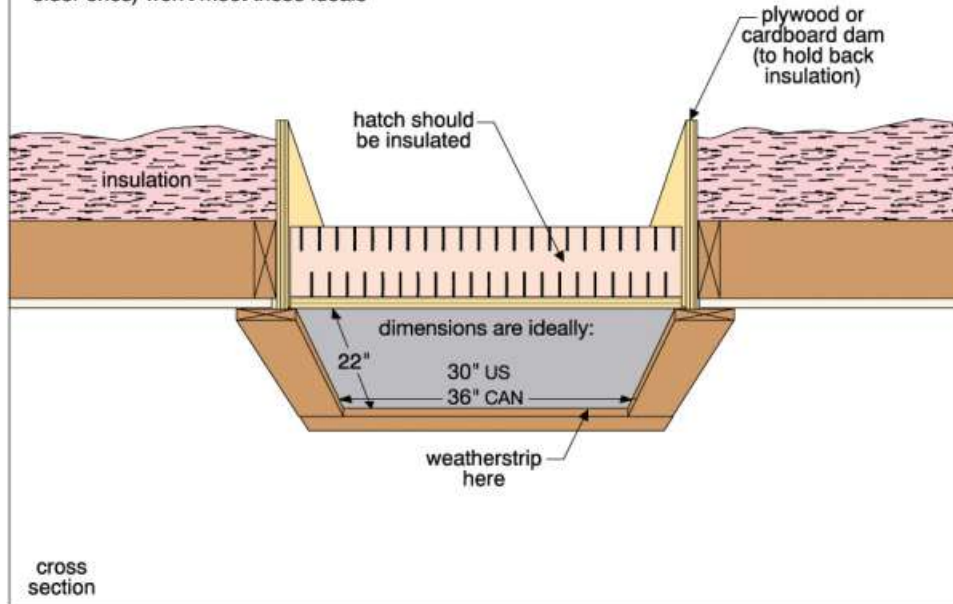
**Task:** Further evaluation Provide

**Time:** Less than 1 year

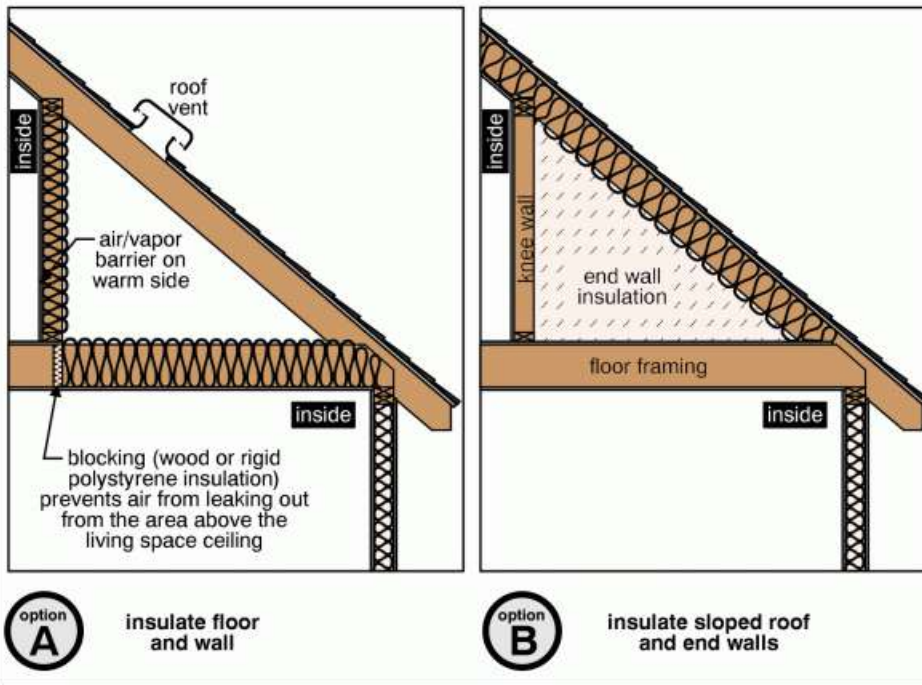
## Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



## Insulating knee walls



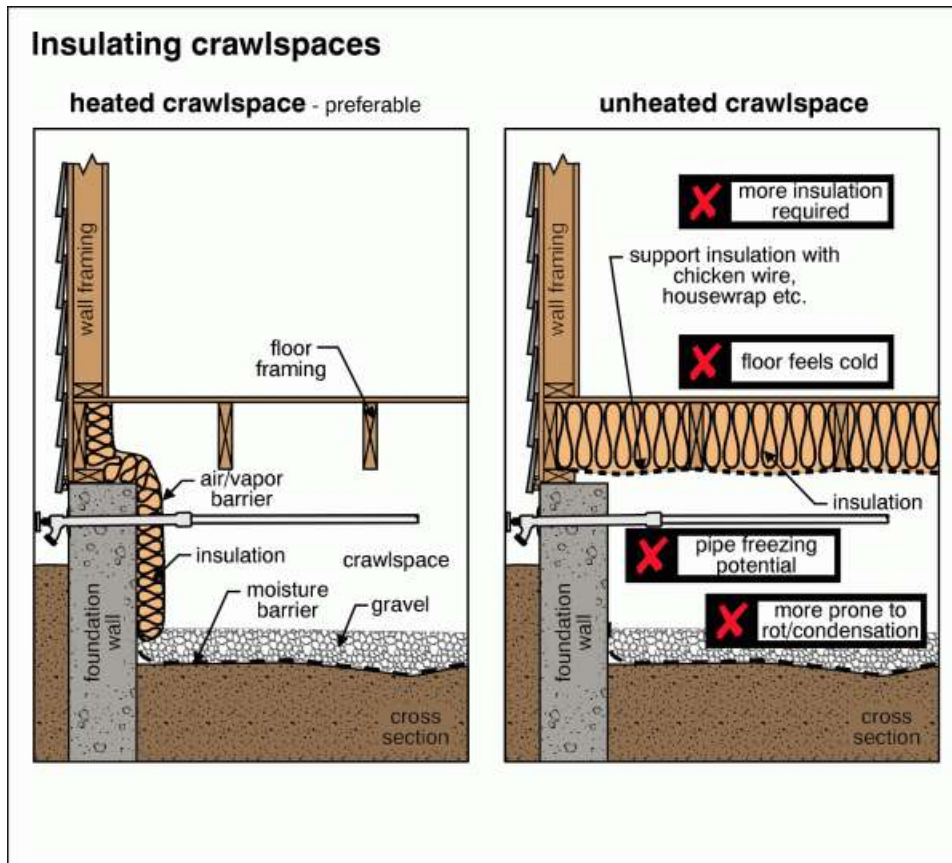
## WALLS - CRAWLSPACE \ K

Condition: • [Insulation amount - less than current standards \(R12\)](#)

**Location:** Throughout Crawl Space

**Task:** Repair

**Time:** Less than 1 year



**Condition:** • Moisture barrier missing (on floor)

**Location:** Crawl Space

**Task:** Provide

**Time:** Less than 1 year

**Condition:** • [Here is a company that specializes in water vapour management in crawlspaces.](#)

## **FLOOR ABOVE UNHEATED AREA \ L**

**Condition:** • Floors above unheated areas are typically cooler than other floors in the home. This is something to be aware of, although no action is typically needed. A specialist can help if improvements are needed.

## **BEYOND THE SCOPE OF A HOME INSPECTION \ Environmental issues**

**Condition:** • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

**Condition:** • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern.

## Description

**Water Piping to the Building:** • [Lead](#)

**Supply Piping in the Building:** • [Copper](#) • [Galvanized steel](#)

**Main Shut-off Valve Location:** • Basement

**Water Flow (Pressure) (1.4.1):** • [Functional](#)

**Water Heater Type and Energy Source (1.6):** • [Gas](#) • [Induced draft](#)

**Water Heater Age (Estimated) (1.6):** • 8 years

**Typical Life Expectancy:** • 10 to 15 years

**Water Heater Tank Capacity (1.6):** • 50 gallons

**Waste Piping Material:** • Cast iron • Copper • Lead • Plastic

**Floor Drain Location:** • [Furnace area](#)

**Pump:** • [Sump pump \(2.8\)](#)

## Limitations

**Limitations:** • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. • Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. • Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem. • Swimming pools, spas, fountains, ponds and other water features are not included as part of a home inspection. • Irrigation systems are not inspected/tested. • Storage under sinks prevented a complete view of the supply and waste lines

**Not tested/not in service:**

- Sump pump (not accessible)





## Recommendations

### **RECOMMENDATIONS \ General**

**Condition:** • By some standards, the kitchen and bathrooms would be considered dated and in need of renovation. The decision to do so is largely lifestyle driven and the costs will vary widely. Consultation with a designer/general contractor is recommended.

### **PUBLIC SUPPLY \ 1.1**

**Condition:** • [Lead supply pipe should be replaced](#)

**Task:** Replace

**Time:** Less than 1 year



### **SUPPLY PIPING IN HOUSE \ 1.4**

**Condition:** • [Galvanized steel piping near end of normal life expectancy](#)

**Location:** Various Throughout

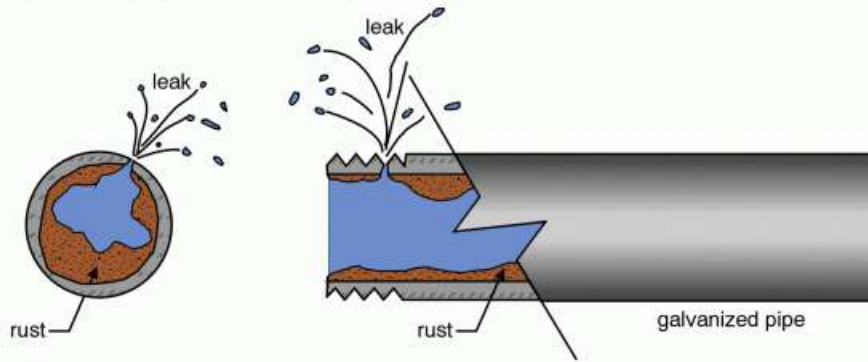
**Task:** Replace

**Time:** As soon as practical

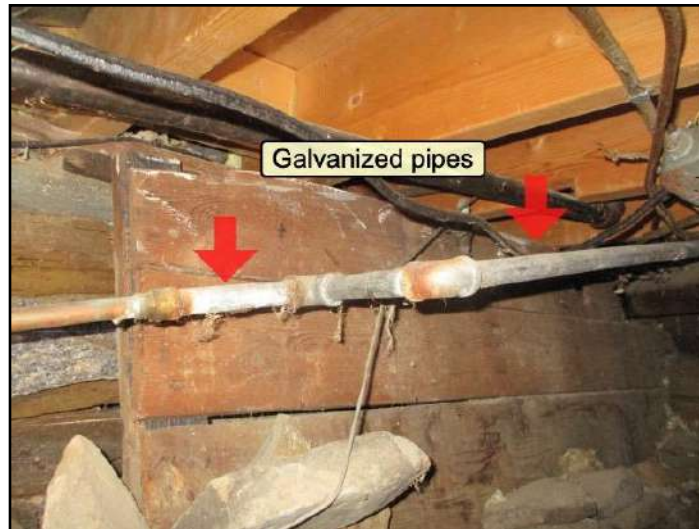
## Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



cross section



**Condition:** • Leak

**Location:** Various Basement

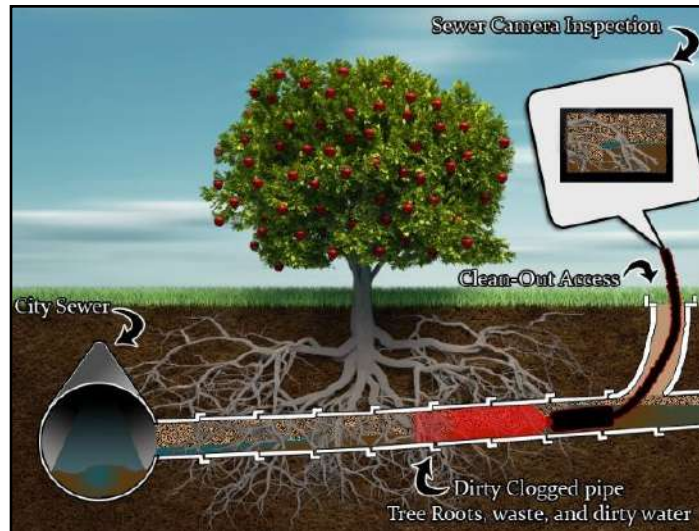
**Task:** Repair

**Time:** As soon as possible

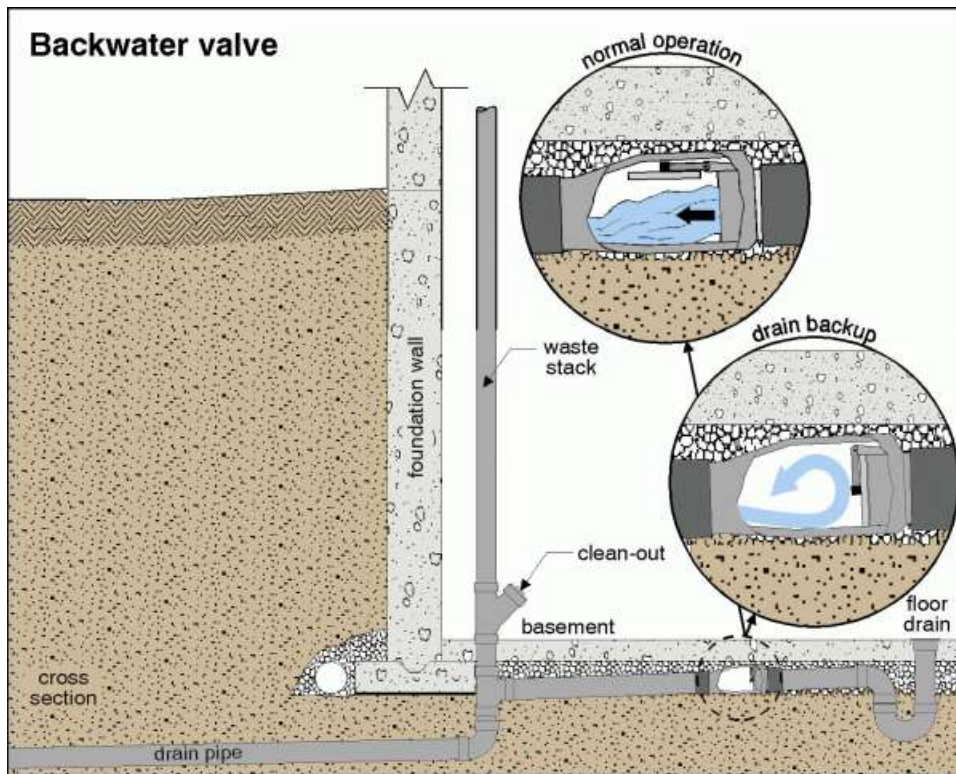


### WASTE PIPING \ 2.3

**Condition:** • A video scan of the waste plumbing is recommended to determine whether there are tree roots or other obstructions, and to look for damaged or collapsed pipe. This is common on older properties, especially where there are mature trees nearby. This is a great precautionary measure, although many homeowners wait until there are problems with the drains.



**Condition:** • We recommend the installation of a wastewater backflow preventer to help reduce the likelihood of a sewage back up event in the basement. Many municipalities offer subsidies. Many insurers offer discounts if they are in place.

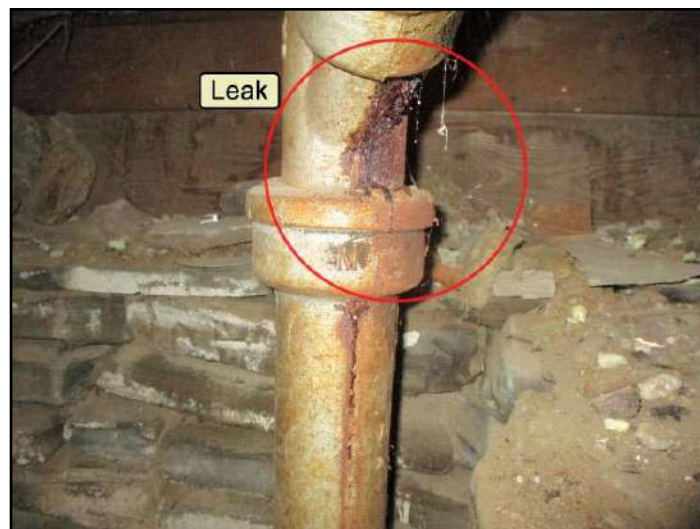


**Condition:** • [Leak \(2.3.1\)](#)

**Location:** Basement

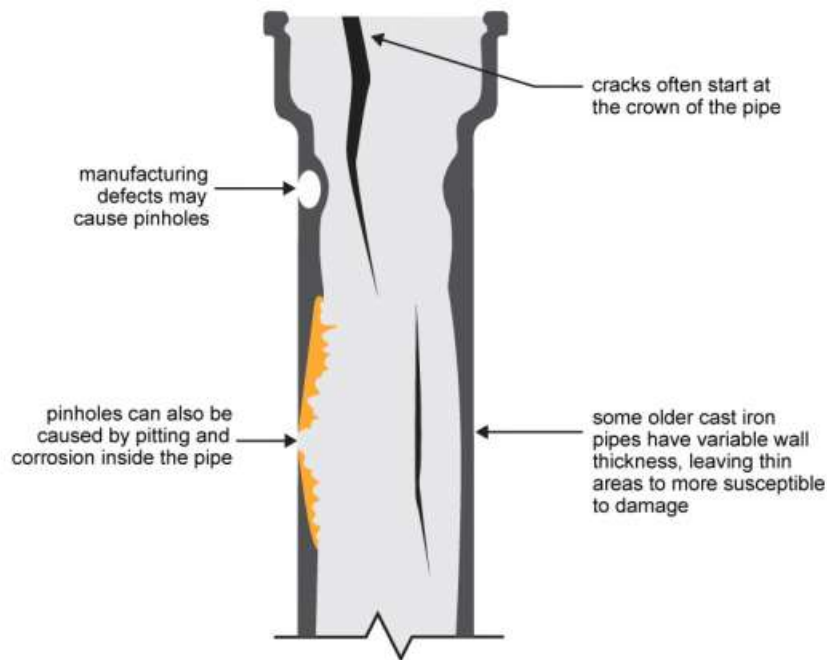
**Task:** Repair or replace

**Time:** As soon as possible



**Condition:** • The cast iron waste piping is near the end of its normal life expectancy and is prone to rusting through or splitting. Replacement may be required in the near future.

## Pinholing and cracks in cast iron stacks



### EXHAUST FAN \ 3.11 & 3.12

**Condition:** • [Desirable](#)

**Location:** Second Floor Bathroom

**Task:** Provide

**Time:** Less than 1 year

**Condition:** • While having your range hood vent to the outside is not required by the Ontario Building Code, you should check the requirements of the manufacturer of the gas range. Almost all range hood manufacturers recommend that your range hood be vented outdoors for best results. Improve as necessary.

**Location:** Kitchen

**Task:** Repair

**Time:** Less than 1 year

### BATHTUB \ 3.5 & 3.6

**Condition:** • Caulking and grout should be checked every six months and improved as necessary to prevent leakage and damage behind wall surfaces.

### SUMP PUMP \ 2.8

**Condition:** • [Discharge pipe should extend more than 6 feet away from the foundation](#)

**Task:** Repair

**Time:** Less than 1 year

**Condition:** • [Regular testing](#)

Checking the sump pump for proper function on a regular basis is important.

**Condition:** • Purchasing a new sump pump which utilizes a battery backup system is recommended. Tying the sump pump to an alarm system is also recommended to alert someone if the pump fails while the home is vacant.

**Task:** Provide

**Time:** As soon as practical

**Condition:** • [Here is a good resource for sump pump information.](#)

### **MAINTENANCE AND MONITORING \ Good advice for all homeowners**

**Condition:** • We recommend smooth-walled metal vents rather than flexible plastic/metal venting for dryers. These provide better air movement, are easier to clean and are less likely to sag and clog. Vents should be well maintained and cleaned as needed.

## Description

**Major Floor Finishes (1.0):** • [Carpet \(1.4/1.5\)](#) • [Hardwood \(1.2\)](#) • [Softwood \(1.3\)](#)

**Major Wall Finishes (2.0):** • [Paneling \(2.2\)](#) • [Plaster/Drywall \(2.1\)](#)

**Major Ceiling Finishes (3.0):** • [Acoustic Tile \(3.2\)](#) • [Plaster/Drywall \(3.1\)](#)

**Windows (6.0):** • [Fixed \(6.1.5\)](#) • [Single/Double Hung \(6.1.1\)](#) • [Skylights \(6.1.7\)](#)

**Glazing (6.2):** • [Double \(6.2.2\)](#) • [Primary Plus Storm \(6.2.4\)](#) • [Single \(6.2.1\)](#)

**Exterior Doors (7.0):** • [Conventional - hinged](#)

**Fireplaces and Stoves (8.0):** • None

## Limitations

**Limitations:** • Storage/furnishings in some areas limited inspection • No comment is made on cosmetic finishes during a home inspection. • Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern. • Moisture problems may result in visible or concealed mould growth. An Environmental Consultant can assist if this is a concern. • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Carbon monoxide detectors and smoke detectors are not tested as part of a home inspection. • Limited access to cabinets and closets • Basement leakage frequency or severity cannot be predicted during a home inspection. • Liberal use of air fresheners throughout the home prevents the use of olfactory senses as an inspection tool.

**% of interior foundation wall not visible:** • 90

## Recommendations

### RECOMMENDATIONS \ General

**Condition:** • Typical minor flaws were noted on floors, walls and ceilings. These cosmetic issues reflect normal wear and tear.

### FLOORS \ 1.0

**Condition:** • Slope noted

See structural notes.

**Location:** First Floor

**Task:** Repair

**Time:** Less than 1 year

### WINDOWS \ 6.0

**Condition:** • [Glass cracked](#)

**Location:** Various

**Task:** Replace

**Time:** Less than 1 year



**Condition:** • The windows are older but generally serviceable. At some point they should be replaced for cosmetics, ease-of-operation, or improved energy efficiency. Replacement windows are expensive, roughly \$30 to \$50/sq. ft. installed for moderate quality units. Although more energy-efficient, new windows will typically not pay for themselves quickly in energy savings.

**Location:** Various

### **SKYLIGHT \ 6.1.6**

**Condition:** • [Leak evidence](#)

**Location:** Kitchen

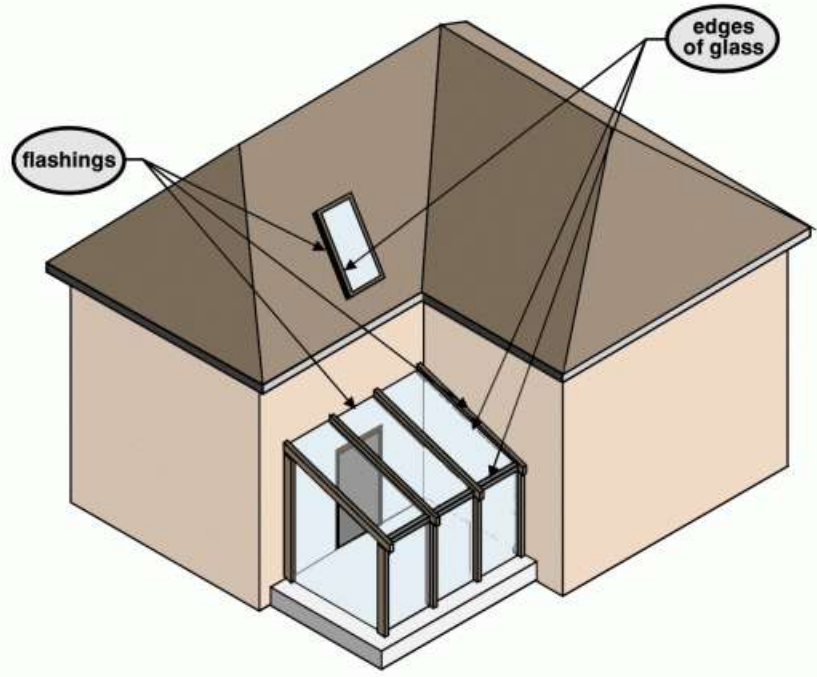
**Task:** Repair or replace

**Time:** As required



### Skylight and solarium leaks

skylights and solariums are very prone to leakage  
leakage typically occurs through the flashings or at the edges of the glass



**STAIRS \ 5.0**

**Condition:** • [Headroom marginal](#)

**Location:** Second Floor

**Task:** Correct

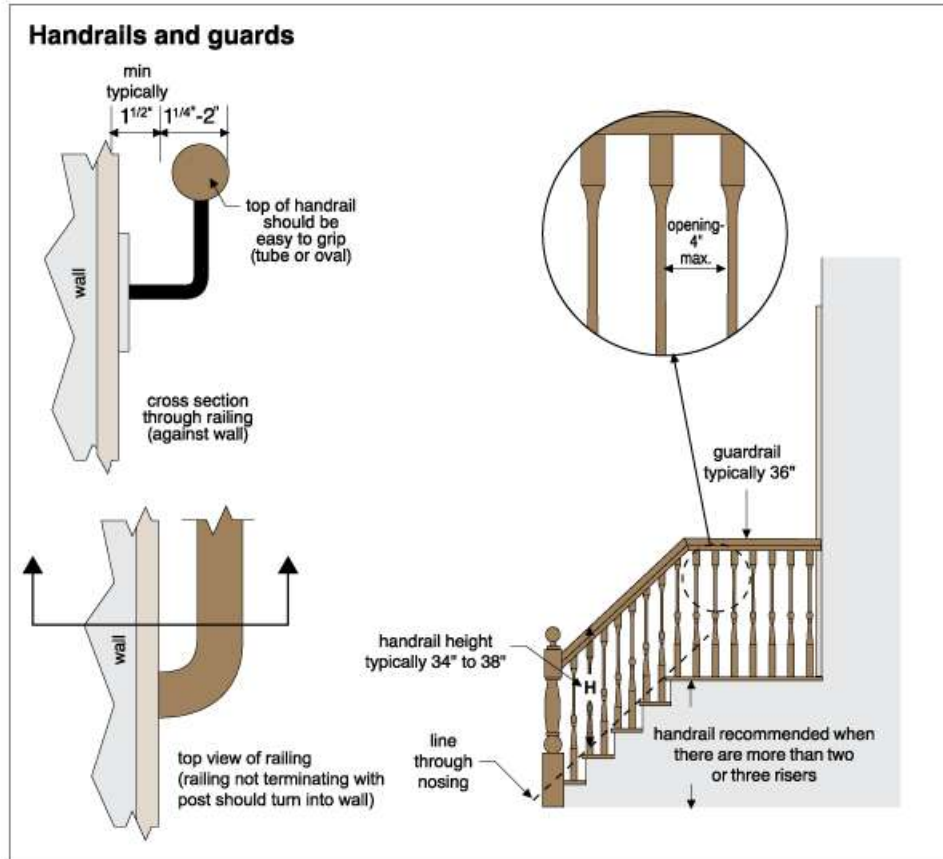
**Time:** When remodelling

Condition: • [Railing missing](#)

Location: Basement

Task: Provide

Time: Less than 1 year



**BASEMENT LEAKAGE \ 10.0**

Condition: • Evidence of basement leakage was noted.

## **BASEMENT LEAKAGE POTENTIAL \ 10.0**

**Condition:** • [High](#)

See notes at Exterior section of report.

**Condition:** • [Read Section 10.0 in the Interior section of the Reference tab at the end of the report or click to read](#)

**Condition:** • We cannot predict the frequency or severity of basement leakage.

## **WHAT TO DO IF YOUR BASEMENT OR CRAWLSPACE LEAKS \ 10.0**

**Condition:** • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and downspouts, and ground sloping down toward the house often cause basement leakage problems. Please read Section 10.0 in the text before taking any action.

To summarize, wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)
3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$500 to \$1,000 per crack or hole.)
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

## **SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS \ Good advice for homeowners**

**Condition:** • New smoke and carbon monoxide detectors should be purchased and installed in accordance with the current fire code.

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

