



HERITAGE IMPACT STATEMENT

EFFECT OF DEMOLITION OF EXISTING DWELLING AND PROPOSED
REPLACEMENT DWELLING AT 1000 ROPER AVE., MISSISSAUGA ON

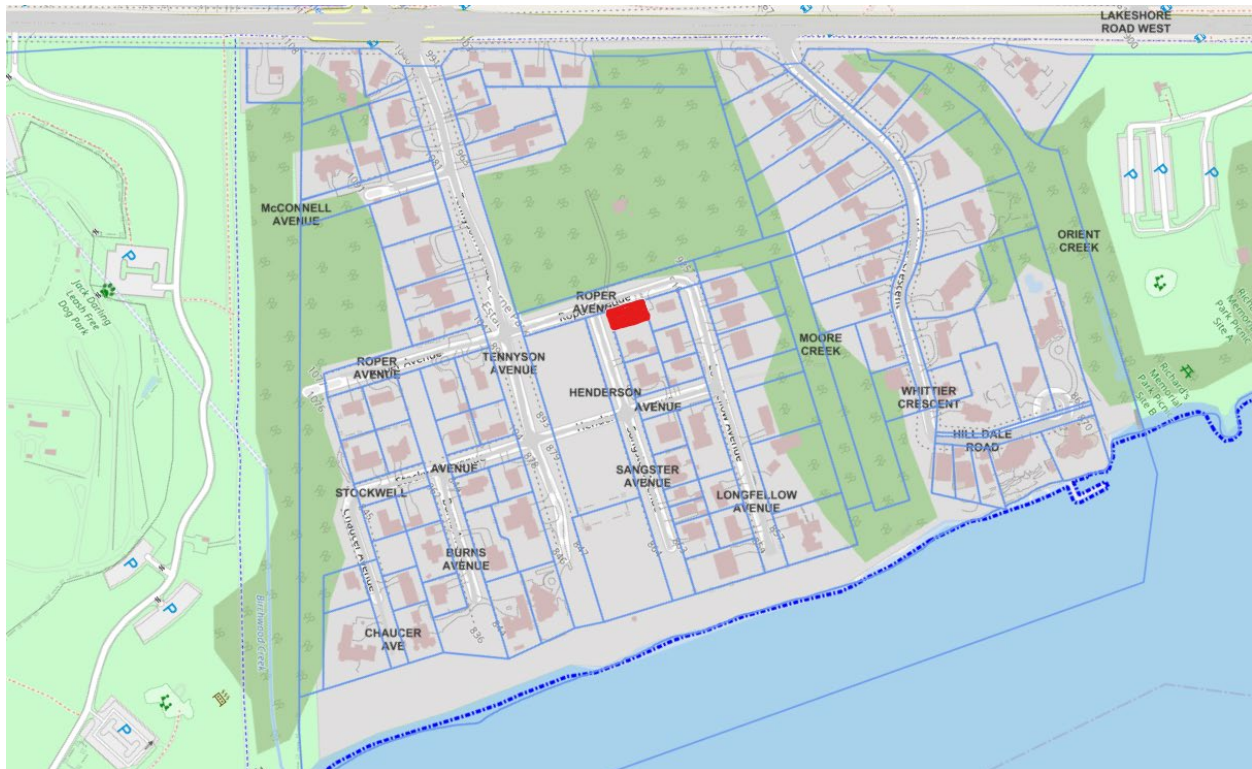
MAY 19, 2020 (revised August 30, 2020)



1.0 Introduction

This Heritage Impact Study discusses the existing single family residential home at 1000 Roper Ave., Mississauga ON, and the surrounding historic community of Lorne Park Estates. It assesses the potential impact to this heritage resource and community of the proposed demolition of the existing building and the proposed construction of a new single family home designed by David Small Designs. The Lorne Park Estates neighbourhood is a Cultural Landscape recognized by the City of Mississauga. The existing building is not protected by Part V or Part IV designation through the Ontario Heritage Act.

This report also reviews and comments on the applicable Zoning By-law implications of the proposed development.



KEY PLAN SHOWING LORNE PARK ESTATES NEIGHBORHOOD. SUBJECT SITE IS IDENTIFIED IN RED

This Heritage Impact & Urban Design Study was requested by Planning Staff at the City of Mississauga to support a Site Plan application by the property owner Alwright Investments Inc., 120 Lakeshore Rd. W., Mississauga ON.

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

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

(City of Mississauga website)



AIR PHOTO SHOWING SUBJECT SITE

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

"This unique shoreline community combines a low density residential development with the protection and management of an amazing forested community representative in many ways of the pre-settlement shoreline of Lake Ontario. Mature specimens of white pine, red oak, etc. give this residential area a unique visual quality. This cultural landscape is recognized for its wonderful balance between residential development and the protection of a mature forest community. The area was initiated as the 75 acres Lorne Park pleasure resort in 1879. In 1886, the Toronto and Lorne Park Summer Resort Company acquired the property and built summer cottages. In 1999, the last remaining cottage was demolished due to damage from an earlier fire. This neighbourhood remains a privately held community."

(The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geodata Resources Inc., 2005)

The ability of a municipality to identify Cultural Landscapes and to require a Heritage Impact Statement is mandated by the Provincial Policy Statement (2005):

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

2.6.3 *Development and site alteration* may be permitted on *adjacent lands* to *protected heritage property* where the proposed *development* and site alteration has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.

Mitigative measures and/or alternative development approaches may be required in order to conserve the *heritage attributes* of the *protected heritage property* affected by the *adjacent development* or *site alteration*.

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

The “Mississauga Plan”, the City of Mississauga’s most recent Official Plan (currently under appeal) also has broad requirements for Heritage Conservation and the protection of existing, stable neighborhoods, including:

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

Any construction, development, or property alteration which might adversely affect a listed or designated heritage resource or which is proposed adjacent to a heritage resource may be required to submit a Heritage Impact Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction. (3.20.2.3)

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

1.1 Terms of Reference

The proposal will be evaluated as it relates to the Lorne Park Estates Cultural Landscape. The City of Mississauga has particular criteria that are required to be addressed regarding proposed demolitions in cultural landscapes.

1.1.1 Terms of Reference for Cultural Landscape

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

1. General requirements:

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

2. Addressing the Cultural Landscape or Feature Criteria:

(required Y/N by Lorne Park Estates Cultural Landscape Inventory)

Landscape Environment:

- scenic and visual quality **Y**
- natural environment **Y**
- horticultural interest **N**
- landscape design, type and technological interest **Y**

Built Environment:

- aesthetic and visual quality **N**
- consistent with pre World War II environs **N**
- consistent scale of built features **Y**
- unique architectural features/buildings **N**
- designated structures **N**

Historical Associations:

- illustrates a style, trend or pattern **N**
- direct association with important person or event **N**
- illustrates an important phase of social or physical development **N**
- illustrates the work of an important designer **N**

Other:

- historical or archaeological interest **N**
- outstanding features/interest **N**
- significant ecological interest **Y**
- landmark value **N**

3. Property information:

- chain of title, date of construction

4. Impact of Development or Site Alteration:

- destruction of any, or part of any, significant heritage attributes or features
- alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden
- isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- a change in land use where the change in use negates the properties cultural heritage value
- land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources

5. Mitigation Measures:

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

6. Qualifications:

- The qualifications and background of the person completing the Heritage Impact Statement will be included in the report. The author must demonstrate a level of professional understanding and competence in the heritage conservation field of study

7. Recommendation:

- the consultant should provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act



NORTH-WEST ELEVATION

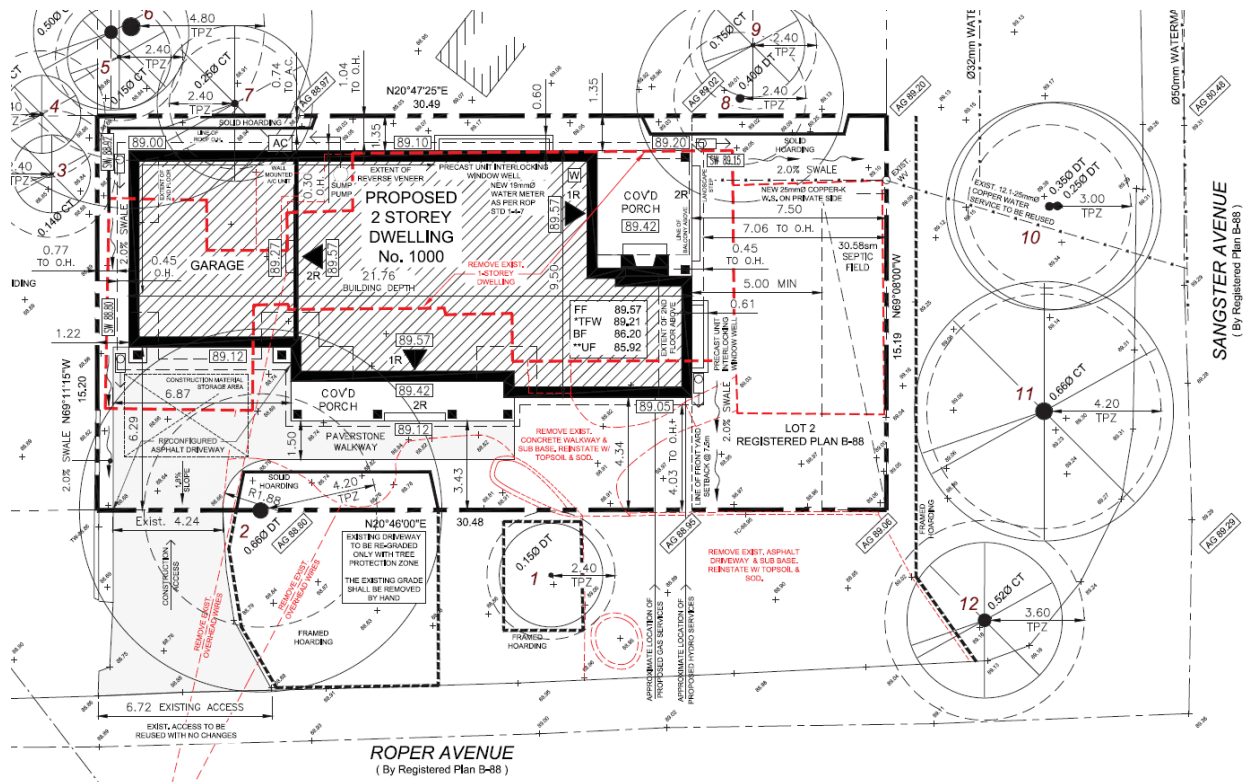
2.0 Context

1000 Roper Ave is a 130 m² building (plus partial basement) located on a 463 m² site on the south side of Roper Ave. in the community of Lorne Park Estates. The site is bordered by Sangster Ave. to the west, by an existing Part IV designated home at 913 Sangster Ave. to the south, by an existing mid-20th century single family home at 990 Roper Ave. to the east and by significant natural forest on the north side of Roper Ave. to the north. The streetscape is a mix of single family homes of varying age and character but generally characterized by large lots fronting onto narrow roads with rural street character and a very dense tree canopy and treed spaces that give a highly non-urbanized character.

Lorne Park Estates is a highly unusual rural enclave that traces its origins to a development by the Toronto and Lorne Park Summer Resort Company in the 1880's. Few of the original buildings from that development are extant but the rural character and lotting pattern remain visible. In general the remaining buildings are rather disparate in their relationship to each other. There is no intact heritage streetscape but there is a strong sense of community and cohesion principally because of significant forest environment located here.

2.1 The Site

For the purposes of this Heritage Impact Study the site are the lands located at 1000 Roper Ave.



PROPOSED SITE PLAN – EXISTING BUILDING SHOWN IN BROKEN RED LINE, DEVELOPMENT PROPERTY IN SOLID BLACK LINE
(see larger copy of site plan appended to this report)

2.2 Heritage properties impacted

For the purposes of this Heritage Impact & Urban Design Study the extent of heritage properties impacted is limited to the existing building at 1000 Roper Ave. although the impact on the Part IV designated 913 Sangster Ave. is also considered.

2.3 Site Analysis

The subject site is rectangular 30.49m wide x 15.20m deep. As discussed below this is one of the original subdivision lots but also one of the smaller lots in the present community. It is flat and although surrounded by trees there are no trees of significance growing on the property itself. The existing single family home and attached garage cover approx. 40% of the property. Along the westerly side, abutting Sangster Ave., is a septic field and on the north side, abutting Roper Ave., are several paved areas for vehicle parking. Setbacks on the south and east sides are minimal. The area across the front of the house is a rough flagstone terrace. There is no significant planting or landscaping on the property.



NORTH-EAST ELEVATION SHOWING HARD LANDSCAPING AROUND BUILDING, GENERAL DETERIORATION. THE TREE IN THE FOREGROUND IS LOCATED ON THE PROPERTY LINE AND PROPOSED TO REMAIN

2.4 Ecological Interest

The historic topography of the land appears to be generally maintained in this area, but the site has been stripped of all native vegetation. There is significant ecological interest in the general community, especially the woodlot just to the north of the subject property, but there would appear to be no interest in the subject property itself.

3.0 Description of Heritage Building

1000 Roper Ave. is an irregular building consisting of a two-storey element on the westerly side and a one-storey element on the easterly side. Further east is a two-car garage which is detached at grade but attached at the roofline to form a kind of breezeway element. There is a partial basement which underlays the easterly part of the two-storey element.

The ground floor consists of kitchen, dining area, family/living area, bedroom, laundry room and an enclosed front porch which functions as a den. The second floor consists of three bedrooms and one bathroom. The building is presently being used as a rooming house with the residents living independently but sharing a common kitchen and bathroom.

Exterior finish is horizontal aluminum siding with a skirt of vertical aluminum siding at the base and aluminum trims. This is clearly not original. The nature of the original siding material and exterior detailing and the extent to which any remnants of this may remain could not be determined.

Windows are a mix of wood double hungs and casements along with large plate “picture windows” in wooden frames on the ground floor with double hung windows on the second floor. The double hung windows are traditional sizes and proportions and in expected locations but the casements and picture windows are generally over-sized and unregimented. The overall appearance of the elevations is of a building that has been unsympathetically altered over time.

There is a gothic style gable on the front elevation. This is a prominent feature although it is unclear if this is original or added later to give headroom clearance to the staircase. The location is unusual in that it is not aligned with the front door.

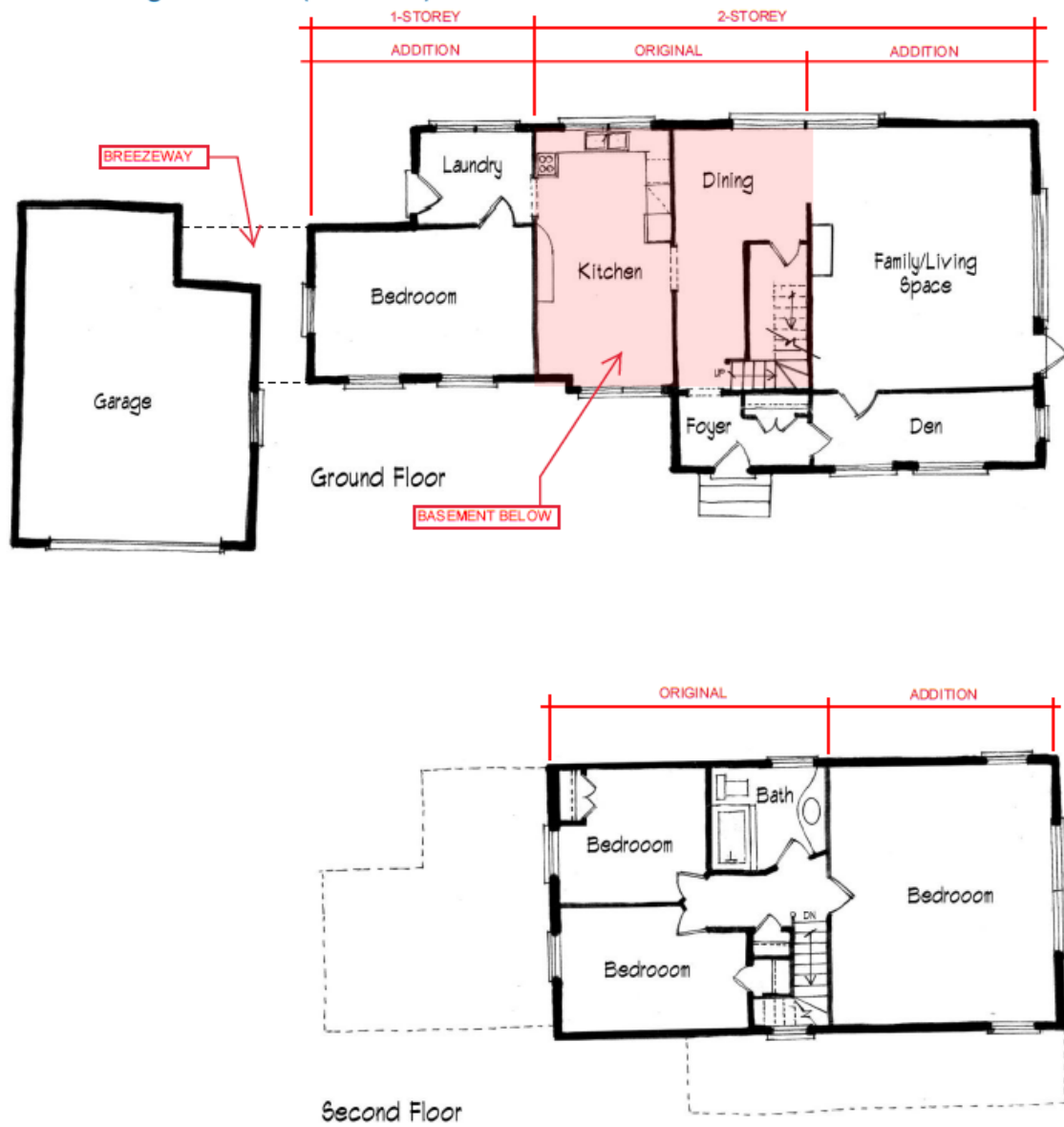
The interior of the building is an accretion of finishes and architectural features that gives some idea of what the sequence of construction may have been. On the main floor the kitchen and dining area are the only parts of the building underlain by a basement. The easterly wall of the kitchen and basement corresponds to the point at which the building transitions from two to one-storey. The westerly wall of the basement corresponds to the division of the dining area and family room at the main floor and the hall and bathroom and large westerly bedroom on the second floor. The limits of the basement are the best indicator of what the original building likely was and this would indicate that the main floor originally consisted of a what is now the kitchen and dining area (approx. 400 sq. ft.) and the original second floor consisted of two bedrooms and one bathroom directly above. This would seem reasonable although without destructive investigation it is impossible to verify this.

The chain of title records a sale from Minnie L. Mills and the Lorne Park Company Ltd. to William H. Browne in May, 1908. This is likely the transaction that resulted in a sale to a purchaser whose intention was to construct a building on this property and this size and shape of building would have been typical for this period of construction. We can assume, then, that the original building on the site was likely built for Mr. Browne about 1908 and consisted of a two-storey cottage approx. 800 sq. ft. total.

The original builder and architect/designer are not known.

The westerly family room is an unusual space in that it appears to be supported by tapered frames that span from north wall to south wall. The shape and proportion of these frames together with the open character of the room and the picture windows is highly suggestive of post-war modernist architecture, as is the breezeway between the house and garage. The interior finishes in these areas are also very typical of immediate post-war construction. Without destructive testing it is not possible to determine if these east and west additions happened simultaneously or not but the limited visual evidence available, together with the roughly similar deterioration of these elements, would indicate that they were constructed in the early post WW2 era.

Sketch – Existing Floor Plans (not to scale)



FLOOR PLANS SHOWING PRESUMED SEQUENCE OF CONSTRUCTION



MAIN FLOOR STAIRS TO SECOND FLOOR



SECOND FLOOR WEST BEDROOM



SECOND FLOOR BATHROOM



SECOND FLOOR EAST BEDROOMS



FRONT ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

4.0 Statement of Cultural Value or Interest

The City of Mississauga has not made a statement of cultural value or interest in respect of the subject property.

5.0 Heritage Building Condition Assessment

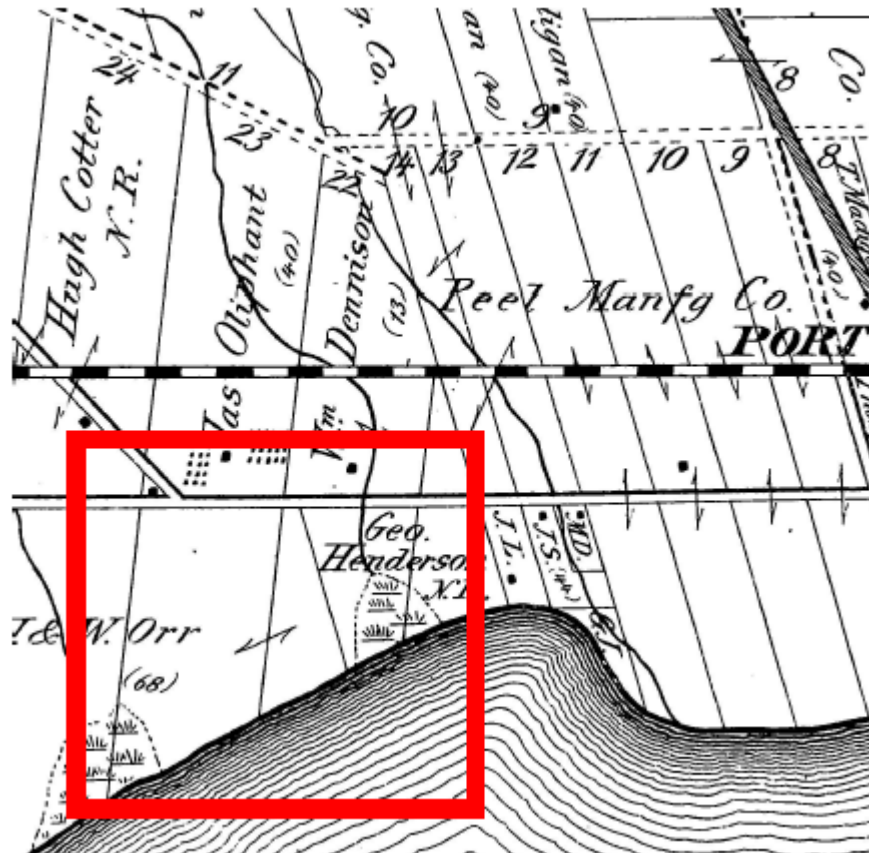
The building appears to be structurally sound although the overall condition of the finishes and mechanical and electrical systems is antiquated and poor. It was not possible to observe the original siding material but the fact that it was covered with aluminum at some point would seem to indicate that it was not in good condition, and likely the cutting of the openings to effect the picture windows would have done damage to the original siding. Numerous indications of air and water leakage were observed. The building is liveable, but barely so. It should also be noted that the interior photographs copied here were taken about 10 years ago. It would appear that little maintenance has been done since that time and the building condition has deteriorated since these photos.

6.0 Site History

The lands upon which Lorne Park Estates are located are Lots 22 & 23, Concession 3 SDS, and were part of the first purchase of lands by the British Crown from the Mississauga First Nation. The Crown had first purchased lands in this area from the Mississaugas in 1805. This was for lands south of the present Eglinton Avenue but excluding a strip of land one mile either side of the Credit River. In 1818 there was a further purchase of lands north of Eglinton Avenue and in 1820 two further treaties that ceded the Credit Valley lands and that left the Mississaugas with just one 200 acre parcel near the present Mississauga (sic) Golf Club.

The site had a very unusual beginning in that it lay undeveloped until about 1877 when J. W. Orr built a hotel and wharf for steamers on the site and established it as a vacation destination for people from

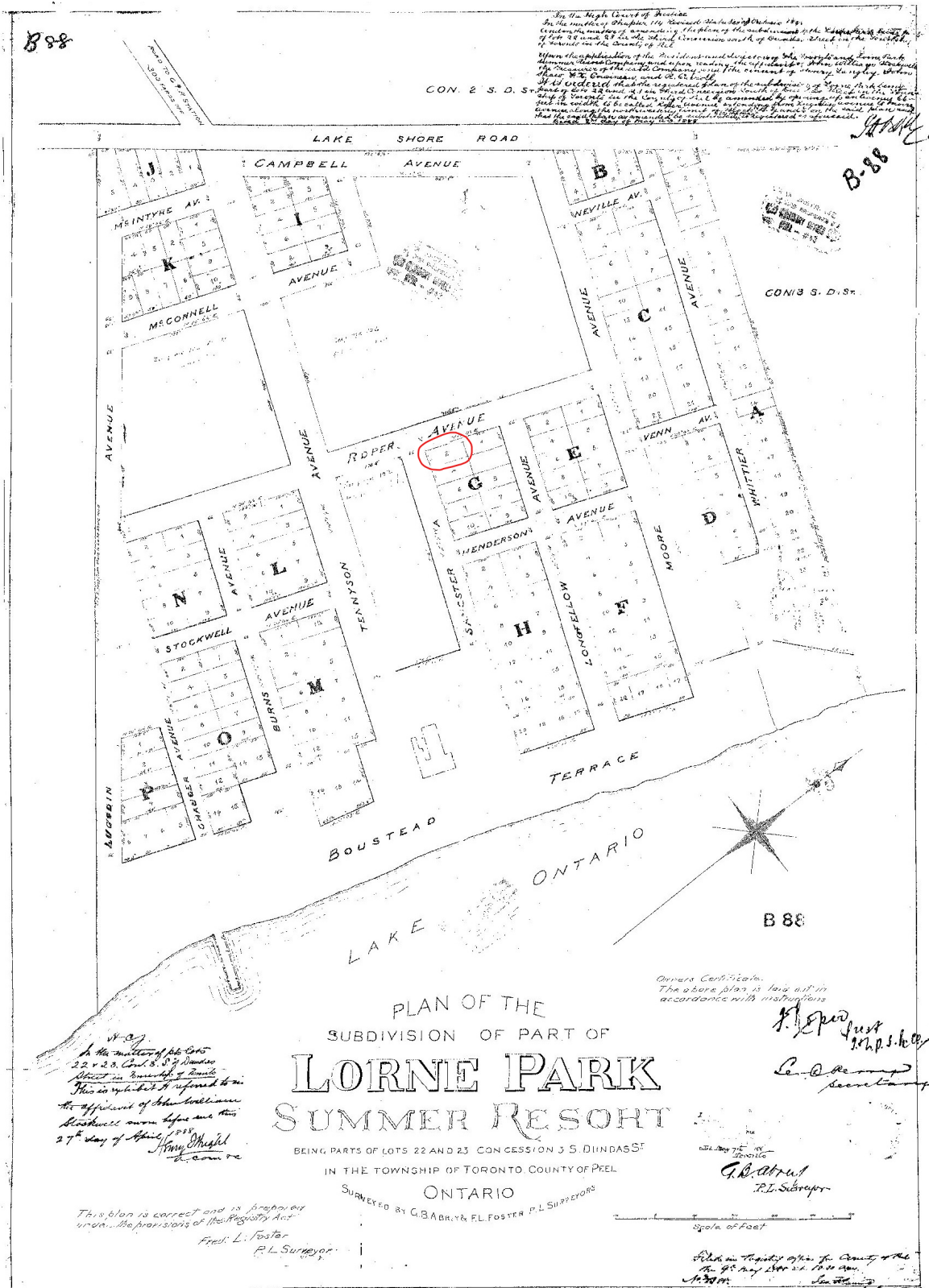
Toronto and Hamilton¹. This was associated with a Romantic movement popular at the time that emphasized the health benefits of fresh air, etc. The Toronto-Lorne Park Summer Resort Company developed and sold cottage lots beginning in 1886 but the development was troubled and when the wharf collapsed in 1903 it was not replaced and the community became a vacation destination for its owners only².



ATLAS OF PEEL COUNTY, 1877 SHOWING FUTURE LORNE PARK ESTATES PROPERTY

¹ heritagemississauga.com/lorne-park-estates/

² wikipedia.org/wiki/Lorne_Park



The Lorne Park Summer Resort Company created a series of blocks of lots based on a grid pattern of streets. The lots were uniform size 50' x 100' but it appears that the majority of purchasers bought more than one lot and the community did not develop as intended. The subject site at 1000 Roper is one of the few single lot developments extant. The majority are double or triple lots. The effect of this situation is to give the community a very different character from what was first envisaged.

The community developed through the 20th century and the original buildings were slowly replaced or significantly renovated. The present situation is that the majority of the homes in the community are new and much larger than the original but the combination of the dense forest canopy, the rural street section and the varied lotting pattern created by the tendency of the owners to purchase multiple lots as described above has given Lorne Park Estates its unique character.



990 ROPER AVENUE, IMMEDIATELY EAST OF THE SUBJECT SITE



NEW DEVELOPMENT ON LONGFELLOW AVE., EAST OF THE SUBJECT SITE, TYPICAL OF NEWER HOMES IN THE COMMUNITY



913 SANGSTER AVE., PART IV DESIGNATED BUILDING, SOUTH OF SUBJECT SITE. NOTE LARGE SETBACKS AROUND THIS BUILDING

7.0 Architectural, Historical and Contextual Analysis

1000 Roper Ave. is a simple, vernacular building without obvious architectural intent or interest. Its original built form, materiality and detailing cannot be determined and the subsequent building alterations have been unsympathetic and haphazard. There is no obvious style or typology visible here. The building interior is similarly devoid of any architectural interest.

The history of the Lorne Park Estates community is very unique in Mississauga but there is no indication that this building contributed to that history to any greater extent than any other of the original cottage buildings on the site.

The context of this community is based very strongly on the character of the natural surroundings and streetscape and this building cannot be said to support the area context to any significant extent.

7.1 Analysis of Chain of Title Information

The chain of title information for this property divides naturally into the period before the creation of Plan B-88 in 1888 (which effectively created the community of Lorne Park Estates) and the period following 1988 when we can see the transfer of individual lots. In the pre-1988 period the property was known as Parts of Lots 22-24, Concession 3, SDS, and these parts were all transferred together. The pre-1988 history is:

Patent issued July 23, 1833 by The Crown to Arthur Jones

- Sold on May 12, 1834 by Arthur Jones to Frederick Chase Capreol
- Sold on August 15, 1848 by trust to Alexander Grant (nature of this transaction is uncertain from the abstract)
- Sold on December 4, 1860 by Alexander Grant to Ross W. Wood

- Sold on May 12, 1868 by Ross W. Wood to John W. Wood
- Released on October 6, 1869 to James Leslie (nature of this transaction is uncertain from the abstract)
- Sold on December 17, 1873 by James Leslie to Joseph Orr (significant price increase)
- Sold on April 1, 1878 by Joseph Orr to C.H. Greene
- Sold on October 1, 1878 by C.H. Greene to Neaven McConnell
- Sold on July 9, 1886 by Neaven McConnell to J.W. Stockwell
- Sold on July 16, 1886 by J.W. Stockwell to Toronto & Lorne Park Summer Resort Company
- Plan B-88 registered on May 7, 1888 by the Toronto & Lorne Park Summer Resort Company
- Plan B-88 Annex is registered on August 3, 1889³

The post 1888 Title information is as follows:

- Sold on August 21 1894 from The Toronto and Lorne Park Summer Resort Company to Isabelle Shaw
- Transfer February 14 1909 from Isabelle Shaw to Minnie L. Mills (nee Shaw) and Rev. John Shaw (1/2 interest each)
- Transfer April 30, 1904 from Estate of W. Clarke et al to Minnie L. Mills (appears to be some additional property)
- Sold May 6 1908 from Mills and the Lorne Park company Limited to William H. Browne
- Sold June 30, 1921 from Browne to Nellie D. McLarty
- Transfer March 2 1924 from McLarty to Robert W. McLarty
- Transfer October 20, 1942 from Estate of Robert W. McLarty to William Winter
- Transfer November 6, 1942 from Winter to Florence M. Brittain and Sydney F. Brittain
- Transfer April 19, 1945 from Brittain to Clive C. Wilkes and Edward Wilkes
- Transfer December 15, 1953 from Wilkes to Peggie J. Lock and Edwin G. Lock
- Transfer May 31, 1972 from Lock to Kenneth L. Easton and Barbara M. Easton
- Transfer October 30, 2009 from Easton to 405 Holdings ULC
- Transfer February 3, 2012 to the present owners

The pre-1888 owners are important to the overall history of Lorne Park but not necessarily to the history of the property in question. It is appropriate in this case to consider the importance of the post 1888 owners only.⁴

No information could be determined regarding Isabelle Shaw but Minnie L. Mills and Rev John Shaw are almost certainly her children. Minnie L. Mills appears in the 1911 Census of Canada married to Alexander Mills, lawyer, and with 3 children living at 537 Kir?? St. in Toronto. The family appears to be wealthy because they reported \$6,000 annual income as well as life insurance and other assets. In this

³ Pre-1888 Chain of Title information supplied by Matthew Wilkinson, Heritage Mississauga

⁴ This information from ancestry.ca unless otherwise noted

way they appear to be representative of the Toronto elite who would be interested in coming to Lorne Park to vacation.

No information could be found regarding Rev. John Shaw.

The 1911 Census records one William H. Browne, age 27, occupation surveyor, living in Peel County with his parents and two siblings but it is unclear if this is the same individual that owned 1000 Roper from 1908 to 1921.

The 1921 Census of Canada records Nellie Dorothy McLarty (nee Reed), born England 1882, married to Robert W. McLarty, born Aro Township, Ontario, 1885. At the time of the Census they were living in a rented apartment at 636 Dufferin St., Toronto. His occupation is listed as manufacturer. They had two children.

Little is known of Florence M. Brittain and Sydney F. Brittain. A marriage certificate records their son Cyril's marriage in 1934 and establishes Florence's maiden name as De Combe. The 1968 Voter's List has them living at 516 Pineridge Rd., Pickering.

Nothing could be found regarding Clive C. Wilkes but the 1945 and 1949 Voter's Lists has Mr. Edward Wilkes, interior decorator, and Mrs. Olive Wilkes, artist, living in Lorne Park. This is interesting because this is the first evidence of anyone using 1000 Roper as a full-time residence.

Voter's Lists from 1957, 1958, 1962, 1963 and 1965 record Edwin Lock, self-employed, and Peggy Lock living at 1000 Roper.

Voter's Lists from 1972 and 1974 record Kenneth Easton, veterinarian, and Barbara Easton resident at 1000 Roper. Dr. Kenneth Easton operated a house-call veterinary practice from 1000 Roper. He died in 2006 and his obituary records that he was a well known local figure.⁵ Interestingly, his obituary records that his wife Barbara pre-deceased him and he had re-married, but the property transfer three years after his death was from the Estate of Barbara Easton, so presumably he allowed the house to remain in that ownership for some years.

Analysis of this history of ownership reveals nothing of cultural significance with the exception that it is noteworthy that the original owners (Mills) were typical of the families that were initially attracted to Lorne Park and the fact that the property appears to have been first used as a full-time residence beginning about 1945. This corresponds to the known history of development of this area.

⁵ Toronto Star September 21, 2006

8.0 The Proposal



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

The proposal by David Small Designs is for a new 1 ½ storey home in traditional style. The proposed home is approximately the same footprint area as the existing building and similarly located on the property. The proposed elevations are clad in a mix of stone and horizontal siding. The proposed roof is

standing seam metal. The proportions and detailing of the proposed home recall other homes recently built in the community. The spatial arrangement and massing of the new home recalls the existing house on the property with its simple ridge parallel to Roper Ave., wide porch and front door facing Roper Ave., gable above the garage to the east of the main building mass and with the simplicity of the roof and eaves on the south elevation.

The proposed building will fit comfortably on the property and the visual and massing relationship between the proposed building and 931 Sangster Ave. to the south will be very similar to that of the existing situation. The massing of the existing building and the proposed building is very similar at the south elevation, the existing and proposed south setbacks are identical and the trees which buffer the views from one property to another are all proposed to remain. Even the horizontal siding of the proposed building recalls the horizontal siding of the existing. 931 Sangster is a double lot and there is a generous setback between these two buildings, this also assists in mitigating any visual impact which might occur.

9.0 Impact of the Proposed Development on the Lorne Park Estates Cultural Landscape

The proposed building is appropriate infill development in the Lorne Park Estates Cultural Landscape, as evidenced by the analysis below.

9.1 Addressing the Landscape Feature or Criteria (from City of Mississauga TOR)

Landscape Environment:

-Scenic and Visual Quality

(This quality may be both positive (resulting from such factors as a healthy environment or having recognized scenic value) or negative (having been degraded through some former use, such as a quarry or an abandoned, polluted or ruinous manufacturing plant). The Identification is based on the consistent character of positive or negative aesthetic and visual quality.

Landscapes can be visually attractive because of a special spatial organization, spatial definition, scale or visual integrity)

Analysis: The subject site has significant landscape interest because of its surroundings and context but given that the existing building and associated hard landscaping occupies the majority of the lot there is no discernable landscape interest associated with the property itself. The native vegetation and topography can only be surmised. There is no spatial organization, spatial definition or visual integrity.

-Natural Environment

(Natural history interest can include such features as the remnants of glacial moraines, shoreline features of former water courses and lakes, and concentrations of distinct features such as specific forest or vegetation types or geological features. Remnants of original pre-settlement forests would fall into this category.)

Analysis: The interest here would come from the significant remnants of original pre-settlement forests that surround the site but as described above, these are associated with the surrounding lands only. There are no forest remnants or other features on the subject property itself.

-Landscape Design, Type and Technological Interest

(This includes complete landscapes that were designed for a specific use or single purpose. These landscapes are characterized by their design intent or urban function i.e. stormwater management. These landscapes are valued in the community by association of use and/or contribution to the visual quality of the community.)

Analysis: Lorne Park Estates was designed for a specific use and is valued by the community by the association of this use. The replacement of the existing building with the proposed one will not affect the continuation of this use or the appreciation of the visual quality of the landscape.

Built Environment:**-Aesthetic/Visual Quality**

(This quality may be both positive (as resulting from such factors as a good design or integration with site and setting) or negative (being visually jarring or out of context with the surrounding buildings or landscape or of utilitarian nature on such a scale that it defines its own local character i.e. an industrial complex). The identification is based on the consistent level of the aesthetic and visual quality of both architecture and landscape architecture and may include noted award winning sites and more modest structures of unique quality or those sites having association with similar structures in other cities and regions.)

Analysis: The critical issue here is the integration between site and setting and in this case because the proposed building is similar to the existing as regards massing, orientation and location there will be very little difference between the existing and proposed as regards these criteria. The key elements of these qualities are respected.

-Consistent Scale of Built Features

(Pleasing design usually is associated with a consistent scale of buildings and landscapes which complement each other visually. Other zones, although not visually pleasing, may have a consistent size and shape of structures due to use or planning constraints. Such groupings may include housing, commercial and industrial collections of buildings with the key criteria being similarity of scale.)

Analysis: The existing situation is the homes within the Cultural Landscape are all generally 1 ½ to 2-storey in character but there is wide variation in building size and detailing, with the newer homes typically larger and higher than the older building stock. The proposed building is taller than the existing but occupies a similar footprint and its massing is designed to de-emphasize its size. It is smaller than other existing homes in the local area. Generally the proposed building is very restrained as regards size and massing and will maintain consistency with the existing built form.

Other:**-Significant Ecological Interest**

(Having value for its natural purpose, diversity and educational interest.)

Analysis: As described above, there is significant ecological interest present here but this is associated with the environs, not the subject site. The proposal will not result in any impact on the natural purpose, diversity and educational interest of the Cultural Landscape.

10.0 Mandatory recommendations regarding 1000 Roper Ave.

The property must be evaluated under the criteria for designation under the Ontario Heritage Act.

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

Analysis: This building has been extensively modified since first constructed and any significant original features have been lost. Nothing presently known or visible about the building would indicate that it was ever rare, unique or displayed a high degree of craftsmanship or achievement.

2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Analysis: The building has associations with the early history of Lorne Park Estates by virtue of the inferred date of its construction and because its use has been continuing since that time, although to no greater a degree than other buildings on the street or in the immediate community. There is no evidence that this building has any significance to any identifiable community or culture. Research of the building owners from the chain of title information revealed no one of particular interest to the community and the original builder or designer is not known.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Analysis: The building proposed to be demolished does not maintain the character of the streetscape in a significant way. There is no strong link to its physical location and it is not a landmark.

Conclusion:

The house at 1000 Roper Ave. is of some interest by virtue of its age but its form and finishes have been compromised by successive renovations and alterations and by lack of maintenance. There are no known associations with persons or events of interest to the community associated with this building and no reason to believe that even in its original condition it exhibited significant architectural or social interest.

The building does not meet the requirements for designation under Part IV of the Ontario Heritage Act.

Provincial Policy Statement:

Under the Provincial Policy Statement,

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

Analysis: Under this definition, 1000 Roper Ave. does not warrant conservation.

11.0 Urban Context – Zoning

1000 Roper Ave. is presently zoned R2-5 under by-law 0225-2007 and is subject to the infill regulations in the zoning by-law. The proposal will require significant Committee of Adjustment variances including dwelling depth, rear yard and side yard setbacks, gross floor area and lot coverage. These variances are reasonable in the context, however, as most are similar to the existing situation.

The property is also subject to site plan control which provides a degree of protection to the built and natural environment.

12.0 Alternative Design Strategies and Mitigation Measures

This property has been the subject of previous design proposals (by previous owners) that were much more intensive than this design. These previous proposals were not in keeping with the character of the community and did not go forward. This proposal is much more restrained and acceptable. No further alternatives need be considered.

There is the potential that the demolition of the existing home will reveal information about its original form, finishes and confirmation of its date of construction and the demolition should be mitigated by taking extensive notes and photographs during the demolition process. As much as possible demolition, especially removals of finishing materials, should take place by hand and a heritage consultant should be retained to oversee and record this process. These notes and photographs should be made available to the City of Mississauga and Heritage Mississauga as well as the Lorne Park Residents Association.

13.0 Summary

Of the constituent communities of Mississauga, Lorne Park Estates is unique in it retains significant elements of its former character and is imbued with a wealth of natural factors that are to its advantage. It lies along the shores of Lake Ontario and contains one of the largest remnants of original forest in the City. Its streets are pleasant, pastoral and quiet. Its built form is attractive although highly varied.

The existing building on the subject site is not a significant element in the streetscape. Architecturally uninspired and in obvious poor condition, it does not engage the street and is somewhat hidden from it. It does not make a positive contribution to the streetscape or community.

The proposed building is an appropriate architectural statement that will blend with the existing building stock and is suitably restrained in its massing such that it will not attempt to overwhelm the other buildings in the streetscape, especially the Part IV designated building to the south. The impact on the existing community is extremely limited. There will be no detrimental impacts from shadow or overlook and because of the extensive vegetation in the community it will be substantially screened from view from all viewing angles.

14.0 Qualifications

Rick Mateljan is a Technologist licensed by the OAA and is former vice-Chair of the Mississauga Heritage Advisory Committee. He has been involved in Infill, Intensification and Adaptive Re-use projects, many in Heritage Conservation Districts, for over 20 years. A full CV is appended to this document.

Bibliography:

- Heritage Mississauga, original unpublished documents, original photographs
- City of Mississauga website, property information, zoning by-law, Official Plan

-websites: University of Toronto Mississauga, Heritage Mississauga, Wikipedia

Appendix: Chain of Title information

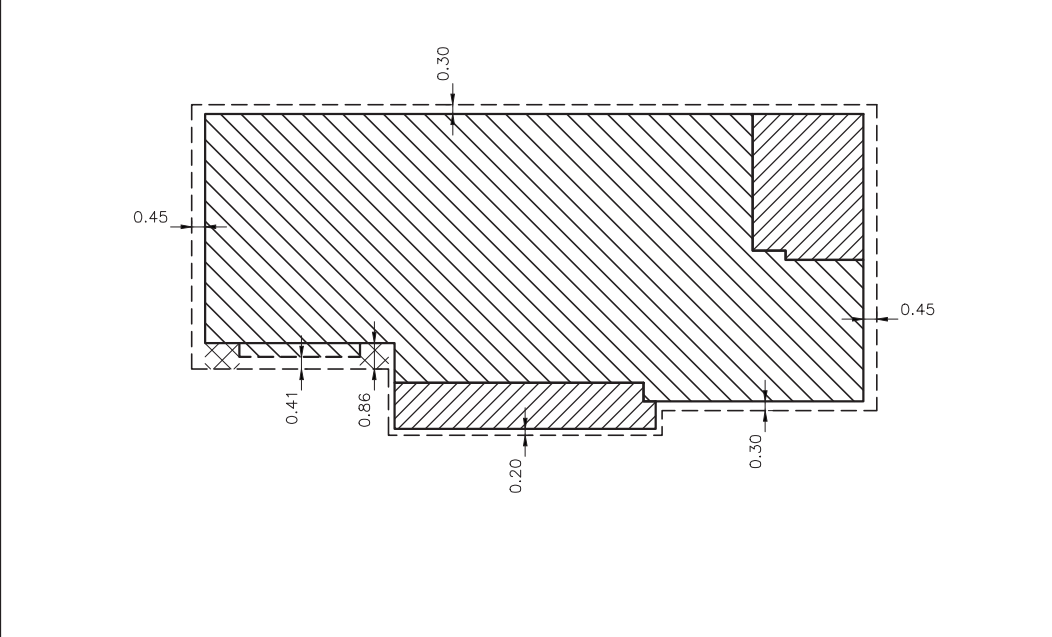
Appendix: Proposed building plans and elevations (David Small Designs)

Appendix: Arborist Report

Appendix: Streetscape Study

Appendix: Rick Mateljan CV

Coverage Diagram		1:250
Lot Coverage		
House Footprint	174.07 sm	
Front Porch	12.91 sm	
Rear Porch	30.23 sm	
Excessive Eaves	1.79 sm	
Total Coverage		219.00 sm
		47.27%



Average Grade Calculation				
	Point 1 CL of Street	Point 2 Property Line	Point 3 Min. Front Yard	Point 4 15m beyond Pt.3
Left-Side	89.29	89.06	88.95	88.80
Right-Side	89.31	89.20	89.02	88.87
Note: Left And Right Sides Represents Property Viewed Straight On When Standing On Street And Looking Directly Toward Property.				
	Total		712.60	
	Total/8		89.08	

- REGION OF PEEL STANDARD NOTES:
- All Materials And Construction Methods Must Correspond To The Current Peel Public Works Standards And Specifications.
 - Watermains And/Or Water Service Materials 100mm (4") And Larger Must Be Pvc. Size 50mm (2") And Smaller Must Be Copper K ASTM B88-49.
 - Watermains And/Or Water Services Are To Have A Minimum Cover Of 1.7m (5'-6") With A Minimum Horiz. Spacing Of 1.2m (4") From Themselves And Other Utilities.
 - Provisions For Flushing Water Line Prior To Testing, Etc. Must Be Provided With At Least A 50mm (2") Outlet On 100mm (4") And Larger Lines. Copper Lines Are To Have Flushing Points At The End. The Same Size As The Line. They Must Also Be Holed Or Piped To Allow The Water To Drain Onto A Parking Lot Or Down A Drain. On Fire Lines, Flushing Outlet To Be 100mm (4") Dia. Minimum To Hydrant.
 - All Curb Stops To Be 3.0m (10') Off The Face Of The Building Unless Otherwise Noted.
 - Hydrant And Valve Set To Region Standard 1-6-1 Dimension A And B, 0.7m (2') And 0.9m (3') And To Have Pump Nozzle.
 - Watermains To Be Installed To Grades As Shown On Approved Site Plan. Cope Of Grade Sheet Must Be Supplied To Inspector Prior To Commencement Of Work, Where Requested By Inspector.
 - Watermains Must Have A Min. Vertical Clearance Of 0.3m (12") Over / 0.5m (20") Under Sewers And All Other Utilities When Crossing.
 - All Proposed Water Piping Must Be Isolated From Existing Lines In Order To Allow Independent Pressure Testing And Chlorinating From Existing Systems.
 - All Live Tapping And Operation Of Region Water Valves Shall Be Arranged Through The Regional Inspector Assigned Or By Contacting The Operations And Maintenance Division.
 - Location Of All Existing Utilities In The Field To Be Established By The Contractor.
 - The Contractor(S) Shall Be Solely Responsible For Locates, Exposing, Supporting, And Protecting Of All Underground And Overhead Utilities And Structures Existing At The Time Of Construction In The Area Of His Work, Whether Shown On The Plans Or Not, And For All Repairs And Consequences Resulting From Damage To Same.
 - The Contractor(S) Shall Be Solely Responsible To Give 72 Hours Written Notice To Utilities, Prior To Crossing Such Utilities, For The Purpose Of Inspection By The Concerned Utility. This Inspection Will Be For The Duration Of The Construction, With The Contractor Responsible For All Costs Arising From Such Inspection.
 - All Proposed Water Piping Must Be Isolated Through A Temporary Connection That Shall Include An Appropriate Cross Connection Control Device, Consistent With The Degree Of The Hazard, For Back Flow Prevention Of The Active Distribution System, Conforming To Region Of Peel Standards 1-7-7 Or 1-7-8.

Legend	
3R	Main Level
3R	Lower Level
---	Property Line
---	Existing To Be Removed
102.05	Existing Spot Elevation
102.05	Proposed Spot Elevation
AC	Rainwater Downspouts
AC	Air Conditioner
---	Solid Hoarding
---	Framed Hoarding
AD	Area Drain
0.300C 102.05	Denotes Confiferous Tree (with trunk diameter) To Remain
0.300C 102.05	Denotes Deciduous Tree (with trunk diameter) To Remain
0.300C 102.05	Denotes Tree (with trunk diameter) To Be Removed
SM	Denoted Replacement Tree Native Species Min 60mm Caliper For Deciduous And 1.8m Height For Confiferous (SM) Refers To Sugar Maple (RM) Refers To Red Maple

- General Notes:
- Do Not Scale Drawings
 - These Plans Are To Remain The Property Of The Designer And Must Be Returned Upon Request. These Plans Must Not Be Used In Any Other Location Without The Written Approval Of The Designer.
 - All Works To Be In Accordance With The Ontario Building Code And All Code References Refer To O.B.C. 2012 Division '3'

Underground Utilities:

The Location Of Underground Services Shown On This Plan Is Only Approximate And Is For Planning And Design Purposes Only. This Information Must Not Be Assumed To Be Complete Or Up-To-Date And An On-Site Locate Must Be Ordered Prior To Any Excavation. David W. Small Designs Inc. Accepts No Responsibility For Any Claims Or Losses Due To Improper Use Of This Information.

Notes:

All Utilities Will Be Contacted For Locates Prior To The Installation Of The Hoarding Within The City Boulevard Area

Works In The Municipal Right-Of-Way Being Performed By The City's Contractor Will Require 4-6 Weeks Notice Prior To Commencement Of Construction After All Drawings Have Been Approved And Securities Have Been Received.

The Sump Pump Discharge Will Be Managed Within The Site Without A Detrimental Effect To Adjoining Lands Including City Ditches.

It Is The Builder's Responsibility To Ensure Gravity Flow Of The Sanitary Sewer From Proposed Basement Floor Elevation. If A Gravity Connection Cannot Be Achieved From The Proposed Basement Floor Elevation A Sewer Ejector Pump Is To Be Installed As Per Obc + Municipal Requirements.

- All Damaged Or Disturbed Areas Within The Municipal Right-Of-Way Are To Be Reinstated At The Applicant's Expense.
- All Landscaping And Grading Within Close Proximity To The Proposed Access Points Is To Be Designed To Ensure That Adequate Site Distances Are Available For All Approaching And Exiting Motorists And Pedestrians.
- The Portion Of The Driveway Within The Municipal Boulevard Is To Be Paved By The Applicant.
- Driveway Accesses Shall Maintain A 1.5m Setback From Aboveground Features Such As Utilities And Trees.

All Proposed Curbing Within The Municipal Boulevard Area For The Site Is To Suit As Follows:

A) For All Single Family Residential Properties Including On Street Townhouses. All Curbing Is To Stop At The Property Limit Or The Back Of The Municipal Sidewalk, Whichever Is Applicable, Or

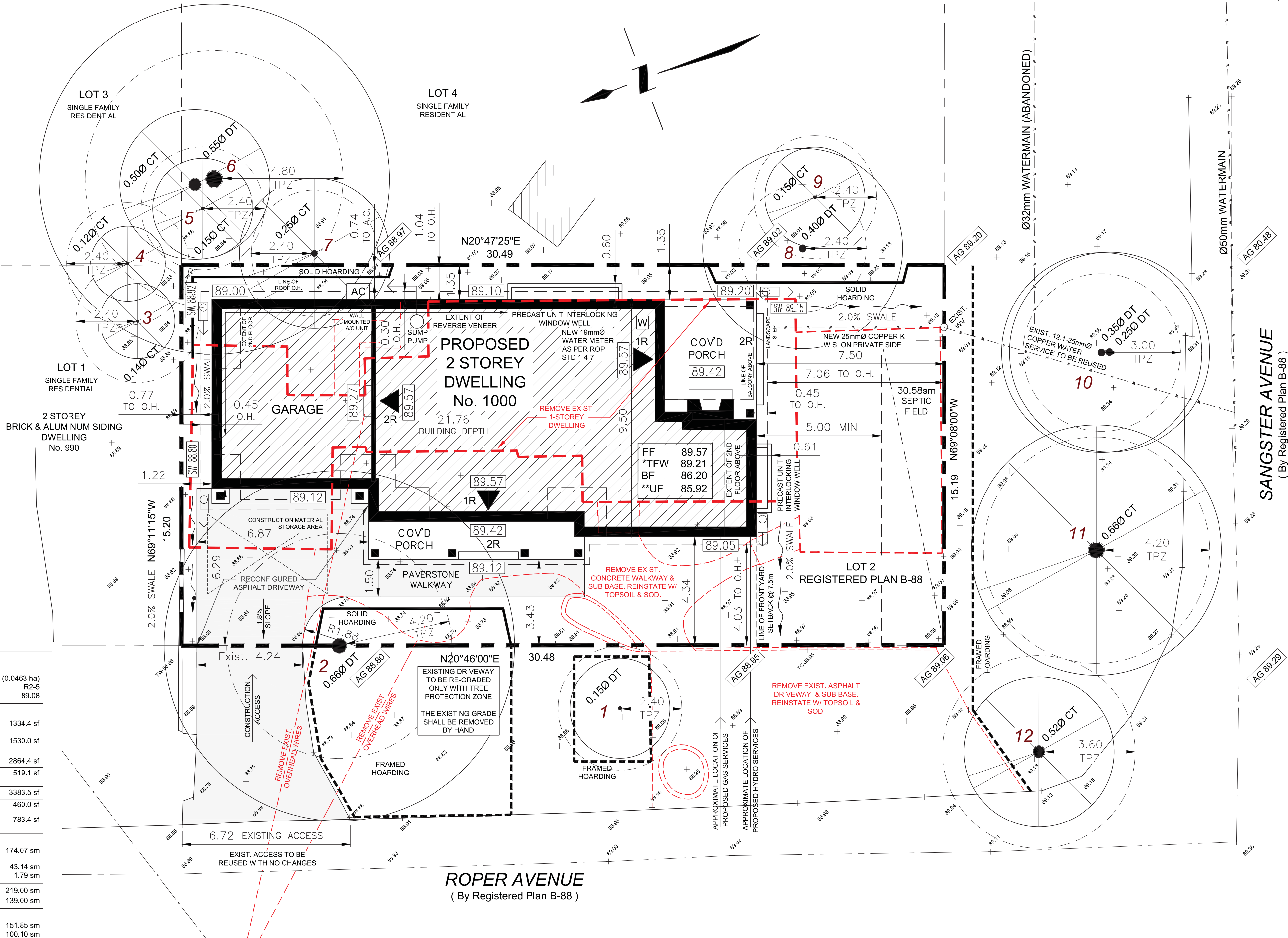
B) For All Other Proposals Including Industrial, Commercial And Condominium Developments. All Entrances To The Site Are To Be In Accordance With O.P.S.P. 350.010.

The Existing Drainage Pattern Will Be Maintained Except Where Noted.

Hoarding Must Be Inspected Prior To Removal Of Any Tree Protection Hoarding From The Site

Site Data		
Lot Area	463.33 sm	(0.0463 ha)
Zoning		R2-6
Average Grade		89.08
Floor Area		
Ground Floor (Includes 65.3 sf of Stairs)	123.97 sm	1334.4 sf
Second Floor	142.14 sm	1530.0 sf
Total Area	266.10 sm	2864.4 sf
Garage	48.22 sm	519.1 sf
Total Area	314.33 sm	3383.5 sf
Garage	42.73 sm	460.0 sf
Finished Basement	72.78 sm	783.4 sf
Lot Coverage		
Proposed Footprint (Including Garage)	37.57%	174.07 sm
Proposed Covered Porches	9.31%	43.14 sm
Proposed Excessive Eaves	0.39%	1.79 sm
Total Proposed Coverage	47.27%	219.00 sm
Max Allowed Coverage	30.00%	139.00 sm
Landscaping		
Front Yard Area		151.85 sm
Landscape Soft Area	65.92%	100.10 sm

- SITE PLAN APPROVAL NOTES
- All Existing Grades Are To Be Maintained Except Where Proposed Grades Are Indicated.
- All Existing Grades Around The Perimeter Of The Site Shall Be Maintained.
- Note 1
- I Herby Certify That This Drawing Conforms In All Respects To The Site Development Plans As Approved By The City Of Mississauga Under The File Number
- SIGNED _____ DATE _____
- Note 2
- The Structural Design Of Any Retaining Wall Over 0.60 M In Height Or Any Retaining Wall Located On A Property Line Is To Be Shown On The Site Grading Plan For This Project And Is To Be Approved By The Consulting Engineer For The Project.
- Note 3
- The Owner Is Responsible For Ensuring That Tree Protection Hoarding Is Maintained Throughout All Phases Of Demolition And Construction In The Location And Condition As Approved By The Planning And Building Department. No Materials (Building Materials), Soil, Etc.) May Be Stockpiled Within The Area Of Hoarding. Failure To Maintain The Hoarding As Originally Approved Or The Storage Of Materials Within The Hoarding Will Be Cause For The Letter Of Credit To Be Held For Two (2) Years Following Completion Of All Site Works.
- Note 4
- All Exterior Lighting Will Be Directed Onto The Site And Will Not Infringe Upon The Adjacent Properties.
- SIGNED _____ DATE _____
- Note 5
- The City Of Mississauga Requires That All Working Drawings Submitted To The Building Division As Part Of An Application For The Issuance Of A Building Permit Shall Be Certified By The Architect Or Engineer As Being In Conformity With Site Development Plans As Approved By The City Of Mississauga.
- Note 6
- All Grades To Be Met Within 33% Slope At All Property Lines And Within The Site.



- Note 7
- Any Landscaping Within The Municipal Boulevard Will Be Subject To Prior Approval By The Public Utilities Coordinating Committee.
- Note 8
- The Applicant Will Be Responsible For The Cost Of Any Utilities Relocations Necessitated By The Site Plan.
- Note 9
- Construction Materials Are Not To Be Put Out For Collection.
- Note 10
- Should The Installation Of Below Ground Services Require Hoarding To Be Removed, Planning And Building Staff Are To Be Contacted Prior To The Commencement Of Such Work. Should An Alteration Service Route Not Be Possible, Staff Will Inspect And Document The Condition Of The Vegetation And Servicing Installation In Order To Minimize Damage To The Vegetation.
- Note 11
- The Portions Of The Driveway Within The Municipal Boulevard Will Be Paved By The Applicant.
- Note 12
- All Damaged Landscape Areas Will Be Reinstated With Topsoil And Sod Prior To Release Of Securities
- Note 13
- All Excess Excavated Material Will Be Removed From The Site
- Note 14
- If A Septic System Is Found, It Will Be Decommissioned And Removed According To All Applicable Regulations And Guidelines
- Note 15
- If A Well Is Found, It Will Be Decommissioned In Accordance With The Ontario Water Resources Act-Regulation 903 (Formerly 612/84) And Any Other Applicable Regulations And Guidelines
- Note 16
- The Downspouts/Eavestroughs Are To Be Directed Toward The Front. Flows From The Roof And Hard Surfaces Must Be Directed Towards The Street.
- Note 17
- Hoarding Must Be Inspected Prior To Removal Of Any Tree Protection Hoarding From The Site.

ROPER AVENUE
(By Registered Plan B-88)

Key Plan nts

SURVEYOR'S CERTIFICATE

I Have Reviewed The Plans For The Construction Of This Property And Have Prepared This Plan To Indicate The Compatibility Of The Proposal To Existing Adjacent Properties And Municipal Services. It Is My Belief That Adherence To The Proposed Grades As Shown Will Produce Adequate Surface Drainage And Proper Facility Of The Municipal Services Without Any Detrimental Effect To The Existing Drainage Patterns Of Adjacent Properties.

DATE _____

CHRIS BERESNIEWICZ
ONTARIO LAND SURVEYOR

The Undersigned Has Reviewed And Takes Responsibility For This Design, And Has The Qualifications And Meets The Requirements Set Out In The Ontario Building Code To Be A Designer.

Qualification Information Required Unless The Design Is Exempt Under Division C-3.2.4.1. Of The 2012 ONTARIO Building Code.

Peter Giordano 25061

Name BCIN

Registration Information Required Unless The Design Is Exempt Under Division C-3.2.4.1. Of The 2012 ONTARIO Building Code.

DAVID W. SMALL DESIGNS INC. 29999

Firm Name BCIN

no.	date	revision / comment
4	Dec 04/19	Arborist Coordination
3	Nov 04/19	As Per Lot Grading Coordination
2	Oct 25/19	As Per City Zoning Comments
1	Oct 04/19	Issued To Owner For Building Permit Applic'n

Project:

1000 Roper Avenue
Lot 2 In Block G
Registered Plan B-88
City of Mississauga,
Regional Municipality of Peel

Owner:

Drawing:

Site Plan
SPI

Scale:

1:100

Date:

Oct 2019

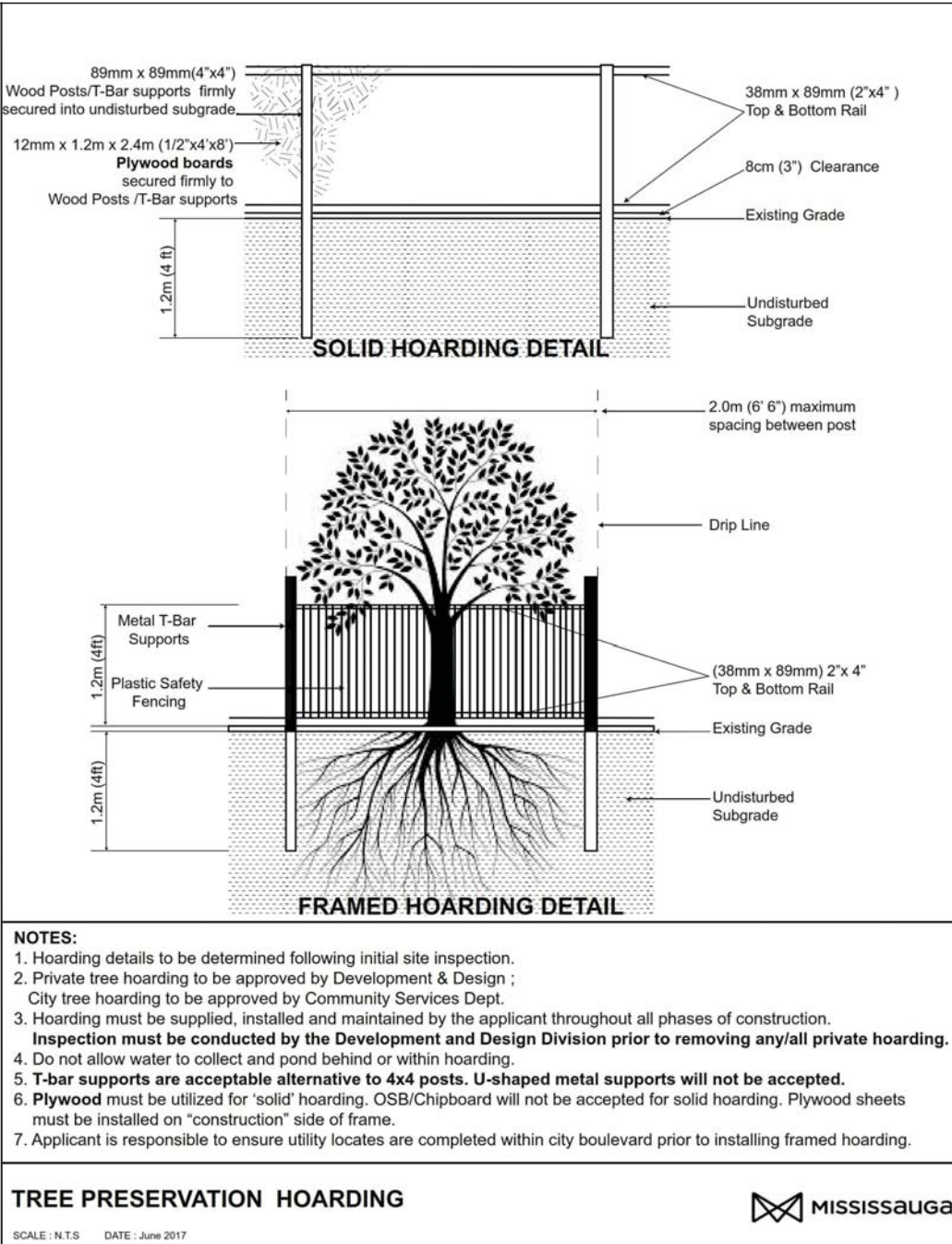
Dwn by:

EC

Proj. no.:

18-1673

SP



TREE PRESERVATION HOARDING

MISSISSAUGA

DAVID
SMALL
DESIGNS
.COM

Elevation Notes

- 2

Prefinished "natural" wood siding to comply with ONT. Reg. 332/12 subsection 9.27.6. Lumber-siding and table 9.27.5.4.
- 3

Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.5.3. and as per manufacturer's specifications
- All stucco to be "DuROCK" EIFS P.U.C.C.S. exterior insulation and finish system CCMC 12969R approved -install as per OBC, 9.28, and manufacturer's specifications -note use "Vapour block" by DuROCK for air/vapour barrier below stucco in place of Tyvek or equivalent product specified for all walls not clad in stucco
- Note: All over-hangs are 4" inset from stone facing on ground floors (typical)
- Note: Refer to roof plan for all roof slopes and overhang info
- A

Stepped footing per OBC 9.15.3.9.
- D

Clay flue as per OBC 9.21.2.5
Chimney Height as per OBC 9.21.4.4

General Notes:

1. Do not scale drawings
2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division "B"
4. Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.
5. Structural engineer to be notified prior to pouring of concrete to inspect re-bar set-up during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted- It is the responsibility of the contractor to notify the project engineer and make all arrangements.
6. All wood framed window openings that exceed 48" wide are to have 2/2"x8" plates @ bottom of opening (typical.) U.N.O.
7. Adjustments or changes made to the floor layout roof truss layout, beams, tentile & point loads or required load bearing walls must be identified prior to construction and David W. Small Designs Inc. and project engineer must be notified for further review and approval.
8. All shop drawings for precast units to be submitted for field review by site inspector prior to manufacturing and installation
9. "SDS" = Simpson sluttering strong-drive heavy-duty connector screws. Refer to manual. Specs. For exact details (see S1 for screw patterns)
10. Typical wall stud construction
 - Typical exterior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
 - All 14' & 16' high exterior walls to be 2/2x6 spf #2 @ 12" o/c.
 - Typical interior walls to be 2x8 spf #2 @ 16" o/c. (up to 13' high)
 - All 14' & 16' high interior walls to be 2/2x6 spf #2 @ 12" o/c.
 - All 10' high interior basement walls to be 2x6 spf #2 @ 16" o/c.
11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC: 9.23.10.2 (2)(5)
12. 5/8" subfloor sheathing to be screwed and glued to all TJI joists on all floors
13. Typical non load bearing partition
- 2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s
14. Typical bathroom reinforcement
- Stud reinforcement required as per OBC: 9.5.2.3 in all bathrooms
15. All rigid or spray foam exposed interior insulation to be covered w/ taped and "mudded" drywall
16. Specific location of hydro meter to be established by local utility on exterior of the house
17. All electrical panels & components to comply with OBC: 9.34. & specific requirements of the local utility supplier
18. Protection from dampness
- All wood framing members that are not pressure treated & which are supported on concrete. In contact with ground or fill shall be separated from the concrete, by min. 5mil polyethylene or type s roll roofing as per OBC 9.23.2.3.(1) & (2)
19. Typical wood posts
- All wood post shown to be "P3" U.N.O.
20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.
21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

Drawing Legend

1.0 Materials

- 1

Natural Stone
- 2

6" Prefinished Horizontal Wood Siding
- 3

Site Painted Wood Panel

2.0 Roofing

- 1

Raised Seam Prefinished Metal Roofing

3.0 Trim, Cornice, Moulding, & Gutter Notes

- 2

12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 8" Square Bent Prefinished Aluminum Eaves Trough
- 3

6" Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge Composed of 5" Square Bent Prefinished Aluminum Eaves Trough
- 4

Typical Cornice Trim
4" Prefinished Sloped Wood Trim on Crezon Flat Stock w/ 2" High x 1/4" x 1-1/4" Deep Bottom Trim (Total 12" High)
- 5

12" Stepped Aluminum Fascia w/2" Top-Edge Reveal w/8" Prefinished Wood Trim (Total 20" High)
- 6

4" Prefinished Wood Sloped Trim on Crezon Flat Stock (Total 10" High)
- 7

12" Cut Stone Lintel
- 8

4" Cut Stone Sill c/w 2" Projection
- 9

8" Prefinished Wood Sill w/ 2" Top Edge Reveal Projected 2"
- 9a

2" Prefinished Wood Sill c/w 2" Projection
- 10

6" Prefinished Wood Trim
- 10a

4" Prefinished Wood Trim
- 10b

8" Prefinished Wood Trim

4.0 Railing & Post

- 11

12"x12" Crezon Clad, Site Painted Wood Post as Shown



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer. Qualification information required unless the design is exempt under Division C - 3.2.5.1. of the 2012 ontario building code.

Peter Giordano	Signature	25051
Name		BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc.	29999
Firm Name	BCIN

Exterior walls	- R22	Wall area=	365.00 sm
Bsmt walls	- R20ci	Window area=	101.60 sm
Roof w/ attic	- R60	Ratio =	18.49%
Roof w/o attic	- R31	Window/skylight	
Exposed floors	- R31	Efficiency =U-0.25	
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

no.	date	revision / comment
3	Oct 25/19	As Per City Zoning Commets
2	Oct 08/19	Client Requested Revisions
1	Oct 04/19	Issued To Owner For Zoning Review

Project:

1000 Roper Avenue
Lot 2 In Block G
Registered Plan B-88
City of Mississauga,
Regional Municipality of Peel

Drawing:

Front Elevation

Scale: 3/16"=1'-0"

Date: Oct 2019

Dwn by: NM

Proj. no.: 18-1673

A5

DAVID
SMALL
DESIGNS
.COM

Elevation Notes

- 2 Prefinished "natural" wood siding to comply with ONT. Reg. 332/12 subsection 9.27.6. Lumber-siding and table 9.27.5.4.
- 3 Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.5.3. and as per manufacturer's specifications
- All stucco to be "DuROCK" EIFS P.U.C.C.S. exterior insulation and finish system COMC 12969R approved -install as per OBC 9.28. and manufacturer's specifications -note use Vapour block by DuROCK for air/vapour barrier below stucco in place of Tyvek or equivalent product specified for all walls not clad in stucco
- Note: All over-hangs are 4" inset from stone facing on ground floors (typical)
- Note: Refer to roof plan for all roof slopes and overhang info
- A Stepped footing per OBC 9.15.3.9.
- D Clay flue as per OBC 9.21.2.5
Chimney Height as per OBC 9.21.4.4

General Notes:

1. Do not scale drawings
2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division B
4. Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.
5. Structural engineer to be notified prior to pouring of concrete to inspect re-bar set-up during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.
6. All wood framed window openings that exceed 48" wide are to have 2"x6" plates @ bottom of opening (typical.) U.N.O.
7. Adjustments or changes made to the floor layout roof truss layout, beams, vents & point loads or required load bearing walls must be identified prior to construction and David W. Small Designs Inc. and project engineer must be notified for further review and approval.
8. All shop drawings for precast units to be submitted for field review by site inspector prior to manufacturing and installation
9. 'SDS' = Simpson sluttering strong-drive heavy-duty connector screws. Refer to manual. Specs. For exact details (see S1 for screw patterns)
10. Typical wall stud construction
- Typical exterior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high exterior walls to be 2x6 spf #2 @ 12" o/c.
- Typical interior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
- All 14' & 16' high interior walls to be 2x6 spf #2 @ 12" o/c.
- All 10' high interior basement walls to be 2x6 spf #2 @ 16" o/c.
11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC 9.23.10.2.(2)(5)
12. 5/8" subfloor sheathing to be screwed and glued to all TJI joists on all floors
13. Typical non load bearing partition
- 2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s
14. Typical bathroom reinforcement
- Stud reinforcement required as per OBC 9.5.2.3 in all bathrooms
15. All rigid or spray foam exposed interior insulation to be covered w/ taped and 'mudded' drywall
16. Specific location of hydro meter to be established by local utility on exterior of the house
17. All electrical panels & components to comply with OBC 9.34. & specific requirements of the local utility supplier
18. Protection from dampness
- All wood framing members that are not pressure treated & which are supported on concrete. In contact with ground or fill shall be separated from the concrete. by min. 5mil polyethylene or type s roll roofing as per OBC 9.23.2.3.(1) & (2)
19. Typical wood posts
- All wood post shown to be "P3" U.N.O.
20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.
21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

Drawing Legend

1.0 Materials

- 1 Natural Stone
- 2 6" Prefinished Horizontal Wood Siding
- 3 Site Painted Wood Panel

2.0 Roofing

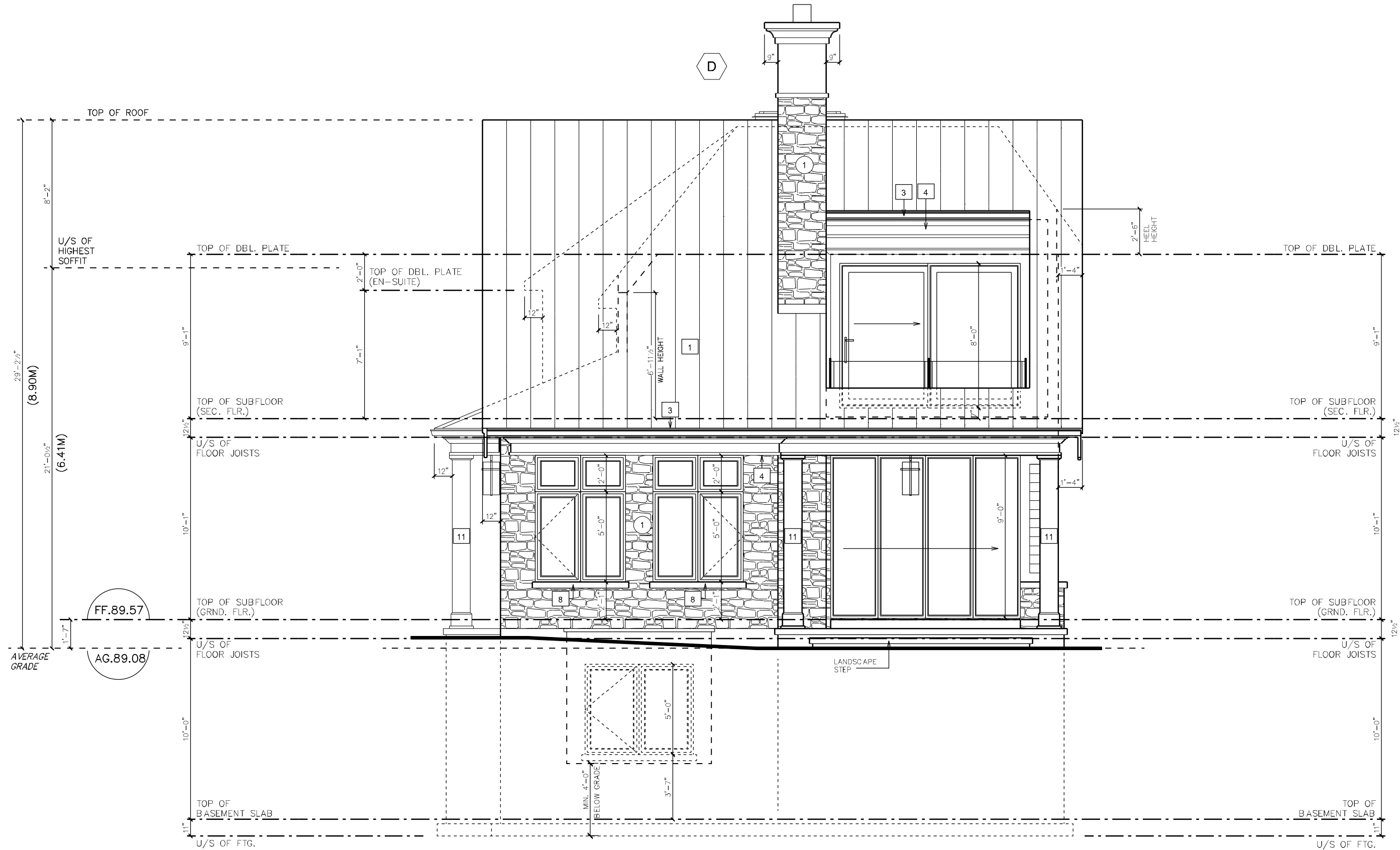
- 1 Raised Seam Prefinished Metal Roofing

3.0 Trim, Cornice, Moulding, & Gutter Notes

- 2 12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 9" Square Bent Prefinished Aluminum Eaves Trough
- 3 6" Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge Composed of 5" Square Bent Prefinished Aluminum Eaves Trough
- Typical Cornice Trim
- 4 4" Prefinished Sloped Wood Trim on Crezon Flat Stock w/ 2" High x 1"-1-1/4" Deep Bottom Trim (Total 12" High)
- 5 12" Stepped Aluminum Fascia w/2" Top-Edge Reveal w/8" Prefinished Wood Trim (Total 20" High)
- 6 4" Prefinished Wood Sloped Trim on Crezon Flat Stock (Total 10" High)
- 7 12" Cut Stone Lintel
- 8 4" Cut Stone Sill c/w 2" Projection
- 9 6" Prefinished Wood Sill w/ 2" Top Edge Reveal Projected 2"
- 9a 2" Prefinished Wood Sill c/w 2" Projection
- 10 6" Prefinished Wood Trim
- 10a 4" Prefinished Wood Trim
- 10b 8" Prefinished Wood Trim

4.0 Railing & Post

- 11 12"x12" Crezon Clad, Site Painted Wood Post as Shown



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer. Qualification information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 ontario building code.

Peter Giordano 25061
Name Signature BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 ontario building code.

David W. Small Designs Inc. 29999
Firm Name BCIN

Exterior walls	- R22	Wall area=	365.00 sm
Bsmt walls	- R20ci	Window area=	101.60 sm
Roof w/ attic	- R60	Ratio =	18.49%
Roof w/o attic	- R31	Window/skylight	
Exposed floors	- R31	Efficiency =U-0.25	
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

3	Oct 25/19	As Per City Zoning Commetris
2	Oct 08/19	Client Requested Revisions
1	Oct 04/19	Issued To Owner For Zoning Review
no.	date	revision / comment

Project:

1000 Roper Avenue

Lot 2 In Block G
Registered Plan B-88
City of Mississauga,
Regional Municipality of Peel

Drawing:

Right-Side Elevation

Scale: 3/16"=1'-0"

Date: Oct 2019

Dwn by: NM

Proj. no.: 18-1673

A6

Elevation Notes

2

Prefinished "natural" wood siding to comply with ONT. Reg. 332/12 subsection 9.27.6. Lumber-siding and table 9.27.5.4.

3

Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.5.3. and as per manufacturer's specifications

All stucco to be "DuROCK" EIFS P.U.C.C.S. exterior insulation and finish system CCMC 12969R approved -install as per OBC. 9.28. and manufacturer's specifications -note use Vapour block by DuROCK for air/vapour barrier below stucco in place of Tyvek or equivalent product specified for all walls not clad in stucco

Note: All over-hangs are 4" inset from stone facing on ground floors (typical)

Note: Refer to roof plan for all roof slopes and overhang info

A

Stepped footing per OBC 9.15.3.9.

D

Clay flue as per OBC 9.21.2.5
Chimney Height as per OBC 9.21.4.4

Unprotected Openings Calculations

Limiting Distance	1.22m
Wall Area	1519.9 sf (141.2 sm)
Opening Area Allowed	106.4 sf (7.0 %)
Opening Area Proposed	90.1 sf (5.9 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

General Notes:

1. Do not scale drawings
2. These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division "B"
4. Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.
5. Structural engineer to be notified prior to pouring of concrete to inspect re-bar set-up during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - it is the responsibility of the contractor to notify the project engineer and make all arrangements.
6. All wood framed window openings that exceed 48" wide are to have 2/2"x6" plates @ bottom of opening (typical.) U.N.O.
7. Adjustments or changes made to the floor layout roof truss layout, beams, lintels & point loads or required load bearing walls must be identified prior to construction and David w. Small Designs Inc. and project engineer must be notified for further review and approval.
8. All shop drawings for precast units to be submitted for field review by site inspector prior to manufacturing and installation
9. "SDS" = Simpson sluttering strong-drive heavy-duty connector screws. Refer to manual. Specs. For exact details (see S1 for screw patterns)
10. Typical wall stud construction
 - Typical exterior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
 - All 14' & 16' high exterior walls to be 2/2x6 spf #2 @ 12" o/c.
 - Typical interior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
 - All 14' & 16' high interior walls to be 2/2x6 spf #2 @ 12" o/c.
 - All 10' high interior basement walls to be 2x6 spf #2 @ 16" o/c.
11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC. 9.23.10.2.(2)(5)
12. 5/8" subfloor sheathing to be screwed and glued to all TJI joists on all floors
13. Typical non load bearing partition
- 2x4 studs @ 16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s
14. Typical bathroom reinforcement:
Stud reinforcement required as per OBC. 9.5.2.3 in all bathrooms
15. All rigid or spray foam exposed interior insulation to be covered w/ taped and "mudded" drywall
16. Specific location of hydro meter to be established by local utility on exterior of the house
17. All electrical panels & components to comply with OBC. 9.34. & specific requirements of the local utility supplier
18. Protection from dampness
- All wood framing members that are not pressure treated & which are supported on concrete. In contact with ground or fill shall be separated from the concrete. by min. 5mil polyethylene or type s roll roofing as per OBC 9.23.2.3.(1) & (2)
19. Typical wood posts
- All wood post shown to be "P3" U.N.O.
20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.
21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

Drawing Legend

1.0 Materials

- 1

Natural Stone
- 2

6" Prefinished Horizontal Wood Siding
- 3

Site Painted Wood Panel

2.0 Roofing

- 1

Raised Seam Prefinished Metal Roofing

3.0 Trim, Cornice, Moulding, & Gutter Notes

- 2

12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 8" Square Bent Prefinished Aluminum Eaves Trough
- 3

6" Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge Composed of 5" Square Bent Prefinished Aluminum Eaves Trough
- Typical Cornice Trim
- 4

4" Prefinished Sloped Wood Trim on Crezon Flat Stock w/ 2" High x 1-1/4" Deep Bottom Trim (Total 12" High)
- 5

12" Stepped Aluminum Fascia w/2" Top-Edge Reveal w/8" Prefinished Wood Trim (Total 20" High)
- 6

4" Prefinished Wood Sloped Trim on Crezon Flat Stock (Total 10" High)
- 7

12" Cut Stone Lintel
- 8

4" Cut Stone Sill c/w 2" Projection
- 9

8" Prefinished Wood Sill w/ 2" Top Edge Reveal Projected 2"
- 9a

2" Prefinished Wood Sill c/w 2" Projection
- 10

6" Prefinished Wood Trim
- 10a

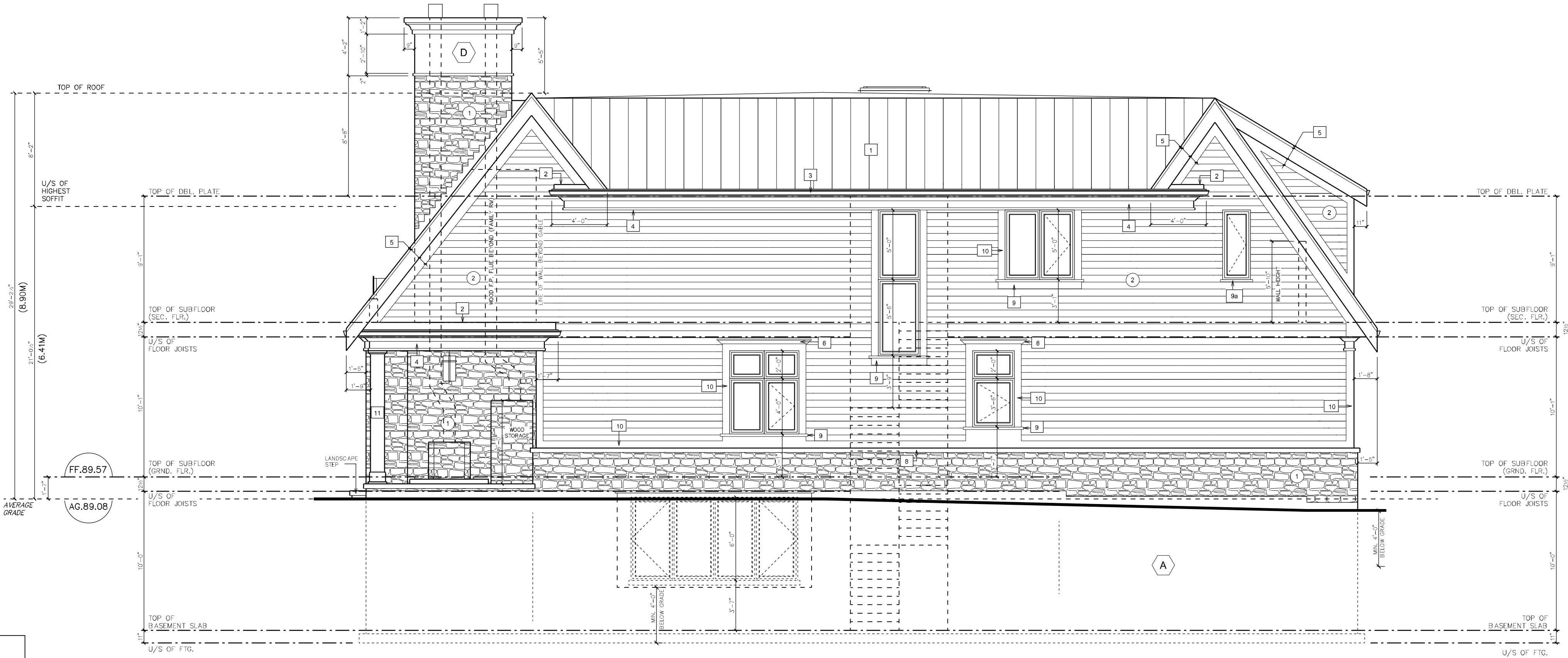
4" Prefinished Wood Trim
- 10b

8" Prefinished Wood Trim

4.0 Railing & Post

- 11

12"x12" Crezon Clad, Site Painted Wood Post as Shown



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer. Qualification information required unless the design is exempt under Division C - 3.2.6.1. of the 2012 ontario building code.

Peter Giordano
Name Signature 25061 BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc.
Firm Name 29999 BCIN

Exterior walls	- R22	Wall area=	365.00 sm
Bsmt walls	- R20ci	Window area=	101.60 sm
Roof w/ attic	- R60	Ratio =	18.49%
Roof w/o attic	- R31	Window/skylight	
Exposed floors	- R31	Efficiency =U-0.25	
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

3	Oct. 25/19	As Per City Zoning Commetins
2	Oct. 08/19	Client Requested Revisions
1	Oct. 04/19	Issued To Owner For Zoning Review
no.	date	revision / comment

Project:

1000 Roper Avenue

Lot 2 In Block G
Registered Plan B-88
City of Mississauga,
Regional Municipality of Peel

Drawing:

Rear Elevation

Scale: 3/16"=1'-0"

Date: Oct 2019

Dwn by: NM

Proj. no.: 18-1673

A7

DAVID
SMALL
DESIGNS
.COM

Elevation Notes

2

Prefinished 'natural' wood siding to comply with ONT. Reg. 332/12 subsection 9.27.6. Lumber-siding and table 9.27.5.4.

3

Blocking or furring for the attachment of siding to comply with 9.27.5.2 and 9.27.5.3. and as per manufacturer's specifications

All stucco to be 'DuROCK' EIFS P.U.C.C.S. exterior insulation and finish system CCMC 12969R approved -install as per OBC 9.28. and manufacturer's specifications- note use 'vapour block' by DuROCK for air/vapour barrier below stucco in place of Tyvek or equivalent product specified for all walls not clad in stucco

Note: All over-hangs are 4" inset from stone facing on ground floors (typical)

Note: Refer to roof plan for all roof slopes and overhang info

A

Stepped footing per OBC 9.15.3.9.

D

Clay flue as per OBC 9.21.2.5
Chimney Height as per OBC 9.21.4.4

Unprotected Openings Calculations

Limiting Distance	1.35m
Wall Area	681.8 sf (63.3 sm)
Opening Area Allowed	51.1 sf (7.5 %)
Opening Area Proposed	37.1 sf (5.4 %)

Please Note The Figure For % Openings Allowed Has Been Interpolated Based On O.B.C. Table 9.10.15.4 And Glazed Areas Were Used To Calculate Proposed Openings As Allowed By 9.10.15.4.

General Notes:

1. Do not scale drawings
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3. All works to be in accordance with the ontario building code and all code references refer to OBC 2012 division 'B'
4. Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/ or designer.
5. Structural engineer to be notified prior to pouring of concrete to inspect re-bar set-up during construction - engineer will not certify walls or footing/slabs unless prior inspection is conducted - It is the responsibility of the contractor to notify the project engineer and make all arrangements.
6. All wood framed window openings that exceed 48" wide are to have 2/2"x6" plates @ bottom of opening (typical.) U.N.O.
7. Adjustments or changes made to the floor layout roof truss layout, beams, kents & point loads or required load bearing walls must be identified prior to construction and David W. Small Designs Inc. and project engineer must be notified for further review and approval.
8. All shop drawings for precast units to be submitted for field review by site inspector prior to manufacturing and installation
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 - All 14' & 16' high exterior walls to be 2/2x6 spf #2 @ 12" o/c.
 - Typical interior walls to be 2x6 spf #2 @ 16" o/c. (up to 13' high)
 - All 14' & 16' high interior walls to be 2/2x6 spf #2 @ 12" o/c.
 - All 10' high interior basement walls to be 2x6 spf #2 @ 16" o/c.
11. Where load bearing walls are not finished with drywall or a suitable interior finish, then blocking or strapping shall be fastened to the stud at mid-height as per OBC. 9.23.10.2.(2)(5)
12. 5/8" subfloor sheathing to be screwed and glued to all TJI joists on all floors
13. Typical non load bearing partition
- 2x4 studs @16" o/c c/w double top & single bottom plate provide 1/2" drywall b/s
14. Typical bathroom reinforcement
- Stud reinforcement required as per OBC. 9.5.2.3 in all bathrooms
15. All rigid or spray foam exposed interior insulation to be covered w/ taped and 'mudded' drywall
16. Specific location of hydro meter to be established by local utility on exterior of the house
17. All electrical panels & components to comply with OBC. 9.34. & specific requirements of the local utility supplier
18. Protection from dampness
- All wood framing members that are not pressure treated & which are supported on concrete. In contact with ground or fill shall be separated from the concrete. by min. 5mil polyethylene or type s roll roofing as per OBC 9.23.2.3.(1) & (2)
19. Typical wood posts
- All wood post shown to be 'P3' U.N.O.
20. Floor drains to be located in every mechanical room, lower terrace, window well and laundry room.
21. All windows and glass doors less than 24" above finished floor are recommended to be tempered glass.

Drawing Legend

1.0 Materials

- 1

Natural Stone
- 2

6" Prefinished Horizontal Wood Siding
- 3

Site Painted Wood Panel

2.0 Roofing

- 1

Raised Seam Prefinished Metal Roofing

3.0 Trim, Cornice, Moulding, & Gutter Notes

- 2

12" Wide Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge 1"x12" Base Fascia Board 1"x6" Flat Stock 5" Square Bent Prefinished Aluminum Eaves Trough
- 3

6" Prefinished Aluminum Fascia c/w Starter Strip & Drip Edge Composed of 5" Square Bent Prefinished Aluminum Eaves Trough
- Typical Cornice Trim
- 4

4" Prefinished Sloped Wood Trim on Crezon Flat Stock w/ 2" High x +/- 1-1/4" Deep Bottom Trim (Total 12" High)
- 5

12" Stepped Aluminum Fascia w/2" Top-Edge Reveal w/8" Prefinished Wood Trim (Total 20" High)
- 6

4" Prefinished Wood Sloped Trim on Crezon Flat Stock (Total 10" High)
- 7

12" Cut Stone Lintel
- 8

4" Cut Stone Sill c/w 2" Projection
- 9

6" Prefinished Wood Sill w/ 2" Top Edge Reveal Projected 2"
- 9a

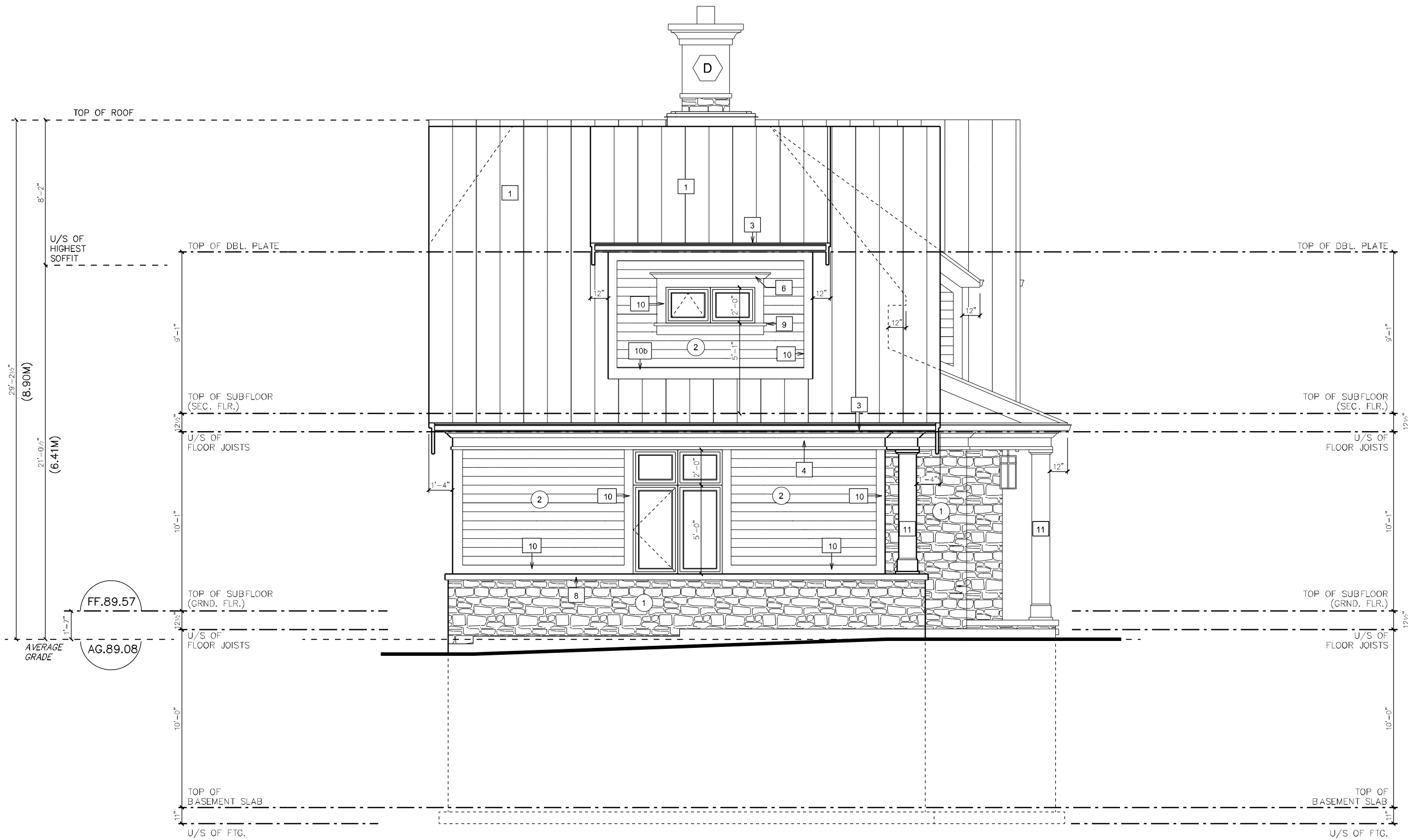
2" Prefinished Wood Sill c/w 2" Projection
- 10

6" Prefinished Wood Trim
- 10a

4" Prefinished Wood Trim
- 10b

8" Prefinished Wood Trim
- Typical Railing & Post
- 11

12"x12" Crezon Clad, Site Painted Wood Post as Shown



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the ontario building code to be a designer. Qualification information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 ontario building code.

Peter Giordano

Signature

25061

BCIN

Registration information required unless the design is exempt under Division C - 3.2.4.1. of the 2012 Ontario Building Code.

David W. Small Designs Inc.

29999

BCIN

Exterior walls	- R22	Wall area=	365.00 sm
Bsmt walls	- R20ci	Window area=	101.60 sm
Roof w/o attic	- R60	Ratio =	18.49%
Roof w/o attic	- R31	Window/skylight	
Exposed floors	- R31	Efficiency =U-0.25	
Exposed slab	- R10		

Energy efficiency compliance standard SB-12 3.1.1. Table 3.1.1.2.A (IP) pkg. "A1"

no.	date	revision	comment
3	Oct 25/19	As Per City Zoning Comments	
2	Oct 08/19	Client Requested Revisions	
1	Oct 04/19	Issued To Owner For Zoning Review	

Project:

1000 KOPER AVENUE
Lot 2 In Block G
Registered Plan B-88
City of Mississauga,
Regional Municipality of Peel

Drawing:

Left-Side Elevation

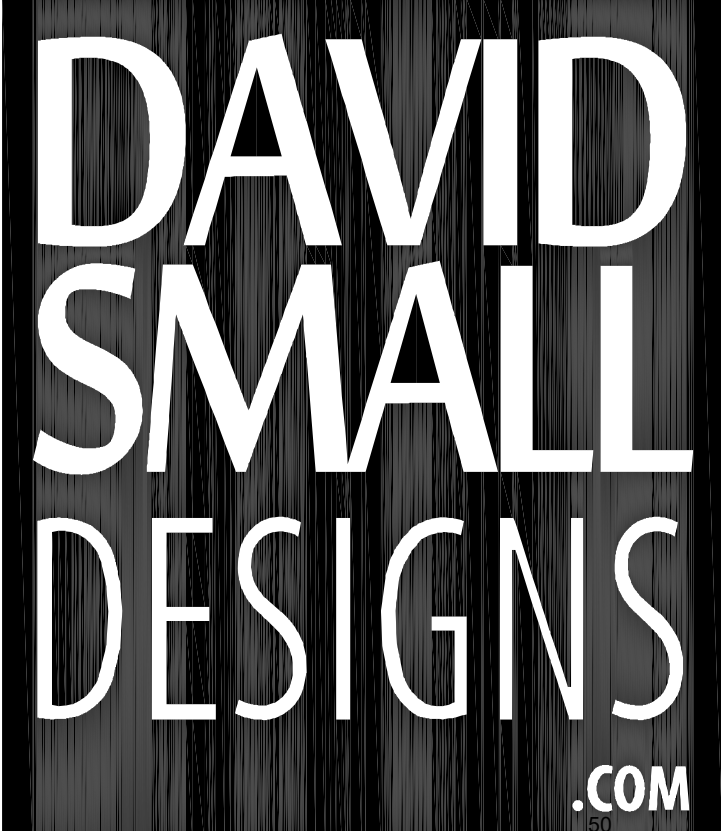
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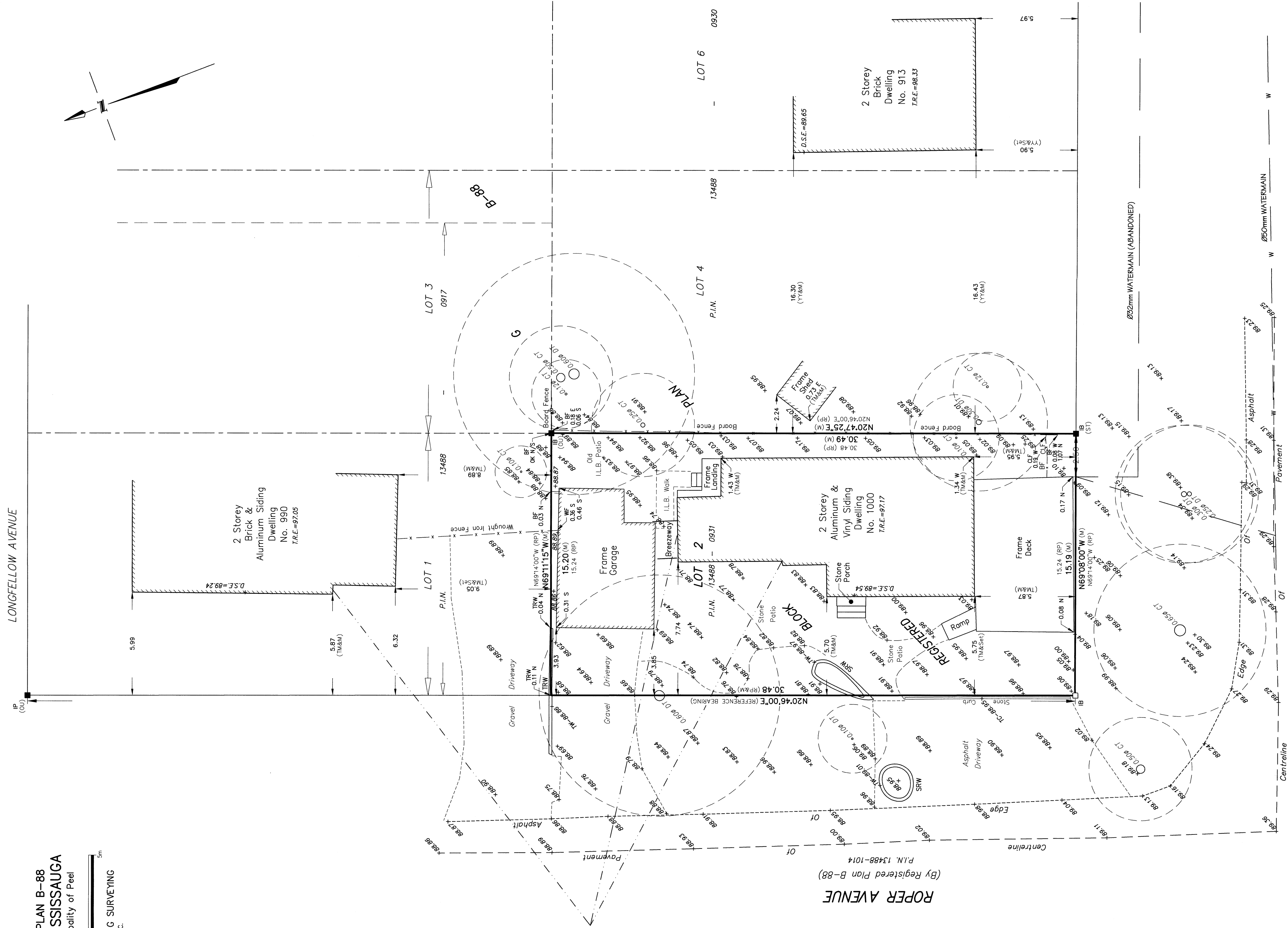
Date: Oct 2019

Dwn by: NM

Proj. no.: 18-1673

A8





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

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 1st DAY OF NOVEMBER, 2018.

NOVEMBER 6, 2018
DATE
CHRIS BERESNEWCZ
ONTARIO LAND SURVEYOR

LEGEND
DENOTES
□ DENOTES
■ DENOTES
RP N.S.E.W
M M
IP IRON PIPE
IB IRON BAR
WT WITNESS
P.I.N.
OU ORIGIN UNKNOWN
BF BOARD FENCE
CLF CHAIN LINK FENCE
WF WROUGHT IRON FENCE
SRW STONE RETAINING WALL
TW TOP OF WALL

SURVEY MONUMENT SET
SURVEY MONUMENT FOUND
REGISTERED PLAN D-88
NORTH-SOUTHEAST, WEST
MEASURED
IRON PIPE
IRON BAR
WITNESS
PROPERTY IDENTIFIER NUMBER
OVERHEAD WIRES & UTILITY POLE

LEGEND (Cont...)
TC DENOTES TOP OF CURB
D.S.E. TOP OF DOORSILL ELEVATION
T.R.E. TOP OF ROOF ELEVATION
DT DECIDUOUS TREE
CT CONIFEROUS TREE
φ DIAMETER
ST STAR & TARASICK, O.L.S.
TM PLAN BY TARASICK, MAMILLAN KUBICKI LTD., O.L.S., DATED NOVEMBER 25, 2009
YY PLAN BY YOUNG & YOUNG SURVEYING INC. O.L.S., DATED MAY 17, 2002

ELEVATION NOTE
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK NO. 132 HAVING A PUBLISHED ELEVATION OF 93.63 METRES.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE 1983 NORTH AMERICAN DATUM, HAVING A BEARING OF N20°46'00"E ACCORDING TO PLAN B-88.

THIS PLAN WAS PREPARED FOR DAVID SMALL DESIGNS

PART 2 - SURVEY REPORT
1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES
2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY : NONE
3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
2069879

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED COPY AND IS NOT BEING ISSUED BY THE SURVEYOR IN ACCORDANCE WITH Regulation 1026, Section 29(3).

Young & Young Surveying
(ETOBICOKE 2006) INC.
310 North Queen St., Suite 102, Toronto ON M9C 5K4
Tel: (416) 621-2676 - Fax: (416) 621-3360
E-MAIL : info@youngandyoung.ca

DRAWN: A.C. CHECKED: C.B. PROJECT 18-19983



EXISTING 990 ROPER AVE.

PROPOSED 1000 ROPER AVE.

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

curriculum vitae

Education:

- | | |
|-----------|---|
| 1978-1983 | Trinity College, University of Toronto <ul style="list-style-type: none"> B. A. (4 year) (Specialist English, Specialist History) |
| 1994-1995 | Ryerson Polytechnic University <ul style="list-style-type: none"> detailing of residential and institutional buildings, OBC, technical and presentation drawing |
| 1997-2006 | Royal Architectural Institute of Canada Syllabus Program <ul style="list-style-type: none"> program of architectural education through practical and design studio experience |

Employment:

- | | |
|----------------|--|
| 2010 - Present | SMDA Design Ltd. (Owner) <ul style="list-style-type: none"> (formerly Strickland Mateljan Design Associates Ltd.) architectural design practice specializing in custom residential and small commercial /institutional projects, land development consultation, residential infill, adaptive re-use, heritage conservation heritage and urban design consulting for complex infill projects responsible for management, business development, marketing and project delivery extensive experience with building technical issues, integration of building systems, barrier-free issues, change of use issues, Ontario Building Code extensive experience in multi-disciplinary team environments extensive experience in municipal approvals, heritage approvals Ontario Association of Architects licence with terms, conditions and limitations |
| 2001 - 2010 | Gren Weis Architect and Associates, Designer and Project Manager <ul style="list-style-type: none"> design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction extensive client, consultant and building site involvement specialist at Municipal Approvals, Site Plan and Re-zoning approvals specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities corporate communication, advertising and photography |

1993-2001

Diversified Design Corporation, Owner

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

Recent professional development:

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

Activities:

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

Memberships:

Ontario Association of Architects
 Ontario Association of Applied Architectural Sciences