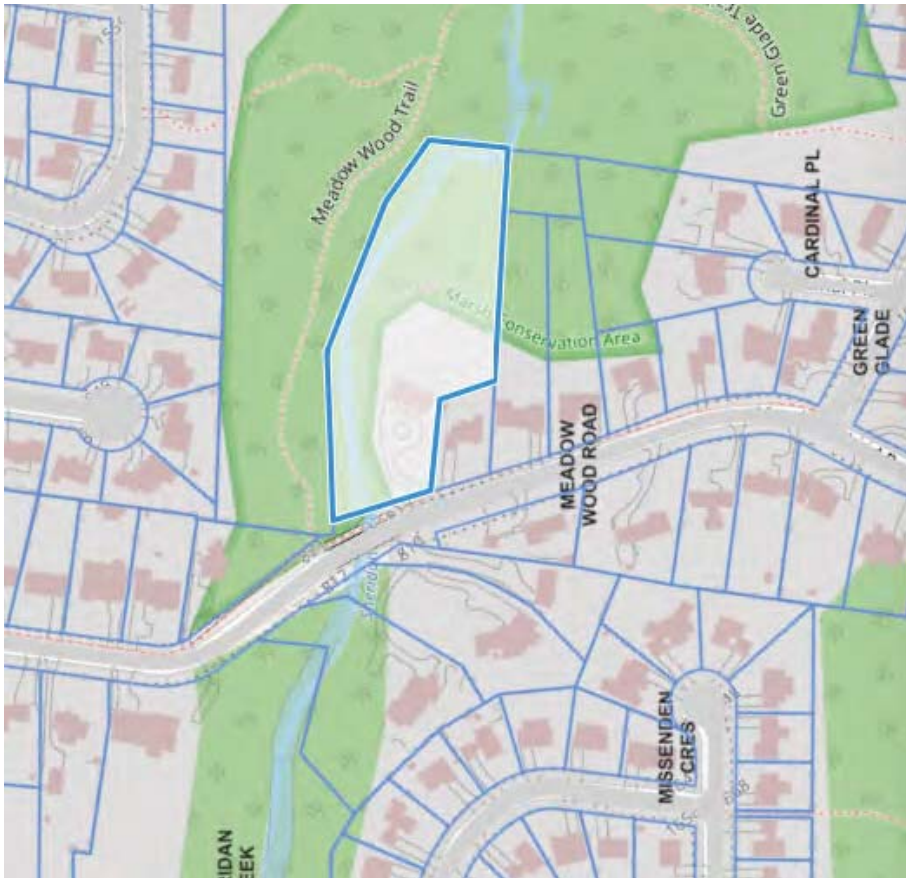


# HERITAGE IMPACT ASSESSMENT



801 MEADOW WOOD ROAD

ADJACENT TO THE RATTRAY MARSH CULTURAL LANDSCAPE

FINAL REPORT

06 Apr 2020

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## EXECUTIVE SUMMARY

The subject property is a residential property on Meadow Wood Road that is adjacent to the Rattray Marsh Cultural Landscape. The applicant is proposing to demolish the existing single-detached dwelling and build a larger single-detached dwelling in the same location. The proposal has been evaluated and it has been determined that it will have no significant impact on heritage values or attributes associated with the Rattray Marsh Cultural Landscape.

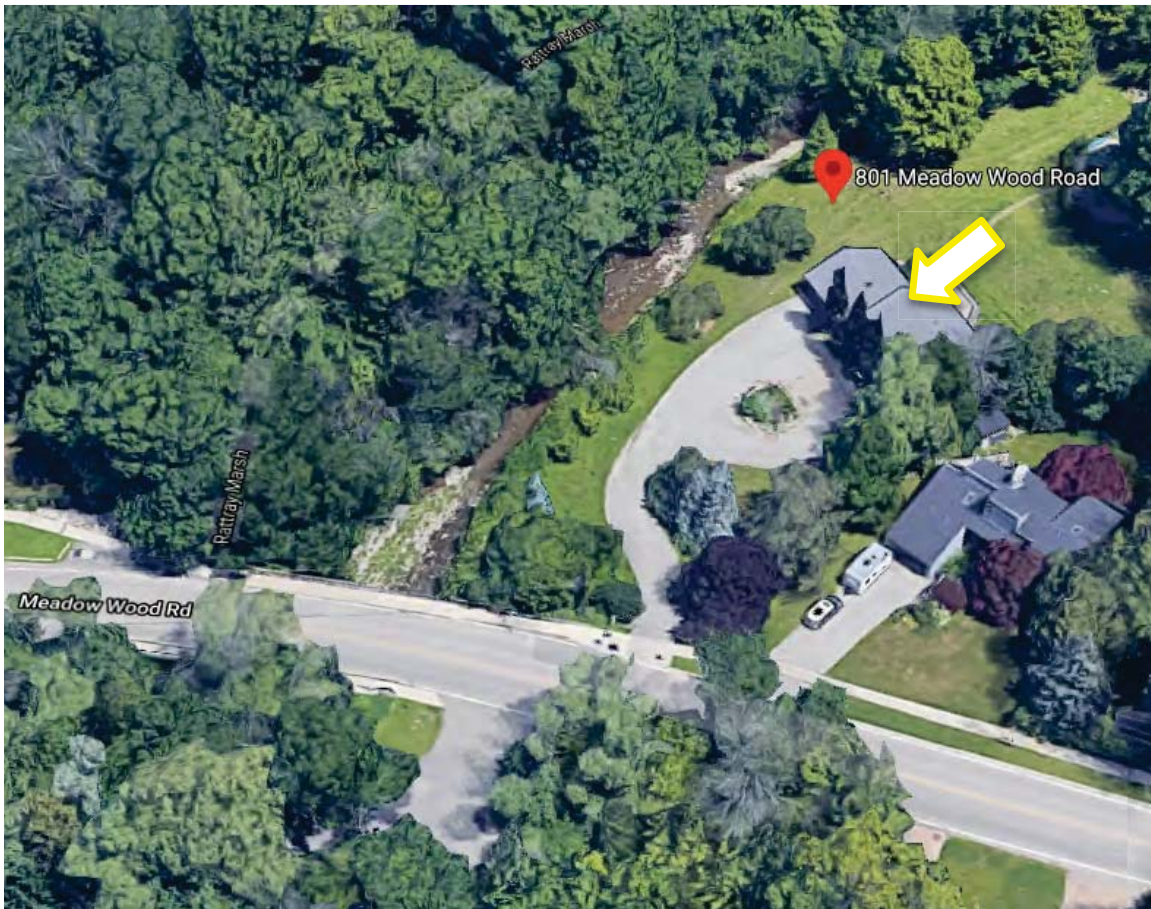
## 1.0 BACKGROUND & METHODOLOGY

This *Heritage Impact Assessment* was undertaken by heritage consultant Megan Hobson for the owner of 801 Meadow Wood Road as a requirement for obtaining planning approvals to replace an existing residence that is adjacent to the Rattray Marsh Cultural Landscape.

This report was prepared according to a scoped *Terms of Reference* provided by heritage staff at the City of Mississauga. A site visit was undertaken by Megan Hobson on February 3rd, 2020 to assess and document the property and its relationship to the Rattray Marsh Cultural Landscape. Heritage values associated with the Rattray Marsh Cultural Landscape were reviewed and potential impacts were assessed according to applicable heritage policies.

## 2.0 LOCATION

The subject property is located in a residential neighbourhood and is adjacent to Sheridan Creek. The lower part of Sheridan Creek runs through this neighbourhood and then empties into Lake Ontario. The subject property is located on the east side of Meadow Wood Road at a point where the road is elevated and crosses Sheridan Creek.



Location Map: 801 Meadow Wood Road – side property line is adjacent to Sheridan Creek, a component of the Rattray Marsh Cultural Landscape



### 3.0 SITE DESCRIPTION

#### See Appendix A: Site Photos

The subject property is a 2.8-acre lot on the east side Meadow Wood Road that is adjacent to Sheridan Creek and extends back into natural areas at the rear. The north side property line follows the curved bank of Sheridan Creek. The south side property line abuts a residential property on Meadow Wood Road. The property contains a 2-storey dwelling with an attached garage that was built after 1960.

The lot slopes down gradually from Meadow Wood Road towards the creek. The existing house sits at the top of the riverbank and is oriented on a 45-degree angle from Meadow Wood Road. It is set well back from the road with a large rear yard that extends into a shallow, heavily wooded ravine. There is a long paved driveway from Meadow Wood Road to the house. Mature plantings in the front yard partially screen the house from the road.



801 Meadow Wood Road – entrance from Meadow Wood Road



801 Meadow Wood Road – view from bridge over Sheridan Creek

## 4.0 HERITAGE PLANNING CONTEXT

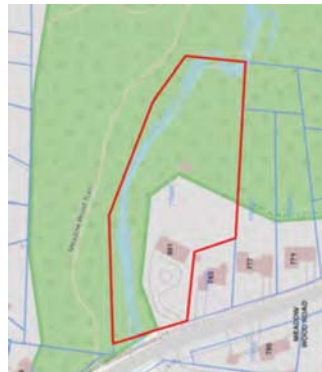
### See Appendix B: Inventory Sheet for Rattray Marsh Cultural Landscape

The subject property is adjacent to Sheridan Creek, a component of the Rattray Marsh Cultural Landscape.<sup>1</sup> The Rattray Marsh Cultural Landscape is a 'Natural Landscape' located in the southwest corner of Mississauga at the south end of Sheridan Creek. The 'Natural Landscape' includes the Rattray Marsh and barrier beach and lagoon associated with it. This is one of the last large marsh landscapes between Burlington and Toronto and is recognized by the Province as a significant wetland. This area contains significant natural resources including approximately 500 plants and 250 wildlife species.



Rattray Marsh Cultural Landscape L-NA-1 is indicated in green above.

It also includes public parkland, boardwalks and recreational trails. The Rattray Marsh Trail runs along the north side of Sheridan Creek. There is trail entrance on Meadow Wood Road across the bridge from the subject property. The subject property is located on the south side of the Sheridan Creek.



Left: Entrance to the Rattray Marsh Trail on Meadow Wood Road (north side of Sheridan Creek)<sup>2</sup>  
 Right: 801 Meadow Wood Road (south side of Sheridan Creek)

A 'Cultural Heritage Landscape' is defined in the *Provincial Policy Statement* (2005) as:

<sup>1</sup> *Cultural Landscape Inventory* (2005) Currently being updated.

<sup>2</sup> These are former entrance gates to the H.H. Fudger estate called Barrymede. The estate house was demolished in 1970 but the lands were purchased by the Credit Valley Conservation Authority to protect them from development. In 2005 this area was recognized as the Rattray Marsh Cultural Landscape.

*a defined geographical area of significance, which has been modified by human activities and is valued by a community. A landscape 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.*

In 2005, the City of Mississauga retained consultants to produce a *Cultural Landscape Inventory* (2005) to identify significant cultural heritage landscapes in Mississauga. The Inventory lists attributes associated with each Cultural Heritage Landscape that should be protected from negative impacts. Attributes associated with the Rattray Marsh Cultural Landscape are identified as:

1. Scenic and Visual Quality
2. Natural Environment
3. Direct Associations with Important Person or Event
4. Historical or Archaeological Interest
5. Outstanding Features/Interest
6. Significant Ecological Interest

The conservation of 'Cultural Heritage Landscapes' considers not only the preservation of specific features that make up the landscape, but also the relationship of such features inside and outside its boundaries. Consideration should therefore be given to the surrounding context within which a 'cultural heritage landscape' is located and conservation strategies such as buffer zones may be applicable.

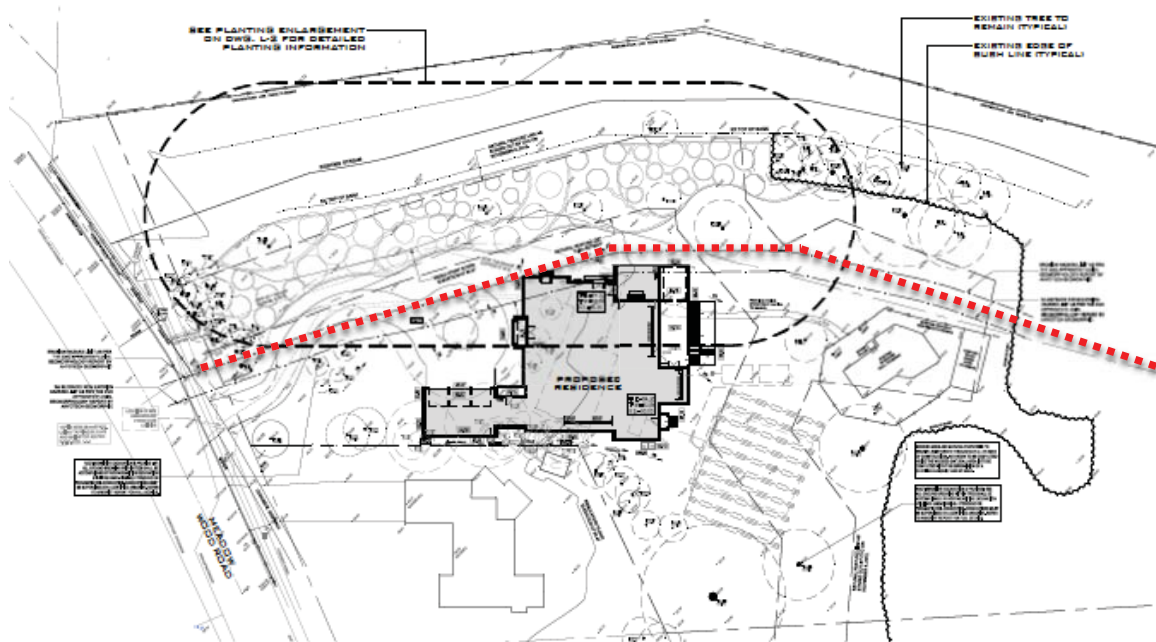
Under the *Ontario Heritage Act*, contextual values are recognized as important. Therefore development or alteration adjacent to a protected heritage property must be evaluated so that negative impacts can be avoided or reduced through mitigation. Under policies in the City of Mississauga's *Official Plan*, a *Heritage Impact Assessment* by a qualified consultant is required to identify negative impacts and recommend mitigation if necessary. The Ontario Ministry of Culture has published guidelines in the *Ontario Heritage Tool Kit* for evaluating impacts to cultural heritage resources. Negative impacts that may occur due to development or alteration adjacent to a protected heritage property include, but are not limited to:

1. Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature
2. Isolation of a heritage attribute from its surrounding environment, context or significant relationship
3. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features

## 5.0 PROPOSED DEVELOPMENT

See Appendix C: Drawings [Hicks Design Studio]

The applicant proposes to demolish an existing dwelling located on the subject property and build a new dwelling in the same location. The proposed dwelling has a significantly larger footprint than the existing dwelling. The proposed alterations include changes to the grounds such as tree removals, re-location of the driveway, and new plantings.

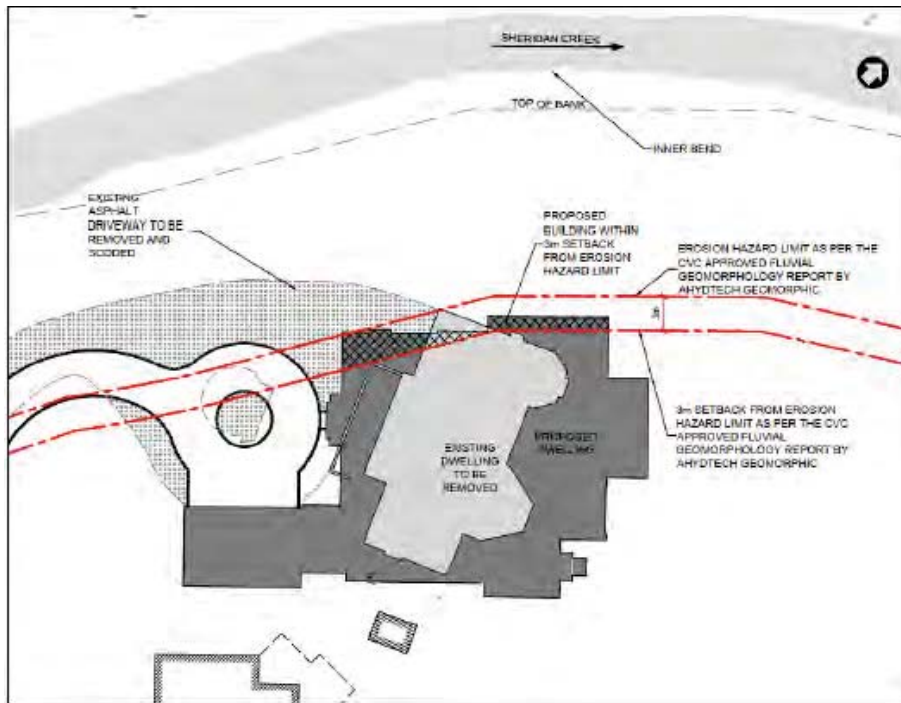


Proposed site plan - the proposed development is located outside the Erosion Hazard Limit (red line) that protects the Sheridan Creek [Dan O'Brien & Associates]

Environmental impacts of the proposal have been addressed by consultants retained by the applicant and these impacts will be reviewed by the Credit Valley Conservation Authority. Primary concerns are related to seasonal flooding of Sheridan Creek and protection of the creek bank from erosion.

Based on analysis provided by Ahydtech Geomorphics, the north wall of the proposed house is located within the 3m setback from the 'erosion hazard line'. Justification for this intrusion has been addressed by Aquafor Beech Limited. According to their analysis, the impact is 'negligible' and is mitigated by the fact that the proposed development is located along the 'inner meander bend' of the creek, an area that is less susceptible to erosion because the creek will deposit sediment here. Furthermore, they have noted that the bank is stable and covered in dense vegetation. In addition, proposed changes to the driveway will contribute to the stability of the creek bank since the existing driveway located in this area will be removed and replaced with sod, allowing for better drainage and less run off. Most of the paving for the new driveway will be located outside the erosion hazard limit.





The north edge of the proposed dwelling is located within the recommended 3m setback from the Erosion Hazard Limit but environmental impacts have been assessed as 'negligible' and removal of the existing driveway and replacement with sod will help mitigate these impacts [Aquafor Beech Limited]

The applicant has provided a Landscape Plan by Daniel J. O'Brien & Associates for new plantings on the subject property along the top of the creek bank. The plant list should be reviewed by the Credit Valley Conservation Authority to confirm that they are all native and non-invasive species.

Tree removal appears to be limited to a few smaller trees directly in front of the existing dwelling and several smaller trees where the new garage will be located. These trees appear to have been planted when the existing dwelling was constructed in the late 20<sup>th</sup> century and do not contribute to the Rattray Marsh Cultural Landscape. Removal of these trees is not a heritage concern.

The proposed lot coverage is approximately 5.4% (25% is permitted). The proposed building height is 10.7m (9.5 m is permitted). There is a skylight and the three large chimney stacks that extend above the roof ridge. Variances will be required for the proposed building height and the garage projection. The garage projects forward because of the unusual shape of the lot and the environmental constraints along the north side of the lot. Given that this is such a large lot with a large front yard, this configuration seems reasonable. The garage projection is not a heritage concern.

The style of the proposed dwelling is Neo-French Renaissance with steep mansard roofs, tall chimneys and walls that contain a large amount of glazing. The roof is predominantly clad with asphalt shingle with some areas clad in lead coated copper with lead coated copper finials. The chimneys and walls are natural stone cladding. The style and character of the building are not a heritage concern.



## 6.0 IMPACT ON HERITAGE VALUES

The proposed development is adjacent to the Rattray Marsh Cultural Heritage Landscape in an established residential neighbourhood. The proposed dwelling is replacing an existing dwelling. The neighbourhood contains single-detached housing on large lots. Recent development tends to be much larger in scale, particularly on lots that are adjacent to natural areas. New residential buildings on Meadow Wood Road are comparable in size and character to the proposed dwelling.



843 Meadow Wood Road – recent development adjacent to Sheridan Creek, across the street from the subject property

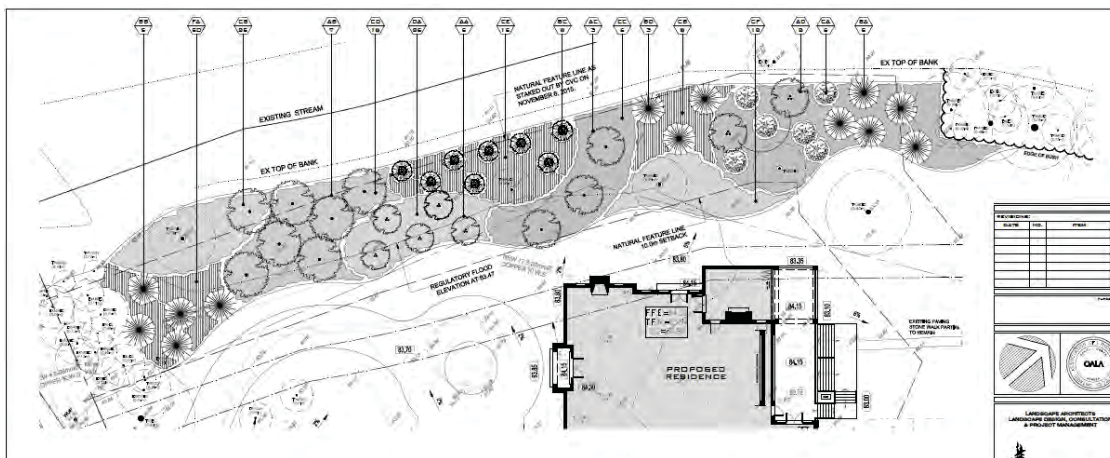
Environmental impacts due to demolition and new construction on existing residential lots adjacent to Sheridan Creek are regulated and monitored by the Credit Valley Conservation Authority. The proposed dwelling does not extend past the Erosion Hazard Limit. A portion of the paved driveway extends past the Erosion Hazard Limit but there is an existing driveway here that is being removed. The amount of paving that extends past the Erosion Hazard Limit will therefore be reduced and largely replaced with sod. Plantings proposed for the top of the creek bank should be reviewed by the Conservation Authority to ensure that the proposed plantings are appropriate and will not have a negative impact on the local ecology. These strategies will protect the 'Natural Environment' of the Rattray Marsh Cultural Landscape.

Heritage concerns are limited to minor impacts to views from Rattray Marsh Cultural Landscape, primarily in relation to the proposed north elevation that faces Sheridan Creek. It should be noted that in this area, views from the Rattray Marsh are already impacted by residential development that occurred before the Conservation Area was opened to the public in 1974. Furthermore, the Rattray Marsh Trail is heavily screened from residential properties by trees planted along both sides off the trail. Therefore, although the proposed development will have

a slightly greater impact on views than the existing house, this increase is considered to be minor and will not have a negative impact on the cultural landscape.



Proposed north elevation – the garage will be set back and will not appear as imposing as it does in this rendering – proposed ‘woodland’ plantings on top of creek bank will provide some screening



Proposed landscape plantings along the north property line

Table 1.0 – Impact Assessment

CHARACTER DEFINING ELEMENT	IMPACT ASSESSMENT: Rattray Marsh LNA-1	MITIGATION
Landscape Environment		
Scenic and Visual Quality	An existing single-detached 2-storey dwelling will be replaced by a larger 2-storey single-detached dwelling that will require a minor variance for building height (10.7m). Impacts are limited to minor visual impacts to views from within the CHL to the proposed north elevation that faces the Sheridan Creek. Due to the fact that views from the CHL in this area are already impacted by existing development, these impacts are considered minor. The proposed plantings will maintain the natural woodland character of the creek bank and new tree plantings will provide some visual screening.	No further mitigation is required.
Natural Environment	Environmental impacts have been assessed and will be negligible.	No further mitigation is required. Environmental impacts are regulated and monitored by the Credit Valley Conservation Authority.
Historical Association		
Direct Association with Important Person or Event	The subject property does not have attributes that contribute to any historical associations.	Not applicable
Other		
Historical or Archaeological Interest	The proposed development may disturb areas that have archaeological potential due to the proximity to the Sheridan Creek.	An archaeological assessment is recommended.
Outstanding Feature/ Interest	Environmental impacts have been assessed and will be negligible.	No further mitigation is required. Environmental impacts are regulated and monitored by the Credit Valley Conservation Authority.
Significant Ecological Interest	Environmental impacts have been assessed and will be negligible.	No further mitigation is required. Environmental impacts are regulated and monitored by the Credit Valley Conservation Authority.

## 7.0 CONCLUSIONS & RECOMMENDATIONS

The proposed development will have minor impacts on views from the Rattray Marsh Cultural Heritage Landscape due to the proposed height and length of the north elevation that faces Sheridan Creek. Variances will be needed to approve these increases, but they are not considered to be excessive and are similar to other development on Meadow Wood Road, adjacent to Sheridan Creek. This view is already impacted by existing residential development in this area. The following recommendations are provided:

- An archaeological assessment should be undertaken for areas that will be disturbed due to excavation for foundation.
- The Planting Plan should be reviewed by the Credit Valley Conservation Authority to ensure that all plant species are compatible with the local ecology.

## 8.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

## 9.0 SOURCES

City of Mississauga, *Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference* (2017)

-----, *Cultural Landscape Inventory* (2005)

-----, *Official Plan*.

Heritage Mississauga, 'Clarkson', online resource <https://heritagemississauga.com/clarkson/>

-----, *The Clarkson Book*, Book 4; 'Saving Rattray Marsh', available online [http://www.mississauga.ca/file/COM/8147\\_ClarksonBook\\_PartFour.pdf](http://www.mississauga.ca/file/COM/8147_ClarksonBook_PartFour.pdf)

-----, *Clarkson Heritage Tour*, available online <http://heritagemississauga.com/wp-content/uploads/2018/11/Clarkson-Heritage-Tour.pdf>

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



## APPENDIX A: SITE PHOTOS



Figure 1: 801 MEADOW WOOD ROAD – entrance from Meadow Wood Road <N



Figure 2: 801 MEADOW WOOD ROAD – the subject property is adjacent to Sheridan Creek <N





Figure 3: 801 MEADOW WOOD ROAD – view from Meadow Wood Road bridge over Sheridan Creek



Figure 4: 801 MEADOW WOOD ROAD – views from Meadow Wood Road are partially screened by plantings





Figure 5: TRAIL ENTRANCE – entrance on Meadow Wood Road to a public trail along the north side of the Sheridan Creek into the Rattray Marsh Conservation Area - views from the public trail to the subject property are partially screened by plantings



Figure 6: MEADOW WOOD ROAD – view looking north towards new residential development adjacent to Sheridan Creek that is comparable in size and character to the proposed development



Figure 7: MEADOW WOOD ROAD – view looking south towards the subject property – the subject property is partially screened by plantings





# Cultural Landscape Inventory

## Rattray Marsh

L-NA-1

**Location** Located in the southwest corner of Mississauga at the south end of Sheridan Creek

**Heritage or Other Designation** None

**Landscape Type** Natural Area

### LANDSCAPE ENVIRONMENT

- ☒ Scenic and Visual Quality
- ☒ Natural Environment
- ☐ Horticultural Interest
- ☐ Landscape Design, Type and Technological Interest

### HISTORICAL ASSOCIATION

- ☐ Illustrates Style, Trend or Pattern
- ☒ Direct Association with Important Person or Event
- ☐ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

### BUILT ENVIRONMENT

- ☐ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War II)
- ☐ Consistent Scale of Built Features
- ☐ Unique Architectural Features/Buildings
- ☐ Designated Structures

### OTHER

- ☒ Historical or Archaeological Interest
- ☒ Outstanding Features/Interest
- ☒ Significant Ecological Interest
- ☐ Landmark Value



## Ratray Marsh

L-NA-1

## SITE DESCRIPTION

Ratray Marsh was part of the H.H. Fudger family estate. Mr. Fudger was president of the Robert Simpson Company. The original mansion, known as Barrymede was built by the Fudgers between 1918 and 1920 as a summer residence. The property was purchased by James Halliday Ratray in 1946. Mr. Ratray worked for Kerr Addison Gold Mines in Colbalt, Ontario and was its Vice-President from 1955 to 1958. Upon his death in 1959, the 60 ha (148 acre) estate fell into private hands and was being planned for development when the house was torn down in 1969. For many years the future of the property was the subject of much debate until approximately 46 ha (114 acre) of the original estate was eventually purchased by the Credit Valley Conservation Authority to protect the Marsh. After much lobbying and support by the local citizens and area naturalists, Ratray Marsh was made accessible to the public in 1975. This natural feature at the end of Sheridan Creek is a small example of several similar features scattered along the Lake Ontario shoreline. Several creeks along the Lake Ontario shoreline have drowned mouths. These mouths were created when the lake level was much lower and as the water level rose, the creeks produced bars which eventually became barrier beaches. The barrier beaches such as the ones in Ratray Marsh, Frenchman's Bay and Twenty Mile Creeks cut off small lagoons from Lake Ontario. These lagoons eventually filled in with a variety of aquatic plants to form the interesting natural communities that people enjoy today from boardwalks and other recreational trails. The significance of this site is that it contains 496 different plants (42 rare species and 92 uncommon species -see Natural Areas Survey), has 243 wildlife species and is the last large marsh landscape between Toronto and Burlington. Ratray Marsh is recognized by the Province as a significant wetland (excerpts from a profile prepared by the Mississauga Heritage Advisory Committee).





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**HOARDING GENERAL NOTES:**

- HOARDING IS TEMPORARY FENCING FOR THE DURATION OF CONSTRUCTION. EXISTING TREES TO BE PRESERVED AND/OR WHERE SITE CONDITIONS ARE CONSTRAINED ADJACENT TREE PRESERVATION AREAS.
- NOTES:
  1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE VISIT.
  2. HOARDING TO BE APPROVED BY DEVELOPMENT & DESIGN.
  3. HOARDING MUST BE SUPPLIED, INSTALLED & MAINTAINED BY THE CONTRACTOR.
  4. APPROVAL TO REMOVE HOARDING IS OBTAINED FROM DEVELOPMENT & DESIGN.
  5. DO NOT ALLOW WATER TO COLLECT AT POND BEHIND OR WITHIN HOARDING.
  6. \*T-RIPS SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH PRE-APPROVAL FROM DEVELOPMENT & DESIGN.

Figure 1 consists of two schematic diagrams. Diagram (a) shows a subject sitting at a table, looking at a screen. The screen displays a 'FIELD OF VISION' area. Labels include 'Subject', 'Screen', 'Field of Vision', 'Distance from subject to screen', 'Distance from screen to field of vision', and 'Distance from subject to field of vision'. Diagram (b) shows a 'FIELD OF VISION' area with a tree and a person. Labels include 'Field of Vision', 'Distance from subject to field of vision', 'Distance from screen to field of vision', and 'Distance from subject to screen'.

**SITE PLAN GENERAL NOTES:**

1. ALL GRADES TO BE WITHIN 3.3% MAX. SLOPE AT PROPERTY LINE AND ADJACENT TO ADJACENT PROPERTY.
2. ALL UTILITIES TO BE REMOVED TO GRASSY AND OPEN LOCATION AND ELEVATION OF EXISTING UTILITIES (CONNECTIONS) PRIOR TO CONSTRUCTION.
3. ALL DELIMITED AREAS WITHIN EXISTING ROADS AND BOULEVARDS TO BE MAINTAINED TO THE SATISFACTION OF THE CITY OF MISSISSAUGA WORKS DEPARTMENT.
4. 1.00% DENSITY CROUPTS TO SPILL ONTO GROUND VIA SPLASH PADS.
5. 1.00% DENSITY CROUPTS TO THIS SPRAWLING THIS DRAWING CONFORMS TO ALL RESPECTS TO THE CITY OF MISSISSAUGA ZONING BY-LAW AND THE CITY OF MISSISSAUGA UNDER FILE NUMBER SPH 20-03-0022
6. THE BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MISSISSAUGA BUILDING DEPARTMENT AND BUILDING DEPARTMENT.

KEY PLAN		ALY SCALE: 1/8" = 1'-0"	
TRUCK		145.00'	2643.21
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1. SEDIMENT CONTROL NOTES

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212. SEE SHEET 311

213. SEE SHEET 312

214. SEE SHEET 313

215. SEE SHEET 314

216. SEE SHEET 315

217. SEE SHEET 316

218. SEE SHEET 317

219. SEE SHEET 318

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233. SEE SHEET 332

234. SEE SHEET 333

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238. SEE SHEET 337

239. SEE SHEET 338

240. SEE SHEET 339

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246. SEE SHEET 345

247. SEE SHEET 346

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251. SEE SHEET 350

252. SEE SHEET 351

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254. SEE SHEET 353

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256. SEE SHEET 355

257. SEE SHEET 356

258. SEE SHEET 357

259. SEE SHEET 358

260. SEE SHEET 359

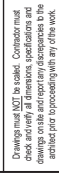
261. SEE SHEET 360

262. SEE SHEET 361

263. SEE SHEET 362

②	FRAMED HOUSING
FRAMED HOUSING STRUCTURE/TYPE: GENERALITY OF FRAMEWORK, WITH A MINIMUM HEIGHT OF 2.50 METERS (8'2") POSITION: "N" STAYS AT 20.00m (6'7") ON CENTER AND SUPPORTED WITH A MODERN FRAME OF 22mmx22mm	FRAMED HOUSING STRUCTURE/TYPE: GENERALITY OF FRAMEWORK, WITH A MINIMUM HEIGHT OF 2.50 METERS (8'2") POSITION: "N" STAYS AT 20.00m (6'7") ON CENTER AND SUPPORTED WITH A MODERN FRAME OF 22mmx22mm
③	HOUSING GENERAL NOTES
④	HOUSING IN WATER SERVICE
⑤	HOUSING IN WATER SERVICE
⑥	HOUSING IN WATER SERVICE
⑦	HOUSING IN WATER SERVICE
⑧	HOUSING IN WATER SERVICE
⑨	HOUSING IN WATER SERVICE
⑩	HOUSING IN WATER SERVICE
⑪	HOUSING IN WATER SERVICE
⑫	HOUSING IN WATER SERVICE
⑬	HOUSING IN WATER SERVICE
⑭	HOUSING IN WATER SERVICE
⑮	HOUSING IN WATER SERVICE
⑯	HOUSING IN WATER SERVICE
⑰	HOUSING IN WATER SERVICE
⑱	HOUSING IN WATER SERVICE
⑲	HOUSING IN WATER SERVICE
⑳	HOUSING IN WATER SERVICE
㉑	HOUSING IN WATER SERVICE
㉒	HOUSING IN WATER SERVICE
㉓	HOUSING IN WATER SERVICE
㉔	HOUSING IN WATER SERVICE
㉕	HOUSING IN WATER SERVICE
㉖	HOUSING IN WATER SERVICE
㉗	HOUSING IN WATER SERVICE

[illegible][illegible][illegible][illegible][illegible][illegible]



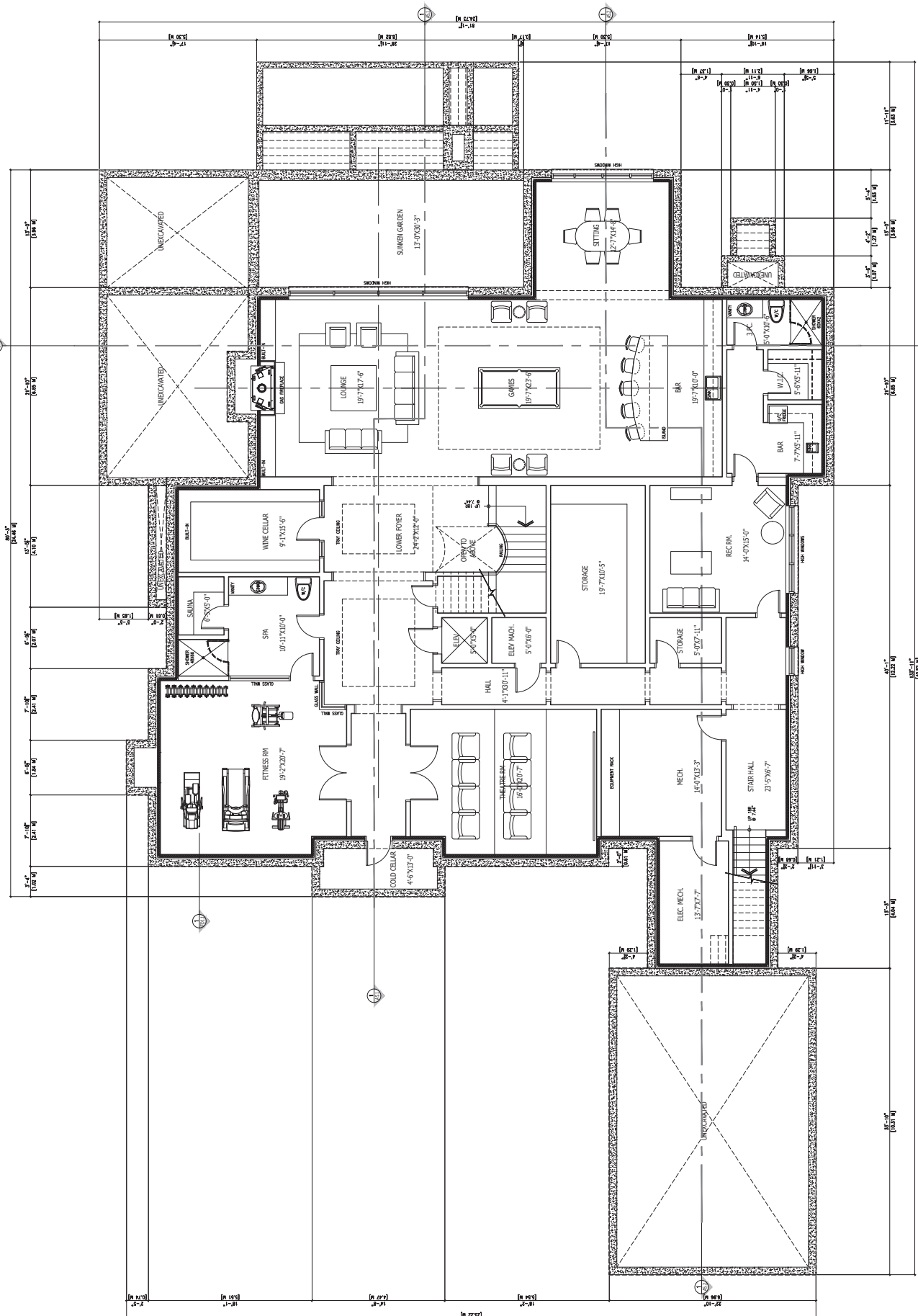
**HICKS**  
DESIGN STUDIOS

**CLIENT:**  
**GOLYGOWSKA**  
**CUSTOM RESIDENCE**

**ADDRESS:** 801 MEADOWWOOD RD.  
**CITY:** MISSISSAUGA, ON **L4Y 1G8**

**DRAWING TITLE:** **1.2**

DRAWN: SE	SCALE: 1/4"=1'-0"	<b>A3.1</b>
DATE: 4.7.2020	SHEET NUMBER:	
JOB NUMBER: <b>19-206</b>		





Drawings must NOT be sealed. Contractors must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

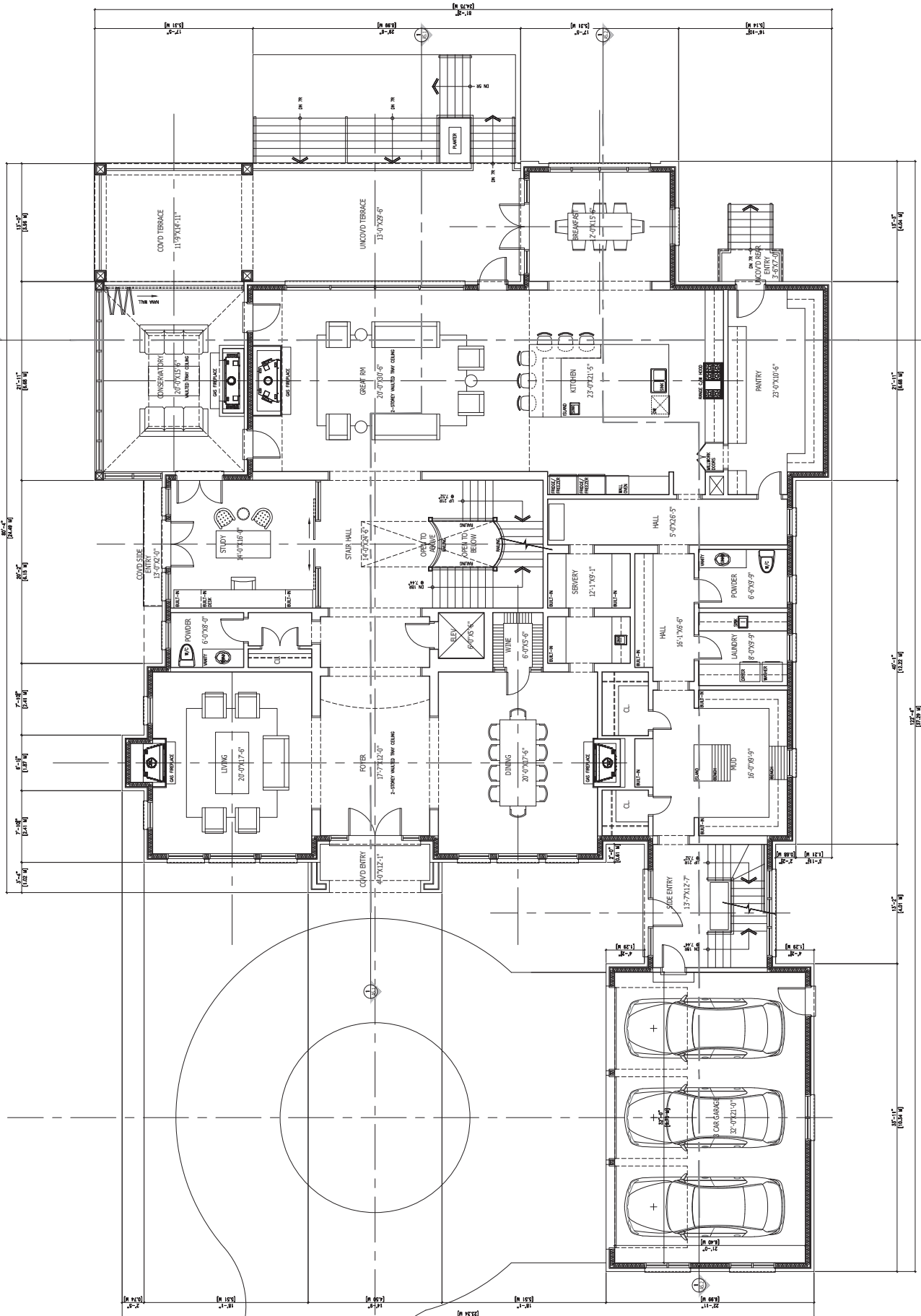
3 10/02/20 RE-SUBMIT FOR SPA  
2 12/18/19 ISSUED FOR SPA  
1 10/25/19 ISSUED FOR PRECONSULT  
REV. NO. DATE DESCRIPTION  
REVISIONS / ISSUANCE

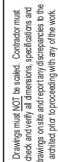


CLIENT  
**GOLYGOWSKA  
CUSTOM RESIDENCE**

ADDRESS: 801 MEADOWOOD RD.  
CITY: WESTCHESTER, NY 10591  
DRAWING TITLE: **GROUND FLOOR PLAN**

DESIGNER: JG  
DATE: 4/7/2020 SCALE: 1/8" = 1'-0"  
JOB NUMBER: 19-206  
SHEET NUMBER: **A3.2**





REF.	DATE	DESCRIPTION	REVISIONS / ISSUANCE:
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2	12.19.19	ISSUED FOR SPA	
1	10.25.19	ISSUED FOR PRECONS	

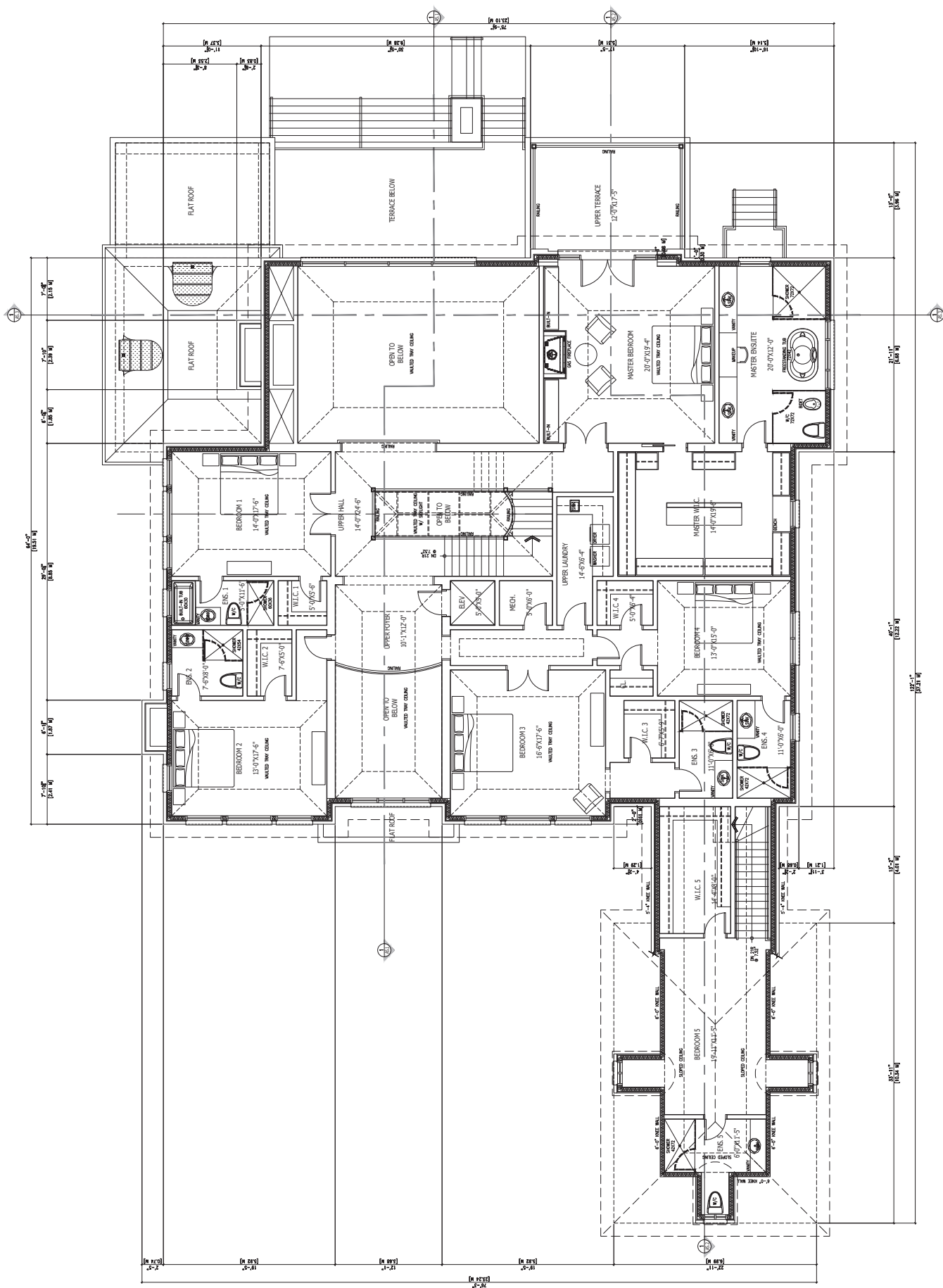


CLIENT: GOLYGOWSKA  
CUSTOM RESIDENCE

ADDRESS: 801 MEADOW WOOD RD.  
CITY: MISSISSAUGA, ON

DRAWING TITLE:  
**SECOND FLOOR PLAN**

DRAWN: SE	SCALE: 1/4"=1'-0"
DATE: 4.7.2020	SHEET NUMBER:
JOB NUMBER:	<b>A3.3</b>
<b>19-206</b>	







Drawings must NOT be used. Contractors must check and verify all dimensions, specifications and drawings carefully and report any discrepancies to the architect prior to proceeding with any of the work.

7 10/02/20 RE-SUBMIT FOR SPA  
12/15/19 ISSUED FOR SPA  
06/11/19 ISSUED FOR SPA  
REVISIONS / ISSUANCE



CLIENT  
GOLYOWSKA  
CUSTOM RESIDENCE

ADDRESS: 801 MEADOWOOD RD.  
SCARBOROUGH, ONTARIO M1B 4Y7

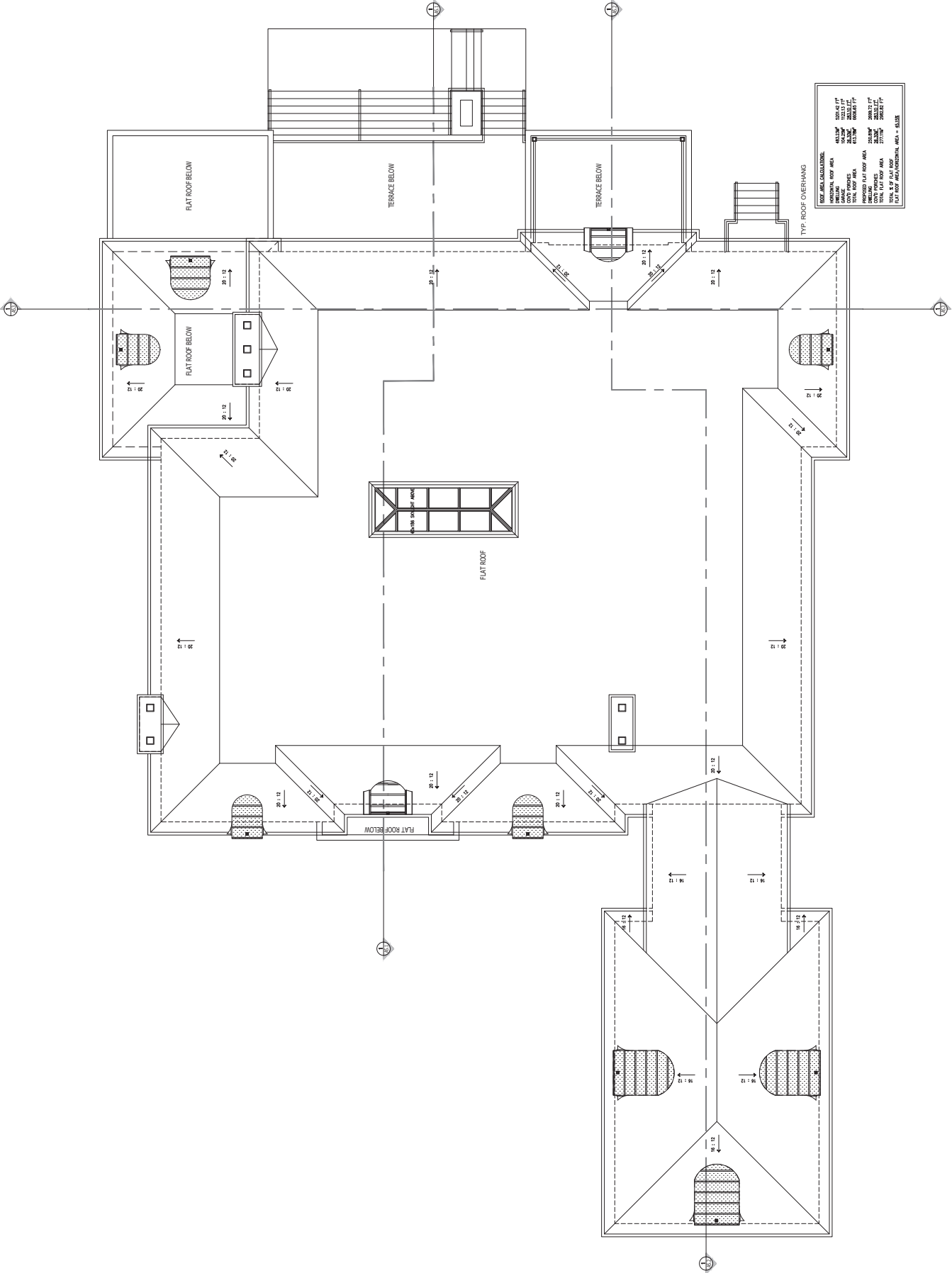
DRAWING TITLE  
ROOF PLAN

DATE: 4/7/2020 SCALE: 1/8" = 1'-0"

JOB NUMBER: 19-206

SHEET NUMBER: A3.4

19-206







Drawings must NOT be copied. Contractors must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

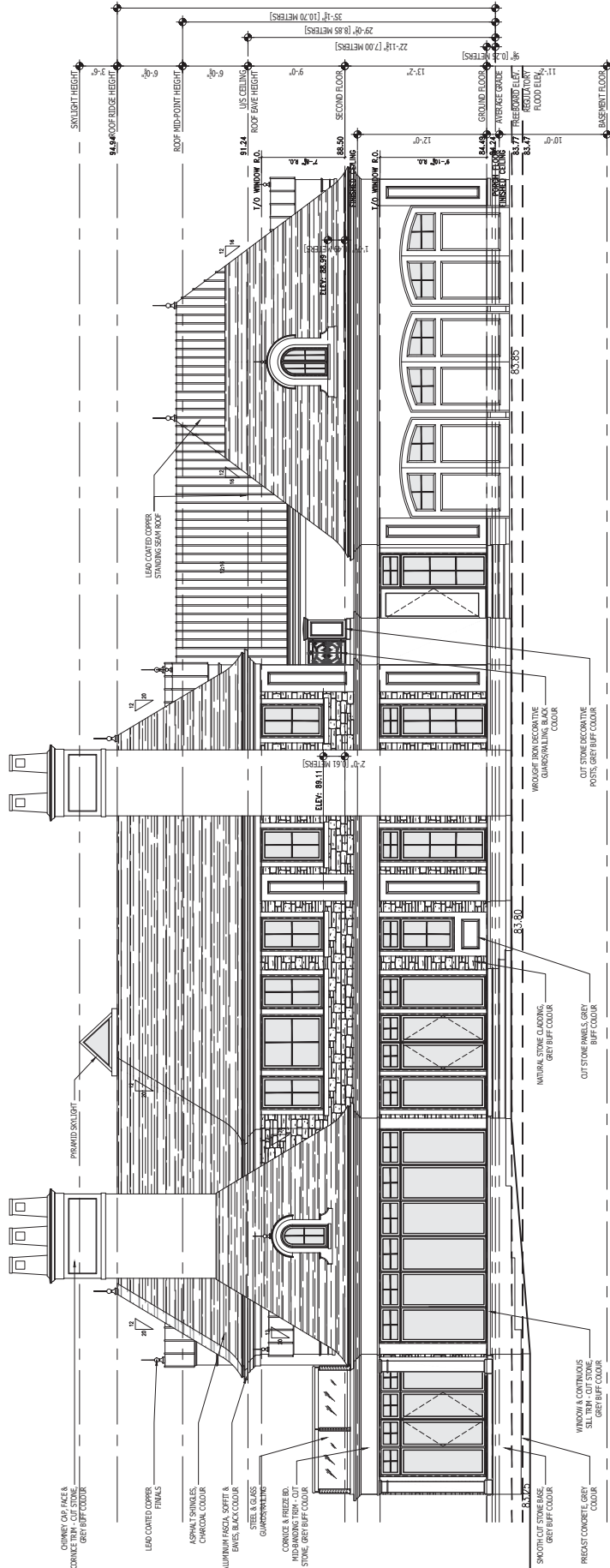
3. 04/02/20 RE-SUBMIT FOR SPA  
2. 12/18/19 ISSUE FOR SPA  
1. 10/25/19 ISSUE FOR PRECONSULT  
REVISIONS: 1. ISSUANCE  
2. ISSUANCE  
3. ISSUANCE



CLIENT  
**GOLYGOWSKA**  
**CUSTOM RESIDENCE**

ADDRESS: 801 MEADOWOOD RD.  
DANFORTH, ONTARIO M1S 1C4  
DRAWING TITLE: NORTH SIDE ELEVATION

DATE: 4.7.2020 SCALE: 1/8" = 1'-0"  
JOB NUMBER: 19-206  
SHEET NUMBER: A4.1





3	04.02.20	RE-ISSUED FOR SPA
2	12.19.19	ISSUED FOR SPA
1	10.25.19	ISSUED FOR PRECONSULT
REF.	DATE	DESCRIPTION

REVISIONS / ISSUANCE:

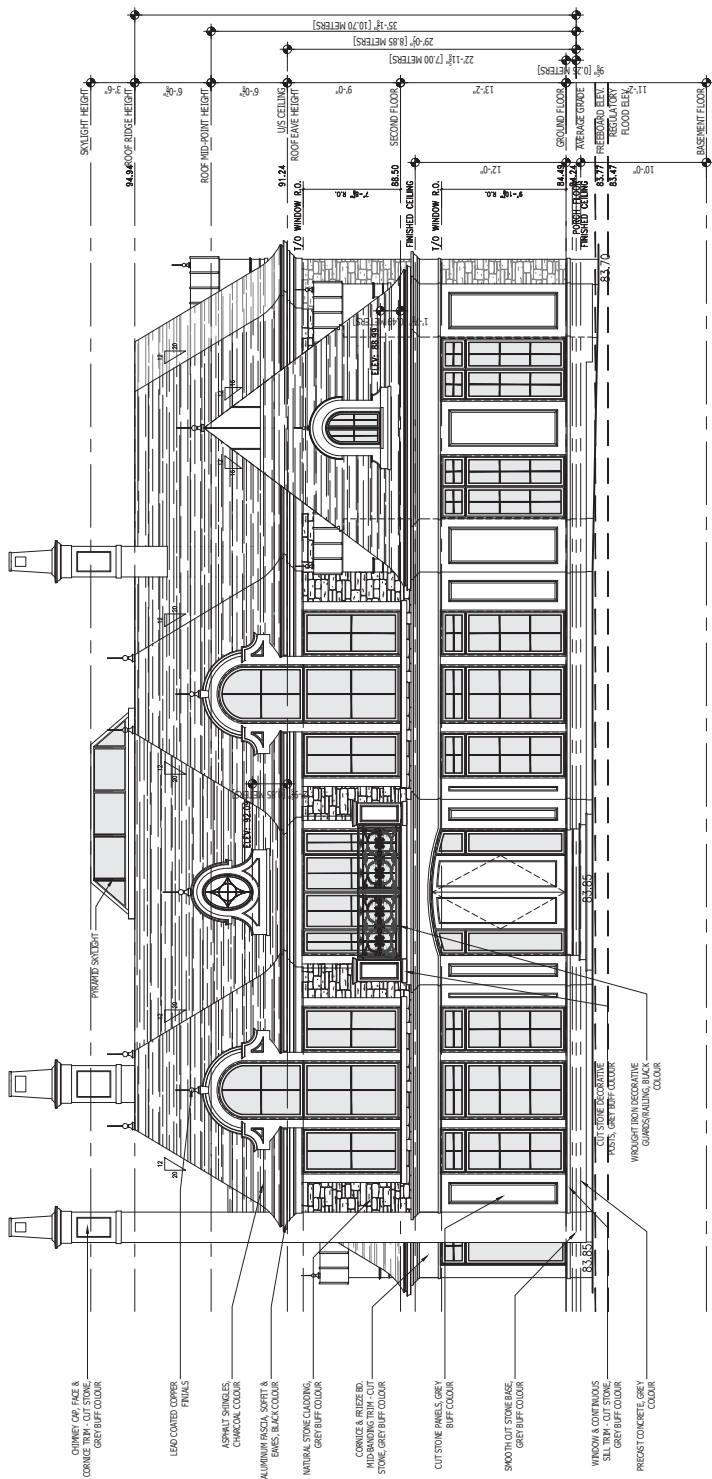


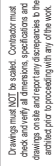
**GOLYGOWSKA  
CUSTOM RESIDENCE**

ADDRESS: 801 MEADOW WOOD RD.  
CITY: MISSISSAUGA, ON   
DRAWING TITLE: .

2  
WEST (FRONT)  
ELEVATION

DRAWN: SE	SCALE: 1/4"=1'-0"
DATE: 4.7.2020	SHEET NUMBER:
JOB NUMBER:	<b>A4.2</b>
<b>19-206</b>	





3	04.02.20	RE-ISSUED FOR SPA
2	12.19.19	ISSUED FOR SPA
1	10.25.19	ISSUED FOR PRECONSULT
REF.	DATE	DESCRIPTION
REVISIONS / ISSUANCE:		

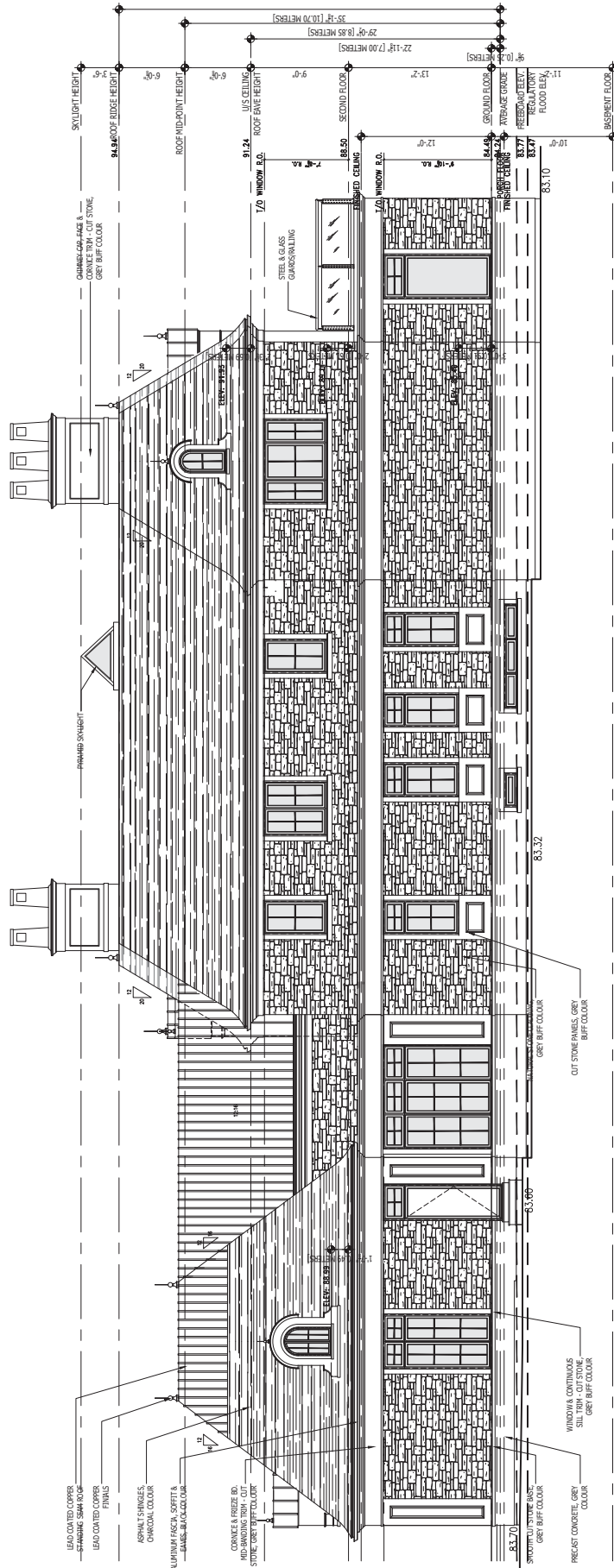


**GOLYGOWSKA**  
**CUSTOM RESIDENCE**

ADDRESS: 801 MEADOW WOOD RD.  
CITY: MISSISSAUGA, ON   
DRAWING TITLE: .

DRAWING TITLE:  
**SOUTH (SIDE)  
ELEVATION**

DRAWN: SE	SCALE: 1/4"=1'-0"	A4.3
DATE: 4.7.2020	SHEET NUMBER:	
JOB NUMBER:		
19-206		





3	04.02.20	RE-ISSUED FOR SPA
2	12.19.19	ISSUED FOR SPA
1	10.25.19	ISSUED FOR PRECONSULT
REF.	DATE	DESCRIPTION

REVISIONS / ISSUANCE:

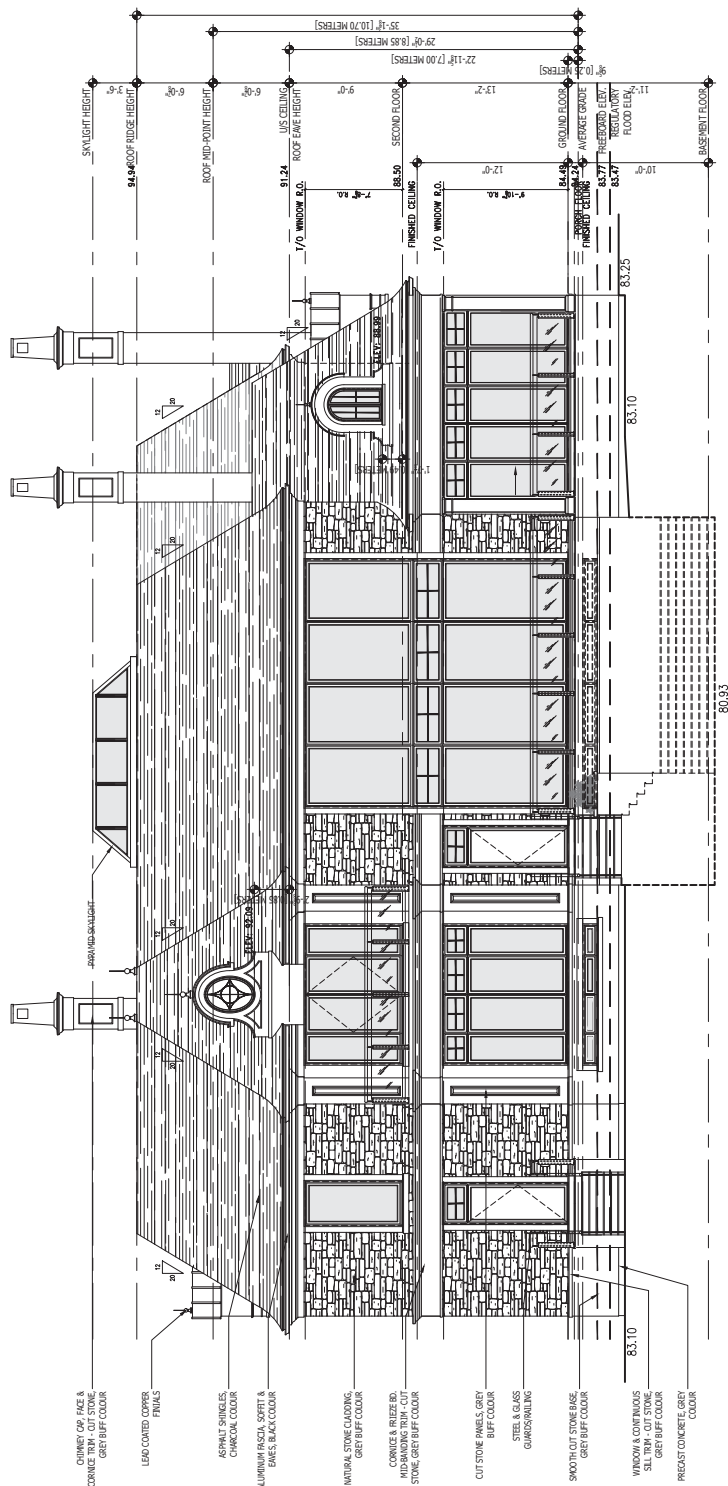


CLIENT: **GOLYGOWSKA  
CUSTOM RESIDENCE**

ADDRESS: 801 MEADOW WOOD RD.  
CITY: MISSISSAUGA, ON

2  
DRAWING TITLE:  
EAST (REAR)  
ELEVATION

DRAWN: SE	SCALE: 1/4"= 1'-0"
DATE: 4.7.2020	SHEET NUMBER:
JOB NUMBER: 19-206	<b>A4.4</b>







[illegible]