



HERITAGE IMPACT STATEMENT

EFFECT OF DEVELOPMENT AT 893 LONGFELLOW AVE., MISSISSAUGA ON
PROPOSED DEMOLITION OF EXISTING SINGLE FAMILY HOME

August 30, 2023



Land Acknowledgement:

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

1.0 Introduction

This Heritage Impact Study discusses the existing single family residential home at 893 Longfellow 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 Hicks Design Studio. The Lorne Park Estates neighbourhood is a Cultural Landscape recognized by the City of Mississauga. The existing building is on the Mississauga Heritage Inventory but 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 Study was requested by Planning Staff at the City of Mississauga to support a Demolition and Building Permit application by the property owner.

“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 (2020):

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 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

NOTE REGARDING TERMS OF REFERENCE OF THIS HERITAGE IMPACT STATEMENT: THE CITY OF MISSISSAUGA UNDERTOOK AN UPDATE TO ITS CULTURAL LANDSCAPE INVENTORY BEGINNING ABOUT 2020 WHICH RESULTED IN AN UPDATED INVENTORY LISTING AND UPDATED TERMS OF REFERENCE FOR HERITAGE IMPACT STATEMENTS FOR PROPERTIES IN CULTURAL LANDSCAPES ISSUED FEBRUARY 2, 2022. LORNE PARK ESTATES WAS NOT INCLUDED IN THAT UPDATE AND THE PREVIOUS TERMS OF REFERENCE HAVE BEEN USED HERE.

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



WEST (FRONT) ELEVATION

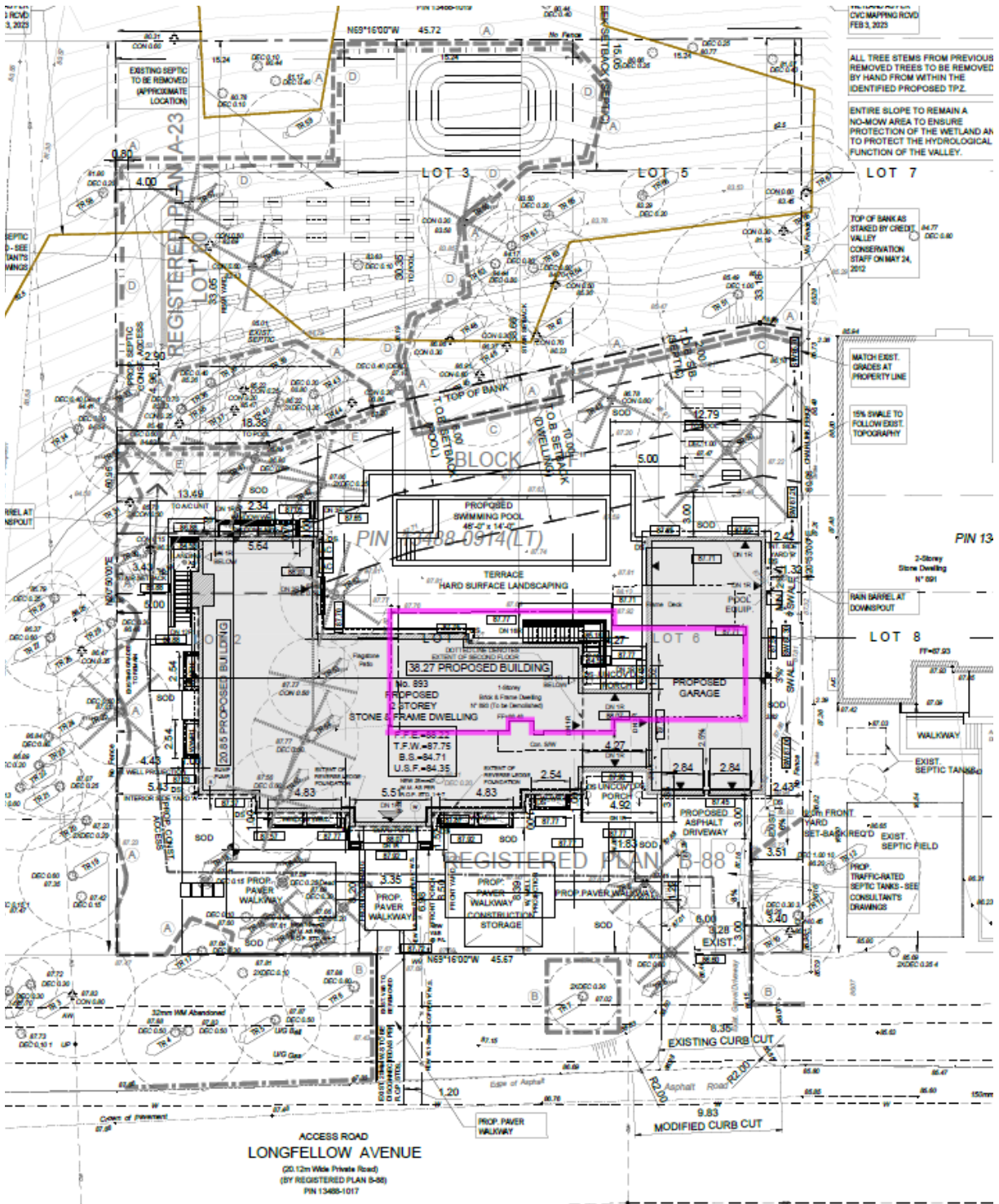
2.0 Context

893 Longfellow Ave is a 167 m² single family residence (plus finished basement) located on a 2785 m² site on the east side of Longfellow Ave. in the community of Lorne Park Estates. The site is bordered by existing single family homes to the north, south and west and by significant natural forest and Orient Creek to the east. 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 appearance 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 intact. In general the extant 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 893 Longfellow Ave.



PROPOSED SITE PLAN – EXISTING BUILDING SHOWN IN MAGENTA LINE, DEVELOPMENT PROPOSAL IN SOLID GRAY (see larger copy of site plan and proposal drawings 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 893 Longfellow Ave.

2.3 Site Analysis

The subject site is rectangular 45.67m wide x 60.96m deep. As discussed below this property is composed of six of the original subdivision lots and is one of the larger properties in the local community. It is generally flat along the westerly (front) side and then begins sloping steeply toward Orient Creek to the east. It is heavily treed on the easterly (rear) part of the property with numerous trees of significance evident. Tree cover on the westerly (front) part of the property is sporadic with the generous front lawn devoid of significant trees. The existing single family home and attached garage cover approx. 7% of the property. There appears to be a septic field located directly behind the existing house but this could not be confirmed. There is a double car-wide driveway although somewhat overgrown now. Setbacks on all sides are generous, especially to the north. The property is very naturalized. There is no significant planting or landscaping on the property.



PARTIAL FRONT ELEVATION SHOWING REMNANTS OF LANDSCAPING AROUND BUILDING, GENERAL DETERIORATION

2.4 Ecological Interest

The historic topography of the land appears to be generally maintained in this area, but the easterly part of the site where the existing house is located has been stripped of all native vegetation. There is significant ecological interest in the general community and in the easterly part of the site where it

slopes down to the Creek, but less so in the area where the existing house is located and where the new house is proposed to be located.

3.0 Description of Heritage Building

893 Longfellow Ave. is a highly original example of “ranch bungalow” construction that was a very common architectural style in North America in the mid-20th century, especially on large semi-urban properties. The house consists of a simple residential plan with three bedrooms, kitchen and combined living/dining room on one floor, and a two-car garage connected to the house by a large enclosed breezeway feature. There is a finished basement and an open staircase in a square plan that connects the basement to the main floor. There is no basement door at the top or bottom of the stairs. This is clearly an attempt to integrate the basement into the home and is significant in that it was at about this time that basements became to be seen as valuable living spaces rather than unfinished cellars which had been typical before. The basement is fully finished and contains a family recreation type room, laundry room, large bathroom with shower, bedroom and utility room.

Exterior finish is coursed stone and linear brick on the front elevation, linear brick and aluminum siding on the rear elevation, linear brick on the north side elevation and horizontal wood siding on the south (garage) elevation. The stone and brick is clearly original. The mix of wood and aluminum siding is unusual and may speak to renovations that made have taken place and that will be discussed later.

Windows are wood casements along with large plate “picture windows” in wooden frames. The windows and openings all appear to be original. These windows are very typical for a house of this age and character. The overall appearance of the elevations is of a well-proportioned and detailed building that has had few renovations over time.

The roof is hipped as would be expected for a building of this age and architectural character.

The interior of the building is similarly very original in appearance and gives an excellent idea of what the original building construction would have been. The kitchen cabinets have been replaced with an interesting design that features lower cabinets that are attached to the wall and “float” over the floor. The wall between the kitchen and dining room may have been modified to create a “pass-through” feature and to clad the wall in wood to match the kitchen. This is a very nicely executed detail. The rest of the interior of the home appears to be entirely as-built.

Detailed as-found floorplans and elevations are appended to this document.



FRONT ELEVATION



SOUTH-EAST OBLIQUE ELEVATION



SOUTH ELEVATION. NOTE WOOD SIDING



PARTIAL REAR ELEVATION. NOTE DIS-SIMILAR ALUMINUM SIDING AT CENTER BREEZEWAY



PARTIAL REAR ELEVATION



PARTIAL NORTH SIDE ELEVATION



LIVING ROOM. NOTE CONTEMPORARY FIREPLACE STYLING



KITCHEN. NOTE FLOATING LOWER CABINETS. THE KITCHEN FLOOR HAS BEEN REMOVED FOR SOME UNKNOWN REASON.



DINING ROOM. NOTE PASS-THROUGH DETAIL FROM KITCHEN



TYPICAL BEDROOM



UPPER HALL



BASEMENT FAMILY ROOM. CEILING FINISHES HAVE BEEN REMOVED FOR SOME UNKNOWN REASON



BASEMENT LAUNDRY ROOM



LOWER HALL AND BASEMENT STAIRS. NOTE CONTEMPORARY RAILING DETAIL, ABSENCE OF BASEMENT DOOR AT TOP OR BOTTOM OF FLIGHT

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. The overall condition of the interior and exterior finishes is fair. It appears to have not been occupied for some time. It was not clear why but in the kitchen and basement there has been some local demolition and removal of finishes. Generally, the home could relatively easily be returned to being able to be lived in if this was desired.

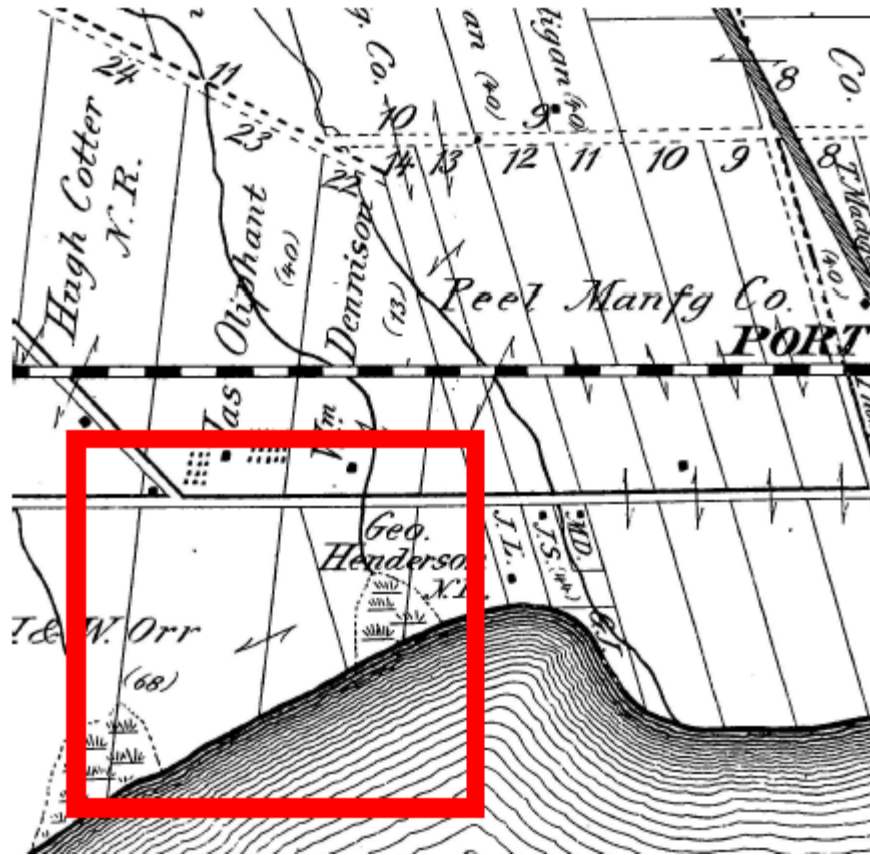
6.0 Site History

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.

¹ heritagemississauga.com/lorne-park-estates/

² wikipedia.org/wiki/Lorne_Park



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



1922 SURVEY SHOWING DIVISION OF LOTS, SUBJECT SITE IS IDENTIFIED IN PURPLE. NOTE THAT HENDERSON AVE. ADJACENT TO THE SITE WAS NEVER OPENED. MOORE AVE. ALSO WAS NEVER OPENED.

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 the majority of purchasers bought more than one lot and the community did not develop as intended. The majority of the properties are double or triple lots. The subject site at 893 Longfellow Ave. is actually six lots – three facing Longfellow Ave. and three that were intended to face unopened Moore Ave. 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 originals 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.



LONGFELLOW AVENUE, DIRECTLY ACROSS THE STREET FROM THE SUBJECT SITE



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



LONGFELLOW AVE. STREETScape



NEW RESIDENCE ON LONGFELLOW AVE JUST SOUTH OF SUBJECT SITE

7.0 Architectural, Historical and Contextual Analysis

The present home at 893 Longfellow Ave. is a well-designed and executed building that is very typical of its era of construction. It is neither rare nor unique but as befits its location it seems to have been built to a higher standard of detail than the majority of similar homes built during the mid-century era. Its original built form can be readily discerned and there have been few alterations to the building since construction (these are discussed below). The alterations that have taken place have been sympathetic to the original and well executed.

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 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.

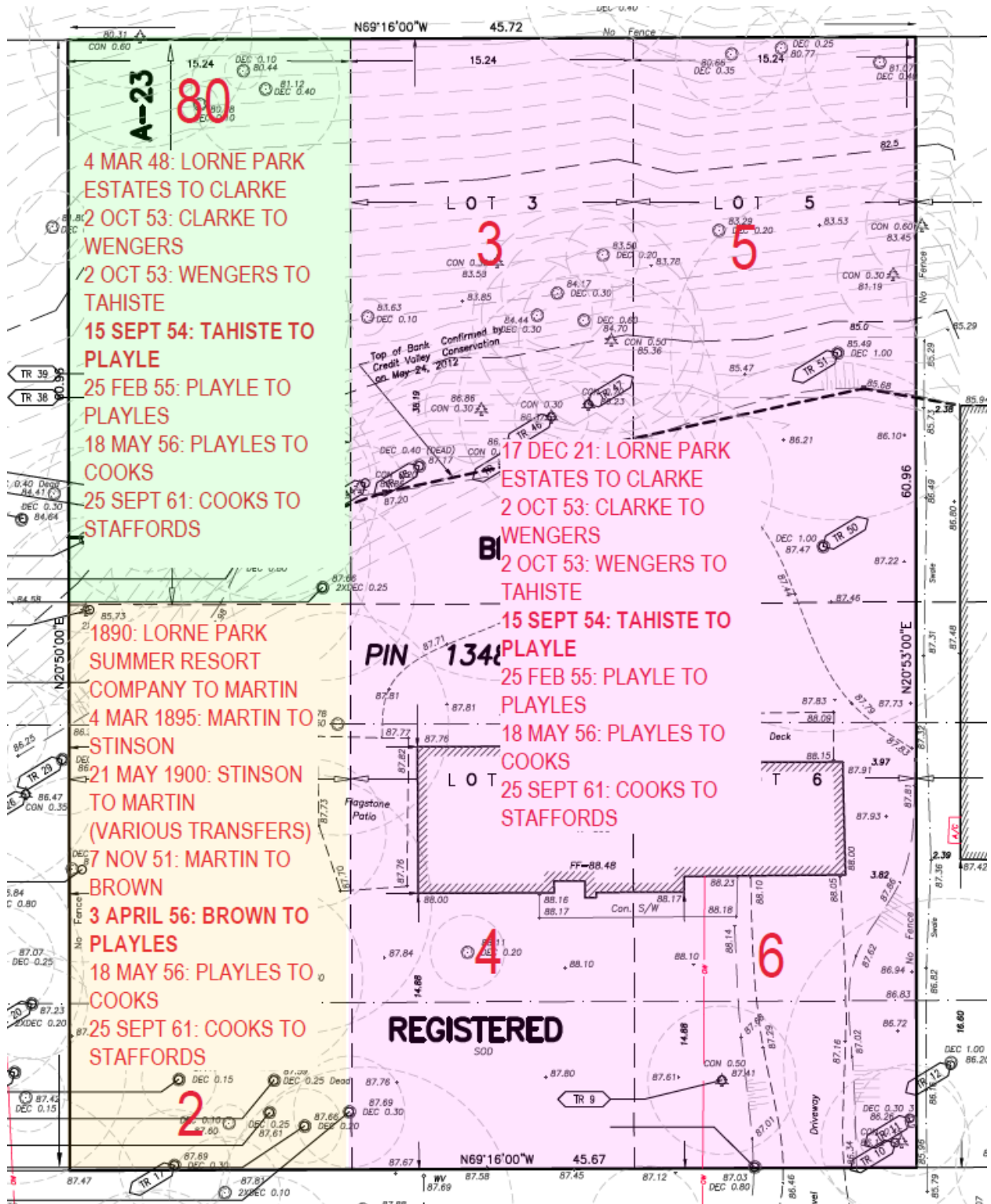
7.1 Analysis of Chain of Title Information

Detailed Chain of Title information is appended to this report. Analysis of it reveals as follows:

The property as it exists now consists of 6 separate original lots from the original Plan B-88 of 1888 (which effectively created the community of Lorne Park Estates). The lots are numbered 2, 3, 4, 5, 6 & 80. Analysis of the transfers from the developer shows that Lots 3, 4, 5 & 6 were sold together on 17 Dec 1921 from the developer to Clarke and then Lot 80 was purchased from the developer by Clarke and added to the parcel on 4 March 1948.

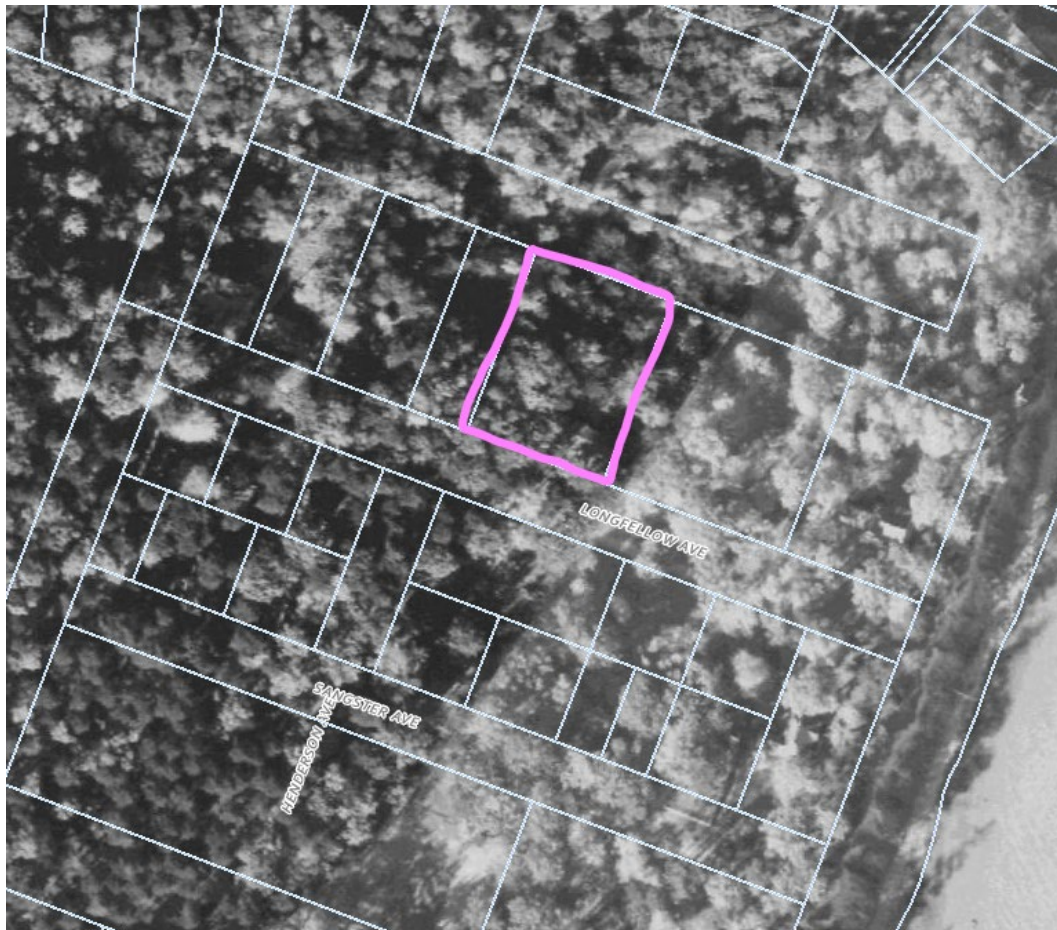
Lot 2 had originally been sold by the developer in 1890 as a single lot and went through a number of transfers in the early 20th century, eventually being added to the parcel on 3 April 1956, now under the ownership of Kathrine J. Playle & John C. Playle, who had purchased Lots 3, 4, 5, 6 & 80 on 15 Sept 1954.

We can establish, then, that the parcel as it exists now came into being early in 1956 under the ownership of the Playles. The Playles soon after sold the property to Ross C. Cook & Rita P. Cook on 18 May 1956, so just one month following their acquisition of Lot 2. It is unknown if the Playles ever lived at this address. The Cooks then sold the property on 25 Sept 1961 to Paul Stafford & Margaret Stafford, who would live in the home for the next 50 years.

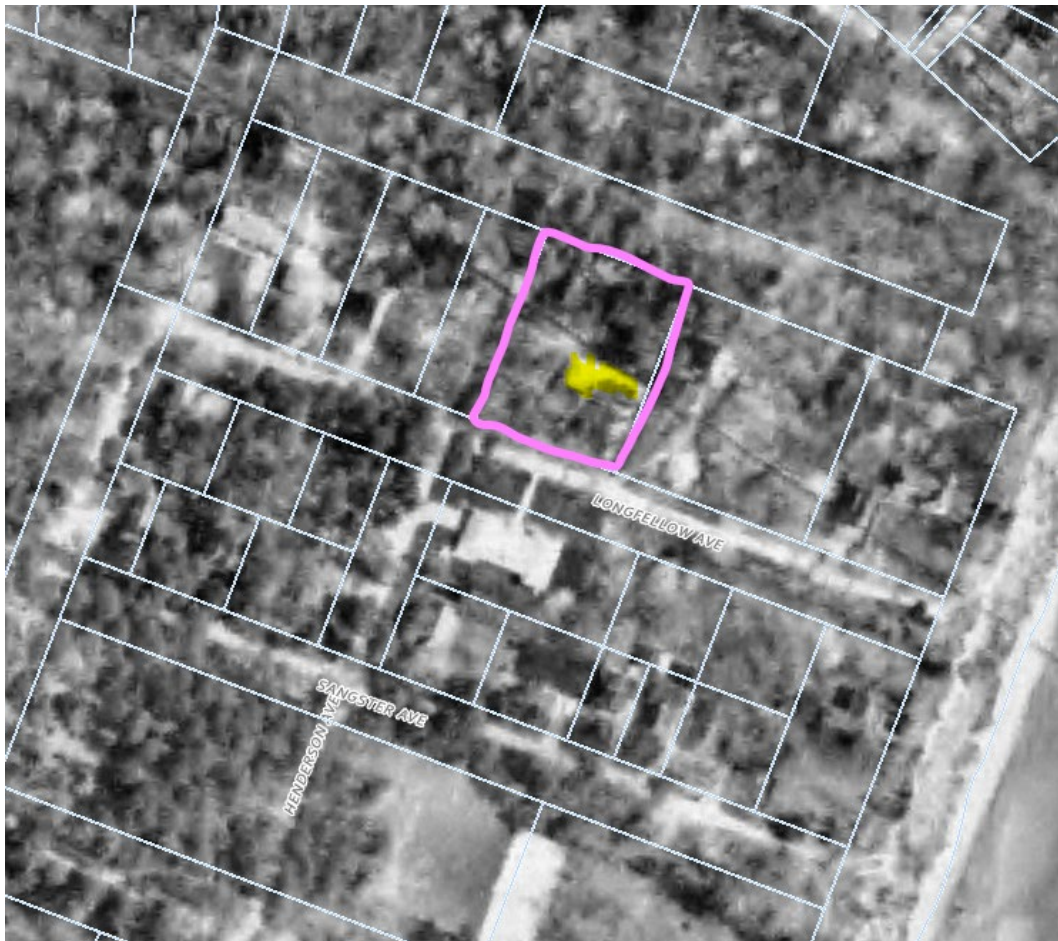


SCHMATIC DRAWING THAT SHOWS THE ACQUISITION OF THE VARIOUS LOTS THAT COMPRISE THE PRESENT 893 LONGFELLOW. HIGHLITED DATES ARE THE ACQUISITION BY KATHRINE J. PLAYLE & JOHN C. PLAYLE, WHO ARE RESPONSIBLE FOR CONSOLIDATING THE PROPERTIES INTO THE PARCEL THAT EXISTS NOW. NOTE THAT THE HOME IS CENTERED ON LOTS 4 & 6, SUGGESTING THAT ITS CONSTRUCTION MAY PREDATE THE ACQUISITION OF LOT 2

The construction of the home would appear to have taken place sometime around or just prior to 1956. Analysis of air photos available is difficult because of poor photo quality and because of the dense tree cover in this area but the photos appear to show no development in 1954 but development and significant tree cutting in the area by 1956. The roof of 893 Longfellow can just barely be discerned in the 1956 air photo.



1954 AIR PHOTO SHOWS NO DEVELOPMENT ON THE SUBJECT PROPERTY OR IN THE IMMEDIATE AREA



1956 AIR PHOTO SHOWS DEVELOPMENT IN THE AREA. REDUCTION IN TREE COVER FROM 1954 IS OBVIOUS AND NEW HOMES CAN BE CLEARLY SEEN. ROOF OF 893 LONGFELLOW IS HIGHLIGHTED IN YELLOW

One interesting consideration is the present home is located exactly centered on Lots 4 & 6, suggesting that it was built prior to the acquisition of Lot 2.

Analysis of available information first reveals someone actually living at this address in 1958, when Ross and Rita Cook appear on the voter's list. Prior to this there is no record of anyone living at this address on any census or voter's list. This is important information in substantiating the date or construction of the present home and also suggests that if there was any structure on the property prior to this date that it was likely a temporary or seasonal building.

There is no City of Mississauga building permit information available for this building until 1961 when there is a permit by the Staffords for some construction, the nature of which is unknown. It may be that this was to enclose the breezeway between the house and garage because differing siding material evident on the rear elevation gives us a clue that someone happened here, but this cannot be substantiated. Open breezeways were a common feature of homes of this era and enclosing them a

common renovation. It is also possible that the garage may have been an open carport and enclosed later. This could account for the wood siding on the south elevation, but this cannot be substantiated.

Canada, Voters Lists, 1935-1980 for Ross Cook	
Ontario > Peel > 1958	
123	Collins, Mrs. Ivy — 1305 Contour Dr.
124	Collins, George W., draughtsman, 1305 Contour Dr.
125	Collins, Robert G., utility man, 1035 Lorne Park Rd.
126	Collins, Mrs. Shirley — 1035 Lorne Park Rd.
127	Connor, Grose, traffic mgr., 803 Parkland
128	Connor, Mrs. Bessie — 803 Parkland
129	Cook, Ross, manufacturer, 893 Longfellow
130	Cook, Mrs. Rita — 893 Longfellow
131	Cook, Miss Carol, secretary, 893 Longfellow
132	Coomb, Gordon, CNR, 974 Parkland

1958 CANADIAN VOTERS' LIST SHOWING ROSS AND RITA COOK LIVING AT 893 LONGFELLOW. THIS IS THE EARLIEST EVIDENCE OF ANYONE ACTUALLY LIVING AT THIS SITE.

Analysis of this history of ownership reveals nothing of cultural significance with the exception that Paul Stafford is noted as a local architect in his 2019 obituary, but there is nothing to suggest that he was in any way important to the local community of Lorne Park Estates.

Mr. Stafford's obituary reveals an unexplained detail in that it refers to Paul's wife Katharine and indicates that she is still living but the title information refers to Paul's wife Margaret and indicates that she passed away in 2012. Katharine may be a second wife. This discrepancy is likely not significant to the cultural importance of the property.

PAUL STAFFORD Obituary

STAFFORD, PAUL MAYNARD WITHROW 1925 - 2019 It is with great sadness that the family of Paul Maynard Withrow Stafford announce his passing. Paul passed away peacefully surrounded by family on June 24th, at the Credit Valley Hospital. Paul will be truly missed by his wife Katharine, daughter Debbie, son Paul (Tony), stepdaughters Lisa and Michelle, grandchildren and all his nieces and nephews. Paul graduated from U of T and immediately distinguished himself as An Award Winning Architect. He co-founded his own successful firm where he worked until his retirement in 1989. Paul and Kathy were avid sailors and travelled extensively in their retirement. There will be a Celebration of Life at the Port Credit Yacht Club, 115 Lakefront Promenade, Mississauga, Ontario L5E 3G6, Phone 905-278-5578. Email www.pyc.net on July 25th, between 1:00 and 3:00 p.m.

Published by Toronto Star on Jul. 6, 2019.

OBITUARY OF PAUL STAFFORD

8.0 The Proposal

See proposed design by Hicks Design Studio appended to this report.



1PROPOSED STREETScape SHOWING PROPOSED NEW DWELLING AT 893 LONGFELLOW IN CONTEXT WITH ADJACENT EXISTING DWELLING AT 891 LONGFELLOW

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 area around the existing building has been largely cleared there is no discernable landscape interest associated with this part of the property itself. The native vegetation and topography can only be surmised. There is no spatial organization, spatial definition or visual integrity in this part of the landscape.

-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 part of the site proposed to be redeveloped.

-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, although significantly larger than the existing, is similar to the existing as regards 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 and occupies a larger footprint but its massing is designed to de-emphasize its size. It is similar in size to other newer homes in the local area. Generally the proposed building is very restrained as regards its massing and detail and will maintain consistency with the other newer homes in the area.

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 893 Longfellow 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 exists largely as built and is a good example of a type of construction that was very popular in the mid-20th century. 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, however.

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 no associations with the early history of Lorne Park Estates by virtue of its mid-20th century construction. It has some association with the later history of the area 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 893 Longfellow Ave. is of some interest by virtue of its form and finishes and because it exists so close to its original construction however this interest does not rise to the level where Part IV designation could be considered. There are no known associations with persons or events of significant interest to the community associated with this building.

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, 893 Longfellow Ave. does not warrant conservation.

11.0 Urban Context – Zoning

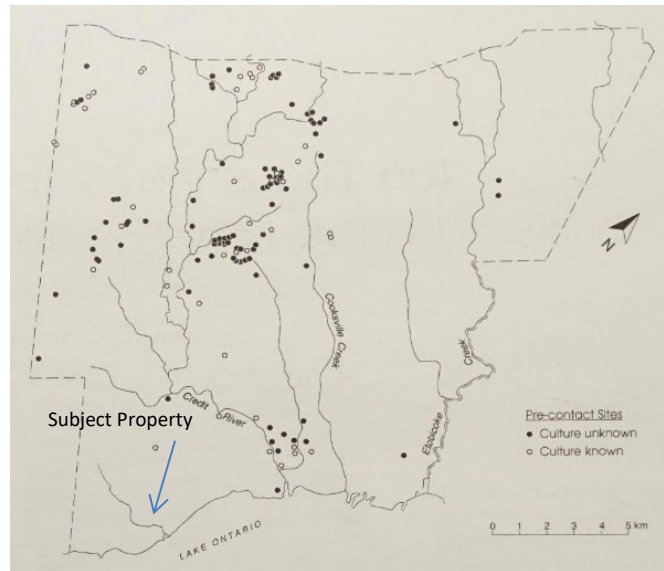
893 Longfellow Ave. is presently zoned R2-5 under by-law 0225-2007 and is subject to the infill regulations in the zoning by-law. The site is sufficiently large that a modern home can be provided under this bylaw and remain appropriate to the streetscape.

12.0 Alternative Design Strategies and Mitigation Measures

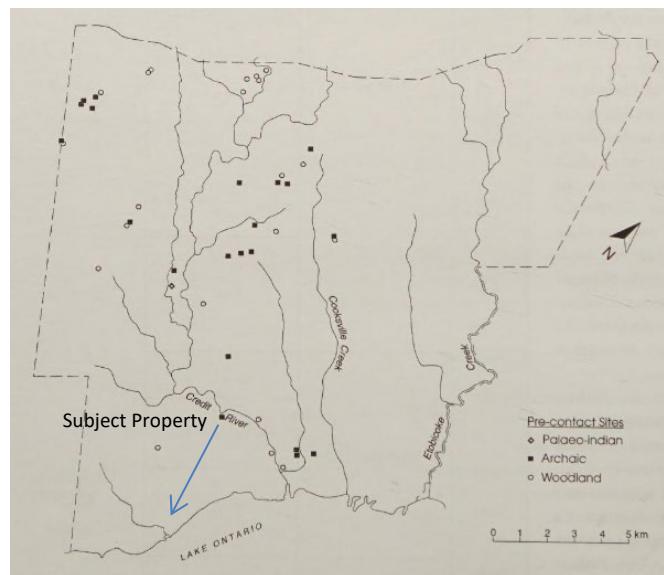
The present proposal is appropriate for the context. No further alternatives need be considered.

There is limited potential that the demolition of the existing home will reveal information about its original form, finishes and confirmation of its date of construction. If demolition reveals any unusual or unexpected elements notes and photographs should be taken and made available to the City of Mississauga and Heritage Mississauga as well as the Lorne Park Residents Association. Given the age of the existing home this is unlikely, however.

13.0 Indigenous History and Cultural Heritage Interests

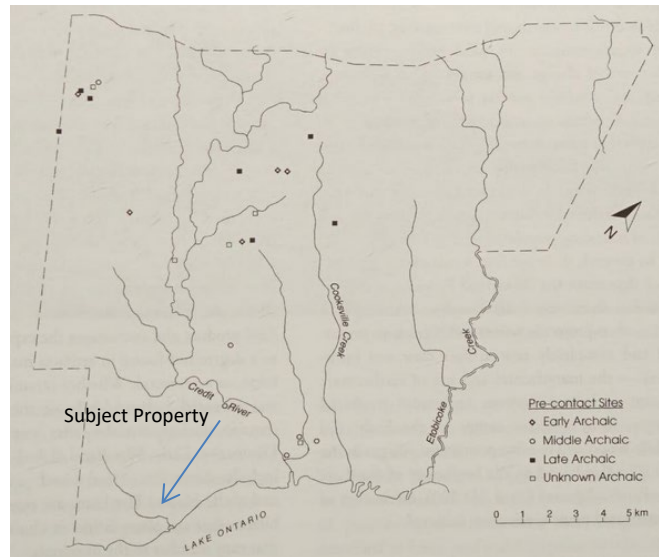


MAP OF INDIGENOUS PRE-CONTACT SITES³



PRE-CONTACT SITES OF KNOWN CULTURAL AFFILIATION

³ Dieterman, F.A. (2002). Mississauga: The First 10,000 Years. Toronto: Eastend Books



KNOWN ARCHAIC SITES IN MISSISSAUGA

14.0 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 of some pleasant visual interest but is not a significant element in the streetscape.

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. 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.

15.0 Qualifications

Rick Mateljan is a heritage consultant and member of the Canadian Association of Professional Heritage Consultants 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, others as noted

Appendix: Chain of Title information

Appendix: Proposed building plans and elevations (Hicks Design Studio)

Appendix: Rick Mateljan CV

Appendix: As-found plans and elevations of existing building

**CHAIN OF TITLE RE PIN 13488-0914 – 893 LONGFELLOW AVE.,
MISSISSAUGA:**

LOT 2, BL. F PI B88:

7206 Bargain & Sale 7 ? 1890 The Toronto & Lorne Park Summer Resort Company to John H. Martin;

8748 B & S 4 Mar. 1895 ...Martin to Havelock Stinson;

10226 B & S 21 May 1900 ...Stinson to Wilhelmine H. Martin;

25620 Tax Deed 2 Jan./24 Treasurer to Frank E. Waterman;

50396 Grant 22 July/47 Estate of Wilhelmine H. Martin to John S. Martin;

65192 Grant 7 Nov./51 Estate of John S. Martin and Estate of Jessie M. Martin to Viola C. Brown;

94792 Quit Claim Deed 3 Apr./56 Estate of Frank E. Waterman to Viola C. Brown;

94793 Grant 3 Apr./56 ... Brown to Kathrine J. Playle & John C. Playle;

95864 Grant 18 May/56 ...Playles to Ross C. Cook and Rita P. Cook;

140473 Grant 25 Sept./61 ...Cooks to Paul Stafford & Margaret Stafford;

PR2094637 Transfer 2011/10/21 Margaret Stafford to Margaret Stafford;

PR2181562 Transmission 2012/04/30 Estate of Margaret Stafford to James Weber;

PR2182502 Transfer Personal Rep. 2012/04/73 James Weber and Paul Stafford to Hikmat Jibreil Yousif;

PR2218017 Transfer 2012/06/27 ...Yousif to Hikmat Jibreil Yousif and Muntaha Hanna;

PR3527699 Transfer 2019/08/23 ...Yousif/Hanna to .

LOT 3, BL. F:

7733 B & S 11 Dec. 1891 The Toronto & Lorne Park Summer Resort Company to Frederick Roper;

7734 B & S 11 Dec. 1891 ...Roper to The Lorne Park Company;

13498 B & S 15 June 1909 The Lorne... to William H. Travers & Frank McPhillips, trustees;

13499 B & S 15 June/09 ...Travers/McPhillips to The Lake Shore Country Club Limited;

(break in title)

14490 B & S 8 May/11 John Earls et al to Sydney Small;

19099 B & S 16 July/19 Sydney Small to The Lorne Park Estates Limited;

21474 B & S 17 Dec./21 The Lorne Park Estates to Mary L. Clarke; ...2

- 2 -

76902 Grant 2 Oct./53 Estate of Mary L. Clarke to Donald H. Wenger and Margaret Wenger;

76903 Grant 2 Oct./53 ...Wengers to Uku Tahiste;

83880 Grant 15 Sept./54 ...Tahiste to John C. Playle;

86800 Grant 25 Feb./55 ...Playle to Kathrine J. Playle and John C. Playle;

95864 Grant 18 May/56 ...Playles to Ross C. Cook and Rita P. Cook;

140473 Grant 25 Sept./61 ...Cooks to Paul Stafford & Margaret Stafford;

PR2094637 Transfer 2011/10/21 Margaret Stafford to Margaret Stafford;

PR2181562 Transmission 2012/04/30 Estate of Margaret Stafford to James Weber;

PR2182502 Transfer Personal Rep. 2012/04/73 James Weber and Paul Stafford to Hikmat Jibreil Yousif;

PR2218017 Transfer 2012/06/27 ...Yousif to Hikmat Jibreil Yousif and Muntaha Hanna;

PR3527699 Transfer 2019/08/23 ...Yousif/Hanna to

Lot 4 Bl. F:

See Lt. 3

Lot 5 Bl. F:

See Lt. 3

Lot 6 Bl. F:

See Lt. 3

Lot 80 Plan A23:

51933 Grant 4 Mar./48 Lorne Park Estates Limited to Estate of Mary L. Clarke;

76902 Grant 2 Oct./53 Estate of Mary L. Clarke to Donald H. Wenger and Margaret Wenger;

76903 Grant 2 Oct./53 ...Wengers to Uku Tahiste;

83880 Grant 15 Sept./54 ...Tahiste to John C. Playle;

86800 Grant 25 Feb./55 ...Playle to Kathrine J. Playle and John C. Playle;

95864 Grant 18 May/56 ...Playles to Ross C. Cook and Rita P. Cook;

140473 Grant 25 Sept./61 ...Cooks to Paul Stafford & Margaret Stafford;

PR2094637 Transfer 2011/10/21 Margaret Stafford to Margaret Stafford;

PR2181562 Transmission 2012/04/30 Estate of Margaret Stafford to James Weber;

PR2182502 Transfer Personal Rep. 2012/04/73 James Weber and Paul Stafford to Hikmat Jibreil Yousif;

..3

- 3-

PR2218017 Transfer 2012/06/27 ...Yousif to Hikmat Jibreil Yousif and Muntaha Hanna;

PR3527699 Transfer 2019/08/23 ...Yousif/Hanna to .

SITE PLAN GENERAL NOTES:

- 1. ALL GRADES TO BE WITHIN 33% MAX. SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
2. THE CONTRACTOR (BUILDER) TO CHECK AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES (CONNECTIONS) PRIOR TO CONSTRUCTION.
3. ALL DISTURBED AREAS WITHIN EXISTING ROADS AND BOULEVARDS TO BE RECONSTRUCTED TO THE SATISFACTION OF THE CITY OF MISSISSAUGA WORKS DEPARTMENT.
4. ROOF DOWN SPOUTS TO SPILL ONTO GROUND VIA SPLASH PADS.
5. I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER SPI 21-127 W2
6. THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION PLANNING AND BUILDING DEPT. 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 THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA.
7. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 600 mm. IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
8. THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. NO MATERIALS (CONSTRUCTION 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 TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR 2 (TWO) YEARS FOLLOWING COMPLETION OF SITE WORKS.
9. SEDIMENT CONTROLS AS PER CITY STANDARD ARE TO BE IMPLEMENTED DURING CONSTRUCTION.
10. ALL DAMAGED LANDSCAPE AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
11. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT.
12. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
13. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL ROAD CURB.
14. NO CONSTRUCTION ACCESS WILL BE PERMITTED FROM THE ADJOINING PARK/GREENBELT.
15. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
16. THE HOARDING MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE SITE.
17. ALL DISTURBED DRIVEWAY AREAS ARE TO BE RE-ASPHALTED PRIOR TO SECURITIES RELEASE.
18. PRIOR TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TO PROTECT FROM CONSTRUCTION ACTIVITIES AND ALL REQUIRED HOARDING TO BE MAINTAINED WITH THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS MUST BE ERRECTED AND THEN MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.
19. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY RELOCATIONS NECESSITATED BY THE SITE PLAN.
20. a) ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED & DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
b) SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT OF WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. P.U.C.C. APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT THE P.U.C.C./PERMIT TECHNOLOGIST, LOCATED AT 5185 MAVIS RD.
24. THE SUMP PUMP DISCHARGE WILL BE MANAGED WITHIN THE SITE WITHOUT A DETRIMENTAL EFFECT TO ADJOINING LANDS INCLUDING CITY DITCHES.
25. THE PROPOSED DEVELOPMENT OF THE SUBJECT SITE MAY NEGATIVELY IMPACT THE ROOT ZONES OF NEARBY TREES ON ADJACENT PROPERTY & ULTIMATELY DAMAGE THE TREES. THE OWNER SHOULD TAKE ALL REASONABLE STEPS TO MINIMIZE DISTURBANCE TO THE ADJACENT TREES ROOT ZONES THAT ARE WITHIN THE SUBJECT SITE.
26. ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD FOR THE SITE IS TO SUIT AS FOLLOWS:
a) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWN-HOUSES, 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 OSPD 350.010 (SAVE AND ACCEPT DETAIL 'A' WHICH SHALL MATCH CITY OF MISSISSAUGA STANDARD 2240.031).
27. ALL PROPOSED CURBING AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.
28. THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED.
29. ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE LIMITS OF THE CITY BOULEVARD AREA/ MUNICIPAL RIGHT OF WAY.
30. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN.
31. CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR COLLECTION.
32. 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 ALTERNATIVE SERVICE ROUTE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICES INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.
33. TO ENSURE CONFORMANCE WITH THE MIGRATORY BIRDS CONVENTION ACT, DISRUPTIVE CONSTRUCTION ACTIVITIES, INCLUDING TREE AND VEGETATION REMOVAL, IS TO BE UNDERTAKEN OUTSIDE OF THE GENERAL NESTING PERIOD OF BREEDING BIRDS & BATS IN SOUTHERN ONTARIO, WHICH OCCURS BETWEEN APRIL AND OCTOBER OF ANY YEAR.
34. WHERE POSSIBLE, ALL GRADES SURROUNDING PROPOSED DEVELOPMENT AREA TO REMAIN AS OR CLOSE TO EXISTING.
35. CONTRACTOR TO CLEAR LARGE TREE PILINGS WITHIN TREE PRESERVATION AREA AT THE START OF CONSTRUCTION. ENTIRE REMOVAL OF DEBRIS IS CLEARED AS PER PRESERVATION STANDARDS.

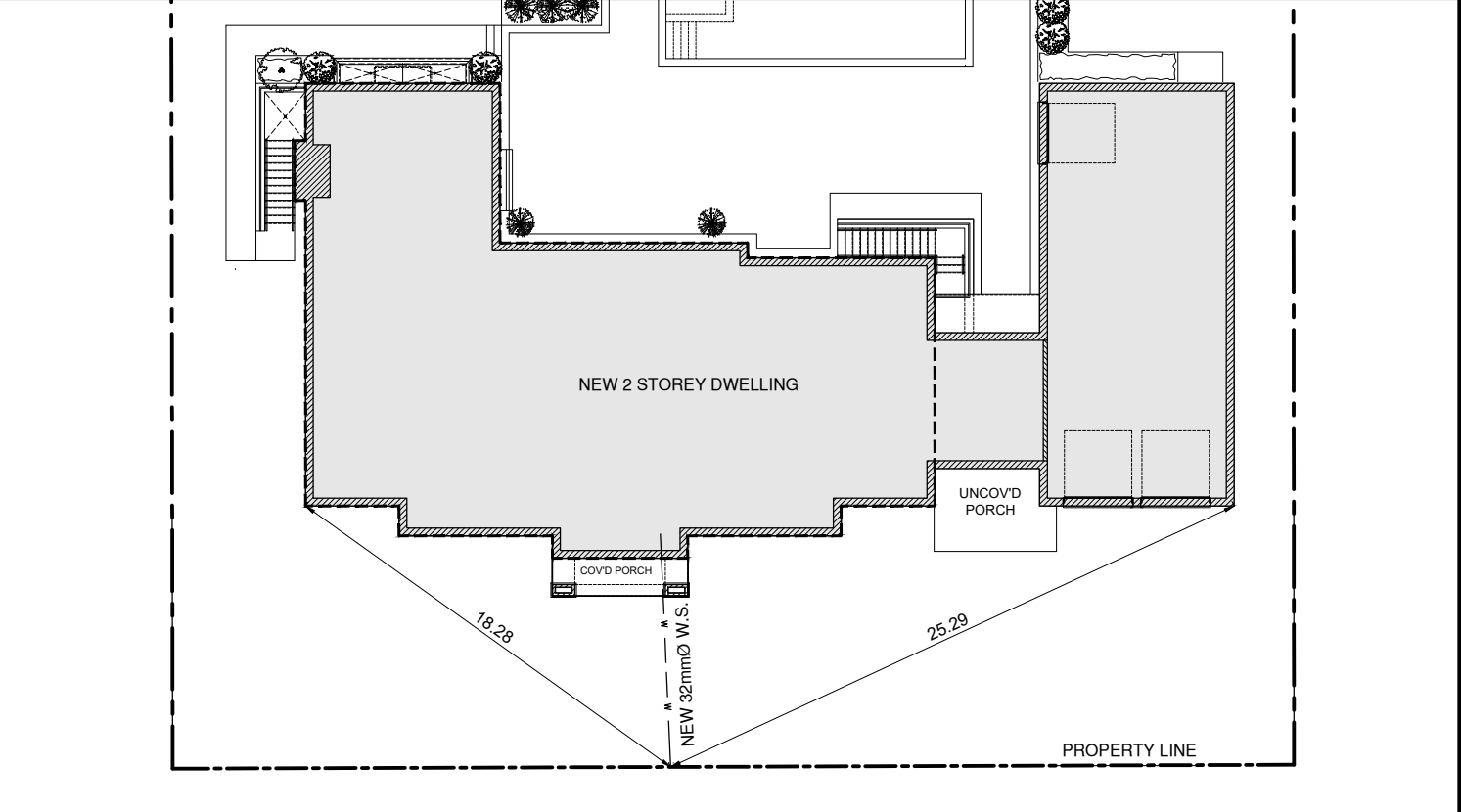
REGION OF PEEL NOTES:

WATERMANS AND WATER SERVICE
ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS
WATERMAIN AND/OR WATER SERVICE MATERIALS 100 MM (4") AND LARGER MUST BE DR 18 P.V.C. PIPE MANUFACTURED TO A.W.W.A. SPEC. C900-16 SPEC COMPLETE WITH TRACER WIRE, SIZE 50 MM (2") AND SMALLER MUST BE TYPE 'K' SOFT COPPER PIPE PER A.S.T.M. B88-49 SPECIFICATION.
WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 M (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 M (4') FROM THEMSELVES AND ALL OTHER UTILITIES
PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 MM (2") OUTLET ON 100 MM (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN, ON FIRE LINES, FLUSHING OUTLET TO BE 100 MM (4") DIAMETER MINIMUM ON A HYDRANT
ALL CURB STOPS TO BE 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED
HYDRANT AND VALVE SET TO REGION STANDARD 1-6-1 DIMENSION A AND B, 0.7 M (2') AND 0.9 M (3') AND TO HAVE PUMPER NOZZLE
WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR
WATERMANS MUST HAVE A MINIMUM CLEARANCE OF 0.3 M (12") OVER / 0.5 M (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 THEIR 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 THE 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 CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8

UNDERGROUND SERVICES
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. TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

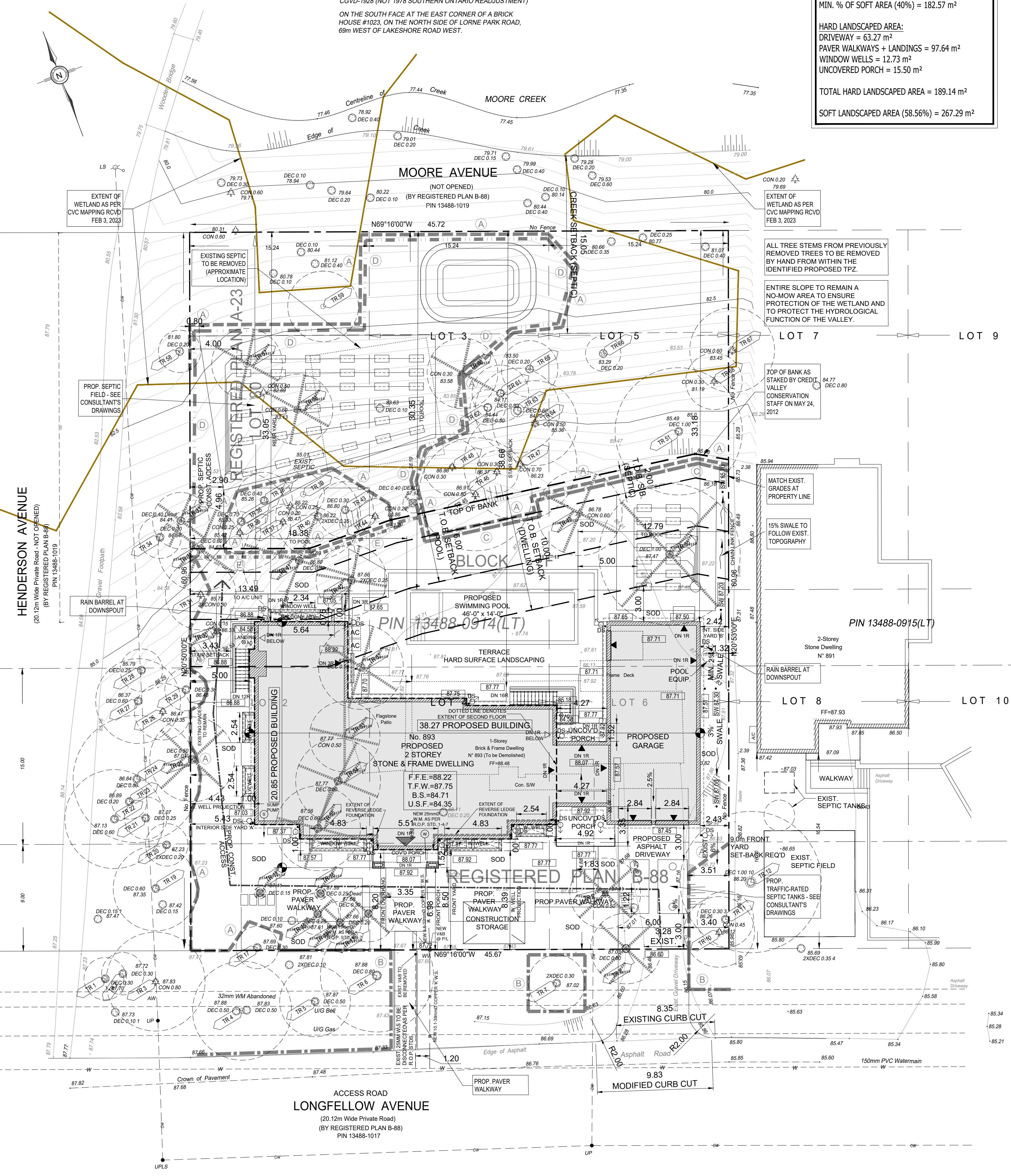
SUMP PUMP
FOUNDATION WEEPERS AND FLOOR DRAINS WILL BE SUMPED AND PUMPED TO THE SURFACE AND WILL DISCHARGE ONTO A CONCRETE SPLASH PAD IN THE FRONT OF THE HOUSE.

SUMP PUMP/DOWNSPOUT DISCHARGE TO BE MANAGED WITHIN THE PROPERTY BOUNDARIES AND NOT HAVE A DETRIMENTAL EFFECT ON ADJUTING OR CITY OWNED LANDS AND INFRASTRUCTURE INCLUDING DITCHES



3 SERVICES TIES
A1.2a SCALE: DNS

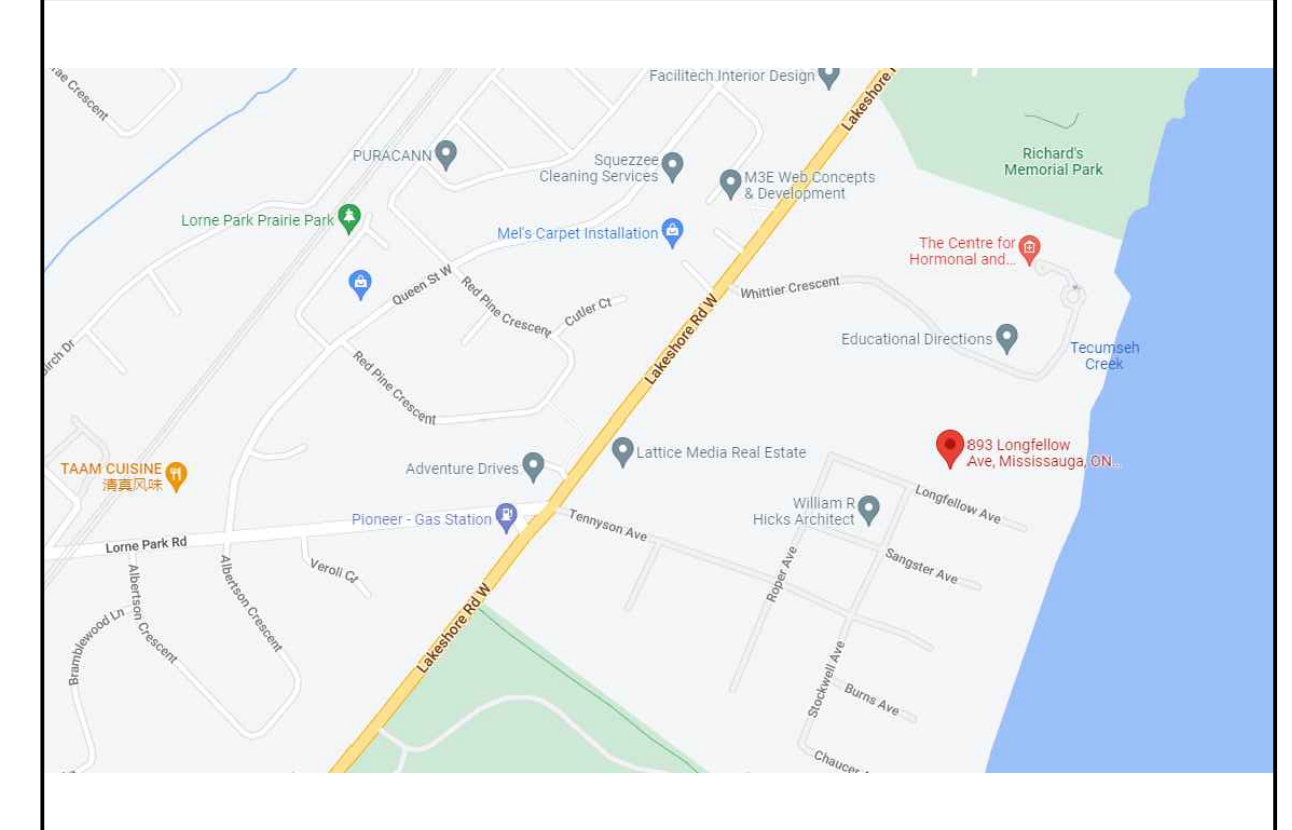
TOPOGRAPHIC SURVEY OF LOT 80, REGISTERED PLAN A-23 AND LOTS 2, 3, 4, 5 AND 6, BLOCK "F" REGISTERED PLAN B-88 CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL



5 LANDSCAPED AREA BREAKDOWN
A1.2a SCALE: DNS

Table with columns A and B showing average grade calculations for 1 Contourline of Street, 2 Intersection of Front & Side Lot Lines, 3 Side Lot Lines & Required Frontyard, and 4 Side Lot Lines 15.0m Back from Required Frontyard.

Table showing Landscaped Area breakdown: Front Yard Area = 456.43 m², Hard Landscaped Area = 63.27 m², Soft Landscaped Area = 267.29 m².



6 KEY PLAN
A1.2a SCALE: DNS

Comprehensive site statistics table including lot area, zoning, floor area, and various setback and height requirements.

7 SITE STATISTICS
A1.2a SCALE: DNS

CERTIFICATION FOR PROPOSED GRADING
I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A BUILDING LOCATED AT 893 LONGFELLOW AVENUE 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 MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

Drawings must NOT be scaled. Contractor 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.

Site Legend table defining symbols for property line, existing grade, finished floor elevation, finished basement elevation, finished deck elevation, main entrance, secondary entrance, existing structures to be removed, bore hole location, roof downslope location, proposed dimensions, new sump with discharge direction, tree hoarding, tree number per arbourist report, existing tree to remain, dashed line indicates TPZ, existing tree to be removed, and existing tree to be remain.

Revision table with columns for date, description, and revision/issuance.



CLIENT: SUZANA LOBO
CUSTOM RESIDENCE
SPE 21-127 W2
ADDRESS: 893 LONGFELLOW AVE. CITY: MISSISSAUGA, ON
DRAWING TITLE: SITE PLAN
OWNER: SUZANA LOBO
18 WINNIPEG RD, TORONTO, ON M9P 2E3
647-966-0800
DRAWN: V.P + SE
DATE: 8.8.2023
JOB NUMBER: 21-284
SCALE: 1:200
SHEET NUMBER: A1.2a

1 GENERAL NOTES
A1.2a SCALE: DNS

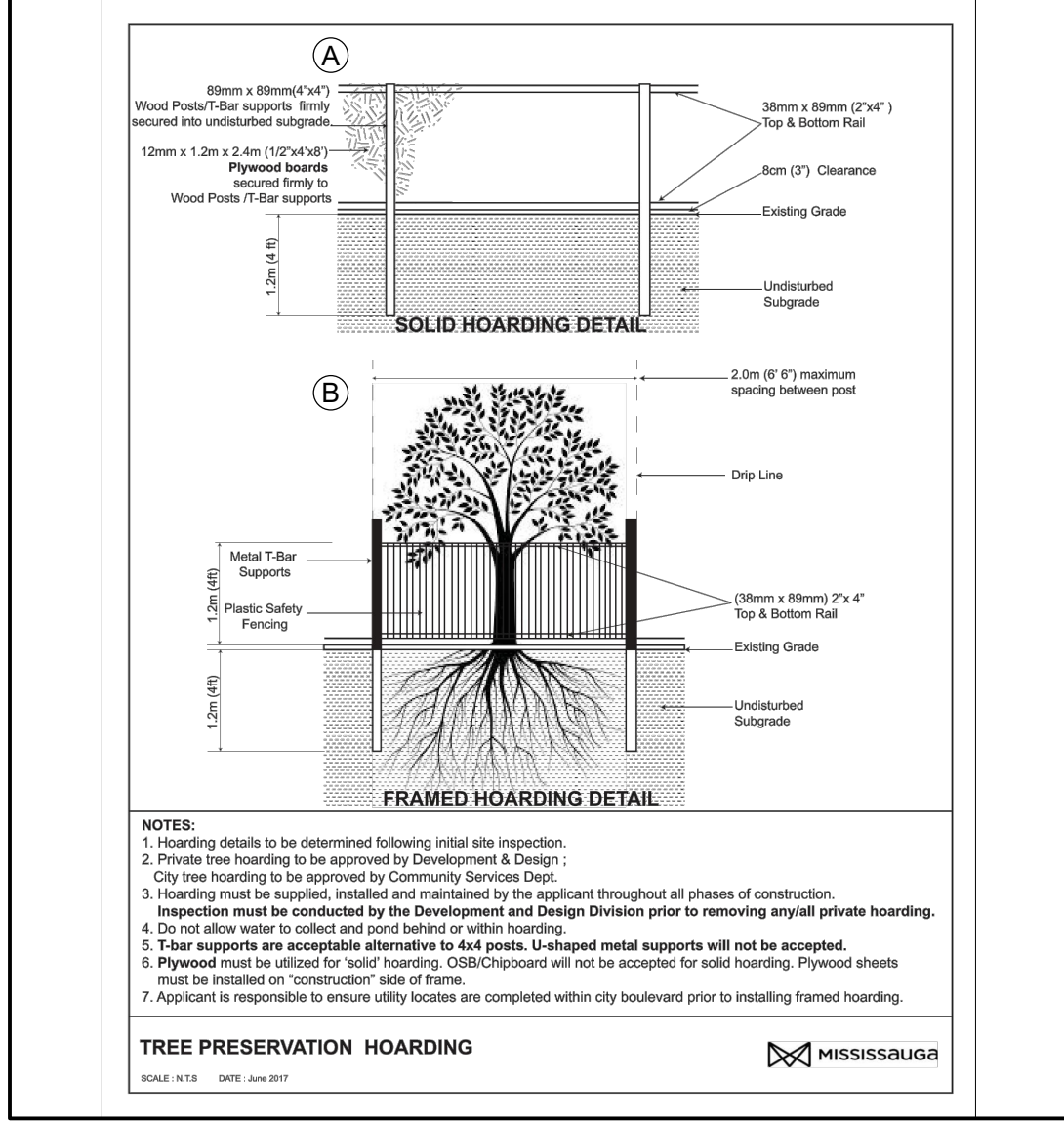
2 REGION OF PEEL NOTES
A1.2a SCALE: DNS

4 SITE PLAN
A1.2a SCALE: 1:200

8 GRADING CERTIFICATE
A1.2a SCALE: DNS

CREDIT VALLEY CONSERVATION NOTES:

- 1. BE ADVISED THAT THE CREDIT VALLEY CONSERVATION AUTHORITY MAY, AT ANY TIME, WITHDRAW THIS PERMISSION, IF, IN THE OPINION OF THE AUTHORITY, THE CONDITIONS OF THE PERMIT ARE NOT BEING COMPLIED WITH...
2. FOLLOWING INSTALLATION OF THE PROPOSED ESC MEASURES, A QUALIFIED AGENT OF THE PROPONENT, PREFERABLY AN ENVIRONMENTAL MONITOR, WILL CONDUCT REGULAR SITE VISITS TO MONITOR ALL WORKS...
3. ALL CONSTRUCTION ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF DEBRIS, SEDIMENTS, OR OTHER DELETERIOUS PRODUCTS TO THE WATERCOURSE OR WETLAND...
4. SEDIMENT LADEN RUNOFF FROM DISTURBED AREAS TO THE WATERCOURSE OR NATURAL FEATURE IS NOT ALLOWED...
5. PLEASE REFER TO ESC GUIDELINE FOR URBAN CONSTRUCTION (DECEMBER 2006) FOR THE DESIGN AND DESIGN ALTERATION OF ESC MEASURES...
6. ESC MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES, TO PREVENT ENTRY OF SEDIMENT INTO THE WATERCOURSE/NATURAL AREA...
7. THE EROSION AND SEDIMENT CONTROL (ESC) PLAN IS A DYNAMIC DOCUMENT, WHICH MAY BE SUBJECT TO CHANGE OR MODIFICATIONS AS A RESULT OF SITE DEVELOPMENT OR CHANGES ON SITE...
8. ADDITIONAL ESC MATERIALS (I.E. SILT FENCE, FILTER SOCKS, STRAW BALES, CLEAR STONES, ETC.) ARE TO BE KEPT ON SITE FOR EMERGENCIES AND REPAIRS...
9. THE PROJECT PROPONENT OR THEIR REPRESENTATIVE IS ULTIMATELY RESPONSIBLE FOR CONTROLLING SEDIMENT AND EROSION WITHIN THE CONSTRUCTION SITE FOR THE TOTAL PERIOD OF THE CONSTRUCTION...
10. DISTURBED AREAS WILL BE MINIMIZED TO THE EXTENT POSSIBLE, AND TEMPORARILY OR PERMANENTLY STABILIZED OR RESTORED AS THE WORK PROGRESSES...
11. ANY SEDIMENT SPILL FROM THE SITE SHOULD BE REPORTED TO MINISTRY OF ENVIRONMENT (SPILL ACTION CENTER) AT 1-800-268-6060...
12. IF EXCESSIVE SILTATION RESULTS FROM THE CONSTRUCTION ACTIVITIES, THE ON-SITE SUPERVISOR/INSPECTOR AND/OR CVC RESERVE THE RIGHT TO REQUEST ADDITIONAL ESC MEASURES WHICH WOULD BE INSTALLED PRIOR TO FURTHER CONSTRUCTION ACTIVITIES.



4 HOARDING DETAILS SCALE: DNS

HOARDING GENERAL NOTES:

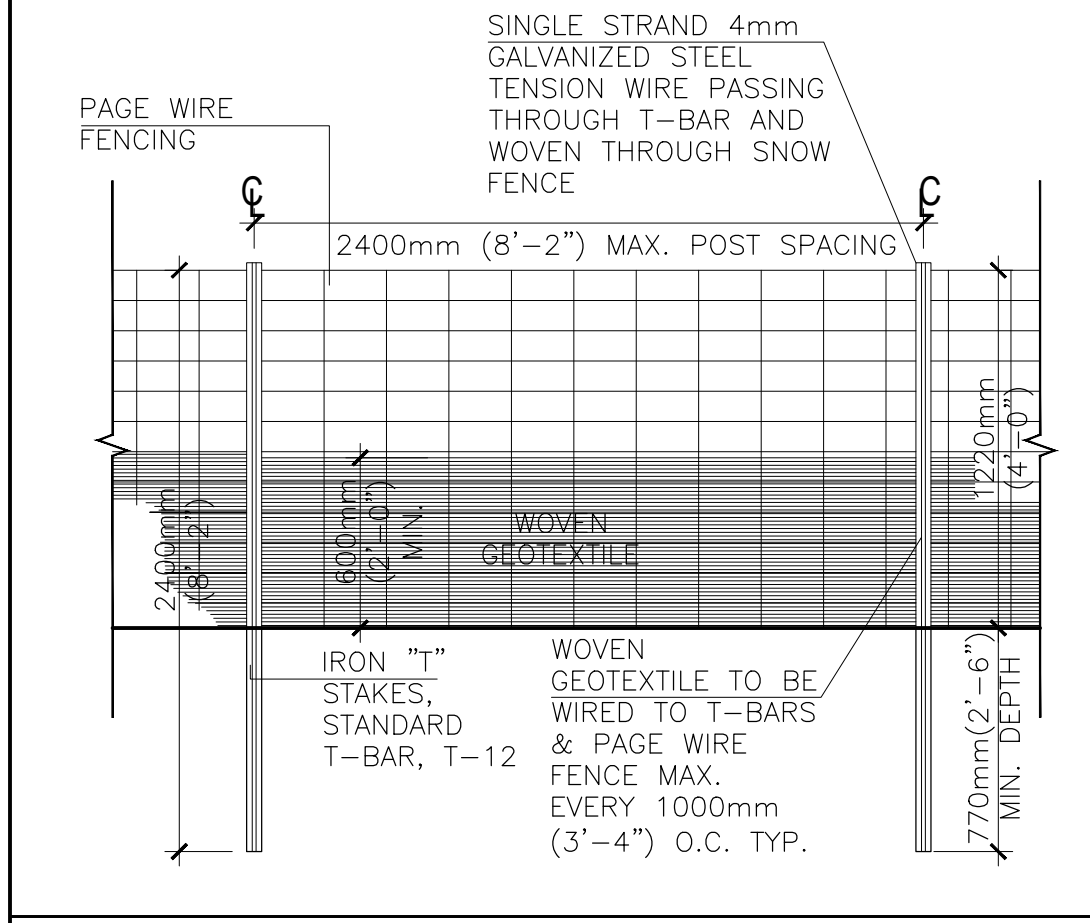
HOARDING IS TEMPORARY FENCING FOR THE DURATION OF CONSTRUCTION ACTIVITY TO BE CONSTRUCTED AROUND THE DRIP LINE OF SIGNIFICANT EXISTING TREES TO BE PRESERVED AND/OR WHERE SITE CONDITIONS ARE CONSTRAINED ADJACENT TREE PRESERVATION AREAS

- 1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
2. HOARDING TO BE APPROVED BY DEVELOPMENT & DESIGN
3. HOARDING MUST BE SUPPLIED, INSTALLED & MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION UNTIL APPROVAL TO REMOVE HOARDING IS OBTAINED FROM DEVELOPMENT & DESIGN.
4. DO NOT ALLOW WATER TO COLLECT & POND BEHIND OR WITHIN HOARDING.

- A SOLID WOOD HOARDING SOLID WOOD HOARDING IS DEFINED AS: A SOLID WOOD STRUCTURE/FENCE, GENERALLY OF PLYWOOD, WITH A MINIMUM HEIGHT OF 1220mm (4'-0") SUPPORTED BY 100mmX100mm (4"x4") WOOD POST/IRON "T" STAKES AT 2010mm (6'-7") ON CENTER AND SUPPORTED WITH A WOODEN FRAME OF 2"x4" TOP AND BOTTOM RAIL.
B FRAMED HOARDING FRAMED HOARDING IS DEFINED AS: PLASTIC SAFETY (OR WOOD SLAT) FENCING SUPPORTED BY IRON "T" STAKES AT 2010mm (6'-7") ON CENTER AND SUPPORTED WITH A WOODEN FRAME OF 25mmX75mm (1"x3") SLATS ACROSS THE TOP AND BOTTOM RAIL.

5 HOARDING GENERAL NOTES SCALE: DNS

AS PER CITY OF MISSISSAUGA STANDARD DETAIL 02830-2



C ESC FENCE (TYP.)

EROSION AND SEDIMENT CONTROL FENCE TO BE ERCTED AND MAINTAINED THROUGHOUT ALL PHASES OF DEVELOPMENT AND CONSTRUCTION.

D ESC FENCE (PHASE 1)

EROSION AND SEDIMENT CONTROL FENCE TO BE ERCTED AND MAINTAINED THROUGHOUT DEVELOPMENT AND CONSTRUCTION BELOW THE TOP OF BANK/STABLE SLOPE LINE AS OUTLINED BY CREDIT VALLEY CONSERVATION ON MAY 24, 2012.

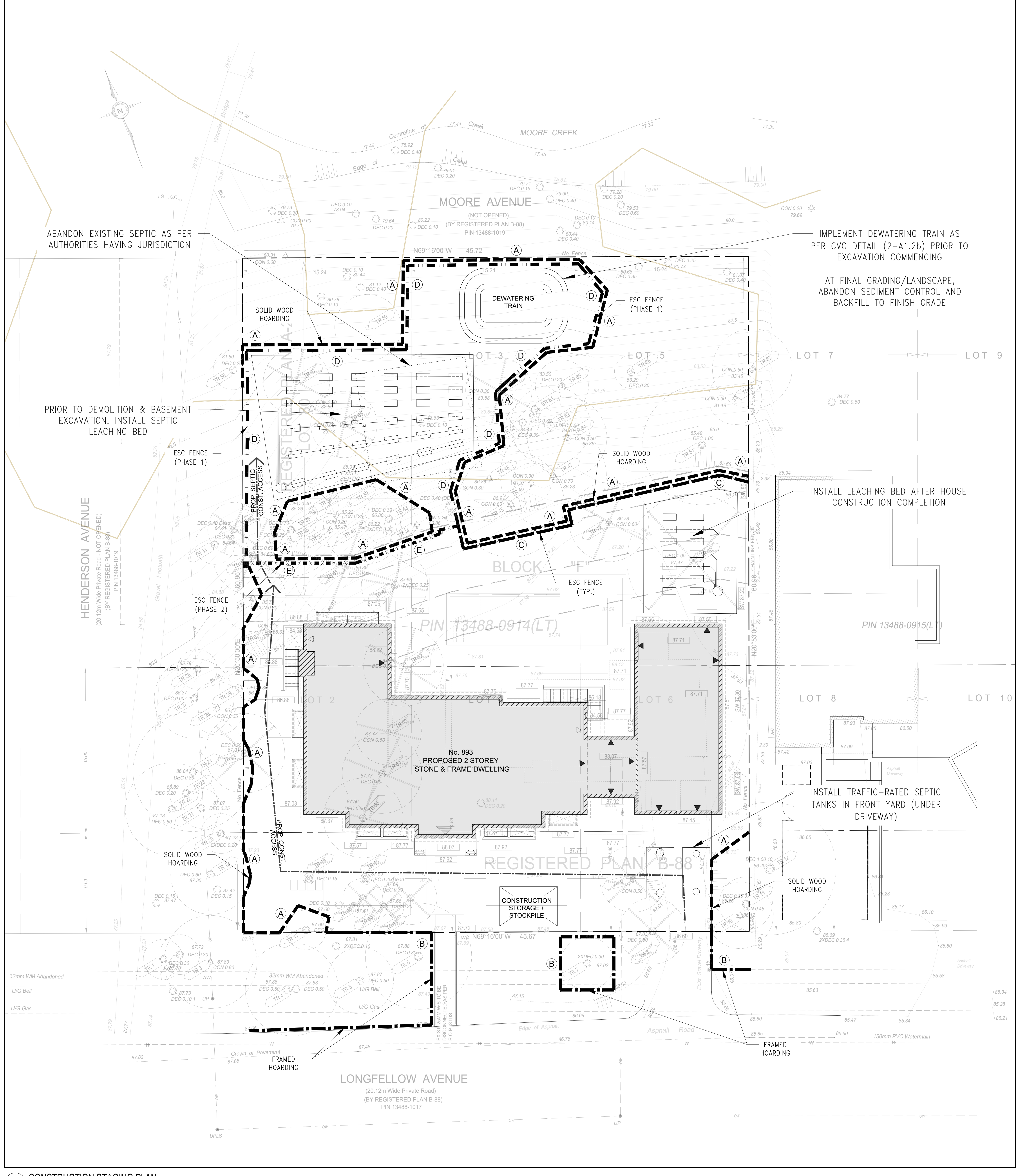
E ESC FENCE (PHASE 2)

EROSION AND SEDIMENT CONTROL FENCE TO BE ERCTED AND MAINTAINED THROUGHOUT DEVELOPMENT AND CONSTRUCTION ABOVE THE TOP OF BANK/STABLE SLOPE LINE AS OUTLINED BY CREDIT VALLEY CONSERVATION ON MAY 24, 2012.

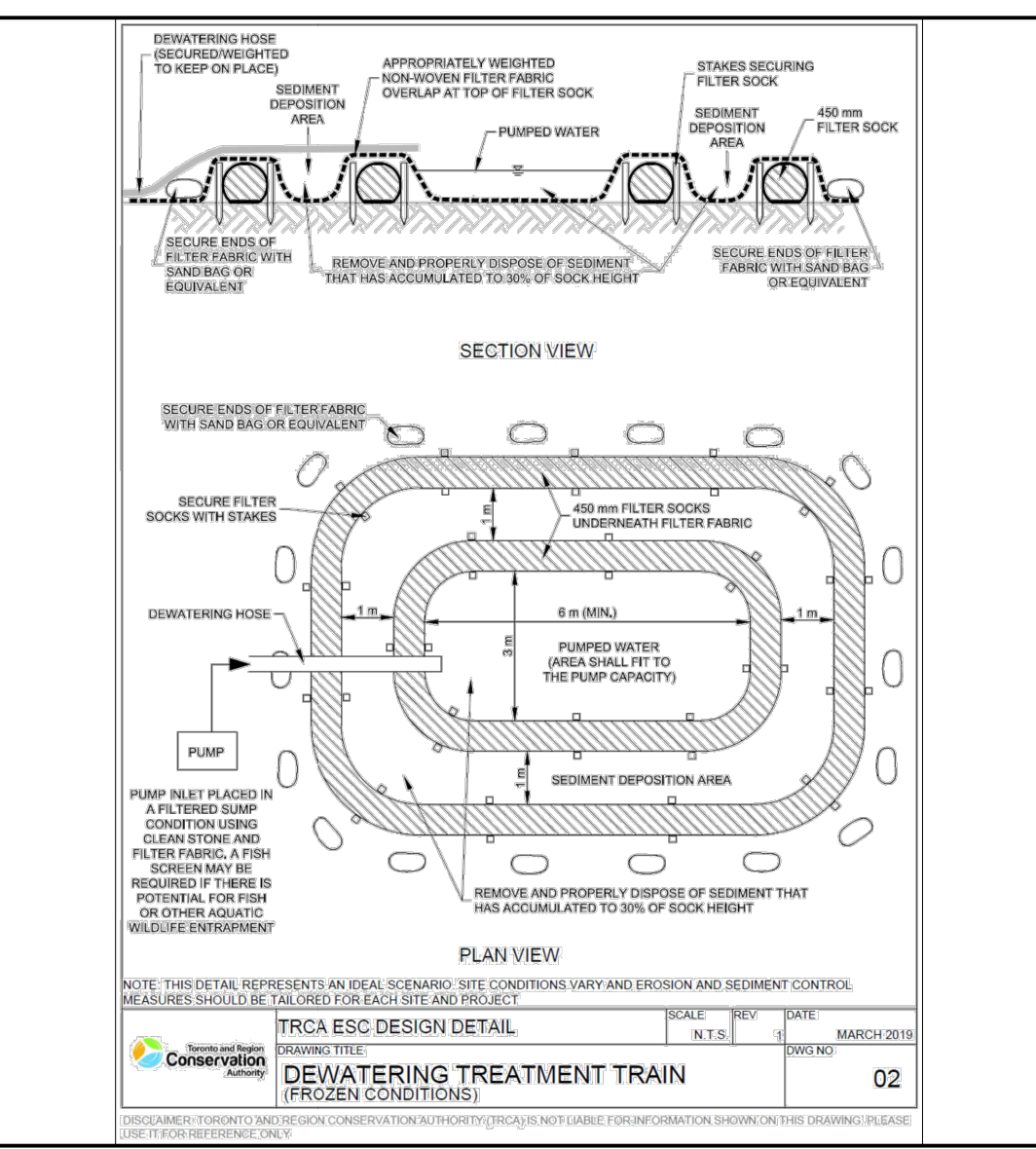
6 HOARDING - SEDIMENT CONTROL SCALE: DNS

EROSION & SEDIMENT CONTROL NOTES:

- 1. ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS (I.E. SILT FENCE, STRAW BALES, CLEAR STONES, ETC.) ARE TO BE KEPT ON SITE FOR EMERGENCIES AND REPAIRS.
2. EROSION AND SEDIMENT CONTROL METHODS ARE TO BE CONTINUOUSLY EVALUATED, AND UPGRADES ARE TO BE IMPLEMENTED, WHEN NECESSARY.
3. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONTROLLING SEDIMENT & EROSION WITHIN THE CONSTRUCTION SITE FOR THE TOTAL PERIOD OF CONSTRUCTION.
4. THE SEDIMENT LADEN WATER WILL NOT BE ALLOWED TO DISCHARGE TO THE CREEK.
5. AN AFTER-HOURS CONTACT NUMBER IS TO BE VISIBLY POSTED ON-SITE FOR EMERGENCIES.
6. ALL PLANS SHOULD HAVE THE NAME AND CONTACT INFO OF THE PERSON RESPONSIBLE FOR ESC MEASURES.
7. ANY SEDIMENT SPILL FROM THE SITE MUST BE REPORTED TO THE MINISTRY OF ENVIRONMENT, CONSERVATION AND PARKS (CALL SPILL ACTION CENTER AT 1-800-268-6060).



1 CREDIT VALLEY CONSERVATION NOTES SCALE: DNS



2 HOARDING DETAILS SCALE: DNS

DEWATERING NOTES:

- THE INLET/OUTLET PUMP INCLUDING THE LOCATION OF THE SEDIMENT BAG/TRAP SHOULD BE SHOWN ON THE ESC DRAWING.
• NOTE THAT ALL DEWATERING SHALL BE TREATED AND THEN RELEASED AT LEAST 15M FROM THE WATERCOURSE, PUMPING OF SEDIMENT LADEN RUNOFF TO THE WATERCOURSE OR NATURAL FEATURE IS NOT PERMITTED. DISCHARGE FROM THE BAG IS TO BE RELEASED TO A VEGETATED LOCATION (I.E. NOT DISTURBED SOILS), OR IF A VEGETATED LOCATION IS NOT AVAILABLE, A FLOW DISSIPATING STRUCTURE SHOULD BE PROVIDED. THESE CONTROL MEASURES SHALL BE MONITORED AND MAINTAINED OR REVISED TO ENSURE WATER QUALITY TARGETS ARE BEING ACHIEVED.
• DURING THE DEWATERING IF THERE IS LIMITATION TO LOCATE THE SEDIMENT BAG AT 15 M FOR WARM WATER, IF THE DISTANCE OF 15 M FORM WETLAND AND WARM WATER IS NOT FEASIBLE CONSIDER USING SEDIMENT TANK.
• NO PUMPING OF SEDIMENT LADEN RUNOFF FROM CONSTRUCTION SITE IS ALLOWED INTO THE CREEK, AT ANY TIME, AN APPROPRIATE WATER TREATMENT IS REQUIRED PRIOR TO DISCHARGING TO THE CREEK.
• REFER TO A1.2 FOR DEWATERING DETAIL.

3 DEWATERING NOTES SCALE: DNS

7 ESC GENERAL NOTES SCALE: DNS

8 CONSTRUCTION STAGING PLAN SCALE: 1:150

Drawings must NOT be scaled. Contractor 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.

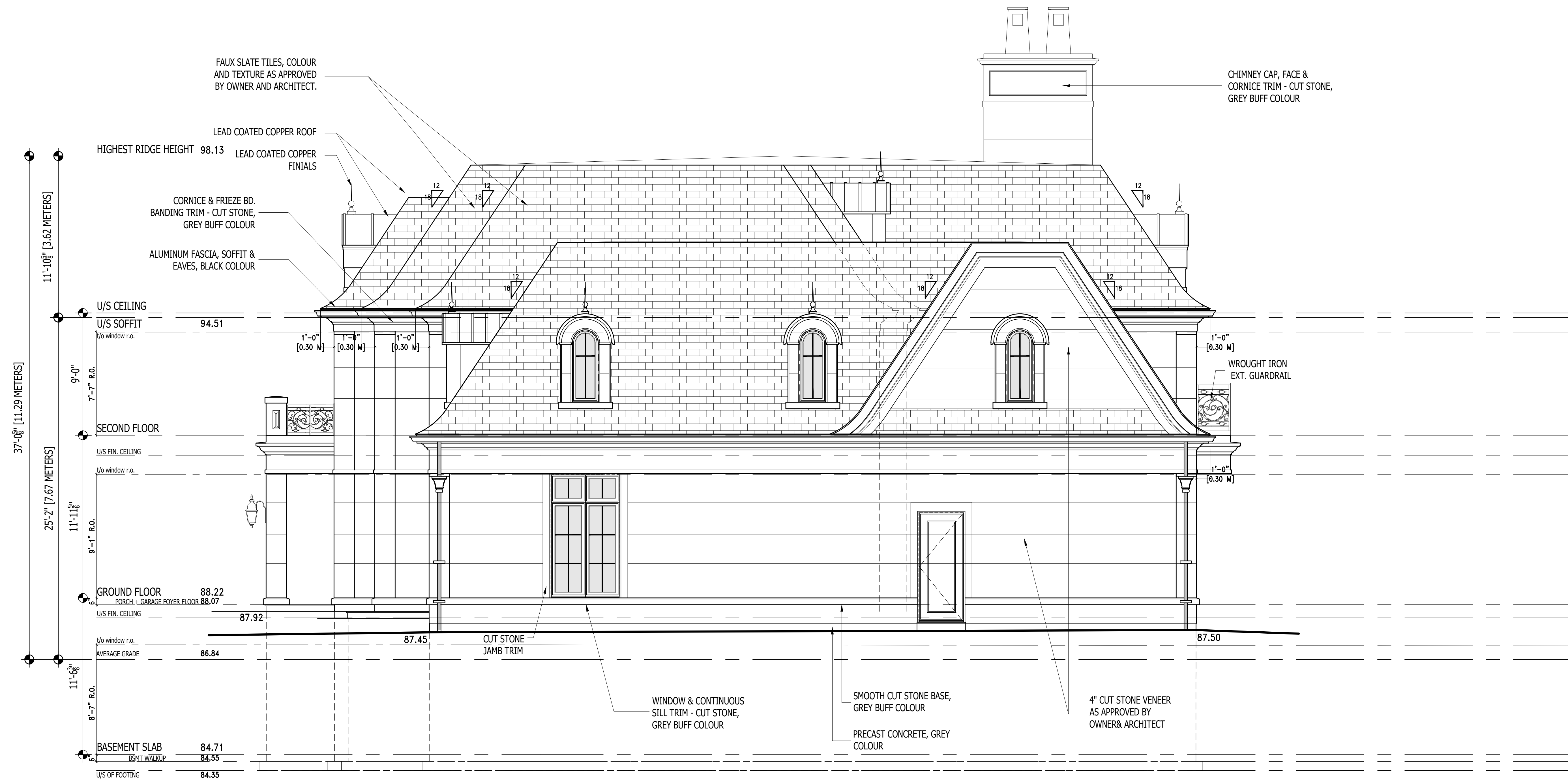
SITE LEGEND table with symbols for PROPERTY LINE, EXISTING GRADE, FINISHED GRADE, FINISHED FLOOR ELEVATION, FINISHED BASEMENT ELEVATION, FINISHED DECK ELEVATION, MAIN ENTRANCE, SECONDARY ENTRANCE, EXISTING STRUCTURES TO BE REMOVED, BORE HOLE LOCATION, ROOF DOWNSPOUT LOCATION, PROPOSED DIMENSIONS, NEW SUMP WITH DISCHARGE DIRECTION, TREE HOARDING, TREE NUMBER PER ARBOURIST REPORT, EXISTING TREE TO REMAIN, EXISTING TREE TO BE REMOVED, EXISTING TREE TO BE REMAIN.

Revision table with columns for date, description, and revision number. Includes entries for re-issued for COFA, planning review, CVC permit, and COFA.

HICKS DESIGN STUDIO logo and contact information: 185 ROBINSON STREET, SUITE 300 ONTARIO, ON CAN L6J 1G7. Phone: 905.339.1012.

CLIENT: CUSTOM RESIDENCE SPI 21-127 W2. ADDRESS: 893 LONGFELLOW AVE. CITY: MISSISSAUGA, ON. DRAWING TITLE: SITE - ADDITIONAL DETAILS. OWNER: SUZANA LOBO. DRAWN: V.P + SE. DATE: 8.8.2023. SCALE: 1:200. JOB NUMBER: 21-284. SHEET NUMBER: A1.2b.

Drawings must NOT be scaled. Contractor 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.



REF.	DATE	DESCRIPTION
6	07.20.23	RE-ISSUED FOR COFA
5	06.23.23	ISSUED FOR PLANNING REVIEW
4	04.10.23	ISSUED FOR CVC PERMIT
3	03.16.23	ISSUED FOR COFA
2	09.23.22	RE-ISSUED FOR SPA
1	07.28.21	ISSUED FOR SITE PLAN APPROVAL

HICKS DESIGN STUDIO

HICKS DESIGN STUDIO
 255 ROBINSON STREET, SUITE 200 OAKVILLE, ON, CAN L6J 1H7
 WWW.HICKSDSIGNSTUDIO.COM © 2002-2022

CLIENT:
CUSTOM RESIDENCE

ADDRESS: 893 LONGFELLOW AVE
 CITY: MISSISSAUGA, ON

DRAWING TITLE:
RIGHT SIDE (EAST) ELEVATION

DRAWN: V.P. + SE
 DATE: 8.8.2023 SCALE: 1/4"=1'-0"
 JOB NUMBER: 21-284 SHEET NUMBER: **A4.3**

20230808_141024_0001_ELEVATION RIGHT SIDE (EAST) 1/4"=1'-0" 21-284 A4.3

RICK MATELJAN B. A. CAHP

3566 Eglinton Ave. W., Mississauga, ON
 (t) 416 315 4567 (e) rick.mateljan@smda.ca

curriculum vitae**Education:****Trinity College, University of Toronto**

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

Ryerson Polytechnic University

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

Royal Architectural Institute of Canada Syllabus Program

- program of architectural education through practical and design studio experience

Employment:

2010 - Present

SMDA Design Ltd. (Owner)

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

2001 - 2010

Gren Weis Architect and Associates, Designer and Project Manager

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

1993-2001

Diversified Design Corporation, Owner

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

Recent professional development:

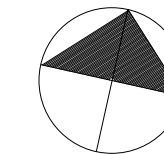
2022	Canadian Association of Heritage Professionals (Building Specialist)
2019	OAA Conference, Quebec City PQ
2018	Ontario Heritage Association Conference, Sault St. Marie ON
2017	RAIC/OAA Conference, Ottawa ON
2017	Ontario Heritage Association Conference, Ottawa ON
2012	OAA – Admission Course
2011	Ontario 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:

2022-2023	Member, OAA – OAAAS Integration Committee
2016-2019	Member, OAA Practice Committee
2015-present	Guest critic, Centennial College Architectural Technology Program
2014-2015	Guest critic, University of Waterloo Architectural Practice Program
2012-2022	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)
2007-2020	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)

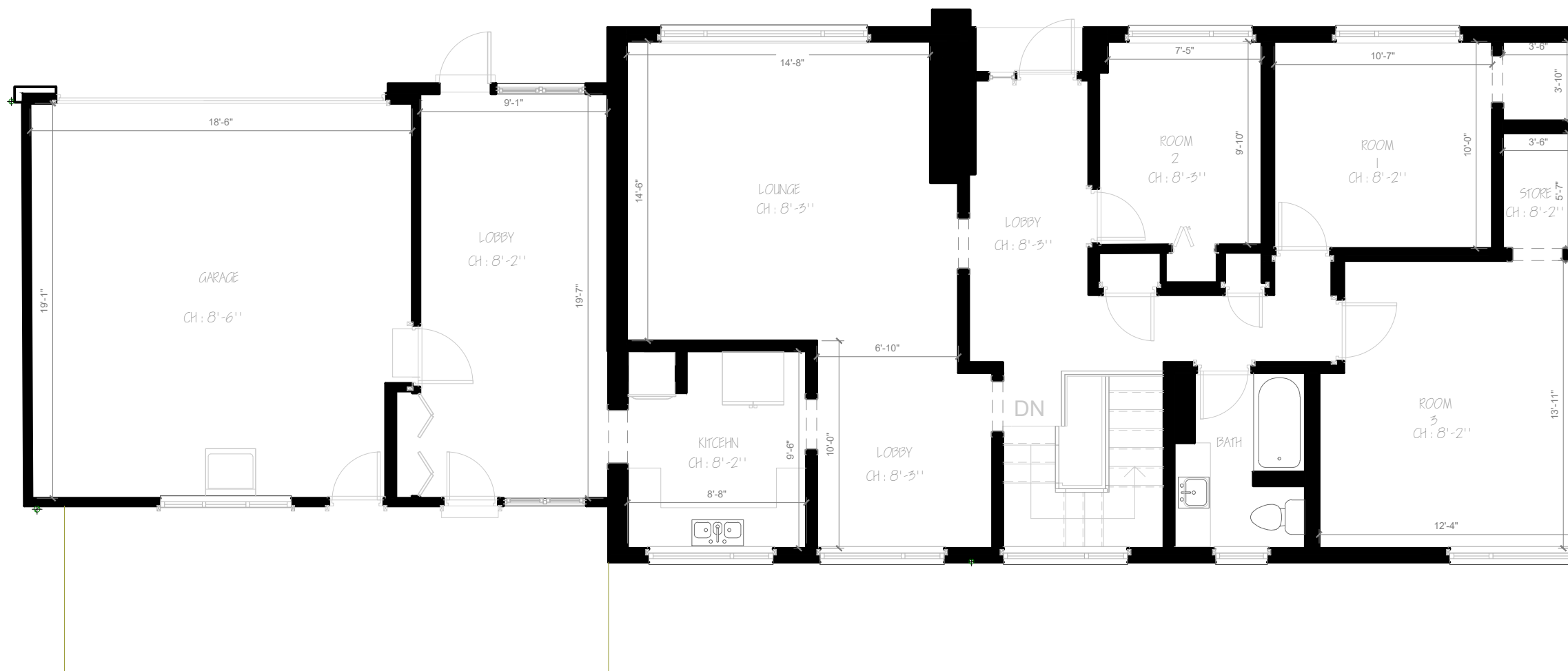
Memberships:

(former) Ontario Association of Architects (OAA)
 Canadian Association of Heritage Professionals (CAHP)
 (former) Ontario Association of Applied Architectural Sciences (OAAAS)



APPROX. NORTH

G.F.A.= 1,794 SQ FT.



2 GROUND FLOOR PLAN

SURVEY DATE: 02 28 2023
 DRAWN BY: MT
 PROJECT #: 32-005
 SCALE: 1/8"=1'

ADDRESS:
 893 LONG FELLOW AVE
 MISSISSAUGA ON
 L5H 2X9

DRAWING TITLE:
GROUND FLOOR PLAN

REVISION
 MEASURING INC.

REVISION MEASURING INC.
 3250 BLOOR STREET WEST, SUITE 600,
 TORONTO, ON
 M8X 2X9
 O. 1-833-AS-BUILT
 WWW.REVISIONMEASURING.COM

SHEET:
A1.1
 47



① FRONT ELEVATION

SURVEY DATE: 02 28 2023
 DRAWN BY: MT
 PROJECT #: 32-005
 SCALE: 1/8"=1'

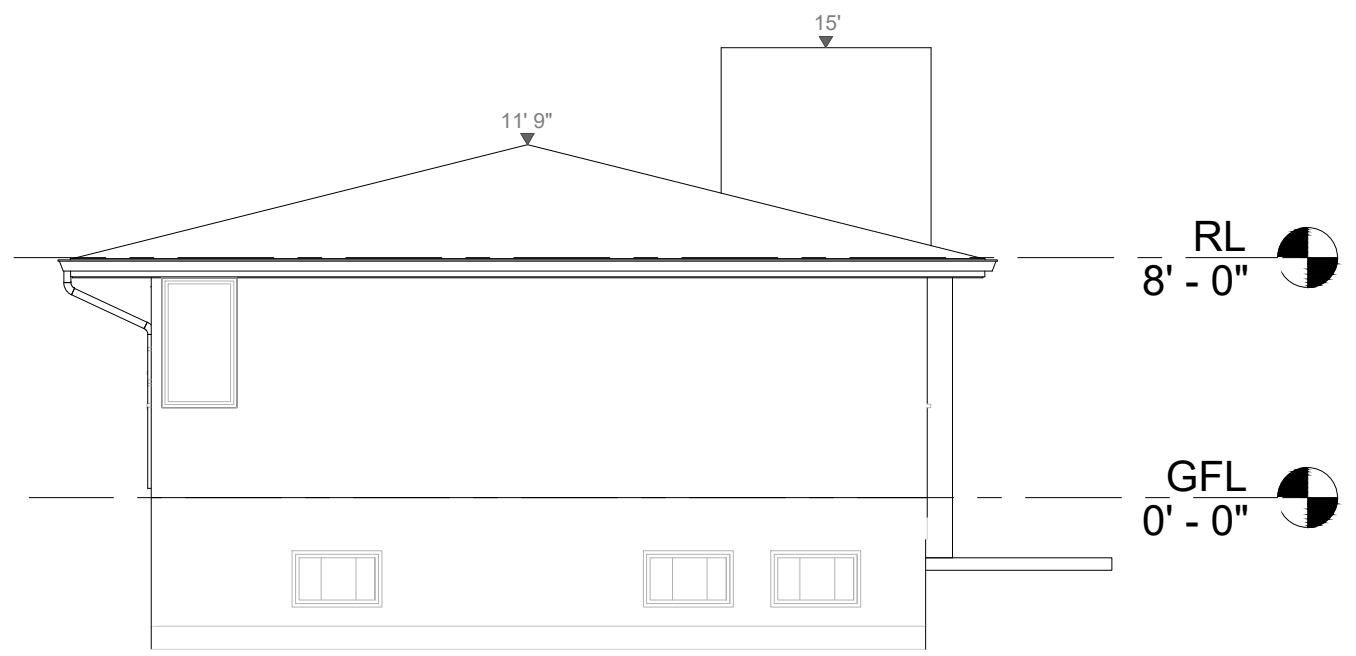
ADDRESS:
 893 LONG FELLOW AVE
 MISSISSAUGA ON
 L5H 2X9

DRAWING TITLE:
 STREETScape

REVISION
 MEASURING INC.

REVISION MEASURING INC.
 3250 BLOOR STREET WEST, SUITE 600,
 TORONTO, ON
 M8X 2X9
 O. 1-833-AS-BUILT
 WWW.REVISIONMEASURING.COM

SHEET:
A1.2
 48



3 SIDE ELEVATION

SURVEY DATE: 02 28 2023
 DRAWN BY: MT
 PROJECT #: 32-005
 SCALE: 1/8"=1'

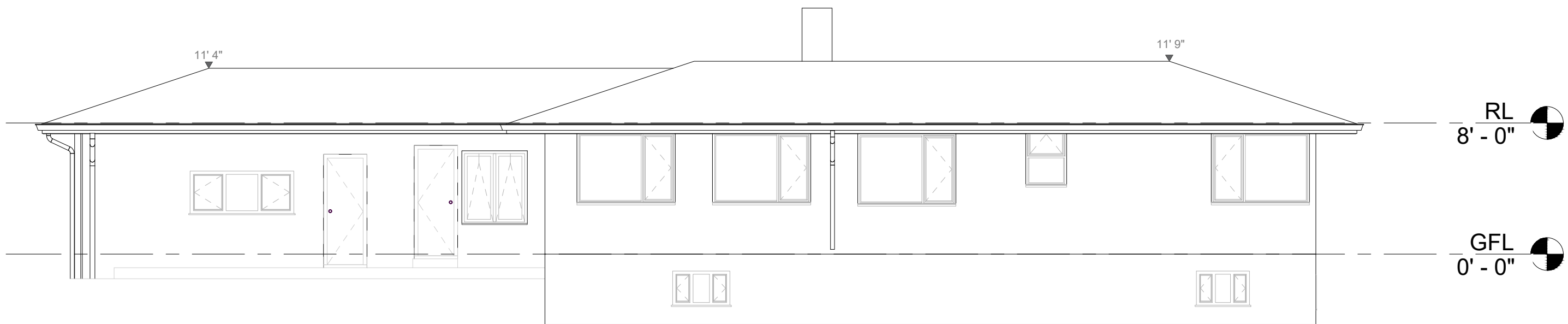
ADDRESS:
 893 LONG FELLOW AVE
 MISSISSAUGA ON
 L5H 2X9

DRAWING TITLE:
EXTERIOR ELEVATION

REVISION
 MEASURING INC.

REVISION MEASURING INC.
 3250 BLOOR STREET WEST, SUITE 600,
 TORONTO, ON
 M8X 2X9
 O. 1-833-AS-BUILT
 WWW.REVISIONMEASURING.COM

SHEET:
A1.2
 49



2 BACK ELEVATION

SURVEY DATE: 02 28 2023
 DRAWN BY: MT
 PROJECT #: 32-005
 SCALE: 5/32"=1'

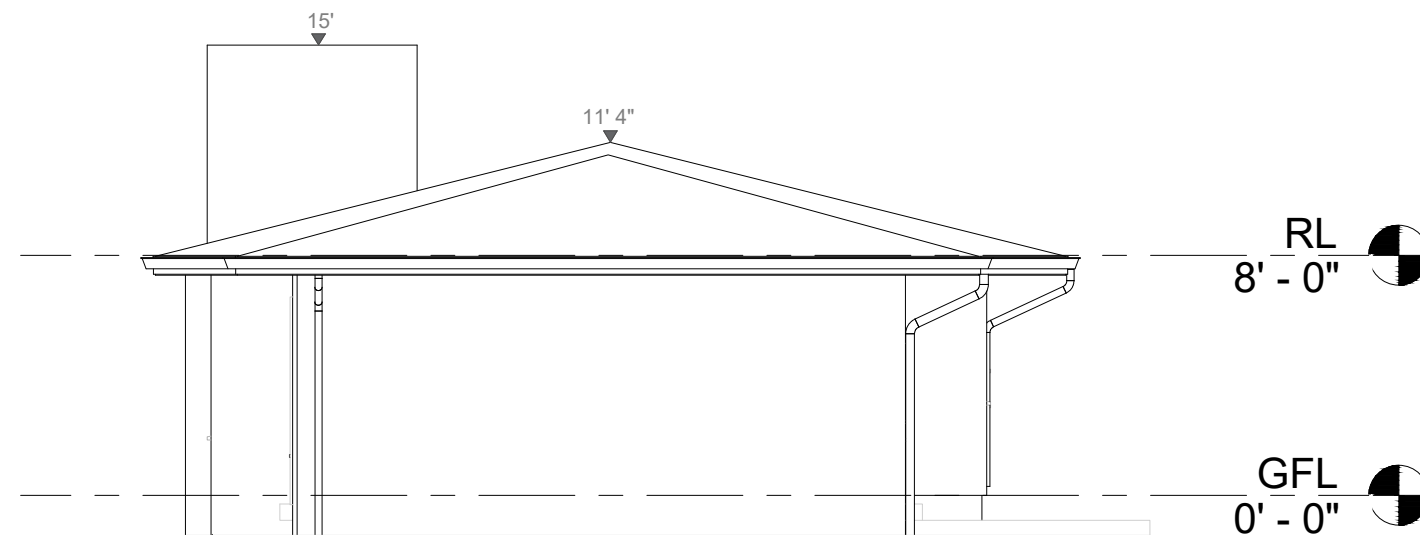
ADDRESS:
 893 LONG FELLOW AVE
 MISSISSAUGA ON
 L5H 2X9

DRAWING TITLE:
 EXTERIOR ELEVATION

REVISION
 MEASURING INC.

REVISION MEASURING INC.
 3250 BLOOR STREET WEST, SUITE 600,
 TORONTO, ON
 M8X 2X9
 O. 1-833-AS-BUILT
 WWW.REVISIONMEASURING.COM

SHEET:
A2.0
 50



4 SIDE ELEVATION

SURVEY DATE: 02 28 2023
 DRAWN BY: MT
 PROJECT #: 32-005
 SCALE: 5/32"=1'

ADDRESS:
 893 LONG FELLOW AVE
 MISSISSAUGA ON
 L5H 2X9

DRAWING TITLE:
 EXTERIOR ELEVATION

REVISION
 MEASURING INC.

REVISION MEASURING INC.
 3250 BLOOR STREET WEST, SUITE 600,
 TORONTO, ON
 M8X 2X9
 O. 1-833-AS-BUILT
 WWW.REVISIONMEASURING.COM

SHEET:
A2.1
 51