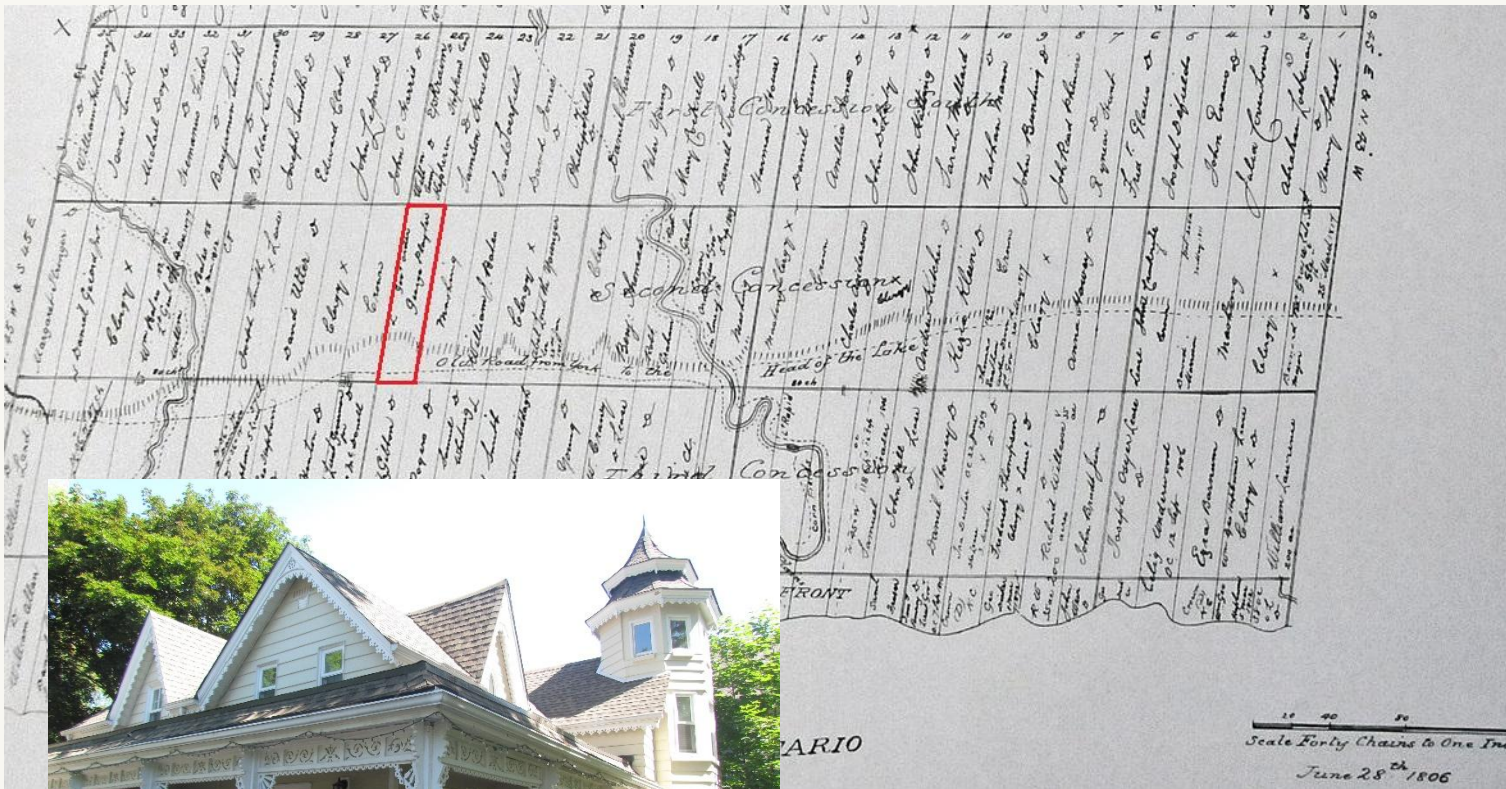
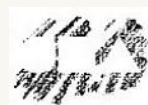


Heritage Impact Assessment related to 1207 Lorne Park Road, Mississauga



View from the South



James Bailey Architect
September 2020

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Researched and authored by: **James Bailey Architect**
 49 Melbourne Avenue
 Toronto, M6K 1K6 jbarch@sympatico.ca
 Tel. (416) 537-4140

This study has been commissioned by its current owner in support of an application for enlarging and renovating 1207 Lorne Park Road, Mississauga. It specifically addresses the architectural resources of the property which has been designated as being of historical and architectural interest since 1983. We have re-evaluated the house in respect to Ontario Regulation 9/06 made under the Ontario Heritage Act as well assessed the impact of the proposed alterations. The conclusions represent the independent opinions of the author.

EXECUTIVE SUMMARY

As a requirement of any redevelopment of a property which has been designated by the City of Mississauga, a Heritage Impact Assessment must be prepared for the property to be submitted as part of the requirements for a building permit.



1207 Lorne Park Road is a distinguished house sited on the north side of that historical right-of-way. There are no neighbouring homes of similar vintage or stature nearby on Lorne Park Road, but adjacent development has been respectful of this particular house. Most recently (c. 2008) a medium density row-house condominium was developed to the east of the subject property.

Architecturally, the house is a delight. What we uncover, when we investigate the history of what is today a storey-and-a-half example of the Picturesque Vernacular architectural style that was so admired in the 1880's, is that it began as James McGill's log cabin--reported to have been moved from across the road in 1858 (from Canada Historic Places citation).

The whimsical two-and-a-half story tower with its pagoda roof has become a landmark in Lorne Park. A relatively small number of owners, listed in this study, have each left his/her mark, but through each owner's commitment to the house, it has remained structurally sound and architecturally integrated.

The Herbert Denison House was designated by the City of Mississauga under part IV of the Ontario Heritage Act, in 1983 (Mississauga By-law 281-83), and in 2010 it was recognized on Parks Canada's register of Canadas Historic Places. In addition we have done our own assessment of the house using the criteria listed in Regulation 9/06 made under the Ontario Heritage Act.

What has been proposed by the current owner are two additions, plus interior alterations, which will provide them with the amount of space and level of comfort expected by people who live in the Lorne Park Community.

Given that this house is distinguished by the way it has been altered through a succession of owners, and given that the perception of the house from Lorne Park Road will not change, we support the proposed additions and alterations to the Herbert Denison House at 1207 Lorne Park Road.

1.0 Design Proposal and Report Objective

The distinguished house located at 1207 Lorne Park Road has been known by a number of monikers over its almost 150 years of existence. The designation by-law refers to it as the “McDougall House” but recognizes that it had formerly been known as the “Tedder House”. References to this house in the history of Lorne Park, “Lorne Park Dreams of Long Ago”, by Verna Mae Weeks reports that it was first known as the “Tower House”. Most recently it is often referred to as the “Herbert Denison House”, which is the name used by Parks Canada on whose website, Canadian Register of Historic Sites, it is listed.

The Herbert Denison House was formally designated through a Heritage By-law by the City of Mississauga in 1983 and listed on the Canadian Register of Historic Places in 2010.

The house is located on north side of Lorne Park Road just north of the CNR railway right-of-way. Ten years ago the City approved infill housing behind and beside 1207 at street addresses 1195, 1197, 1203 Lorne Park Road.

The current owner of 1207 Lorne Park Road has retained Lucid Homes to expand the house to meet increased needs. It is recognized that the heritage stature of this home will limit possibilities, but as this house has evolved in the past to meet new needs, surely it must continue to do so.

James Bailey Architect has been retained to prepare a Heritage Impact Assessment of this design proposal, required as it proceeds toward Site Plan Approval and ultimately is submitted for a Building Permit.

2.0 Location Plan of Subject Property

1207 Lorne Park Road is located in community of Lorne Park (federal riding of Mississauga-Lakeshore). Using major north-south and east-west arterials as references, the property sits between Lakeshore Road West and the Queen Elizabeth Expressway and on the other axis Southdown Road and Mississauga Road.



Historically this property was in what was known as Toronto Township. Toronto Township was formed as part of York County, Upper Canada on August 2, 1805 when officials from York (what is now the City of Toronto) purchased 84,000 acres (340 km²) of land from the Mississauga for 1,000 pounds. At this time the land was surveyed by John Wilcox and much of it was given by the Crown in the form of land grants to Loyalists.

Landtitle transcripts indicate that the patent for Lot 25, Concession 2, SDS (south of Dundas Street) was with Joseph Cawthra. This map of 1806, included here has the name of George Playter most prominent (although the smaller script seems to read Jos Cawthra).



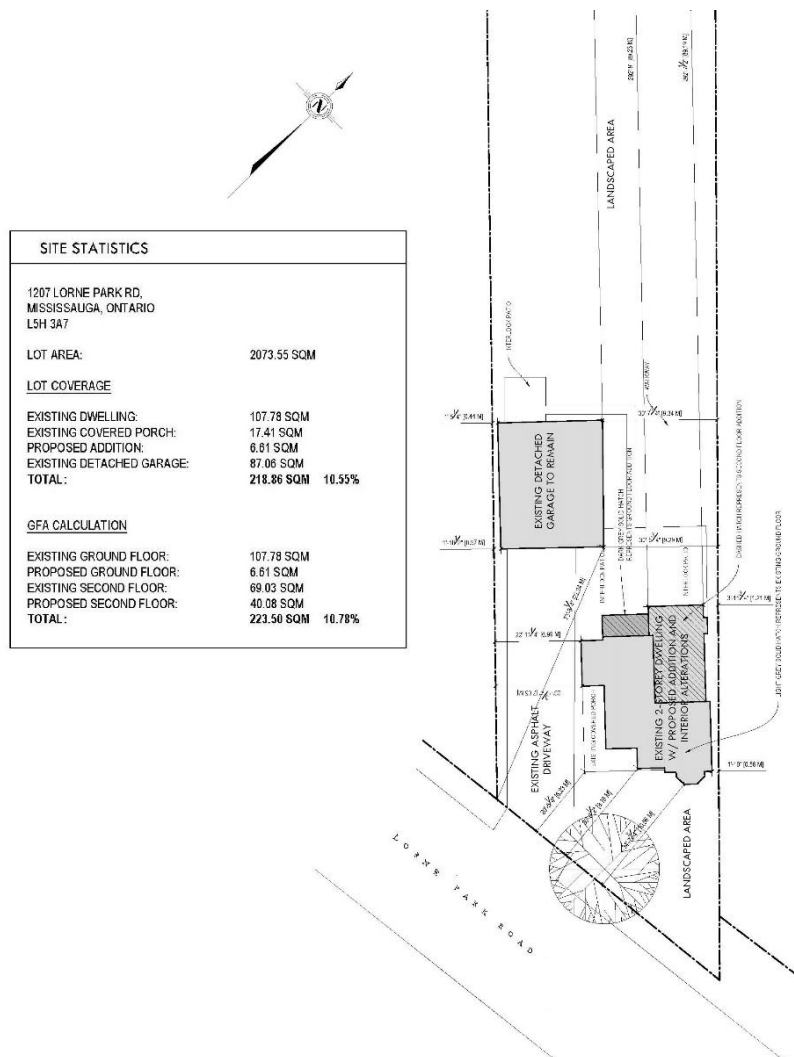
3.0 Description of the Property

The legal description of the property is CON 2 SDS LOT 25 (tax roll number 21-05-020-032-026500-0000). PIN is 13451-0156.

The zoning of the property is R2-1 and in July of 2008 the Owner requested that the Committee of Adjustment authorize a minor variance to permit the lowering of the basement floor and underpinning of the existing footings proposing a side yard of 0.23 m (0.75 ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80 m (5.90 ft.) in this instance.



Position on Lorne Park Road (City of Mississauga down-loadable maps)



Property Survey (showing proposed additions)

3.1 History and Description of the Present House

Lorne Park Road has its beginnings as the continuation of a logging trail which came down from Milton on an angle, crossed the Middle Road and continued down to the Indian Road where it turned directly south. Following the lot line (between lots 25 and 26) this trail would normally have continued south to the Lakeshore Trail, however it would have encountered some marshy ground dotted with three separate ponds as well as a stream.

At this point, therefore, the logging trail was directed to follow an angle of 45 degrees to the lot divisions until it connected with Lakeshore Trail.

It is along this length of (what today is known as) Lorne Park Road, that the McDougall House (Herbert Denison House) is located.

According to Verna Mae Weeks' history of Lorne Park ("Lorne Park Dreams of Long Ago") the subject house has as its beginnings a log cabin which was the home of James and Eliza McGill first constructed on the east side of Lorne Park Road. This was at a time in history when new Canadians were trading products like flour and pork for baskets that the indigenous tribes brought to the door.

Herbert, son-in-law of the McGills, was a carpenter (source: 1891 Canada Census) and is reported to have logged timber in the Milton area and hauled lumber to Lorne Park in order to improve the home he bought from his mother-in-law, Eliza McGill, in 1890.

Difficult to confirm is that the tower element, which makes the house so distinctive, has been reported to have come from another house up the road. It was Herbert Denison, who is said to have moved it and attached it to the log cabin where he lived with his mother-in-law. (Given that archival sources are hard to access during the pandemic, I have only Verna Mae Weeks' book and the Parks Canada citation to rely on.)

This house is a very prominent landmark on Lorne Park Road, which has been recognized for the character it imparts to a neighborhood of traditional suburban homes. Its most distinguishing features is the octagonal tower with its two-tiered pagoda roof and the veranda/porches which have been added over the years. The house itself stands a storey and a half in height.

The updated main floor is largely open plan which includes a living room, family room, dining area and kitchen (as well as a two-piece bathroom). It encompasses just over 1100 square feet. The ceiling height is an unusually low 7'-6". The second floor is actually only a half storey, sitting under the slope of the roof. Again, the ceilings are remarkably low and the floor area is no more than 600 square feet in floor area.

The basement offers the highest space in the house, having been excavated and the stone foundation walls were underpinned about ten years ago (2008). The clear height is now almost 9'-0" and the walls have been insulated. The space is undeveloped (used for storage).

In addition to the house, there is an adjacent coach-house (a secondary, occupied residence) and further back on the very deep property, are two other out-buildings which appear to have been used for garden storage.

Exterior Photographs**View of front façade (from south east)****View from the south (showing laneway and entrance)**



Rear (north-west) façade



East wall (windowless)

Adjacent Coach House

ARCHITECTURAL FEATURES



Wrap around veranda



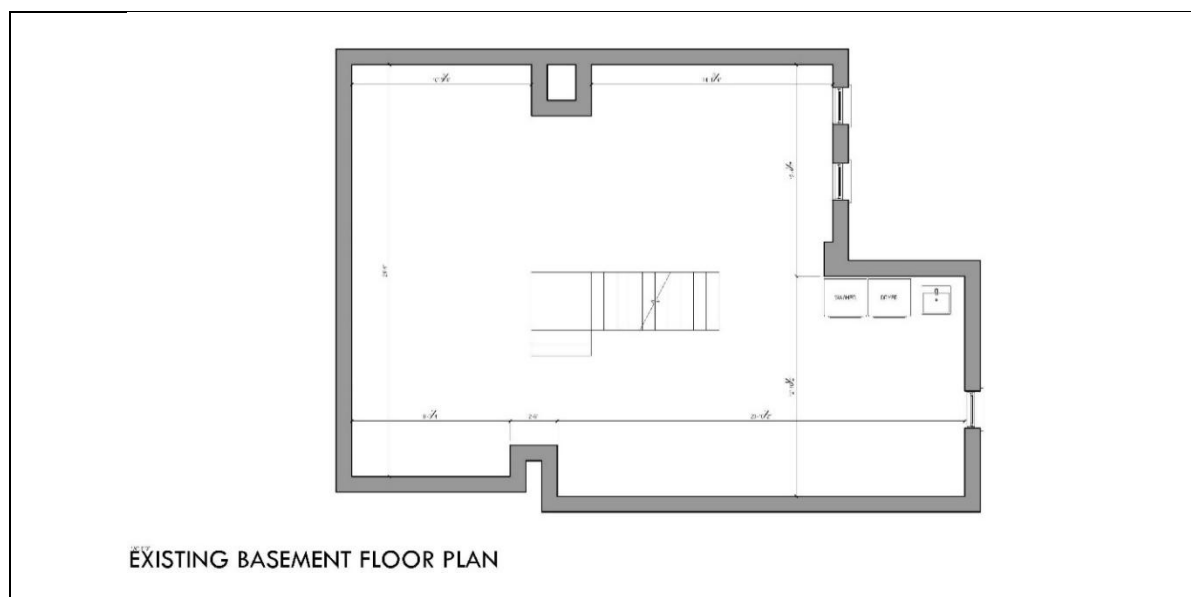
Octagonal Tower



Interior of Tower



3.2 Plans of the Existing House



4.0 Historical Research

The most convenient way to understand the history of this neighborhood, and this particular house, is to read the 1993 history of Lorne Park as captured by Verna Mae (Denison) Weeks book: “Lorne Park Dreams of Long Ago”.

During this period of social distancing resulting from the COVID-19 Pandemic, access to archival repositories have been limited. Using land ownership records available on-line

through ONLAND, Verna Mae Weeks social histories, Canada Census information, and materials included in the Canadian Register of Historical Places, we provide the succession of ownership of this property from when Joseph Cawthra took the patent for Lot 25, Concession 2 SDS until the current ownership.

In the course of our research we often come across further archival materials which do not relate to the change of ownership but shed some light on the lives of its occupants or perhaps confirm that the owner occupied the property. These are included in shaded boxes and the text is italic.

YEAR	OWNER/OCCUPANT	DETAILS	SOURCE
1812	Joseph Cawthra		Patent of Lot 25, Concession 2, SDS All 200 acres Land Title Transcripts
1851	George McGill (1802-1861)	George McGill arrived from Scotland in 1834 with his wife Elizabeth Bishop. He had two sons, James (1833 - 1888) and Henry (1829 - 1893)	Verna Mae Weeks Land Title Record #40076
1858	James McGill (1833-1888)	Son of George McGill	Land Title Record #691/2 (?)
1887	On January 10, 1887 there are a number of title transactions within the McGill family, with ownership final ending up in the name of Eliza McGill.		Land Title Records
1889	Eliza Catherine (Evans) McGill (1845-1913)	Widow of James McGill (In 1893 she remarried Henry Ellis)	Land Title Record #6565 Verna Mae Weeks
1890	Herbert Willoby Denison (1864-?) and Elizabeth Anne (McGill) Denison (1868- ?)	Elizabeth Anne McGill was the daughter of James and Eliza Catherine McGill. She married Herbert Denison in 1885.	Land Titles Record #9061 Verna Mae Weeks
1891	<i>Indicates the Herbert Denison (carpenter) and Richard Luker (stonemason) families as neighbors in Lorne Park. House sizes seem to be indicated. Denisons in a larger wood frame house (2 storey)</i>		1891 Canada Census
1913	Mary Augusta McGill Denison (1878-1958)	Granted by Herbert W. Denison et lux for a value of \$2,150	Land Title Record #15804
1919	Mary Jane Denison. Luker (1862-	½ part granted by Mary A. Denison for \$2000.	Land Title Record #18947
1919	Arthur Evan Luker marries Irene May Looker and they are indicated as living in Lorne Park.		
YEAR	OWNER/OCCUPANT	DETAILS	SOURCE

1919	<i>Herbert Denison and Annie McGill Denison indicated as living in Erindale based on their son, Milford Herbert Denison's wedding certificate (Milford living in Port Credit)</i>		Ancestry.ca
1931	Arthur Evan Luker (1889-	Son of Mary Jane Denison Luker	Land Title Record #34035 63/100 of an acre. <i>Natural Love and affection.</i>
1932	<i>Irene Mae Luker (1902-1932), Arthur's wife died in Lorne Park Indicated that she had lived two years on Lorne Park Rd.</i>		Ancestry.ca Death Certificate
1939	Margaret King	Part comm. SE Lot 1 Plan H-12 thence SW 76'3" & NW 338'6" NE 61'2" x SE 388.6 to POC (<i>as per designation</i>) Granted by Arthur Luker, widower	Transaction 39102 Land Title Records
1941	Edith H. Haney (1905-1990)	Purchased from Margaret King for \$2,500	Land Title Record 41123 referenced back to Transaction 39102
1940-1945	<i>Edith Haney and her husband Berton Haney live on Brant Avenue in Port Credit</i>		Ancestry.ca Peel Voters' list
1942	Mary F. Tedder	692'6" west of easterly limit of lot being SE angle of lot 1 H-13 Thence W 76'3" x N 338'6" x E 61'2" x S 388'6" to place of beginning.	Land Transaction 41532
1949	<i>Jason Tedder on the voters list for Peel, indicated as a cabinet maker and living in Lorne Park</i>		1949 Peel Voters' Lists
1958	<i>Mary F. Tedder is listed as residing at 1207 Lorne Park Road with Joseph Tedder (assumed to be husband)</i>		1958 Peel Voters' Lists
1965	<i>Mrs. Mary Fraser Tedder living with Charles Tedder and Joseph Tedder at 1207 Lorne Park Road Arthur Lorne Luker (1921- and Mrs. Margaret Luker (1922-1991) living at 1195 Lorne Park Road</i>		1965 Peel Voters' Lists
1976	Joseph O. Tedder Mary F. Tedder as joint tenants	Granted by Mary Tedder. Description to match that of the 1942 sale	Land Titles transaction #406135VS
1978	Dirk Vanderklift And Helena C. Wilkschut	Purchased from Joseph O. Tedder for \$2.00 & C. Cross-referenced to #406135VS	Land Titles transaction #483840
1980	Richard Andrew McDougall	Purchase from D. Vanderklift and H. Wilkschut cross-referenced to #40613518	Land Titles transaction #566878

YEAR	OWNER/OCCUPANT	DETAILS	SOURCE
1983	Heritage By-law 281-83		Historical Book Transaction 642406
1985	<i>A Dirk Vanderklift died in Australia in March of this 1985---we can't be sure if this is the same, but he could have left the country following the sale of the property in 1980.</i>		Ancestry.ca
1989	Yvonne Irvine (70%) Mark Andrew Powell (30%)	Purchased from Richard and Stephanie McDougall for \$400,500.00	Historical Book Transaction 642406
2000 2001	<i>Mark Andrew Powell resident in at 2171 Jenner Crt Mississauga</i>		
2008	Guiseppe & Lacey Sciamanna, owners applied for approval to excavate basement and stabilize the foundation		Mississauga property look-up
2009	These same Owners received a Heritage Grant to repaint the exterior of the house		Mississauga property look-up
2012	Yvonne Irvine grave in the Kawatha Lakes area b. 1928-2012 widow of Murray Allen Irvine 1928-1995 <i>(this is unlikely the Yvonne Irvine who owned the house in 1889)</i>		Ancestry.ca
2017	Lorne Park Road Holdings (II) Limited		Title transcript

The first owner, Joseph Cawthra, immigrated in Canada in 1803 from Yorkshire. He not only acquired large tracks of land along the Lake Ontario shoreline, but also soon moved into the Town of York where he continued his land-purchasing spree.

Among other properties, he was once owner of the land which today is Mount Pleasant Cemetery, in Toronto.

From the subsequent ownership of George McGill in 1851 through to the purchase of the house by Margaret King in 1939, there has been a succession of ownership by descendants of the same family.

This lineage ended in 1939 when Margaret King was granted the title by Arthur Luker. She only kept the house for a couple of years and Edith Haney who purchased it in 1941 doesn't seem to have lived in the house, given that the Peel Voter's list showed her living in Port Credit.

Two generations of the Tedder family occupied the house from 1949 through to 1978—almost thirty years. The Tedders were followed by another very short occupancy--a couple we are unable to find out much about: Dirk Vanderklift and Helena Wilkschut. Ancestry.ca was able to track down a grave in Australia for a Dirk Vanderklift dating from 1985. There is a possibility that on selling the house in 1980, he made off for “down under”, but this is pure conjecture.

It was Richard Andrew McDougall who was the owner at the time that the house was designated by the City of Mississauga under by-law 281-83. For this reason the house is referred to as the “McDougall House” in most City of Mississauga records.

Richard McDougall sold the house to a couple where one member held 70% interest (Yvonne Irvine) while her partner retained 30% (Mark Andrew Powell). These are, again, two individuals of whom we can find very little information.

The current owner bought the house in 2017 under his investment company. His partner, Maureen Bates is a principal of Bates Design Build. The intent is to upgrade the house to match today's standards of space and comfort with a minimal impact on the exterior.

5.0 Statement of Significance of the Property

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

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

5.1 Design or physical value

This house has been found to have evolved from a simple settler's cottage, built by George McGill upon his arrival from Scotland in 1834. This was moved across Lorne Park Road, and over a number of occupancies (many of them descendants of George McGill) the house evolved into what it is today.

Subsequent owners have been "house proud" and we commend the Tedder and McDougall families for having cherished this unique home. Improvements and changes were made, as required, but the character and longevity of the house have been preserved.

The house has been already recognized by both the Ontario Heritage Act and the Canadian Register of Historic Places (CRHP).

Parks Canada describes the house as follows (on next page):

The Herbert Denison House is an unusually rich example of the picturesque vernacular style of the 1880s. This is depicted with its variety of gabling and ornately carved bargeboard and gingerbread that was hand carved by Herbert Denison. The structure was added to over the years, with the two-and-a-half storey tower marking the most notable addition. The octagonal tower provides a romantic Asian influence with its two-tiered pagoda roof. The veranda complicates the house's massing and adds to the variety of roof types utilized. The porches, balconies and verandas added to the Herbert Denison House give it an airy spatial quality and are testament to the high degree of craftsmanship demonstrated by its builders.

DESIGN OR PHYSICAL VALUE	
Is it a rare, unique, representative or early example of a style, type, expression, material or construction method	YES This is a unique home that is the result of a number of additions/interventions over
Displays a high degree of craftsmanship or artistic merit	YES The very intricate barge boards and gingerbread trim represents a high level of artistry.
Demonstrates a high degree of technical or scientific achievement	NO The construction methods and assemblies used for this house are not extraordinary
CONCLUSION:	
The house can be considered as having high design and physical value	

5.2 Historical or associative value

Again, we could not describe the historical associations of this property better than how they have been described on the Canadian Register of Historic Places.

The Herbert Denison House is associated with many different owners, including the Denison, McDougall, and Tedder families, all of whom were responsible for various additions to the structure. Land records indicated that there were no buildings on this site in 1877. A portion of the house is believed to incorporate a log structure known as the McGill Cabin, which was constructed in circa 1858 and subsequently moved to the site. Most notable is the home's distinctive octagonal tower, which was added by Herbert Denison. It was salvaged from a nearby building and rolled down the street, where he incorporated it into the home's design. The architectural evolution of the home mirrors the passing of families through the house and their love for this structure.

It was Joseph Tedder who built the attached coach house in a sympathetic style to the main house.

HISTORICAL OR ASSOCIATIVE VALUE	
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	YES This house is a testament to the evolution of the neighborhood over the past 16 decades.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	YES The history of the owners is, effectively, a history of the evolution of Lorne Park
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	YES Certainly James McGill displayed great architectural playfulness when he added the pagoda roofed tower to his log cabin.
CONCLUSION	
The succession of owners, rather than any one owner, impart associative value to this house.	

5.3 Contextual Value / Landmark Status

Located in the Lorne Park neighbourhood, the picturesque silhouette of the Herbert Denison House stands out on Lorne Park Road. The homes on the street have become in close proximity to each other and are a combination of older homes and very modern ones, none of which are as notable as 1207 Lorne Park Drive. The Herbert Denison House is a very prominent landmark on the streetscape, imparting character to the neighbourhood of traditional suburban houses.

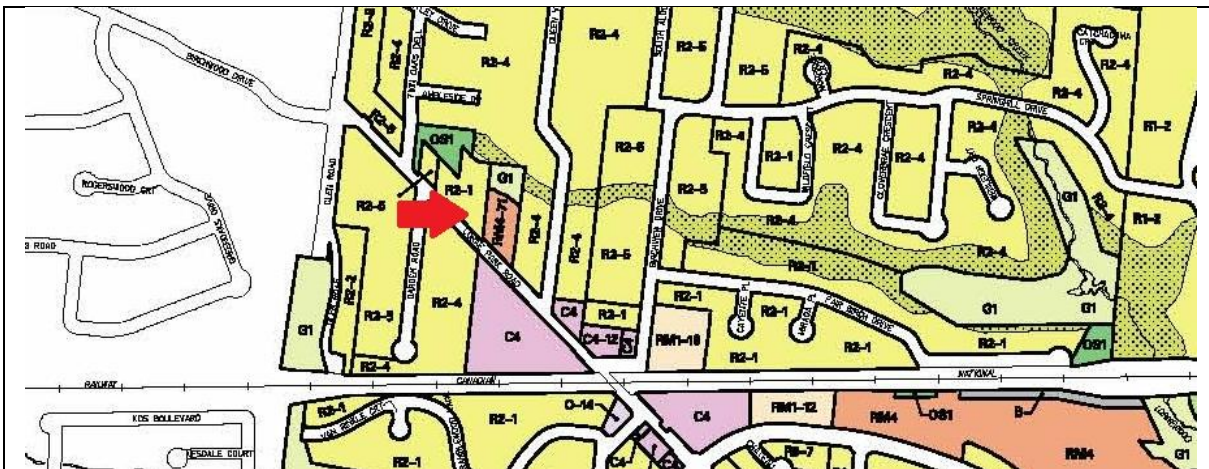
Quoted from the CRHP

CONTEXTUAL VALUE / LANDMARK STATUS	
Is important in defining, maintaining or supporting the character of an area,	YES It is located in a neighborhood of mixed architecture, both in style and age. 1207 Lorne Park Road is distinctive.
Is physically, functionally, visually or historically linked to its surroundings,	NO The neighborhood has evolved over the life of this house and little 19 th other century building fabric remains.
Is a landmark	YES The distinctive tower has been a recognized feature on Lorne Park Road for over 150 years.
CONCLUSION:	
On the distinctiveness of that octagonal tower, the Landmark of this house cannot be questioned.	

6.0 Summary of relevant municipal/agency requirements

The property is currently zoned R2-1. We understand that the proposed new use is in full compliance with this zoning. The easterly minimum side-yard requirement of minimum side yard of 1.80 m (5.90 ft.) will be encroached, however in 2008 a request the City's Committee of Adjustment proposed a side yard reduction to 0.23 m (0.75 ft.); to permit the lowering of the basement floor. The proposed new floor areas do not encroach further than this.

On its west side the property under examination abuts a property which carries the same zoning. On the easterly side a condominiumized property has a site specific zoning which allowed the development of a town-house complex: RM4-71. This development was approved in 2011.



As part of a designated cultural landscape, development is also controlled by the Ontario Heritage Act, Regulation 9/06, which is addressed by this study.

7.0 Proposed redevelopment plan

The owners of 1207 Lorne Park Road purchased what they knew was a historically designated property which within the last ten years had had some major interior renovations undertaken.

Much of the last renovation (c. 2009) was in respect to interior finishes including a new kitchen and new bathrooms. In addition, the basement was dug lower and the stone foundation was underpinned with a height of concrete foundation wall, and new footings.

In the current design proposal, the family wishes to achieve a home with three full bedrooms and an additional bathroom. In order to reach this goal, the upper level will be extended over the current single level family room (this is at the north-east of the house). This will provide floor area for a new Master Bedroom.

This second floor addition adds considerable bulk to the easterly elevation but because of the placement of this house so close to the east property line the condominium townhouse development, constructed within the last ten years, blocks this addition from public view.

The current Second Bedroom was undersized and of poor proportions. It will be improved by adding a 5'-8" addition to the basement and two floors to the north end of the west elevation. In order to be unobtrusive we have proposed that the roofline on this elevation match that of the existing roof.

The revised plan re-allocates the main floor areas, and in order to facilitate the bedroom layout, the staircase will be relocated to become a U-shaped stair with a landing touching the west exterior wall.

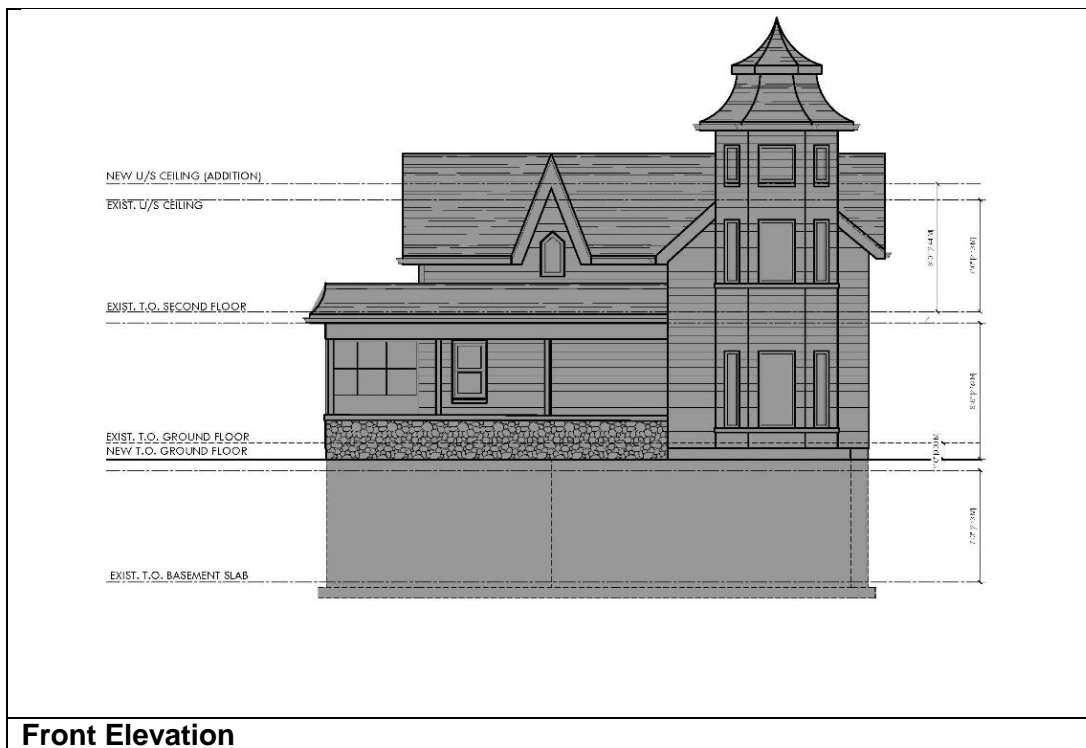
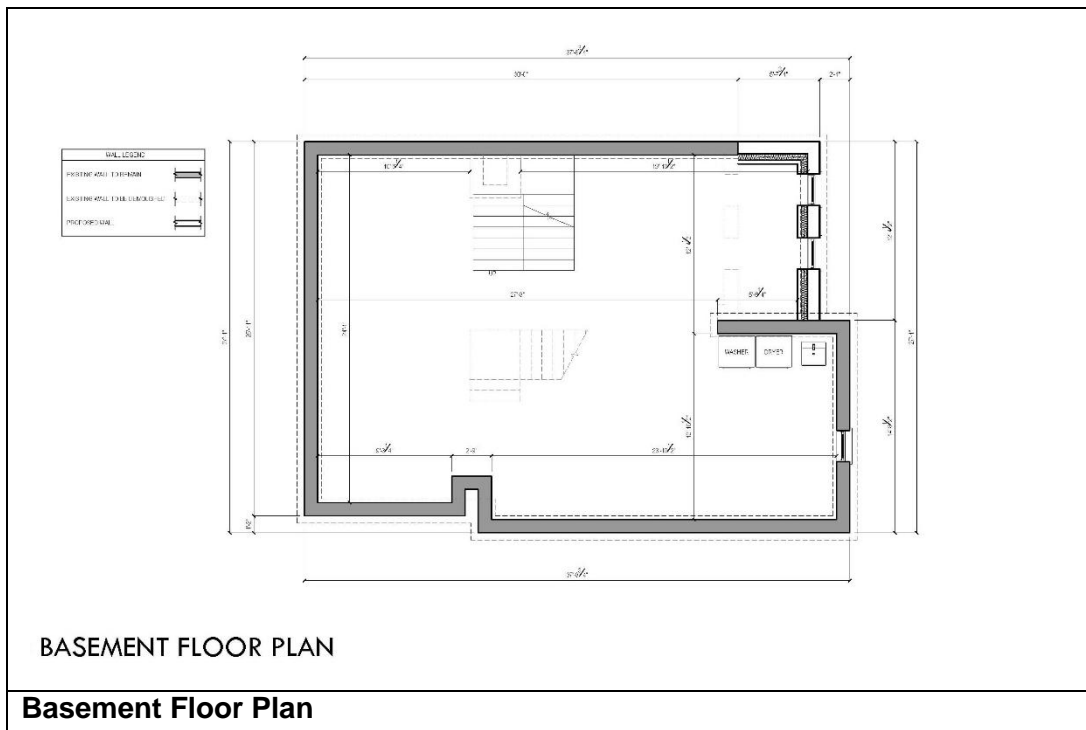
We have negotiated that the interior plan changes not affect the placement of the existing windows. These windows, along with the house's steep gabled roof and carved bargeboards, wrap-around veranda with bell-cast mansard roof with intricate gingerbread, and distinctive octagonal tower with its two-tiered, pagoda-like roof—features cited in the house's historical citation—will remain untouched.

New exterior wall finishes will match the existing horizontal siding. Windows will echo the proportions of the existing double hung units. None of the upgrades impact the street elevation of the McDougall House. The decorative trim will not extend onto the new additions in order to clearly delineate what has been added.

We include full plans and elevations of the 1207 Lorne Park Road showing alterations and additions being proposed by the current owner. The streetscape drawing below verifies that none of the changes will affect the view of the house from Lorne Park Road.



Streetscape View of 1207 Lorne Park Road





West Side Elevation



Rear Elevation



East Side Elevation

8.0 Impact of Proposed Alterations on the Herbert Denison House

While there are some quite significant alterations in all areas of the interior of the historic house (and it should be noted that similarly significant changes were undertaken in the course of past ownership), the impact of extending the footprint of the house at its north-west corner as well as extending the second floor over the present family room, will be almost imperceptible from Lorne Park Road.

Care will be taken to subtly delineate the new additions from what the house is today, but as these are all to the rear of the house, they have no impact on how the house is being publically enjoyed today.

9.0 Mitigation Measures

In the course of schematic design, the Consulting Heritage Architect has offered input to the Designer-of-Record, and these suggestions have been incorporated in the design being submitted.

It is a house that has been added to and altered many times over its life. This work has to proceed in a manner that has a minimum negative impact on the historic, exterior fabric. The stature of this house on the street, and how it sits on its site needs to be maintained.

The current repainting of 1207 Lorne Park Road was undertaken in 2009 under a Heritage Property Grant. Our assumption is that the colours were approved at that time, and we would recommend that if so, this colour scheme should be maintained.

10.0 Recommendation

The house has been recognized, at both the municipal and national levels, as being an important piece of architecture, worthy of preservation.

Looking at the history of the house, we see that it is what it is today through a number of subsequent additions and renovations. The current project simply carries on this history, which recognizes that homes are “living organisms” which need to respond to its occupants’ lifestyles and activities.

We are in full support of the changes being proposed to the Herbert Denison House by the current owners, and commend them on having purchased this house with the full intent of maintaining its heritage profile.

APPENDIX A1 Sources of Information

City of Mississauga Services Online: Property Information

Government of Ontario landtitles repository at <https://onland.ca>
Land Registry Abstracts for:
Lot 25, Lot 2, Toronto Township

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

Ontario Ministry of Culture, Ontario Heritage Tool Kit

Parks Canada Agency, Canadian Register of Historic Places, a Federal, Provincial and Territorial Collaboration. <HistoricPlaces.ca>

Vera Mae (Denison) Weeks, Lorne Park Dreams of Long Ago, (self-published).

Census Returns, Canada, Ontario, Toronto Township. 1851, 1971, 1881, 1891, 1901, 1911

Mitchell and Co's Toronto City Directory and Gazetteer of the Counties of York and Peel, 1866

Ancestry.ca for a wide range of sources including birth, marriage and death certificates, and local directories

APPENDIX A2 Selected Reference Documents

- a) City of Mississauga Heritage Designation for 1207 Lorne Park Road
- b) Parks Canada Agency, Canadian Register of Historic Places Listing
- c) Reprint of listings of Building Permit Applications and Development Applications as found on the City of Mississauga Property Look-up site.
- d) Property Index Map for 1207 Lorne Park Road
- e) Landtitle transcripts for Lot 25, Con. 2, SDS
- f) Teranet Land Registry
- g) Peel Voters List of 1965

Property Information

Mississauga's heritage, which extends over 10,000 years, includes archaeological resources, numerous residential, commercial and industrial buildings, views, vistas, ridge lines, scenic routes and a variety of natural heritage properties.

To view details about the inventory item, please click on the INV # link.

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
------------------	--------------------	------------------	--------------------------	-------------------------	-----------------	--------

PROPERTY HERITAGE DETAILS

▫ [View Another Property](#)

Please visit www.mississauga.ca/portal/discover/culture-planning-heritage for more information.

Address: 1207 LORNE PARK RD
Legal Description: CON 2 SDS PT LOT 25
Roll Number: 21-05-020-032-02600-0000



[Print Friendly Page](#)

Heritage Status

Status: DESIGNATED UNDER THE TERMS OF THE ONTARIO HERITAGE ACT
Conservation District:
Bylaw: 281-83
Bylaw Date: 1983-05-09

Inventory Item

INV #	Property Name	Constructed	Decade	Demolished	Year Demolished
4170	LOW STONE WALLS			N	
58	HERBERT DENISON HOUSE	1834	1830	N	

Designation Statement

The McDougal House - Architecturally, is an unusually rich example of the picturesque vernacular style of the 1870s and 1880s, with its complex roof massing, unusual plan, and asymmetrical composition, variety of gable pitches, and consistently ornate pierced and carved barge board and treillage. The south octagonal tower completes the silhouette. Built in a former amusement park/resort area, the architecture reflects the picturesque setting of the area.

Property Information

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

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
------------------	--------------------	------------------	--------------------------	-------------------------	-----------------	--------

PROPERTY HERITAGE DETAIL

▣ [View Another Property](#)

Property Heritage Detail

Address: 1207 LORNE PARK RD
Type: RESIDENTIAL
Style: QUEEN ANNE

Area: CLARKSON
Reason: ARCHITECTURAL



[Print Friendly Page](#)

Images



History

A good example of the Queen Anne style, this one and a half storey house has a steeply pitched gable roof with vergeboard in all the gables as well as along the edges of the eaves. The foundation is of stone which supports thick log walls, the whole covered in clapboard. Recently aluminum siding was applied to the entire exterior. The fenestration program is varied, all sashes are square headed except a small gothic window in the front gable. Different sizes of two over two paned, double hung windows appear on all facades of the structure. There is a small glassed in porch at one end of the verandah which is quite recent. The front door is not the original one and was moved from the far side of the tower to its present location. The octagonal tower is topped with a pagoda-like, two tiered roof with a finial on top. Two and one half storeys are spanned, the tower is not part of the original structure but was taken from another house prior to demolition and incorporated into the Tedder house. A verandah encircles the south-west part of the structure with a bell cast mansard roof, chamfered posts and intricate tree-like (this was added later). The interior, though greatly changed, still has much in the way of wooden trim and moldings still intact. The garage to the rear was built by Mr. Tedder and has vergeboard identical to that on the house.

BY-LAW NUMBER **281-83**

To designate the "McDougall House" (formerly Tedder House) located at 1207 Lorne Park Road, of architectural value and of historical interest.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS notice of intention to so designate the "McDougall House" (formerly Tedder House) located at 1207 Lorne Park Road, having been duly published and served and no notice of objection to such designation having been received by the Council of the Corporation of the City of Mississauga.

WHEREAS the reasons for the said designation are set out as Schedule "A" hereto;

THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. That the real property, more particularly described in Schedule "B" hereto, known as the "McDougall House" (formerly Tedder House) located at 1207 Lorne Park Road, be designated as being of architectural and historic value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.

ENACTED AND PASSED this *9th* day of *May*, 1983.

APPROVED AS TO FORM City Solicitor MISSISSAUGA
<i>[Signature]</i>
DATE <i>7/5/83</i>

[Signature] MAYOR
[Signature] CLERK

CERTIFIED A TRUE COPY
[Signature]
CITY OF MISSISSAUGA

SCHEDULE "A" TO BY-LAW NUMBER

281-83

SHORT STATEMENT OF THE REASONS FOR THE
PROPOSED DESIGNATION

Architecturally, the McDougall House is an unusually rich example of the picturesque vernacular style of the 1870's and 1880's, with its complex roof massing, unusual plan, asymmetrical composition, variety of gable pitches, and consistently ornate pierced and carved barge board and treillage. The south octagonal tower completes the silhouette. Built in a former amusement park/resort area, the architecture reflects the picturesque setting of the area.

Description: Part of Lot 25, Concession 2 South of Dundas Street

ALL AND SINGULAR, that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga, Regional Municipality of Peel, (formerly in the Township of Toronto, County of Peel), Province of Ontario and being composed of part of Lot 25 in the Second Concession South of Dundas Street in the said City and which said parcel may be described as follows:

PREMISING that the Northerly limit of Lorne Park Road, (being a road established by the Warden and Council of the Home District, February 17, 1843, by By-law No. 16), has a bearing of North 85 degrees 00 minutes East and relating all bearings herein thereto;

BEGINNING at a point in the Northeasterly limit of said Lot 25 distant 1399.66 feet more or less measured Northwesterly thereon from the most Easterly angle thereof where it is intersected by the Northerly limit of said Lorne Park Road;


THENCE South 85 degrees 00 minutes West along the last mentioned limit, 692.50 feet to the point of commencement;

THENCE South 85 degrees 00 minutes West continuing along the Northerly limit of said Lorne Park Road, 76.25 feet to a point therein;

THENCE North 45 degrees 00 minutes West, 338.50 feet to a point;

THENCE North 44 degrees 00 minutes East, 61.17 feet to a point;

THENCE South 44 degrees 40 minutes East, 388.50 feet more or less to the point of commencement, the hereindescribed parcel being all of the lands described in Instrument 54842 (Toronto Township).


John Wintle,
Ontario Land Surveyor.



A Federal, Provincial and Territorial Collaboration

Herbert Denison House

1207, Lorne Park Road, City of Mississauga, Ontario, Canada

Formally Recognized: 1983/09/05



Herbert Denison House



Herbert Denison House



Herbert Denison House

OTHER NAME(S)

Herbert Denison House

Tedder House

McDougall House

1207 Lorne Park Road

LINKS AND DOCUMENTS[City of Mississauga](#)**CONSTRUCTION DATE(S)**

LISTED ON THE CANADIAN REGISTER: 2010/02/10

STATEMENT OF SIGNIFICANCE**DESCRIPTION OF HISTORIC PLACE**

The Herbert Denison House is located at 1207 Lorne Park Drive, on the north side of Lorne Park Drive, between Garden Road and Queen Victoria Avenue, in the City of Mississauga. The one-and-a-half storey residence was constructed in circa 1890 and is currently clad in aluminum siding.

The property was designated, by the City of Mississauga in 1983, for its cultural heritage value, under Part IV of the Ontario Heritage Act, By-law 281-83.

HERITAGE VALUE

Located in the Lorne Park neighbourhood, the picturesque silhouette of the Herbert Denison House stands out on Lorne Park Road. The homes on the street have become in close proximity to each other and are a combination of older homes and very modern ones, none of which are as notable as 1207 Lorne Park Drive. The Herbert Denison House is a very prominent landmark on the streetscape, imparting character to the neighbourhood of traditional suburban houses.

The Herbert Denison House is associated with many different owners, including the Denison, McDougall, and Tedder families, all of whom were responsible for various additions to the structure. Land records indicated that there were no buildings on this site in 1877. A portion of the house is believed to incorporate a log structure known as the McGill Cabin, which was constructed in circa 1858 and subsequently moved to the site. Most notably is the home's distinctive octagonal tower, which was added by Herbert Denison. It was salvaged from a nearby building and rolled down the street, where he incorporated it into the home's design. The architectural evolution of the home mirrors the passing of families through the house and their love for this structure.

The Herbert Denison House is an unusually rich example of the picturesque vernacular style of the 1880s. This is depicted with its variety of gabling and ornately carved bargeboard and gingerbread that was hand carved by Herbert Denison. The structure was added to over the years, with the two-and-a-half storey tower marking the most notable addition. The octagonal tower provides a romantic Asian influence with its two-tiered pagoda roof. The veranda complicates the house's massing and adds to the variety of roof types utilized. The porches, balconies and verandas added to the Herbert Denison House give it an airy spatial quality and are testament to the high degree of craftsmanship demonstrated by its builders.

Sources: Heritage Structure Report, City of Mississauga, February 17, 1982; Toth, Edna. Gingerbread House: a Lorne Park Landmark, The Mississauga News, May 25, 1990; The City of Mississauga By-law 281-83.

CHARACTER-DEFINING ELEMENTS

Character defining elements that contribute to the heritage value of the Herbert Denison House include its:

- one-and-a-half storey construction
- steeply pitched gable roof
- gingerbread in all the gables and along the eaves
- stone foundation
- log walls covered in clapboard
- two-and-a-half storey projecting octagonal tower, topped with a pagoda-like, two-tiered roof and a finial
- varying sized two-over-two, double hung windows
- small gothic window in front gable
- wrap around veranda with bellcast mansard roof, cambered posts and intricate gingerbread

RECOGNITION

JURISDICTION

Ontario

RECOGNITION AUTHORITY

Local Governments (ON)

RECOGNITION STATUTE

Ontario Heritage Act

RECOGNITION TYPE

Municipal Heritage Designation (Part IV)

RECOGNITION DATE

1983/09/05

HISTORICAL INFORMATION

SIGNIFICANT DATE(S)

1858/01/01 to 1858/01/01

THEME - CATEGORY AND TYPE

Peopling the Land
Settlement

FUNCTION - CATEGORY AND TYPE

CURRENT

Residence
Single Dwelling

HISTORIC

ARCHITECT / DESIGNER

n/a

BUILDER

n/a

ADDITIONAL INFORMATION

LOCATION OF SUPPORTING DOCUMENTATION

City of Mississauga Planning & Heritage 201 City Centre Drive 9th Floor, Community Services
Mississauga, Ontario L5B 2T4

CROSS-REFERENCE TO COLLECTION

FED/PROV/TERR IDENTIFIER

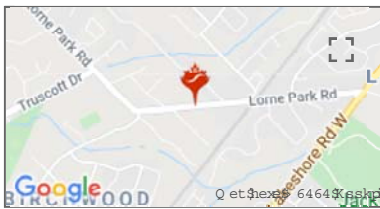
HPON10-0006

STATUS

Published

RELATED PLACES

n/a



NEARBY PLACES



Bradley Museum

1620, Orr Road, City of Mississauga, Ontario

The Bradley Museum is located at 1620 Orr Road, on the south side of Orr Road east of Bob-O-

[Link...](#)



Lislehurst

3359, Mississauga, City of Mississauga, Ontario

Lislehurst, located at 3359 Mississauga Road, is at the end of Principal's Road in the University...



A Federal, Provincial and Territorial Collaboration

Herbert Denison House

1207, Lorne Park Road, City of Mississauga, Ontario, Canada

Formally Recognized: 1983/09/05



Herbert Denison House



Herbert Denison House



Herbert Denison House

OTHER NAME(S)

Herbert Denison House
Tedder House
McDougall House
1207 Lorne Park Road

LINKS AND DOCUMENTS[City of Mississauga](#)**CONSTRUCTION DATE(S)**

LISTED ON THE CANADIAN REGISTER: 2010/02/10

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CHARACTER-DEFINING ELEMENTS

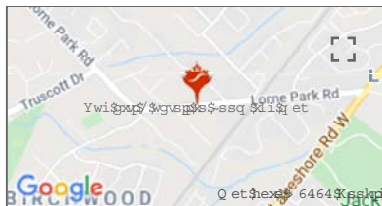
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- varying sized two-over-two, double hung windows
- small gothic window in front gable
- wrap around veranda with bellcast mansard roof, cambered posts and intricate gingerbread

▶ RECOGNITION

▶ HISTORICAL INFORMATION

▶ ADDITIONAL INFORMATION



NEARBY PLACES



Bradley Museum

1620, Orr Road, City of Mississauga, Ontario

The Bradley Museum is located at 1620 Orr Road, on the south side of Orr Road east of Bob-O-

Link...



Lislehurst

3359, Mississauga, City of Mississauga, Ontario

Lislehurst, located at 3359 Mississauga Road, is at the end of Principal's Road in the University...

Address: 1207 LORNE PARK RD
 Legal Description: CON 2 SDS PT LOT 25
 Roll Number: 21-05-020-032-02600-0000

 [Print Friendly Page](#)

Building Permits

9 Permit(s) found Page: 1 of 1

App Number	Address	Scope	Issue Date
App Date	Description	Type Description	Status
HVACHOUS 8 2241 R1 2009-10-07	1207 LORNE PARK RD HVAC REVISION	REVISIONS DETACHED DWELLING	2009-10-09 COMPLETED -ALL INSP SIGNED OFF
HVACHOUS 8 2241 HEA 2008-08-07	1207 LORNE PARK RD HEATING ONLY	ALTERATION TO EXISTING BLDG DETACHED DWELLING	2008-08-21 COMPLETED -ALL INSP SIGNED OFF
BP 9ALT 8 1207 2008-05-07	1207 LORNE PARK RD ALTERATIONS - BASEMENT UNDERPINNING	ALTERATION TO EXISTING BLDG DETACHED DWELLING	2009-11-17 COMPLETED -ALL INSP SIGNED OFF
BPC 89 8603 1989-12-04	1207 LORNE PARK RD	OTHER DETACHED DWELLING	1989-12-05 ISSUED PERMIT
HCC 84 232940 1984-05-24	1207 LORNE PARK RD SEWER CONVERSION CODE: 0986 PERMIT 56526 MAY 24/84		HISTORY COMMENT PERMIT
HCC 82 232939 1982-04-15	1207 LORNE PARK RD REPLACE HOT WATER BOILER CODE: 8288 PERMIT 44969 APR 16/82		HISTORY COMMENT PERMIT
HCC 64 232938 1964-04-22	1207 LORNE PARK RD REBUILD GARAGE		HISTORY COMMENT PERMIT
HCC 63 232937 1963-07-16	1207 LORNE PARK RD ENCLOSE/WINTERIZE FRONT PORCH		HISTORY COMMENT PERMIT
HCC 55 232936 1955-01-01	1207 LORNE PARK RD *****HISTORICAL BUILDING #58 - MCDOUGALL HOUSE BY-LAW 281-83***		HISTORY COMMENT PERMIT

9 Permit(s) found Page: 1 of 1

Property Information

The Development Applications page displays a listing of all Development Applications. Development Applications are, in some cases, the pre-requisite to a Building Permit. These applications include, ReZoning, Site Plan and Official Plan Amendment.

Development Application data is displayed in order of Application Date with the most recent application appearing first in the list below. You can change the sort order by clicking on the App Date, Type or Status link. If you have any questions about the development application data displayed below, please contact our Planning Division at (905)615-3200 ext 5541.

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
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PROPERTY DEVELOPMENT APPLICATIONS
[View Another Property](#)

Address: 1207 LORNE PARK RD
 Legal Description: CON 2 SDS PT LOT 25
 Roll Number: 21-05-020-032-02600-0000

 [Print Friendly Page](#)
Development Applications

3 Application(s) found Page: 1 of 1

App Number	Location	Description	App Date	Status
Type				
HPG 9 10 HERITAGE PROPERTY GRANT APP	LORNE PARK	Painting house exterior. Includes scraping, sanding and priming.	2009-05-01	APPROVED
HPA 8 31 HERITAGE PROPERTY PERMIT APP	LORNE PARK	1207 Lorne Park Road	2008-07-29	APPROVED
HPG 8 10 HERITAGE PROPERTY GRANT APP	LORNE PARK	Excavate basement and stabilize foundation.	2008-05-01	APPROVED

3 Application(s) found Page: 1 of 1

PRINTED ON 26 MAY, 2020 AT 16:27:11
FOR JAMES



PROPERTY INDEX MAP

PEEL(No. 43)

LEGEND

- FREEHOLD PROPERTY
LEASEHOLD PROPERTY
LIMITED INTEREST PROPERTY
CONDOMINIUM PROPERTY
RETIRED PIN (MAP UPDATE PENDING)
PROPERTY NUMBER
BLOCK NUMBER
GEOGRAPHIC FABRIC
EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

**REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS**

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

THIS IS A COMPILED
ABSTRACT AND DOES NOT
SHOW DELETED ENTRIES

REGISTRATION NUMBER	DATE OF INSTRUMENT	DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
40076	Attest B.S. 31 Oct. 1851	2 Oct. 1851	The Crown William Cawthra et ux	Joseph Cawthra George McNeill et al	L. 300	all 200 acres all
642	G.	19 Nov. 1853	George McNeill et ux	Hamilton & Toronto Railway Company	L. 418	3 19/100 ac.
5122	G.C.	24 Mar. 1858	George McNeill et ux	James McNeill	L. 200	all
5949	B.S.	10 Jan. 1887	Henry McNeill et al	Margaret McNeill	1.00	48 1/4 ac.
5950	B.S.	10 Jan. 1887	James McNeill et ux	Henry McNeill	1.00	50 1/4 ac. All his 1/2 interest
5951	B.S.	10 Jan. 1887	Henry McNeill	James McNeill	1.00	49 14/100 & 4 3/4 ac.
6565	B.S.	25 Sept. 1888	Geo. McNeill	Eliza C. McNeill his wife	1.00	as in mo. 5951
6751	B.S.	12 Feb.	Eliza C. McNeill	Mary J. Luker	25.00	1/4 ac.
6759	B.S.	30 Jan. 1889	Eliza C. McNeill	Wilbert Oliphant	25.00	1/4 ac.
6897	B.S.	9 Jul. 1889	Eliza C. McNeill	William Jait	1200.00	4 3/4 ac.
6898	MORTGAGE	9 Jul. 1889	William Jait et ux	Eliza C. McNeill	800.00	4 3/4 ac.
7103	B.S.	5 Mar. 1890	Eliza C. McNeill	Andrew H. More	50.00	1/2 ac.
7139	MORTGAGE	1 Apr. 1890	Eliza C. McNeill	Addison Perrin	800.00	4 3/4 ac.
7497	B.S.	27 Dec. 1890	Wm. Jait et ux	Minnie McSpadden	1.00 ac.	4 3/4 ac.
7438	MORTGAGE	2 Dec. 1890	Minnie McSpadden	Francis W. Muttelbury	1376.00	4 3/4 ac.
7714	B.S.	2 Nov. 1891	Minnie McSpadden et al	Francis W. Muttelbury	1.00	4 3/4 ac.
7929	B.S.	7 Jul. 1892	Eliza C. Elko et al	Francis E. McNeill & Mary A. McNeill	1.00	Part
8158	Will	29 Oct. 1893	Henry McNeill	Margaret McNeill		
8159	B.S.	22 Apr. 1893	Wm. McNeill et al et ux	James MacKerron	3400.00	50 1/4 ac.
8160	B.S.	22 Apr. 1893	Margaret McNeill	James MacKerron	2500.00	43 1/4 ac.
8177	MORTGAGE	11 May 1893	William Oliphant et ux	Dorothy Featherston	100.00	1/4 ac.
8229	B.S.	5 Jan. 1891	Andrew H. Orr et ux	Mary J. Luker	80.00	1/2 ac.
8804	B.S.	2 Apr. 1895	Addison Perrin	Mary A. Shaver	840.00	4 3/4 ac. under Power
9061	B.S.	1 Nov. 1890	Eliza C. McNeill (widow)	Herbert W. Denison	100.00	1 acre of sale

CONCESSION 2305

Township of Toronto LOT 25

THIS IS A COMPILED
ABSTRACT AND DOES NOT
SHOW DELETED ENTRIES

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
11392	Absent	25 Jan. 1904	19 Feb. 1904	Henry Pickett	Robert Wm. Ward	850.00	8 pt.
11405	Absent	1 Feb. 1904	27 Feb. 1904	Henry Pickett unmarried	Toronto & Niagara Power Co.	600.00	1.29 pt. see plan attached here to.
12284	Absent	25 Apr. 1906	4 May 1906	Robert Wm. Ward	George H. Patchett	900.00	pt. 8.8 pt.
13070	Absent	31 Mar. 1907	24 Jun. 1908	Frederick A. Hamilton	Frederick A. Hamilton Railway Company of Canada	800.00	pt. all his right title etc. to over head bridge crossing etc.
13341	Absent	6 Mar. 1909	10 Mar. 1909	George H. Patchett et ux	Wesley J. J. Patchett	1000.00	8.8/100 pt.
13500	Absent	2 May 1909	16 Jun. 1909	Robert Swetten et ux	Charles A. Risk & Jesse A. Mills	3500.00	20 ac.
13915	Absent	7 Mar. 1910	17 Apr. 1910	Joseph Asmann et ux	Norman R. Denison	245.00	2 1/2 pt.
13964	Absent	30 Apr. 1910	3 May 1910	Andrew Burns et ux	Andrew James Burns	9.00	1 st other consideration
14397	Absent	9 Mar. 1911	31 Mar. 1911	Wesley J. J. Patchett et ux	George Pepper	2000.00	pt. 8.8/10 pt.
14587	Absent	5 Jul. 1911	3 Aug. 1911	Norman R. Denison Bachelor	Mary J. Luker	1.00	pt. 2 1/2 & assumption of Midge for 150.00
14605	Absent	24 Aug. 1911	2 Sept. 1911	George A. Mills et ux & Charles A. Risk et ux	Reginald B. Colloton	8000.00	pt. 20 pt.
15228	Absent	23 Sept. 1912	29 Oct. 1912	Andrew Burns et ux	Wm. J. Shearn	600.00	pt. 2 pt. & right of way
15559	Absent	15 Mar. 1913	27 Mar. 1913	Wesley J. J. Patchett et ux	Samuel P. Biggs	3000.00	pt. 77/100 pt. & 0.2 pt. for right of way
15582	Agreed	29 Mar. 1913	2 Apr. 1913	Wm. J. Shearn	Andrew Burns	1.00	pt. re right of way
15583	Absent	29 Mar. 1913	2 Apr. 1913	Andrew Burns et ux	Samuel P. Biggs	450.00	0.37 pt. for right of way
15584	Absent	29 Mar. 1913	2 Apr. 1913	Eliza J. Sharp et ux	Samuel P. Biggs	246.00	0.41 pt. for right of way
15698	Absent	25 Apr. 1913	9 May 1913	Shannon E. Sharp et ux	George Perry	13,000.00	pt. 49.14 pt. sold off
15804	Absent	9 May 1913	4 Jun. 1913	Herbert W. Denison et ux	Mary A. Denison	2150.00	1/2
H'13	Plan	14 Jun. 1913	9 Jul. 1913	George Perry	Subdivision of parts of Harry H. Patchett	Lot 25 Con 2305.	etc. pt. 1.75 pt.
15955	Absent	5 Sept. 1913	12 Sept. 1913	Wesley J. J. Patchett et ux	et ux	1.00	etc. pt. 1.75 pt.
16044	Absent	9 Aug. 1913	18 Oct. 1913	Reginald B. Colloton et ux	Andrew H. Daigle	2500.00	1/2 pt.

LOT CONCESSION

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
16045	Grant	10 Oct. 1913	18 Oct. 1913	Andrew R. Douglas et ux	Elizabeth Douglas	1.00	4 1/2 pt.
16169	Grant	15 Dec. 1913	19 Dec. 1913	Andrew Burns et ux	William J. Shearn	1.00	pt. 2 to rectify description in 15228
16182	Grant	6 Dec. 1913	22 Dec. 1913	Andrew Burns et ux	George F. Shaver	250.00	pt. pt.
16421	Grant	16 Mar. 1914	3 Apr. 1914	Andrew Burns et ux	Jane Hodge	300.00	pt. pt.
16497	Grant	28 Apr. 1914	11 May 1914	Andrew Burns et ux	Jane H. Brown	250.00	pt. pt.
16663	Grant	18 May 1914	5 Sep. 1914	George Peppers et ux	Esther Johnson	1000.00	pt. 1 pt.
17506	Grant	14 Feb. 1916	2 Mar. 1916	Reginald B. Colloton et ux	Rowise H. McLean	500.00	pt. pt.
17666	Grant	26 May 1916	1 Jun. 1916	Andrew Burns et ux	John Marks	1000.00	pt. pt.
17667	Yn	26 May 1916	1 Jun. 1916	John Marks et ux	Andrew Burns	900.00	pt. pt.
17716	Grant	29 Jun. 1916	30 Jun. 1916	Samuel P. Biggs et ux	Toronto Dwellings Ltd.	1.00	pt. pt. 9 O.L.
17866	Grant	21 Nov. 1916	29 Nov. 1916	Andrew Burns et ux	Jane H. Brown	100.00	pt.
17876	Grant	5 Oct. 1916	7 Dec. 1916	Andrew Burns et ux	Victor Marks	900.00	1 1/2 pt.
17987	Agmt	12 Oct. 1916	13 Feb. 1917	William J. Shearn	George A. Castle	1250.00	pt.
17991	Grant	15 Feb. 1917	17 Feb. 1917	Toronto Dwellings	Toronto A & W Rly Co.	1.00	pt. 9 O.L.
18039	O.M.	16 Mar. 1917	23 Mar. 1917	Andrew Burns	Charles Bennett	1.00	pt. Design (17667)
18059	Agmt	20 Nov. 1916	11 Apr. 1917	Jane H. Brown et ux	Eva E. Allen	1000.00	pt.
18217	Grant	3 May 1917	29 Aug. 1917	Reginald B. Colloton et ux	Annice J. Richardson	500.00	pt. pt.
18219	Yn	8 May 1917	29 Aug. 1917	Annice J. Richardson	Reginald B. Colloton	375.00	pt. pt.
18539	Grant	6 May 1918	13 May 1918	Reginald B. Colloton et ux	Joseph A. Neal	7600.00	6.4/10 pt.
See Deposit No. 89							
18821	Grant	18 Dec. 1918	11 Feb. 1919	Elizabeth Douglas	Benjamin L. Bull	415.00	pt.
18947	Grant	4 Apr. 1919	22 Apr. 1919	Mary A. Denison	Mary J. Rucker	200.00	1/2 pt.
19451	Grant	11 Nov. 1919	9 Dec. 1919	Reginald B. Colloton et ux	John M. C. Surge	800.00	pt.
19753	Yn	6 Apr. 1920	10 Apr. 1920	Alice Clark	Wesley J. S. Patchett	7000.00	8.8 ac except 1.75 ac sold off
19754	Grant	6 Apr. 1920	10 Apr. 1920	Wesley J. S. Patchett et ux	Alice Clark	11,000.00	8.8 ac except 1.75 ac sold off
19907	Grant	11 May 1920	17 May 1920	Harry H. Patchett et ux	Thomas E. M. Murray	25000.00	1.75

THIS IS A COMPILED
ABSTRACT AND DOES NOT
SHOW DELETED ENTRIES

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
31107	Mt.	28 Dec 1928	21 Dec 1928	Thomas E. Murray	Bank of Montreal	2.00	etc. pt. 1-77 pt.
31399	Q.C. Deed	22 Mar 1929	2 Apr 1929	Bank of Montreal	Thomas E. McMurphy	1.77	pt. Q.C. 31107.
33953	Mt.	15 May 1931	15 Aug 1931	Shelbough C. Haggard Goster E. Haggard	Violet Corbet + David Miller Corbet	5777.26	8.8/10 ave and except pt sold (letter from Briggs dated June 1/33 stating Haggard deed not registered 63/100 unatural love and affection pt.
34035	Mt.	21 Aug 1931	26 Sept 1931	Mary J. Ruker	Arthur Ruker		pt. agree for purchase of land
34088	Agreement	17 Oct 1931	21 Oct 1931	Albert H. Haggard	John Marks	1000.00	7000.00 mtg. 8.8/10 Depts detailed & specified.
34933	Mt.	6 Oct 1932	12 Oct 1932	Daisy MacMillan	Frank Parker	2900.00	8 ac. except part
35368	Q.C. Deed	18 Apr 1933	31 May 1933	Violet Corbet and David M. Corbet (Haggard)	Deborah C. Haggard and Foster E. Haggard (Depts)		
35941	Mt.	10 Apr 1934	20 Apr 1934	Violet Corbett et al	Shelma McKechnie	1300.00	Part
36093	Mt.	23 Jun 1934	28 Jun 1934	Emma J. Denison	Wesley Patchett	850.00	3/4 Part.
36203	Mt.	1 Sept 1934	14 Sept 1934	Wesley Patchett	Mildred M. Kennedy	1200.00	3/4 Part.
36337	Mt.	14 Oct 1934	14 Dec 1934	John Marks et al	Albert Allen	1000.00	Part as in mo. 17666
36573	Q.C.	21 Mar 1935	8 May 1935	Frank Parker and Alma M. Parker	Wm. Rightfoot	100.00	Taken in satisfaction of mortgage mo. 19753.
36631	Mt.	23 May 1935	28 May 1935	Lauchlan A. Hamilton et al	Helen Ryan + Kertrude McKewen	900.00	3 ac joint tenants
37452	Mt.	31 Oct 1936	26 Nov 1936	Arthur Ruker	Frank W. Brown and Sophia Brown as joint tenants	350.00	2 ac Part Sketch Attached
37667	Q.C.	27 Feb 1936	17 Apr 1937	Thomas Steele	Reginald B. Collison	100.00	Part as in mo. 21535
37708	Mt.	17 May 1937	18 May 1937	Robert P. Ward	William M. Ward	1.00	236.27 Part as in mo. 21535
37750	Release	25 May 1937	7 Jun 1937	National Trust Co. Ltd.	Hydro-Electric Power Comm.	1.00	Mortgage dated 1st March 1908
38461	Mt.	13 Jun 1938	14 Jun 1938	Myrtle L. Grouther	Orange E. Byers		Part as in mo. 22686

LOT CONCESSION

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	CONSIDERATION	REMARKS
39102	Grant	22 Mar. 1939	20 Apr. 1939	Arthur Huber, widower	Margaret King	Part Comm. SE lot 1, plan 113. Thence SW 76'3" x NW 338'6" x NE 61'2" x SE 388'6" to poys. Sketch attached.
See Deposit No. 451						
39105A	Grant	24 Apr. 1939	25 Apr. 1939	Orange E. Burns et ux	Wilbert G. Blake	Part as in No. 22686
39113	Q.C.	-- May 1939	27 May 1939	James E. Durham	Daisy M. Durham	L. & P. Part Comm. 275' E of intersection of S. pass. Road & Road allowance between 25x26 Thence E 115'3" Thence N 175' etc.
39572	Grant	3 Nov. 1939	14 Nov. 1939	Mildred M. Kennedy	Jos. Mallin & Mayou	100.00 3/4 47'4" frontage on S. pass. Rd. 7 adjoining former Huber lot.
39578	Grant	17 Nov. 1939	16 Nov. 1939	Cuba C. Whittaker	Thomas E. Maymurry	2.00 A front of right-of-way
39857	Grant	12 Apr. 1940	25 Apr. 1940	Daisy M. Durham	Edward Wilkes	1.00 Part Comm. in 714 Limit of S. pass. Road
40659	Grant	27 Feb. 1941	12 Mar. 1941	Arthur E. Huber	Betham A. Hale	600.00 275' E. of W. limit of lot Thence E 115'3" x 175' 0.98 Sketch Attached. Comm.
40659	Grant	27 Feb. 1941	12 Mar. 1941	Arthur E. Huber	Betham A. Hale	600.00 491'7" E. of W. angle in S. limit of Indian Road Thence W 129'8" x S 338'9" x E 134" x N 342'3" Open. Consent Attached.
40994	Probate	24 Apr. 1941	22 May 1941	James A. Hamilton	A. J. Miles et al	Part among other bequests
40994	Grant	19 Jul. 1941	29 Jul. 1941	M. Joseph Asman	Wm. Lightfoot and Mabel A. Lightfoot as joint tenants	4000.00 2 Part Comm. at NW angle Thence E 395' x S 395' x W 395' x N 395' to right.
41123	Grant	9 Aug. 1941	15 Sept. 1941	Margaret King	Edith H. Haney	2500.00 Part as in No. 39102
41123	Grant	10 Aug. 1941	27 Sept. 1941	Edith H. Haney	Anna Brown	1.00 Part Comm. 302'23" of W angle Thence E 508' x E 154'5" x S 190'5" x W 654'9" x N 139' to place of beginning.

CONCESSION 2 SDS

LOT 25

Township of Ontario

THIS IS A COMPILED
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REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
41164	Mortgage	6 Sept. 1941	29 Sept. 1941	Violet Carbet et al Exrs. Her Roper	Ann. Thayer	\$100	Part as in mto 41163
41532	Agreement	14 Feb. 1942	16 Feb. 1942	Edith H. Haney	Mary G. Sedden	3000.00	Agreement for sale. Part Comm. in Nly limit of Horne Park Rd. 692'6" W. of Ely limit of lot being S.E. angle of lot 1 H-13 Thence W 76'3" x N 338'6" x E 61'2" x S 388'6" to place of beginning.
41928	Mortgage	5 June 1942	21 July 1942	William Lightfoot and Mabel Q. Lightfoot	Reginald G. S. Graham as joint tenants	300.00	Part Comm. in Wly limit of lot 231 S. of Wly Thence N 50' x E 245' x S 550' x W 245' to pg. b.
42055	Mortgage	10 Aug. 1942	27 Aug. 1942	Emmelie Goman	Reginald G. S. Graham as joint tenants	\$100	pt. as in mto 41928
42288	Mortgage	31 July 1942	19 Oct. 1942	Elise Oliphant, exr. Wilbert Oliphant & personally	Elise Oliphant & Wilbert H. Oliphant	100	N.L.A. Mac Neas Con. Attached Comm. in N limit of L.P. Rd. 12.87 chs E of W limit of lot Thence E 50 chs x N 5 chs x W 50 chs x S 5 chs to pg. b.
42759	Mortgage	5 Oct. 1943	12 Apr. 1943	Alodys M. Scott exr. & Marjorie Scott & personally	Richard Cottrill & Es-ther Cottrill, as joint tenants	\$2000.00	Comm. in E limit of lot 24. plan H-13 31' S. of N.E.A. Thence N 64° E 18'6" x S 26° E 18'6" x S 64° W 15'6" to N.E. limit of lot 24 H-13 Thence N 18' to pg. b.
42922	Mortgage	1 June 1943	1 June 1943	Sida Jane Blackley Ethel Gibson, exr. Carrie Hibbard	David M. Battersby	\$200.00	6.4 pt. Quas. Convent Attached Comm. 2229'9" S of N.W. Thence N.W. 399' x N 64° 7' E 693'6" x S.E. 455' x S 68° 21' W 715'6" to pg. b.

LOT CONCESSION

REGISTRATION NO.	INSTRUMENT	DATE OF INSTRUMENT	GRANTOR	GRANTEE	CONSIDERATION \$	LAND AND REMARKS
406135VS	Mortant	2 Sept. 1976	Mary D. Jadder	Joseph O. Jadder + Mary D. Jadder, as joint tenants	2.00%	Part as in mo. 41532 except p. of c. is Comm. 692'6" wily from 312 L of lot, Plan H-13. Sketch attached
406300VS	Mortant	8 Sept. 1976	Russ O. Simonson + Francis Obrodovich	Henry Russo Construction Limited, Matt Russo + John Russo Construction Limited c.o.b. White Oaks Homes	2.00% pt. designated as 432 on 432-4297 C. of A. endorsed	
406757VS	MORTGAGE	31 Aug. 1976	Bruce Haas	C.A.E. Realty Limited	17,600.00 pt. as in 359066VS	
408355VS	Pl-1077	29 Sept. 1976	John A. Haas + Shirley Haas	John A. Hayton Margaret J. Hayton	8.00 pt. designated as pt. 2 on 432-4300 discharged from 367688VS	
408326VS	Mortant	15 Sept. 1976	John A. Hayton Margaret J. Hayton	Herbert G. Bunge Helen Bunge as joint tenants	2.00% pt. designated as pt. 2 on 432-4350 C. of A. endorsed	
409721VS	Mortant	30 Sept. 1976	Frances De Brobandere	Armi R. Luvanon Maryjoie R. Luvanon as joint tenants	2.00% pt. designated as pt. 2 on 432-2170	
412866VS	Mortant	11 Nov. 1976	Michael Chilco	Duane R. Brooks + Ora P. Brooks, as joint tenants	2.00% Part as in mo. 332686VS	
428153	Mortant	4 April 1977	29 Apr. 1977	Termy W. Chamberlain Alija Chamberlain	2.00% part as in 137757VS	
428154	MORTGAGE	9 Mar. 1977	John Craig + Mary B. Craig	Kenner Mortgage Corporation	20,000.00 part as in 137757VS	
429143	MORTGAGE	27 Oct. 1977	Edward Adipito	De Jarento Adminis. Co. Inc.	2.00% part as in 137757VS	
429662	Mortant	29 Mar. 1977	11 May 1977	Termy W. Chamberlain Alija Chamberlain	2.00% part as in mo. 137757VS	

CONCESSION

LOT

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
565863	MORTGAGE	15 June 1966	3 Dec. 1980	Silverwood Dairies Limited	The Canada Trust Company, Inc.	\$1.00	Part as in 0.0.0 of 005618 & 0.0.0.
566378	Mortgage	25 Nov. 1980	9 Dec. 1980	Duke Handkerlyfe Helena C. Wiltschko	Richard H. Mc Dougall & Stephanie B. Allen as joint tenants	\$2.00	Part as in V.S. 406135
567700	Mortgage	27 Feb. 1980	24 Dec. 1980	James W. King	Royal Trust Corporation	\$15,000.00	Part Comm. 26.94' x 178' 0" x 780' 3" E thence NW 175' x SW 70' x SE 175' x NE 70' to page of Part Comm. 97' SE of 57444 thence 478' 18' 6" x SE 18' 6" x SW 15' 6" x NW 18' to page assigning same and favour of 567700 page and 567700 ADL 2 95.12.3
567868	Mortgage	3 Dec. 1980	30 Dec. 1980	James W. King	Cominco Ltd.	\$2.00	Part Comm. 97' SE of 57444 thence 478' 18' 6" x SE 18' 6" x SW 15' 6" x NW 18' to page assigning same and favour of 567700 page and 567700 ADL 2 95.12.3
567920	Mortgage	19 Jan. 1981	16 Jan. 1981	Phoenix Development Limited	Cominco Ltd.	\$2.00	Part Comm. 97' SE of 57444 thence 478' 18' 6" x SE 18' 6" x SW 15' 6" x NW 18' to page assigning same and favour of 567700 page and 567700 ADL 2 95.12.3
569478	Mortgage	24 June 1980	20 Jan. 1981	Algo Group	Huronford Management Services Limited	\$2.00	Part as in 567868
571253	Mortgage	13 Feb. 1981	16 Feb. 1981	Cominco Ltd.	James W. King as joint tenants	\$2.00	Part as in 567868
571254	Mortgage	9 Feb. 1981	16 Feb. 1981	James W. King	James W. King as joint tenants	\$2.00	Part as in 567868
575532	MORT.		15 Oct. 81	Remus, Audrey M. (formerly Clark, Audrey M.)	Royal Trust Corp. of Canada	\$20,000.00	Part Comm. 23.14' x 19' 0" x 24' 1' x 27' 5" x 24' x 26' x 24' x 24' to page
575644	Mortgage		16 Oct. 81	Remus, John (joint party of third party)	Royal Trust Corporation of Canada	\$20,000.00	Part Comm. 23.14' x 19' 0" x 24' 1' x 27' 5" x 24' x 26' x 24' x 24' to page

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ABSTRACT INDEX
25 CONCESSION 2 S.D.S.

LOT

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE YR/MO/DO	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
885038	Mort	89 03 08	MOUSEY, Richard Craig Bass, Albert	DISCHARGED BY KOLLODZKO ASST. DEP. LAND REG. LR 0405116	250,000.00	part as in 861226-861225- SUGGEST 25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-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2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-

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1454 White, Mrs. Patricia, hw	87
1454 Redsell, Arthur, retired	88
1454 Redsell, Miss Helen, gardener	89
1469 McNamara, Vincent, stationery engr.	90
1469 McNamara, Mrs. Gwen, secretary	91
1469 Weales, Miss Edna, dental assistant	92
1473 Zuuring, John, actuary (asst.)	93
1473 Zuuring, Mrs. Giovanna, hw	94
1473 Zuuring, Hans, student	95
1473 Zuuring, Peter, student	96
1499 Montague, John, asst. director	97
1499 Montague, Mrs. Patricia, hw	98
1516 Holbrooke, Mrs. Marie, hw	99
1516 Holbrooke, Miss Susan, musician	100

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1434 Lowik, John, shipper	101
1434 Lowik, Mrs. Petronella, hw	102

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1460 Shaw, James, pilot	103
1460 Shaw, Mrs. Elizabeth, hw	104
1468 Cowan, Norman, salesman	105
1468 Cowan, Mrs. Catharine, hw	106
1469 Gaunt, William, salesman	107
1469 Gaunt, Mrs. Mona, hw	108
1474 Lester, Robert, show business	109
1474 Lester, Mrs. Jean, hw	110

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1135 Audsley, Harry, bicycle shop owner	111
1153 Audsley, Mrs. Patricia, hw	112
1138 Pilkey, Lawrence G., armed forces	113
1138 Pilkey, Mrs. Helene, hw	114
1138 Pilkey, Miss Lynda-Gayle, circulation mgr.	115
1141 Jasper, William, handler	116
1141 Jasper, Mrs. Estelle, hw	117
1144 Milkau, Anthony, self-employed	118
1144 Milkau, Mrs. Elsie, hw	119
1151 Silk, William Kenneth, salesman	120
1151 Silk, Mrs. Jean, hw	121
1151 Silk, William J., retired	122
1157 Goodjohn, George, mech. engineer	123
1157 Goodjohn, Mrs. Florence, hw	124
1164 Cousins, W. G., chemical engr.	125
1164 Cousins, Mrs. Betty, hw	126
1165 Yeomass, Lloyd, engineer	127
1165 Yeomass, Mrs. Gladys, hw	128
1173 Stockermans, Cornelius, branch mgr.	129
1173 Stockermans, Mrs. Margaret, hw	130
1174 Hemphill, Earl, sheet metal wkr.	131
1174 Hemphill, Mrs. Irene, hw	132
1174 Hemphill, Miss Dianne, secretary	133
1184 Kirby, Fred, chief inspector	134
1184 Kirby, Mrs. Winnifred, secretary	135
1194 Millar, Arthur, treasurer	136
1194 Millar, Mrs. Elizabeth, hw	137
1204 Bartholomew, David, lab. technician	138
1204 Bartholomew, Mrs. Margaret, hw	139

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1185 Heath, Walter F., retired	140
1185 Heath, Mrs. Gertrude, hw	141
1193 Ryan, Miss Helen, retired	142
1193 Hamilton, Mrs. Gertrude, artist	143
1211 Bramfitt, Mrs. Arvilla, hw	144

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1153 Dugelby, Mrs. Jean, medical secretary	146
1220 Brown, Warren, electrical engr.	147
1220 Brown, Mrs. Janet, hw	148
1249 Bluett, John, salesman	149
1249 Bluett, Mrs. Joyce, hw	150
1250 Gerhart, Albert, school principal	151
1250 Gerhart, Mrs. Louise, hw	152
1265 Cartwright, William, manager	153
1265 Cartwright, Mrs. Roely, hw	154
1276 Grey-Noble, Norman, sales manager	155
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1277 Wilson, Mrs. Florence, hw	158
1288 Robinson, Gerald, buyer	159
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1214 MacInnis, Laughlin, teacher	169
1214 MacInnis, Mrs. Anne, hw	170
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INDIAN ROAD—Con.

1218 Adams, Mrs. Vina, hw	181
1288 Harrison, Herbert, contract mgr.	182
1288 Harrison, Mrs. Patricia, hw	183
1304 Campbell, R. John, computer programmer	184
1304 Campbell, Mrs. Lorna, auto. underwriter	185
1310 McCallan, Norman, administrator	186
1310 McCallan, Mrs. Barbara, hw	187
1316 Vanderstar, Harry, engineer	188
1316 Vanderstar, Mrs. Leona, hw	189
1324 Cowie, J. F., fire fighter	190
1324 Cowie, Mrs. Laura, hw	191
1324 Cowie, Mrs. Clare, hw	192
1328 George, Miss Nancy, typist	193
1328 George, Mrs. Mary, hw	194
1336 Mitchell, Bruce, service man	195
1336 Mitchell, Mrs. Elizabeth, hw	196
1344 Hern-Black, Frank, service man	197
1344 Hern-Black, Mrs. Phyllis, hw	198
1356 Matthews, Maurice, councillor	199
1356 Matthews, Mrs. Julia, hw	200
1374 Code, Thomas, sales mgr.	201
1374 Code, Mrs. Dorothy, hw	202
1386 MacNeill, Gil, salesman	203
1386 MacNeill, Mrs. Norma, inventory control clerk	204
1400 McGarry, Thomas, hotel mgr.	205
1400 McGarry, Mrs. Phyllis, hw	206
1414 Patterson, W. A., carton business	207
1414 Patterson, Mrs. Mae, hw	208

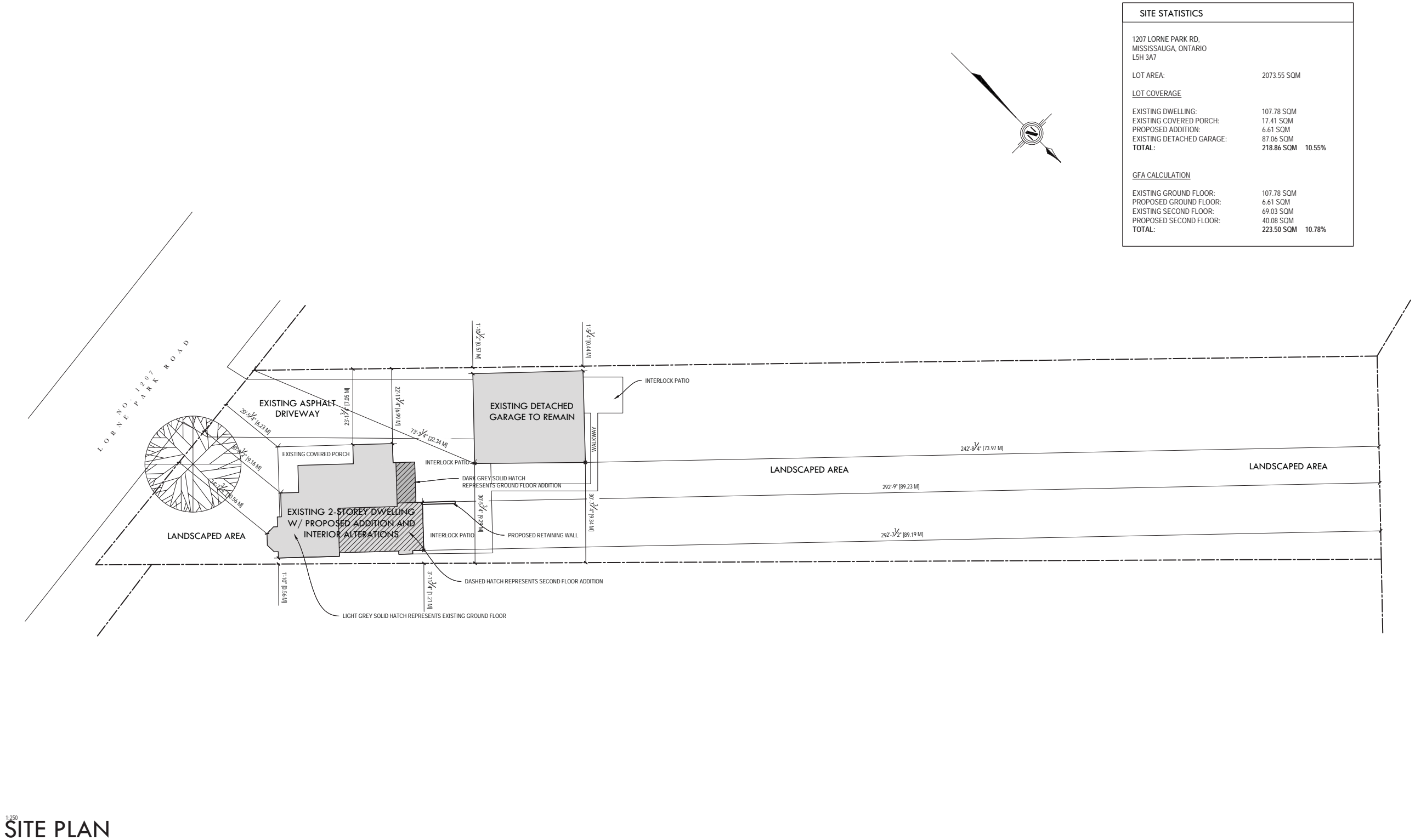
JALNA AVENUE

1476 Hummel, Patrick, sales mgr.	209
1476 Hummel, Mrs. Isobel, hw	210
1481 Paton, David, chartered acct.	211
1481 Paton, Mrs. Marian, hw	212
1484 Phillips, John, architectural supplies	213
1484 Phillips, Mrs. Phyllis, hw	214
1489 Olafson, Harold, engineer	215
1489 Olafson, Mrs. Elizabeth, hw	216
1492 Spray, Peter, prof. engr.	217
1492 Spray, Mrs. Betty, hw	218
1499 Gordon, Bruce, self-employed	219
1499 Gordon, Mrs. Barbara, hw	220
1500 Reinards, William J. H., chief auditor	221

LORNE PARK ROAD

1136 Jackson, Douglas, Ford employee	222
1136 Jackson, Mrs. Dorothy, hw	223
1140 Hubrich, Joseph, self-employed	224
1140 Hubrich, Mrs. Erna, hw	225
1140 Hubrich, Peter, bank employee	226
1170 Lane, Robert, bodyman	227
1170 Lane, Mrs. Marie, hw	228
1181 Dereg, Jan, sales manager	229
1181 Dereg, Mrs. Barbara, hw	230
1189 Johnson, Mrs. Annie, hw	231
1195 Luker, Arthur, self-employed	232
1195 Luker, Mrs. Margaret, hw	233
1200 Whatmough, Rev. K. D., clergyman	234
1200 Whatmough, Mrs. Hilda, hw	235
1203 Ireland, Gordon, civil servant	236
1203 Ireland, Mrs. Anne, hw	237
1207 Tedder, Joseph, advertising	238
1207 Tedder, Mrs. Mary Fraser, secretary	239
1207 Tedder, Charles, truck driver	240
1211 Oliphant, Harry, fire captain	241
1211 Oliphant, Mrs. Grace, hw	242
1221 Silcox, Phillips, probation officer	243
1221 Silcox, Mrs. Marjorie, hw	244
1221 Silcox, Graham, surveyor crew	245
1227 Poole, Fred, traffic mgr.	246
1227 Poole, Mrs. Helen, hw	247
1227 Poole, Wayne, radio tech.	248
1233 Wilson, James W., carpenter	249
1233 Wilson, Mrs. Beatrice, hw	250
1233 Jones, Kenneth, salesman	251
1233 Jones, Mrs. Anne, office supervisor	252
1238 Ionita, John A., control engr.	253
1238 Ionita, Mrs. Marjory, hw	254
1238 Beckett, Alfred, retired	255
1238 Beckett, Mrs. May, retired	256
1248 McLean, John, civil engineer	257
1248 McLean, Mrs. Margaret, hw	258
1251 Portman, David, self-employed	259
1251 Portman, Mrs. Bertha, hw	260
1255 Harrow, John M., accountant	261
1255 Harrow, Mrs. Ruby, hw	262
1258 Bruce, Douglas, consulting engr.	263
1258 Bruce, Mrs. Olga, hw	264
1260 Hardie, George, sec.-treasurer	265
1260 Hardie, Mrs. Mary, hw	266
1265 Colloton, Reginald, retired	267
1265 Colloton, Miss Marjory, clerk	268
1268 Gill, William, project co-ordinator	269
1268 Gill, Mrs. Gwendolyn, hw	270
1271 Ryde, Harry, erector, sheet metal	271
1271 Ryde, Mrs. Grace, hw	272

APPENDIX A3: Complete Drawings of the Proposed Alterations



SITE STATISTICS			
1207 LORNE PARK RD, MISSISSAUGA, ONTARIO L5H 3A7			
LOT AREA:	2073.55 SQM		
<u>LOT COVERAGE</u>			
EXISTING DWELLING:	107.78 SQM		
EXISTING COVERED PORCH:	17.41 SQM		
PROPOSED ADDITION:	6.61 SQM		
EXISTING DETACHED GARAGE:	87.06 SQM		
TOTAL:	218.86 SQM	10.55%	
<u>GFA CALCULATION</u>			
EXISTING GROUND FLOOR:	107.78 SQM		
PROPOSED GROUND FLOOR:	6.61 SQM		
EXISTING SECOND FLOOR:	69.03 SQM		
PROPOSED SECOND FLOOR:	40.08 SQM		
TOTAL:	223.50 SQM	10.78%	

1:250
SITE PLAN




LUCID HOMES

LUCID HOMES INC.
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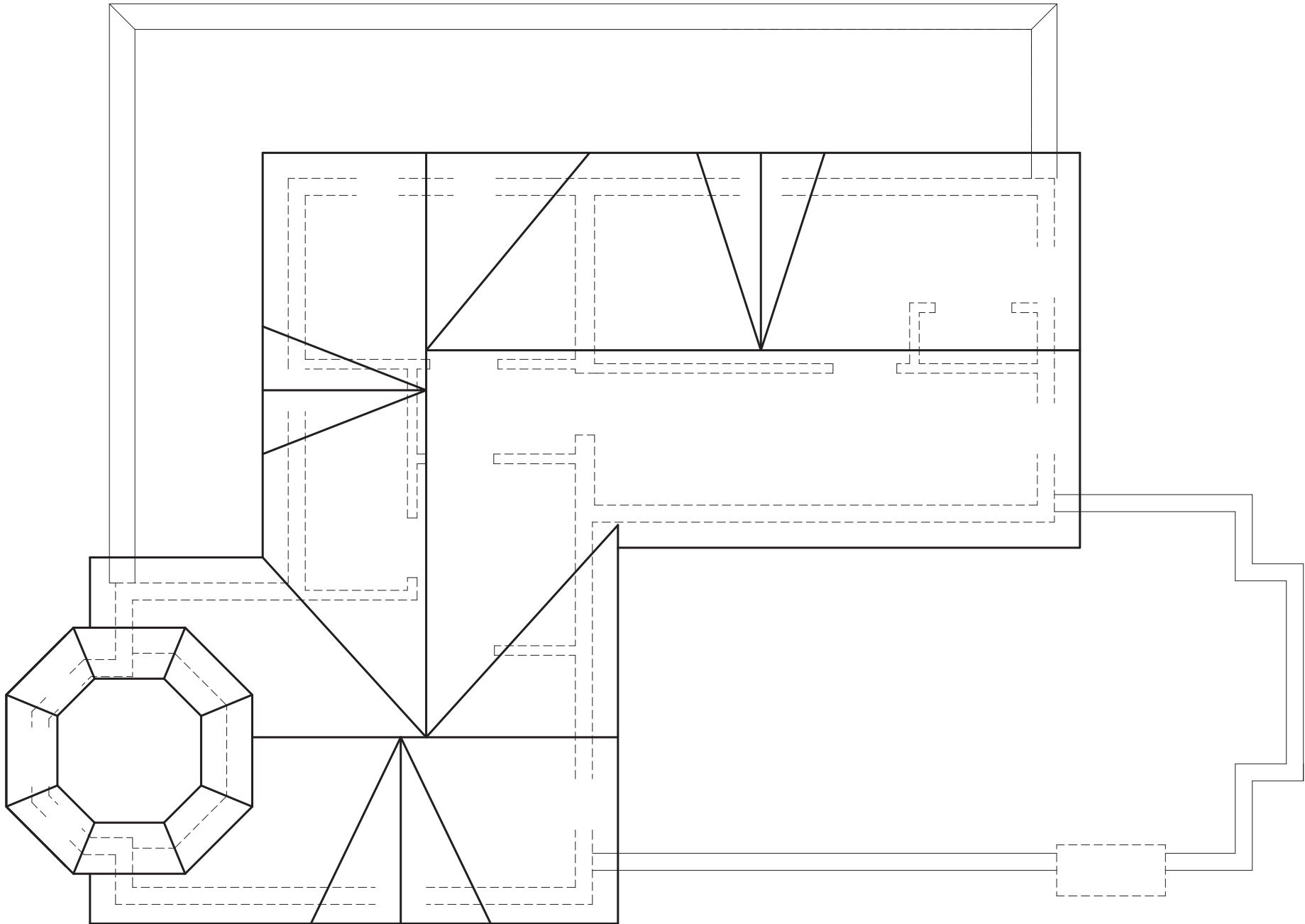
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DRAWING TITLE: SITE PLAN
DRAWN BY: PR CHECKED BY:
ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA
PROJECT NO: 2020-021 SCALE: 1:250
SHEET NO. **SP**



3/16"=1'-0"
EXISTING ROOF PLAN



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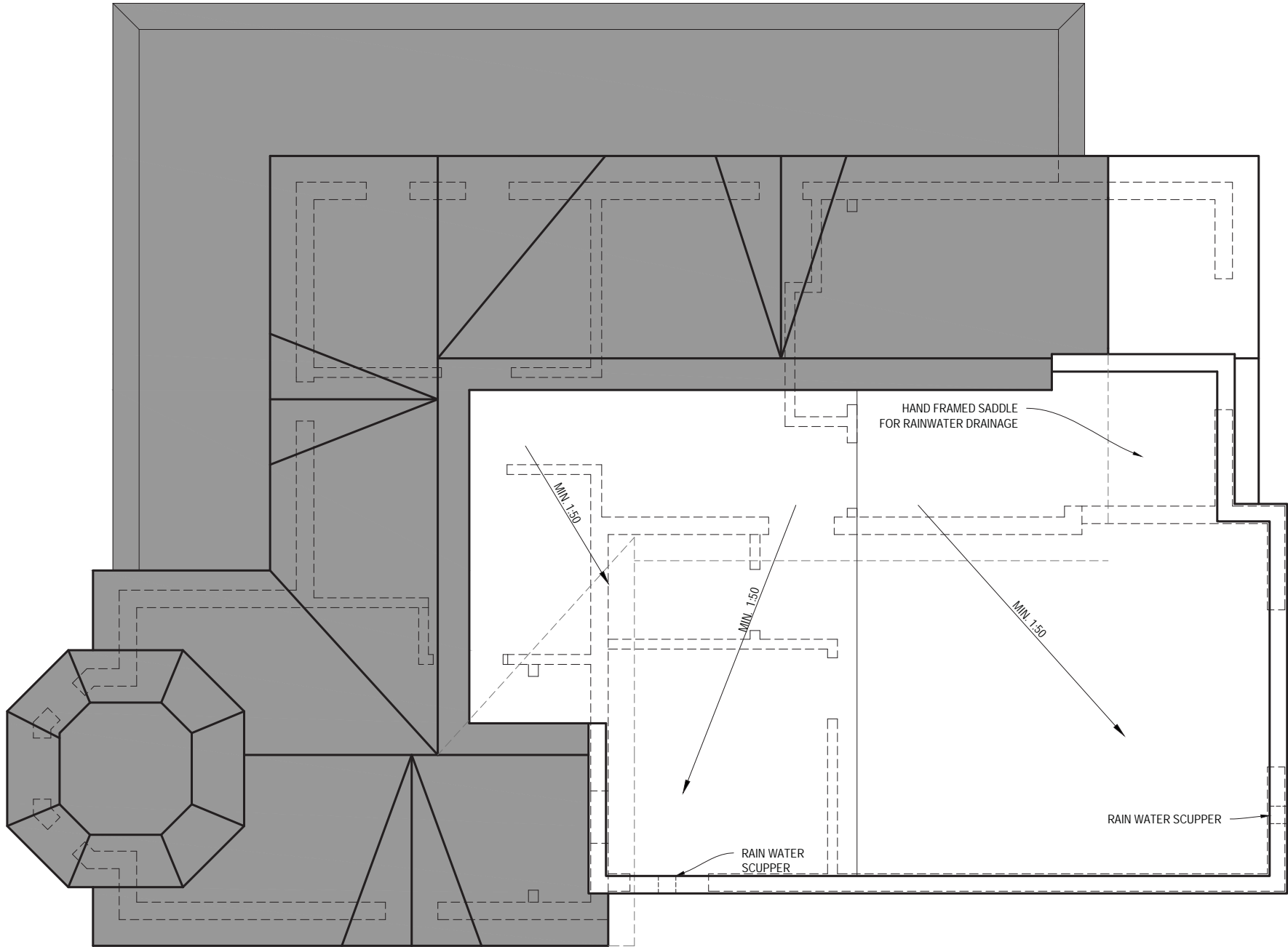
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DRAWING TITLE: ROOF PLAN
DRAWN BY: PR CHECKED BY: -
ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA
PROJECT NO: 2020-021 SCALE: 3/16" = 1'-0"
SHEET NO. **A103**



3/16"=1'-0"
PROPOSED ROOF PLAN




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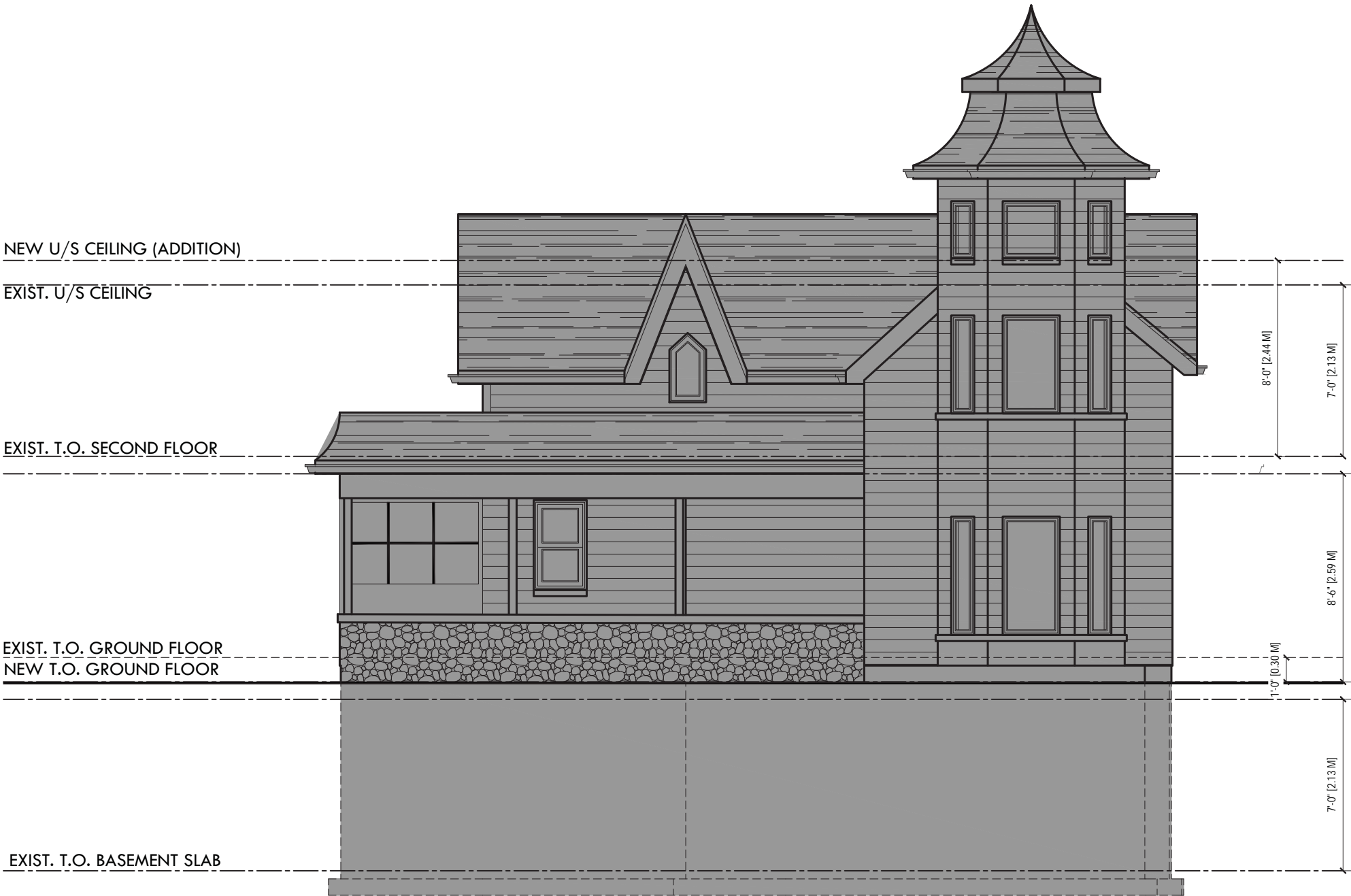
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DRAWING TITLE: ROOF PLAN
DRAWN BY: PR CHECKED BY: -
ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA
PROJECT NO: 2020-021 SCALE: 3/16" = 1'-0"
SHEET NO. **A103**



3/16"=1'-0"

FRONT ELEVATION



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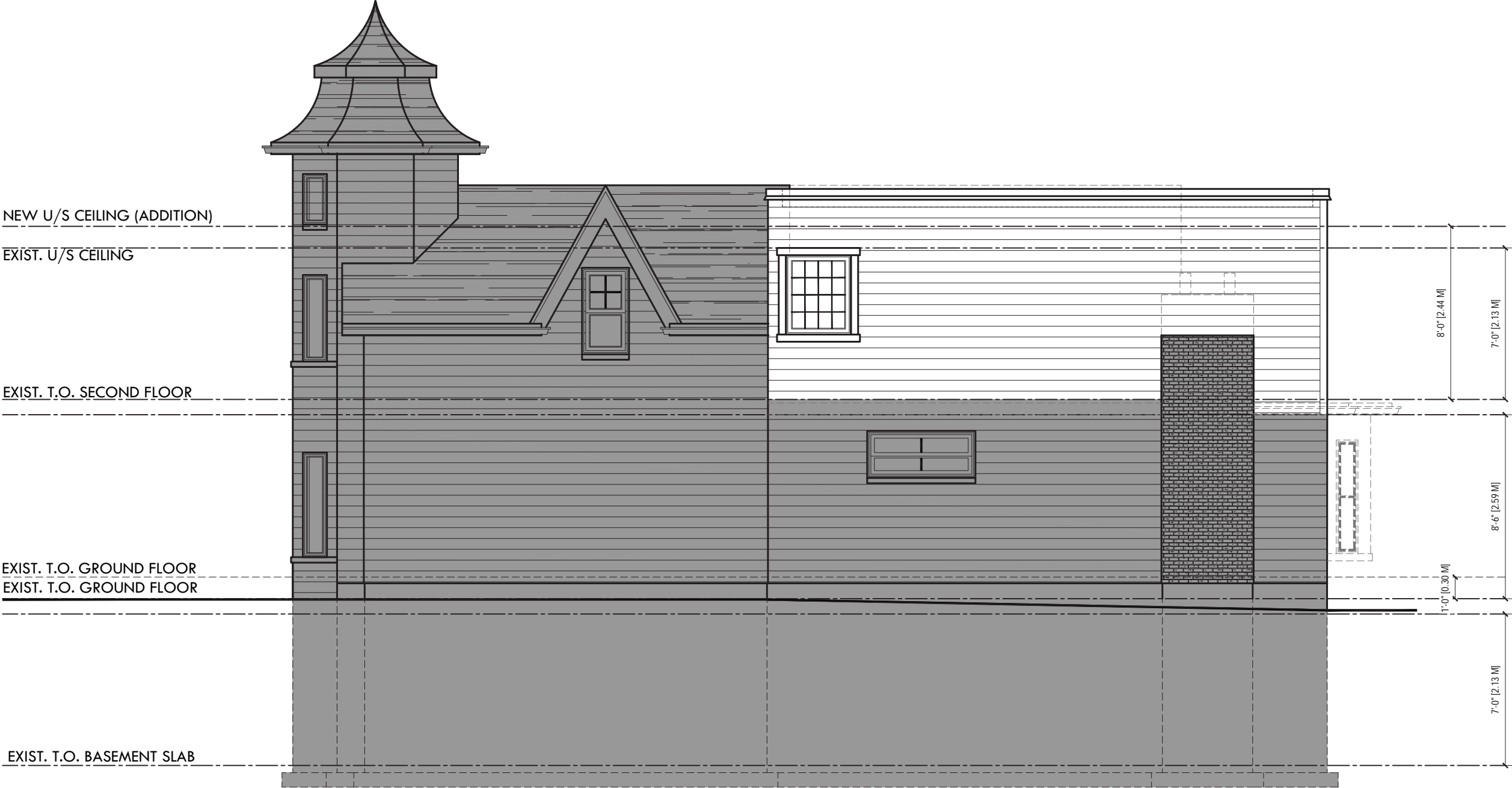
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DRAWING TITLE: FRONT ELEVATION
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ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA
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SHEET NO.

A201



3/16"=1'-0"
RIGHT ELEVATION



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DRAWING TITLE: RIGHT ELEVATION
DRAWN BY: PR CHECKED BY: -
ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA
PROJECT NO: 2020-021 SCALE: 3/16" = 1'-0"
SHEET NO. **A202**



3/16":1'-0"
LEFT ELEVATION



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DRAWING TITLE: RIGHT ELEVATION
DRAWN BY: PR CHECKED BY: -
ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA
PROJECT NO: 2020-021 SCALE: 3/16" : 1'-0"
SHEET NO. A203



3/16"=1'-0"
REAR ELEVATION



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DRAWING TITLE: REAR ELEVATION
DRAWN BY: PR CHECKED BY: -
ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA
PROJECT NO: 2020-021 SCALE: 3/16" = 1'-0"
SHEET NO.

A204

APPENDIX A4: Curriculum Vitae of the Author



James Bailey
Architect

49 MELBOURNE AVE
TORONTO, ONTARIO
M6K 1K6

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

CURRICULUM VITAE: James R. Bailey

EDUCATION

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

PROFESSIONAL ASSOCIATIONS

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

PROFESSIONAL WORK HISTORY

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

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

COMMUNITY INVOLVEMENTS & TEACHING

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

AWARDS

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

SELECTED ARCHITECTURAL PROJECTS

Museums/Art Galleries

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

Performing Arts Centres

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

Building Envelope Upgrades

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

Barrier-free Access/Life-safety Upgrades

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

Offices

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

Housing/ Live-Work Facilities

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

Schools: New/Renovations

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

Schools: Exterior Upgrades

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

Public Library Renovations

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

Renovations for Exhibition Place, Toronto

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

Churches: New/Renovations/Additions

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

Laboratories

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

Historic Restorations

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

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

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

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

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

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

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