



ERA Architects Inc.
#600-625 Church St
Toronto ON, M4Y 2G1

HERITAGE MEMORANDUM

Subject:	HERITAGE PERMIT APPLICATION MEMO		
Issued To:	Paula Wubbenhorst City of Mississauga 300 City Centre Drive, Mississauga, ON L5B 3C1 paula.wubbenhorst@mississauga.ca	Memo #:	1
Project:	84 High Street East	Project #:	21-110-04
Prepared By:	Emma Abramowicz, Max Yuristy, Marina Smirnova	Date Issued:	March 14, 2025

This memorandum has been prepared by ERA Architects Inc. (“ERA”), on behalf of 10 WEST GO GP Inc., to accompany the Heritage Permit Application for 84 High Street East (the “Site”), dated March 7, 2025. It references drawings prepared by ERA to support the application, which are included in the accompanying appendices, with architectural drawings in Appendix A and landscape drawings in Appendix B.

The proposal involves the replacement of the existing rear stair with a replacement stair structure, as the existing structure cannot be accommodated within the new rear property boundary. A heritage alteration permit for the new property boundaries was approved at Council on December 11, 2024. The proposed replacement stair structure has been designed to be a contemporary and light-touch addition on the rear of the original building, with a minimalist profile and metal materiality. It replaces an earlier rear stair addition that was insufficiently distinguishable from the original building in its design and materiality.

The proposal also includes the reconfiguration of the Site’s front steps and walkway to align with the property’s revised boundaries and new access route to Ann Street. Two steps, featuring flanking steel minimalist handrails, will connect the existing porch opening to a new paver landing and path. The two steps will replace the existing four concrete steps and landing off the porch, which currently sit between original brick piers but are not themselves original to the building. The path will extend outward to both sides from the front steps, eventually leading to two sets of steps on the west side and one set of steps in the east side, each supported by a powder-coated steel handrail. The path will extend southwestward to Ann Street, where a minimalist metal gate to match the handrails will be provided. To mitigate the impacts of the proposed alteration, a 1.4-meter hedge is proposed along the front of the property to screen the proposed handrails from view.

Finally, the Site’s landscape design will be revised to respond to the reconfigured property boundaries. A perimeter hedge will define the new south, west, and east boundaries, with an operable metal gate at the western boundary connecting to the Ann Street sidewalk, and two operable metal gates at the northern boundary. To convey a sense of the original main entrance, a break in the hedge will be positioned in line with the existing porch opening, with an inoperable metal gate installed there as an interpretive feature.



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By incorporating landscape elements to screen the proposed handrails from view and interpret the Site's original configuration with its south-facing main entrance, the proposal ensures that impacts to the cultural heritage value of the Site will be appropriately mitigated.

Sincerely,

A handwritten signature in black ink, appearing to read 'M Yuristy', with a long horizontal line extending to the right.

Max Yuristy | OAA MRAIC
Project Manager
ERA Architects Inc.

APPENDIX A:


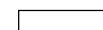


Architectural Drawings dated March 14, 2025

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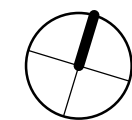
NO.	DATE	REVISION / ISSUANCE
1	14/03/2025	HERITAGE PERMIT APPLICATION

NOT FOR CONSTRUCTION

LEGEND

-  EXISTING
-  PROPOSED
-  NOT IN SCOPE
-  HERITAGE ARCHITECTURE SCOPE

E R A info@eraarch.ca | www.eraarch.ca
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Toronto, Ontario, M4Y 2G1
E.R.A. Architects Inc.



Project

84 & 90 High Street East
APP NO.: OZ/OPA 22-3

Address 84 & 90 High St E, Mississauga, ON L5G 1K4

For 10 WEST GO LP

Project no. 21-110-04

Scale at 11x17 1 : 100

Drawn by AK

Reviewed by MY

Drawing title

Proposed Architectural Site Plan -
84 High St E

Sheet no.

SK-001

EXTENTS OF HERITAGE ARCHITECTURE SCOPE DENOTED BY THICK DASHED PINK LINE. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR REMAINDER OF SCOPE.

1
SK-004

PROPOSED PROPERTY LINE

UP

UP

DN

84 HIGH ST

BUILDING NOT IN SCOPE

EXISTING PORCH NOT IN SCOPE

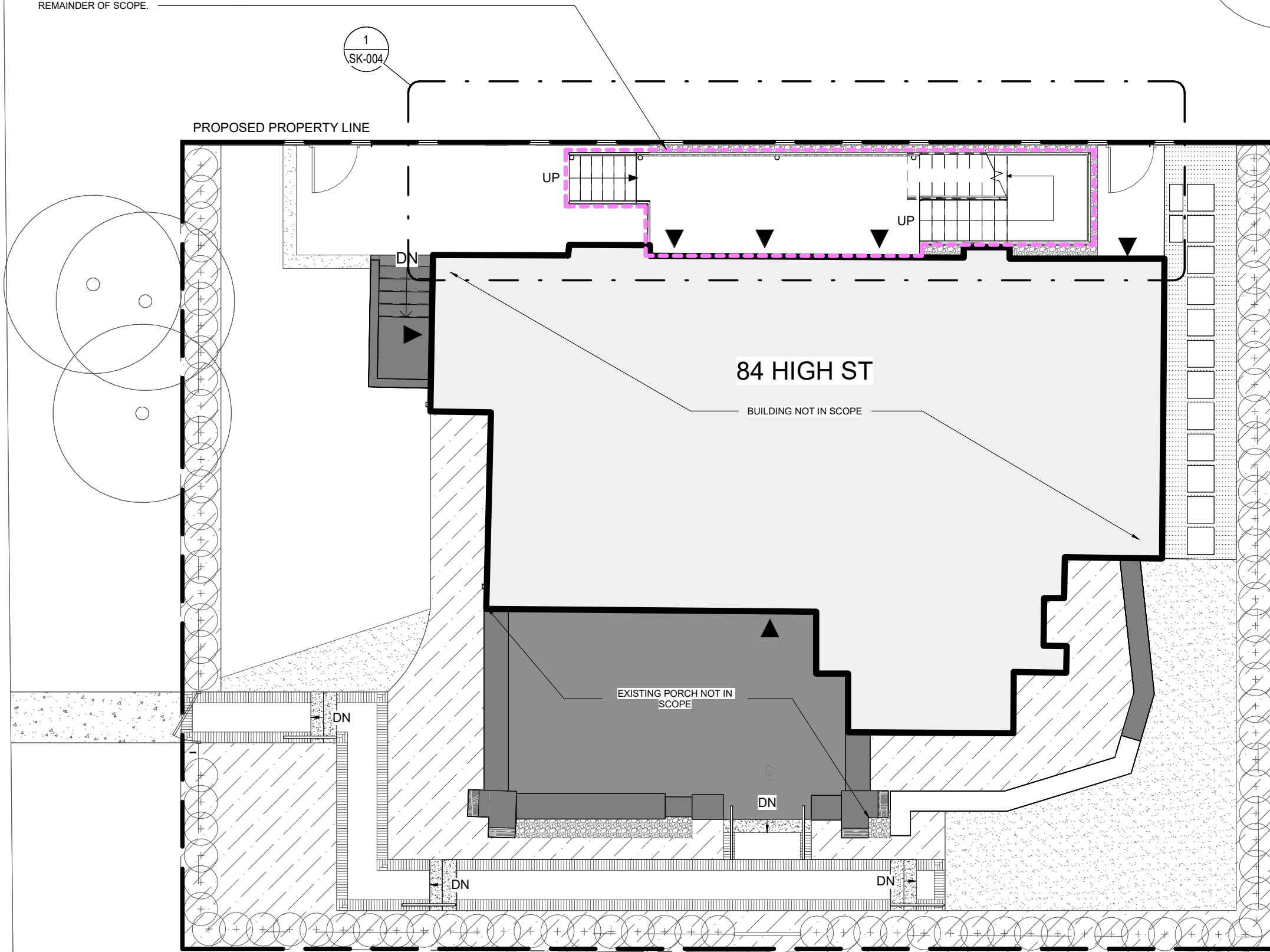
DN

DN

DN

DN

ANN STREET


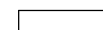



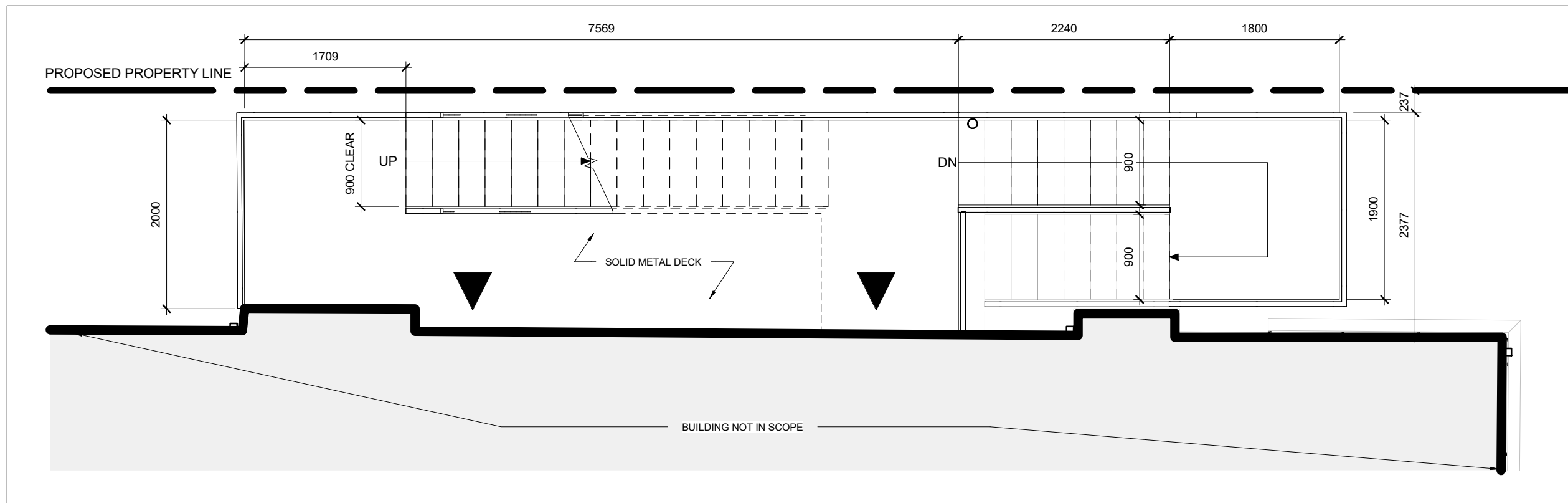
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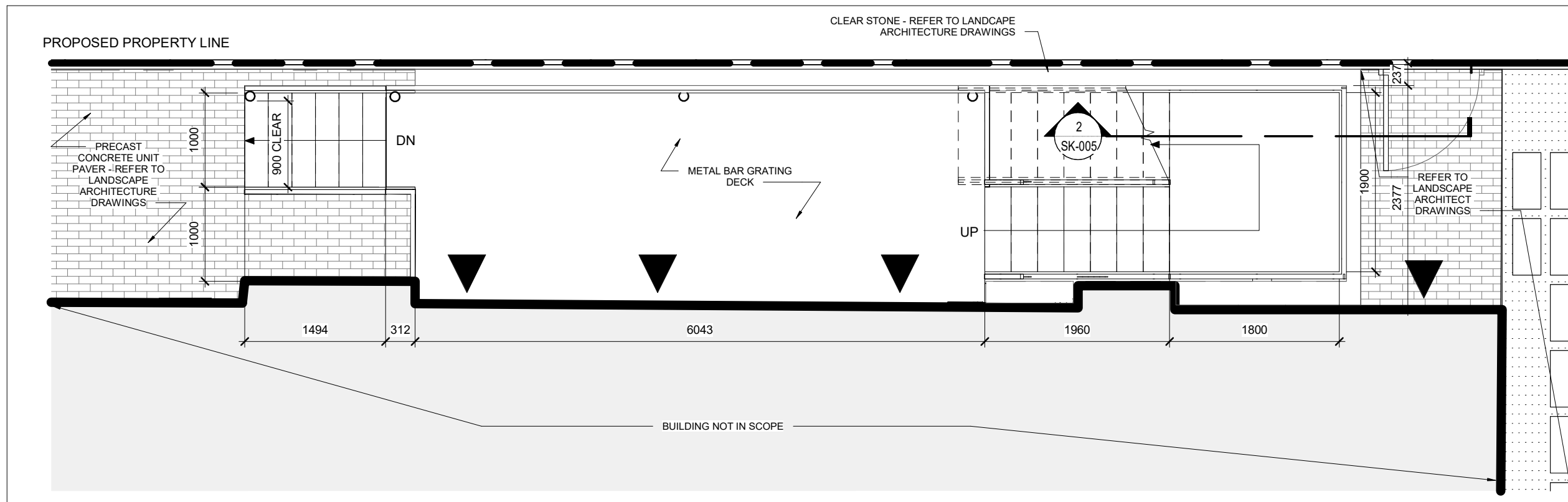


Level 02_Enlarged Plan_Proposed North Egress Stair

2

1 : 50

SK-004



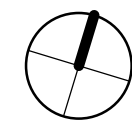
Level 01_Enlarge Floor Plan_Proposed North Egress Stair

1

1 : 50

SK-004

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Project

84 & 90 High Street East
 APP NO.: OZ/OPA 22-3
 Address 84 & 90 High St E, Mississauga, ON L5G 1K4
 For 10 WEST GO LP
 Project no. 21-110-04
 Scale at 11x17 1 : 50
 Drawn by AK
 Reviewed by MY
 Drawing title

Proposed Enlarged Plans - North
 Egress Stairs - 84 High St E

Sheet no.


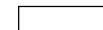

SK-004

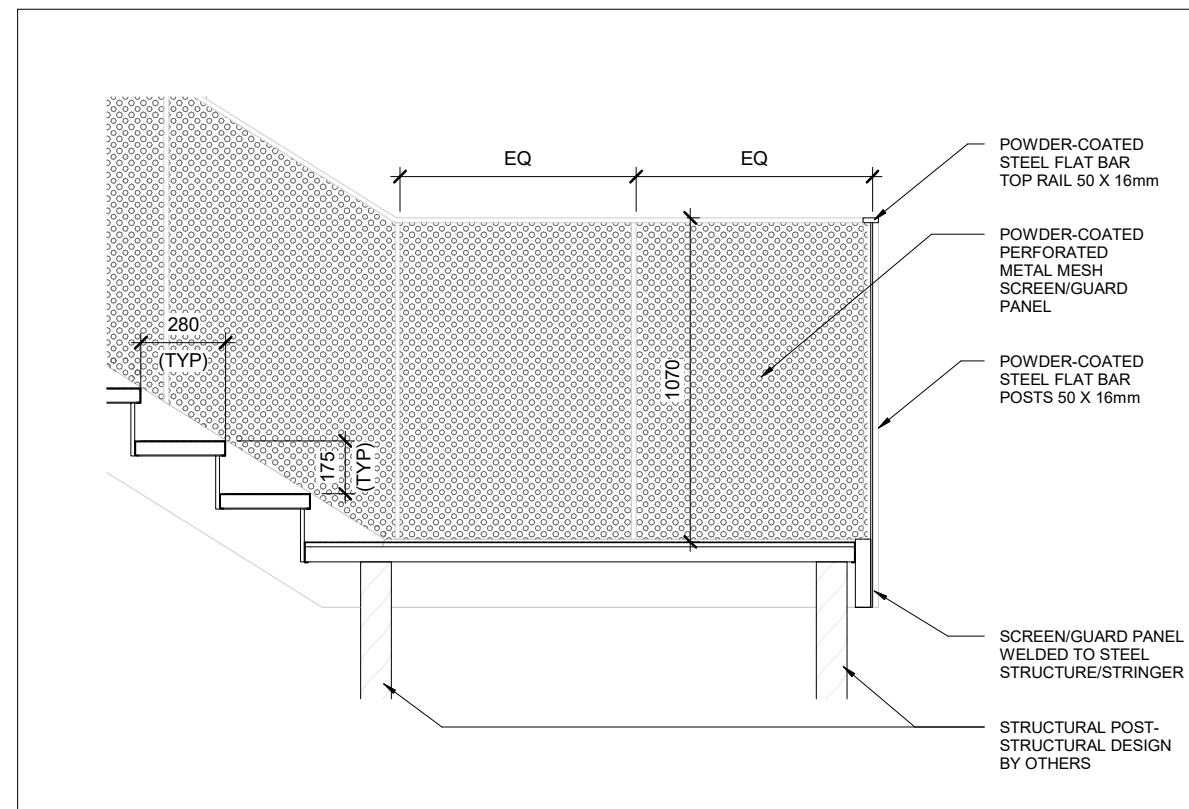
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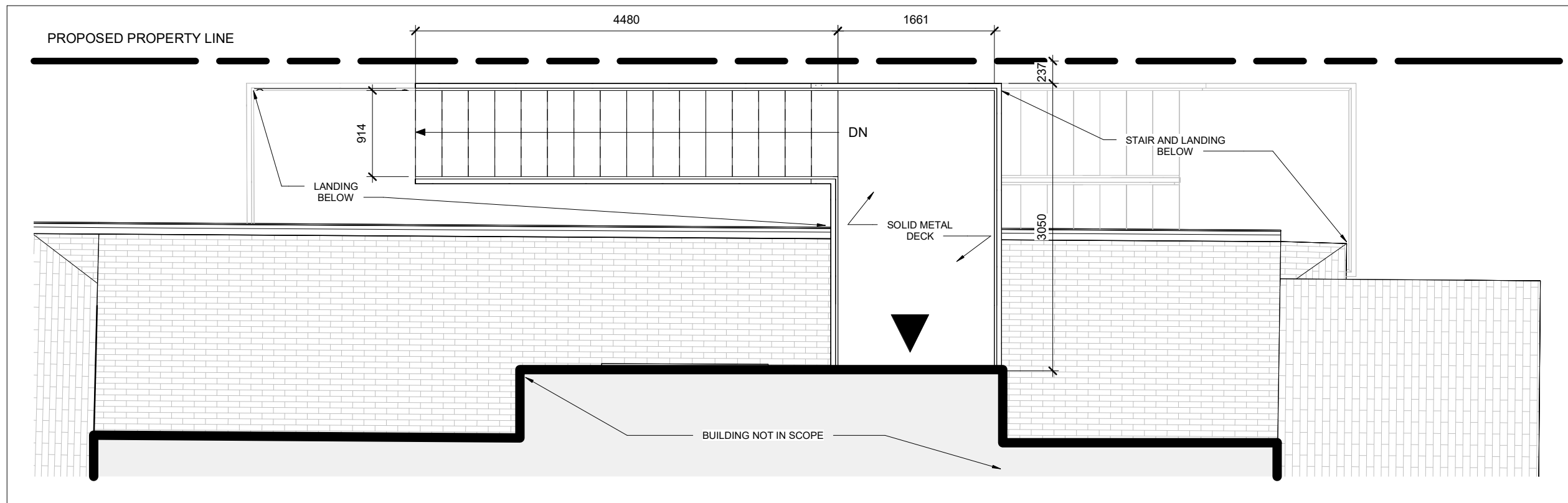


Typical North Egress Stair And Landing Section

2

1 : 25

SK-005



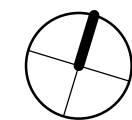
Level 03_Enlarged Plan_Proposed North Egress Stair

1

1 : 50

SK-005

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 For 10 WEST GO LP
 Project no. 21-110-04
 Scale at 11x17 As indicated
 Drawn by AK
 Reviewed by MY
 Drawing title

Proposed Enlarged Level 3 Plan
 And Section Detail - North Egress
 Stairs - 84 High St E

Sheet no.

SK-005

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 Scale at 11x17
 Drawn by _____ Author
 Reviewed by _____ Checker
 Drawing title

3D - Exterior North Stair

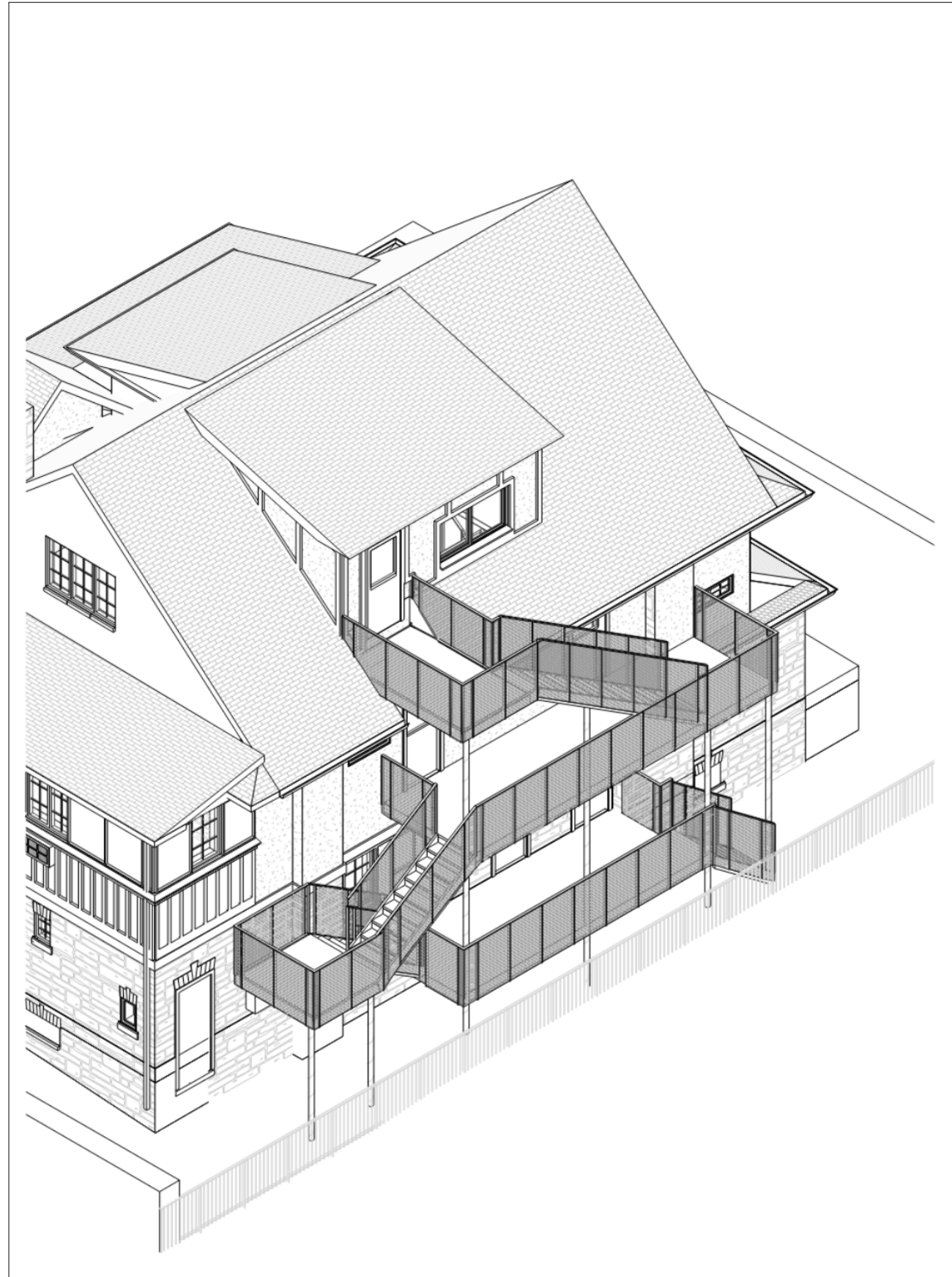
Sheet no.

SK-006



3D Perspectival View of North Exterior Stair

2
 SK-006



3D Axonometric View of North Exterior Stair

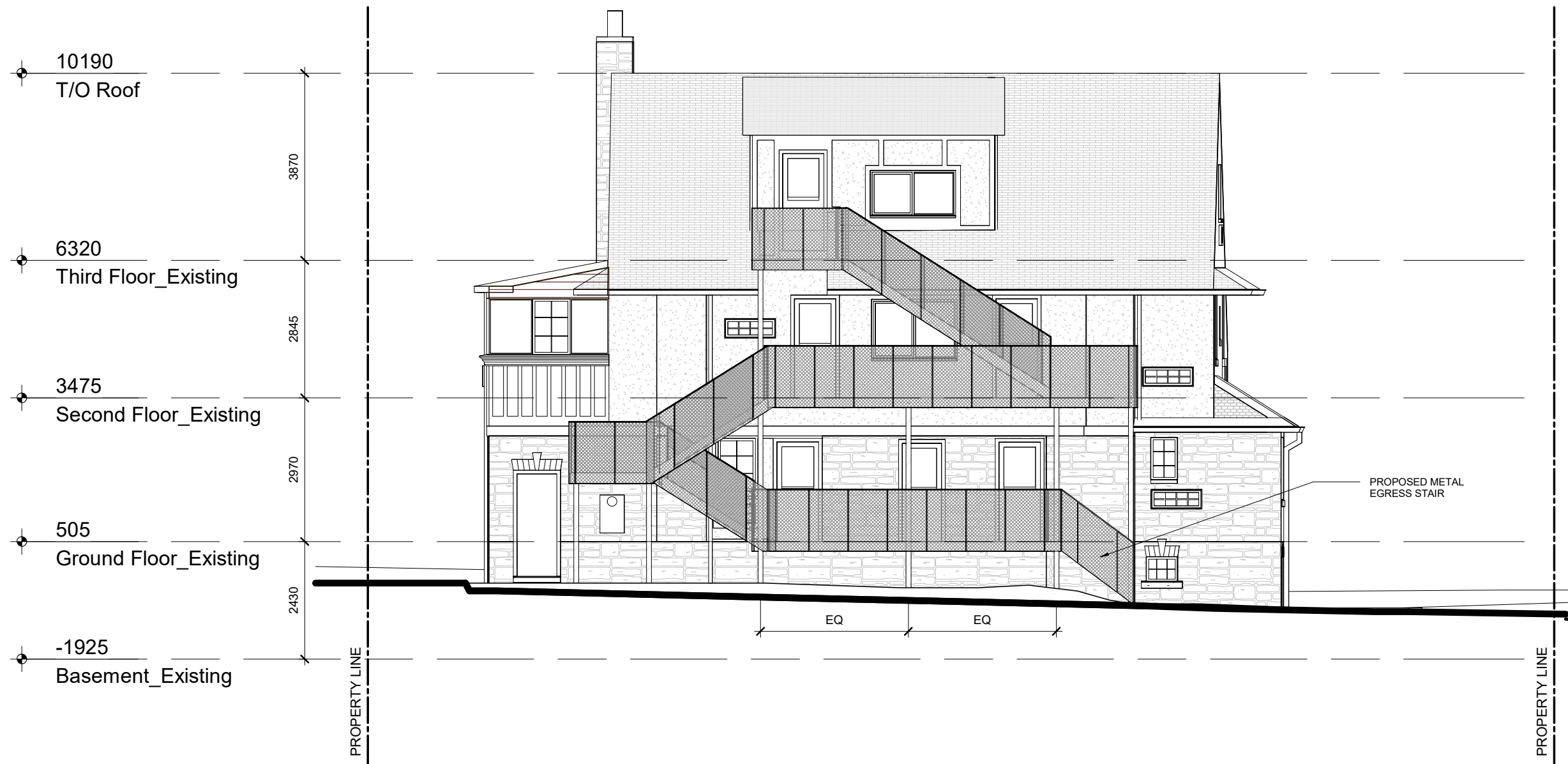
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 Scale at 11x17 1 : 100
 Drawn by AK
 Reviewed by MY
 Drawing title

North Elevation_Proposed - 84 High St E

Sheet no.

SK-007

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 Drawn by AK
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 Drawing title

South Elevation_Proposed - 84 High St E

Sheet no.

SK-008

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For	10 WEST GO LP
Project no.	21-110-04
Scale at 11x17	1 : 100
Drawn by	AK
Reviewed by	MY
Drawing title	West Elevation_Proposed - 84 High St E

Sheet no.

SK-009

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 For 10 WEST GO LP
 Project no. 21-110-04
 Scale at 11x17 1 : 100
 Drawn by AK
 Reviewed by MY
 Drawing title

East Elevation_Proposed - 84 High St E

Sheet no.

SK-010



APPENDIX B:

Landscape Drawings dated March 14, 2025



Landscape 84 & 90 High Street

Port Credit, ON
Project No. 21-110
APP NO.: OZ/OPA 22-3

Issued For
HERITAGE PERMIT APPLICATION
March 14, 2025



LANDSCAPE
ERA Architects
625 Church St, Suite 600, Toronto, ON M4Y 2G1

LANDSCAPE DRAWING LIST

- Cover Sheet
- L2-01 Landscape Demolition Plan
- L3-01 Landscape Plan
- L8-01 Elevations and Sections

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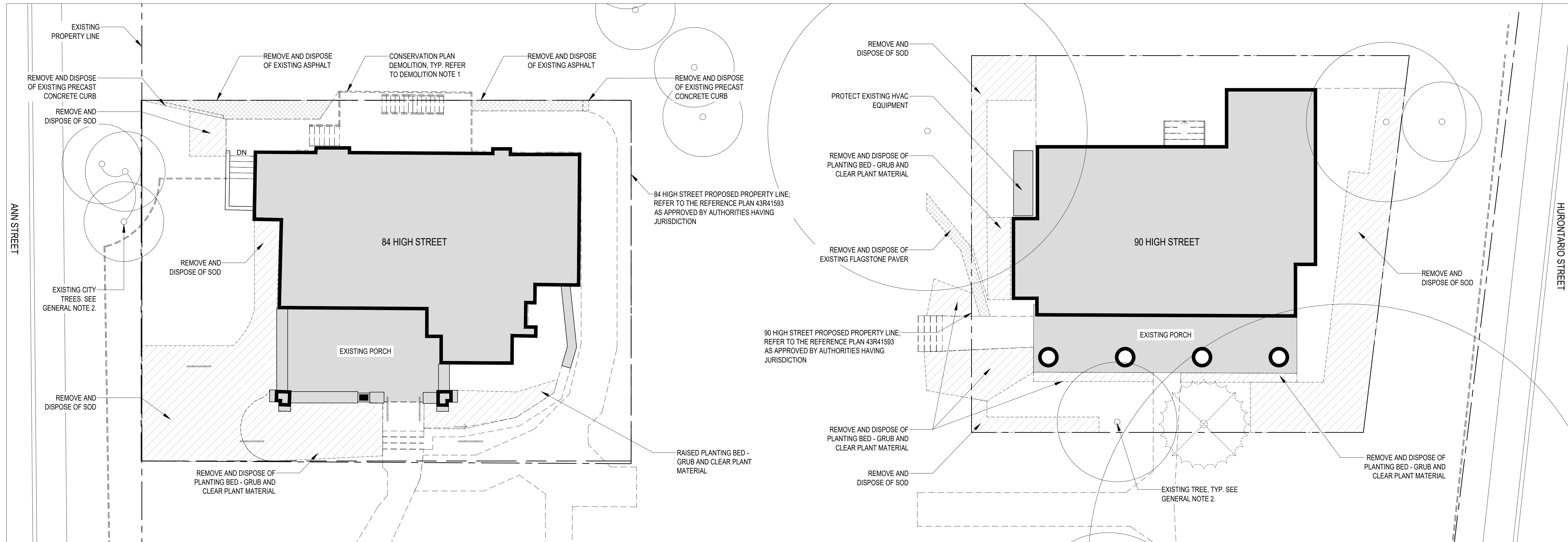
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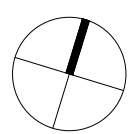
	EXISTING
	CONSERVATION PLAN DEMOLITION SCOPE, REFER TO CONSERVATION PLAN DRAWINGS
	LANDSCAPE DEMOLITION SCOPE
	HARDSCAPE DEMOLITION
	SOFTSCAPE DEMOLITION

- GENERAL NOTES**
- ALL WORK ADJACENT TO THE HISTORIC FABRIC OF THE EXTERIOR MASONRY STRUCTURE OF THE HOUSES MAY ONLY COMMENCE ONCE PROTECTIONS ARE IN PLACE. APPROVED BY THE HERITAGE ARCHITECT. EXTREME CARE MUST BE GIVEN DURING DEMOLITION, DELIVERING MATERIALS, OR CONNECTING NEW CONSTRUCTION TO EXISTING.
 - REFER TO TREE INVENTORY PLAN T-1 BY BAKER TURNER INC. SUBMITTED AND APPROVED UNDER OZ 22-3 TREE PROTECTION, INJURIES AND REMOVALS.

- DEMOLITION NOTES**
- DEMOLITION SCOPE MUST BE READ IN CONJUNCTION AND COORDINATED WITH THE CONSERVATION DEMOLITIONS BY THE HERITAGE ARCHITECT, AS APPROVED BY THE AUTHORITIES HAVING JURISDICTION.



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E.R.A. Architects Inc.



Project	84 & 90 High Street, Port Credit
	APP NO.: OZCPA 22-3
Address	84 & 90 High Street, Mississauga, ON
For	Client Name
Project no.	21-110
Scale at Arch D	1:100
Drawn by	JW, SS
Reviewed by	SC, RF
Drawing title	Landscape Demolition Plan

2.3 METAL GUARD NOTES

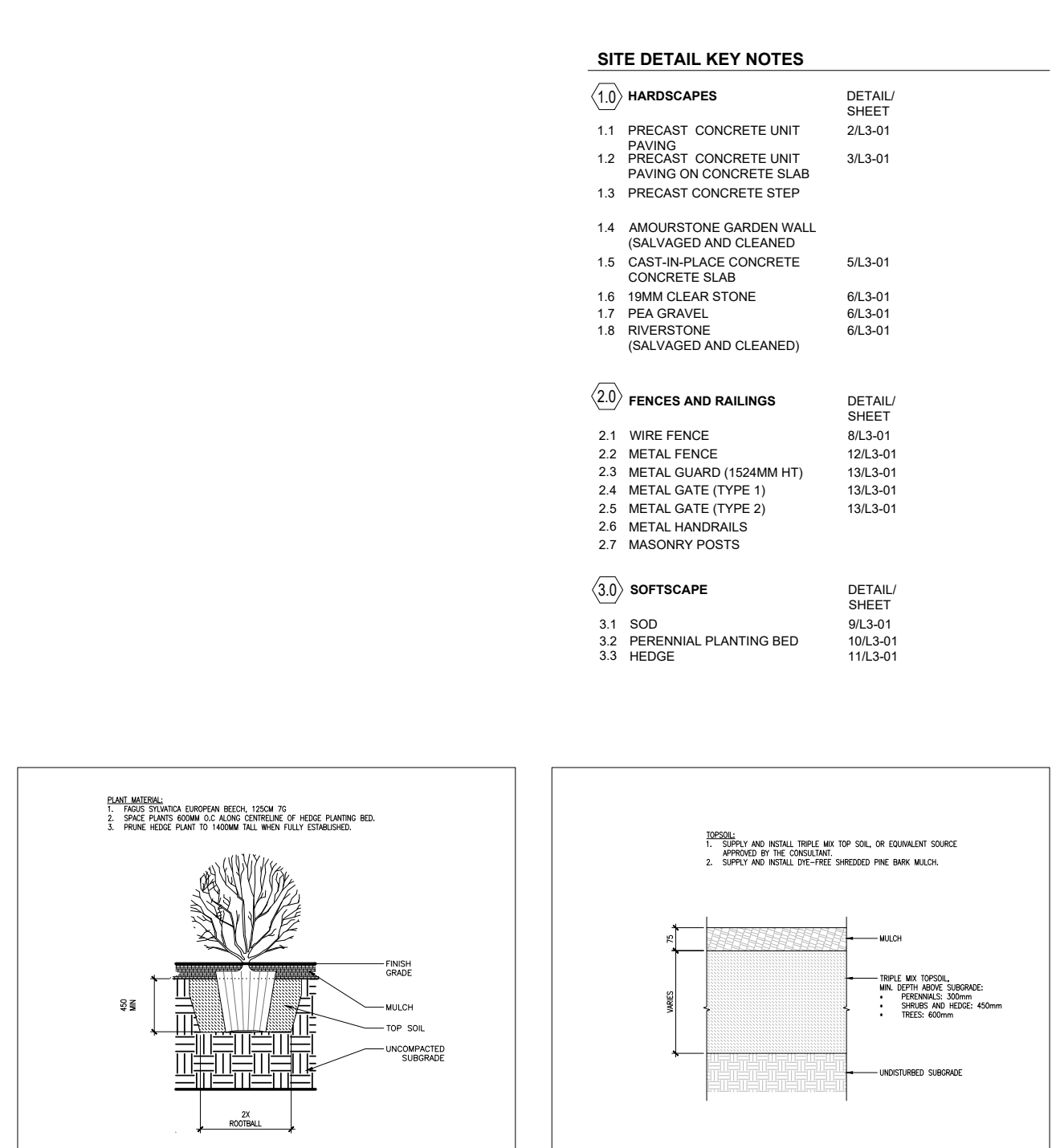
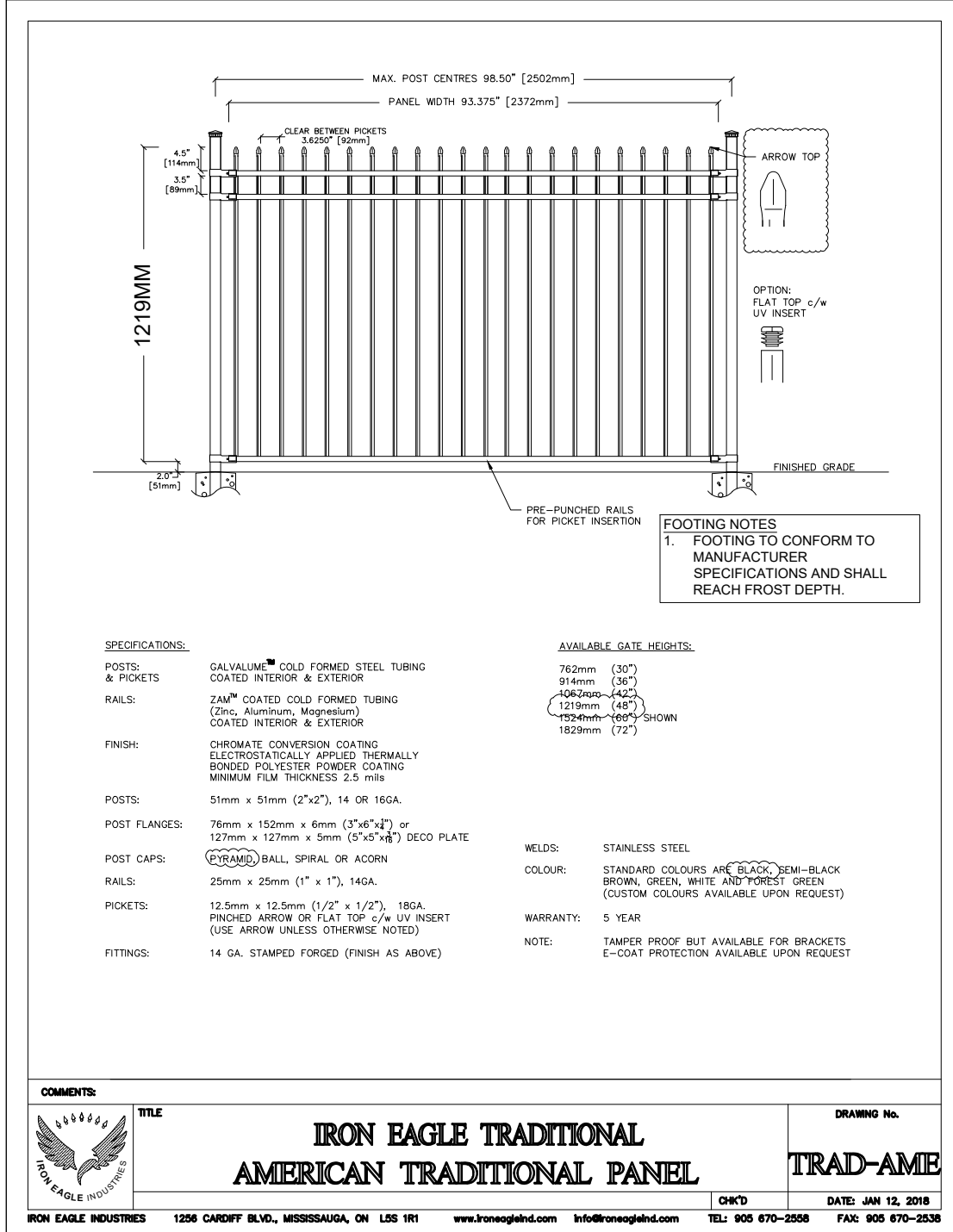
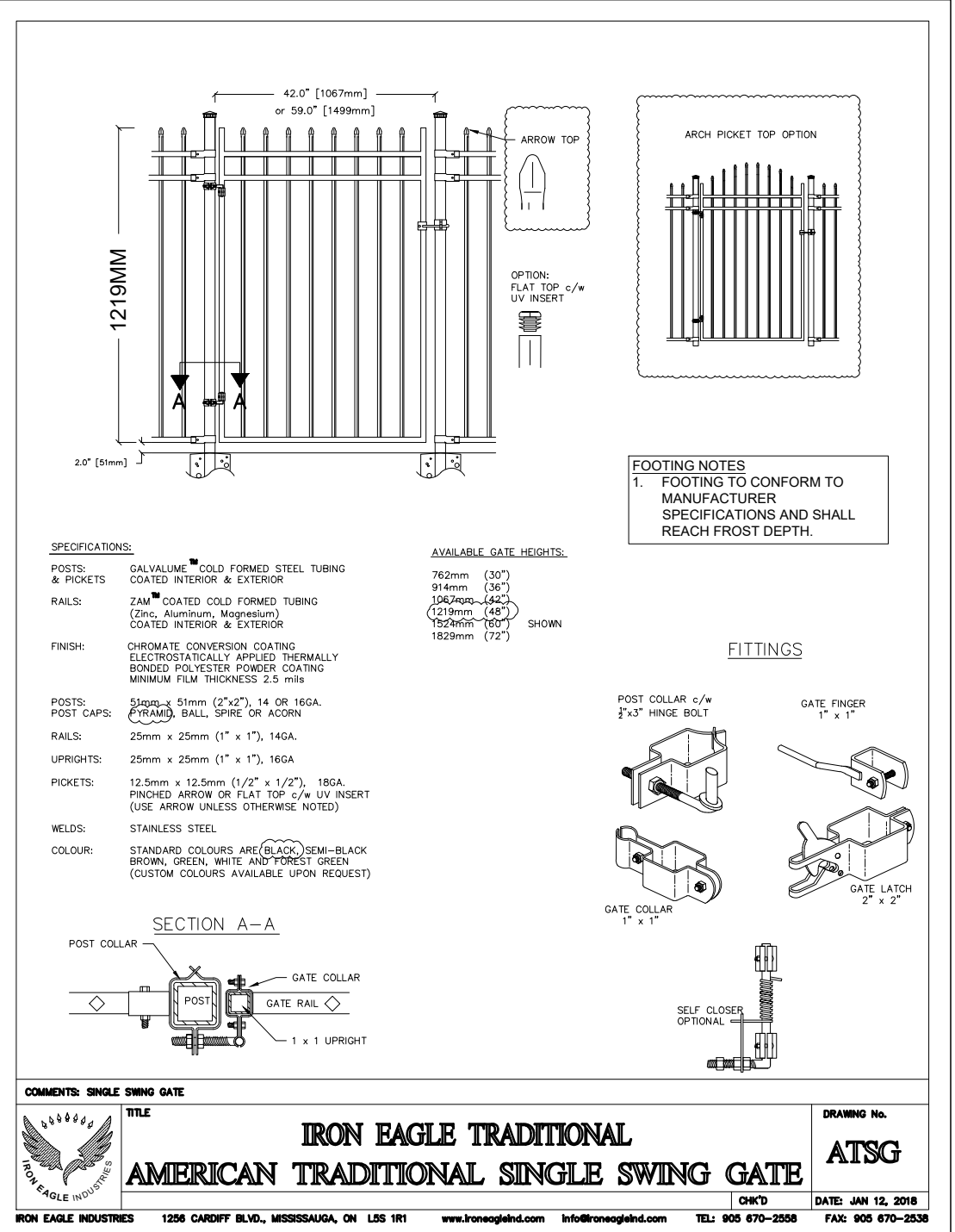
1. DIMENSIONS: HEIGHT 1219MM X WIDTH 1469MM
2. OPTIONS - ARROW TOP, ARCH PICKET TOP OPTION
3. FINISH - BLACK
4. CUSTOMIZATION: DELETE TYPICAL FITTINGS AND ATTACH GATE LEAF PERMANENTLY TO POST TO CREATE GUARD

2.4 GATE TYPE 1 NOTES

1. DIMENSIONS: HEIGHT 1219MM X WIDTH 1007MM
2. OPTIONS - ARROW TOP, ARCH PICKET TOP OPTION
3. FINISH - BLACK

2.5 GATE TYPE 2 NOTES

1. DIMENSIONS: HEIGHT 1219MM X WIDTH 1007MM
2. OPTIONS - ARROW TOP, ARCH PICKET TOP OPTION
3. FINISH - BLACK
4. CUSTOMIZATION: SUPPLY AND INSTALL COMPATIBLE HINGE FOR CUSTOM MASONRY PILLAR



SITE DETAIL KEY NOTES

NO.	DETAIL/ SHEET
1.0 HARDSCAPE	
1.1	PRECAST CONCRETE UNIT PAVING ON CONCRETE SLAB
1.2	PRECAST CONCRETE UNIT PAVING ON CONCRETE SLAB
1.3	PRECAST CONCRETE STEP
1.4	AMOURSTONE GARDEN WALL (SALVAGED AND CLEANED)
1.5	CAST-IN-PLACE CONCRETE CONCRETE SLAB
1.6	19MM CLEAR STONE
1.7	PEA GRAVEL
1.8	RIVERSTONE (SALVAGED AND CLEANED)
2.0 FENCES AND RAILINGS	
2.1	WIRE FENCE
2.2	METAL FENCE
2.3	METAL GUARD (152MM HT)
2.4	METAL GATE (TYPE 1)
2.5	METAL GATE (TYPE 2)
2.6	METAL HANDRAILS
2.7	MASONRY POSTS
3.0 SOFTSCAPE	
3.1	SOD
3.2	PERENNIAL PLANTING BED
3.3	HEGE

NO. DATE ISSUED FOR

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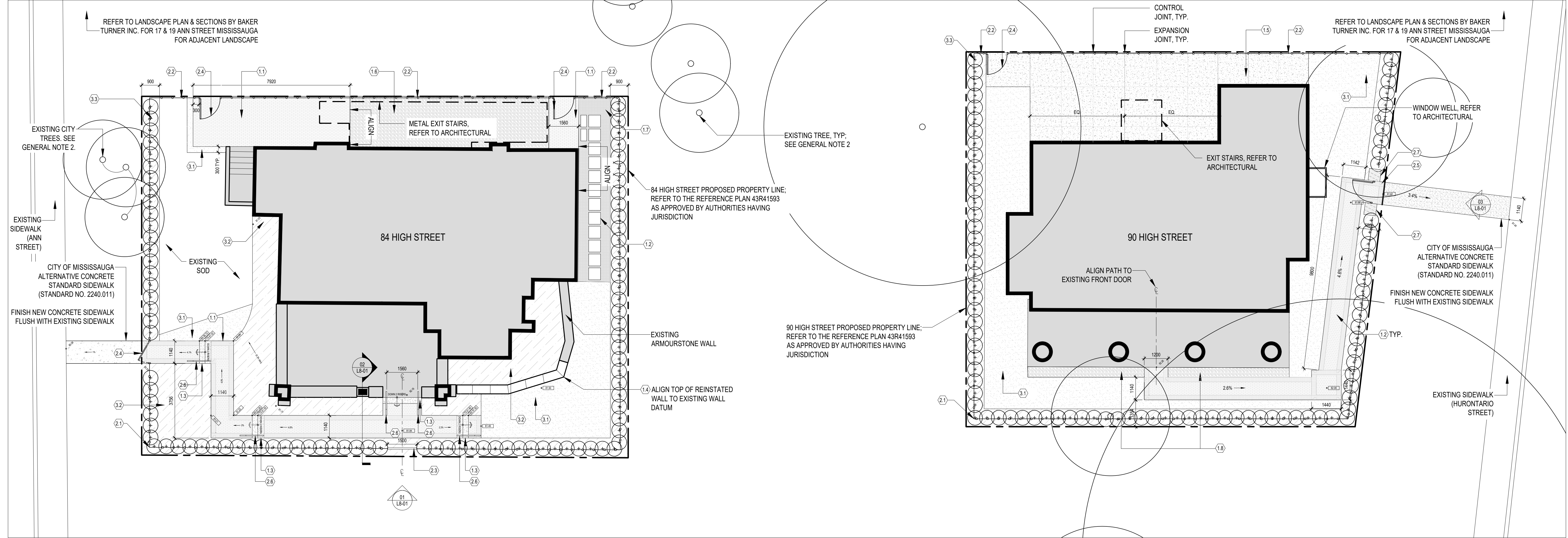
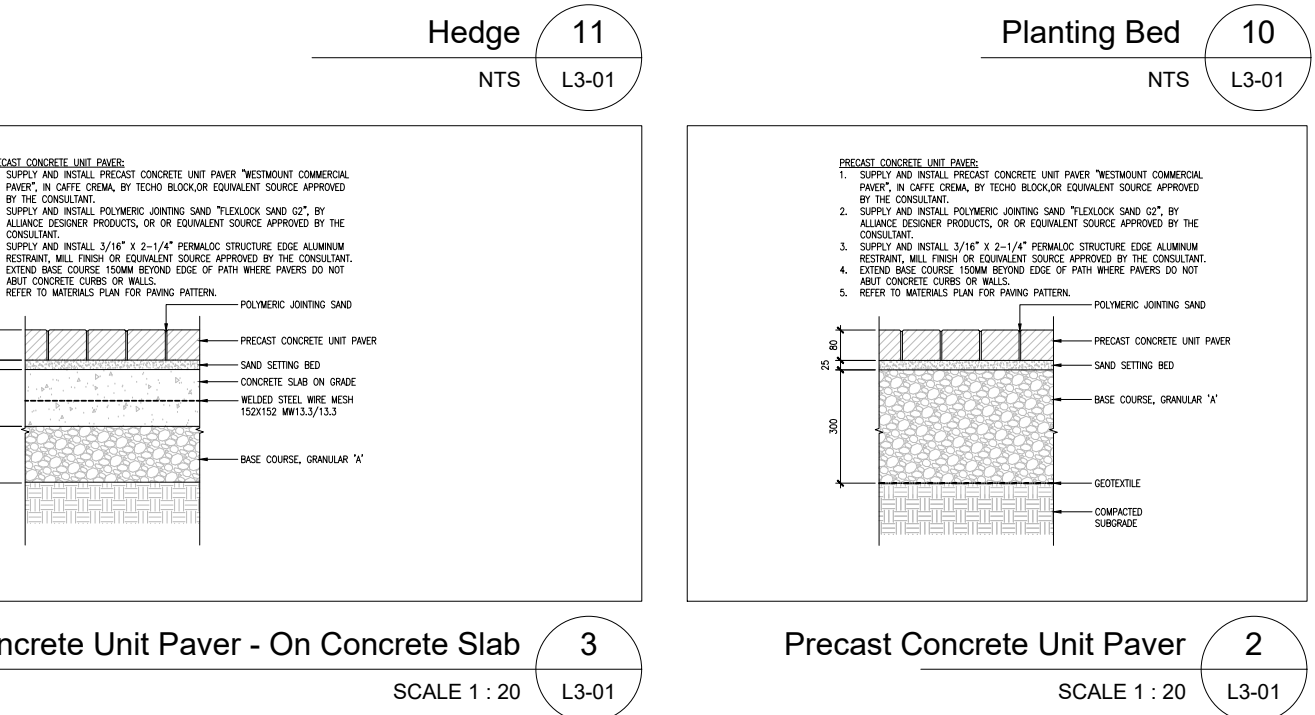
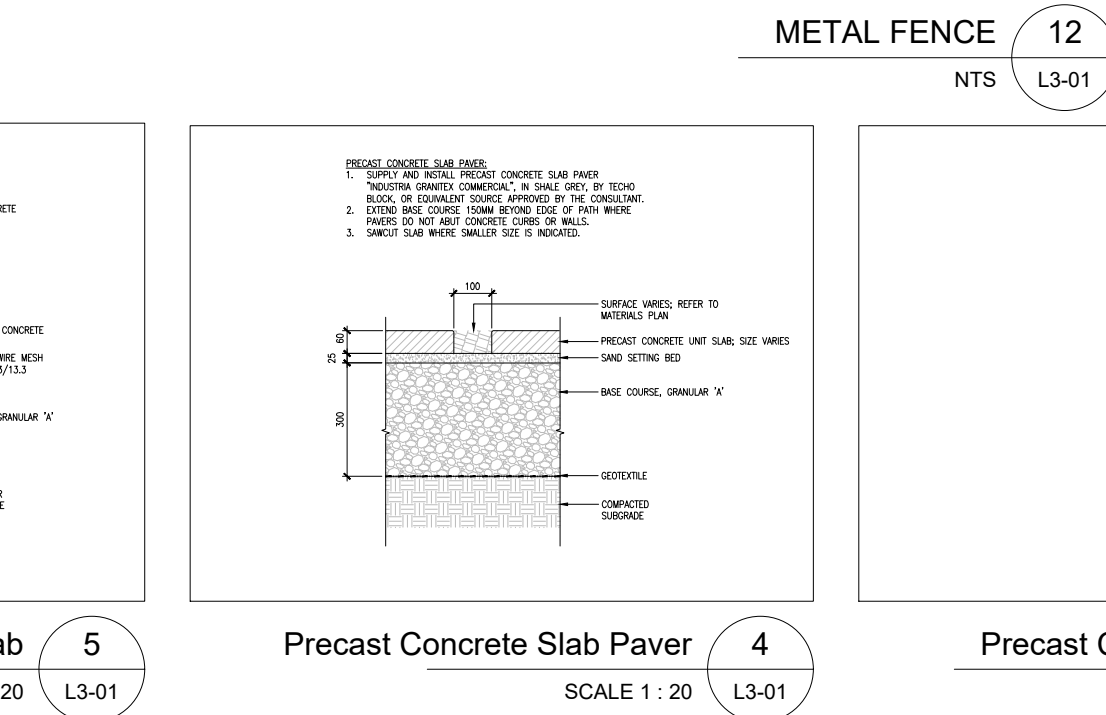
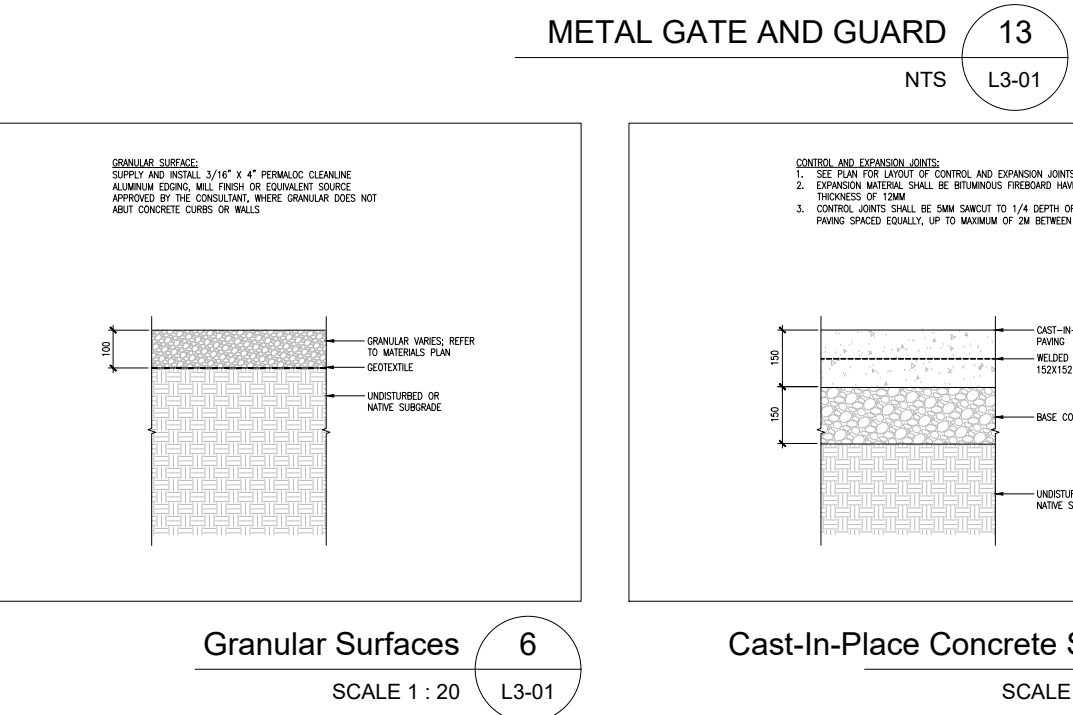
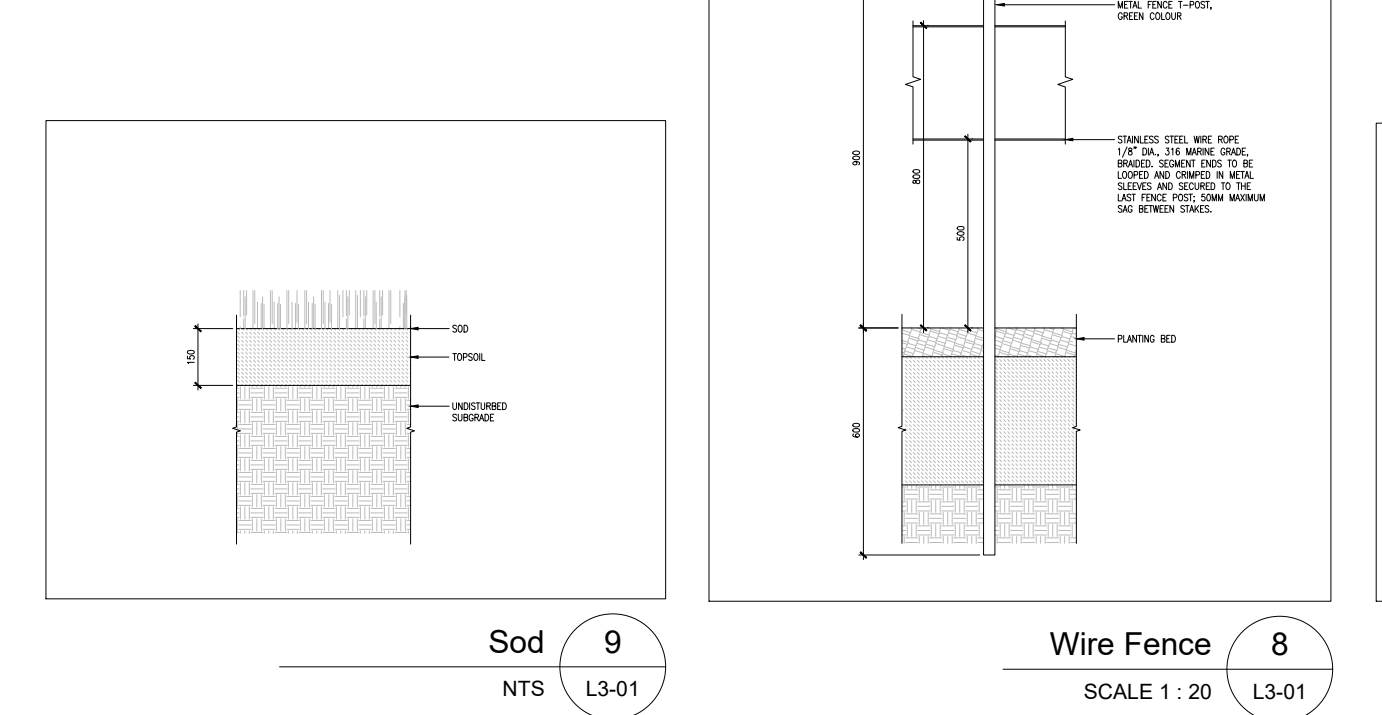
NOT FOR CONSTRUCTION

LEGEND

	EXISTING
	PROPOSED
	SOD
	PLANTING BED
	PRECAST CONCRETE UNIT PAVER
	CAST IN PLACE (C/P) CONCRETE
	GRANULAR SURFACE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	WIRE FENCE
	METAL FENCE

GENERAL NOTES

1. ALL WORK ADJACENT TO THE HISTORIC FABRIC OF THE EXTERIOR MASONRY STRUCTURE OF THE HOUSES MAY ONLY COMMENCE ONCE PROTECTIONS ARE IN PLACE APPROVED BY THE HERITAGE ARCHITECT. EXTREME GRADES MUST BE GIVEN DURING DEMOLITION, DELIVERING MATERIALS, OR CONNECTING NEW CONSTRUCTION TO EXISTING.
2. REFER TO TREE INVENTORY PLAN TS 1 BY BAKER TURNER INC. SUBMITTED AND APPROVED UNDER OS 22-3 TREE PROTECTION, INJURIES AND REMOVALS.



GRADING NOTES

1. SLOPE AWAY FROM BUILDING 1:50 MINIMUM
2. WALKWAY SLOPES 1:200 MAXIMUM ALONG PATH OF TRAVEL AND 1:50 MAXIMUM ON CROSS SLOPES
3. SITE VERIFY EXISTING AND PROPOSED GRADES AND NOTIFY CONSULTANT IN WRITING SHOULD ACTUAL GRADES VARY FROM DRAWING. DO NOT PROCEED UNTIL CONSULTANT'S APPROVAL IS RECEIVED.

HANDRAIL NOTES

1. ALL METAL HANDRAILS AND COMPONENTS TO BE HOT DIPPED GALVANIZED AND PAINTED FINISH GALVANIZED SURFACES TO BE PRE-TREATED AND PRIMED TO PAINT SPECIFICATIONS
2. ANY PENETRATIONS IN METAL SURFACE FOR GALVANIZED PROCESS TO BE COMPLETED SMOOTH PRIOR TO FINISH
3. ALL FASTENERS TO BE CONCEALED WITH HOLES PATCHED AND FINISHED TO MATCH
4. CONTRACTOR TO PROVIDE HANDRAIL SHOP DRAWINGS DESIGNED AND STAMPED BY P. ENG OF ONTARIO
5. HANDRAILS AND ITS MOUNTING TO BE DESIGNED AND CONSTRUCTED SUCH THAT THE HANDRAILS WILL MEET MINIMUM OBC LOADING VALUES IN ANY DIRECTION.



Project

84 & 90 High Street, Port Credit

APP NO. 02/CPA 22.3

Address **84 & 90 High Street, Mississauga, ON**

For **Client Name**

Project no. **21-110**

Scale at Arch D **VARIES**

Drawn by **JW, SS**

Reviewed by **SC, RF**

Drawing title **Landscape Plan**

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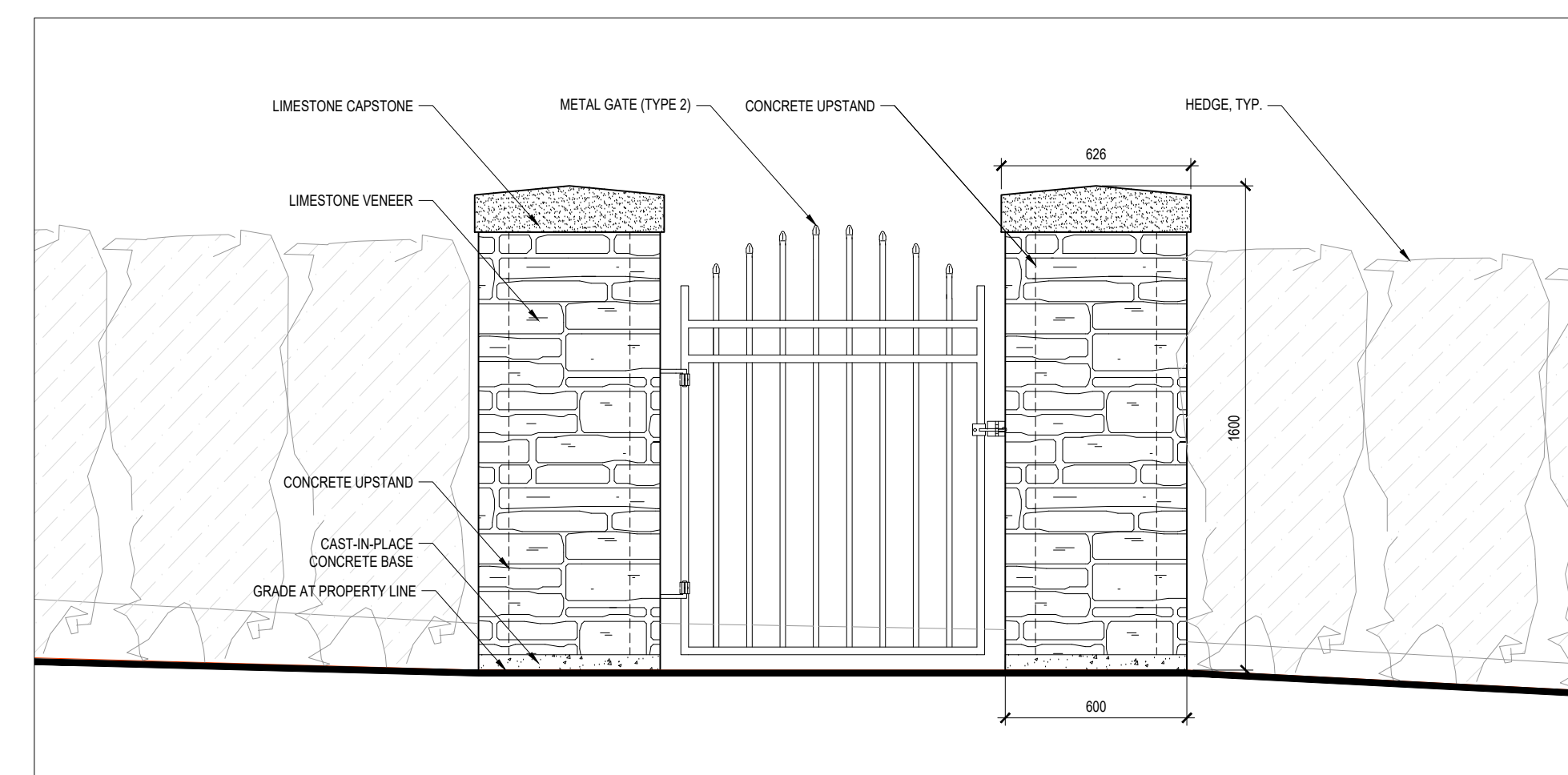
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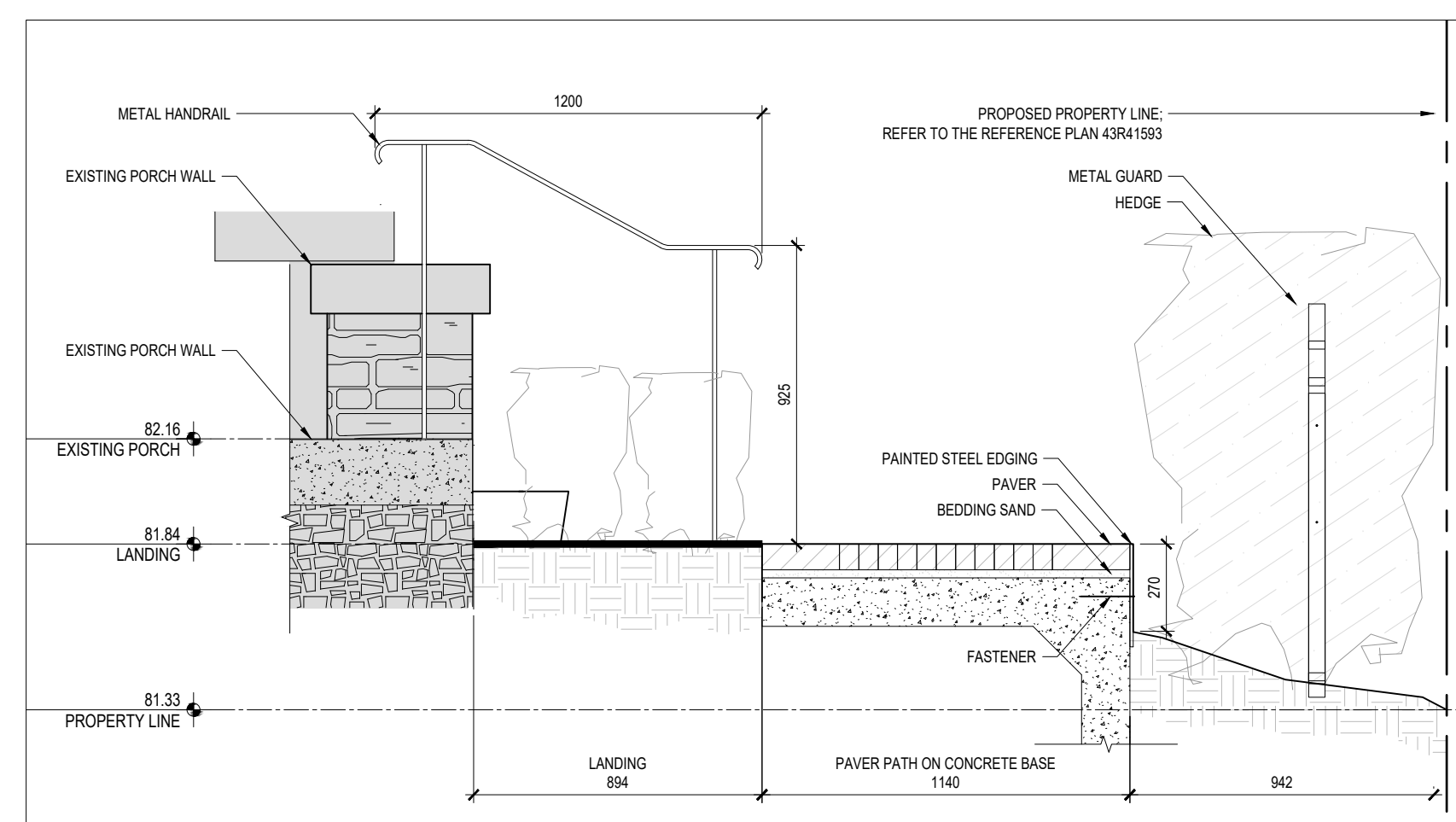
LEGEND

	EXISTING
	PROPOSED

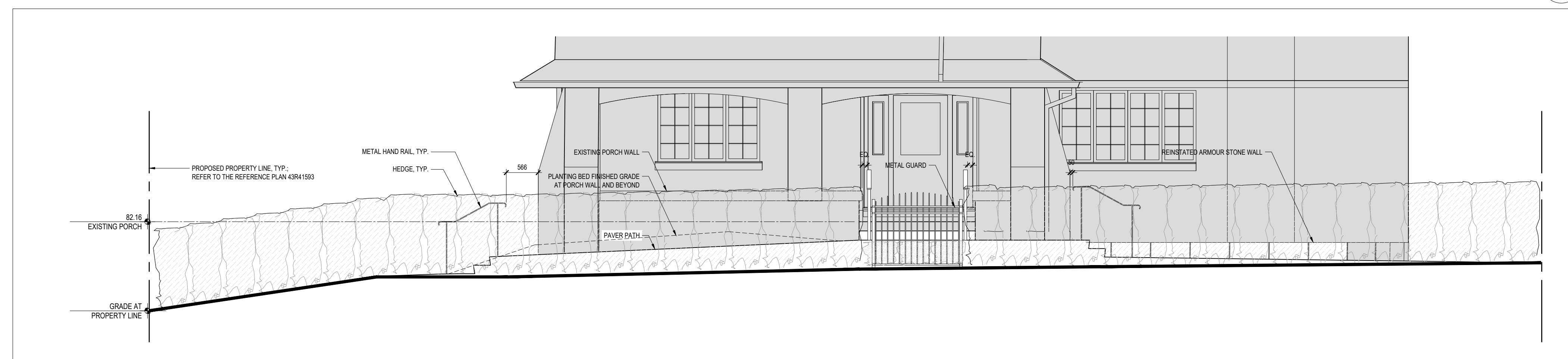
GENERAL NOTES



90 High Street Masonry Pillar Entrance **3**
SCALE 1 : 20 L8-01

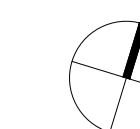


84 High Street Porch Entry Section **2**
SCALE 1 : 20 L8-01



84 High Street South Elevation **1**
SCALE 1 : 50 L8-01

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Project
84 & 90 High Street, Port Credit
APP NO.: OZCPA 223
Address **84 & 90 High Street, Mississauga, ON**
For Client Name
Project no. **21-110**
Scale at Arch D **AS NOTED**
Drawn by **SC, JW**
Reviewed by **SC, RF**
Drawing title

Elevations and Sections

Sheet no.

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