



10254 Hurontario Street, Brampton, ON

Learment-C. Armstrong House

‘SCOPED’ CULTURAL HERITAGE IMPACT ASSESSMENT REPORT

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Prepared for:

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1. INTRODUCTION & EXECUTIVE SUMMARY

AREA, Architects Rasch Eckler Associates Ltd. was retained by the property owner, 10254 Hurontario Street Holdings Inc., to conduct a 'Scoped' Cultural Heritage Impact Assessment (CHIA or HIA) on the property and structure of 10254 Hurontario Street that is located in the City of Brampton, Regional Municipality of Peel, Province of Ontario, Canada. In accordance with the Terms of Reference for such a report, the authors will consider the property known as the 'Learment-C. Armstrong House' (also called Armstrong House) that received Part IV designation under the *Ontario Heritage Act (OHA)* in 2023 (City of Brampton Designation By-law 79-2023 'DBL') after it was moved to its current location and restored to its original nineteenth century iteration between 2016 and 2019. A proposed site alteration based on a Site Plan Approval (SPA) 2024-1012 application seeks to transform the heritage building into a childcare centre.

The primary authors responsible for the overall preparation and recommendations of this Scoped HIA Report are David Eckler, B.E.S., B.Arch., OAA, MRAIC, APT, and Sarah King Head, CAHP, MA, PhilM, GDipPI as part of the *AREA* team and their curricula vitae and firm profile are attached (Appendix B).

Because a comprehensive HIA was produced in 2016 prior to the relocation of the heritage building and its subsequent restoration, the City of Brampton (COB) requires a 'Scoped' HIA Report to assess and evaluate the expected impacts of the proposed site alterations on the heritage attributes identified in the Designation By-law ('DBL'). In general, these include (1) basement alterations on the side elevations, and (2) a west (rear) addition, two-storeys, to the ground and second floors. The additions and alterations can be grouped into two categories of changes which are proposed to be approved as Building Permits (BP) in two phases:

- (1) Phase 1 Daycare Interior Renovations & Basement Alterations (on side elevations); and
- (2) Phase 2 Daycare Ground & Second Floor Addition (on rear elevation).

AREA was retained to prepare Building Permit Application (BPA) drawings and undertake approvals for interior renovations, additions to satisfy the requirements necessary for the creation of a childcare centre to be operated by 'Little Sages Academy' (LSA) and also called the Armstrong House Daycare.

The initial Brampton Heritage Board (BHB) meeting accompanied by the Heritage Planning staff report and this HIA will review and consider the Phase 1 component first. Then, a subsequent BHB meeting and its staff report will consider the Phase 2 component. The Phase 2 component will be discussed in a further revised HIA, which can also be described as an 'HIA Addendum'. This HIA Report may, at times, discuss the forthcoming Phase 2 components which must be referenced in order to explain the full Armstrong House Daycare project. However, the recommendations of this HIA Report will relate exclusively to the Phase 1 Daycare Interior Renovations & Basement Alterations.

In addition to considering relevant heritage legislation that has been evolving since 2016, this report will also provide both an overview of the previous documentation and a chronological summary of the relocation and restoration process as per the heritage structure. This will form the basis of a revised evaluation of the property's Cultural Heritage Value or Interest (CHVI) as per updated O.Reg. 9/06 criteria and underpin consideration of the impacts associated with the proposed adaptive reuse of the building's envelope and interior. Finally, mitigation strategies and alternatives, including proposed conservation and implementation strategies, will be outlined.

This report is intended to provide an independent and objective 'Scoped' HIA of the recently restored and relocated heritage-designated structure. It necessarily includes examination of, recourse with and interpretation of archival, land registry, mapping, historic community, secondary interpretative, and other resources. It also concurs with the terms of the Brampton Official Plan (BOP) for both an HIA and Scoped HIA insofar as any 'proposed alteration, construction or development' impacts Part IV designated heritage resource and do not adversely impact those identified heritage attributes (viz. 3.6.3.33 and 4.10.1.10–11).

This HIA determines that the proposed alterations to the basement and the new south-east basement addition have low impact on the building's heritage attributes. The proposed addition and alterations are at minor locations, on secondary elevations, inconspicuous from the public street view and/or impacting only building portions which were wholly new design and construction dating to the relocation project completed in 2022.

An Adaptive Reuse Plan would be the appropriate submittal to support and outline the implementation for this type of project. The Adaptive Reuse Plan is already constituted in the Architectural drawings (Appendix C) that were approved by the Child Care Licensing System (CCLS) process for the daycare use and which are submitted to the City as part of the SPA and BPA process.

This HIA concludes that:

- Through minor alterations and unobtrusive additions, the proposed adaptive reuse into a daycare redevelopment will not result in significant impacts to the heritage attributes of the Learment-Armstrong House.

This recommendation of the HIA will require the City's heritage approval through a recommendation by the Heritage Planning staff and the Brampton Heritage Board, and ultimately the approval of Council.

2. DESCRIPTION OF SUBJECT PROPERTY

The Learment-C. Armstrong House¹ (also called Armstrong House) is part of treaty and traditional lands of the Mississaugas of the First Credit Nation, the Haudenosaunee Confederacy, and the Huron-Wendat and Wyandot Nations. It is located in part of lot 12 in the First Concession West of Hurontario Street (Part L120-C1 W.H.S.) in the former geographic Township of Chinguacousy in the County of Peel, and today in the City of Brampton, Regional Municipality of Peel in the Snelgrove-Heart Lake Secondary Plan area. The heritage house and property originally formed part of a farmstead that was part of an agricultural belt around the Town of Brampton, and was situated between the historic communities (along Hurontario Street) of Westerveld Corners to the south and that of Snelgrove to the north. The original farmstead was bounded to the west by the former Credit Valley (Orangeville-Brampton/Canadian Pacific) railway corridor and by industrial and residential development to the north (Sandalwood Parkway) and south (Bovaird Drive).

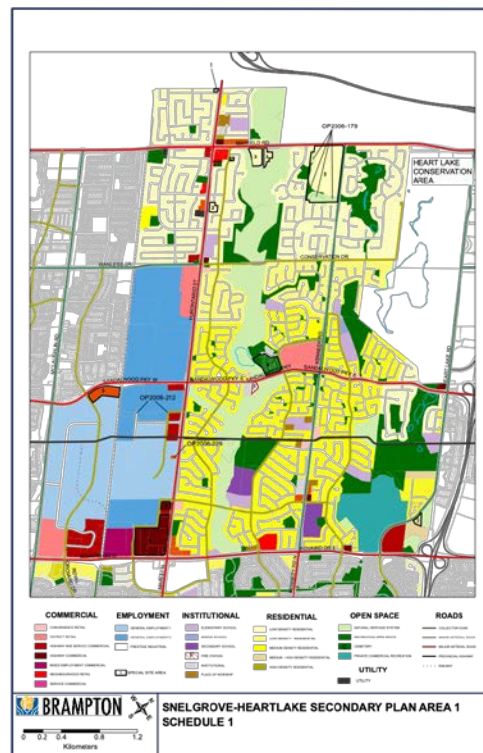


Figure 1: Subject property indicated by OP Amendment 2006-229 in the Snelgrove-Heart Lake Secondary Plan area
(<https://geohub.brampton.ca/documents/b94a8f7c3e58455bb1333cfd7e349e5/about>)

¹ The property received Part IV designation as the 'Learment-C. Armstrong House' and is also known as the 'Armstrong Family Farm' on the City of Brampton website: https://geohub.brampton.ca/datasets/2511924166364ccab6228b804f0e134d_13/explore?location=43.743201%2C-79.829023%2C12.60&showTable=true. The author uses the alternative spelling for the surname 'Learmont' when discussing the family insofar as this is the more common usage in most historical and archival data.

The two-storey, L-shaped brick Italianate structure was relocated from its original position at the centre of the lot to the northeast corner in 2018 and subsequently restored to its late nineteenth century iteration to ensure the adjacent Canadian Tire Distribution Centre industrial development did not negatively impact its heritage integrity. Key to the conservation plan was the restoration of the building to its original Italianate character,² and designation as the 'Learment-C. Armstrong House' under Part IV of the *Ontario Heritage Act (OHA)* (City of Brampton DBL 79-2023). The heritage building is now completely segregated from the Distribution Centre on a 1,938m² trapezoidal parcel of land and located at the Tremblay-Hurontario Streets intersection. The heritage house is located immediately south of the Self Storage facility at 10370 Hurontario Street the east of the four-lane Hurontario Street. The only echo of its original residential character is the leafy, residential area on the far side of the busy transportation artery.

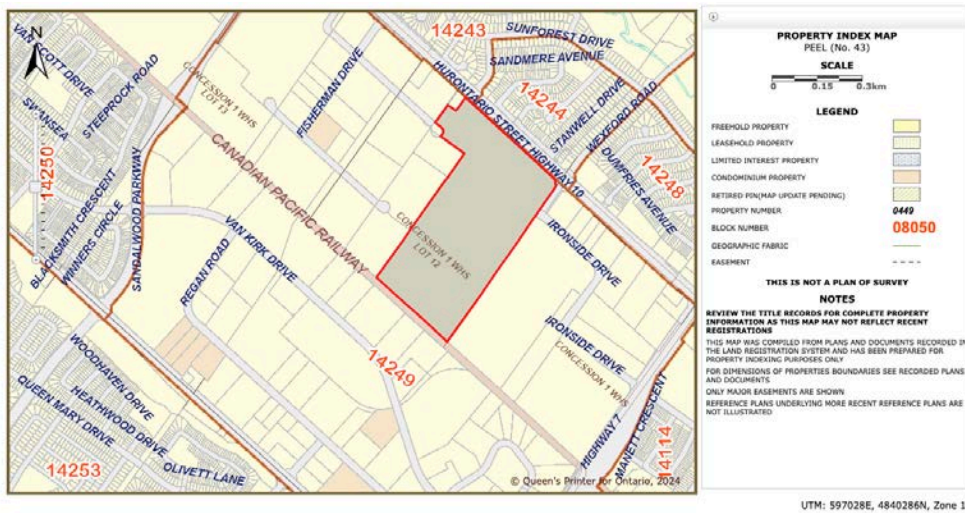


Figure 2: Location of subject property from Property Index Map (LRO 43)



Figure 3: Restored Learment-C. Armstrong House at intersection of Hurontario and Tremblay Streets (Google maps)

² See AREA, *HIA*, s. 2.3.4 for a full description of the house prior to its restoration.

3. APPROACH AND METHODOLOGY

3.1. CULTURAL HERITAGE RESOURCE

For the purposes of this report, the term 'cultural heritage resource' is used to describe tangible built and landscape heritage features. In this way, the structure at 10254 Hurontario Street is not only a structure protected by Part IV designation under the OHA (COB by-law 79-2023), but it must be seen within its larger heritage context through its association with the land-use activities related to historical settlement and patterns of architectural development and by its ability to contribute to the heritage value and integrity of the District as a whole and within the context of its specific neighbourhood surroundings.

3.2. POLICY FRAMEWORK

3.2.1. ONTARIO HERITAGE ACT (R.S.O. 1990, c O.18), 2024

Introduced by the province in 2006, the *OHA* provides a uniform set of criteria for municipalities to use when determining whether a property should be considered a significant cultural heritage resource. It provides a legislative and regulatory framework for heritage conservation, protection and preservation. The Learment-C. Armstrong House was deemed to meet sufficient O.Reg. 9/06 criteria to warrant designation under Part IV (s. 29) of the *Act* and awarded this status in 2023 (City of Brampton by-law 79-2023).

Sections 33 and 34 of the *Act* require a property owner obtain municipal consent when making alterations to designated heritage properties. Since Passage of *Bill 108 (More Homes, More Choices Act, 2019)*, the definition of alter no longer includes demolition or removal:

S. 34(1) No owner of property designated under section 29 shall do either of the following, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the demolition or removal:

- 1. Demolish or remove, or permit the demolition or removal of, any of the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be.*
- 2. Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property, whether or not the demolition or removal would affect the property's heritage attributes, as set out in the description of the property's heritage attributes in the by-law that was required to be registered under clause 29 (12) (b) or subsection 29 (19), as the case may be.*

3.2.2. BILL 23 (MORE HOMES, BUILT FASTER ACT), 2022

Bill 23 enacted a series of significant changes to the *OHA* in 2022, among which was the expansion of O.Reg. 9/06 criteria for CHVI from a minimum of one to two on property designations. Further changes were introduced in June 2024 through *Bill 200 (Homeowner Protection Act)*, related to non-designated or 'listed' or non-designated heritage properties included on municipal registers – principally by extending the deadline for municipalities to issue notices of intention to designate (NOID) to 1 January 2027. The *Bill* provides for the voluntary removal of listed properties.

3.2.3. PLANNING ACT, 2024

The legislative framework for the regulation of all land-use planning decision-making in the province of Ontario, Section 2(d) of the *Planning Act* identifies the conservation of 'features of significant architectural, cultural, historical, archaeological and scientific interest' as a matter of Provincial interest.

3.2.4. PROVINCIAL POLICY STATEMENT, 2024

Changes to the *Planning Act* through *Bill 185 (Cutting Red Tape to Build More Homes Act)* resulted in the issuance of a new *Provincial Policy Statement (PPS)* that comes into effect on 20 October 2024. Providing policy direction by regulating efficient land-use planning and development in Ontario, the *PPS's* goal is to promote sustainable, economically viable and strong communities as well as to protect the environment and support public health and safety. Key is the identification of upper-tier municipalities – including Brampton, which is considered among the largest and fastest growing in the province and as such has the capacity to fulfil support strategic growth and minimum density targets.

With cultural heritage and archaeology being specifically identified as a means of 'provid[ing] people with a sense of place', Section 4 outlines the framework for regulating the wise use and management of natural, cultural and archaeological resources.

Sections 4.6.1 and 4.6.3 refer to the conservation and protection of 'protected heritage property' – i.e. that which has already been designated under parts IV, V or VI of the OHA.³

1. *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
3. *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

3.2.5. REGION OF PEEL OFFICIAL PLAN, 2024

As of 1 July 2024, the combination of Ontario Bill 23 (*More Homes Built Faster Act, 2022*) and Bill 185 (*Cutting the Red Tape to Build More Homes Act, 2024*) shifted planning policy and approval mechanisms from upper-tier municipalities (including Peel) to the Province. In so doing, lower-tier municipalities (including Brampton) are beholden to the Region of Peel Official Plan (RPOP).

Section 3.6 outlines the Region's policies, underlining its commitment to 'support[ing] the conservation of cultural heritage resources of all peoples whose stories inform the history of Peel'. Herein, the Plan's objectives and policies uphold the identification, conservation and interpretation of these resources – including but not limited to – built heritage resources, structures, archaeological resources and cultural heritage landscapes. Stewardship of said resources is also encouraged (3.6.2).

³ PPS, pp. 4, 28, 50.

Any development or site alterations to protected heritage properties both proposed on site or to adjacent lands require evaluation, documentation and conservation methods guarantee the protection of the resource (3.6.10–11).

3.2.6. CITY OF BRAMPTON OFFICIAL PLAN, 2024

In 2015, the COB adopted a Strategic Plan that placed heritage preservation as a principle for guiding the City's evolution, growth and development. Herein recognized heritage conservation best practices were key and the policies sought to ensure land-use decision-making is guided by the conservation and promotion of 'significant' cultural heritage resources. Section 4.9.14 [sic: 4.10] of the consolidated Official Plan (2013) outlined the City's policies by emphasizing the preservation of cultural heritage as a 'functional component of daily life' and 'for the enjoyment of existing and future generations'.

A draft of the most recent official plan – the Brampton Plan – was presented to the Region of Peel in May 2024. Herein the conservation of cultural heritage buildings, landscapes and archaeological resources is identified as a principle of sustainable community building activities insofar as they 'celebrate the history and legacy of the city, and the people that [sic: who] inhabited the land before it' (2.1.1.1.c). It also outlines a framework for raising public awareness of the 'opportunities for conserving cultural heritage and promoting its appreciation and enjoyment' largely through public outreach initiatives (including those associated with Indigenous reconciliation and decolonization) and the commemoration of demolished resources (3.6.2.92).

Conservation of exiting cultural heritage resources is identified as key component of the City's commitment to environmental sustainability and the creation of new (as well as greening of existing) communities in order to contribute toward climate change mitigation. As such the Plan supports the 'conservation, adaptive reuse, material salvage and repurposing' of cultural heritage resources (3.6.3.6; see also 3.2.2.1.j)

Reiterating the policies and objectives outlined in the RPOP, the Brampton Plan supports the creation of a Cultural Heritage Master Plan to provide a basis for the establishment of additional Brampton Plan 'policies, guidelines or initiatives for the conservation of cultural heritage resources' (3.6.3.2; 3.6.3.13)

The RPOP glossary definition of a Cultural Heritage Master Plan is one that provides,

... policies, including but not limited to, encouraging and supporting cultural heritage conservation, identifying cultural heritage resources, built heritage and cultural heritage landscapes, area of potential for archaeological resources, and implementation measures for the protection and conservation of cultural heritage resources, including education and outreach.

The property is located as a Class B Heritage Resource on the Official Plan's Cultural Heritage Map (2006, consolidated 2020).

3.2.7. HERITAGE DESIGNATION, 2023

Following the relocation in 2018 and completion of the restoration of the of heritage building in 2019 – but before the implementation of recent changes to Provincial legislation and its impact on the regional and local official plans – a Notice of Intention to Designate was brought before Brampton City Council in March 2023.

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario's cultural heritage resources is a key provincial interest. A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The relevant heritage policy statement is:

- *PPS 2.6.1, which states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”.*
- *PPS 2.6.1 is tied to Section 3 of the Ontario Planning Act, which stipulates that land use planning decisions by municipalities “shall be consistent with” the Provincial Policy Statements.*

The policy is also integrated with the Ontario Heritage Act. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest. City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. These principles are reflected in Brampton's Official Plan. The relevant policies are as follows:

- *Section 4.10.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.*
- *Section 4.10.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.*
- *Section 4.10.1.6: The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.*

In 2015, the City Council adopted a new Strategic Plan to guide the evolution, growth and development of the city. Heritage preservation is one of the goals of this new Strategic Plan. These principles are also guided by recognized best practices in the field of heritage conservation.⁴

⁴ See <https://pub-brampton.escribemeetings.com/filestream.ashx?DocumentId=82446>

4. EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

4.1. PHYSIOGRAPHY

The study area is located on the northern edge of the Peel Plain physiographic region where it meets the South Slope south of the Niagara Escarpment, extending across Halton, York and Peel counties. Brampton to the south is the approximate location of the division between the Manitoulin-Lake Simcoe and Lake Erie Lowland ecoregions. The latter is characterized by the broadleaf deciduous Carolinian Forest zone to the south, while the former is characterized by a mixed forest zone that contains a blend of deciduous and boreal.⁵ The generally flat topography slopes southeast toward the Etobicoke Creek and was largely deforested for cultivation purposes from the late eighteenth century onward. The subject property is located west of Etobicoke Creek and east of the Credit River, the latter that with the Humber River are the two major watersheds in Peel Region.

The formerly agricultural lands have been extensively altered over the last five decades, principally as a result of the extension of Hwy 410 to Hurontario Street in the early 1970s and attendant industrial and commercial land-use punctuated by new residential subdivisions.

4.2. HISTORICAL OVERVIEW

The first human habitation of southern Ontario occurred with the final retreat of the Wisconsin glacier more than 10,000 years ago. The hunter-gatherer Clovis and Plano cultures predominated in the Palaeo-Indian period of c. 9000–5000 BCE and established seasonal hunting camps along the main watersheds. The subsequent Archaic period transitioned to the Woodland cultures, from which many of the Indigenous Nations known today emerged. By about 1400, the Haudenosaunee peoples dominated the landscape from southern Ontario and southwest New York State. Seasonal Indigenous activities were focused in areas of exposed chert-bearing layers within the limestone deposits as well as more permanent cultivation settlements along the main watersheds that flowed into Lake Ontario.

By the early seventeenth century when French missionaries and explorers first began to penetrate the area, it was the Haudenosaunee and Huron peoples they encountered. As elsewhere in southern Ontario the peoples were forced out of their ancestral lands through a combination of warfare, pestilence and disease. By the early 1700s the area was settled by Anishinaabec peoples. It was with the Mississauga Nation that the British Crown signed the First Mississauga Treaty in 1805 and pertained to the area along the north shore of Lake Ontario stretching from Etobicoke Creek in the east to the outlet of Burlington Bay in the west and as far as the Second Concession north of Dundas Street. Historical references indicate that when the first Europeans arrived, there encountered an Indigenous encampment on the Etobicoke Creek at the Third Concession west of Hurontario Street (hereafter WHS) lot 21. The Creek was had been used as an ancient trail linking Lake Ontario with Georgian Bay.⁶

⁵ See Puric-Mladenovic et al., pp. 7–15.

⁶ Historic Horizon, pp. 3–4.

The second Mississauga Purchase of 1818 responded to increased immigration and demand for lands north of Dundas Road. Part of the Home District, what would become Peel County was originally composed of five townships: Toronto, Chinguacousy, Caledon to the west and the Gore of Toronto and Albion to the east. It was linked to York County until 1867 when it became an administrative unit.⁷ Encompassing nearly 650,000 acres, Chinguacousy Township was surveyed by Richard Bristol in 1819 with double-front system in which 200-acre lots laid were out into twelve concessions that were ranged west and east of 'Centre Road' (Hurontario Street). Thirty-four lots were numbered from what today is Steeles Avenue south to today's Mayfield Road. Bristol's survey imposed a settlement grid that remains to this day. It has been that what is known as the 'South Slope settlement' was colonized by a second wave of British immigrants rather than American refugees who were encouraged to settle in regions adjacent to the United States.⁸

4.2.1. CHINGUACOUSY TOWNSHIP

The Township is said to have been named after the Mississauga Chief Chinguacousy who distinguished himself at Fort Michilimacinac during the War of 1812. The first European settlers began arriving in the early 1820s, principally from the American colonies but also from New Brunswick. As the land was deforested as a condition of their settlement duty, the township quickly becoming an agricultural hub with its centre by the 1830s being Brampton. While the underlying Chinguacousy clay loam was not ideal for cultivation, productive farmsteads nonetheless emerged. Mixed farming gave way to crops, which in turn were replaced by husbandry and dairy farming by the twentieth century. This position of prominence was reinforced by its being at the intersection of the Grand Trunk and Mississauga Credit Valley Railways.⁹ Not incorporated as a village until 1853, it became the Peel County seat in 1865.

As Toronto's population swelled in the twentieth century, industry and workers were drawn from the smaller, proximal rural settings. Counties like Peel responded by intensifying their mixed farming industries to meet the needs of the urban population. By the 1950s, Chinguacousy Township's population had fallen to 5,000 from its nearly 7,000 in 1860 – although Brampton enjoyed a nearly 450% increase in its population by 1966.¹⁰ In 1974, Chinguacousy Township was dissolved and amalgamated into the newly created City of Brampton within the Regional Municipality of Peel.

4.2.2. SUBJECT SITE¹¹

The Subject Property is located north of Brampton, in part of lot 12 in the First Concession on the west side of Hurontario Street (also known as 1 WHS, lot 12). It was surveyed by the deputy provincial surveyor Patrick Callaghan at the request of Samuel Gamble in March 1840. The land was described as having 'a large swale' and 'timber consist[ing] of beech, maple, elm and basswood, but 'no living water on it'.¹² By 1877, the Credit Valley Railway ran through the lot on the western edge of the eastern side.

⁷ See Fix in *History of Peel County*, pp. 13–20; and *Settlement History of Peel*, pp. 17–21.

⁸ Chapman and Putnam, *Physiography*, pp. 172–73.

⁹ McKinney in *History of Peel County*, pp. 244–55; *Settlement History of Peel*, pp. 30–32.

¹⁰ *Settlement History of Peel County*, pp. 33–36.

¹¹ See AREA, HIA, s. 3.2 for further details about the Learmont and Armstrong families.

¹² See Bull, *Township of Chinguacousy*, pp. 80–84.

Although a John Walsh was identified as an inhabitant of the land as early as 1837, he was evidently a squatter:¹³ indeed, a patent for the 50 acres of this half of the township lot was sold in March 1854 to Adam Ferguson (1823–1902) for £57-10s, and the other 50 acres to John Holmes for £37-10s in September of that year. Less than a year later, Holmes sold 25-acre parcels to Adam and his brother Samuel Ferguson (1820–88).



Figure 4: Detail of Tremaine map showing division of lands between Samuel and Adam Ferguson in WHS Concession 1, lot 12, 1859

¹³ *Toronto & Home District Directory 1837* (cited in Bull, Township, p. 80).

In two separate transactions in February 1869, Adam Ferguson sold his 50- and 25-acre parcels to John Learmont (1831–89) for \$3000. Two years later the latter severed the northeast 25 acres and sold it to Samuel Ferguson's son John (1851–1931) for \$1. A year before he died in 1889, Learmont sold his 50 acres to Joseph Lawson (1836–1904) for \$3500 on the same day that Ferguson sold his smaller 25-acre lot to Lawson for \$5500.

Even though it is not possible to determine precisely when the house was built, the depiction of a house facing Hurontario Street with orchards ranged behind (to the west) in the 1877 County of Peel Illustrated Historical Atlas supports the probability that it had been built between 1869 and 1877.

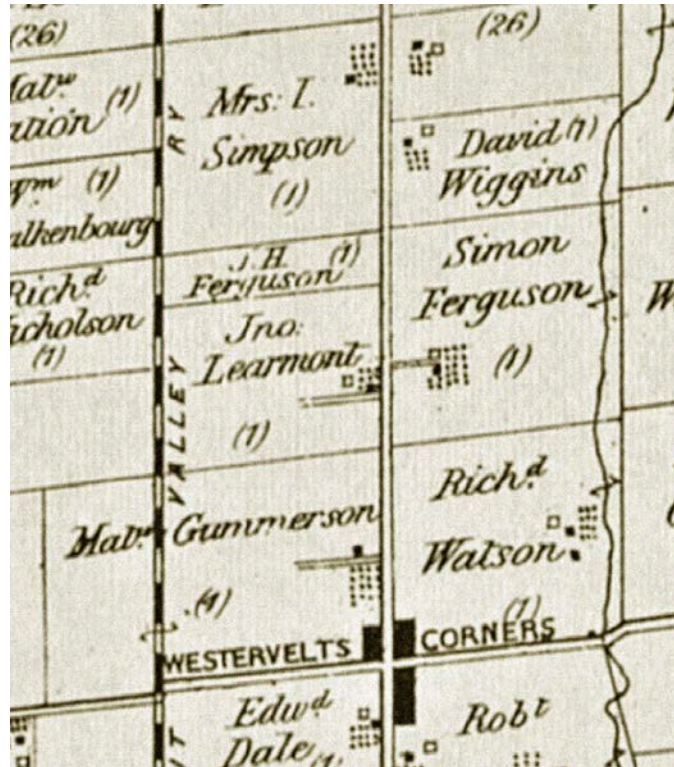


Figure 5: Detail of Walker & Miles' map of Peel County, showing Learmont in the 75 acres of WHS Concession 1, lot 12 (and J.H. Ferguson in the northern 25 acres), 1877

A revised date of c. 1873 is thus proposed for the construction of the main domestic structure in its original position at 10254 Hurontario Street.

Samuel and Adam Ferguson were the two eldest sons of Irish-born Hugh Ferguson who immigrated to Ontario in the late 1810s, while Learmont was the son of the Edinburgh-born carpenter William Learmont. Although intermarriage does not seem to be the reason, Learmont and the Fergusons were nonetheless firm business partners and prospered handsomely in the area. The relationship remained strong after Learmont's death, with John Ferguson and Joseph Lawson continuing to farm as neighbours well into the twentieth century.

Learmont part married Elizabeth (1827–1906), the daughter of James Armstrong, also a Scottish-born farmer. Three years after her death in 1906, the entire 75-acre property was sold to William James Graham (1888–1982) for \$6600. He farmed alongside John Ferguson until the late 1940s when Henry 'Charles' Joseph Armstrong (1921–2017) bought the property.

It is possible but as yet unproven that Charles Armstrong was a direct relative of Learmont's wife Elizabeth. Notwithstanding Armstrong's connection with the house at 10254 Hurontario is associated with his involvement in equestrian activities for more than 60 years, including operating the Green Gables Farm and serving as Master of the Eglinton-Caledon Hunt.¹⁴ He was also the son of Joseph 'Elgin' Armstrong who founded Brampton's Armstrong Brothers Construction in 1929 that operated nearby.¹⁵

4.3. ADJACENT CULTURAL HERITAGE RESOURCES

Cultural Heritage Resources (CHRs) are comprised of residential building, agricultural-related buildings, landscape features, and building remnants that were identified for their cultural value and heritage significance. The CHRs surrounding the subject property demonstrate the subject property's existing heritage context.

Within a 5-km radius of the heritage house are several cemeteries, with those associated with the Snell family and the Christian Brethren Baptist (Zion) community cemeteries closest at 2 and 2.4 km away.

1. Snell Cemetery, c. 1846 at 10578 Kennedy Road North
2. Zion Cemetery, c. 1843 on Conservation Drive (by-law 87-2009)¹⁶

Other pioneer cemeteries in the area are include (but not limited to):¹⁷

3. Brampton Pioneer Cemetery, c. 1825 at 350 Main Street North (by-law 383-2006)¹⁸
4. St John's Edmonton/Snelgrove Cemetery at Hurontario Street and Mayfield Road (by-law 72-2010)¹⁹
5. Cheyne Family Cemetery, c. 1846 at 0 Hurontario Street (by-law 230-2015)²⁰

¹⁴ See <http://www.wardfuneralhome.com/book-of-memories/3126602/armstrong--charles/obituary.php>

¹⁵ The brand predecessor to Aecon, Armbrö was described as 'one of Canada's most iconic road builders [and] aggregate suppliers' (<https://www.aecon.com/our-company/our-heritage/history>)

¹⁶ <https://www.heritagetrust.on.ca/fr/oha/details/file?id=12027>

¹⁷ See City of Brampton, Heritage Cemeteries, pp. 1–7.

¹⁸ <https://www.heritagetrust.on.ca/en/oha/details/file?id=870>

¹⁹ <https://www.brampton.ca/EN/City-Hall/Bylaws/Archive/072-2010.pdf>

²⁰ <https://www1.brampton.ca/EN/City-Hall/Bylaws/Archive/230-2015.pdf>

CHR built structures in the vicinity include (but are not limited to):

1. Archangel Michael & Saint Thekla Coptic Orthodox Church (former Snelgrove Baptist Church), 1904 at 12061 Hurontario Street (by-law 30-2018)²¹
2. Carter Homestead, c. 1860 at 49 Blackthorne Lane (by-law 224-88)²²
3. Andrew McCandless Plank Farmhouse, c. 1840 at 1985 Bovaird Drive West²³
4. Breadner Homestead, c. 1860 at 59 Tufton Crescent (by-law 34-2006)²⁴
5. Greensword House, c. 1890, 2472 Bovaird Drive West (by-law 18-2019)²⁵
6. Robert Currie Farmhouse, c. 1870 at 2591 Bovaird Drive West (by-law 180-2015)²⁶
7. Laird House, 1886 at 2838 Bovaird Drive West (by-law 31-2018)²⁷
8. Bovaird House, c. 1852 at 563 Bovaird Drive East (by-law 298-81)²⁸

South of the subject property are several CHRs located within the City of Brampton's Main Street South Historical Conservation District near the Main-Queen Streets intersection. Only one of the above-noted CHRs is designated under Part IV of the *OHA*: the Coptic Orthodox church at 12061 Hurontario Street. The City of Brampton's heritage register has not been updated since 2021 so the subject site is not included in this inventory but rather is still identified as being on the inventory of 'listed' heritage properties.²⁹

²¹ <https://www.heritagetrust.on.ca/oha/details/file?id=962>

²² <https://www.brampton.ca/EN/City-Hall/Bylaws/Archive/224-1988.pdf>

²³ https://www.brampton.ca/EN/City-Hall/Documents/Public%20Meeting%20Notices/2012/1985%20Bovaird_Notice%20of%20Intention%20to%20Designate_FINAL.pdf

²⁴ <https://pub-brampton.escribemeetings.com/filestream.ashx?DocumentId=20135>

²⁵ <https://www.brampton.ca/EN/City-Hall/Bylaws/Archive/018-2019.pdf>

²⁶ https://www.brampton.ca/EN/City-Hall/Documents/Public%20Meeting%20Notices/2015/2591%20Bovaird%20Dr%20W%20Public%20Notice_Notice%20of%20Intention%20to%20Designate.pdf

²⁷ https://www.brampton.ca/EN/City-Hall/Documents/Heritage_Notices/Public_Notice_of_Intention_to_Designate_2838_Bovaird_Dr_W.pdf

²⁸ <https://www1.brampton.ca/EN/City-Hall/Bylaws/Archive/298-1981.pdf> and <https://www.heritagetrust.on.ca/oha/details/file?id=826>

²⁹ See City of Brampton, 'Listed' Heritage Property inventory, p. 6.

5. SUMMARY OF CHANGES SINCE 2016

5.1. OVERVIEW

In 2018, the Learment-C. Armstrong House was relocated as part of the industrial development by Panattoni Development Company (Panattoni) for a 120,774m² Canadian Tire Distribution Centre on the larger 30.60-ha lot at 10254 Hurontario Street. The 2016 Development Concept Plan involved a two-phase development that included the removal of various farm storage structures and relocation of the heritage house to a trapezoidal parcel measuring 1,938m² at the northeast corner of the development lands at a new Hurontario-Tremblay Streets intersection.³⁰

5.2. PLANNING APPLICATION

The COB conditionally approved the planning application (CO1W12.012) with a HIA to evaluate the heritage value of the listed structure on site and its recommendation of mitigation strategies to minimize impacts. The HIA not only recommended the property had sufficient heritage value to warrant heritage designation under Part IV of the *OHA*, but that the Learment-C. Armstrong Farmhouse be relocated to a compatible site at the northeast corner of the lot in order to preserve its heritage integrity.

5.3. HERITAGE IMPACT ASSESSMENT, 2016

Key to the owner's planning application was the proposed relocation of the heritage building. But because the house at 10254 Hurontario Street was listed on the City of Brampton's Municipal Register of Cultural Heritage Resources, Architects Rasch Eckler Associates Ltd (*AREA*) were retained to undertake an HIA of the property to evaluate its cultural heritage value and recommend mitigation strategies to minimize impacts associated with the proposed development.³¹ Not only did they determine that the house met sufficient O.Reg. 9/06 criteria to receive Part IV designation under the *OHA*, but they deemed its relocation and restoration was the preferred mitigation strategy based on the conclusion that on-site retention was neither compatible with the future land-uses associated with the development nor met residential or industrial/employment standards. *AREA* also produced the first of two Heritage Conservation Plans in 2017, identifying as key to the restoration plan was the removal of non-historic features (specifically the rear west additions) as well as the replacement and/or reproduction of missing character-defining elements.

The Brampton Heritage Board (BHB) approved the HIA's recommendations/mitigation options based on the City's Strategic Plan priorities associated with preserving and protecting heritage environments with balanced, responsible planning.³² It also supported the proposed *OHA* Part IV designation along with Conservation and Heritage Building Protection plans (HB016-2017, PDC062-2017 and C084-2017) before the adoption of the Official Plan Amendment. Acceptance was also dependent on the owner providing and installing heritage interpretative signiation as well as salvaging as much outbuilding and vegetative material as possible.³³

³⁰ See *AREA* HIA, section 4.

³¹ See *AREA* HIA, section 6.

³² See City of Brampton, Discussion Plan, p. 13.

³³ See BHB report, 9 May 2016; and *AREA*, HIA, s. 7.

In order to ensure the successful relocation and restoration of the house as conditions of future planning approvals, the City's Heritage staff required the owner enter into a Heritage Easement Agreement (HEA) to secure the heritage conservation works as per AREA's HCP. It was deemed that the relocation and restoration of the heritage house would 'accommodate a balance between conservation of the heritage resource and the redevelopment of the subject lands.' More specifically, it would 'allow the recovery of the building's historic Italianate form, while also permitting an opportunity for its relocation and integration within the proposed industrial development'.³⁴



Figure 7: Façade Learment-C. Armstrong House in 2016 (AREA, HIA, 2016, figs. 12)



Figure 6: Southwest corner views of Learment-C. Armstrong House in 2016 (AREA, HIA, 2016, figs. 16)

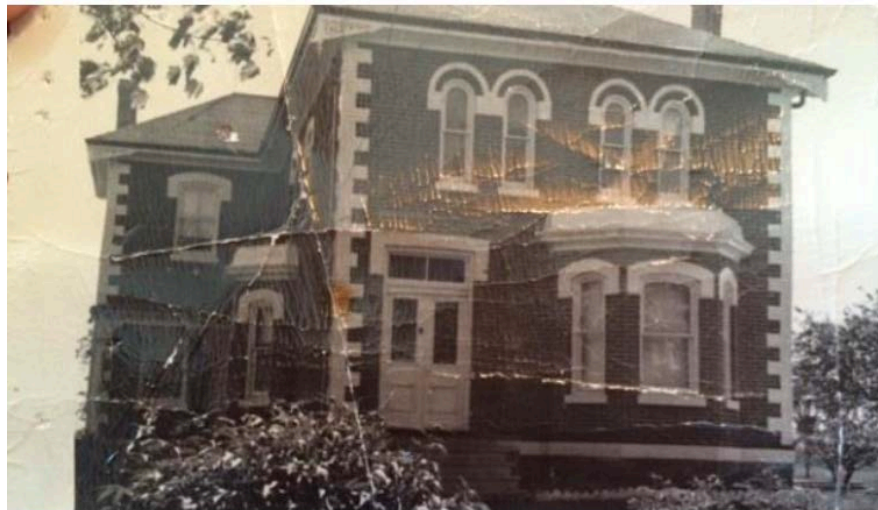


Figure 8: Original form and massing of the façade (east elevation) (AREA, HIA, fig. 44)

³⁴ BHB, 17 May 2016, p. 8.1-4.

5.4. HERITAGE EASEMENT AGREEMENT, 2019

With reference to the *OHA*, the HEA dated 6 May 2019 provided for the approval and identification of strategic priorities for the heritage preservation and balanced, responsible planning associated with the relocation and restoration of the Learment-C. Armstrong House by the COB. Specifically, the agreement was to:

- Ensure that a high level of protection be provided to the building;
- Allow the demolition of the modern additions to the house, as identified in the approved HCP (2017);
- Allow the relocation of the house in accordance with approved procedures;
- Secure the restoration of the house in accordance with the approved HCP prior to the completion of the warehouse on site; and,
- Require financial securities to be posted to ensure that the building is properly conserved during the relocation and conservation process.

A Site Plan Application was approved in late 2018 to oversee the severance and relocation of the 455.85m² (0.046-ha) structure. Among the modifications were the addition of:

- Wood porch with deck and steps at the main entrance on the façade (east elevation) to recreate the historic Italianate style;
- Wood porch and deck with wood stairs and concrete ramp to the secondary entrance in the L-wing of the south elevation;
- Wood deck with steps connecting perimeter walkway at rear of building (west elevation).

In August 2019, a further Site Plan Application approved the relocation of the main entrance from the façade (east elevation) to the south elevation in order to make use of dual step and ramp access.

5.5. HERITAGE CONSERVATION & HERITAGE BUILDING PROTECTION PLANS, 2017 & 2020

Relying on principles outlined in Parks Canada's *Standards & Guidelines* and Fram's manual *Well-Preserved* (Ontario Heritage Foundation), the Heritage Conservation and Heritage Building Protection Plans of 2017 and 2020 represented the restoration of the heritage building in its new location at the northwest corner of the subject property. While conservation work was identified as the first priority, key and necessary changes included stabilization of the existing building before its relocation. Once re-situated, the foundation was replaced, and all non-original components were removed and/or restored. The rear (west) additions (1950s until the 2000s) were demolished and as on the other elevations, new windows and doors emulating the original Italianate units were installed. Attention was given to cleaning (and replacing where necessary) the exterior brick work, restoring brick accents, quoins, voussoirs, and concrete sills, restoring and upgrading all non-original windows and doors, and restoring original metal roof. Although the interior was little modified, restoration of decorative trims, mouldings and brackets was planned.

Soon after the property was bought by 10254 Hurontario Street Holdings, Inc. in September 2022, the COB approved an Official Plan Amendment that permitted the subject site's rezoning from 'General Employment 1' to 'Service Commercial' (OP2006–229 by-law 188–2022; and Zoning By-law 189–2022). Although 'day nursery' is not specifically included as a subcategory of this zoning designation,³⁵ the 'parent' Zoning By-law 270–2004 does identify it as a permitted use – and as such a Zoning By-law Amendment was applied for in 2022 (189–2022) and approved subject to various permits in August 2023.

5.6. HERITAGE DESIGNATION, BY-LAW 79-2023

The 'Learment/C. Armstrong House, c. 1885' was designated under Part IV subsection 29(1) of the OHA in May 2023 based on the Notice of Intention to Designate (NOID) information provided in August 2022.³⁶ Quoting directly from the NOID:

DESCRIPTION OF PROPERTY

The Farmhouse which was located in the center of the lot at 10254 Hurontario Street is relocated on a new foundation at the northeast corner of the property. The property containing the Farmhouse in its current location is severed. The designation applies to all elevations of the cultural heritage resource known as the Learment/C.Armstrong Farmhouse. Designation does not apply to the interior of the Farmhouse. The area to be designated will be finalized in the designating by-law for the Learment/C.Armstrong Farmhouse.

DESIGN/PHYSICAL VALUE

The Learment/C.Armstrong Farmhouse has design/physical value as a representative example of a vernacular Italianate farmhouse. The two-storey front (east) section of the Farmhouse, constructed circa 1885, represents the Italianate style through its form and massing. The building has a hipped roof structure with wood cornice and brackets. The Farmhouse also features segmentally arched windows, white-painted buff brick accents including voussoirs and quoins, and a bay window on the front (west) façade with decorative woodwork and original windows and window openings. While several of the window and door openings have been altered or replaced, there are extant original openings on every façade, and original windows on the south, east and north façades. An "ell" addition was added to the original section of the Farmhouse in the early 20th century, which in the 1950s was expanded with a second floor to accommodate rental units.

HISTORICAL/ASSOCIATIVE VALUE

The Learment/C.Armstrong Farmhouse has historical/associative value through its association with John Learment and the family of Charles Armstrong. John Learment was the son of William Learment, an immigrant farmer from Scotland who first resided to the north of 10254 Hurontario Street. John Learment and his neighbour John Ferguson had a strong agricultural business relationship and were

³⁵ It does not appear in the zoning definition in the Snelgrove-Heart Lake Secondary plan of 2020 (viz. s. 2.3.1).

³⁶ See Fay, NOID; and COB, Heritage Designation Notice.

prosperous farmers in the area. The construction of the Farmhouse is attributed to John Learment, who owned the property from 1869-1888. In the 1877 Peel County Atlas, a farmhouse is shown on the property, which may or may not be the current Farmhouse in its original state. Based on information obtained from MPAC by the Architects Rasch Eckler Associates Ltd. (AREA Architects), the Farmhouse was constructed circa 1885. John Learment married Elizabeth Armstrong and after his death, she continued to live on the site.

Charles Armstrong, a prominent figure in the Ontario and North American horse industry for over 60 years, bought the property in 1949 and renovated the farmhouse. Charles Armstrong's father, Elgin Armstrong, was the owner of Armbr, or the Armstrong Brothers Construction Ltd. The Farmhouse was associated with Charles Armstrong's business ventures. In 1960, Charles Armstrong established his residence at the Farmhouse and ran a farming business on the site, which was operated under him as "Green Gables Farm".

The Farmhouse, particularly the section constructed in 1885, also yields information that contributes to the understanding of Brampton's agricultural history in the 19th century. Chinguacousy Township was known for its prime farmland and in the 19th and 20th centuries, was home to many successful, prize-winning farmers. Charles Armstrong was particularly known for raising prize-winning race horses.

DESCRIPTION OF HERITAGE ATTRIBUTES/CHARACTER-DEFINING ELEMENTS

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques. The detailed heritage attributes/character defining elements include:

- *Wood trim and wood cornice on all retained façades;*
- *Decorative wooden brackets at corners of the eaves;*
- *Front façade bay window with metal roof, wood trim and decorative woodwork, original window openings and windows;*
- *Red brick construction with brickwork laid in a running bond pattern;*
- *Decorative brick accents including quoins and voussoirs;*
- *Brick water table between the main floor and foundation wall; Hipped roof structure;*
- *Original wood door and windows frames, where they exist, on all façades;*
- *All original wood windows and window openings, including one on the south elevation, second storey; two on the east elevation, one on the first and one on the second storey; and two windows, one on the first and one on the second storey on the north façade; and,*
- *Concrete sills of all original window openings.*

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act.

5.7. O.REG. 9/06 EVALUATION

The accompanying O.Reg. 9/06 Evaluation below incorporates and adds to that produced by AREA in 2016 (viz. sections 3.2.4, 3.3.3, and 3.4.4)

Criteria	Analysis
Architectural/Design Value	
1. The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method?	Yes: since its heritage restoration by AREA the Learment-C. Armstrong House is a good example of the Ontario iteration of the Italianate farmhouse typology. Features include: <ol style="list-style-type: none"> 1. The basic form and massing Italianate characteristics of the L-shaped design 2. Restoration of all 20th century modified window and door fenestration 3. Restored functional and decorative components including bay window, double entrance door with clerestory, double half-arch windows with voussoirs, white-painted brick accents, brackets 4. Comparable expression of the Italianate style in the designated Bovaird House
2. The property has design or physical value because it displays a high degree of craftsmanship or artistic merit?	Yes; in its restored state, the heritage house exhibits not only its original but also its more recent, exceptionally high degree of heritage craftsmanship
3. The property has a design or physical value because it demonstrates a high degree of technical or scientific achievement?	No; the original and restored materials and assembly do not reflect an innovative form of technical or scientific achievement
Historical/Associative Value	
4. The property has a historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes; the property is associated with European settlers including Adam Ferguson, John Learmont and William James Graham who operated successful farms at the site until the 1940s. The 75 acres that Ferguson consolidated from the original two 50-acre land grants remained intact until the mid-20th century. Even though the property has been shown not to be associated with the Armstrong Brothers Construction Ltd (as previously maintained), it is associated with Henry Charles Armstrong's and later his daughter's businesses including Green Gables Farm and Village Acres Limited.

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes; although relocated the property continues to contribute meaningfully to an understanding of and serves as a reminder of the vibrant agricultural history of Chinguacousy Township and the community that emerged at Brampton from the mid-19th century. The Italianate design and construction of the brick house exemplifies Learmont's prosperity as a family farmer. The property's association with Charles Armstrong provides insights into the evolution of land-use activities on Brampton's former family farms from the middle of the 20th century.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No; the architect, artist, builder, designer or theorist associated with the heritage structure's provenance is unknown.
Contextual Value	
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No; the agricultural character of the heritage structure does not support the existing industrial land-uses.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No; the heritage structure is one of the only agricultural buildings in the immediate vicinity and has no connections to the physical, functional, visual and historical context of its surroundings. The industrial uses of the area began with the entrepreneurial leadership of Charles Armstrong's father and uncle through the original Armbro Farm and later the construction and aggregates business initiated the evolution of industrial land-use in the Bovaird-McLaughlin area.
9. The property has contextual value because it is a landmark.	Yes; the restored and relocated heritage structure has landmark status through its designation under Part IV of the <i>OHA</i> in 2023. It maintains a distinctive street elevation and conspicuous presence along Hurontario Street through its relocation to the present site in spite of recent industrial developments in the area.

Based on the revised O.Reg. 9/06 evaluation, the Learmont-C. Armstrong House fulfils five of the nine criteria associated with CHVI, supporting its designation under Part IV of the *OHA* in 2023 (COB by-law 79-2023).

6. PROPOSED ADDITIONS & ALTERATIONS

6.1. ADAPTIVE REUSE OVERVIEW

AREA coordinated the relocation of the building, including construction of new foundations and rear façades and remediating the restoration of the building envelope between 2018 and 2019. Nothing was done on the interior of the building at this time. Soon after the house received Part IV heritage designation in 2023 and sold to the current owner, AREA was again retained to prepare Building Permit Application (BPA) drawings and undertake approvals for interior renovations and additions to satisfy the requirements necessary for the creation of a childcare centre to be operated by 'Little Sages Academy' (LSA) and also called the Armstrong House Daycare. LSA is the non-profit daycare operator and is the tenant of the property owner, 10254 Hurontario Street Holdings Inc.

In 2022, the entire property was purchased from Panattoni by 10254 Hurontario Street Holdings Inc. At that time, plans were laid for a proposed adaptive reuse alterations to transform the heritage building into a childcare facility, including a two-storey addition to the west elevation, a one-storey basement addition (mostly below grade) including an enclosed deck to the south-east, and various basement egresses (stairs and windows).

6.2. MINISTRY OF EDUCATION CHILD CARE LICENSING SYSTEM

In April 2024, the Ministry of Education, through the Child Care Licensing System (CCLS), approved the floor and site plan at 10254 Hurontario Street ('Little Sages Academy') for a childcare facility under section 14 of O.Reg. 137/15 of the Child Care and Early Years Act, 2014³⁷ (CCEYA). The proposed facility will serve as many as 128 toddler and preschool children as well as an estimated 21 employees (including program staff, supervisor and cook).

In accordance with the proposed additions and alterations, the Ministry approved the layout and also underlined the following requirements:

- a. That the dimensions of the finished rooms (both above and below grade) are not reduced during construction in order to meet the targeted enrolment; and
- b. That all playground equipment and fencing along with its installation meets current CSA standards (s. 24(4) of O.Reg. 137/15).

Final confirmation from the Ministry also relies on compliance with applicable municipal and provincial approvals (Fire, Health, Zoning and Building) as well as site inspections and review of daycare staff qualifications.

The site plan (Figure 9) for the proposed Armstrong House Daycare has incorporated the required playground areas to support the new daycare use and the CCLS requirements while maintaining, overall, the existing landscape area.

³⁷ See De Melo, Floor Plan and Site Plan Approval Letter, 9 April 2024.

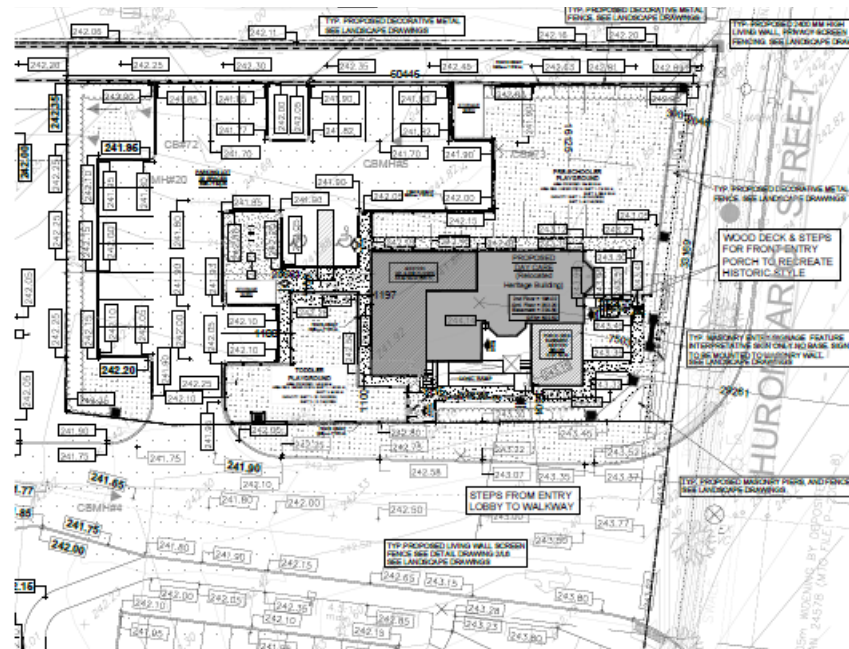


Figure 9: Site Plan, Phase 2 Armstrong House Daycare (AREA, Aug. 20, 2024)

6.3. ADAPTIVE REUSE OVERVIEW

The BPAs for the adaptive reuse application are structured in two phases and involve additions to the building as well as various alterations:

- (1) Phase 1 Daycare Interior Renovations & Basement Alterations
 - a. South-east (side) addition, mostly below grade, in the basement with a deck and railings on the ground floor level and an above-grade portion of the foundations, with windows;
 - b. South (side) walkout entrance below grade with a new basement door and exterior stairs from below grade; and
 - c. North (side) elevation single window added at basement level in above-grade portion of the foundations.
- (2) Phase 2 Daycare Ground & Second Floor Addition
 - a. West (rear) addition to the ground and second storeys on an existing (previously approved) basement extension and its ground floor level deck.

These additions and alterations can be grouped into two categories of changes which are proposed to be approved as Building Permits (BP) in two phases:

- (1) Basement alterations on the side elevations; and
- (2) West (rear) addition, two storeys, to the ground and second floors.

The approvals strategy is premised on submitting two BPAs for the two phases: Phase 1 – Basement Alterations; & then Phase 2 – Ground & Second Floor Addition.

The drawings for the proposed two phases of BPAs are shown in the two sets of Architectural drawings (Figures 10-13, Appendix C) and are described as follows:

- (1) Phase 1 Daycare Interior Renovations & Basement Alterations – Phase 1 was submitted for BPA 2024-05-28 (Figures 10-11, Appendix C) and incorporates primarily the interior renovations together with basement alterations. Phase 1 primary work will be the interior renovations since the prior work done by the previous owner, Panattoni, involved only exterior restoration work (together of course with the house relocation) completed in 2022. This Phase 1 design is actually comprised of two components, which can be called Phase 1a & Phase 1b. Phase 1a was already approved as a BP issued 2023-11-21 for the basement addition at the rear (west) of the building, below grade, with a deck and railings at ground floor level and windows within the above-grade foundation walls. Phase 1b represents the current (2024-05-28) BPA and comprises a basement addition at the side (south-east) of the building, below grade, with a deck and railings at ground floor level and windows within the above-grade foundation walls. The drawings for this current BPA also include the other minor basement alterations comprising the south side below-grade walk-out and an added window on the north wall. This BPA is currently still in process and under review. Zoning review of this application required a Limited SPA review process which, in turn, required Heritage Planning approval, for which Heritage staff required this HIA for the minor basement alterations. The Phase 1 alterations have low impact on the heritage resource because the interiors do not have heritage attributes, and the exterior work affects only the basement walls which were wholly new design and construction dating to the relocation project completed in 2022.

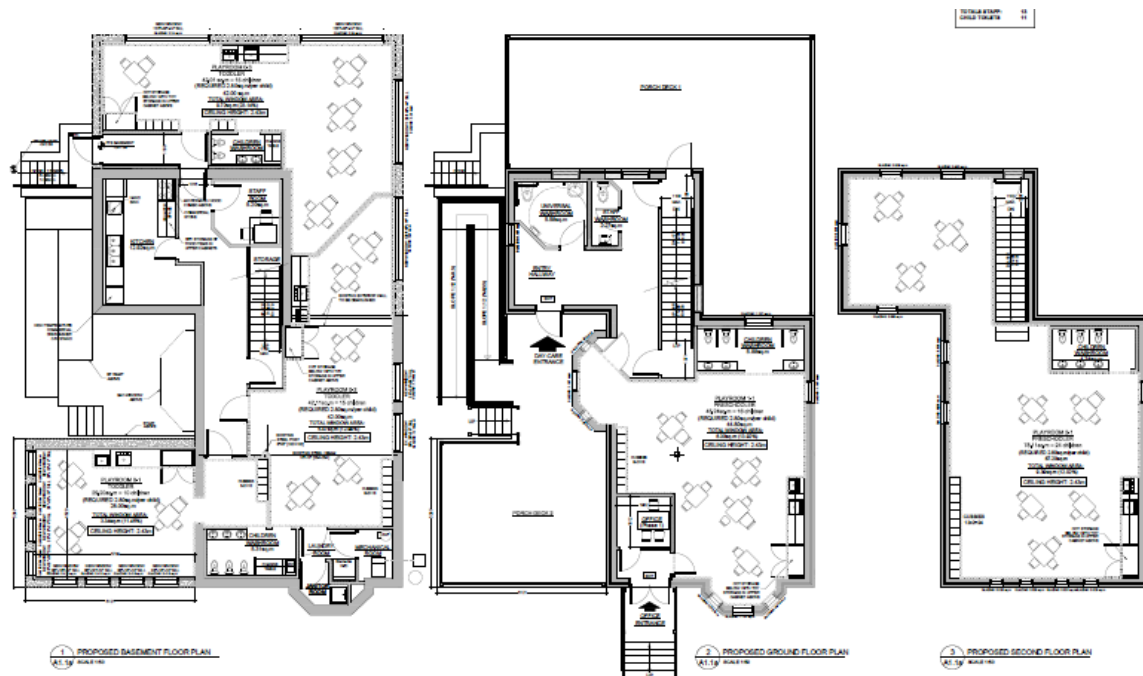


Figure 10: Floor Plans, Phase 1 Armstrong House Daycare (AREA, May 1, 2024)



Figure 11: South & East Elevations, Phase 1 Armstrong House Daycare (AREA, May 1, 2024)

(2) Phase 2 Daycare Ground & Second Floor Addition – Phase 2 will be submitted for a forthcoming BPA (Figures 9, 12-13, Appendix C) which will comprise a Ground & Second Floors addition at the rear (west) of the building. Phase 2 primary work will be the rear (west) two-storey addition. This Phase 2 addition has little or no impact on heritage attributes because the addition is at the rear of the house structure which is not part of the original heritage façades. The rear house façades that would be covered by the addition are wholly new design and construction dating to the relocation project completed in 2022. The rear walls were actually interior walls of the existing house which became exposed with the demolition of the rear portion of the structure that was not deemed to have heritage value. As a result, these newly exposed rear walls of the relocated house were re-clad in new elevations as part of the exterior work undertaken and completed by Panattoni in 2022 and therefore are not heritage façades.

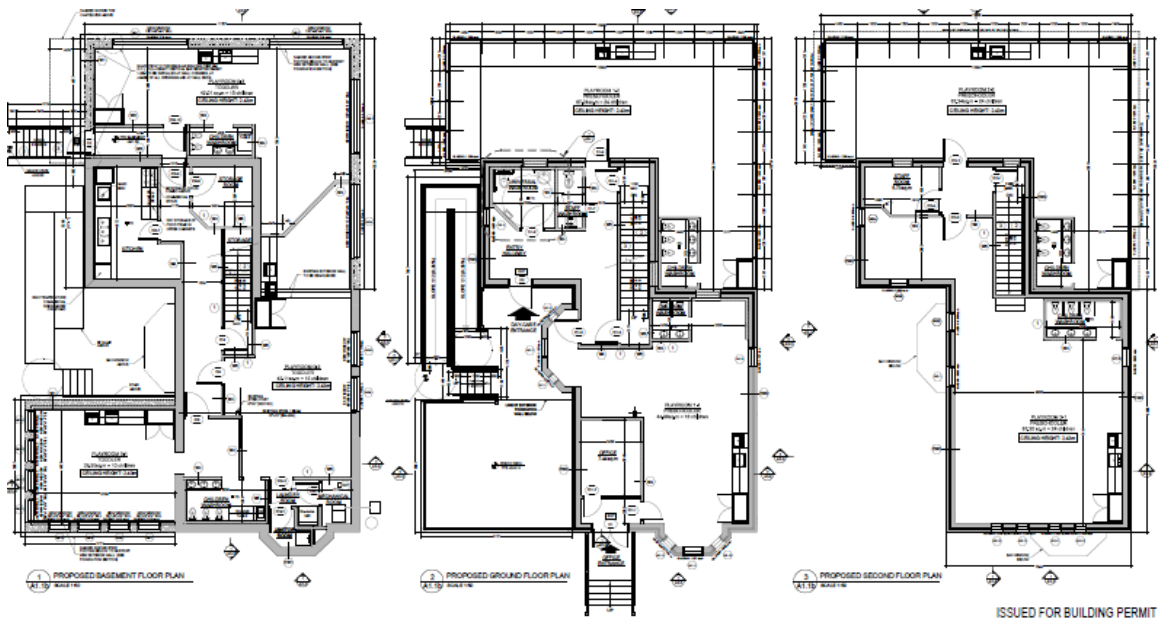


Figure 12: Floor Plans, Phase 2 Armstrong House Daycare (AREA, Aug. 20, 2024)



Figure 13: South & East Elevations, Phase 2 Armstrong House Daycare (AREA, Aug. 20, 2024)

The applications process was premised on obtaining BP approvals in two phases: Phase 1 – Basement Alteration; & then Phase 2 – Ground & Second Floor Addition. This two-phase process provides for an efficient construction method. This process would allow the considerable interior renovations and basement foundation work to proceed during the longer Heritage and Planning approvals.

The entire project – including both Phases 1 & 2 – will still be covered by this HIA and is submitted for review and recommendation of approval by Heritage Planning staff and the Brampton Heritage Board (BHB). Subsequently, the *actual* approval of the HIA and this project's alterations to the heritage building are ultimately approved by Council as the statutory process under the OHA. Then the BPAs for Phases 1 & 2 are submitted and approved separately and sequentially.

6.4. LIMITED IMPACT ON HERITAGE RESOURCE

Although visual impacts of the proposed alteration will be apparent on the secondary façades of the west, north and south elevations, the primary front façade (east elevation) will remain largely unchanged. Impacts to the heritage resource must be understood in the context of two factors: first, most of the proposed work will involve compliance upgrades to the interior to make the building suitable for its adaptation to a childcare facility according to various pertinent legislation (notably the CCEYA). Second, even though the Learment-C. Armstrong House was relocated from its original context, the historic fabric and appearance of the building envelope has been restored to its late nineteenth century iteration. Thus, while the isolation of the heritage structure from its original agricultural and residential context is an approved *fait accompli*, the adaptive reuse of the building can be seen as an opportunity for contextual heritage remediation by providing on-site childcare support for employees of the adjacent Canadian Tire Distribution Centre, nearby industrial and commercial facilities and the residential neighbourhood across the street.

The heritage building is already set within a landscaped area, which will be retained and will accommodate the sodded playgrounds to the north, south, east and west of the building. The northwest corner of the parcel will provide 20 parking spaces that are accessed from Tremblay Street at the southwest corner of the lot.

There are no expected shadow impacts on the appearance of the heritage structure insofar as natural features have not yet been established. Instead, the proposed site alteration will provide an opportunity for landscaping to accommodate the childcare reuse strategy. This work is not expected to have any meaningful impact on the built heritage resource.

The proposed alterations to the basement and the new rear (west) addition do not affect the building's heritage attributes in any significant way. The reasons that the Phase 1 Basement Alterations have a limited affect on the building's heritage attributes can be summarized as follows:

- The proposed alterations only impact building elements that have been constructed within the past five years, e.g. side (south and north) elevations, foundations, ramp/stairs/deck, all windows/doors, etc. These building portions are totally new construction that reproduced what were speculated to be the original conditions of the house.
- The basement, in its entirety, is new construction – as part of the house relocation in 2019 – and does not date to the original circa 1885 and therefore any alterations to the Basement should not be considered as impacting any heritage attributes.
- The previous Heritage Conservation Plan received the BHB recommendation and Council approval in 2017 and incorporated alterations and interventions on the heritage resource that included the completely new construction components of foundations, the rear (west) elevation, most window/door (masonry) openings, and all of the windows and doors.
- The previous Building Permit for the south-side deck & ramp was approved in 2021 and it also constituted new construction which was not original to the circa 1885 construction. This deck and barrier-free ramp were required for SPA and the proposed new deck on the south-east basement addition will likewise integrate with the existing south deck.
- The heritage attributes that are affected by the proposed alterations were not original to the circa 1885 construction of the house but, instead, were re-creations of elements (some based on conjecture).
- The exterior alterations affect only the basement walls which were wholly new design and construction dating to the relocation project completed in 2022.
- The historic farm setting has already been changed which was previously approved under the process for the house relocation completed in 2022.

For the above reasons and others, it is deemed that the Phases 1 work does not affect the building's heritage attributes. Therefore, the proposed additions and alterations should be recommended for approval by Heritage Planning and the BHB and subsequently approved by Council.

7. MITIGATIVE OPTIONS & PROPOSED ALTERNATIVES

7.1. VISUAL IMPACTS FROM PERIMETER ROADS

Since its relocation to the northeast corner of 10254 Hurontario Street, all original historic views and vistas have been changed. It is now bounded to the south and east by the Tremblay-Hurontario Streets intersection, abuts the Self Storage facility to the north and parking for the Canadian Tire Distribution Centre to the west and south.

However, as its new location formed the basis of the heritage designation in 2023, such historic vistas and views no longer have comparable applicability. Indeed, its visual presence along Hurontario Street, now more prominent since its relocation and restoration than before, gives it greater heritage status. This status is enhanced by setbacks offered by the adjacent parking lots and roadways and the landscaped north (side), south (side), west (rear) and east (front) yards of the current lot.

7.2. EVALUATION OF MITIGATIVE OPTIONS: RATIONALE FOR ADAPTIVE REUSE

Various mitigation options are evaluated in this section to reduce the impact of the proposed site alteration on the designated heritage building. As per the BOP's guidelines for HIAs and Scoped HIAs and as inferred in the new PPS 2024,³⁸ the following alternative interventions are evaluated to determine how impacts of the proposed adaptive reuse can mitigate the restored building's heritage integrity. NB: The original 2016 HIA was accepted with the tacit option to provide (approved) zoning-by-law support that may be seen to include the adaptive reuse of the heritage building for a non-residential use, such as the proposed childcare facility.)

According to the City's HIA Terms of Reference (HIA-ToR), each mitigation option must be shown to be non-viable before the subsequent one in order to consider confirm the proposed adaptive reuse project:

- a. Retention in-situ of existing resource with no major modifications undertaken –
 - i. Not possible because of Ministry of Education requirements.
- b. Restoration in-situ of missing or deteriorated element when physical or documentary evidence exists for their design –
 - i. Not applicable insofar as heritage house has been restored and/or rezoned from original residential to commercial usage.
- c. Retention in-situ of existing resource with sympathetic modification –
 - i. Possible as proposed by the adaptive reuse modifications to and around the structure for the childcare facility.
- d. Retention in-situ of existing resource with sympathetically designed new structure in proximity – see c.i.
- e. Retention in-situ of existing resource no longer in use for its original purposes but adapted for new use – see c.i.

³⁸ Herein in the context of the definition of 'conserved' (referring to built heritage resources, cultural heritage landscapes and archaeological resources) recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment designed to ensure the 'cultural heritage value or interest' of a built heritage resource is retained (PPS, 2024, p. 41, and viz. p. 28).

- f. Relocation of the resource within the site or to an appropriate new site for continued use or adaptive re-use – see c.i.
- g. Retention of all or some of the resource as a heritage monument for viewing or public art purposes – Not applicable; see a.i. & b.i.
- h. Resource removal and replacement with a sympathetically designed structure and appropriate commemorative features – Not applicable; see a.i. & b.i.

Since the third mitigation option (c) is possible, no further measures need be considered.

7.3. EVALUATION OF OTHER MITIGATION OPTIONS

This list of mitigation options from the Official Plan (6.1) are also expanded in the City's HIA-ToR, through its Appendix 2 Additional Mitigation Strategies. This expanded list of mitigation options is evaluated below to determine the full range of alternative strategies that are considered.

Mitigation Options and Feasibility	
a. Avoidance protocols to isolate development and land alterations to minimize impacts on significant built and natural features and vistas	Not applicable
The heritage building is isolated at the corner of the recent industrial development area.	
b. Architectural design guidelines that harmonize mass, setback, setting and materials	Not applicable
The result of the restoration of the heritage building's exterior (to its original late nineteenth century iteration) following its relocation has resulted in the property receiving Part IV designation under the OHA (2023). The proposed additions and alterations are at minor locations, on secondary elevations, unobtrusive from the public street view and/or impacting only building portions which were wholly new design and construction dating to the relocation project completed in 2022. The southeast porch extension, it should be noted, does introduce a new visual element adjacent to the main (east) façade. However, the south-side porch deck and ramp was previously approved as part of the 2021 SPA process which already creates this exterior platform level at the house's ground floor datum with its guards and railings. As such, the proposed new deck and its guards on the south-east basement addition will likewise integrate with the existing south deck and its railings.	
c. Allowing compatible infill and additions	Possible
The heritage property has been relocated to a much smaller parcel in order to accommodate the industrial development on the larger land assembly. But there is sufficient space to create recreational space and other amenities required for the adaptive reuse to a daycare. The southeast porch extension incorporates an above-grade portion of the foundations which will be finished in a reproduction stone cladding that will be compatible with the stone base of the adjacent heritage façades. This base of the deck will therefore constitute a compatible addition as it is viewed on the main (east) street-facing façade.	

d. Preparation of conservation plan and adaptive reuse plan	Possible
Heritage Conservation Plan was already submitted and approved for the relocation project completed in 2022 and has not been affected by the current proposal. The Adaptive Reuse Plan is already prepared in the Architectural drawings (Appendix C) that were approved by Ministry CCLS process for the daycare use and which are submitted to the City as part of the SPA and BPA process.	
e. Vegetation buffer zones, tree planting, site plan control and other planning mechanisms	Possible
Sympathetic landscaping measures will enhance the adaptive reuse redevelopment and will help to provide a reminder of the original residential/agricultural vista associated with the original setting. The heritage building is already set within a landscaped area, which will be retained and will accommodate the sodded playgrounds to the north, south, east and west of the building.	
f. Opportunities to commemorate historical land uses, past owners, landscape and landform features through the naming of streets and other public assets or use of interpretative plaques	Possible
The interpretive plaque was already developed, fabricated and installed, with City approval, to commemorate the property history using documentary and archival materials as part of the relocation project completed in 2022 and in conformance with the <i>OHA</i> Part IV designation (COB DBL 79-2023).	

8. CONSERVATION, IMPLEMENTATION & RECOMMENDATION

8.1. VISUAL IMPACTS FROM PERIMETER ROADS

Since the relocated and restored Learment-C. Armstrong House has received heritage designation, implementation strategies must ensure the continued preservation of the property and that its designated status remains protected. Indeed, its relocation and restoration has fulfilled the goal described by the 2016 HIA insofar as it 'accommodate[s] a balance between conservation and development' through 'recovery of the building's historic Italianate form, while also permitting viability for its relocation and integration within the proposed industrial-commercial development' (7.0d). This current HIA updates the requirements for the property's conservation to implement the proposed adaptive reuse. This updated HIA is submitted to Heritage Planning and the BHB for review and consideration and ultimately for approval by City Council.

8.2. IMPLEMENTATION WITH ADAPTIVE REUSE PLAN

The previous Heritage Conservation Plan (HCP) of 2017 and its revision in 2020 already fulfilled the requirements of the HCP Terms of Reference. The City's HIA-ToR clause 3.5.6 references an Adaptive Reuse Plan which would be the appropriate submittal to support and outline the implementation for this type of project and should incorporate the following aspects:

1. An Adaptive Reuse Plan responds to one of the BOP's key implementation strategies which obligate the City to ensure that:
 - 3.6.3.93 Every endeavour will be made to facilitate the maintenance and conservation of designated heritage properties including making available grants, loans and other incentives as provided for under the *Ontario Heritage Act* and the Heritage Property Tax Relief Program under the Municipal Act and municipal sources (3.6.3.45).
2. Ensure compliance with the BOP's Public Realm policies insofar as those cultural heritage resources and landmark buildings that are visible from the public street are to be incorporated within public realm design and organization protocols (3.1.1.15.a). In the same way, heritage resources are to be conserved in conformance with Parks Canada's *Standards and Guidelines* (3.1.2.21, 3.6.3.25). In this way, the view of the built heritage resource will be protected as per 3.6.3.55.
3. Other follow-up, site-specific heritage strategies should include:
 - a. Ensuring the interior renovations meeting Ministry of Education room size requirements do not detrimentally impact the heritage features of the exterior of the building.
 - b. That suitable playground equipment and fencing are sympathetic to the heritage character and still maintain the main sightlines of the house.
 - c. Consideration of appropriate landscape buffers which will be a reminder of the original natural setting of the Learment-Armstrong farm.

The Adaptive Reuse Plan is already constituted in the Architectural drawings (Appendix C) that were approved by Ministry CCLS process for the daycare use and which are submitted to the City as part of the SPA and BPA process. The design drawings for the adaptive reuse of the Armstrong House Daycare have regard for the conservation of the heritage structure as described above and are submitted, in conjunction with this HIA, to Heritage Planning and the BHB for review and consideration and ultimately for approval by City Council. The City's obligations under the BOP Implementation strategy (3.6.3.93) "to facilitate the maintenance and conservation of designated heritage properties" includes supporting the compatible adaptive reuse of a heritage building, as represented by this project.

8.3. CONCLUDING RECOMMENDATION

As a designated heritage resource, the Learment-Armstrong House is uniquely poised to continue to support the existing zoning while retaining and protecting the building's original and restored heritage attributes. It is essential that the City and its heritage committee, the BHB, permits adaptive reuse development opportunities that allow the building to maintain its heritage status and support its ongoing heritage conservation. Accommodation of its use as a childcare facility in the context of the larger industrial and commercial buildings and the residential neighbourhood respectively on the west and east sides of Hurontario Street not only will serve that community but also serve as a compatible reminder of the property's original residential purpose. The adaptive reuse of the Armstrong House Daycare will provide a didactic and conceptually viable bridge between the historic evolution of communities in Peel County.

The proposed site alteration supports the COB's Development Design Guidelines (DDG) that seek to promote good urban design. A key objective is 'to incorporate and reinforce important natural and heritage features into the community structure.' The DDG could therefore be used to promote the compatibility of the subject development and heritage structure, especially in terms of site planning and built form.

This HIA concludes that:

- Through minor alterations and unobtrusive additions, the proposed adaptive reuse into a daycare redevelopment will not result in significant impacts to the heritage attributes of the Learment-Armstrong House.

This recommendation of the HIA will require the City's heritage approval through a recommendation by the Heritage Planning staff and the Brampton Heritage Board, and ultimately the approval of Council.

9. APPENDICES

9.1. APPENDIX A: BIBLIOGRAPHY & REFERENCES

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9.2. APPENDIX B: QUALIFICATIONS OF AREA & RESUMES

QUALIFICATIONS OF AREA



FIRM PROFILE | HERITAGE & MUSEUM WORK

AREA is a full service firm, based in Toronto and operating across Canada, which specializes in the restoration and adaptive re-use of historic buildings, urban design for heritage streetscapes and approvals under the Ontario Heritage Act. The firm has a history extending over 30 years of practice, and is managed by 2 principals and 8 technical staff – including intern architects, interior designers and architectural technologists – with experience in the documentation and restoration of historic buildings and sites. Although we are qualified for heritage and museum projects, the members of our firm have also undertaken a wide range of institutional and commercial projects often involving the integration of historic components into new developments.

AREA and its staff are members of various heritage associations and advisory boards across Canada. David Eckler, B.E.S., B.Arch., OAA, MRAIC is an active member in many heritage associations including the Architectural Conservancy of Ontario Advisory Board. He is a former Vice-Chair of Heritage Toronto, which advised Toronto City Council on heritage matters as a LACAC under the Heritage Act. Bernard Rasch, B.Arch., PPOAA, FRAIC, ARIBA has served on a number of heritage committees and boards including the Markham District Historical Society and City of York Historical Committee and the Metro Board of Management for The Guild from 1984 to 1998 where he served in many positions including Chair & Vice-Chair of the Board.

Historical Façade Improvement Guidelines & Heritage Districts

- Stouffville Main Street Revitalization, 1998, DEA was presenter at workshop
- Yonge Street Commercial Façade Improvement Program, 1996, received City approval of grant
- Woodstock Façade Improvement Program, 1995, DEA initiated program for City
- Hazelton-Yorkville Area Heritage Conservation District Study, City-sponsored study
- Fergus Downtown Community Masterplan & Design Guidelines

Historic Museums, Institutional & Cultural Buildings

- Officers' Quarters (1830), Military & Naval Establishment, Discovery Harbour, Penetanguishene
- Spence Half-Way House Restoration (c. 1850), Muskoka Pioneer Village, Huntsville
- Sharon Temple Compound (1821), Sharon, York Region
- Heliconian Hall (first Olivet Sunday Schoolhouse, circa 1876), (Yorkville)
- Cedar Ridge Studio Gallery (1918), 225 Confederation Drive, (Scarborough)
- Aurora Historical Society Museum (1886 school), 22 Church Street, Aurora
- The Niagara Institute (early 20th.c), 9 Weatherstone Crt., Niagara on the Lake
- St. Lawrence Hall (1840) – renovations of town hall to accommodate National Ballet School

Historic House Restorations

- Jacob Ross House Restoration (1852), 108 Stayner Ave.
- William Wench House Restoration (1840), 2777 Woodbine Ave., Markham
- Robert Milroy House Restoration (c. 1833), 7111 Reesor Rd., Markham
- McDougall Farmhouse (1893) Heritage Assessment, James Snow Parkway, Milton, ON
- Devonian House Restoration & Addition (circa 1923), 144 John St. E., Niagara on the Lake
- Savage House & Blacksmith Shop (c.1840), 1480 Derry Rd. E., Mississauga

Converted Historic Residences

- Old Post Inn (c. 1830), 367 Kingston Road East, Ajax
- Valley Halla Villa (Jackson Residence, 1922), Toronto Zoo, Rouge Valley, Scarborough
- Armour Heights Officer's Mess (1913, 'Strathrobyn'), Canadian Forces College, 215 Yonge Blvd.
- Bellevue Daycare Centre (1887), 95 Bellevue Ave.
- Gerrard & Bay Historic Houses (1860-1890), 68-84 Gerrard St. W.
- Toronto French School Restoration (Sifton Estate, 1923), 294 - 318 Lawrence Ave. E.

DAVID ECKLER, AREA

**EDUCATION**

University of Waterloo
B.Arch (1985)
B.E.S. (1982)

MEMBERSHIPS

Ontario Association of
Architects
(former Councillor & Chair
Awards Committee)

Royal Architectural Institute of
Canada

Architectural Conservancy of
Ontario Advisory Board

Society for the Study of
Architecture in Canada

Association for Preservation
Technology

Heritage Canada Foundation

Ontario Historical Society

CAREER SUMMARY

AREA, Architects Rasch
Eckler Associates Ltd.
President
2001 to Present

David Eckler Architect
1991 – 2001

Page & Steele Architects
1989 – 1991

Arthur Erickson Architects
1986 – 1989

DAVID ECKLER BES, B.Arch., OAA, MRAIC
AREA, Architects Rasch Eckler Associates Ltd.
President & Principal – Senior Project Architect

David Eckler is the firm's principal and is responsible for the administration and design of all projects in the office. Mr. Eckler has over 30 years of experience in the design of medium-size institutional facilities for government, non-profit agencies and other organizations including community centres, museums and municipal facilities. Mr. Eckler is involved most particularly with the Concept Design, Design Development and Contract Documents phases of projects and is the author of many of the firm's heritage assessment reports.

Mr. Eckler's previous firm *David Eckler Architect (DEA)*, established in 1992, specialized in heritage conservation including feasibility studies, preservation planning, infill projects within historic districts, adaptive re-use and building restoration. David is an active member in many architectural and heritage associations including the *Architectural Conservancy of Ontario Advisory Board*. He is a past member of the *Canadian Association of Professional Heritage Consultants* and is a former Vice-Chair of *Heritage Toronto*, which advised Toronto City Council on heritage matters under the Ontario Heritage Act and as an advisory board for the city's museums.

Mr. Eckler has particular experience in the restoration of heritage properties within public sites and cultural landscapes. An example of a heritage complex in a public park setting is the restoration and redevelopment of the 'Waypoint Centre for Mental Health Care' within the former *Penetanguishene Mental Health Centre (1903)*. He has most recently worked on the restoration of the historic 1910 Palm House within the Allan Gardens Conservatory Complex.

RELEVANT EXPERIENCE: Toronto location unless indicated**Heritage Restoration**

- Allan Gardens Conservatory Complex (1910), 160 Gerrard St. E.
- Third Church of Christ, Scientist (1928) Redevelopment
- Eglinton Hunt Club (1929) Condominiums
- Aurora Historical Society Museum (1886 school), 22 Church St.
- Officers' Barracks (1830), Discovery Harbour, Penetanguishene
- Medical Arts Building Restoration (circa 1929)
- Heliconian Hall (first Olivet Church, 1876), Yorkville

Institutional Uses in Historic Buildings

- Goldring Student Centre, Victoria University, 150 Charles St. W.
- Toronto French School (Sifton Estate, 1924) Restoration Plan
- Armour Heights Officers' Mess ('Strathrobyn' 1913), DND College
- Hutton House (1853) Community Centre, St. Marys
- Valley Halla Villa (Jackson Res., 1922), Toronto Zoo, Scarborough
- Bellevue Daycare Centre (1887)
- Adamson House (1927) Cawthra Estate Park, Port Credit

Heritage Planning, Parks & Urban Design

- Cookstown Heritage Conservation District, Innisfil
- Old Pickering Village Planning & Heritage Study, Ajax
- Yorkville-Hazelton Avenue Heritage Conservation District
- Limehouse Kilns Heritage Masterplan, Halton Hills
- Confederation Commemorative Park, Charlottetown, PEI
- Gerrard & Bay Historic Houses (1860-1890) Mews Parkette

SARAH KING HEAD, AREA


SARAH KING HEAD BA Hons, MA, PhilM, GDipPI, CAHP
AREA, Architects Rasch Eckler Associates Ltd.
Associate Heritage Consultant
**EDUCATION &
PROFESSIONAL
DEVELOPMENT**

Certificate in Museum
Studies (Ongoing), Ontario
Museums Association

University of Waterloo
(2020), Graduate Diploma in
Planning

University of Toronto (1996),
PhilM in Art History

University of Toronto (1989),
Master of Arts in History

University of Saskatchewan,
Saskatoon (1987),
Honours Bachelors of Arts in
History & Art History

**MEMBERSHIPS &
DIRECTORSHIPS**

Canadian Association of
Heritage Professionals
(Ontario Branch)

Architectural Conservancy of
Ontario

National Trust for Canada

Ontario Genealogical Society

Ontario Historical Society

Institute of Historic Building
Conservation, UK (Affiliate
member, no. 109219)

Sarah King Head is an associate consultant of AREA. She is a full professional member of CAHP with more than three decades' worth of experience as an author, educator and historian. Accomplishments over the past decade include publication of an award-winning book in 2017 and being named Thorold City Historian in 2015.

Ms. Head's heritage work includes documentation, research, interpretation and assessment as well as outreach, advocacy and education through contribution to projects from national/provincial conferences and exhibition development to heritage research projects and volunteer heritage restoration initiatives. She also has considerable experience with research and reports regarding heritage designation and assessment, documentation, inventorying and interpretation of built heritage and heritage landscape resources, public outreach. She has produced and/or revised more than 30 OHA Part IV and V designation reports, written nearly 30 History Recognition Plaques and produced several HIAs and CHL reports.

She has proven in projects across the cultural heritage and historical spectrum from Upper Canadian genealogy and assessing Indigenous and European heritage landscapes to academic research into Renaissance humanism and the development of museum didactics. For nearly four decades, she has developed a sophisticated knowledge of – as well as sensitivity to the strengths and limitations of – interdisciplinary research, documentation and inventory tools and resources, both modern and traditional.

RELEVANT EXPERIENCE: Toronto location unless indicated

Heritage Restoration & Adaptive Reuse

- Christopher Reesor House, Reesor Road, Markham

Heritage Restoration & Commercial Development

- Marr-Phillipo House, Wilson St. East, Hamilton

Heritage Buildings Conditions Assessments & Restorations

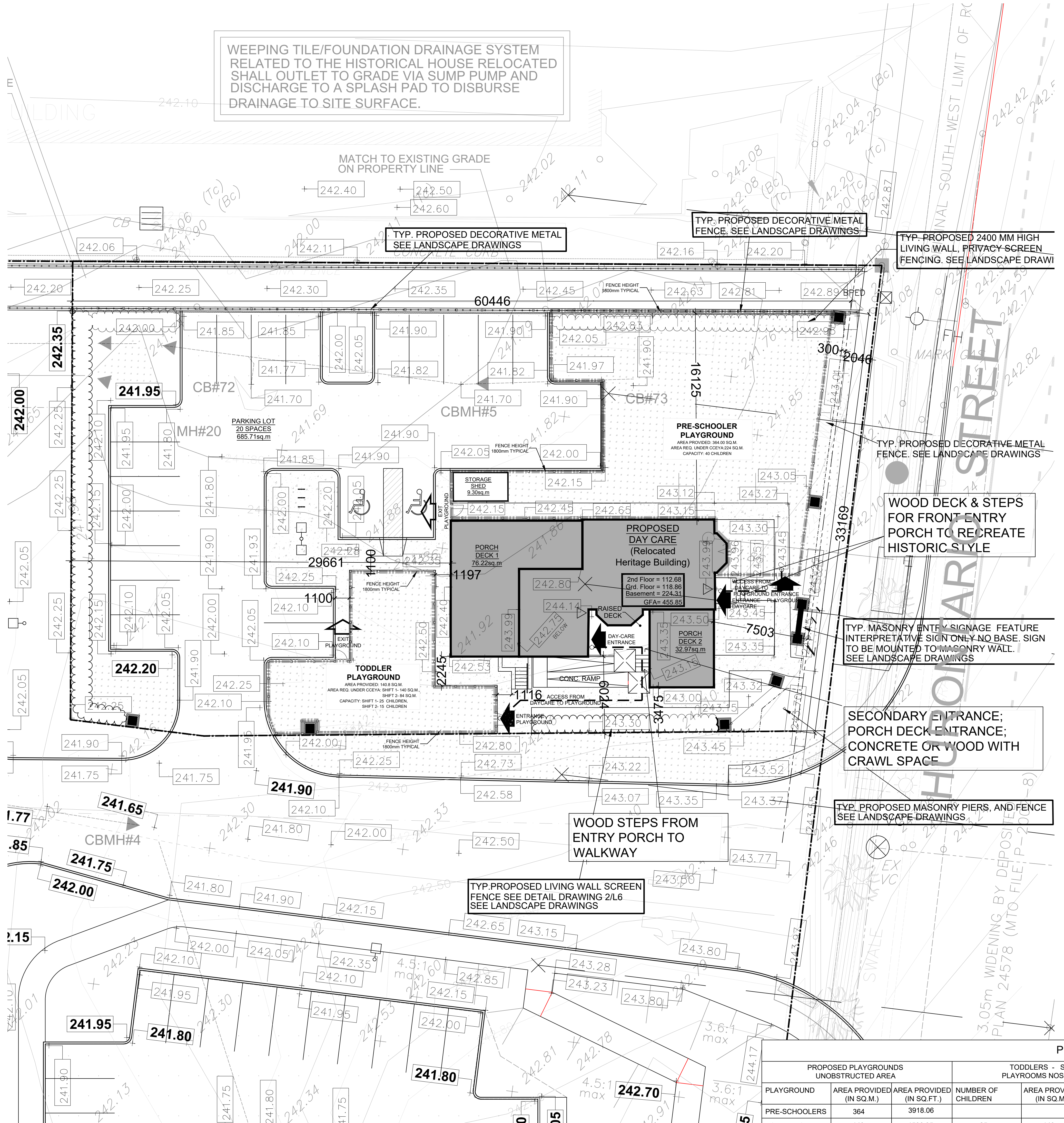
- McDougall Farmhouse, Kennedy Rd., Caledon

Publications (Public Sector Heritage Reports and Historical Journalism)

- Duncan McFarland House, River Street, Port Robinson
- Williams-Daboll House, Welland Street North, Thorold
- Robert Ross House, Canby Street, Port Robinson
- Summit Place Tavern (c. 1850) and Hana's Place (c. 1875), Front Street South, Thorold
- Pew House: South Street South, Port Robinson
- 'Thorold: There's No Place Like Home,' *ACORN: Architectural Conservancy of Ontario*, Fall 2022
- 'John Brown's Imperial Towers,' *ACORN: Architectural Conservancy of Ontario*, Fall 2021, pp. 18–19
- Beckett's Reserve-Col Duncan McFarland House, Stephen Beatty House, Canby Street, Port Robinson

9.3. APPENDIX C: ARCHITECTURAL DRAWINGS PHASES 1 & 2

WEeping tile/FOUNDATION DRAINAGE SYSTEM RELATED TO THE HISTORICAL HOUSE RELOCATED SHALL OUTLET TO GRADE VIA SUMP PUMP AND DISCHARGE TO A SPLASH PAD TO DISBURSE DRAINAGE TO SITE SURFACE.



- ### LEGEND
- PROPERTY LINE
 - RESERVE & EASEMENT LINES
 - NEW CONCRETE CURBS c/w SAW CUTS AND EXPANSION JOINTS
 - RAISED ISLAND c/w CONCRETE PAVING AND CONCRETE CURBS
 - PAINTED MEDIAN STRIPS/ISLANDS
 - NEW CONCRETE SIDEWALK MONOLITHIC
 - LANDSCAPE AREA
 - SOD AREA
 - PAINTED TRAFFIC LINES (REFER TO SITE DETAILS)
 - PROPOSED BUILDING ENTRY
 - PROPOSED BUILDING EXIT
 - FIRE HYDRANT
 - BICYCLE ROCK

SITE STATISTICS AND ZONING REQUIREMENTS

PROPOSED USE:	
ZONING:	
LOT AREA	1,938 sq.m. (20,861 s.f.)
LOT FRONTAGE	33.2 m
LOT DEPTH	60.4 m
PROPOSED BUILDING GROSS FLOOR AREA (EST)	455.85 sq.m. (4906.73 s.f.)
LOT COVERAGE	11.57 % (224.31 sq.m.)
LANDSCAPED OPEN SPACE	63.27 % (1510.95 sq.m.)
LANDSCAPED OPEN SPACE IN FRONT YARD & EXTERIOR SIDE YARD	91.59 % (486.14 sq.m.)
BUILDING HEIGHT (EST)	9.41 m
MINIMUM PARKING SPACES REQUIRED FOR DAY CARE	13 STAFF = 13 PARKING SPACES 80 CHILDREN = 7 PARKING SPACES
PARKING SPACES PROVIDED	REGULAR PARKING (2.7M X 5.4M) = 18 ACCESSIBLE PARKING: (3.9M X 5.4M) = 2 TOTAL SPACES PROVIDED: 20
MINIMUM DRIVEWAY WIDTH	6.6m
LOADING SPACES PROVIDED	N/A

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION. ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION, PRIOR TO COMMENCEMENT OF THE WORK.

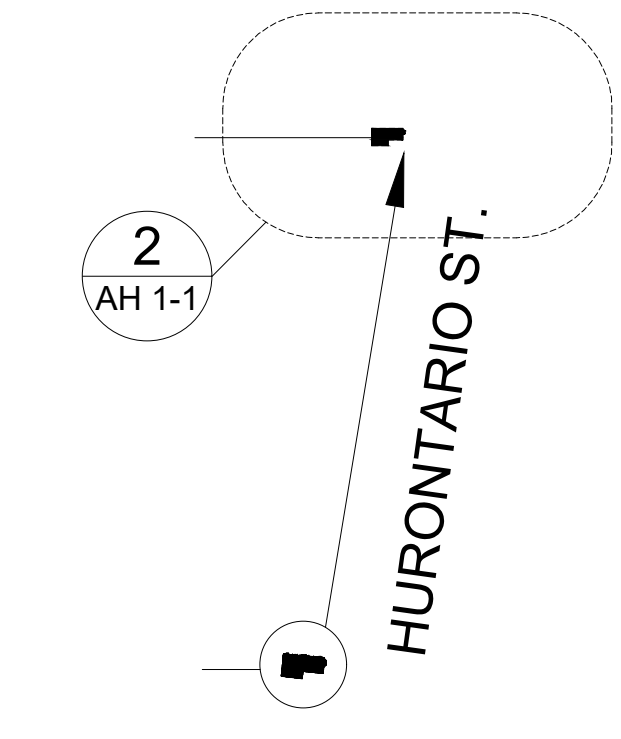
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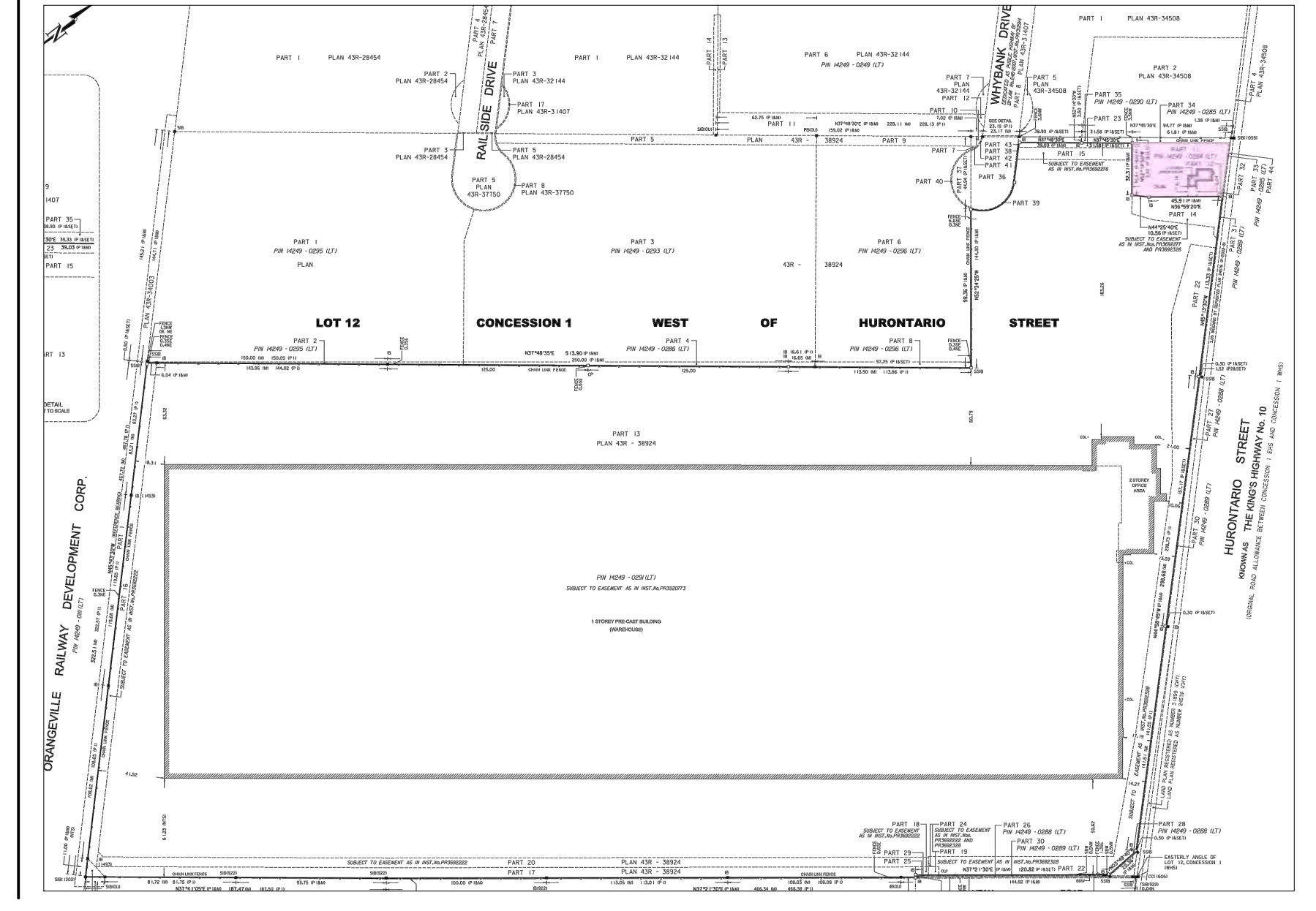
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SIGNED _____ DATE _____

DATE	NO.	REVISIONS / ISSUES	BY
2024-05-01	21	ISSUED FOR BUILDING PERMIT	HT
2024-03-14	20	ISSUED FOR PRELIMINARY REVIEW	AA
2023-11-28	19	REVISED PER CLIENT COMMENTS	HT
2023-08-22	18	REVISED PER MINISTRY COMMENTS	HT
2023-04-26	17	ISSUED FOR CoA (PRELIMINARY)	HT
2023-04-26	16	RE-ISSUED TO CLIENT	HT
2023-04-24	15	ISSUED TO CLIENT	HT
2023-03-21	14	ISSUED FOR COA	HT
2019-03-05	13	RE-ISSUED FOR SPA (9)	PL
2019-01-22	12	RE-ISSUED FOR SPA (8)	PL
2019-01-17	11	RE-ISSUED FOR SPA (7)	PL
2019-01-14	10	RE-ISSUED FOR SPA (6)	PL
2019-01-10	09	RE-ISSUED FOR SPA (5)	PL
2018-10-4	08	RE-ISSUED FOR SPA (4)	RJ
2018-09-27	07	RE-ISSUED FOR SPA (3)	RJ
2018-07-09	06	RE-ISSUED FOR SPA (2)	HT
2018-06-28	05	RE-ISSUED FOR SPA (1)	HT
2018-06-15	04	ISSUED FOR FOUNDATION PERMIT	HT
2018-06-13	03	ISSUED TO CONSULTANTS	HT
2018-05-15	02	ISSUED TO CLIENT/SPA	AZ
2018-05-03	01	ISSUED TO CLIENT	AZ



NOTE OF SURVEY:
INFORMATION FOR THIS SITE PLAN DRAWING WAS TAKEN FROM SURVEY PLAN PREPARED BY NANFARA & NG SURVEYORS INC. COMPLETED OCTOBER 19, 2021



PLAYGROUND AREA SCHEDULE

PLAYGROUND	UNOBSTRUCTED AREA		TODDLERS - SHIFT 1 PLAYROOMS NOS. 0-1 & 0-2		TODDLERS - SHIFT 2 PLAYROOMS NOS. 0-3		PRE-SCHOOLERS - SHIFT 1 ONLY PLAYROOMS NOS. 1-1 & 2-1				
	AREA PROVIDED (IN SQ.M.)	AREA PROVIDED (IN SQ.FT.)	NUMBER OF CHILDREN	AREA PROVIDED (IN SQ.M.)	AREA PROVIDED (IN SQ.FT.)	NUMBER OF CHILDREN	AREA PROVIDED (IN SQ.M.)	AREA PROVIDED (IN SQ.FT.)	NUMBER OF CHILDREN	AREA PROVIDED (IN SQ.M.)	AREA PROVIDED (IN SQ.FT.)
PRE-SCHOOLERS	364	3918.06	15	140	1506.95	84	904.17	40	224	2411.11	
TODDLERS	140	1506.95	25	140	1506.95	15	84	904.17	40	224	2411.11
TOTAL	504	5425.01	25	140	1506.95	15	84	904.17	40	224	2411.11

1 SITE PLAN-NEW LOCATION SCALE 1:100

ISSUED FOR BUILDING PERMIT

AREA
ARCHITECTS RASCH ECKLER ASSOCIATES LTD.
15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696-1969
FAX. (416) 696-1966

ONTARIO ASSOCIATION
OF ARCHITECTS
Signature
4507

PROJECT TITLE
LITTLE SAGES ACADEMY
ARMSTRONG HOUSE DAYCARE
10254 Hurontario Street, Brampton, ON L7A 0E4
DRAWING TITLE
SITE PLAN OF RELOCATED
HERITAGE BUILDING - PHASE 1

DRAWN BY HR	SCALE AS NOTED
CHECKED BY DE	DATE APRIL 27 2018
SET. NO. 1	DRAWING NO. A0-2a
TOTAL DWG. NO. 2	PROJECT NO. 15-620

GROSS FLOOR AREA:

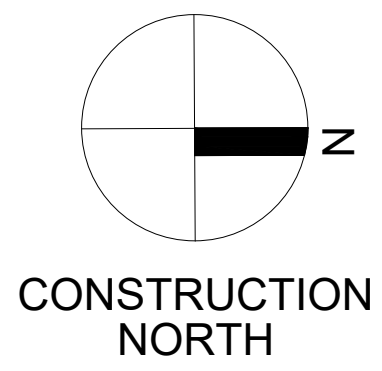
EXISTING BUILDING GFA =	346.66 SQ.M. (100%)
Basement:	115.12 SQ.M.
Ground Floor:	118.86 SQ.M.
Second Floor:	112.68 SQ.M.
New Addition Basement:	109.19 SQ.M.
As-Existing Basement:	115.12 SQ.M.
BASEMENT TOTALS:	224.31 SQ.M.

UNOBSTRUCTED PLAY AREA FOR CHILDREN:

SECOND FLOOR:	
PLAYROOM 2-1 PRESCHOOLER:	78.11 SQ.M. = 24 CHILDREN
GROUND FLOOR:	
PLAYROOM 1-1 PRESCHOOLER:	45.24 SQ.M. = 16 CHILDREN
BASEMENT:	
PLAYROOM 0-2 TODDLER:	29.20 SQ.M. = 10 CHILDREN
PLAYROOM 0-3 TODDLER:	42.04 SQ.M. = 15 CHILDREN
PLAYROOM 0-1 TODDLER:	42.01 SQ.M. = 15 CHILDREN
UNOBSTRUCTED PLAY AREA TOTALS:	236.6 SQ.M. = 80 CHILDRENS

OCCUPANCY FOR STAFF & CHILDREN:

SECOND FLOOR:	
PRESCHOOLER (2-1)	24
STAFF (2-1)	3
GROUND FLOOR:	
PRESCHOOLER (1-1)	16
STAFF (1-1)	2
BASEMENT:	
TODDLER (0-1)	10
STAFF (0-1)	2
TODDLER (0-2)	15
STAFF (0-2)	3
TODDLER (0-3)	15
STAFF (0-3)	3
TOTALS CHILDREN:	80
TOTALS STAFF:	13
CHILD TOILETS	11

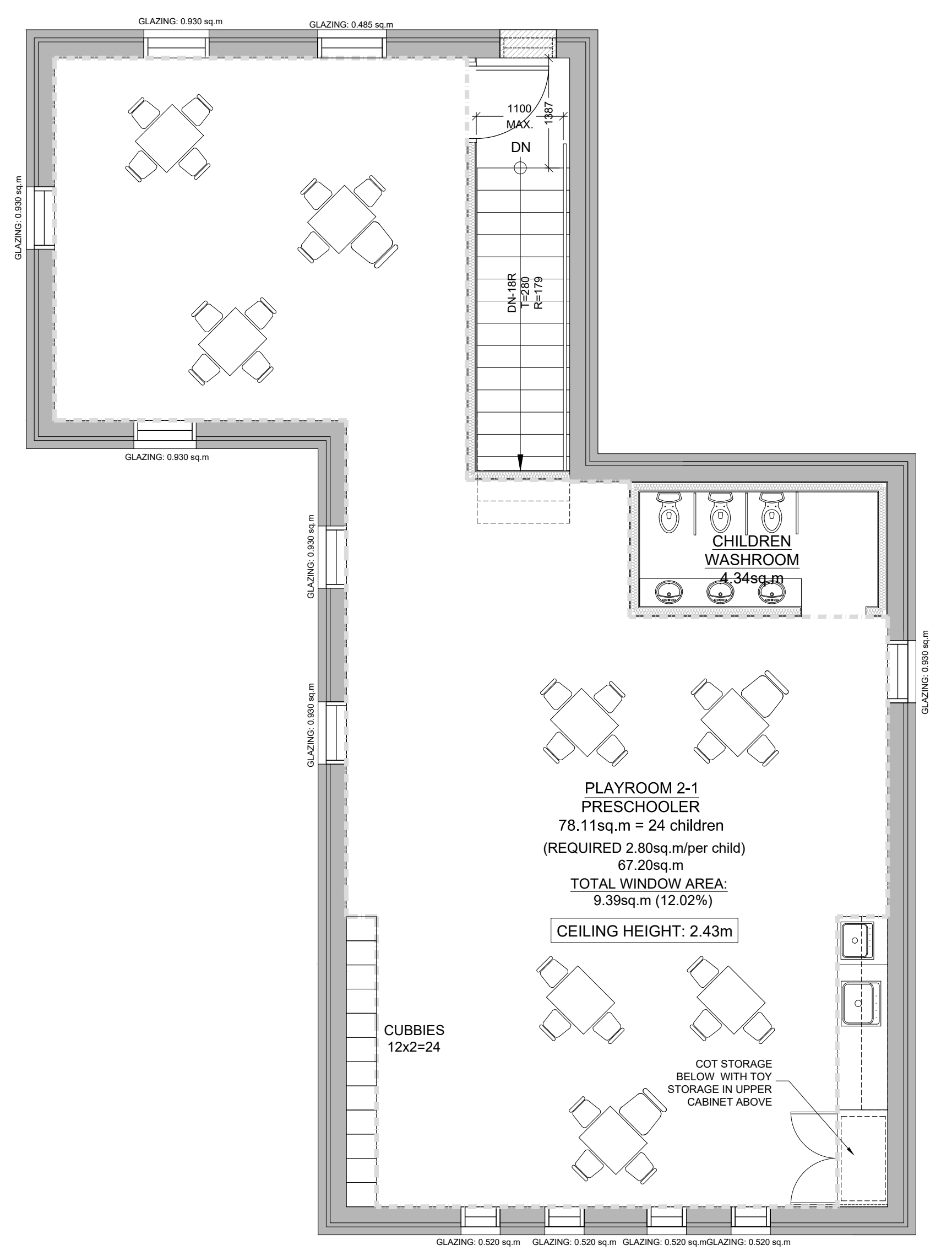
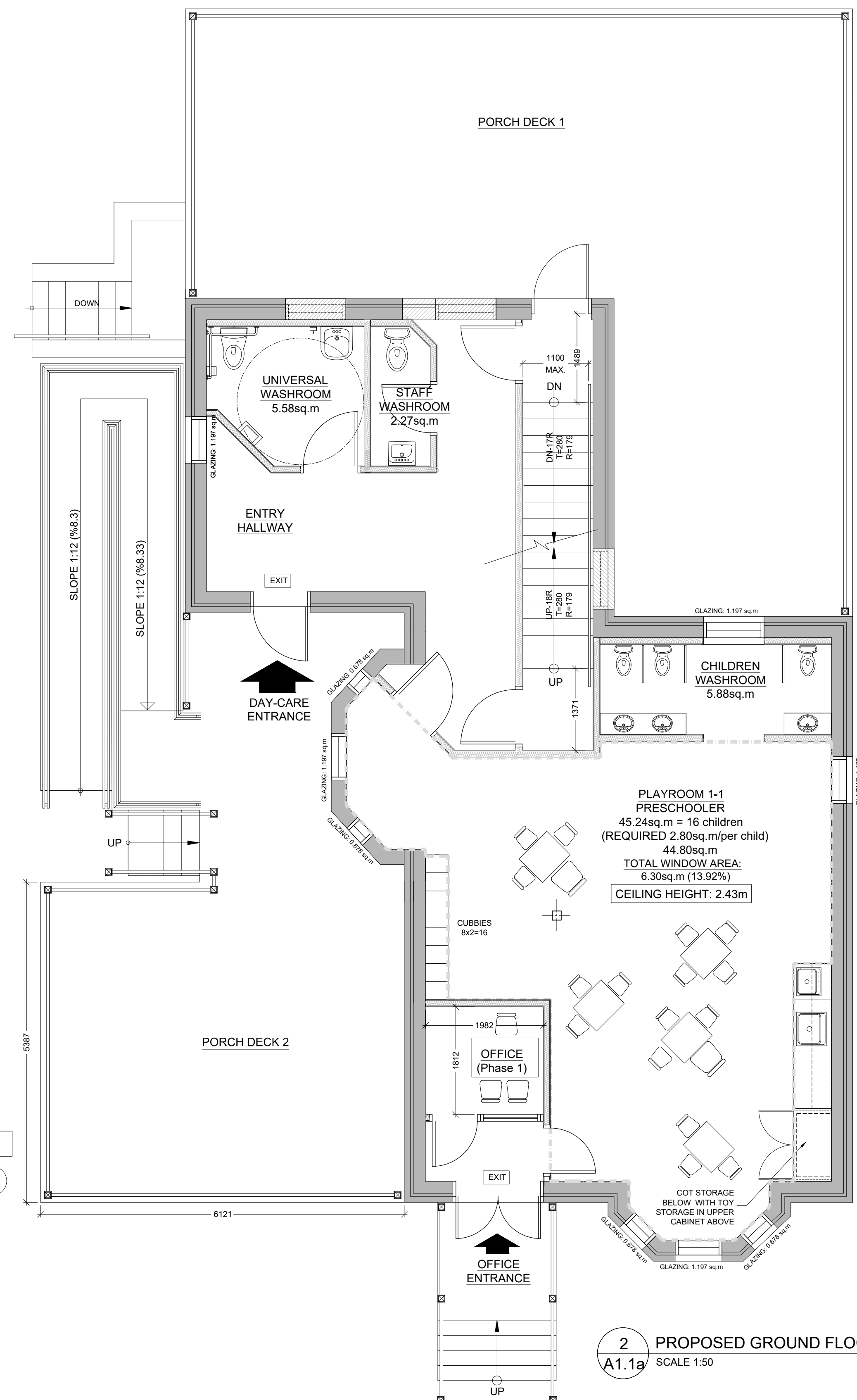
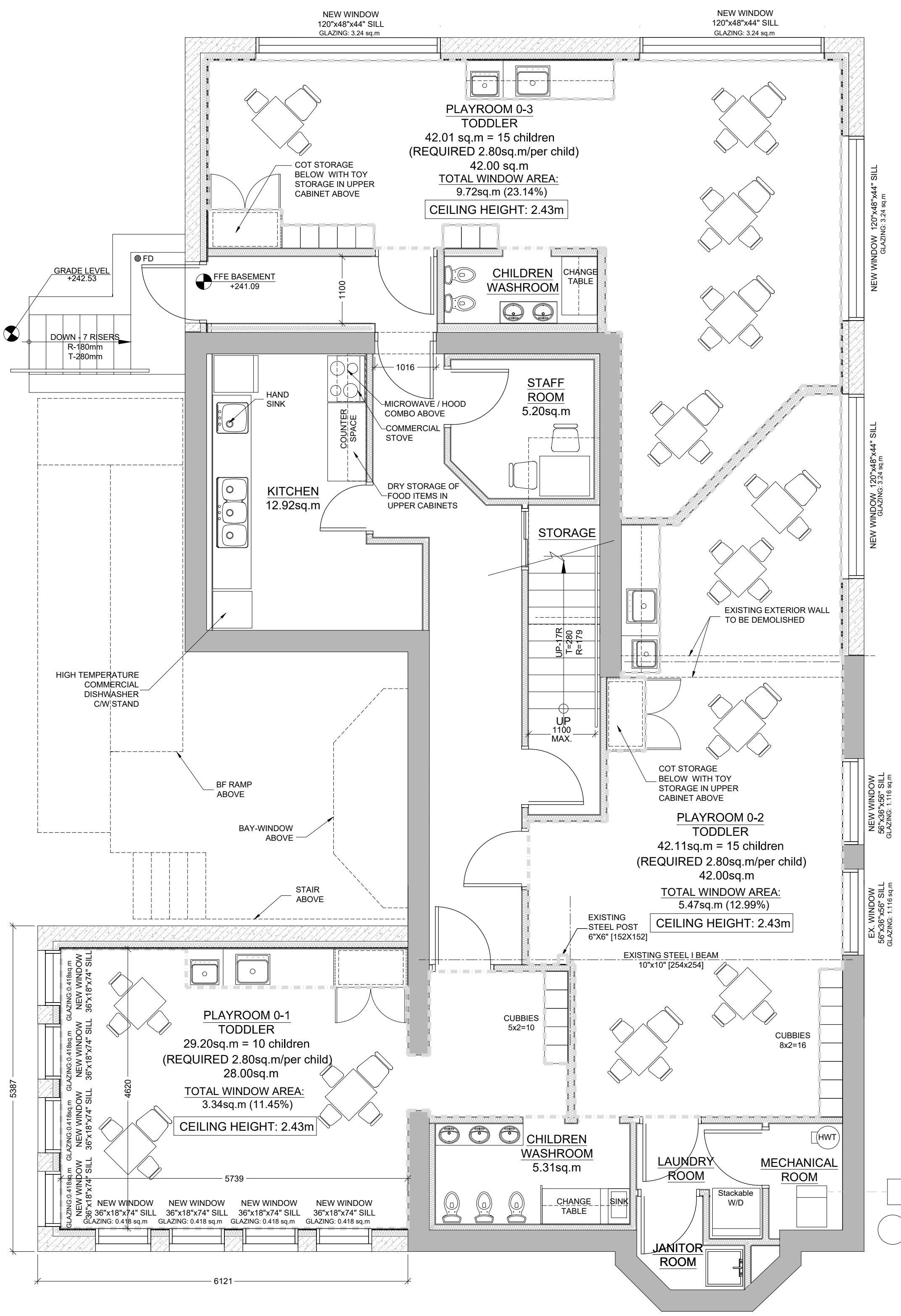


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SIGNED _____ DATE _____

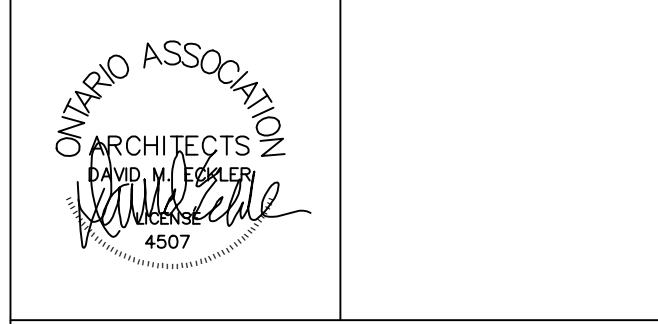


ISSUED FOR BUILDING PERMIT

DATE	NO.	REVISIONS / ISSUES	BY
2024-05-01	15	ISSUED FOR BUILDING PERMIT	HT
2024-03-11	14	REVISED PER PUBLIC HEALTH COMMENT	AA
2024-03-05	13	RE-ISSUED FOR PRELIMINARY PHASE 1	AA
2024-02-29	12	ISSUED FOR PERLIMINARY PHASE 1	HT
2023-12-20	11	REVISED PER CLIENT COMMENT (2)	HT
2023-10-10	10	UPDATED FOR COORDINATION	HT
2023-09-13	9	ISSUED PER EXAMINER COMMENTS	HT
2023-04-26	8	ISSUED FOR CoA (PRELIMINARY)	HT
2023-04-24	7	REVISED PER CLIENT COMMENT (1)	HT
2023-04-21	6	DAYCARE DESIGN 4	HT
2023-04-04	5	DAYCARE DESIGN 3	HT
2023-03-22	4	DAYCARE DESIGN 2	HT
2023-02-24	3	DAYCARE DESIGN 1	HT
2023-02-03	2	RE-ISSUE TO CLIENT	HT
2022-12-19	1	ISSUE TO CLIENT	HT

AREA
ARCHITECTS RASH ECKLER ASSOCIATES LTD.

15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL (416) 696-1969
FAX (416) 696-1966



PROJECT TITLE
**LITTLE SAGES ACADEMY
ARMSTRONG HOUSE DAYCARE**

10254 Hurontario Street, Brampton, ON L7A 0E4

DRAWING TITLE
**FURNITURE & OCCUPANCY
FLOOR PLANS - PHASE 1**

DRAWN BY HT	SCALE
CHECKED BY DE	DATE OCTOBER 6, 2021
SET NO. 1	PROJECT NORTH
TOTAL DWG. NO. 3	DRAWING NO. A1.1a
	PROJECT NO. 12-576

1 INTERIOR STUD PARTITIONS (9.23.9.8., 9.23.10.)

BEARING PARTITIONS SHALL BE A MINIMUM 2"x4" (38x89) @ 16" (406) O.C. FOR 2ND STOREY.
NON-BEARING PARTITIONS 2"x4" (38x89) @ 24" (610) O.C. PROVIDE 2"x4" (38x89) BOTTOM PLATE
AND 2"x4" (38x89) TOP PLATE. 1" (25.4) INT. DRYWALL BOTH SIDES OF STUDS. PROVIDE
2"x6" (38x140) STUDS WHERE NOTED. PROVIDE 2"x4" (38x89) @ 24" (610) O.C. LADDER FRAMING
WHERE WALLS INTERSECT PERPENDICULAR TO ONE ANOTHER. PROVIDE 2"x4" (38x89) WOOD
BLOCKING ON FLAT @ 3'-11" (1194) O.C. MAX. BETWEEN FLOOR JOISTS WHEN NON-LOAD
BEARING WALLS ARE PARALLEL TO FLOOR JOISTS.
TAPE AND SEAL ALL JOINTS GAS TIGHT IN GARAGE WALLS.

2 ALL STAIRS/EXTERIOR STAIRS (9.8.1.2., 9.8.2., 9.8.4.)

	MAX. RISE (R)	MIN. RISE (R)	MAX. RUN (T)	MIN. RUN (T)	MAX. TREAD (T)	MIN. TREAD (T)
PRIVATE	7" (178)	5" (125)	14" (355)	10" (254)	11" (280)	10" (254)
PUBLIC	7" (178)	5" (125)	NO LIMIT	11" (280)	NO LIMIT	11" (280)
	MIN. STAIR WIDTH		CURVED STAIRS		ALL STAIRS	
PRIVATE	2'-10" (600)		MIN. RUN	5' 7" (150)	MAX. NOSING	1" (25)
PUBLIC	2'-11" (600)		MIN. AVG. RUN	7' 7" (200)		

* HEIGHT OVER STAIRS (HEADROOM) IS MEASURED VERTICALLY ACROSS WIDTH OF STAIRS FROM A
STRAIGHT LINE TO THE TREAD & LANDING NOSING TO LOWEST POINT ABOVE AND NOT LESS THAN 6'-9"
(1990) FOR SINGLE DWELLING UNIT @ 6'-8 3/4" (2050) FOR EVERYTHING ELSE. (9.8.2.2.)
REQUIRED LANDING IN GARAGE - O.B.C. 9.8.6.2.(3.)
FOR AN INTERIOR STAIR SERVING A GARAGE DOES NOT CONTAIN MORE THAN 3 RAISERS, LANDING IS
NOT REQUIRED AS PER CODE.

HANDRAIL HEIGHTS - O.B.C. 9.8.7. - REQUIRED AS PER 9.8.7.1.(3)
MIN. HEIGHT AT STAIRS OR RAMP: 2'-10" (605)
MAX. HEIGHT AT STAIRS OR RAMP: 3'-2" (965)
HEIGHT AT LANDING 3'-6" (1070)
STAIRS OR RAMP MIN. 7'-3" (2200) WIDE 2'-9" (855) MIN. HEIGHT

3 GUARDS/RAILINGS (9.8.7., 9.8.8.)

GUARDS TO BE DESIGNED NOT TO FACILITATE CLIMBING AND PROVIDING MAX.
OPENING CONFORMING TO O.B.C. 9.8.8.5. & 9.8.8.6. AND BE ABLE TO RESIST LOADS AS PER
TABLE 9.8.8.2.
MORE SPECIFICALLY, INTERIOR AND EXTERIOR GUARDS SHOULD HAVE
CAPACITY FOR A HORIZONTAL LOAD OF 0.75 KNM OR A CONCENTRATED LOAD OF
1.0 KN APPLIED AT ANY POINT, WHICHEVER GOVERNS IN ACCORDANCE WITH
TABLE 9.8.8.2 AND OBC 4.1.5.14.

GUARD HEIGHTS - O.B.C. 9.8.8.
INTERIOR GUARDS: 2'-11" (600) MIN.
EXTERIOR GUARDS: 2'-11" (600) MIN. (LESS THAN 5'-11" (1800) TO GRADE)
3'-6" (1070) MIN. (MORE THAN 5'-11" (1800) TO GRADE)

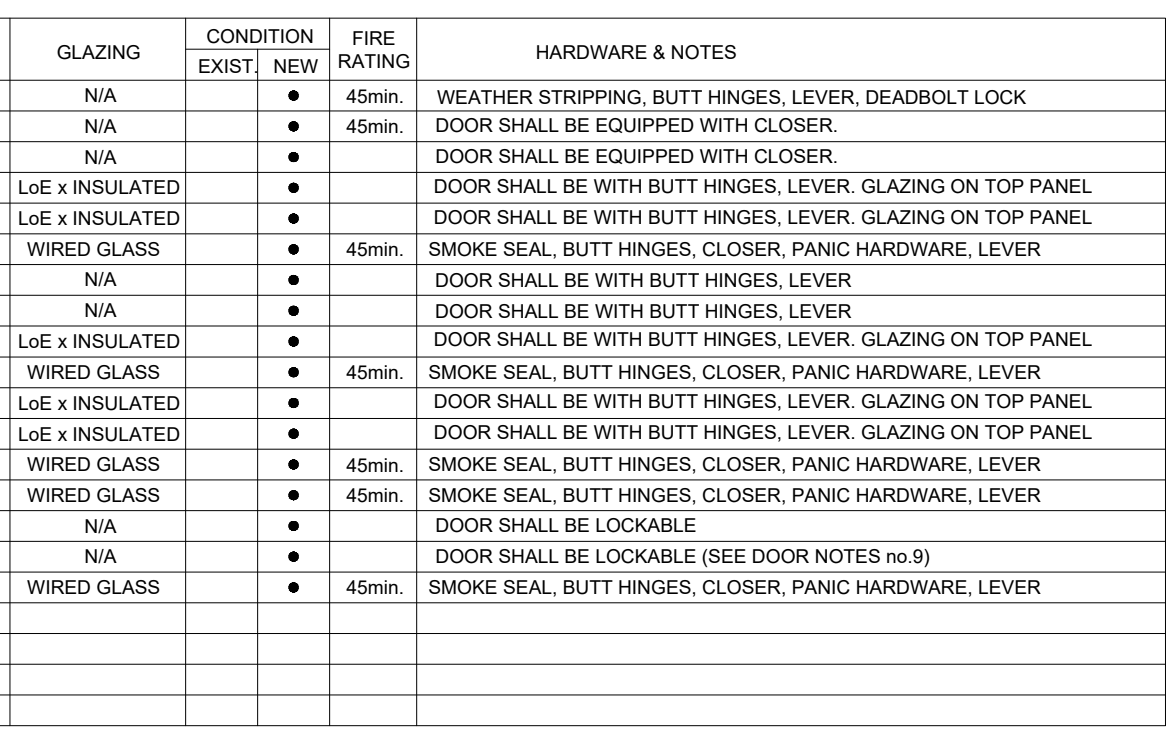
GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS)
GUARDS FOR LANDINGS @ EXIT STAIRS: 3'-6" (1070) MIN.
GUARDS FOR FLOORS & RAMPS IN GARAGES (SERVICE STAIRS)
FLOOR OR RAMP W/O EXTERIOR WALLS THAT IS 23 5/8" (600) OR MORE ABOVE
ADJACENT SURFACE REQUIRES CONT. CURB MIN. 4" (101) HIGH, AND GUARD MIN.
3'-6" (1070) HIGH.
REQUIRED GUARDS
BETWEEN WALKING SURFACE & ADJACENT SURFACE WITH A DIFFERENCE IN
ELEVATION MORE THAN 23 5/8" (600) OR ADJACENT SURFACE WITHIN 5'-11" (1800)
& WALKING SURFACE W/ A SLOPE MORE THAN 1 IN 12 SHALL BE PROTECTED
WITH GUARDS PER CONSTRUCTION CODE 11.

HANDRAIL HEIGHTS - O.B.C. 9.8.7. - REQUIRED AS PER 9.8.7.1.(3)
MIN. HEIGHT AT STAIRS OR RAMP: 2'-10" (605)
MAX. HEIGHT AT STAIRS OR RAMP: 3'-2" (965)
HEIGHT AT LANDING 3'-6" (1070)
STAIRS OR RAMP MIN. 7'-3" (2200) WIDE 2'-9" (855) MIN. HEIGHT

INTERIOR DOOR SCHEDULE

NO.	LOCATION	DOOR SIZE	TYPE	MATERIAL	FINISH	GLAZING	CONDITION	FIRE RATING	HARDWARE & NOTES
ID0-1	BASEMENT	915 x 2080 x 35	A	METAL	PAINT	N/A	EXIST.	45min.	WEATHER STRIPPING, BUTT HINGES, LEVER, DEADBOLT LOCK
ID0-2	BASEMENT	915 x 2080 x 35	A	METAL	PAINT	N/A	EXIST.	45min.	DOOR SHALL BE EQUIPPED WITH CLOSER
ID0-3	BASEMENT	863 x 2080 x 35	A	WOOD-METAL	CLEAR-PAINT	N/A	EXIST.	45min.	SMOKE SEAL, BUTT HINGES, CLOSER, PANIC HARDWARE, LEVER
ID0-4	BASEMENT	963 x 2080 x 35	B	WOOD-METAL	CLEAR-PAINT	LoE x INSULATED	NEW	45min.	DOOR SHALL BE WITH BUTT HINGES, LEVER, GLAZING ON TOP PANEL
ID0-5	BASEMENT	963 x 2080 x 35	B	WOOD-METAL	CLEAR-PAINT	LoE x INSULATED	NEW	45min.	DOOR SHALL BE WITH BUTT HINGES, LEVER, GLAZING ON TOP PANEL
ID0-6	BASEMENT	915 x 2080 x 35	C	METAL	PAINT	WIRED GLASS	NEW	45min.	SMOKE SEAL, BUTT HINGES, CLOSER, PANIC HARDWARE, LEVER
ID0-7	BASEMENT	863 x 2080 x 35	A	WOOD-METAL	CLEAR-PAINT	N/A	EXIST.	45min.	DOOR SHALL BE WITH BUTT HINGES, LEVER
ID0-8	BASEMENT	863 x 2080 x 35	A	WOOD-METAL	CLEAR-PAINT	N/A	EXIST.	45min.	DOOR SHALL BE WITH BUTT HINGES, LEVER
ID0-9	BASEMENT	963 x 2080 x 35	B	WOOD-METAL	CLEAR-PAINT	LoE x INSULATED	EXIST.	45min.	SMOKE SEAL, BUTT HINGES, LEVER, GLAZING ON TOP PANEL
ID1-1	GROUND FLOOR	915 x 2080 x 35	C	METAL	PAINT	WIRED GLASS	NEW	45min.	SMOKE SEAL, BUTT HINGES, CLOSER, PANIC HARDWARE, LEVER
ID1-2	GROUND FLOOR	963 x 2080 x 35	B	WOOD-METAL	CLEAR-PAINT	LoE x INSULATED	NEW	45min.	DOOR SHALL BE WITH BUTT HINGES, LEVER, GLAZING ON TOP PANEL
ID1-3	GROUND FLOOR	963 x 2080 x 35	B	WOOD-METAL	CLEAR-PAINT	LoE x INSULATED	NEW	45min.	DOOR SHALL BE WITH BUTT HINGES, LEVER, GLAZING ON TOP PANEL
ID1-4	GROUND FLOOR	915 x 2080 x 35	C	METAL	PAINT	WIRED GLASS	NEW	45min.	SMOKE SEAL, BUTT HINGES, CLOSER, PANIC HARDWARE, LEVER
ID1-5	GROUND FLOOR	915 x 2080 x 35	C	METAL	PAINT	WIRED GLASS	NEW	45min.	SMOKE SEAL, BUTT HINGES, CLOSER, PANIC HARDWARE, LEVER
ID1-6	GROUND FLOOR	863 x 2080 x 35	A	WOOD-METAL	CLEAR-PAINT	N/A	EXIST.	45min.	DOOR SHALL BE LOCKABLE
ID1-7	GROUND FLOOR	963 x 2080 x 35	A	WOOD-METAL	CLEAR-PAINT	N/A	EXIST.	45min.	DOOR SHALL BE LOCKABLE (SEE DOOR NOTES NO.9)
ID2-1	SECOND FLOOR	915 x 2080 x 35	C	METAL	PAINT	WIRED GLASS	NEW	45min.	SMOKE SEAL, BUTT HINGES, CLOSER, PANIC HARDWARE, LEVER
	RESERVED								
	RESERVED								
	RESERVED								

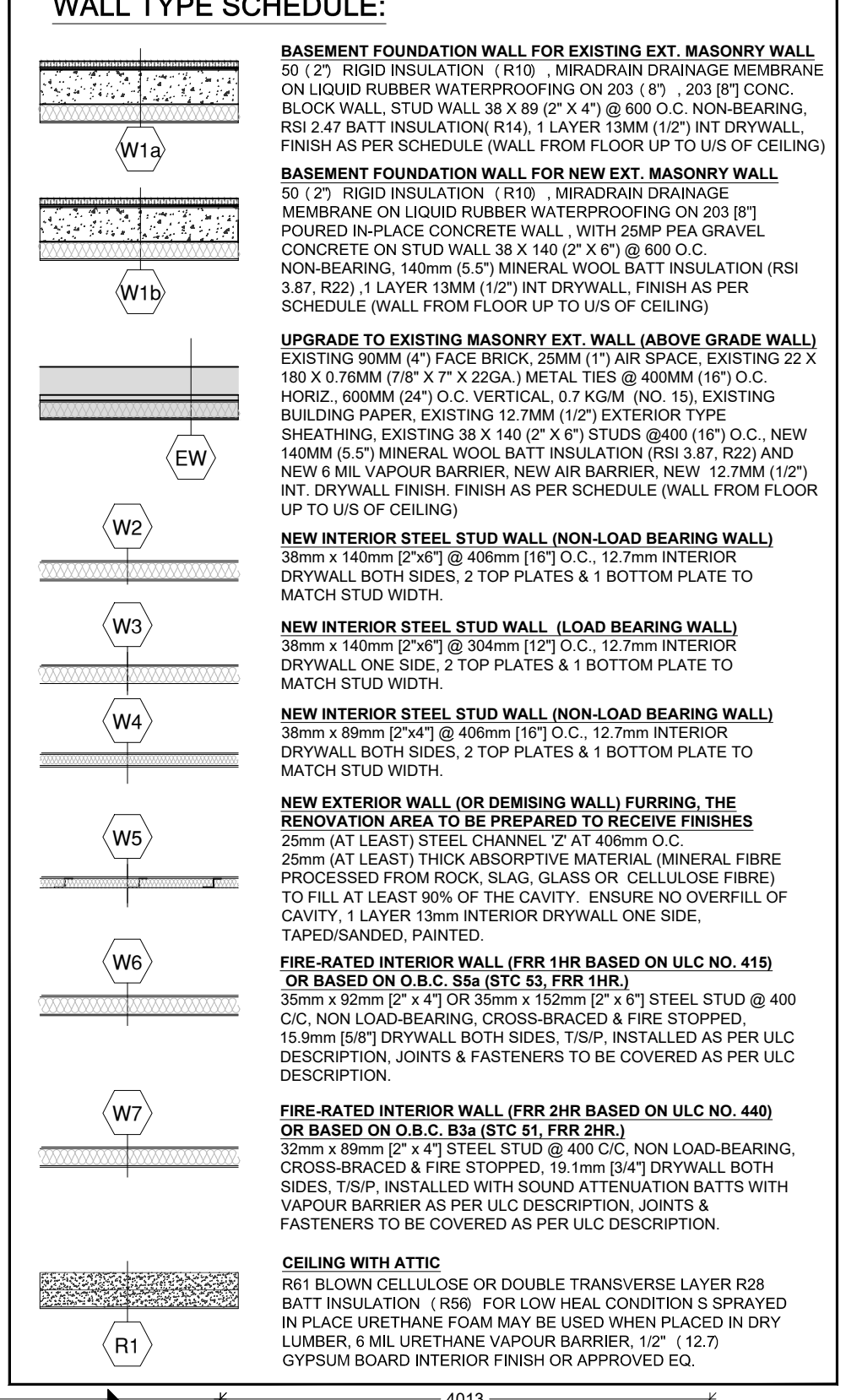
DOOR TYPES:



DOOR NOTES:

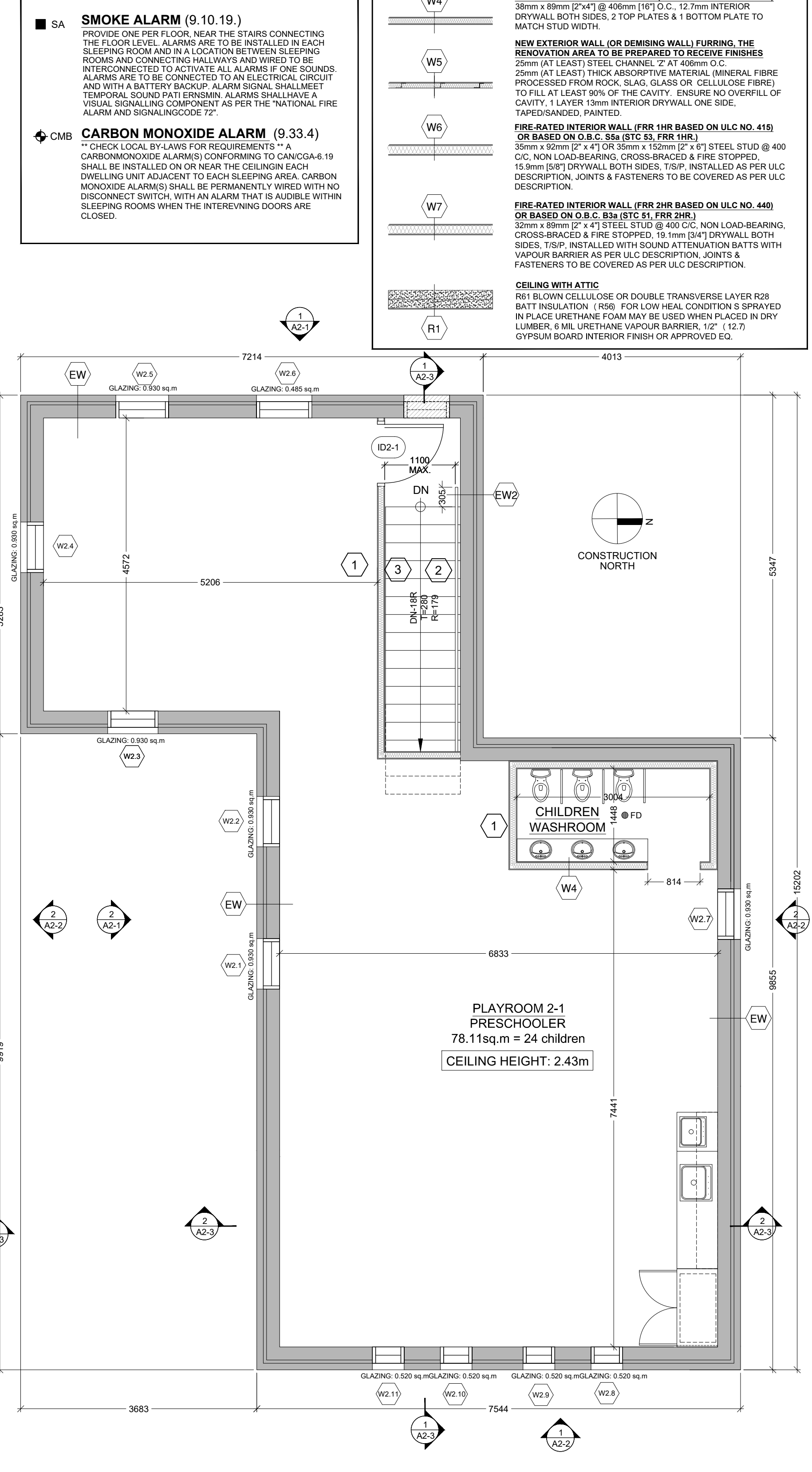
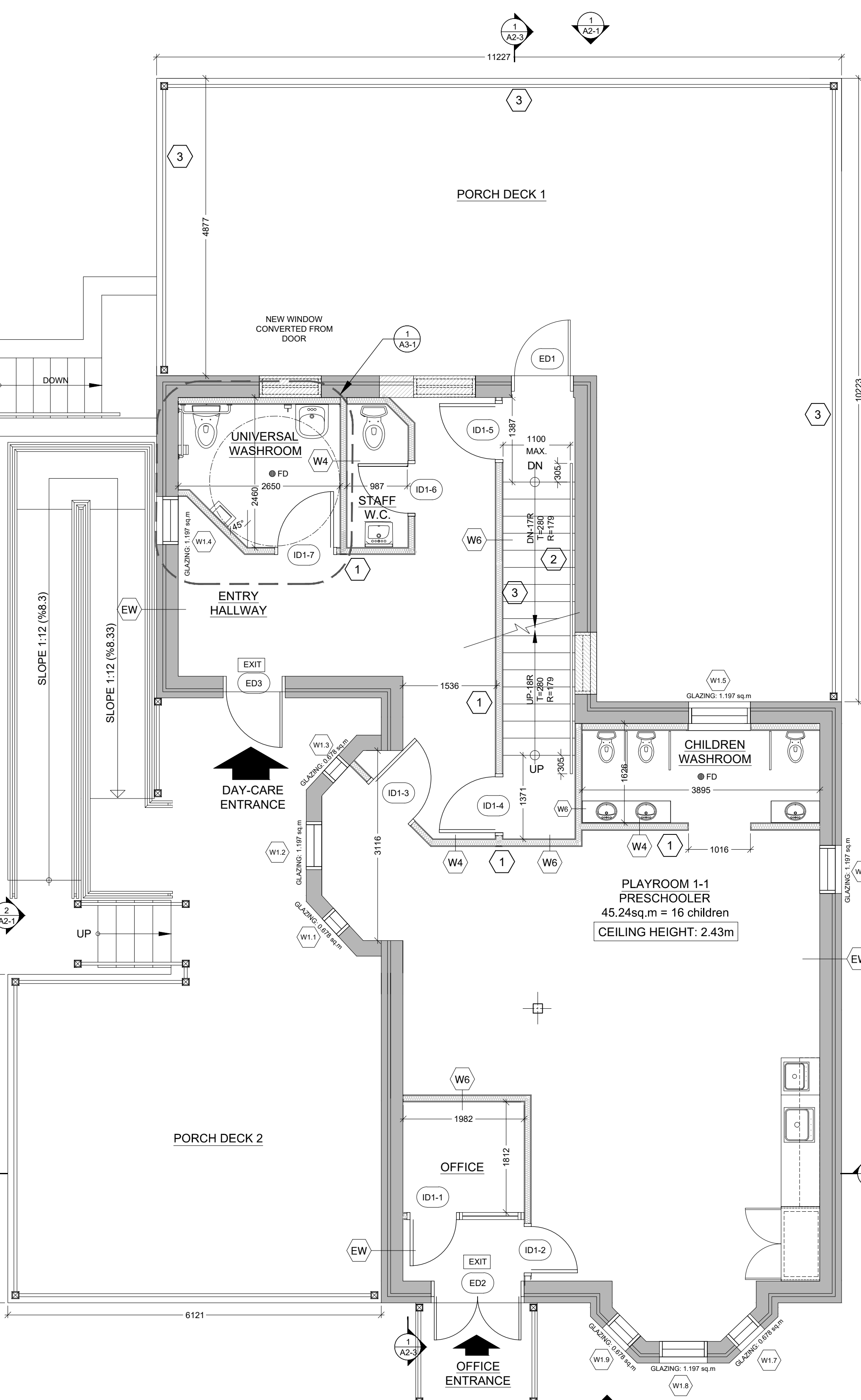
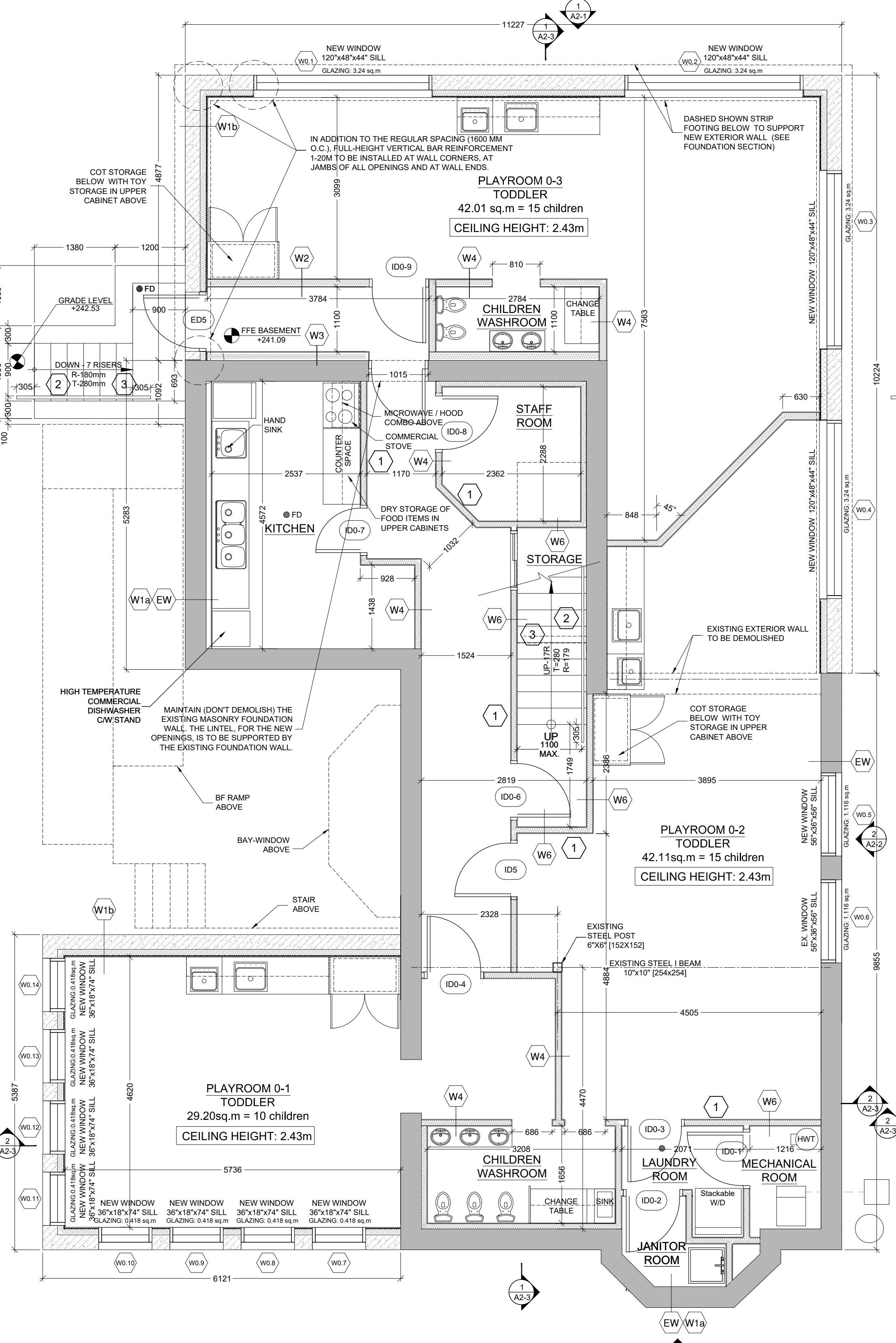
- NEW DOORS TO REPLICATE HEIGHTS, MATERIALS AND FINISHES OF EXISTING
RETAINED DOORS. SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANTS'
REVIEW AND APPROVAL.
- DIMENSIONS OF EXISTING DOORS FOR REPLACEMENT TO BE CONFIRMED
ON-SITE. SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANTS' REVIEW
AND APPROVAL.
- DOOR REPLACEMENT TO CONSIST OF DOOR AND FRAME. REPLACEMENT AND
ANY ASSOCIATED FITTINGS, HARDWARE, AND ADJACENT WOOD
COMPONENTS.
- SCRAPE, SAND, REPAIR AND RE-PAINT/FINISH EXISTING AND RELOCATED
DOORS AND THEIR COMPONENTS. NEW DOORS & FRAMES TO BE
PAINTED/FINISHED AFTER INSTALLATION AND ADJACENT FINISHES MADE
GOOD.
- CONCEAL AND/OR MAKE WEATHER TIGHT ANY VOIDS OR HOLES FROM
REMOVED DOOR EQUIPMENT (I.E. HINGES, ETC.)
- GLAZING, IF ANY, IN ALL NEW DOORS TO BE DOUBLE, INSULATED (I.G.)
SEALED UNITS. MINUTIN BARS TO BE REPLICATED AS PER EXISTING WITH
NEW SIMULATED DIVIDERS.
- GLAZING, IF ANY, IN EXISTING EXTERIOR DOORS TO BE KEPT IF CONDITION
ALLOWS IT. DAMAGED GLAZING TO BE REPLACED WITH SIMILAR SINGLE
GLAZING.
- PASSAGE BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING
DOOR HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.
SUCH DOOR SHALL NOT OPEN DIRECTLY INTO A ROOM FOR SLEEPING
QUARTERS.
- UNIVERSAL WASHROOM DOOR SHALL BE EQUIPPED WITH A GRASPABLE
LATCH OPERATING MECHANISM AND WILL NOT HAVE A SELF-CLOSING DEVICE
THE DOOR SHALL BE LOCKABLE FROM THE INSIDE AND RELEASED FROM THE
OUTSIDE IN CASE OF EMERGENCY.
- THE EXTERIOR DOOR SCHEDULE IS SHOWN ON A2-1 WEST & SOUTH
ELEVATIONS.

WALL TYPE SCHEDULE:



ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH
ALL BY-LAWS AND CODES HAVING JURISDICTION OVER
THIS SITE LOCATION. ALL DIMENSIONS AND INFORMATION
SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY
VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE
ARCHITECT BY PHONE AND SUBSEQUENT WRITTEN
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OFFICE AS A REFERENCE DOCUMENT.

SIGNED _____ DATE _____



1 PROPOSED BASEMENT FLOOR PLAN
SCALE 1:50

2 PROPOSED GROUND FLOOR PLAN
SCALE 1:50

3 PROPOSED SECOND FLOOR PLAN
SCALE 1:50

DATE	NO.	REVISIONS / ISSUES	BY
2024-05-01	15	ISSUED FOR BUILDING PERMIT	HT
2024-03-11	14	REVISED PER PUBLIC HEALTH COMMENT	AA
2024-03-05	13	RE-ISSUED FOR PRELIMINARY PHASE 1	AA
2024-02-29	12	ISSUED FOR PRELIMINARY PHASE 1	HT
2023-12-20	11	REVISED PER CLIENT COMMENT (2)	HT
2023-10-10	10	UPDATED FOR COORDINATION	HT
2023-09-13	9	ISSUED PER EXAMINER COMMENTS	HT
2023-04-26	8	ISSUED FOR COA (PRELIMINARY)	HT
2023-04-21	7	REVISED PER CLIENT COMMENT (1)	HT
2023-04-04	6	DAYCARE DESIGN 4	HT
2023-04-04	5	DAYCARE DESIGN 3	HT
2023-03-22	4	DAYCARE DESIGN 2	HT
2023-02-24	3	DAYCARE DESIGN 1	HT
2023-02-03	2	RE-ISSUE TO CLIENT	HT
2022-12-19	1	ISSUE TO CLIENT	HT

AREA
ARCHITECTS RASHO ECKLER ASSOCIATES LTD.
15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696 - 1969
FAX. (416) 696 - 1969

ONTARIO ASSOCIATION
OF ARCHITECTS
DAVID W. ECKLER
4507

PROJECT TITLE
**LITTLE SAGES ACADEMY
ARMSTRONG HOUSE DAYCARE**

10254 Hurontario Street, Brampton, ON L7A 0E4

DRAWING TITLE
**CONSTRUCTION FLOOR PLANS
- PHASE 1**

DRAWN BY
HT

CHECKED BY
DE

SCALE
DATE
OCTOBER 6, 2021

SET NO.
1

TOTAL DWG. NO.
3

PROJECT NORTH

DRAWING NO.
A1.2a

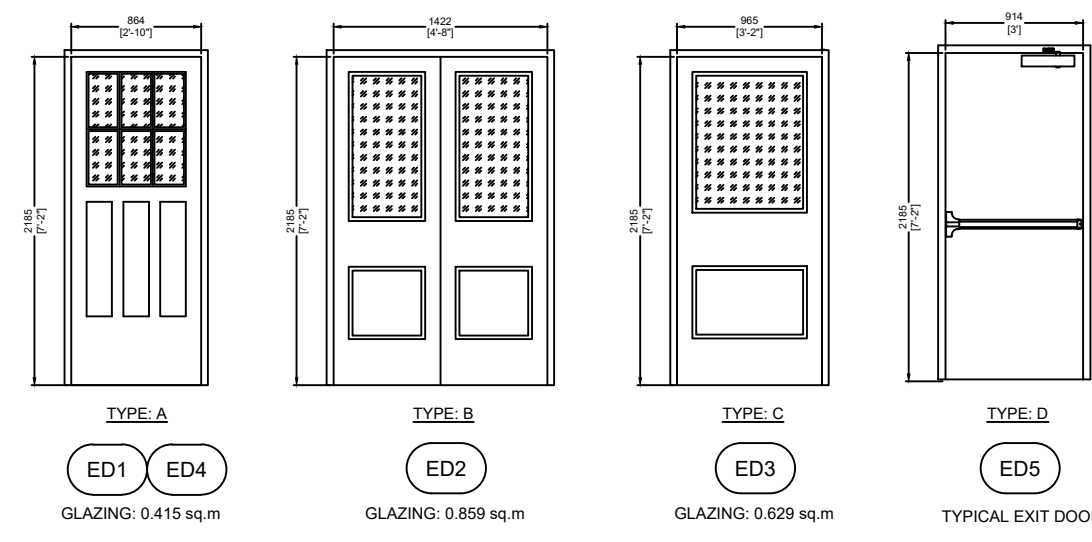
PROJECT NO.
12-576

ISSUED FOR BUILDING PERMIT

EXTERIOR DOOR SCHEDULE

NO	LOCATION	TYPE	DOOR SIZE width x height	DOOR & FRAME	DOOR & FRAME FINISH	GLAZING		FIRE RATING	HARDWARE & NOTES
						EXIST	NEW		
D1	GROUND FLOOR	A	864 x 2185 x 45	WOOD	PAINT	NA	■		WEATHER STRIPPING, SWEEP, BUTT HINGES, EXTERIOR DOOR TO BE REPAIRED & REFINISHED
D2	GROUND FLOOR	B	1422 x 2185 x 45	WOOD	PAINT	NA	■		WEATHER STRIPPING, SWEEP, BUTT HINGES, EXTERIOR DOOR TO BE REPAIRED & REFINISHED
D3	GROUND FLOOR	C	965 x 2185 x 45	WOOD	PAINT	NA	■		WEATHER STRIPPING, SWEEP, BUTT HINGES, EXTERIOR DOOR TO BE REPAIRED & REFINISHED
D4	GROUND FLOOR	A	864 x 2185 x 45	WOOD	PAINT	NA	■		EXISTING DOOR REMAIN LOCKED IN ORDER TO ACCOMMODATE A NEW STAIR TO BE REPAIRED & REFINISHED IF NEEDED
D5	BASEMENT	D	915 x 2185 x 45	WOOD	HOLLOW METAL	NA	■	45min	NEW INSULATED DOOR AND FRAME WITH WEATHERSTRIPPING, CLOSER, LOCKSET AND ALUMINUM THRESHOLD

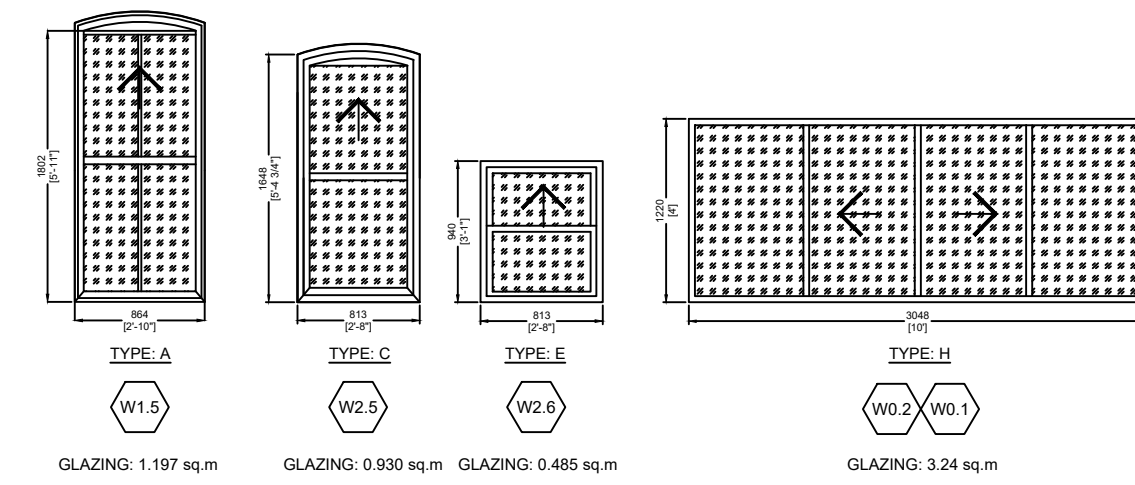
EXTERIOR DOOR TYPE



WINDOW SCHEDULE - WEST ELEVATION

NO	LOCATION ELEVATION	STOREY	WINDOW SIZE width x height	SILL	MATER	TYPE	GLAZING	CONDITION		NOTES
								EXIST	NEW	
W0.1	WEST	BASEMENT	3048 x 1220	1142	VINYL	SLIDE	LoE x INSULATED	■	■	REFER TO WINDOW NOTES
W0.2	WEST	BASEMENT	3048 x 1220	1142	VINYL	SLIDE	LoE x INSULATED	■	■	
W1.5	WEST	GROUND FLOOR	864 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	■	
W2.5	WEST	SECOND FLOOR	813 x 1548	849	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	■	
W2.6	WEST	SECOND FLOOR	813 x 940	1095	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	■	

WINDOW TYPE - WEST ELEVATION



SPATIAL SEPARATION CALCULATIONS:
WEST ELEVATION - O.B.C. Table 3.2.3.1.B

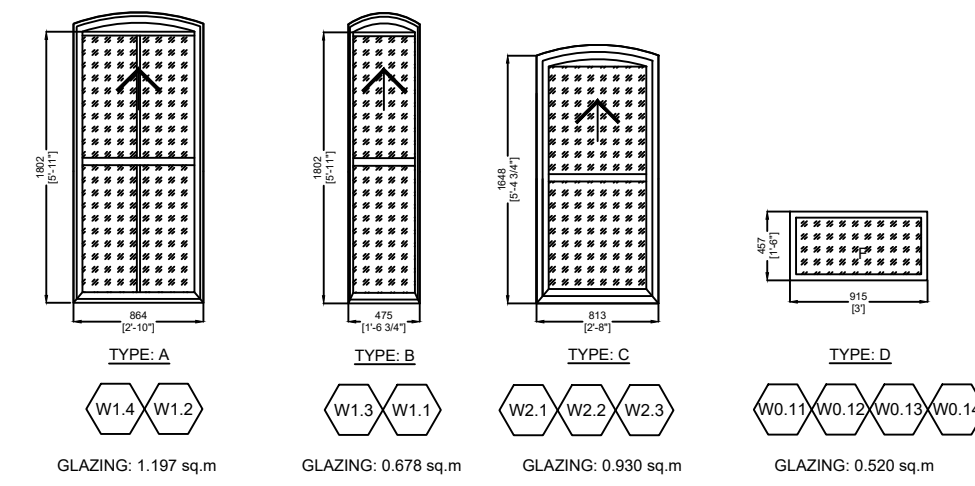
EXISTING BUILDING FACE PERM. LIMITING DISTANCE = 0.80 M
NEW BUILDING FACE AREA = 10.00 SQ M
GLAZING AREA = 1.197 SQ M
TOTAL EXISTING BUILDING FACE = 10.00 SQ M
GLAZING PERCENTAGE = 11.97%

PERMITTED GLAZING PERCENTAGE = 10%
PERMITTED GLAZING AREA = 1.00 SQ M
ACTUAL GLAZING AREA = 1.197 SQ M

WINDOW SCHEDULE - SOUTH ELEVATION

NO	LOCATION ELEVATION	STOREY	WINDOW SIZE width x height	SILL	MATER	TYPE	GLAZING	CONDITION		NOTES
								EXIST	NEW	
W0.11	SOUTH	BASEMENT	915 x 457	1905	VINYL	FIXED	LoE x INSULATED	■	■	
W0.12	SOUTH	BASEMENT	915 x 457	1905	VINYL	FIXED	LoE x INSULATED	■	■	
W0.13	SOUTH	BASEMENT	915 x 457	1905	VINYL	FIXED	LoE x INSULATED	■	■	
W0.14	SOUTH	BASEMENT	915 x 457	1905	VINYL	FIXED	LoE x INSULATED	■	■	
W1.1	SOUTH	GROUND FLOOR	475 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	■	
W1.2	SOUTH	GROUND FLOOR	864 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	■	
W1.3	SOUTH	GROUND FLOOR	475 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	■	
W1.4	SOUTH	GROUND FLOOR	864 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	■	
W2.1	SOUTH	SECOND FLOOR	813 x 1548	849	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	■	
W2.2	SOUTH	SECOND FLOOR	813 x 1548	849	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	■	
W2.3	SOUTH	SECOND FLOOR	813 x 1548	849	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	■	

WINDOW TYPE - SOUTH ELEVATION



SPATIAL SEPARATION CALCULATIONS:
SOUTH ELEVATION - O.B.C. Table 3.2.3.1.B

EXISTING BUILDING FACE PERM. LIMITING DISTANCE = 0.80 M
NEW BUILDING FACE AREA = 10.00 SQ M
GLAZING AREA = 1.197 SQ M
TOTAL EXISTING BUILDING FACE = 10.00 SQ M
GLAZING PERCENTAGE = 11.97%

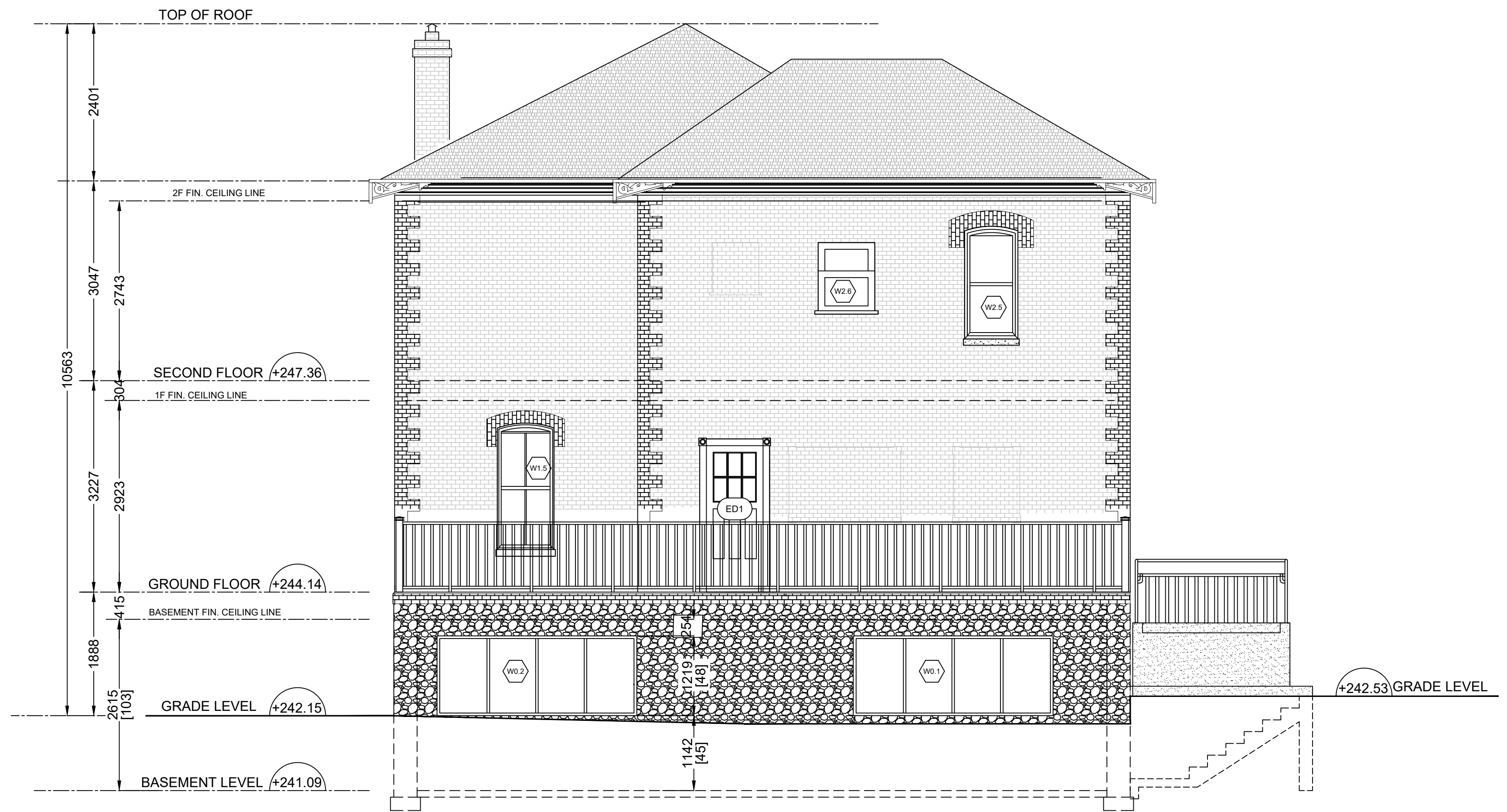
PERMITTED GLAZING PERCENTAGE = 10%
PERMITTED GLAZING AREA = 1.00 SQ M
ACTUAL GLAZING AREA = 1.197 SQ M

WINDOW NOTES:

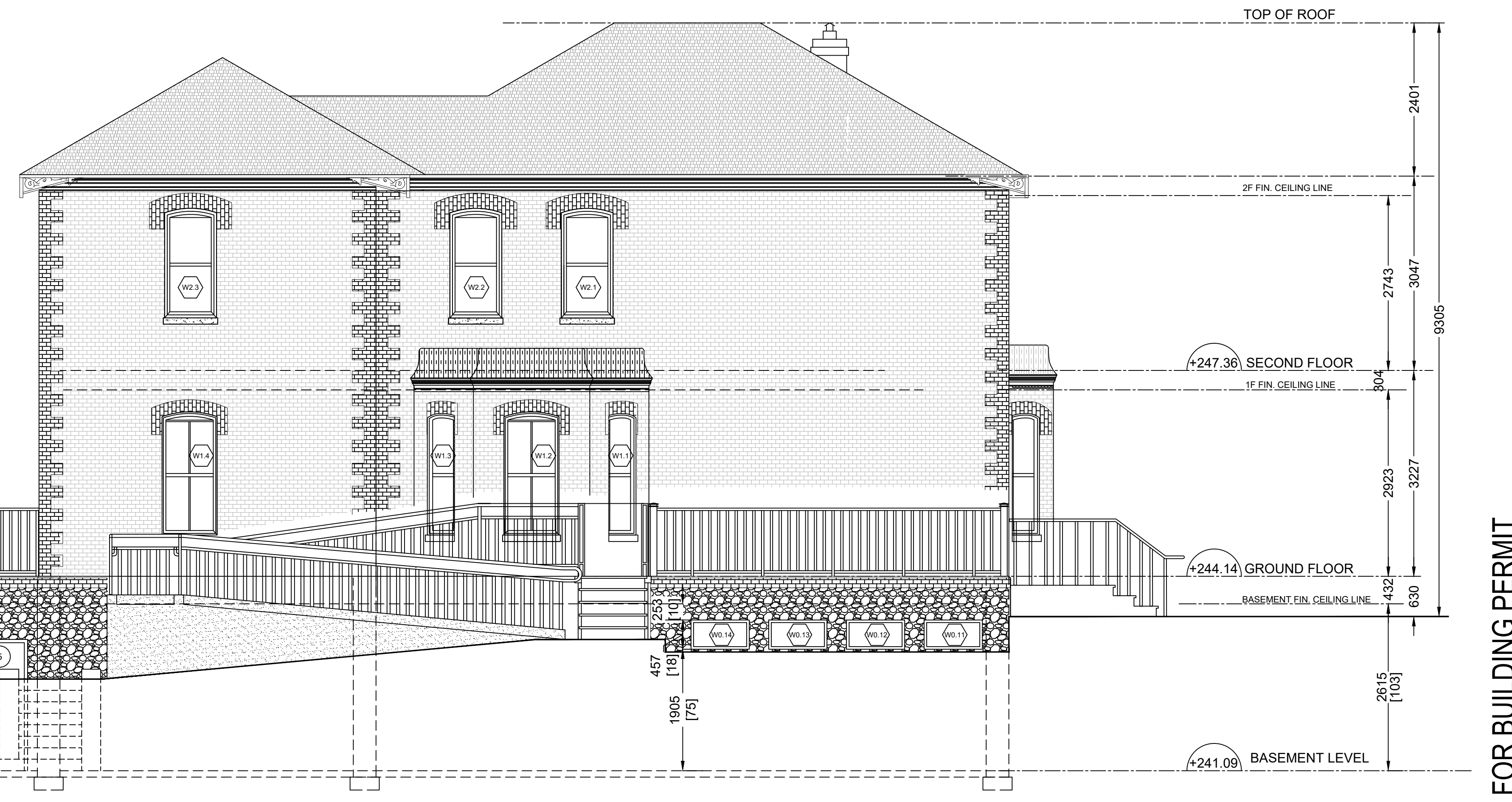
- DIMENSIONS OF EXISTING WINDOW FOR REPLACEMENT TO BE CONFIRMED ON-SITE. SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANT'S REVIEW AND APPROVAL.
- WINDOW REPLACEMENT TO CONSIST OF WINDOW SASH REPLACEMENT AND ANY ASSOCIATED HARDWARE AND ADJACENT WOOD COMPONENTS.
- FOR WINDOWS WITH SASH REPLACEMENT ALL RETAINED WINDOW COMPONENTS (INCLUDING BUT NOT LIMITED TO JAMBS, HEADER, SILL, CASING, BRICK MOLD) EXHIBITING DETRIMENTATION SHALL BE REPAIRED, PIECE REPLACED (DUTCHMAN) OR FILLED. AREA OF DETRIMENTATION TO BE REPAIRED, WHERE UNCERTAIN, SHALL BE TO THE DETERMINATION OF THE CONSULTANT. ONLY INTERIOR CASING AND SILL MAY BE RETAINED AS IS.
- IF INTERIOR CASING REMOVED FOR WINDOW REPLACEMENT, IT SHALL BE RE-INSTATED TO ITS PREVIOUS STATE.
- REMOVE EXISTING EXTERIOR SILL AND REPLACE WITH NEW TO MATCH EXISTING.
- REPLACE ENTIRE WINDOW INCLUDING ALL COMPONENTS WITH NEW TO MATCH EXISTING. RETAIN ONLY INTERIOR CASING AND SILL.
- SCRAPE, SAND AND RE-PAIN EXISTING AND REPAIRED WINDOW COMPONENTS. NEW WINDOWS AND SASHES TO BE PAINTED AFTER INSTALLATION AND ADJACENT FINISHES MADE GOOD AND PAINTED.
- CONCEAL AND MAKE WEATHER TIGHT ANY VOIDS OR GAPS FROM REMOVED WINDOW EQUIPMENT (I.E. HINGES, ETC.).
- ROUT-OUT EXISTING WINDOW SASH IF REQUIRED.
- EXISTING METAL STORM SCREEN TO BE REMOVED AND DISPOSED. EXISTING WOOD STORM WINDOW SCREEN TO BE REMOVED, NUMBERED AND STORED AS DIRECTED BY THE CONSULTANT. EXISTING WINDOW UNITS TO BE REMOVED.
- GLAZING IN ALL NEW WINDOWS TO BE DOUBLE INSULATED (I.G.) SEALED UNITS EXISTING MUNTIN BARS TO BE REPLACED WITH NEW SIMULATED DIVIDERS.
- EXISTING WINDOW IS DOUBLE GLAZED AND IN GOOD CONDITION. NOT TO BE INCLUDED IN THE CONTRACT.
- WHERE EXISTING WINDOW IS RETAINED, REPLACE ALL EXTERIOR WOOD COMPONENTS INCLUDING BOX FRAME, JAMBS, SHIMS, CASING, SILL, ETC. EXISTING WINDOW TO BE REMOVED AND RE-INSTALLED AFTER REPLACEMENT IS COMPLETED.
- WINDOW TO BE COMPLETED WITH A REMOVABLE INSECT SCREEN AT ALL OPERATING SASHES.

DOOR NOTES:

- NEW DOORS TO REPLICATE HEIGHTS, MATERIALS AND FINISHES OF EXISTING RETAINED DOORS. SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANT'S REVIEW AND APPROVAL.
- DIMENSIONS OF EXISTING DOORS FOR REPLACEMENT TO BE CONFIRMED ON-SITE. SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANT'S REVIEW AND APPROVAL.
- DOOR REPLACEMENT TO CONSIST OF DOOR AND FRAME REPLACEMENT AND ANY ASSOCIATED FITTINGS, HARDWARE AND ADJACENT WOOD COMPONENTS.
- SCRAPE, SAND, REPAIR AND RE-PAIN EXISTING AND REPAIRED WINDOW COMPONENTS AND THEIR COMPONENTS. NEW DOORS & FRAMES TO BE PAINTED AFTER INSTALLATION AND ADJACENT FINISHES MADE GOOD.
- CONCEAL AND MAKE WEATHER TIGHT ANY VOIDS OR HOLES FROM REMOVED DOOR EQUIPMENT (I.E. HINGES, ETC.).
- GLAZING, IF ANY, IN ALL NEW DOORS TO BE DOUBLE INSULATED (I.G.) SEALED UNITS MUNTIN BARS TO BE REPLACED AS PER EXISTING WITH NEW SIMULATED DIVIDERS.
- GLAZING, IF ANY, IN EXISTING EXTERIOR DOORS TO BE KEPT IF CONDITION ALLOWS IT. DAMAGED GLAZING TO BE REPLACED WITH SIMILAR SINGLE GLAZING.
- PASSAGE BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING SHALL BE THROUGH A DOOR OPENING EQUIPPED WITH A SELF-CLOSING DOOR HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. SUCH DOOR SHALL NOT OPEN DIRECTLY INTO A ROOM FOR SLEEPING QUARTERS.



1 WEST ELEVATION
SCALE 1:50



2 SOUTH ELEVATION
SCALE 1:50

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION, PRIOR TO COMMENCEMENT OF THE WORK.

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SIGNED _____ DATE _____

DATE	NO	REVISIONS / ISSUES	BY
2024-05-01	3	ISSUED FOR BUILDING PERMIT	HT
2023-12-26	2	UPDATED FOR COORDINATION	HT
2023-10-02	1	ISSUE FOR BUILDING PERMIT	HT

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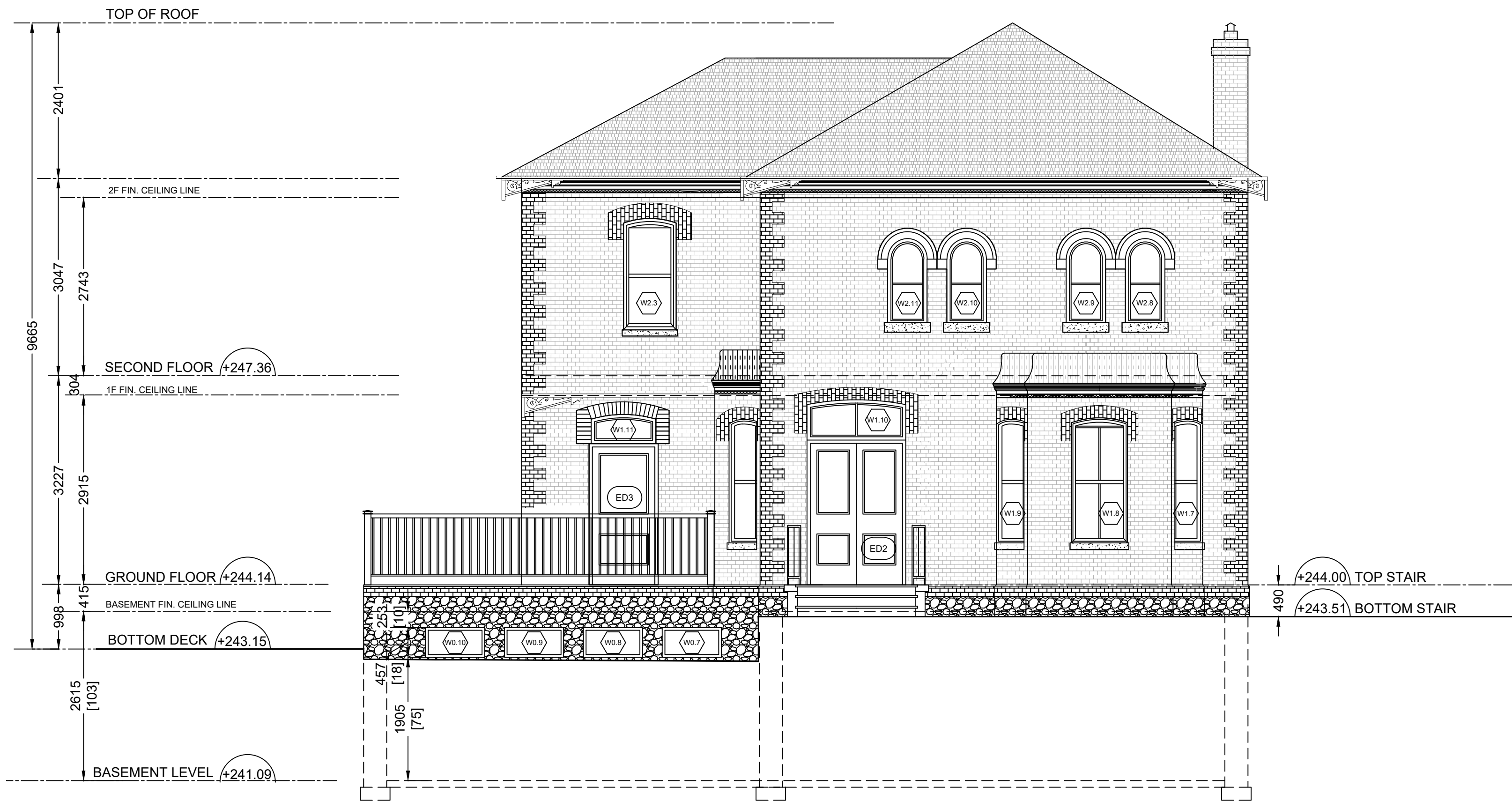
PROJECT TITLE
**LITTLE SAGES ACADEMY
ARMSTRONG HOUSE DAYCARE**

10254 Hurontario Street, Brampton, ON L7A 0E4
DRAWING TITLE

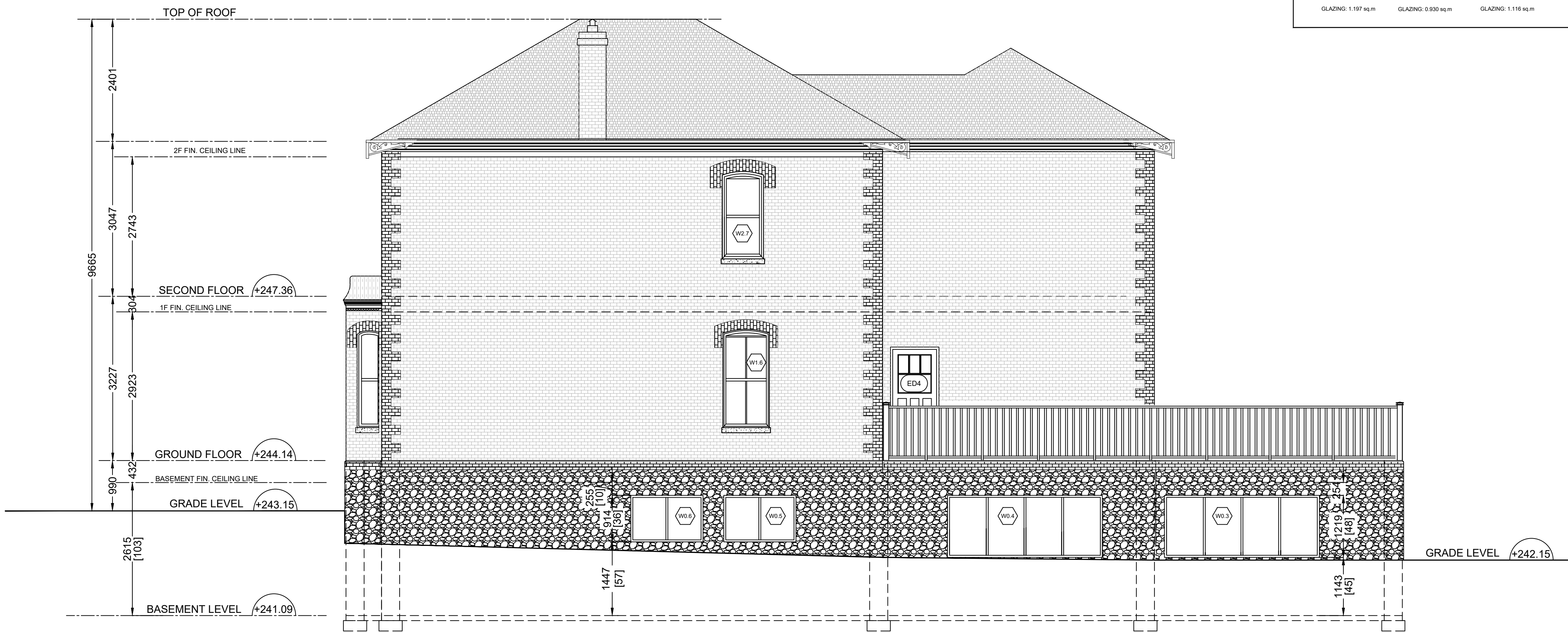
WEST & SOUTH ELEVATIONS

DRAWN BY HT	SCALE AS NOTED
CHECKED BY DE	DATE NOVEMBER 1, 2017
SET NO. 1	DRAWING NO. A2-1
TOTAL DWG. NO 2	PROJECT NO. 15-620

ISSUED FOR BUILDING PERMIT



1 EAST ELEVATION
SCALE 1:50

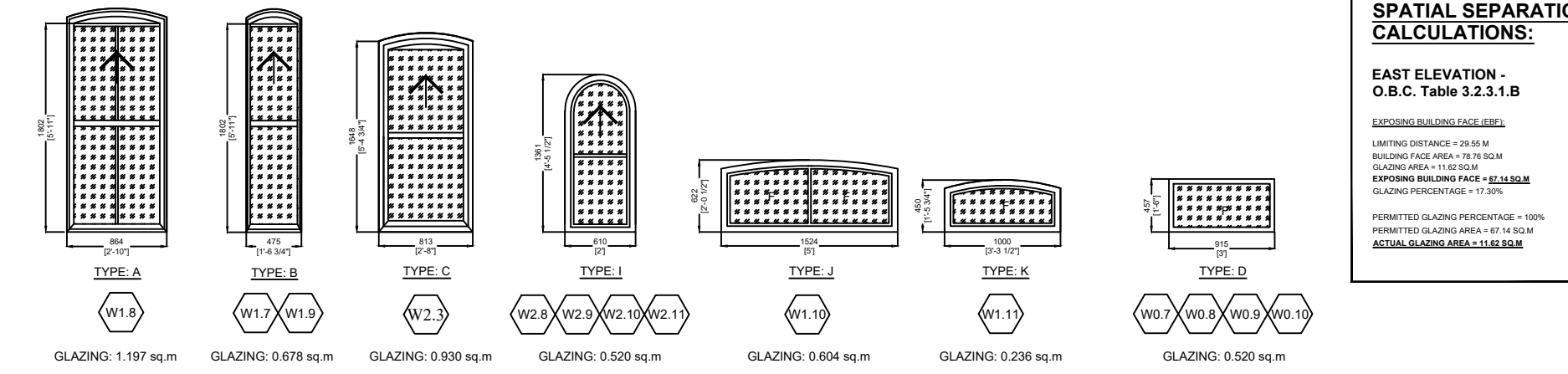


2 NORTH ELEVATION
SCALE 1:50

WINDOW SCHEDULE - EAST ELEVATION

NO	LOCATION		WINDOW SIZE width x height	SILL	MATER	TYPE	GLAZING	CONDITION	NEW		NOTES
	ELEVATION	STOREY							EXIST	NEW	
W0.7	EAST	BASEMENT	915 x 457	1905	VINYL	FIXED	L6E x INSULATED				
W0.8	EAST	BASEMENT	915 x 457	1905	VINYL	FIXED	L6E x INSULATED				
W0.9	EAST	BASEMENT	915 x 457	1905	VINYL	FIXED	L6E x INSULATED				
W0.10	EAST	BASEMENT	915 x 457	1905	VINYL	FIXED	L6E x INSULATED				
W1.7	EAST	GROUND FLOOR	475 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	L6E x INSULATED				
W1.8	EAST	GROUND FLOOR	864 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	L6E x INSULATED				
W1.9	EAST	GROUND FLOOR	475 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	L6E x INSULATED				
W1.10	EAST	GROUND FLOOR	625 x 1624	-	WOOD	FIXED	L6E x INSULATED				
W1.11	EAST	GROUND FLOOR	450 x 1900	-	WOOD	FIXED	L6E x INSULATED				
W2.3	EAST	SECOND FLOOR	813 x 1648	849	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	L6E x INSULATED				
W2.8	EAST	SECOND FLOOR	610 x 1361	849	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	L6E x INSULATED				
W2.9	EAST	SECOND FLOOR	610 x 1361	849	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	L6E x INSULATED				
W2.10	EAST	SECOND FLOOR	610 x 1361	849	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	L6E x INSULATED				
W2.11	EAST	SECOND FLOOR	610 x 1361	849	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	L6E x INSULATED				

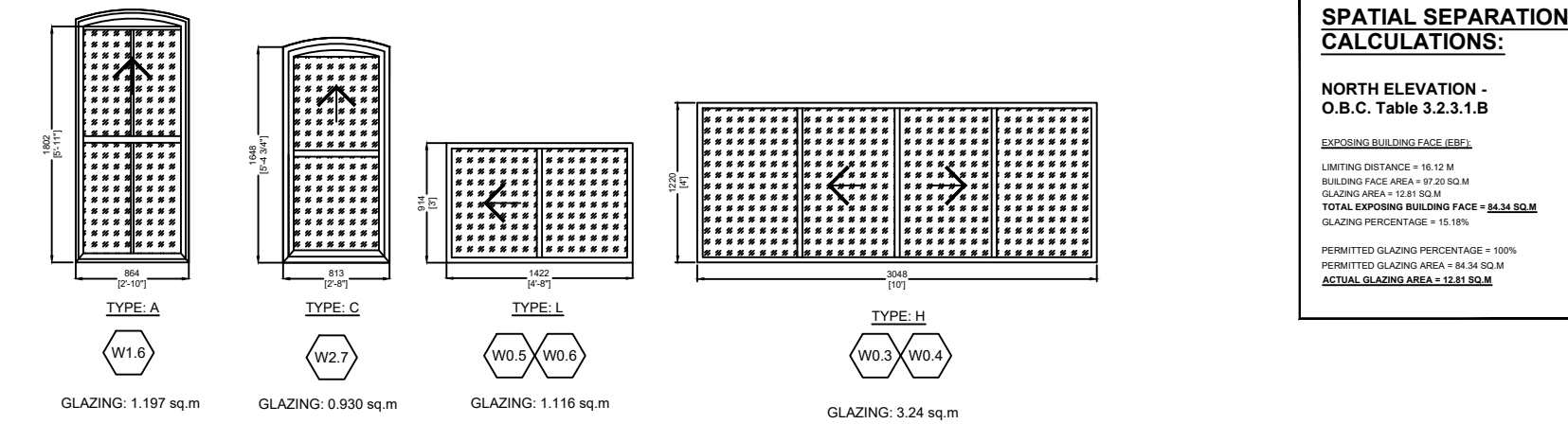
WINDOW TYPE - EAST ELEVATION



WINDOW SCHEDULE - NORTH ELEVATION

NO	LOCATION		WINDOW SIZE width x height	SILL	MATER	TYPE	GLAZING	CONDITION	NEW		NOTES
	ELEVATION	STOREY							EXIST	NEW	
W0.3	NORTH	BASEMENT	3048 x 1220	1142	VINYL	SLIDE	L6E x INSULATED				
W0.4	NORTH	BASEMENT	3048 x 1220	1142	VINYL	SLIDE	L6E x INSULATED				
W0.5	NORTH	BASEMENT	915 x 1422	1447	VINYL	FIXED	L6E x INSULATED				
W0.6	NORTH	BASEMENT	915 x 1422	1447	VINYL	FIXED	L6E x INSULATED				
W1.6	NORTH	GROUND FLOOR	864 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	L6E x INSULATED				
W2.7	NORTH	SECOND FLOOR	813 x 1648	849	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	L6E x INSULATED				

WINDOW TYPE - NORTH ELEVATION



WINDOW NOTES:

- DIMENSIONS OF EXISTING WINDOW FOR REPLACEMENT TO BE CONFIRMED ON-SITE SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANT'S REVIEW AND APPROVAL.
- WINDOW REPLACEMENT TO CONSIST OF WINDOW SASH REPLACEMENT AND ANY ASSOCIATED FITTINGS, HARDWARE, AND ADJACENT WOOD COMPONENTS.
- FOR WINDOWS WITH SASH REPLACEMENT ALL RELATED WINDOW COMPONENTS (INCLUDING BUT NOT LIMITED TO JAMBS, HEADERS, SILL CASING, BRICK MOLD EXHIBITING DETRIORATION SHALL BE REPAIRED. PIECE REPLACED (OUTSIDER) OR FILLED AREA OF DETRIORATION TO BE REPAIRED, WHERE UNCERTAIN SHALL BE TO THE DETERMINATION OF THE CONSULTANT. ONLY INTERIOR CASING AND SILL MAY BE RETAINED AS IS.
- IF INTERIOR CASING REMOVED FOR WINDOW INSTALLATION IT SHALL BE RE-INSTATED TO ITS PREVIOUS STATE.
- REMOVE EXISTING EXTERIOR SILL AND REPLACE WITH NEW TO MATCH EXISTING.
- REPLACE ENTIRE WINDOW INCLUDING ALL COMPONENTS WITH NEW TO MATCH EXISTING. RETAIN ONLY INTERIOR CASING AND SILL.
- SCRAPE, SAND AND RE-PAIN EXISTING AND REPAIRED WINDOW COMPONENTS. NEW WINDOWS AND SASHES TO BE PAINTED AFTER INSTALLATION AND ADJACENT FINISHES MADE GOOD AND PAINTED.
- CONCEAL AND MAKE WEATHER TIGHT ANY VOIDS OR GAPS FROM REMOVED WINDOW EQUIPMENT (i.e. HINGES, ETC.).
- DO NOT CUT EXISTING WINDOW SASH IF REQUIRED.
- EXISTING METAL STORM SCREEN TO BE REMOVED AND DISPOSED. EXISTING WOOD STORM WINDOW SCREEN TO BE REMOVED, NUMBERED AND STORED AS DIRECTED BY THE CONSULTANT. EXISTING WINDOW AC UNITS TO BE REMOVED.
- GLAZING IN ALL NEW WINDOWS TO BE DOUBLE INSULATED (I) SEALED UNITS EXISTING MUNTIN BARS TO BE REPLACED WITH NEW SEALED DIVIDERS.
- EXISTING WINDOW IS DOUBLE GLAZED AND IN GOOD CONDITION NOT TO BE INCLUDED IN THE CONTRACT.
- WHERE EXISTING WINDOW IS RETAINED, REPLACE ALL EXTERIOR WOOD COMPONENTS INCLUDING BOX FRAME, JAMBS, SHIMS, CASING, SILL ETC. EXISTING WINDOW TO BE REMOVED AND RE-INSTALLED AFTER REPLACEMENT IS COMPLETED.
- WINDOW TO BE COMPLETED WITH A REMOVABLE INSECT SCREEN AT ALL OPERATING SASHES.

DOOR NOTES:

- NEW DOORS TO REPLICATE HEIGHTS, MATERIALS AND FINISHES OF EXISTING RETAINED DOORS. SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANT'S REVIEW AND APPROVAL.
- DIMENSIONS OF EXISTING DOORS FOR REPLACEMENT TO BE CONFIRMED ON-SITE. SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANT'S REVIEW AND APPROVAL.
- DOOR REPLACEMENT TO CONSIST OF DOOR AND FRAME REPLACEMENT AND ANY ASSOCIATED FITTINGS, HARDWARE, AND ADJACENT WOOD COMPONENTS.
- SCRAPE, SAND, REPAIR AND RE-PAIN THE FINISH COMPONENTS. NEW DOORS & FRAMES TO BE PAINTED FINISHED AFTER INSTALLATION AND ADJACENT FINISHES MADE GOOD.
- CONCEAL AND/OR MAKE WEATHER TIGHT ANY VOIDS OR GAPS FROM REMOVED DOOR EQUIPMENT (I.E. HINGERS, ETC.).
- GLAZING, IF ANY, IN ALL NEW DOORS TO BE DOUBLE INSULATED (I) SEALED UNITS MUNTIN BARS TO BE REPLACED AS PER EXISTING WITH NEW SEALED DIVIDERS.
- GLAZING, IF ANY, IN EXISTING EXTERIOR DOORS TO BE KEPT IF CONDITION ALLOWS IT. DAMAGED GLAZING TO BE REPLACED WITH SMALL SINGLE GLAZING.
- PASSAGE BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING SHALL BE THROUGH A DOOR OPENING EQUIPPED WITH A SELF-CLOSING DOOR HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. SUCH DOOR SHALL NOT OPEN DIRECTLY INTO A ROOM FOR SLEEPING QUARTERS.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION, PRIOR TO COMMENCEMENT OF THE WORK.

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SIGNED _____ DATE _____

DATE	NO.	REVISIONS / ISSUES	BY
2024-05-01	3	ISSUED FOR BUILDING PERMIT	HT
2023-12-26	2	UPDATED FOR COORDINATION	HT
2023-10-02	1	ISSUE FOR BUILDING PERMIT	HT

AREA

ARCHITECTS RASCH ECKLER ASSOCIATES LTD.

15 LOLA ROAD
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TEL. (416) 696 - 1969
FAX. (416) 696 - 1966



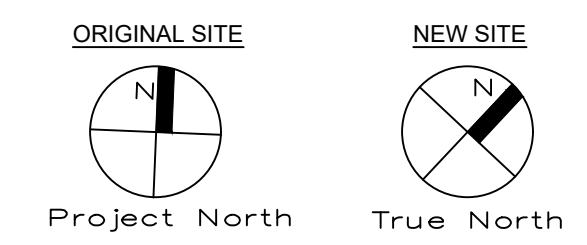
PROJECT TITLE
LITTLE SAGES ACADEMY
ARMSTRONG HOUSE DAYCARE

10254 Hurontario Street, Brampton, ON L7A 0E4
DRAWING TITLE

EAST & NORTH ELEVATIONS

DRAWN BY	SCALE
HT	AS NOTED
CHECKED BY	DATE
DE	NOVEMBER 1, 2017
SET. NO.	DRAWING NO.
1	A2-2
TOTAL DWG. NO.	PROJECT NO.
2	15-620

ISSUED FOR BUILDING PERMIT



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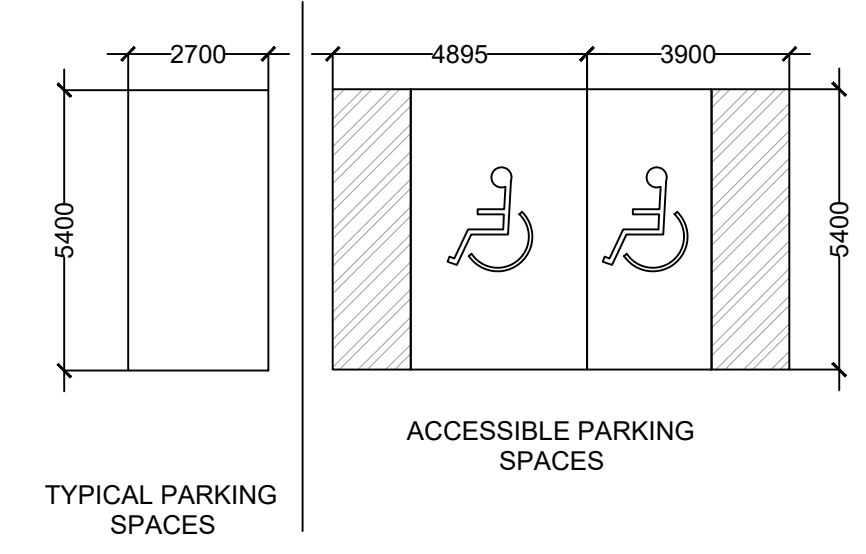
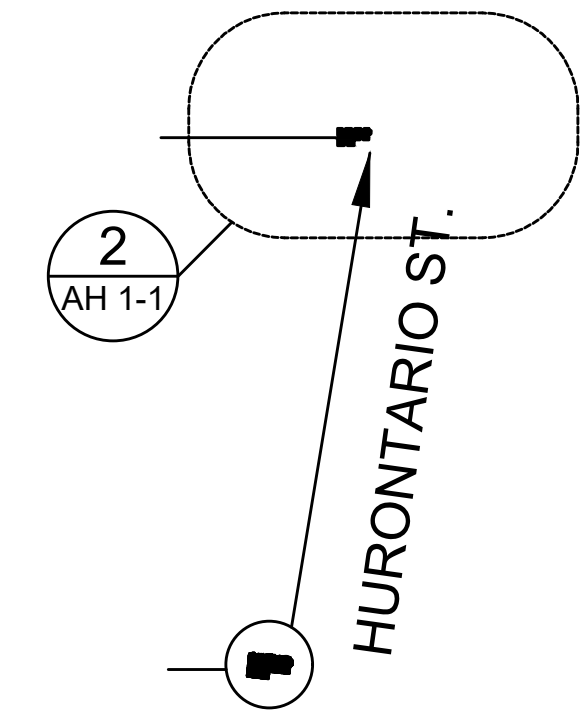
SIGNED _____ DATE _____

LEGEND

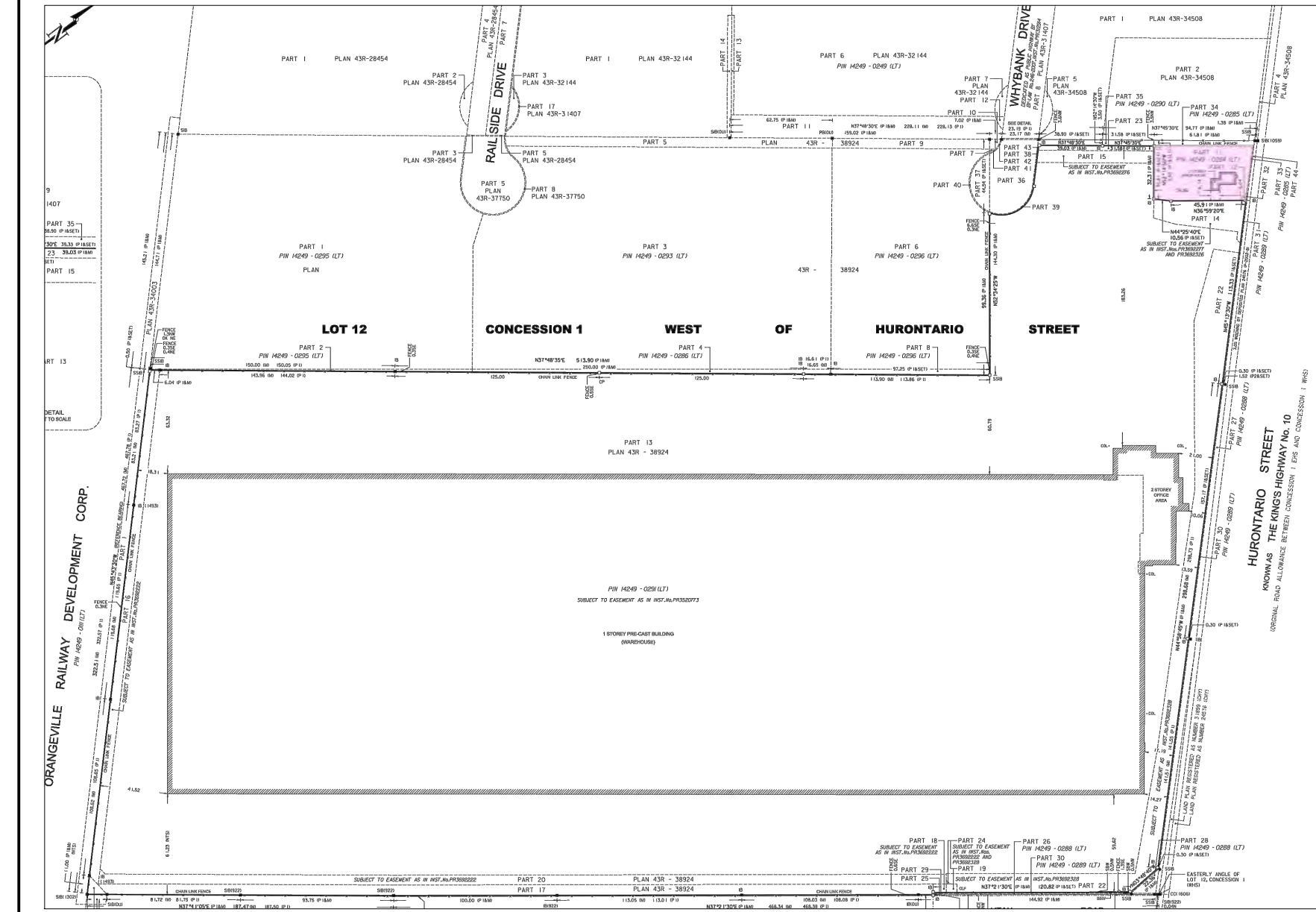
- PROPERTY LINE
- RESERVE & EASEMENT LINES
- NEW CONCRETE CURBS c/w SAW CUTS AND EXPANSION JOINTS
- RAISED ISLAND c/w CONCRETE PAVING AND CONCRETE CURBS
- PAINTED MEDIAN STRIPS/ISLANDS
- NEW CONCRETE SIDEWALK MONOLITHIC
- LANDSCAPE AREA
- SOD AREA
- PAINTED TRAFFIC LINES (REFER TO SITE DETAILS)
- PROPOSED BUILDING ENTRY
- PROPOSED BUILDING EXIT
- FIRE HYDRANT
- BICYCLE ROCK

SITE STATISTICS AND ZONING REQUIREMENTS

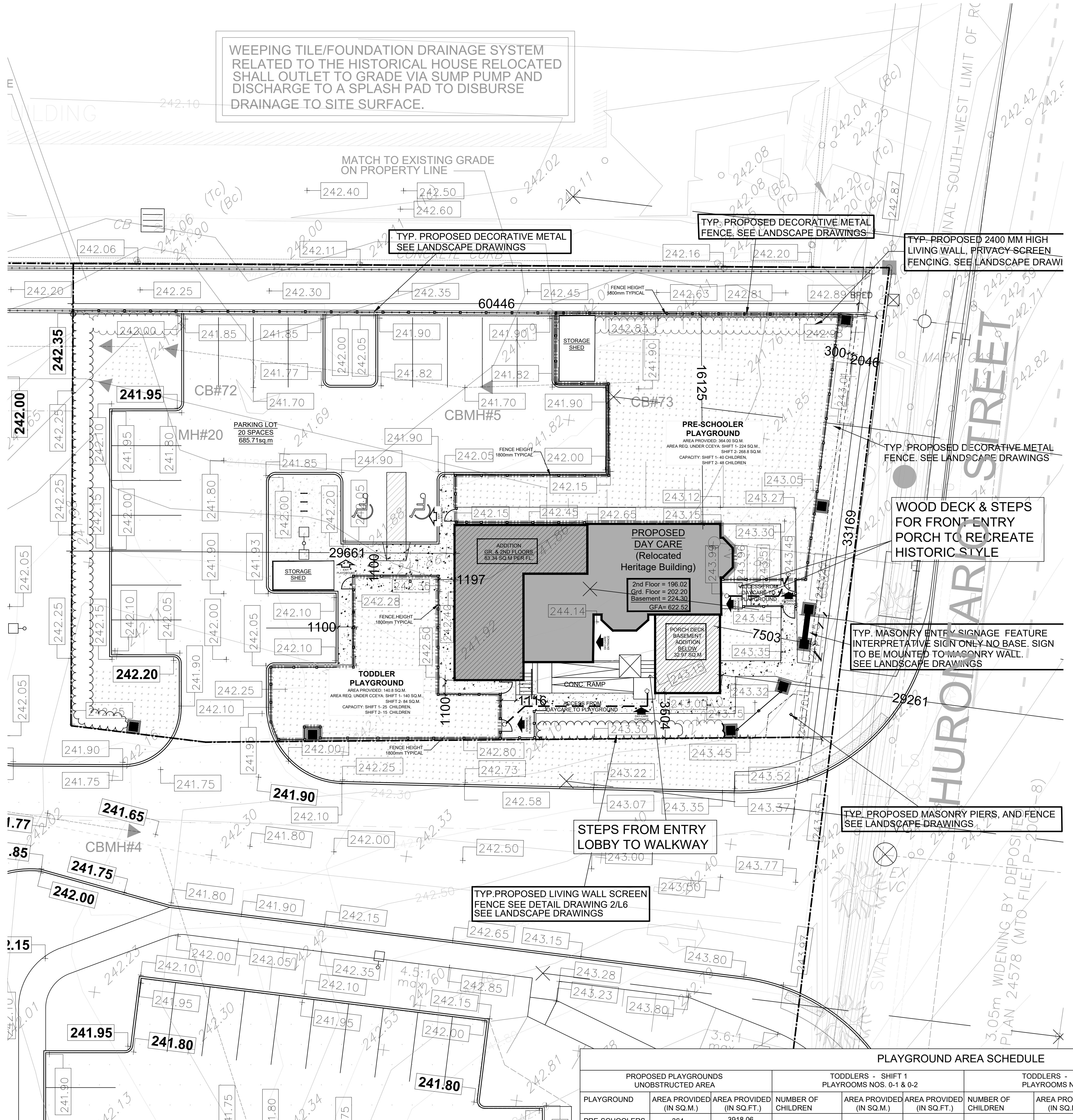
PROPOSED USE:	
ZONING:	
LOT AREA	1,938 sq.m. (20,861 s.f.)
LOT FRONTAGE	33.2 m
LOT DEPTH	60.4 m
PROPOSED BUILDING GROSS FLOOR AREA (EST)	622.52 sq.m. (6,700.75 s.f.)
LOT COVERAGE	10.43 % (202.20 sq.m.)
LANDSCAPED OPEN SPACE	63.27 % (1510.95 sq.m.)
LANDSCAPED OPEN SPACE IN FRONT YARD & EXTERIOR SIDE YARD	91.59 % (224.85 sq.m.)
BUILDING HEIGHT (EST)	9.41 m
MINIMUM PARKING SPACES REQUIRED FOR DAY CARE	19 STAFF = 8 PARKING SPACES 128 CHILDREN = 7 PARKING SPACES
PARKING SPACES PROVIDED	REGULAR PARKING (2.7M X 5.4M) = 15 ACCESSIBLE PARKING (3.9M X 5.4M) = 2 TOTAL SPACES PROVIDED: 20
MINIMUM DRIVEWAY WIDTH	6.6m
LOADING SPACES PROVIDED	N/A



NOTE OF SURVEY:
INFORMATION FOR THIS SITE PLAN DRAWING WAS TAKEN FROM SURVEY PLAN PREPARED BY NANFARA & NG SURVEYORS INC. COMPLETED OCTOBER 19, 2021



WEeping TILE/FOUNDATION DRAINAGE SYSTEM RELATED TO THE HISTORICAL HOUSE RELOCATED SHALL OUTLET TO GRADE VIA SUMP PUMP AND DISCHARGE TO A SPLASH PAD TO DISBURSE DRAINAGE TO SITE SURFACE.



PLAYGROUND AREA SCHEDULE

PLAYGROUND	PROPOSED PLAYGROUNDS UNOBSTRUCTED AREA		TODDLERS - SHIFT 1 PLAYROOMS NOS. 0-1 & 0-2		TODDLERS - SHIFT 2 PLAYROOMS NOS. 0-3		PRE-SCHOOLERS - SHIFT 1 PLAYROOMS NOS. 1-1 & 2-1			PRE-SCHOOLERS - SHIFT 1 PLAYROOMS NOS. 2-1 & 2-2				
	AREA PROVIDED (IN SQ.M.)	AREA PROVIDED (IN SQ.FT.)	NUMBER OF CHILDREN	AREA PROVIDED (IN SQ.M.)	AREA PROVIDED (IN SQ.FT.)	NUMBER OF CHILDREN	AREA PROVIDED (IN SQ.M.)	AREA PROVIDED (IN SQ.FT.)	NUMBER OF CHILDREN	AREA PROVIDED (IN SQ.M.)	AREA PROVIDED (IN SQ.FT.)	NUMBER OF CHILDREN	AREA PROVIDED (IN SQ.M.)	AREA PROVIDED (IN SQ.FT.)
PRE-SCHOOLERS	364	3918.06	25	140	1506.95	15	84	904.17	40	224	2411.11	48	268.8	2893.34
TODDLERS	140	1506.95	25	140	1506.95	15	84	904.17	40	224	2411.11	48	268.8	2893.34
TOTAL	504	5425.01	25	140	1506.95	15	84	904.17	40	224	2411.11	48	268.8	2893.34

1 A0.2a SITE PLAN-NEW LOCATION SCALE 1:100

ISSUED FOR BUILDING PERMIT

DRAWN BY: HR
CHECKED BY: DE
DATE: APRIL 27 2018

SCALE AS NOTED
DATE: APRIL 27 2018

SET. NO. 1
TOTAL DWG. NO. 2

DRAWING NO. A0-2b
PROJECT NO. 15-620

AREA
ARCHITECTS RASCH ECKLER ASSOCIATES LTD.
15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696-1969
FAX. (416) 696-1966



PROJECT TITLE
**LITTLE SAGES ACADEMY
ARMSTRONG HOUSE DAYCARE**

10254 Hurontario Street, Brampton, ON L7A 0E4

DRAWING TITLE
**SITE PLAN OF RELOCATED
HERITAGE BUILDING - PHASE 2**

GROSS FLOOR AREA - PHASE 1:

EXISTING BUILDING GFA = 346.66 SQ.M. (100%)
 Basement: 115.12 SQ.M.
 Ground Floor: 118.86 SQ.M.
 Second Floor: 112.68 SQ.M.

New Addition Basement: 109.18 SQ.M
 As-Existing Basement: 115.12 SQ.M
BASEMENT TOTALS: 224.30 SQ.M

PROPOSED BUILDING GFA = 455.84 SQ.M. (100%)
 BASEMENT: 224.30 SQ.M.
 GROUND FLOOR: 118.86 SQ.M.
 SECOND FLOOR: 112.68 SQ.M.

GROSS FLOOR AREA - PHASE 2:

EXISTING BUILDING GFA = 455.84 SQ.M. (100%)
 BASEMENT: 224.30 SQ.M.
 GROUND FLOOR: 118.86 SQ.M.
 SECOND FLOOR: 112.68 SQ.M.

NEW ADDITION AREAS = 166.68 SQ.M. (100%)
 BASEMENT: 000.00 SQ.M.
 GROUND FLOOR: 83.34 SQ.M.
 SECOND FLOOR: 83.34 SQ.M.

PROPOSED BUILDING GFA = 622.52 SQ.M. (100%)
 BASEMENT: 224.30 SQ.M.
 GROUND FLOOR: 202.20 SQ.M.
 SECOND FLOOR: 196.02 SQ.M.

UNOBSTRUCTED PLAY AREA FOR CHILDREN:

SECOND FLOOR:
 PLAYROOM 2-1 PRESCHOOLER: 68.70 SQ.M = 24 CHILDREN
 PLAYROOM 2-2 PRESCHOOLER: 67.30 SQ.M = 24 CHILDREN

GROUND FLOOR:
 PLAYROOM 1-1 PRESCHOOLER: 44.88 SQ.M = 16 CHILDREN
 PLAYROOM 1-2 PRESCHOOLER: 67.24 SQ.M = 24 CHILDREN

BASEMENT:
 PLAYROOM 0-1 TODDLER: 29.20 SQ.M = 10 CHILDREN
 PLAYROOM 0-2 TODDLER: 42.11 SQ.M = 15 CHILDREN
 PLAYROOM 0-3 TODDLER: 42.01 SQ.M = 15 CHILDREN

UNOBSTRUCTED PLAY AREA TOTALS: 361.44 SQ.M = 128 CHILDRENS

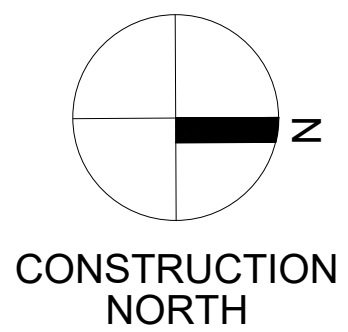
OCCUPANCY FOR STAFF & CHILDREN:

SECOND FLOOR:
 PRESCHOOLER (2-1) 24
 STAFF (2-1) 3
 PRESCHOOLER (2-2) 24
 STAFF (2-2) 3

GROUND FLOOR:
 PRESCHOOLER (1-1): 16
 STAFF (1-1) 2
 TODDLER (0-2): 15
 STAFF (0-2) 3
 TODDLER (0-3): 15
 STAFF (0-3) 3

BASEMENT:
 TODDLER (0-1): 10
 STAFF (0-1) 2
 TODDLER (0-2): 15
 STAFF (0-2) 3
 TODDLER (0-3): 15
 STAFF (0-3) 3

TOTALS CHILDREN: 128
TOTALS STAFF: 19
CHILD TOILETS 17



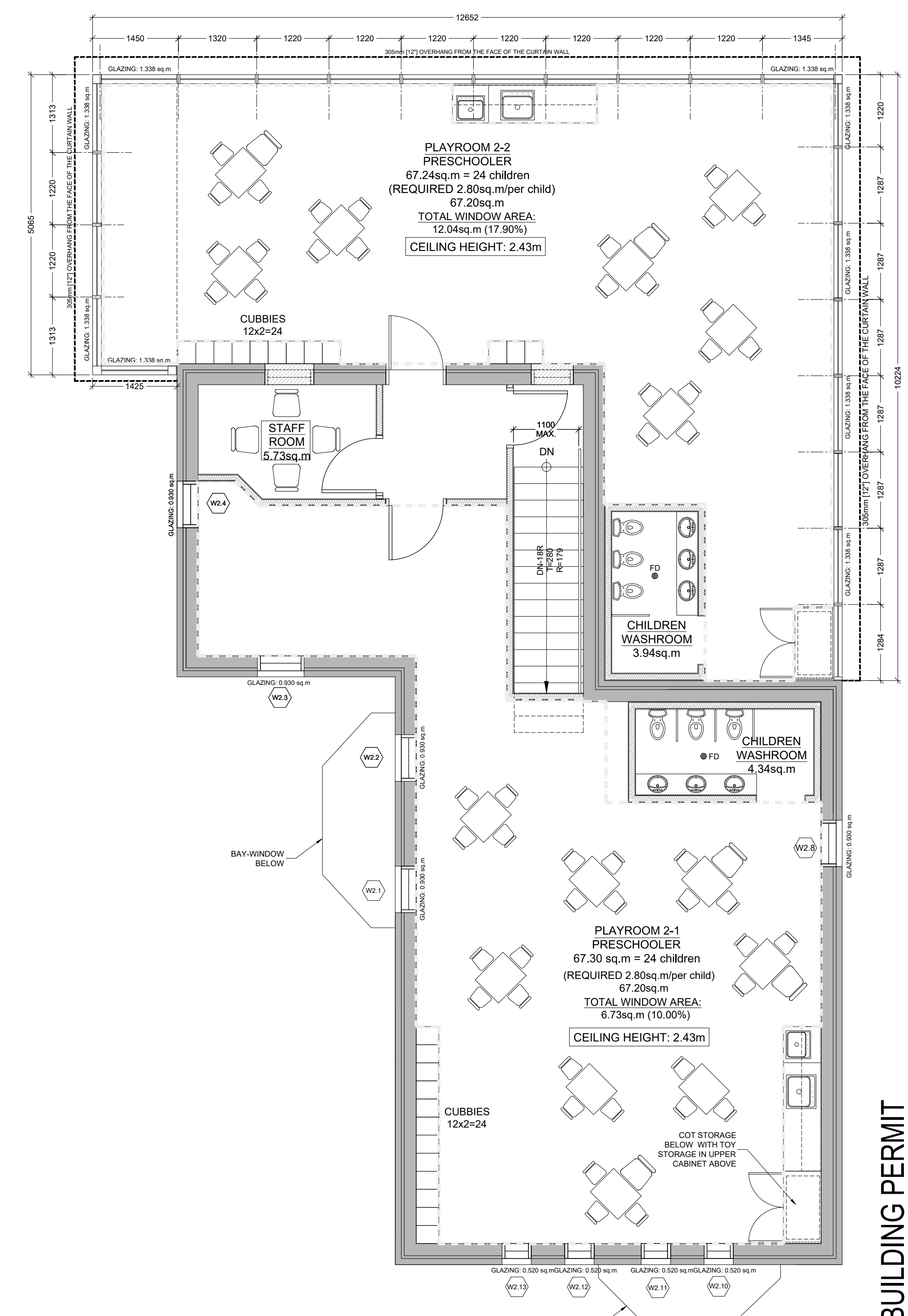
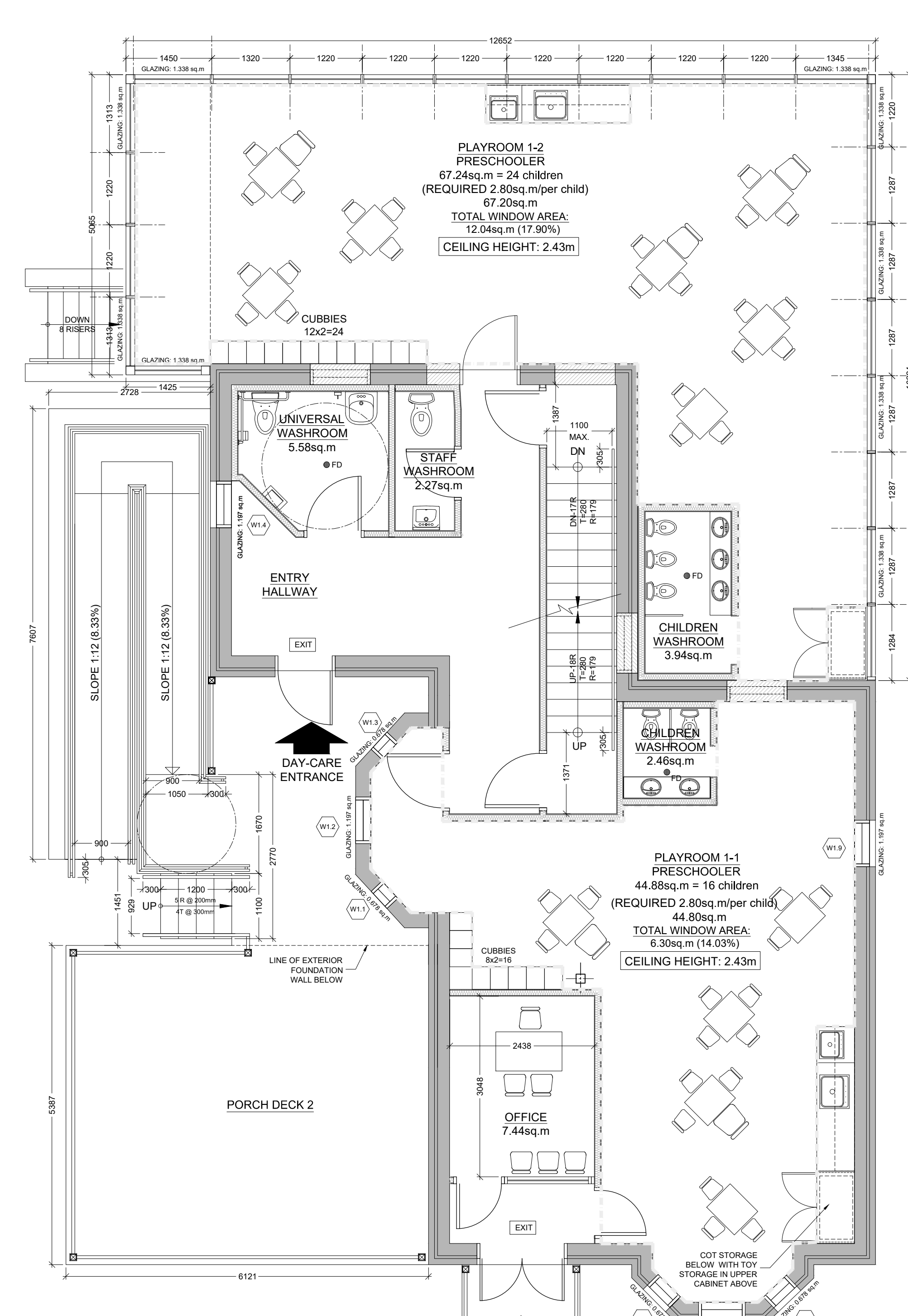
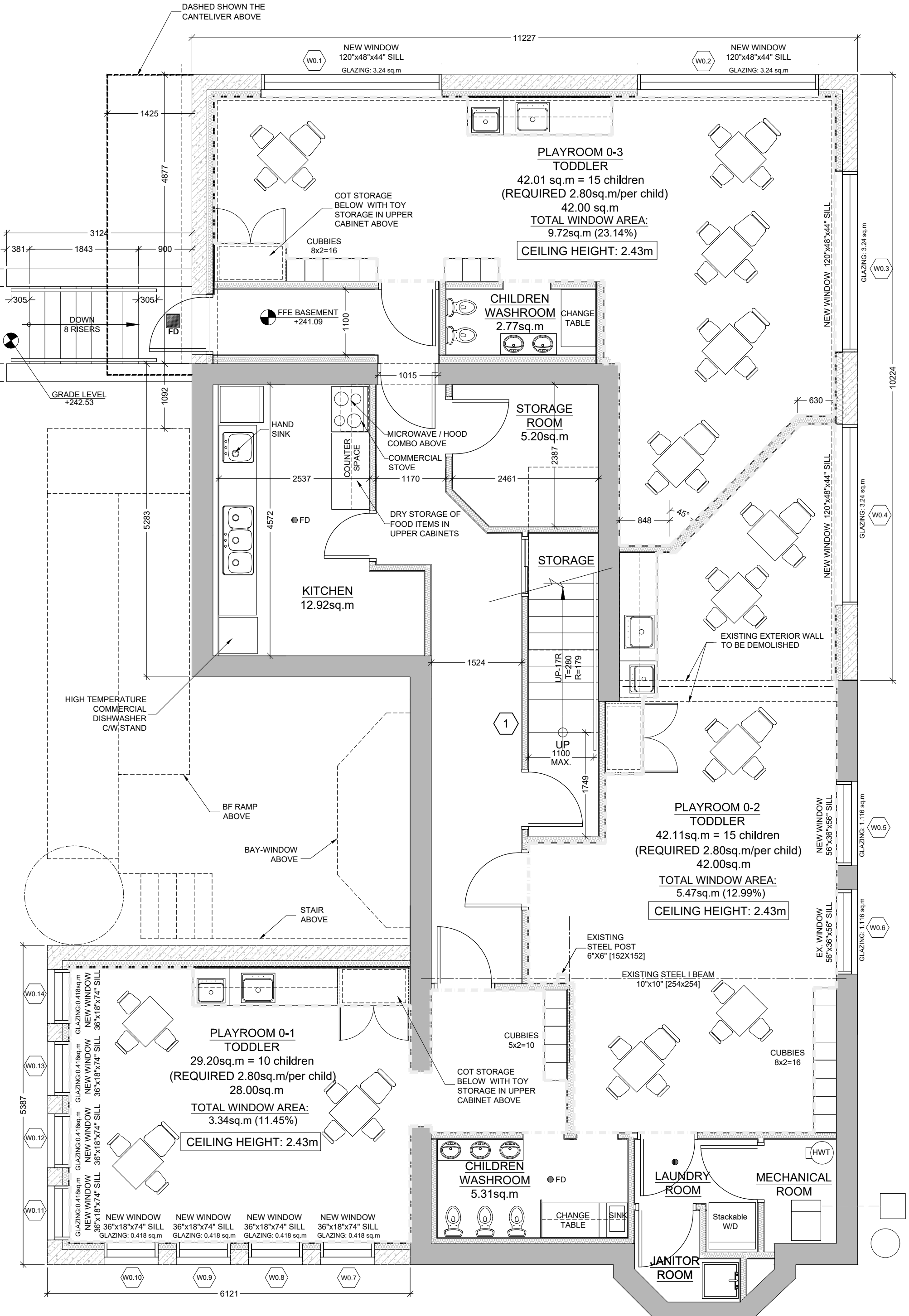
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SIGNED _____ DATE _____



DATE	NO.	REVISIONS / ISSUES	HT	BY
2024-08-20	18	REVISED PER CLIENT COMMENT (5)	HT	
2024-08-14	17	REVISED PER CLIENT COMMENT (4)	HT	
2024-04-25	16	REVISED PER CLIENT COMMENT (3)	HT	
2024-04-05	15	ISSUED FOR PERLIMINARY PHASE 2	AA	
2024-03-11	14	REVISED PER PUBLIC HEALTH COMMENT	AA	
2024-03-05	13	ISSUED FOR PERLIMINARY PHASE 2	AA	
2024-02-29	12	ISSUED FOR PERLIMINARY PHASE 2	HT	
2023-12-20	11	REVISED PER CLIENT COMMENT (2)	HT	
2023-10-10	10	UPDATED FOR COORDINATION	HT	
2023-09-13	9	ISSUED PER EXAMINER COMMENTS	HT	
2023-04-26	8	ISSUED FOR CoA (PRELIMINARY)	HT	
2023-04-24	7	REVISED PER CLIENT COMMENT (1)	HT	
2023-04-21	6	DAYCARE DESIGN 4	HT	
2023-04-04	5	DAYCARE DESIGN 3	HT	
2023-03-22	4	DAYCARE DESIGN 2	HT	
2023-02-24	3	DAYCARE DESIGN 1	HT	
2023-02-03	2	RE-ISSUE TO CLIENT	HT	
2022-12-19	1	ISSUE TO CLIENT	HT	

AREA
 ARCHITECTS RASH & COLLETT ASSOCIATES LTD.
 15 LOLA ROAD
 TORONTO, ONTARIO, M5E 1P5
 TEL (416) 696-1969
 FAX (416) 696-1966

ONTARIO ASSOCIATION OF ARCHITECTS
 DAVID W. COLLIER
 4507

ISSUED FOR BUILDING PERMIT

PROJECT TITLE
 LITTLE SAGES ACADEMY
 ARMSTRONG HOUSE DAYCARE

10254 Hurontario Street, Brampton, ON L7A 0E4

DRAWING TITLE
 FURNITURE & OCCUPANCY
 FLOOR PLANS - PHASE 2

DRAWN BY
 HT

CHECKED BY
 DE

SCALE
 DATE
 OCTOBER 6, 2021

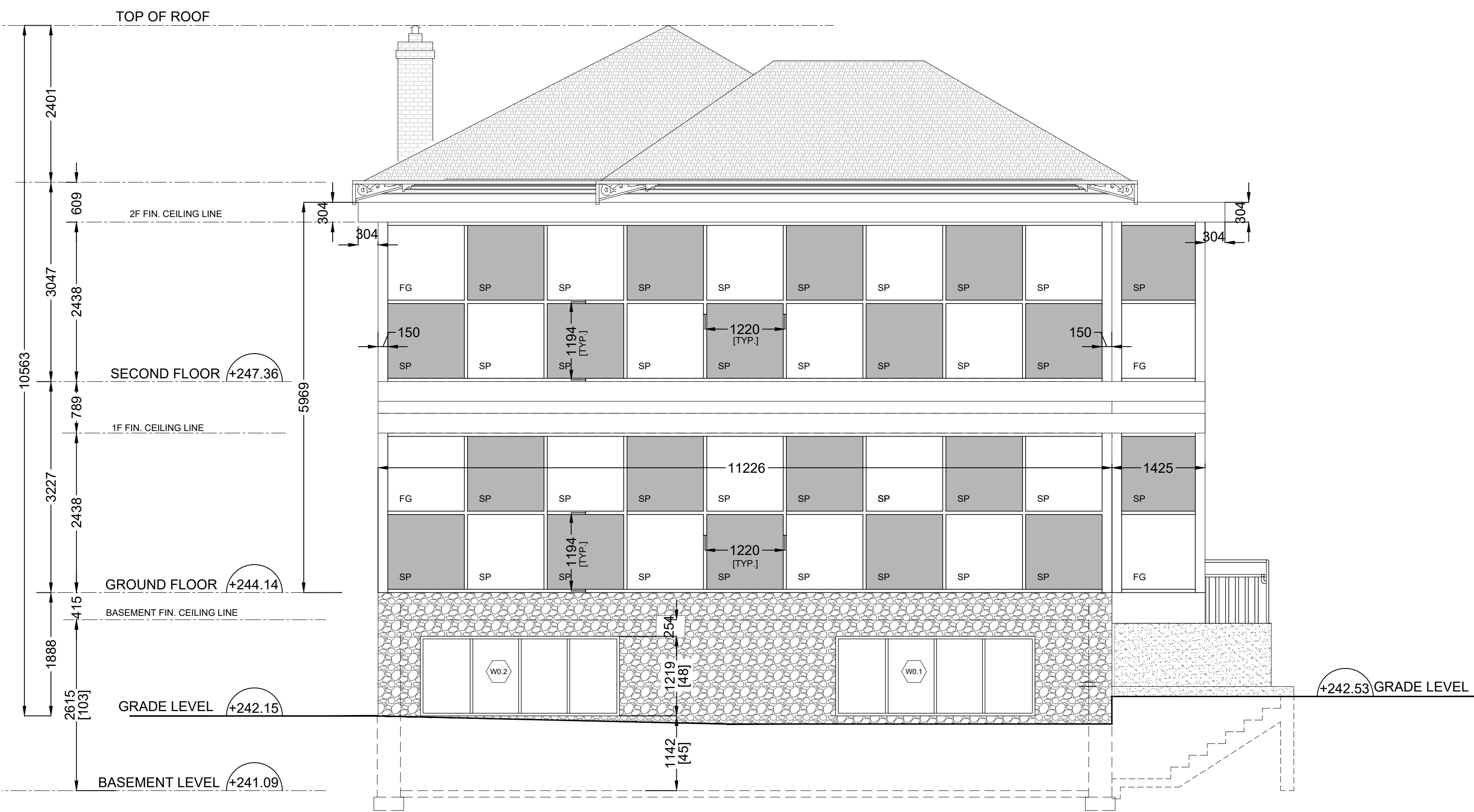
SET NO.
 1

TOTAL DWG. NO.
 3

PROJECT NORTH

DRAWING NO.
A1.1b

PROJECT NO.
 12-576



1 WEST ELEVATION
A2-1 SCALE 1:50

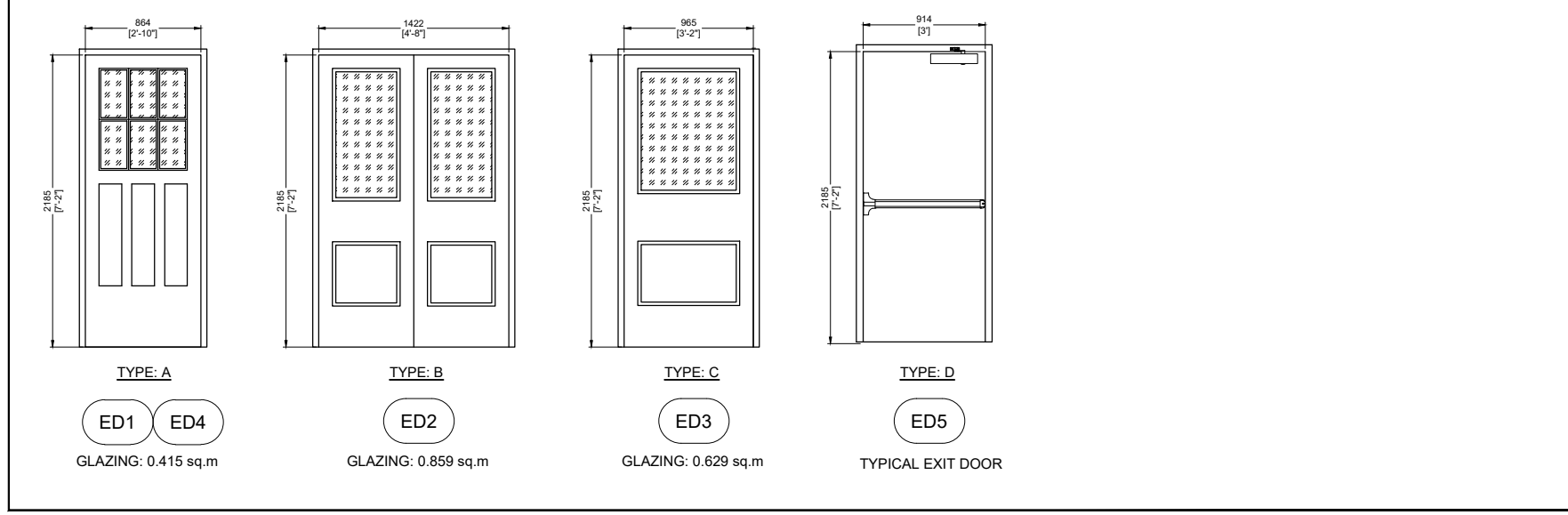


2 SOUTH ELEVATION
A2-1 SCALE 1:50

EXTERIOR DOOR SCHEDULE

NO	LOCATION	TYPE	DOOR SIZE width x height	DOOR & FRAME FINISH	GLAZING	CONDITION EXIST NEW	FIRE RATING	HARDWARE & NOTES
D1	GROUND FLOOR	A	864 x 2185 x 45	WOOD PAINT	N/A	■		WEATHER STRIPPING, SWEEP, BUTT HINGES, EXTERIOR DOOR TO BE REPAIRED & REFINISHED
D2	GROUND FLOOR	B	1422 x 2185 x 45	WOOD PAINT	N/A	■		WEATHER STRIPPING, SWEEP, BUTT HINGES, EXTERIOR DOOR TO BE REPAIRED & REFINISHED
D3	GROUND FLOOR	C	965 x 2185 x 45	WOOD PAINT	N/A	■		WEATHER STRIPPING, SWEEP, BUTT HINGES, EXTERIOR DOOR TO BE REPAIRED & REFINISHED
D4	GROUND FLOOR	A	864 x 2185 x 45	WOOD PAINT	N/A	■		EXISTING DOOR REMAIN LOCKED IN ORDER TO ACCOMMODATE A NEW STAIR TO BE REPAIRED & REFINISHED IF NEEDED
D5	BASEMENT	D	915 x 2185 x 45	WOOD HOLLOW METAL	N/A	■	45min	NEW INSULATED DOOR AND FRAME WITH WEATHERSTRIPPING, CLOSER, LOCKSET AND ALUMINUM THRESHOLD

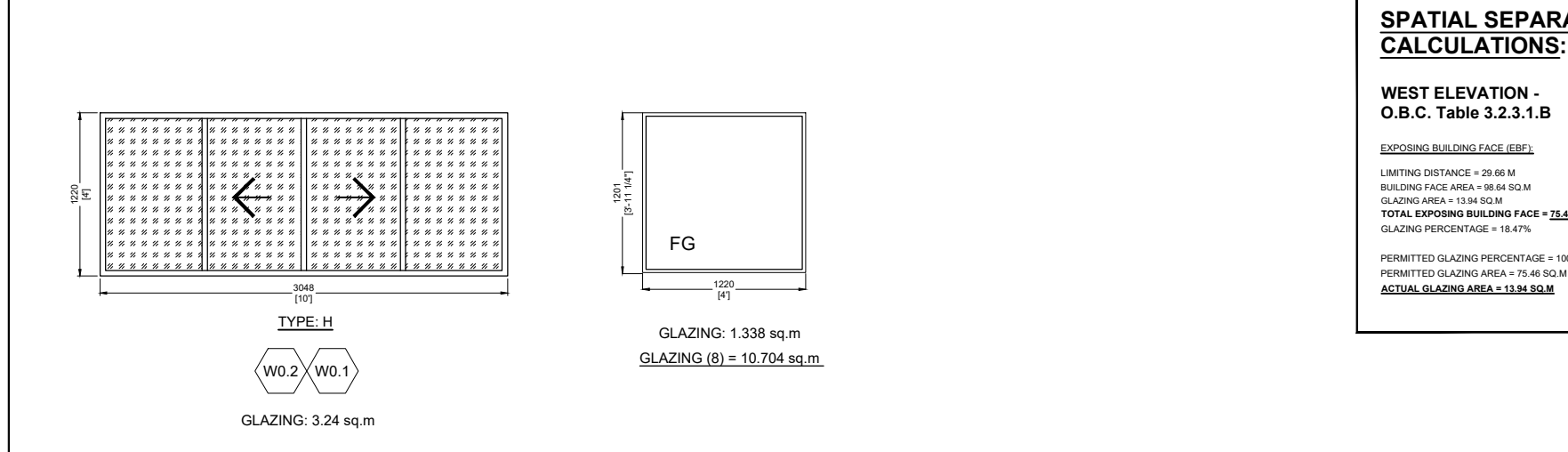
EXTERIOR DOOR TYPE



WINDOW SCHEDULE - WEST ELEVATION

NO	LOCATION ELEVATION	STOREY	WINDOW SIZE width x height	SILL	MATER	TYPE	GLAZING	CONDITION EXIST NEW	NOTES REFER TO WINDOW NOTES
W0.1	WEST	BASEMENT	3048 x 1220	1142	VINYL	SLIDE	LoE x INSULATED	■	
W0.2	WEST	BASEMENT	3048 x 1220	1142	VINYL	SLIDE	LoE x INSULATED	■	

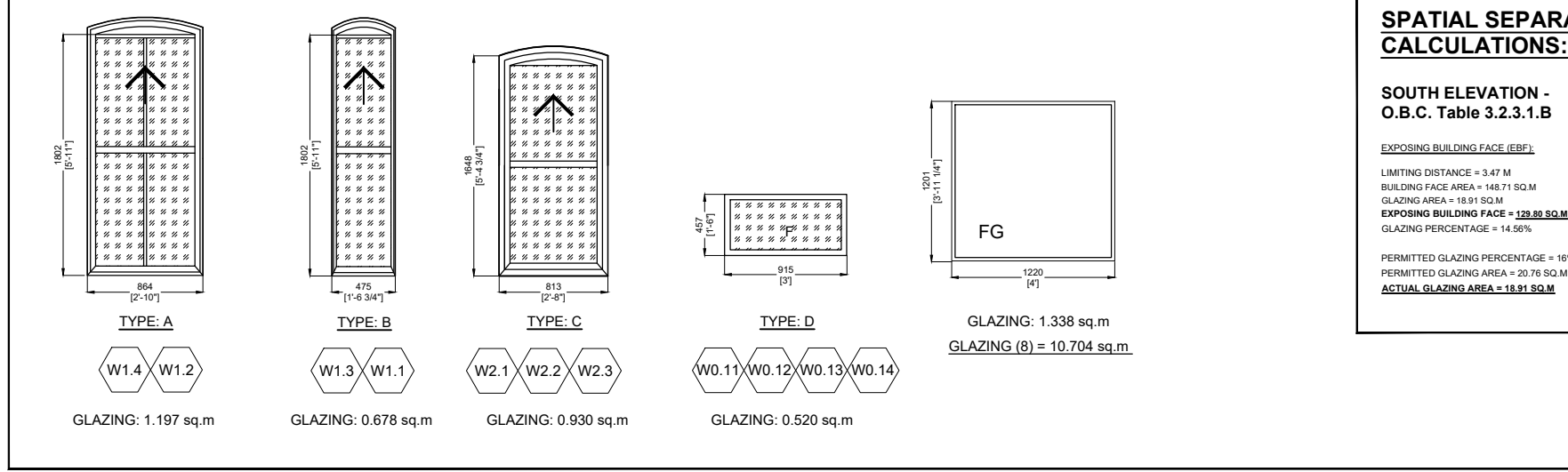
WINDOW TYPE - WEST ELEVATION



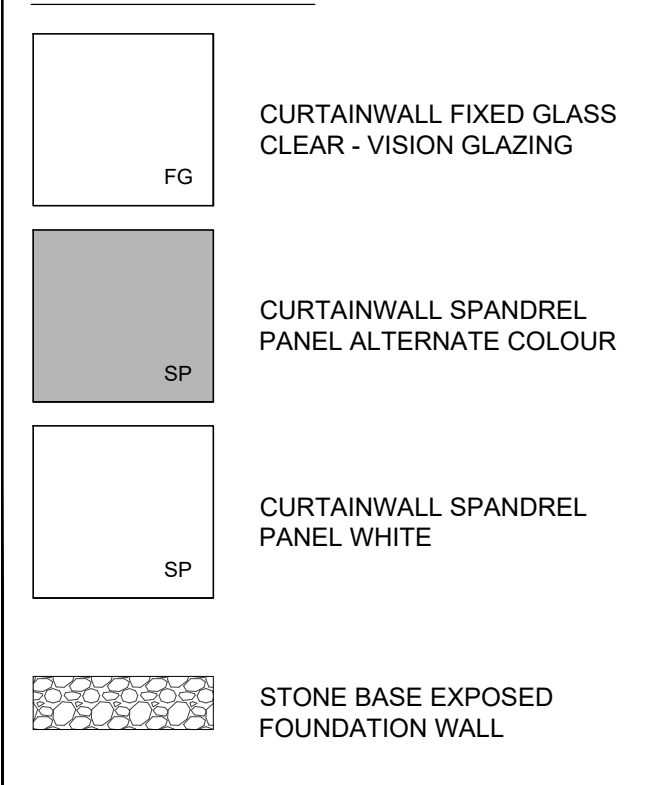
WINDOW SCHEDULE - SOUTH ELEVATION

NO	LOCATION ELEVATION	STOREY	WINDOW SIZE width x height	SILL	MATER	TYPE	GLAZING	CONDITION EXIST NEW	NOTES REFER TO WINDOW NOTES
W0.11	SOUTH	BASEMENT	915 x 457	1905	VINYL	FIXED	LoE x INSULATED	■	
W0.12	SOUTH	BASEMENT	915 x 457	1905	VINYL	FIXED	LoE x INSULATED	■	
W0.13	SOUTH	BASEMENT	915 x 457	1905	VINYL	FIXED	LoE x INSULATED	■	
W0.14	SOUTH	BASEMENT	915 x 457	1905	VINYL	FIXED	LoE x INSULATED	■	
W1.1	SOUTH	GROUND FLOOR	475 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	
W1.2	SOUTH	GROUND FLOOR	864 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	
W1.3	SOUTH	GROUND FLOOR	475 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	
W1.4	SOUTH	GROUND FLOOR	864 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	
W2.1	SOUTH	SECOND FLOOR	813 x 1648	849	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	
W2.2	SOUTH	SECOND FLOOR	813 x 1648	849	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	
W2.3	SOUTH	SECOND FLOOR	813 x 1648	849	WOOD	SINGLE-HUNG, SINGLE WIDE UNIT	LoE x INSULATED	■	

WINDOW TYPE - SOUTH ELEVATION



LEGEND



WINDOW NOTES:

- DIMENSIONS OF EXISTING WINDOW FOR REPLACEMENT TO BE CONFIRMED ON-SITE SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANT'S REVIEW AND APPROVAL.
- WINDOW REPLACEMENT TO CONSIST OF WINDOW SASH REPLACEMENT AND ANY ASSOCIATED FITTINGS, HARDWARE AND ADJACENT WOOD COMPONENTS.
- FOR WINDOWS WITH SASH REPLACEMENT, ALL RETAINED WINDOW COMPONENTS (INCLUDING BUT NOT LIMITED TO: JAMB, HEADERS, SILL CASING, BRICK MOLD) EXHIBITING DETRIORATION, SHALL BE REPAIRED. PRICE REPAIRED (CUSTOMER) OR FILLED AREA OF DETRIORATION TO BE REPAIRED, WHERE UNCERTAIN SHALL BE TO THE DETERMINATION OF THE CONSULTANT. ONLY INTERIOR CASING AND SILL MAY BE REFINISHED AS IS.
- IF INTERIOR CASING REMOVED FOR WINDOW INSTALLATION, IT SHALL BE RE-INSTALLED TO ITS PREVIOUS STATE.
- REMOVE EXISTING EXTERIOR SILL AND REPLACE WITH NEW TO MATCH EXISTING.
- REPLACE ENTIRE WINDOW INCLUDING ALL COMPONENTS WITH NEW TO MATCH EXISTING. RETAIN ONLY INTERIOR CASING AND SILL.
- SCRAPE, SAND AND REPAINT EXISTING AND REPAIRED WINDOW COMPONENTS. NEW WINDOWS AND SASHES TO BE PAINTED AFTER INSTALLATION AND ADJACENT FINISHES MADE GOOD AND PAINTED.
- CONCEAL AND MAKE WEATHER TIGHT ANY VOIDS OR HOLES FROM REMOVED WINDOW EQUIPMENT, I.E. HINGES, ETC.
- KNOCK-OUT EXISTING WINDOW SASH IF REQUIRED.
- EXISTING METAL STORM SCREEN TO BE REMOVED AND DISPOSED. EXISTING WOOD STORM WINDOWSCREEN TO BE REMOVED, NUMBERED AND STORED AS DIRECTED BY THE CONSULTANT. EXISTING WINDOW AC UNITS TO BE REMOVED.
- GLAZING IN ALL NEW WINDOWS TO BE DOUBLE INSULATED (I.E. IS SEALED UNITS WITHIN BARS TO BE REPLACED WITH NEW SIMULATED DIVIDERS.
- EXISTING WINDOW IS DOUBLE GLAZED AND IN GOOD CONDITION, NOT TO BE INCLUDED IN THE CONTRACT.
- WHERE EXISTING WINDOW IS RETAINED, REPLACE ALL EXTERIOR WOOD COMPONENTS INCLUDING BOX FRAME, JAMB, SILL, CASING, SILL ETC. EXISTING WINDOW TO BE REMOVED AND RE-INSTALLED AFTER REPLACEMENT IS COMPLETED.
- WINDOW TO BE COMPLETED WITH A REMOVABLE INSECT SCREEN AT ALL OPERATING SASHES.

DOOR NOTES:

- NEW DOORS TO REPLICATE HEIGHTS, MATERIALS AND FINISHES OF EXISTING RETAINED DOORS. SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANT'S REVIEW AND APPROVAL.
- DIMENSIONS OF EXISTING DOORS FOR REPLACEMENT TO BE CONFIRMED ON-SITE. SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANT'S REVIEW AND APPROVAL.
- DOOR REPLACEMENT TO CONSIST OF DOOR AND FRAME REPLACEMENT AND ANY ASSOCIATED FITTINGS, HARDWARE AND ADJACENT WOOD COMPONENTS.
- SCRAPE, SAND, REPAIR AND RE-PAINTE-FINISH EXISTING AND RELOCATED DOORS AND THEIR COMPONENTS. NEW DOORS & FRAMES TO BE PAINTED/FINISHED AFTER INSTALLATION AND ADJACENT FINISHES MADE GOOD.
- CONCEAL AND MAKE WEATHER TIGHT ANY VOIDS OR HOLES FROM REMOVED DOOR EQUIPMENT (I.E. HINGES, ETC.).
- GLAZING, IF ANY, IN EXISTING EXTERIOR DOORS TO BE KEPT IF CONCRETE ALLOWS IT. DAMAGED GLAZING TO BE REPLACED WITH SIMILAR SINGLE GLAZING.
- PASSAGE BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING SHALL BE THROUGH A DOOR OPENING EQUIPPED WITH A SELF-CLOSING DOOR HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. SUCH DOOR SHALL NOT OPEN DIRECTLY INTO A ROOM FOR SLEEPING QUARTERS.

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SIGNED _____ DATE _____

DATE	NO.	REVISIONS / ISSUES	BY
2024-08-14	5	REVISED PER CLIENT COMMENT	HT
2024-04-15	4	ISSUED PER CLIENT COMMENTS	HT
2024-04-05	3	ISSUED FOR PRELIMINARY PHASE 2	AA
2023-12-26	2	UPDATED FOR COORDINATION	HT
2023-10-02	1	ISSUE FOR BUILDING PERMIT	HT

AREA
ARCHITECTS RASCH ECKLER ASSOCIATES LTD.
15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL. (416) 696 - 1969
FAX. (416) 696 - 1966



ISSUED FOR BUILDING PERMIT

PROJECT TITLE
LITTLE SAGES ACADEMY
ARMSTRONG HOUSE DAYCARE
10254 Hurontario Street, Brampton, ON L7A 0E4
DRAWING TITLE

WEST & SOUTH ELEVATIONS

DRAWN BY	SCALE	
HT		
CHECKED BY	DATE	
DE	OCTOBER 6, 2021	
SET NO.	PROJECT NORTH	DRAWING NO.
1		A2-1
TOTAL DWG. NO.	PROJECT NO.	DRAWING NO.
2		15-620



1 EAST ELEVATION
A2-2 SCALE 1:50



2 NORTH ELEVATION
A2-2 SCALE 1:50

WINDOW SCHEDULE – EAST ELEVATION

NO	LOCATION	STOREY	WINDOW SIZE width x height	SILL	MATER	TYPE	GLAZING	CONDITION EXIST. NEW	NOTES REFER TO WINDOW NOTES
W0.7	EAST	BASEMENT	915 x 457	1905	VNYL	FIXED	LoE x INSULATED		
W0.8	EAST	BASEMENT	915 x 457	1905	VNYL	FIXED	LoE x INSULATED		
W0.9	EAST	BASEMENT	915 x 457	1905	VNYL	FIXED	LoE x INSULATED		
W0.10	EAST	BASEMENT	915 x 457	1905	VNYL	FIXED	LoE x INSULATED		
W1.7	EAST	GROUND FLOOR	475 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UN	LoE x INSULATED		
W1.8	EAST	GROUND FLOOR	864 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UN	LoE x INSULATED		
W1.9	EAST	GROUND FLOOR	475 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UN	LoE x INSULATED		
W1.10	EAST	GROUND FLOOR	622 x 1524	—	WOOD	FIXED	LoE x INSULATED		
W1.11	EAST	GROUND FLOOR	450 x 1000	—	WOOD	FIXED	LoE x INSULATED		
W2.3	EAST	SECOND FLOOR	813 x 1648	849	WOOD	SINGLE-HUNG, SINGLE WIDE UN	LoE x INSULATED		
W2.8	EAST	SECOND FLOOR	610 x 1361	849	WOOD	SINGLE-HUNG, SINGLE WIDE UN	LoE x INSULATED		
W2.9	EAST	SECOND FLOOR	610 x 1361	849	WOOD	SINGLE-HUNG, SINGLE WIDE UN	LoE x INSULATED		
W2.10	EAST	SECOND FLOOR	610 x 1361	849	WOOD	SINGLE-HUNG, SINGLE WIDE UN	LoE x INSULATED		
W2.11	EAST	SECOND FLOOR	610 x 1361	849	WOOD	SINGLE-HUNG, SINGLE WIDE UN	LoE x INSULATED		

WINDOW TYPE – EAST ELEVATION

GLAZING: 1.197 sq.m GLAZING: 0.678 sq.m GLAZING: 0.930 sq.m GLAZING: 0.520 sq.m GLAZING: 0.604 sq.m GLAZING: 0.520 sq.m

SPATIAL SEPARATION CALCULATIONS:
EAST ELEVATION – O.B.C. Table 3.2.3.1.B
LANTING DISTANCE = 0.8 M
GLAZING AREA = 1.197 SQ.M
TOTAL SPACING BETWEEN PANELS = 2.468 M
GLAZING PERCENTAGE = 10.7%

WINDOW SCHEDULE – NORTH ELEVATION

NO	LOCATION	STOREY	WINDOW SIZE width x height	SILL	MATER	TYPE	GLAZING	CONDITION EXIST. NEW	NOTES REFER TO WINDOW NOTES
W0.3	NORTH	BASEMENT	3048 x 1220	1142	VNYL	SLIDE	LoE x INSULATED		
W0.4	NORTH	BASEMENT	3048 x 1220	1142	VNYL	SLIDE	LoE x INSULATED		
W0.5	NORTH	BASEMENT	915 x 1422	1447	VNYL	FIXED	LoE x INSULATED		
W0.6	NORTH	BASEMENT	915 x 1422	1447	VNYL	FIXED	LoE x INSULATED		
W1.6	NORTH	GROUND FLOOR	864 x 1802	660	WOOD	SINGLE-HUNG, SINGLE WIDE UN	LoE x INSULATED		
W2.7	NORTH	SECOND FLOOR	813 x 1648	849	WOOD	SINGLE-HUNG, SINGLE WIDE UN	LoE x INSULATED		

WINDOW TYPE – NORTH ELEVATION

GLAZING: 1.197 sq.m GLAZING: 0.930 sq.m GLAZING: 1.116 sq.m GLAZING: 3.24 sq.m

SPATIAL SEPARATION CALCULATIONS:
NORTH ELEVATION – O.B.C. Table 3.2.3.1.B
LANTING DISTANCE = 0.8 M
GLAZING AREA = 3.24 SQ.M
TOTAL SPACING BETWEEN PANELS = 2.468 M
GLAZING PERCENTAGE = 10.7%

LEGEND

- FG CURTAINWALL FIXED GLASS CLEAR – VISION GLAZING
- SP CURTAINWALL SPANDREL PANEL ALTERNATE COLOUR
- SP CURTAINWALL SPANDREL PANEL WHITE
- STONE BASE EXPOSED FOUNDATION WALL

WINDOW NOTES:

- DIMENSIONS OF EXISTING WINDOW FOR REPLACEMENT TO BE COVERED ON-SITE SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANTS REVIEW AND APPROVAL.
- WINDOW REPLACEMENT TO CONSIST OF WINDOW SASH REPLACEMENT AND ANY ASSOCIATED FITTINGS, HARDWARE, AND ADJACENT WOOD COMPONENTS.
- FOR WINDOWS WITH SASH REPLACEMENT, ALL RETAINED WINDOW COMPONENTS (INCLUDING BUT NOT LIMITED TO JAMBES, HEADERS, SILL CASING, BRICK MOLD) EXHIBITING DEGRADATION, SHALL BE REPAIRED, PIECE REPAIRED (OUTDOOR) OR FIELDED AREA OF DEGRADATION TO BE REPAIRED, WHERE NECESSARY, SHALL BE TO THE DETERMINATION OF THE CONSULTANT. ONLY INTERIOR CASING AND SILL MAY BE RETAINED AS IS.
- IF INTERIOR CASING REMOVED FOR WINDOW INSTALLATION, IT SHALL BE RE-INSTALLED TO ITS PREVIOUS STATE.
- REPAIR EXISTING EXTERIOR SILL AND REPLACE WITH NEW TO MATCH EXISTING.
- REPLACE ENTIRE WINDOW INCLUDING ALL COMPONENTS WITH NEW TO MATCH EXISTING. EXISTING RETAIN ONLY INTERIOR CASING AND SILL.
- SCRAPE SAND AND RE-PAIN EXISTING AND REPAIRED WINDOW COMPONENTS. NEW WINDOWS AND SASHES TO BE PAINTED AFTER INSTALLATION AND ADJACENT FINISHES MADE GOOD AND PAINTED.
- CONCEAL AND MAKE WEATHER TIGHT ANY VOIDS OR HOLES FROM REMOVED WINDOW EQUIPMENT (i.e. HINGES, ETC.).
- ROUT-OUT EXISTING WINDOW SASH IF REQUIRED.
- EXISTING METAL STORM SCREEN TO BE REMOVED AND DISPOSED. EXISTING WOOD STORM WINDOW/SCREEN TO BE REMOVED, NUMBERED AND STORED AS DIRECTED BY THE CONSULTANT. EXISTING WINDOW A/C UNITS TO BE REMOVED.
- GLAZING IN ALL NEW WINDOWS TO BE DOUBLE INSULATED (IG) SEALED UNITS EXISTING MUNTIN BARS TO BE REPLACED WITH NEW SIMILAR DIVIDERS.
- EXISTING WINDOW IS DOUBLE GLAZED AND IN GOOD CONDITION. NOT TO BE INCLUDED IN THE CONTRACT.
- WHERE EXISTING WINDOW IS RETAINED, REPLACE ALL EXTERIOR WOOD COMPONENTS INCLUDING SIDING, FRAME, JAMBES, SASH CASING, SILL, ETC. EXISTING WINDOW TO BE REMOVED AND RE-INSTALLED AFTER REPLACEMENT IS COMPLETED.
- WINDOW TO BE COMPLETED WITH A REMOVABLE INSECT SCREEN AT ALL OPERATING SASHES.

DOOR NOTES:

- NEW DOORS TO REPLICATE HEIGHTS, MATERIALS AND FINISHES OF EXISTING RETAINED DOORS. SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANTS REVIEW AND APPROVAL.
- DIMENSIONS OF EXISTING DOORS FOR REPLACEMENT TO BE COVERED ON-SITE SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANTS REVIEW AND APPROVAL.
- DOOR REPLACEMENT TO CONSIST OF DOOR AND FRAME, REPLACEMENT AND ANY ASSOCIATED FITTINGS, HARDWARE, AND ADJACENT WOOD COMPONENTS.
- SCRAPE SAND, REPAIR AND RE-PAIN/FINISH EXISTING AND RELOCATED DOORS AND THEIR COMPONENTS. NEW DOORS & FRAMES TO BE PAINTED/FINISHED AFTER INSTALLATION AND ADJACENT FINISHES MADE GOOD.
- CONCEAL AND MAKE WEATHER TIGHT ANY VOIDS OR HOLES FROM REMOVED DOOR EQUIPMENT (I.E. HINGES, ETC.).
- GLAZING, IF ANY, IN ALL NEW DOORS TO BE DOUBLE INSULATED (IG) SEALED UNITS MUNTIN BARS TO BE REPLACED AS PER EXISTING WITH NEW SIMILAR DIVIDERS.
- GLAZING, IF ANY, IN EXISTING EXTERIOR DOORS TO BE KEPT IF CONDITION ALONGS IT. DAMAGED GLAZING TO BE REPLACED WITH SIMILAR SINGLE GLAZING.
- PASSAGE BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING SHALL BE THROUGH A DOOR OPENING EQUIPPED WITH A SELF-CLOSING DOOR HAVING A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. SUCH DOOR SHALL NOT OPEN DIRECTLY INTO A ROOM FOR SLEEPING QUARTERS.

ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL BY-LAWS AND CODES HAVING JURISDICTION OVER THIS SITE LOCATION.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BY PHONE AND SUBSEQUENT WRITTEN CONFIRMATION, PRIOR TO COMMENCEMENT OF THE WORK.

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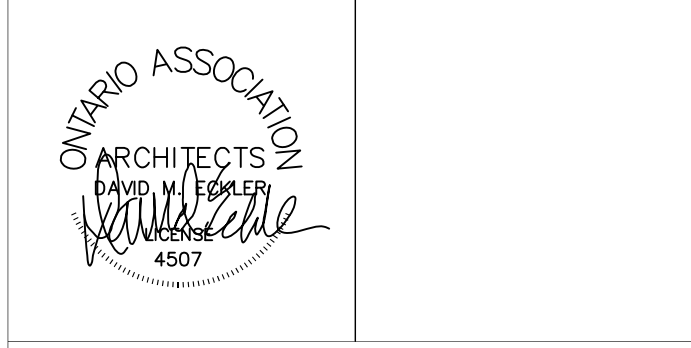
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SIGNED _____ DATE _____

DATE	NO	REVISIONS / ISSUES	BY
2024-08-14	5	REVISED PER CLIENT COMMENT	HT
2024-04-15	4	ISSUED PER CLIENT COMMENTS	HT
2024-04-05	3	ISSUED FOR PRELIMINARY PHASE 2	AA
2023-12-26	2	UPDATED FOR COORDINATION	HT
2023-10-02	1	ISSUE FOR BUILDING PERMIT	HT

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PROJECT TITLE
LITTLE SAGES ACADEMY
ARMSTRONG HOUSE DAYCARE

10254 Hurontario Street, Brampton, ON L7A 0E4
DRAWING TITLE
EAST & NORTH ELEVATIONS

ISSUED FOR BUILDING PERMIT

DRAWN BY HT	SCALE
CHECKED BY DE	DATE OCTOBER 6, 2021
SET. NO. 1	PROJECT NORTH DRAWING NO. A2-2
TOTAL DWG. NO. 2	PROJECT NO. 15-620