



HERITAGE IMPACT ASSESSMENT

2305 Embleton Road, Brampton

10 March 2025

TABLE OF CONTENTS

EXECUTIVE SUMMARY

1.0	INTRODUCTION	2
2.0	LOCATION & SITE DESCRIPTION	2
3.0	HERITAGE PLANNING CONTEXT	3
4.0	HISTORIC CONTEXT	3
5.0	PROPOSED DEVELOPMENT	4
6.0	HERITAGE IMPACT ASSESSMENT	5
7.0	CONCLUSIONS & RECOMMENDATIONS	6
8.0	SOURCES	7
9.0	QUALIFICATIONS OF THE AUTHOR	7
10.0	APPENDICES	ATTACHED

APPENDIX A: PHOTO DOCUMENTATION

APPENDIX B: HISTORIC DOCUMENTATION

APPENDIX C: PROPOSED DEVELOPMENT [WANG ARCHITECTS]

EXECUTIVE SUMMARY

Hobson Built Heritage was retained by Umbria Developers to prepare a scoped *Heritage Impact Assessment* (HIA) for a proposed development at 2305 Embleton Road in Brampton. The proposed development consists of 4 townhouse blocks on a private road. A heritage assessment was requested by staff at the City of Brampton because the subject property is across the street from Huttonville Public School, a non-Designated heritage property that is Listed on the Municipal Heritage Register.

The proposed development is a low-rise residential development that is physically separated from the adjacent heritage property by Embleton Road. The five dwellings on the subject property that are proposed for demolition were built c.1950 and do not have cultural heritage value. A *Stage 1 and Stage 2 Archaeological Assessment* has been completed by Amick Consultants Limited and no further archaeological assessment is recommended.

Therefore, it has been determined that:

- the proposed development will have no negative impacts on cultural heritage resources

Therefore:

- no mitigation is required.

1.0 INTRODUCTION

Preparation of this report included remote review of the subject property and adjacent properties, review of relevant heritage policies and applicable legislation, review of the historical and cultural context of the area, and consultation with heritage planning staff. The *Stage 1 & 2 Archaeological Assessment* undertaken by Amick Consultants Ltd. was reviewed. The drawings for the proposed development were reviewed and are included in the appendix of this report.

2.0 LOCATION & SITE DESCRIPTION

The subject property is 2305 Embleton Road and is located on the south side of Embleton Road across the street from the Huttonville Public School. The subject property is approximately one hectare in extent and contains five one-storey dwellings accessed by a private road. The property is bounded by Embleton Road to the north, residential development on the east and agricultural fields on the west and south.



LOCATION MAP: 2305 Embleton Road, the subject property

See **Appendix A** for photos of the subject property and contextual relationships to Embleton Road and Huttonville Public School.

3.0 HERITAGE PLANNING CONTEXT

The subject property is across the street from Huttonville Public School, a property that is Listed as a non-Designated heritage property on the City of Brampton's Municipal Heritage Register.

The site is historically significant because it has been the site of a public school since the 1850s. The present school on the site was built in 1938 and significantly enlarged in the 1950s and 1960s. There is no formal statement of cultural heritage value but research and evaluation suggests that the heritage value is associative and contextual, and pertains primarily to the historic and continuing association of this site with public education in Huttonville dating back to the early settlement period.



Huttonville Public School, 2322 Embleton Road, Part of Lot 6, Concession 5 WHS

4.0 HISTORIC CONTEXT

Historically, the subject property at 2305 Embleton Road is Part of Lot 5, Concession 5 WHS in the Township of Chinguacousy that is now part of the City of Brampton, Regional Municipality of Peel.

Historic mapping shows that the subject property was part of a larger parcel in the rural area just west of the village of Huttonville in the Township of Chinguacousy. On the **1859 Tremaine Map** the subject property is part of a larger parcel belonging to **John Blain** and there are no structures on the subject property. In the **1877 County Atlas** the subject property is part of a larger parcel belonging to James P. Hutton, the founder of mills in this vicinity on the Credit River, after whom the settlement of Huttonville is named. There are still no structures on the subject property but there is a farmhouse in the northwest corner of the parcel and a schoolhouse across the street.

The schoolhouse recorded on the **1877 County Atlas** is the brick school built in 1876 on land that was leased from William Ostrander. This was the third schoolhouse that served S.S.1 Chinguacousy, replacing the previous log and frame structures erected by the first European settlers in this area. This schoolhouse remained in used until it was destroyed by fire in 1933. It was replaced by new school on the same site that opened in 1938. This school was significantly enlarged in the 1950s and 1960s to its current configuration, now known as Hutton Public School.



Huttonville School in 1876 (destroyed by fire in 1933)



Huttonville School in 1967 – built on the same site

The 1942 Topographical Map shows no structures on the subject property. The 1954 Aerial Photo of this area shows the five dwellings and private road on the subject property. Therefore, the five dwellings on the subject property were built between 1942 and 1954.

See Appendix B for historic mapping of the study area.

5.0 PROPOSED DEVELOPMENT

The proposed development consists of 4 townhouse blocks with a total of 30 units, including 14 back-to-back townhouse units and 16 front-loaded townhouse units. The 3-storey townhouses will be common element condominium units located along a private road. The area is zoned for single-detached dwellings so an amendment to the Zoning By-law is required. The site is adjacent to wetland (Provincially Significant Churchville-Norval Wetland Complex) and development is regulated by Credit Valley Conservation (CVC). Five single-detached dwellings currently on the subject property will be demolished and tree removals will be required. New landscaping is proposed for the Embleton Road frontage.



PROPOSED DEVELOPMENT – four blocks of 3-storey townhouses

6.0 HERITAGE IMPACT ASSESSMENT

The *Ontario Heritage Toolkit* provides guidance on evaluating potential impacts to cultural heritage resources and mitigation measures for avoiding or reducing negative impacts. There may be negative impacts on cultural heritage resources before, during, or after work has been completed. These impacts may be direct or indirect, temporary or permanent. Negative impacts should be described in terms of their effect on specific heritage attributes, or, in some cases, the overall cultural heritage value or interest of a property.

Impacts of the proposed development are evaluated according to the *Ontario Toolkit* in the table below:

NEGATIVE IMPACTS <i>Ontario Heritage Toolkit (2006)</i>	IMPACT ASSESSMENT	MITIGATION REQUIRED
DIRECT IMPACTS		
Destruction of any, or part of any, significant heritage attributes or features	<u>No impact</u>	<u>No mitigation required.</u> Existing buildings on the subject property proposed for demolition were built c.1950 and do not have cultural heritage value.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	n/a	n/a
INDIRECT IMPACTS		
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	<u>No impact</u>	<u>No mitigation required.</u> The proposed development is limited to 3-storeys in height and is located across the street from the heritage resource. Therefore, the proposed development will cast no shadows on the adjacent heritage resource.
Isolation of a heritage attribute from its surrounding environment, context or or a significant relationship	<u>No Impact</u>	<u>No mitigation required.</u> The proposed development will not isolate the adjacent heritage resource because physically separated from the heritage property by Embleton Road.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	<u>No impact</u>	<u>No mitigation required.</u> The proposed development is limited to 3-storeys in height

		and is located across the street from the heritage resource. Therefore, it will not obstruct significant views or vistas to the heritage resource from Embleton Road.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	<u>No impact</u>	<u>No mitigation required.</u> The rezoning required for the proposed development to permit townhouse development supports the use of the adjacent heritage property as a public school by providing a range of new housing options.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	<u>Potential impacts to Archaeological resources</u>	<u>Mitigation has been undertaken:</u> A Stage 1 & 2 Archaeological Assessment by Amick Consultants Ltd. has been completed and submitted to the Ministry. No archaeological resources were identified. Therefore, <u>no further mitigation is required.</u>

7.0 CONCLUSIONS & RECOMMENDATIONS

The proposed development is limited to three storeys in height and is physically separated from the adjacent heritage resource known as Huttonville Public School by Embleton Road. The five dwellings on the subject property proposed for demolition were built c. 1950 and do not have cultural heritage value or interest. Archaeological interests have been satisfied and no archaeological resources were found on the subject property. The proposed townhouse development supports continued use of the adjacent heritage property as a public school by providing a range of new housing options.

Therefore, there are no heritage concerns with the proposed development. As no negative impacts were identified, no mitigation is required.

8.0 SOURCES

Amick Consultants Ltd., *Stage 1-2 Archaeological Assessment; 2305 Embleton Road* (10 Dec 2024)

Archaeologists Inc. *Stage 1-2 Archaeological Assessment: 2322 Embleton Road* (26 May 2015)
City of Brampton, Municipal Heritage Register, available online

Corporation of the County of Peel, *A History of Peel County 1867-1967* (1967)

Ministry of Tourism, Culture & Sport (MTCS). *Ontario Heritage Toolkit* (2006)

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

9.0 QUALIFICATIONS OF THE AUTHOR

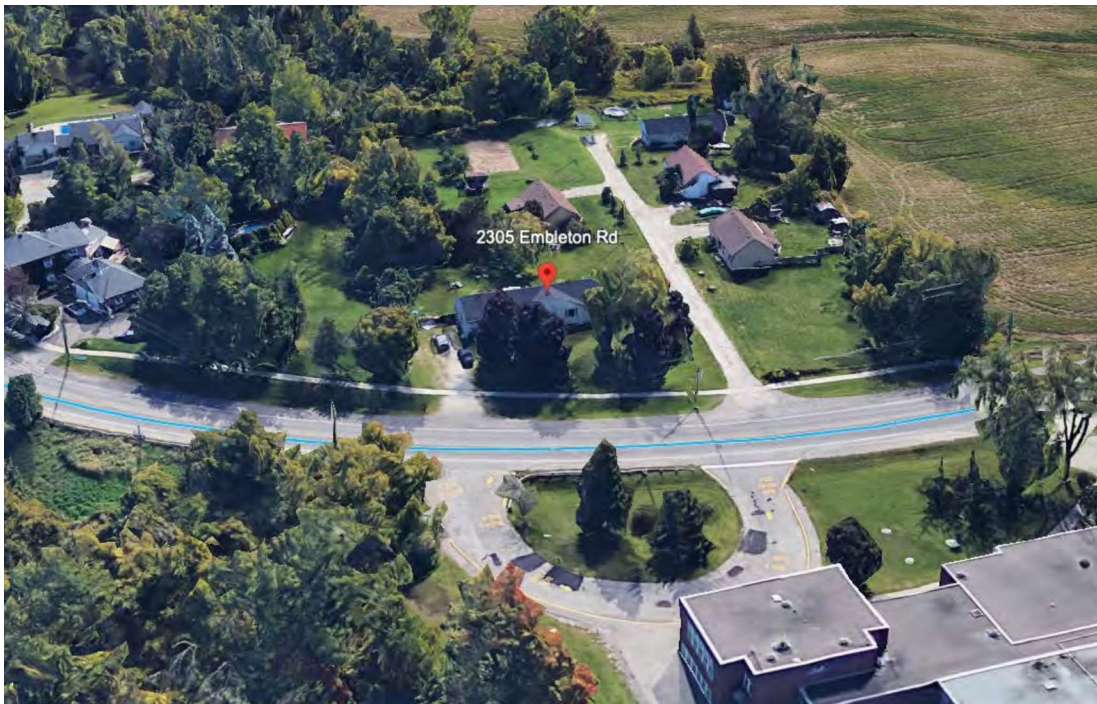
The author of this report is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a *Master of Arts in Architectural History* from the University of Toronto and a *Diploma in Heritage Conservation* from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian & Conservation Specialist at Taylor Hazell Architects in Toronto, and 12 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching Architectural History at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION



AERIAL VIEW OF THE SUBJECT PROPERTY, 2305 Embleton Road, Huttonville

^N

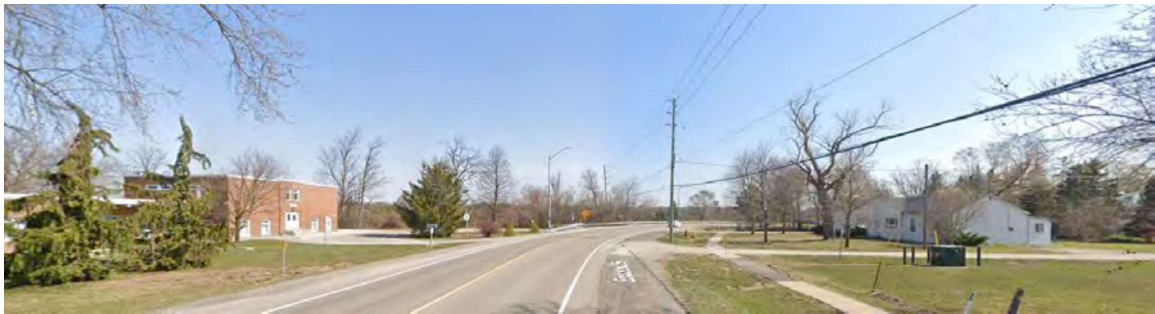


AERIAL VIEW OF THE SUBJECT PROPERTY, 2305 Embleton Road, Huttonville

vN



ADJACENT HERITAGE PROPERTY, Huttonville Public School, 2322 Embleton Road



STREETVIEW – looking east along Embleton Road



STREETVIEW – looking west along Embleton Road



2305 Embleton Road – aerial view of the subject property - Huttonville School visible across the street



2305 Embleton Road – the subject property contains five one-storey dwellings on a private road dating from the second half of the 20th century



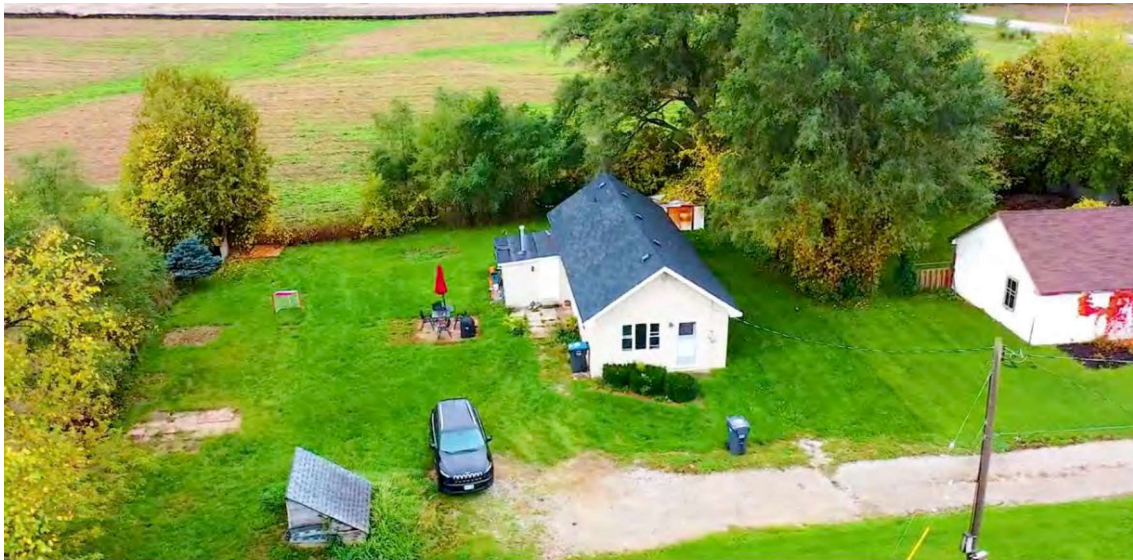
2305 Embleton Road – front elevation of 20th century dwelling on the subject property that faces Embleton Road



2305 Embleton Road – rear elevation of 20th century dwelling on the subject property that faces Embleton Road



2305 Embleton Road – 20th century dwelling on the subject property



2305 Embleton Road – 20th century dwelling on the subject property

Photos credits: Google Earth
Real Estate listing, J.T. Home Tours <https://www.youtube.com/watch?v=MIN2Xkh9plA>

APPENDIX B: HISTORIC DOCUMENTATION



1859 Tremaine Map – property of John Blain – no structures shown



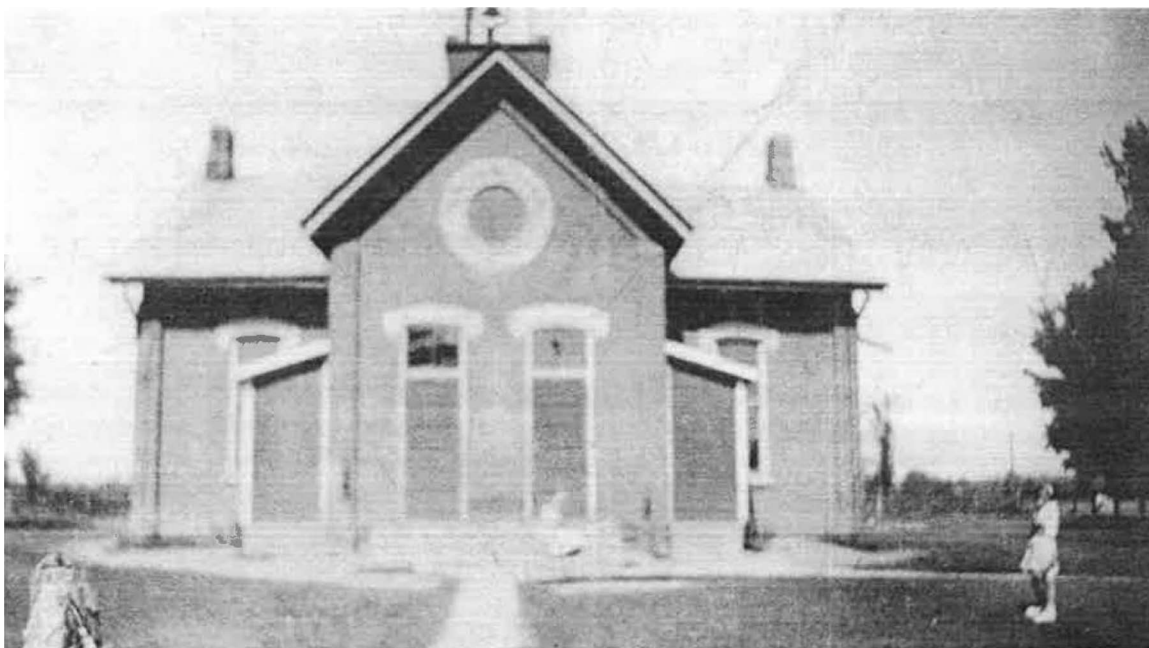
1877 County Atlas Map – property of James P. Hutton – one farmhouse located in the northwest corner – no structures on the subject property – School located across the street



1942 Topographical Map



1954 Aerial Photo – there are five structures and a road on the subject property that corresponds to the current layout of five dwellings – therefore the structures on the subject property date to c.1950



Huttonville School - the 3rd schoolhouse built in 1876. Located across the street from the subject property. This has been the site of a public school since the 1850s, historically known as S.S. No. 1 Chinguacousy

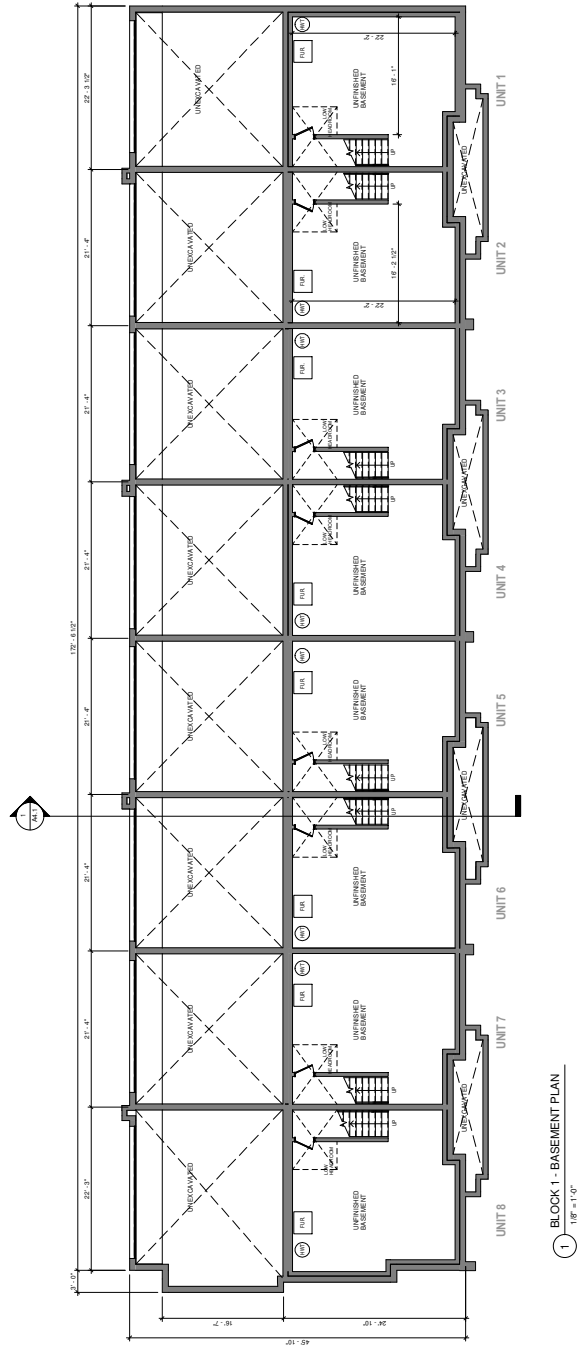
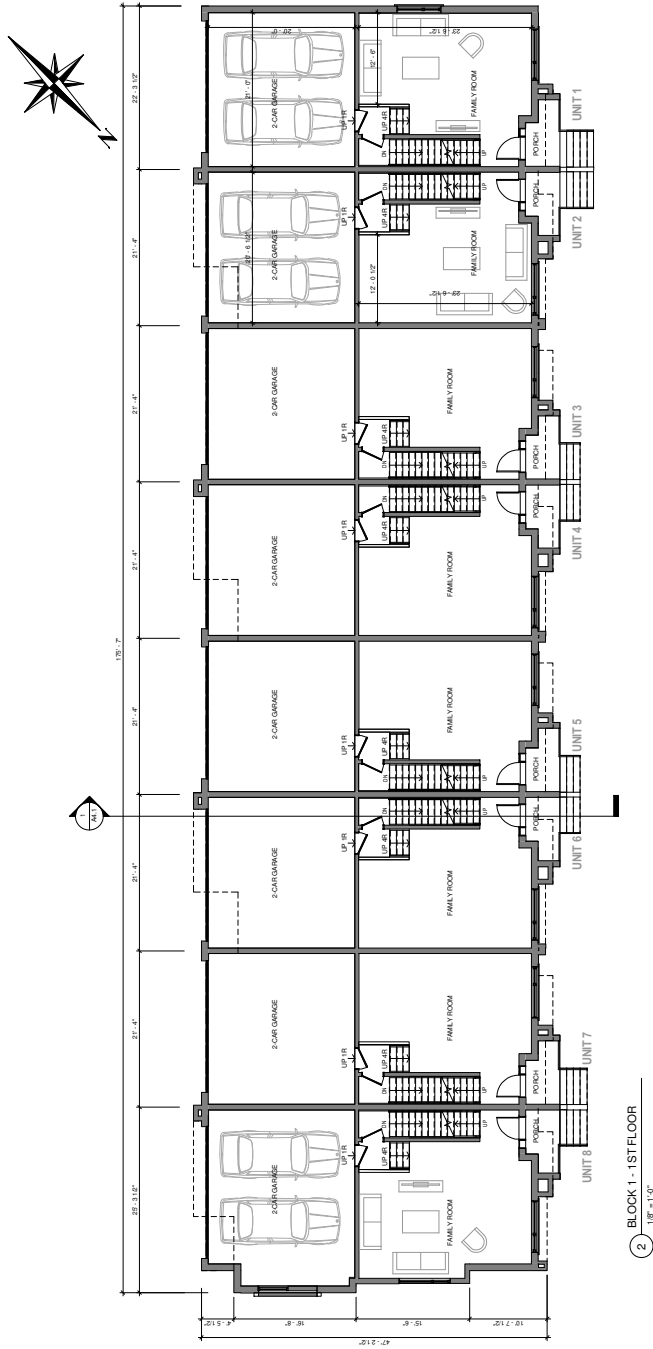


1967 photo of Huttonville Public School – The brick school built in 1876 remained in use until it was destroyed by fire in 1936. It was replaced by a new school that opened in 1938. This photos shows additions built in the 1950s and 1960s.

TOWNHOUSE DEVELOPMENT
2305 EMBLETON ROAD BRAMPTON ONTARIO



DATE: 11/23/23 12:17		PROJECT: 2305 EMBLETON RD.		SHEET: 10	
DRAWN BY: J. WANG		CHECKED BY: J. WANG		SCALE: AS SHOWN	
		WANG ARCHITECTS INC. 3950 14th Ave. Unit 609 Brampton, ON L6Y 4R9 Tel: 905-604-6960 Fax: 905-604-6961 www.wangarchitects.ca			
		Project: RESIDENTIAL DEVELOPMENT 2305 EMBLETON ROAD BRAMPTON ONTARIO			
Drawing Name: COVER					
Scale:	Project No:	W000157	Project Name: W000157		
Drawn by:	Author:		Drawing No.:		
Checked by:	Checker:		A0		



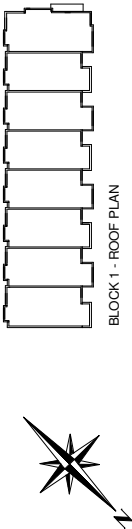
3	2023.03.14	REVISION	W
4	2023.03.14	REVISION	W
5	2023.03.14	REVISION	W
6	2023.03.14	REVISION	W
7	2023.03.14	REVISION	W
8	2023.03.14	REVISION	W
9	2023.03.14	REVISION	W
10	2023.03.14	REVISION	W
11	2023.03.14	REVISION	W
12	2023.03.14	REVISION	W
13	2023.03.14	REVISION	W
14	2023.03.14	REVISION	W
15	2023.03.14	REVISION	W
16	2023.03.14	REVISION	W
17	2023.03.14	REVISION	W
18	2023.03.14	REVISION	W
19	2023.03.14	REVISION	W
20	2023.03.14	REVISION	W
21	2023.03.14	REVISION	W
22	2023.03.14	REVISION	W
23	2023.03.14	REVISION	W
24	2023.03.14	REVISION	W
25	2023.03.14	REVISION	W
26	2023.03.14	REVISION	W
27	2023.03.14	REVISION	W
28	2023.03.14	REVISION	W
29	2023.03.14	REVISION	W
30	2023.03.14	REVISION	W
31	2023.03.14	REVISION	W
32	2023.03.14	REVISION	W
33	2023.03.14	REVISION	W
34	2023.03.14	REVISION	W
35	2023.03.14	REVISION	W
36	2023.03.14	REVISION	W
37	2023.03.14	REVISION	W
38	2023.03.14	REVISION	W
39	2023.03.14	REVISION	W
40	2023.03.14	REVISION	W
41	2023.03.14	REVISION	W
42	2023.03.14	REVISION	W
43	2023.03.14	REVISION	W
44	2023.03.14	REVISION	W
45	2023.03.14	REVISION	W
46	2023.03.14	REVISION	W
47	2023.03.14	REVISION	W
48	2023.03.14	REVISION	W
49	2023.03.14	REVISION	W
50	2023.03.14	REVISION	W
51	2023.03.14	REVISION	W
52	2023.03.14	REVISION	W
53	2023.03.14	REVISION	W
54	2023.03.14	REVISION	W
55	2023.03.14	REVISION	W
56	2023.03.14	REVISION	W
57	2023.03.14	REVISION	W
58	2023.03.14	REVISION	W
59	2023.03.14	REVISION	W
60	2023.03.14	REVISION	W
61	2023.03.14	REVISION	W
62	2023.03.14	REVISION	W
63	2023.03.14	REVISION	W
64	2023.03.14	REVISION	W
65	2023.03.14	REVISION	W
66	2023.03.14	REVISION	W
67	2023.03.14	REVISION	W
68	2023.03.14	REVISION	W
69	2023.03.14	REVISION	W
70	2023.03.14	REVISION	W
71	2023.03.14	REVISION	W
72	2023.03.14	REVISION	W
73	2023.03.14	REVISION	W
74	2023.03.14	REVISION	W
75	2023.03.14	REVISION	W
76	2023.03.14	REVISION	W
77	2023.03.14	REVISION	W
78	2023.03.14	REVISION	W
79	2023.03.14	REVISION	W
80	2023.03.14	REVISION	W
81	2023.03.14	REVISION	W
82	2023.03.14	REVISION	W
83	2023.03.14	REVISION	W
84	2023.03.14	REVISION	W
85	2023.03.14	REVISION	W
86	2023.03.14	REVISION	W
87	2023.03.14	REVISION	W
88	2023.03.14	REVISION	W
89	2023.03.14	REVISION	W
90	2023.03.14	REVISION	W
91	2023.03.14	REVISION	W
92	2023.03.14	REVISION	W
93	2023.03.14	REVISION	W
94	2023.03.14	REVISION	W
95	2023.03.14	REVISION	W
96	2023.03.14	REVISION	W
97	2023.03.14	REVISION	W
98	2023.03.14	REVISION	W
99	2023.03.14	REVISION	W
100	2023.03.14	REVISION	W

W	WANG ARCHITECTS INC.
3950 14th Ave. Unit 109	WANG ARCHITECTS INC.
WANG ARCHITECTS INC.	WANG ARCHITECTS INC.
1-800-604-6960	WANG ARCHITECTS INC.
www.wangarchitects.com	WANG ARCHITECTS INC.

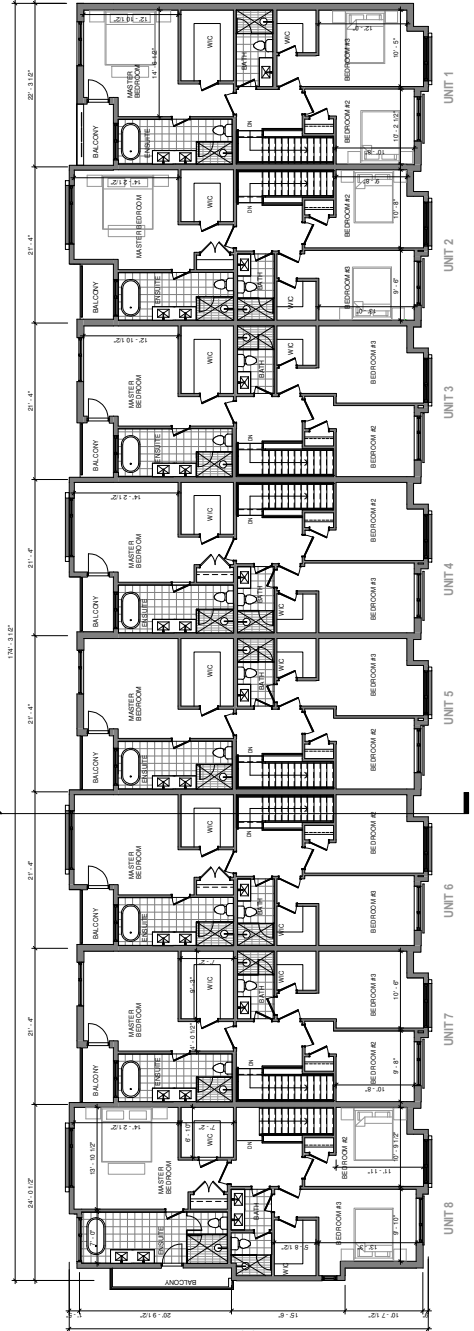
Project:	RESIDENTIAL DEVELOPMENT
2305 EMBLETON ROAD	RESIDENTIAL DEVELOPMENT
BRAMPTON ONT M6G	RESIDENTIAL DEVELOPMENT

Drawing Name:	FLOOR PLANS - BLOCK 1
Scale:	1/8" = 1'-0"
Drawn by:	JVN
Checked by:	HW

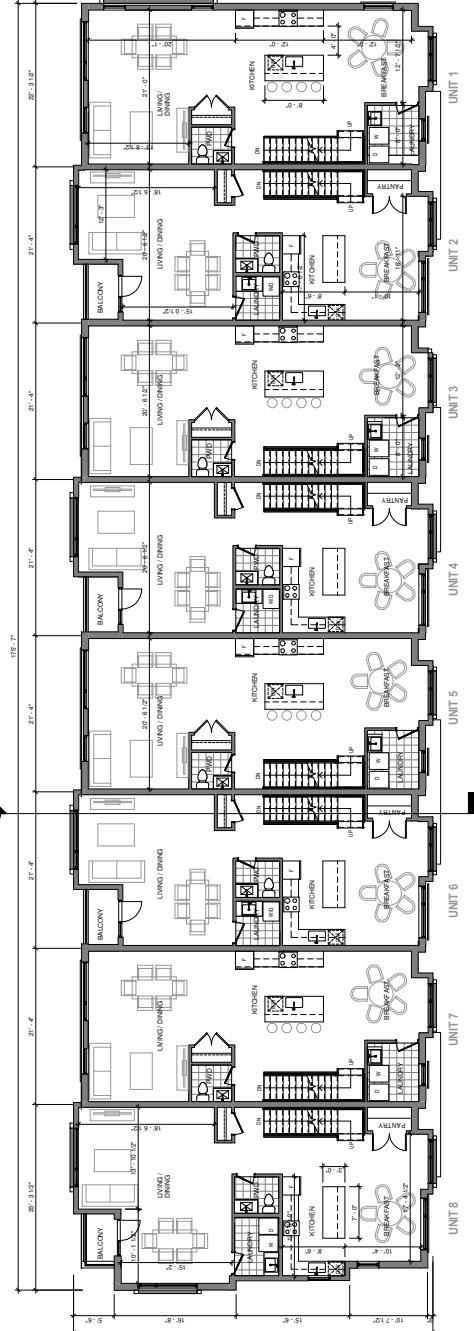
Project No:	W000157
Sheet No:	A2.1



BLOCK 1 - ROOF PLAN



2 BLOCK 1 - 3RD FLOOR PLAN
1/8" = 1'-0"



1 BLOCK 1 - 2ND FLOOR PLAN
1/8" = 1'-0"

C:\Users\Henry\OneDrive\Documents\2005 Exhibition Rd - SP\Henry.mxd	
3	20050314 - BLOCK 1A
4	20050314 - BLOCK 1A - 3RD FLOOR PLAN
5	20050314 - BLOCK 1A - 2ND FLOOR PLAN
6	20050314 - BLOCK 1A - 1ST FLOOR PLAN
7	20050314 - BLOCK 1A - 0TH FLOOR PLAN
8	20050314 - BLOCK 1A - ROOF PLAN
9	20050314 - BLOCK 1A - SITE PLAN
10	20050314 - BLOCK 1A - LANDSCAPE PLAN
11	20050314 - BLOCK 1A - UTILITY PLAN
12	20050314 - BLOCK 1A - FINISH SCHEDULE
13	20050314 - BLOCK 1A - MATERIAL SCHEDULE
14	20050314 - BLOCK 1A - ELECTRICAL SCHEDULE
15	20050314 - BLOCK 1A - MECHANICAL SCHEDULE
16	20050314 - BLOCK 1A - PLUMBING SCHEDULE
17	20050314 - BLOCK 1A - PAINT SCHEDULE
18	20050314 - BLOCK 1A - FURNITURE SCHEDULE
19	20050314 - BLOCK 1A - LIGHTING SCHEDULE
20	20050314 - BLOCK 1A - SOUNDING SCHEDULE
21	20050314 - BLOCK 1A - THERMAL SCHEDULE
22	20050314 - BLOCK 1A - VENTILATION SCHEDULE
23	20050314 - BLOCK 1A - AIR QUALITY SCHEDULE
24	20050314 - BLOCK 1A - ENERGY SCHEDULE
25	20050314 - BLOCK 1A - WATER SCHEDULE
26	20050314 - BLOCK 1A - GAS SCHEDULE
27	20050314 - BLOCK 1A - SEWER SCHEDULE
28	20050314 - BLOCK 1A - RAINWATER SCHEDULE
29	20050314 - BLOCK 1A - IRRIGATION SCHEDULE
30	20050314 - BLOCK 1A - FLOODING SCHEDULE
31	20050314 - BLOCK 1A - HAILING SCHEDULE
32	20050314 - BLOCK 1A - WIND SCHEDULE
33	20050314 - BLOCK 1A - TEMPERATURE SCHEDULE
34	20050314 - BLOCK 1A - HUMIDITY SCHEDULE
35	20050314 - BLOCK 1A - PRECIPITATION SCHEDULE
36	20050314 - BLOCK 1A - SOLAR RADIATION SCHEDULE
37	20050314 - BLOCK 1A - WIND SPEED SCHEDULE
38	20050314 - BLOCK 1A - WIND DIRECTION SCHEDULE
39	20050314 - BLOCK 1A - WIND FREQUENCY SCHEDULE
40	20050314 - BLOCK 1A - WIND PERIOD SCHEDULE
41	20050314 - BLOCK 1A - WIND INTENSITY SCHEDULE
42	20050314 - BLOCK 1A - WIND DURATION SCHEDULE
43	20050314 - BLOCK 1A - WIND VELOCITY SCHEDULE
44	20050314 - BLOCK 1A - WIND PRESSURE SCHEDULE
45	20050314 - BLOCK 1A - WIND FORCE SCHEDULE
46	20050314 - BLOCK 1A - WIND MOMENT SCHEDULE
47	20050314 - BLOCK 1A - WIND TORQUE SCHEDULE
48	20050314 - BLOCK 1A - WIND POWER SCHEDULE
49	20050314 - BLOCK 1A - WIND ENERGY SCHEDULE
50	20050314 - BLOCK 1A - WIND WORK SCHEDULE
51	20050314 - BLOCK 1A - WIND HEAT SCHEDULE
52	20050314 - BLOCK 1A - WIND COOLING SCHEDULE
53	20050314 - BLOCK 1A - WIND WARMING SCHEDULE
54	20050314 - BLOCK 1A - WIND DRYING SCHEDULE
55	20050314 - BLOCK 1A - WIND MOISTURE SCHEDULE
56	20050314 - BLOCK 1A - WIND POLLUTION SCHEDULE
57	20050314 - BLOCK 1A - WIND NOISE SCHEDULE
58	20050314 - BLOCK 1A - WIND VIBRATION SCHEDULE
59	20050314 - BLOCK 1A - WIND SETTLEMENT SCHEDULE
60	20050314 - BLOCK 1A - WIND CRACKING SCHEDULE
61	20050314 - BLOCK 1A - WIND CORROSION SCHEDULE
62	20050314 - BLOCK 1A - WIND WEAR SCHEDULE
63	20050314 - BLOCK 1A - WIND EROSION SCHEDULE
64	20050314 - BLOCK 1A - WIND DEGRADATION SCHEDULE
65	20050314 - BLOCK 1A - WIND DAMAGE SCHEDULE
66	20050314 - BLOCK 1A - WIND LOSS SCHEDULE
67	20050314 - BLOCK 1A - WIND REPAIR SCHEDULE
68	20050314 - BLOCK 1A - WIND REPLACEMENT SCHEDULE
69	20050314 - BLOCK 1A - WIND REMEDIATION SCHEDULE
70	20050314 - BLOCK 1A - WIND RESTORATION SCHEDULE
71	20050314 - BLOCK 1A - WIND RECONSTRUCTION SCHEDULE
72	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
73	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
74	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
75	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
76	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
77	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
78	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
79	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
80	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
81	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
82	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
83	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
84	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
85	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
86	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
87	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
88	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
89	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
90	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
91	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
92	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
93	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
94	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
95	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
96	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
97	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
98	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
99	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE
100	20050314 - BLOCK 1A - WIND REDEMPTION SCHEDULE

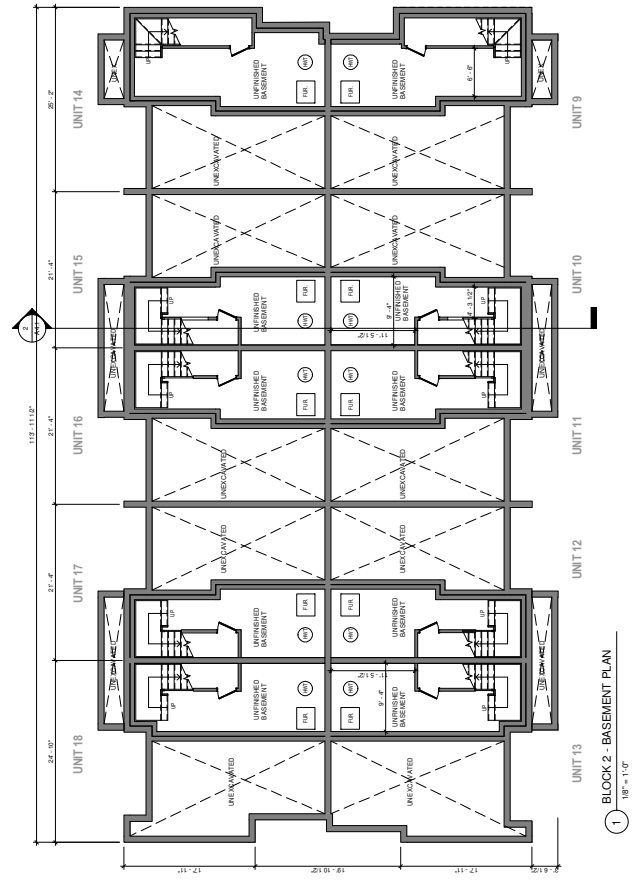
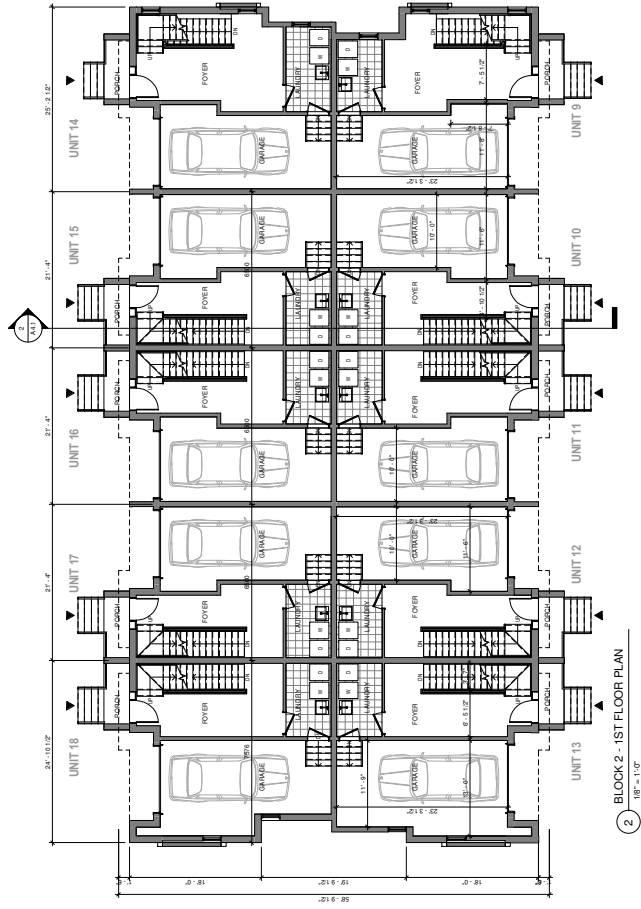
WANG ARCHITECTS INC.
3950 14th Ave. Unit 609
Vancouver, BC V6M 4G6
Tel: 604-681-1111
Fax: 604-681-1112
www.wangarchitects.com

ONTARIO ASSOCIATION OF ARCHITECTS
1983

Project: RESIDENTIAL DEVELOPMENT
2005 EXHIBITION ROAD
BRAMPTON, ONT L6Y 4M0

Drawing Name: FLOOR PLANS - BLOCK 1

Scale:	As indicated	Project No:	W000157
Drawn by:	JVN	Drawing No.:	A2.2
Checked by:	JVN		



3	2023-02-14	ISSUED FOR SPA	HW
2	2024-07-15	ISSUED FOR COORDINATION	HW
1	2024-06-11	ISSUED FOR REVIEW	HW
NO.	DATE:	ISSUED FOR:	BY:

WANG ARCHITECTS INC.
3950 14th Ave, Unit 609
Markham, ON L3R 0A9
T: 905-604-6960
E: info@wangarchitects.ca
WWW.WANGARCHITECTS.CA



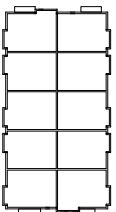
Project : **RESIDENTIAL DEVELOPMENT**
2305 EMBLETON ROAD
BRAMPTON ONTARIO

Crawling Name :	
-----------------	--

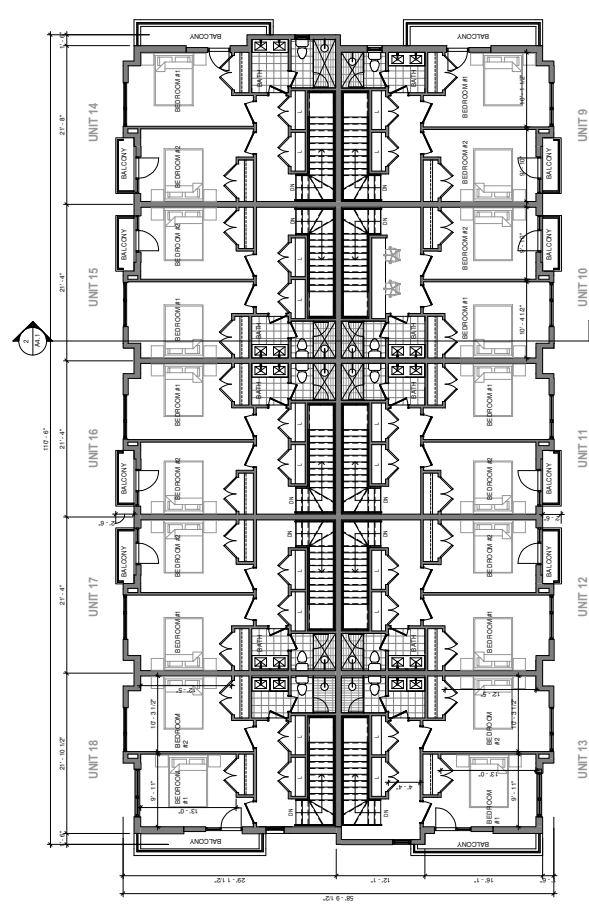
FLOOR PLANS - BLOCK 2

Scale :	1/8" = 1'-0"	Project No. :	W00057
Drawn by :	GZ	Drawing No. :	A2.3
Checked by :	HW		

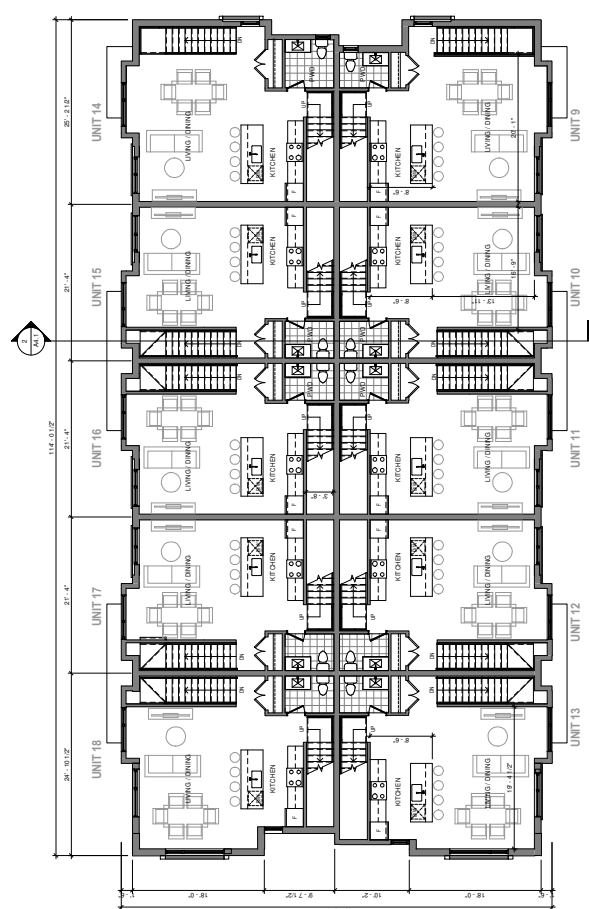
Scale :	1/8" = 1'-0"	Project No. :	W00057
Drawn by :	GZ	Drawing No. :	A2.3
Checked by :	HW		



BLOCK 2 - ROOF PLAN

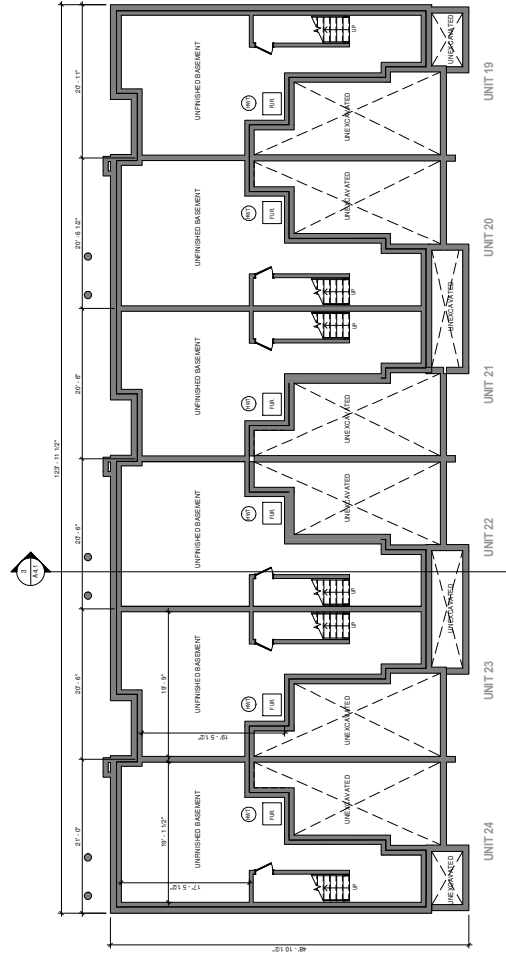
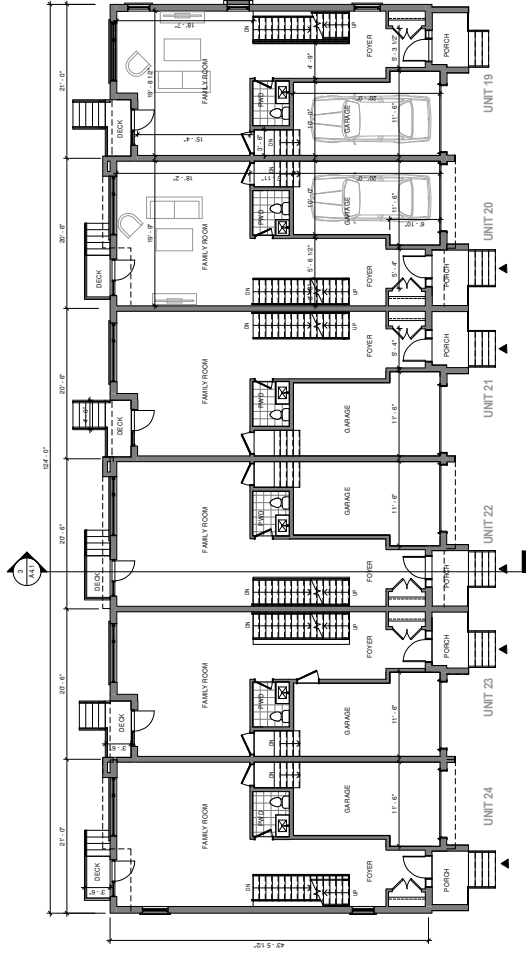


2 BLOCK 2 - 3RD FLOOR PLAN
1/8" = 1'-0"



1 BLOCK 2 - 2ND FLOOR PLAN
1/8" = 1'-0"

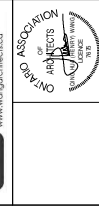
		WANG ARCHITECTS INC. 3950 14th Ave. Unit 609 Richmond Hill, Ontario L4B 1N2 Tel: 905-604-6960 Fax: 905-604-6961 www.wangarchitects.com	ONARIO ASSOCIATION OF ARCHITECTS 1000 SHEPPARD AVENUE EAST SUITE 100 SCARBOROUGH, ONTARIO M1S 1T5 TEL: (416) 291-1800 FAX: (416) 291-1801 www.oaa.on.ca
Project: RESIDENTIAL DEVELOPMENT		2305 EMBLETON ROAD BRAMPTON, ONTARIO	
Scale: As indicated		Project No.: W00057	
Drawn by: GJ		Drawing No.: A2.4	
Checked by: HW		Client Name:	



3	2023.03.14	REVISION	W
2	2023.03.14	REVISION	W
1	2023.03.14	REVISION	W
0	2023.03.14	REVISION	W

W

WANG ARCHITECTS INC.
3950 14th Ave. Unit 409
Markham, Ontario L3R 9V7
Tel: 905-476-6960
Fax: 905-476-6961
www.wangarchitects.com



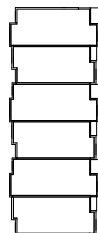
Project:
RESIDENTIAL DEVELOPMENT
2305 EMBLETON ROAD
BRAMPTON, ONTARIO

Drawing Name:
FLOOR PLANS - BLOCK 3

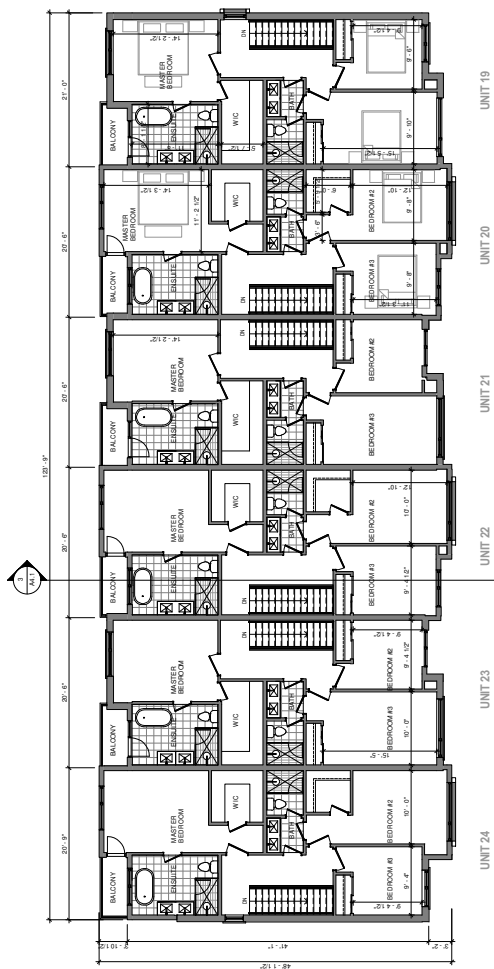


Scale	1/8" = 1'-0"	Project No.	W000357
Drawn by	JHW	Checked by	JHW
Checked by	JHW		

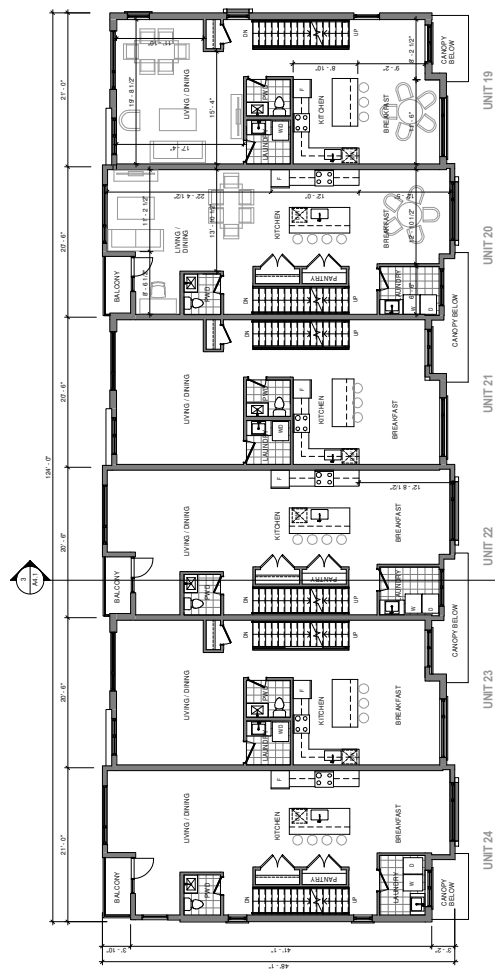
A2.5



BLOCK 3 - ROOF PLAN



2 BLOCK 3 - 3RD FLOOR PLAN
1/8" = 1'-0"

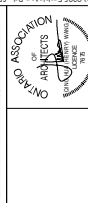


1 BLOCK 3 - 2ND FLOOR PLAN
1/8" = 1'-0"

202-5-02-14	ISSUED FOR SPA	HW
202-4-07-15	ISSUED FOR COORDINATION	HW
202-4-06-11	ISSUED FOR REVIEW	HW
Date:	Issued/Prepared:	By:



W
WANG ARCHITECTS INC.
3950 14th Ave. Unit 609
Markham, ON L3R 0A9
T: 905-604-6960
E: info@wangarchitects.ca

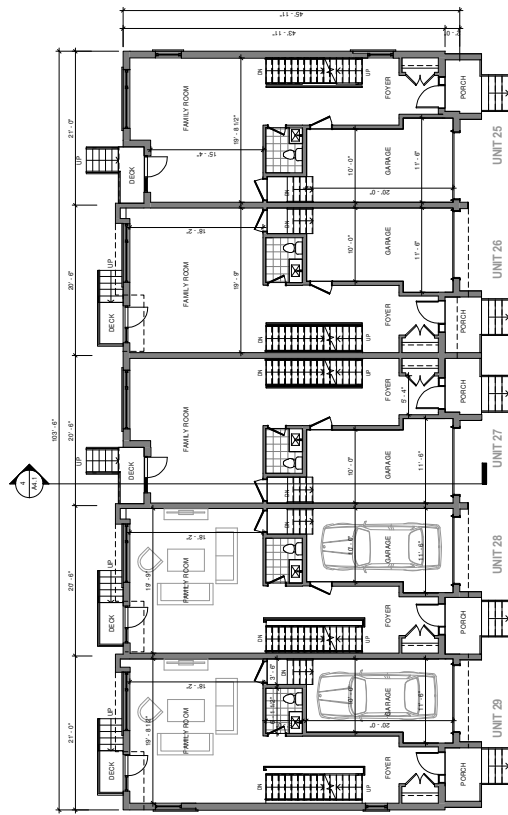


Project : RESIDENTIAL DEVELOPMENT

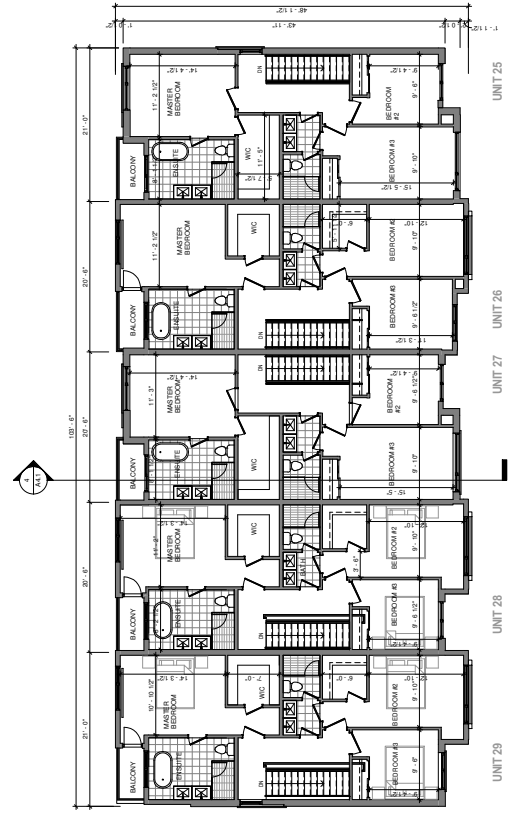
Dealing with the...

FLOOR PLANS - BLOCK 3

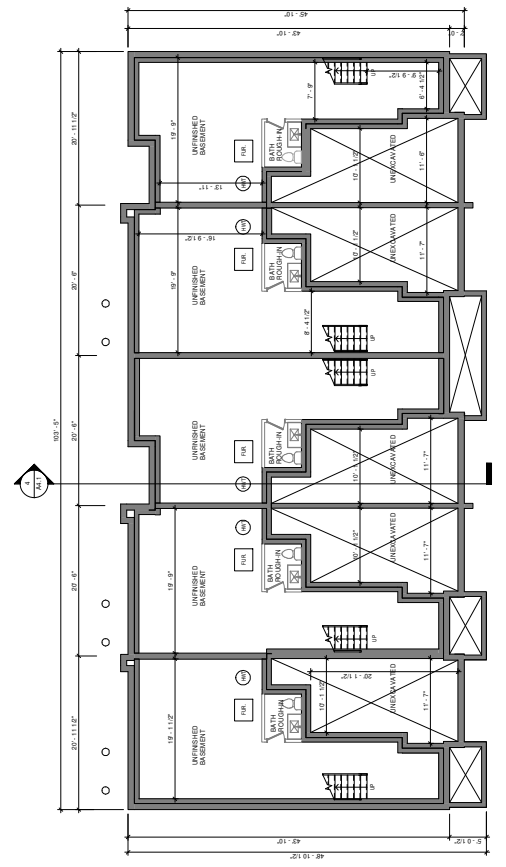
Scale :	As Indicated	Project No :	W00057
Drawn by :	JW	Drawing No :	A2.6



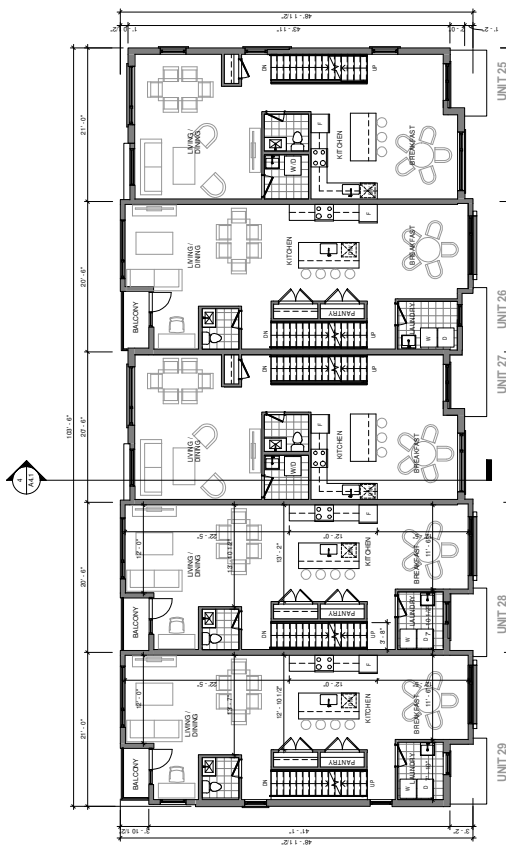
2 BLOCK 4 - 1ST FLOOR
1/8" = 1'-0"



4 BLOCK 4 - 3RD FLOOR
1/8" = 1'-0"



1 BLOCK 4 - BASEMENT
1/8" = 1'-0"



3 BLOCK 4 - 2ND FLOOR
1/8" = 1'-0"



W

WANG ARCHITECTS INC.
3950 14th Ave. Unit 409
Richmond Hill, Ontario L4B 1P4
Tel: 905-604-6960
Fax: 905-604-6961
www.wangarchitects.com

ONTARIO ASSOCIATION
OF ARCHITECTS
REGISTERED ARCHITECT
1983

Project: RESIDENTIAL DEVELOPMENT
2303 EMBLETON ROAD
BRAMPTON ONTARIO

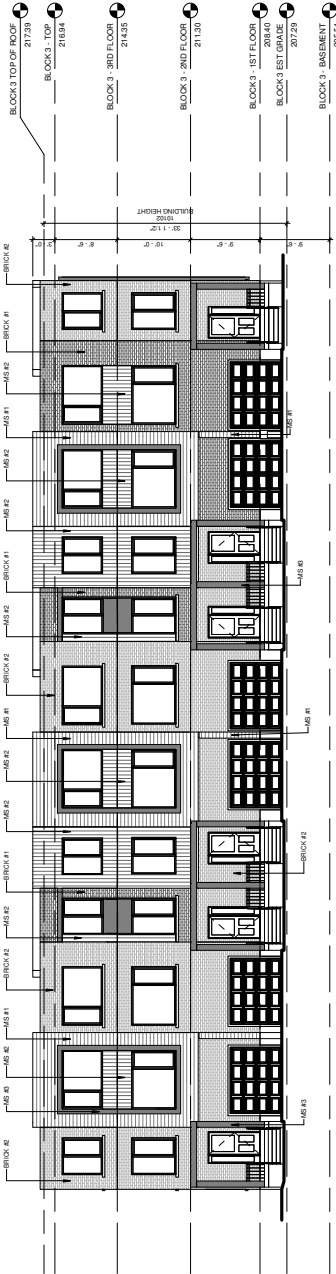
Drawing Name: FLOOR PLANS - BLOCK 4

Scale: 1/8" = 1'-0"	Project No: W000357
Drawn by: Author	Drawing No: A2.7
Checked by: Checker	

EXTERIOR FINISH SCHEDULE	
	BRICK #1 BRAMPTON BRICK SERIES OXIDE METRIC KORAN
	BRICK #2 BRAMPTON BRICK SERIES POLAR WHITE METRIC KORAN
	BRICK #3 CONCRETE BRICK SERIES METRIC KORAN
	METAL SIDING - MS #1 WOOD GRAY CEDAR
	METAL SIDING - MS #2 WOOD GRAY
	METAL SIDING - MS #3 SLATE GREY

PROJECT NO.	20251	DATE	2025.01.14
PROJECT NAME	RESIDENTIAL DEVELOPMENT		
PROJECT ADDRESS	2303 EMBERTON ROAD BRAMPTON ONTARIO		
CLIENT NAME	BLOCK 3 ELEVATIONS		
SCALE	As indicated	PROJECT NO.	20251
DRAWN BY	Author	DRAWING No.	A3.3
CHECKED BY	Checker		

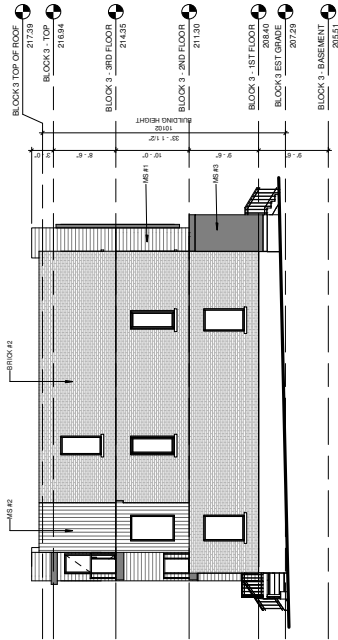
WANG ARCHITECTS INC.	3950 14th Ave. Unit 609 Markham, Ontario L3R 9V6 Tel: 905-504-6960 www.wangarchitects.com
ON-TARIO ASSOCIATION OF ARCHITECTS	



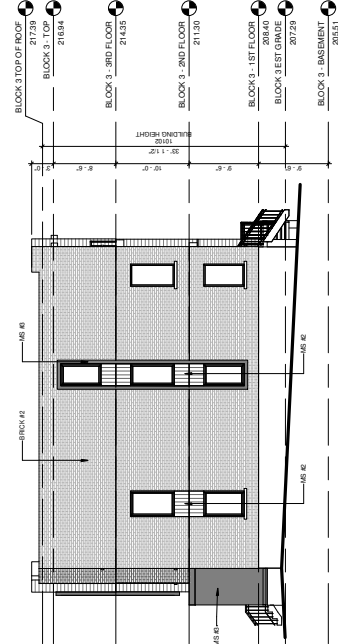
1 BLOCK 3 - NORTH ELEVATION
1/8" = 1'-0"



2 BLOCK 3 - SOUTH ELEVATION
1/8" = 1'-0"



3 BLOCK 3 - EAST ELEVATION
1/8" = 1'-0"

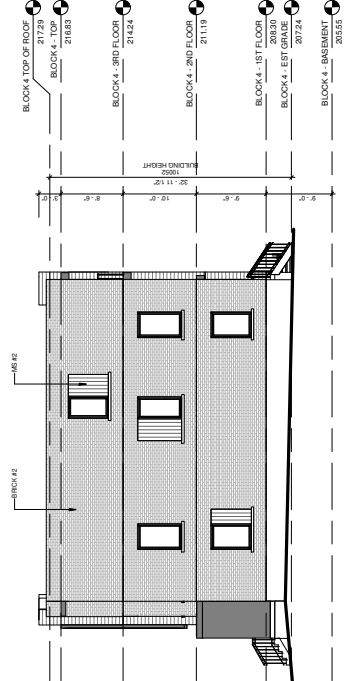
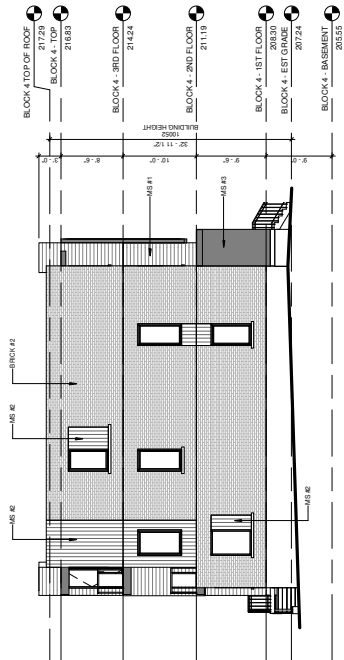
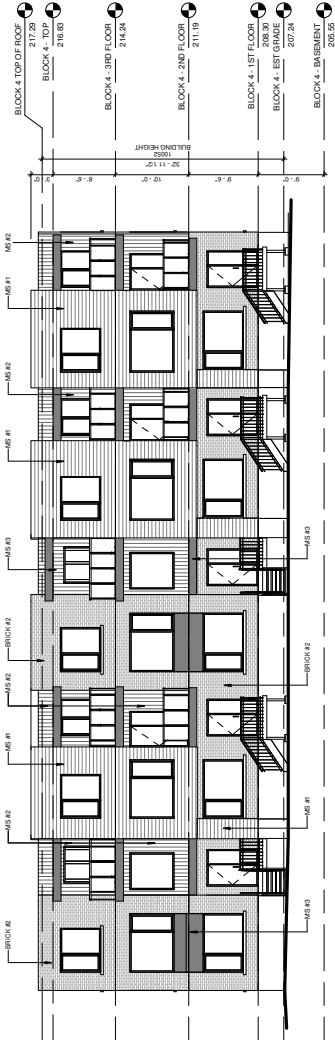
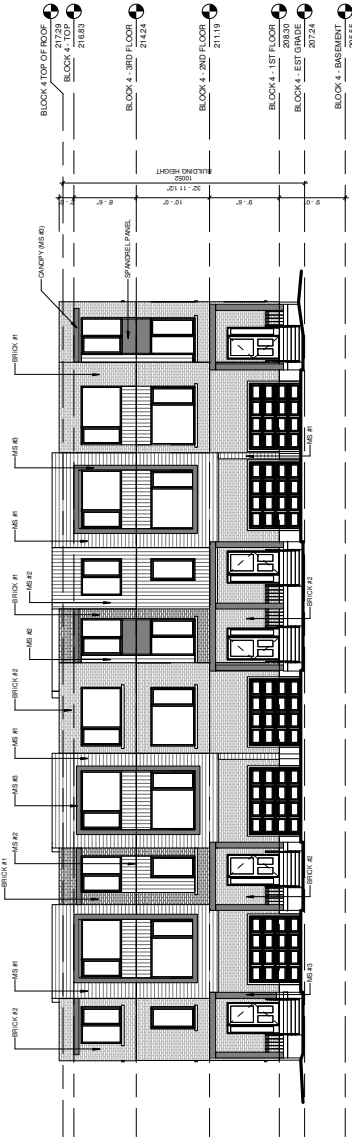


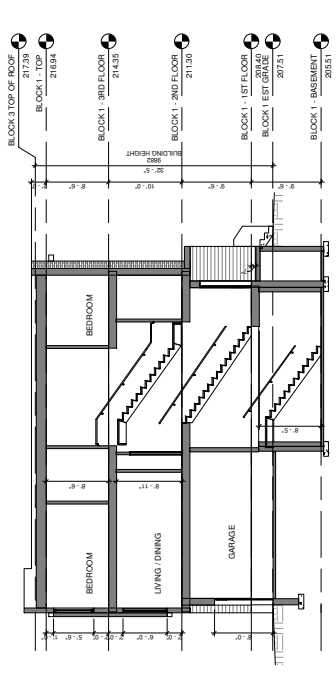
4 BLOCK 3 - WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE	
BRICK #1	BRAMPTON BRICK SERIES: CANTON METRIC KORAN
BRICK #2	BRAMPTON BRICK SERIES: CANTON METRIC KORAN
BRICK #3	BRAMPTON BRICK SERIES: CANTON METRIC KORAN
BRICK #4	BRAMPTON BRICK SERIES: CANTON METRIC KORAN
METAL SIDING - MS #1	WOOD GRAY - CEDAR
METAL SIDING - MS #2	WOOD GRAY
METAL SIDING - MS #3	SLATE GRAY

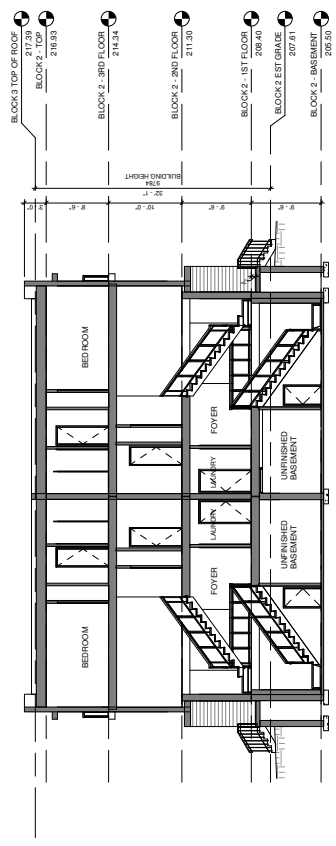
W	WANG ARCHITECTS INC.
3550 14th Ave. Unit 609 Vancouver, BC V6M 4G6 Tel: 604-681-6960 www.wangarchitects.com	
ON-APPROVED ARCHITECTS Vancouver 1983	

Project:	RESIDENTIAL DEVELOPMENT
Client:	2005 EMBLETON ROAD BRAMPTON ONT L6C 0A0
Drawn By:	
Scale:	As indicated
Drawn By:	Author
Checked By:	Checker
Project No:	W00057
Sheet No:	A3.4

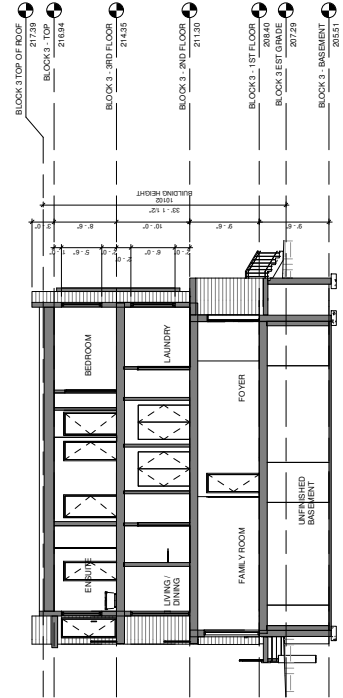




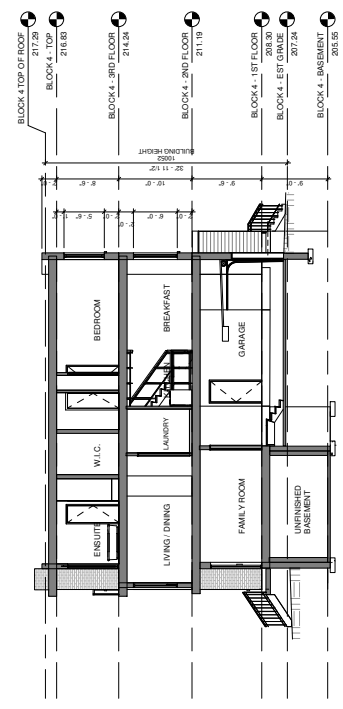
1 BLOCK 1 - CROSS SECTION
1/8" = 1'-0"



2 BLOCK 2 - CROSS SECTION
1/8" = 1'-0"



3 BLOCK 3 - CROSS SECTION
1/8" = 1'-0"



4 BLOCK 4 - CROSS SECTION
1/8" = 1'-0"

NO.	DATE	DESCRIPTION
1	03/05/17	BLOCK 1 & 2
2	03/05/17	BLOCK 3 & 4
3	03/05/17	BLOCK 1 & 2
4	03/05/17	BLOCK 3 & 4

W

WANG ARCHITECTS INC.
3950 14th Ave. Unit 409
Vancouver, BC V6M 4G6
Tel: 604-681-6960
Fax: 604-681-6961
www.wangarchitects.com



Project:
RESIDENTIAL DEVELOPMENT
2303 EMBLETON ROAD
BRAMPTON ONT L6C 4M0

Building Name:
BUILDING SECTIONS

Scale:	1/8" = 1'-0"	Project No:	W000357
Drawn by:	Author	Drawing No.:	
Checked by:	Checker		



OVERALL SITE - AERIAL VIEW

W

WANG ARCHITECTS INC.
3950 14th Ave. Unit 609
Markham, ON L3R 9V6
Tel: 905-504-6960
Fax: 905-504-6961
www.wangarchitects.com

ON

ARCHITECTS

ASSOCIATION

OF

ONTARIO

REGISTERED

ARCHITECTS

1978

Project:
RESIDENTIAL DEVELOPMENT
2300 EMBLETON ROAD
BRAMPTON ONTARIO

Drawing Name:
3D VIEWS

Scale:	Project No:
Drawn by:	WOODS
Checked by:	Author:
	Checker:
	A5.1



BLOCK 1 - VIEW FROM SOUTH

C:\Users\Henry\Documents\2005 Embleton Rd - SPA Henry.mxd	
DATE	2025-12-11
BY	WANG ARCHITECTS INC.
NO.	2005
NAME	EMBLETON ROAD
PROJECT	RESIDENTIAL DEVELOPMENT
WANG ARCHITECTS INC. 3500 14th Ave. Unit 609 Winnipeg, MB R2M 1A6 Tel: 204-504-6960 Fax: 204-504-6961 www.wangarchitects.ca	
	
	
Project: RESIDENTIAL DEVELOPMENT 2005 EMBLETON ROAD WINNIPEG, ONTARIO	
Drawing Name: 3D VIEWS	
Scale:	Project No: W000157
Drawn by:	Author:
Checked by:	Checker:
Drawing No: A5.2	



BLOCK 2 - VIEW FROM NORTH

C:\Users\Henry\Documents\2025 Exhibition Rd - SP_A\Henry.mxd	
DATE: 2025-11-11	PROJECT: 2025 EXHIBITION RD
BY: HENRY WANG	SCALE: 1/8" = 1'-0"
NO. 001	DATE: 2025-11-11
WANG ARCHITECTS INC.	
3950 14th Ave. Unit 609	
Markham, Ontario L3R 9V6	
Tel: 905-504-6960	
Fax: 905-504-6960	
www.wangarchitects.ca	
ON. ASSOCIATION OF ARCHITECTS	
REGISTERED ARCHITECT	
2025-11-11	
PROJECT: RESIDENTIAL DEVELOPMENT	
2025 EXHIBITION RD	
MARKHAM, ONTARIO	
Drawing Name: 3D VIEWS	
Scale: 1/8" = 1'-0"	Project No: W00157
Drawn by: Author	Drawing No: A5.3
Checked by: Checker	



BLOCK 4 - VIEW FROM NORTH

C:\Users\Henry\Documents\2005 Exhibition Rd - SP\Henry.mxd	
DATE	2023-03-14
BY	WANG ARCHITECTS INC.
PROJECT	2005 EXHIBITION ROAD
SCALE	1/8" = 1'-0"
WANG ARCHITECTS INC.	
3950 14th Ave. Unit 609	
Brampton, ON L6Y 4R9	
Tel: 905-604-6960	
Fax: 905-604-6960	
www.wangarchitects.ca	
www.wangarchitects.com	
ON. ASSOCIATION OF ARCHITECTS	
REGISTERED ARCHITECT	
1983	
Project:	
RESIDENTIAL DEVELOPMENT	
2005 EXHIBITION ROAD	
BRAMPTON, ONTARIO	
Drawing Name:	
3D VIEWS	
Scale:	Project No:
Drawn by:	Author:
Checked by:	Checker:
A5.4	



BLOCK 4 - VIEW FROM SOUTH

C:\Users\Henry\Documents\2005 Exhibition Rd - SP\Henry.mxd	
DATE	2023-03-14
BY	WANG ARCHITECTS INC.
NO.	0001
NAME	2005 EXHIBITION RD
PROJECT	RESIDENTIAL DEVELOPMENT
WANG ARCHITECTS INC. 3950 14th Ave. Unit 609 Brampton, ON L6Y 4R6 Tel: 905-604-6960 Fax: 905-604-6961 www.wangarchitects.ca	
	
	
Project: RESIDENTIAL DEVELOPMENT 2005 EXHIBITION ROAD BRAMPTON ONTARIO	
Drawing Name: 3D VIEWS	
Scale	Project No.: W000157
Drawn by:	Author
Checked by:	Checker
Drawing No.: A5.5	