

APPLICATION # A-2021-0232
WARD #3

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **1743603 ONTARIO INC.** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Part of Lot 81, Plan BR-5 municipally known as **23 CENTRE STREET SOUTH**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s) in conjunction with consent application B-2021-0025:

1. To permit parking associated with a business operating from a building at 31 Centre Street South whereas the by-law only permits parking to be provided or maintained on the same lot or parcel as the building or use for which they are required or intended;
2. To permit a front yard setback of 4.0m (13.12 ft.) to the existing building whereas the by-law requires a minimum front yard setback of 5.0m (16.40 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____ File Number: _____
Application for Consent: _____ YES _____ File Number: _____ B-2021-0025 _____

The Committee of Adjustment has appointed **TUESDAY, October 26, 2021 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

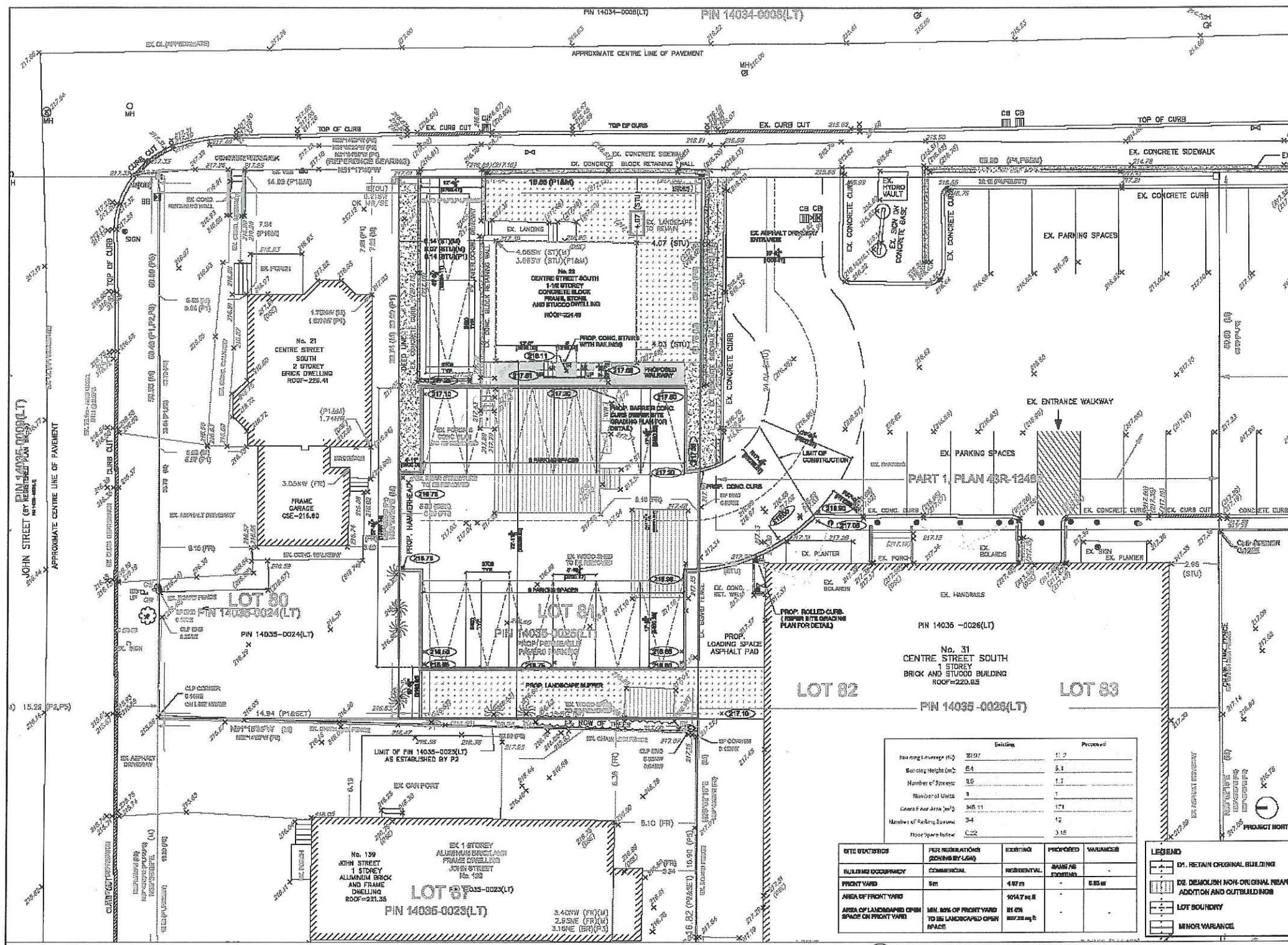
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 7th Day of October, 2021.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



DATE	NO.	DESCRIPTION	BY
	1		
	2		
	3		
	4		
	5		
	6		

NOTES:
 ALL DIMENSIONS TO BE PERMITTED TO BE VARYING.
 ALL DIMENSIONS TO BE CHECKED AND CORRECTED ON SITE.
 CONSTRUCTION SHALL VERIFY ALL DIMENSIONS AND CERTIFICATIONS
 WITH THE SPECIFICATIONS WITH ANY VARIATION OF 2% OR MORE
 NOTED ON DRAWING BY THE PROJECTED ARCHITECT. FAILURE TO
 VERIFY SHALL BE AT THE RISK OF THE CONTRACTOR. THE ARCHITECT
 DOES NOT GUARANTEE DIMENSIONS FROM DRAWINGS.

DATE	NO.	DESCRIPTION	BY
	1		
	2		
	3		
	4		
	5		
	6		

ISSUES

AREA
 Architects Ruck Ecker Associates Ltd.
 16 LOLA ROAD
 TORONTO, ONTARIO, M5E 1P9
 TEL: (416) 596-1388
 FAX: (416) 596-8865

KILPATRICK-YOUNG HOUSE
 23 CENTRE STREET SOUTH,
 BRAMPTON ONTARIO

HERITAGE CONSERVATION PLAN

REVISION	0
SCALE	As noted
DRAWN	KK
CHECKED	DE
DATE	December 17th, 2020
PROJECT NO.	BD17-1811

AH-2.2a
 DRAWING NO. TRUE NORTH

	Existing	Proposed
Building Coverage (%)	23.97	11.2
Building Height (m)	5.4	3.1
Number of Stories	3.5	1.5
Number of Units	1	1
Green Area (m ²)	348.11	171
Number of Parking Spaces	34	16
Floor Space Index	0.22	0.15

SITE STATISTICS	PER REGULATIONS (ZONING BY-LAW)		EXISTING	PROPOSED	VARIANCES
	COMMERCIAL	RESIDENTIAL			
BUILDING OCCUPANCY					
FRONT YARD	5m	4.92m		0.55m	
AREA OF FRONT YARD		1044.7 sq ft			
AREA OF LANDSCAPED OPEN SPACE ON FRONT YARD	MIN. 50% OF FRONT YARD TO BE LANDSCAPED OPEN SPACE	522.35 sq ft			

LEGEND

- EX. RETAIN ORIGINAL BUILDING
- EX. DEMOLISH NON-ORIGINAL REAR ADDITION AND OUTBUILDINGS
- - - LOT BOUNDARY
- - - MINOR VARIANCE

1 PROPOSED SITE PLAN
 SCALE 1:100

2 EXISTING AND PROPOSED SITE STATISTICS

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committees are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, October 21, 2021**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Friday, October 22, 2021**.
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, October 22, 2021**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** Dona Hill (Owner of 1743603 Ontario Inc.)
Address 12612 Highway 50, Unit 12A, Bolton, ON L7E 1T6

Phone # 416-576-2275 **Fax #** _____
Email dona@hillgroupofcompanies.com

2. **Name of Agent** David Eckler, AREA, Architects Rasch Eckler Associates Ltd.
Address 15 Lola Road, Toronto, ON, M5P 1E5

Phone # 416-418-3828 **Fax #** 416-696-1966
Email deckler@areaarchitects.ca

3. **Nature and extent of relief applied for (variances requested):**

1. To permit parking associated with a business operating from a building at 31 Centre Street South whereas the by-law only permits parking to be provided or maintained on the same lot or parcel as the building or use for which they are required or intended.

2. To permit a front yard setback of 4m to the existing building, whereas the Zoning By-law requires a front yard setback of 5m.

4. **Why is it not possible to comply with the provisions of the by-law?**

1. See attached "Cover Letter".

2. It is an existing Lot with an existing building. Therefore, It is a technical variance as no changes are being made to the front of the building exterior.

5. **Legal Description of the subject land:**
Lot Number 81
Plan Number/Concession Number PIN 14035-0025(LT)
Municipal Address 23 Centre Street South

6. **Dimension of subject land (in metric units)**
Frontage 18.9m
Depth 33.7m
Area 638.2 sqm

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

The property has an existing one-&-a-half storey house with area of 1,562 sq.ft. (145 sq.m.). The front portion of the structure is a unique example of the Ontario Gothic Cottage Style dwelling from the nineteenth century.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

The application proposes the demolition of the rear addition of the house and conservation of the original (front) Gothic Cottage Style dwelling, comprising 1,087 sq. ft. (101 sq.m.). The rear-west section of the house will be demolished to accommodate 10 additional parking for adjacent Cardiology & Diagnostic Imaging facility, which is an associated ownership to 23 Centre St. S.

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback	4.07m	_____
Rear yard setback	12.8m	_____
Side yard setback	4.03m	_____
Side yard setback	6.07m	_____

PROPOSED

Front yard setback	4.07m	_____
Rear yard setback	22.2m	_____
Side yard setback	4.03	_____
Side yard setback	6.07	_____

10. Date of Acquisition of subject land: 2018

11. Existing uses of subject property: Residential

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Commercial

14. Date of construction of all buildings & structures on subject land: Original House c.1876, Rear Addition c.1924

15. Length of time the existing uses of the subject property have been continued: Since construction, 1876

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes No

If answer is yes, provide details: File # B-2021-00 Status _____

18. Has a pre-consultation application been filed?

Yes No

19. Has the subject property ever been the subject of an application for minor variance?

Yes No Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Toronto _____

THIS 27 DAY OF September, 2021.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, David Eckler (AREA, Architects Rasch Eckler Associates Ltd.), OF THE City _____ OF Toronto _____

IN THE Province _____ OF Ontario _____ SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH. **ALL IN ACCORDANCE WITH O. REG 431/20, ADMINISTERING OATH OR DECLARATION REMOTELY.**

DECLARED BEFORE ME AT THE
 City _____ OF Toronto _____
 IN THE Province _____ OF
 Ontario _____ THIS 28th DAY OF
 September, 2021.

Signature of Applicant or Authorized Agent

Submit by Email

A Commissioner etc.
ALEXANDER ADAM HOFSTADER ECKLER,
NOTARY PUBLIC

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: SC-3453

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

L Barbuto
Zoning Officer

September 29, 2021
Date

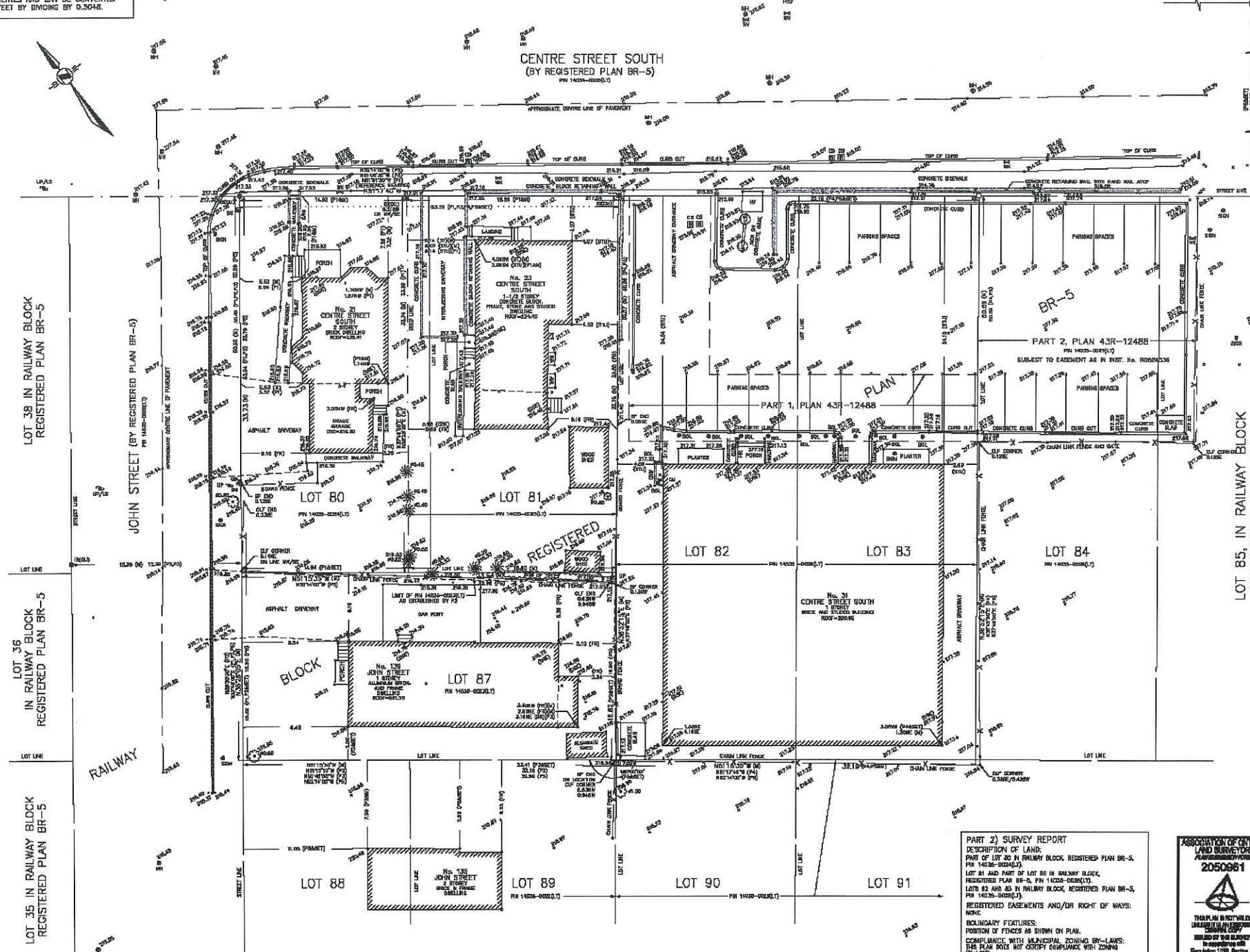
DATE RECEIVED September 28, 2021

Date Application Deemed Complete by the Municipality September 29, 2021

METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.



CENTRE STREET SOUTH
(BY REGISTERED PLAN BR-5)
PH 14039-0000(1)



SURVEYOR'S REAL PROPERTY REPORT
PART 1) PLAN AND TOPOGRAPHIC DETAIL OF
LOTS 80, 81, 82 AND 83
IN RAILWAY BLOCK
REGISTERED PLAN BR-5
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:200
1:50m 0 2.0 10.0metres
VLADIMIR DOSEN SURVEYING, O.L.S.

NO PORTION MAY BE REPRODUCED, COPIED OR ALTERED
THIS PLAN IS VALID AS LONG AS IT REMAINS THE PROPERTY
OF VLADIMIR DOSEN, O.L.S.

- NOTES AND LEGEND**
- D DENOTES SURVEY MONUMENT PLANTED
 - DB DENOTES SURVEY MONUMENT FOUND
 - IB DENOTES IRON BAR
 - M DENOTES MEASURED
 - P1 DENOTES PLAN OF SURVEY BY McLEAN, McMURCHY & BASON, D.L.S., DATED FEBRUARY 4, 1989
 - P2 DENOTES PLAN OF SURVEY BY McLEAN, McMURCHY & BASON, D.L.S., DATED NOVEMBER 20, 1982
 - P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY DUNCAN ASHWORTH SURVEYING LTD., D.L.S., DATED SEPTEMBER 25, 1999
 - P4 DENOTES PLAN 43R-12488
 - PS DENOTES REGISTERED PLAN BR-5
 - (OU) DENOTES ORIGIN UNKNOWN
 - Ø DENOTES DIAMETER
 - EB DENOTES BELL BOOK
 - BF DENOTES BOARD FENCE
 - BOL DENOTES BOLLARD
 - BR DENOTES TIES TO BRICK
 - CB DENOTES CATCH BASIN
 - CBK DENOTES TIES TO CONCRETE BLOCK
 - CLF DENOTES CHAIN LINK FENCE
 - CRW DENOTES CONCRETE RETAINING WALL
 - DSE DENOTES DOOR SILL ELEVATION
 - FR DENOTES TIES TO FRAME
 - GM DENOTES GAS METER
 - GSE DENOTES GARAGE SILL ELEVATION
 - HR DENOTES HAND RAIL
 - HY DENOTES HYDRO WALL
 - HTD DENOTES FIRE HYDRANT
 - LS DENOTES LIGHT STANDARD
 - MH DENOTES MAN HOLE
 - ST DENOTES TIES TO STONE
 - STU DENOTES TIES TO STUCCO
 - UP DENOTES UTILITY POLE
 - WK DENOTES WATER KEY
 - WV DENOTES WATER VALVE
 - ⊙ DENOTES DECIDUOUS TREE
 - ⊙ DENOTES CONIFEROUS TREE
 - ⊙ DENOTES STUMP

ALL BUILDING TIES ARE TAKEN TO BRICK, UNLESS OTHERWISE NOTED.

BENCHMARK NOTE:

ELEVATIONS ARE LOCAL

BEARING NOTE:

BEARINGS ARE ASTROMOMIC AND ARE DERIVED FROM THE SOUTHWESTERLY LIMIT OF CENTRE STREET SOUTH AS SHOWN ON PLAN 43R-12488 HAVING A BEARING OF NS117°46'W.

THIS REPORT WAS PREPARED FOR HILL, DOWN AND 1743603 ONTARIO INC. AND HILL, PETER LAURE WILLIAM AND HILL, MEGHAN LEAH AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS REGULATION AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF MARCH, 2018

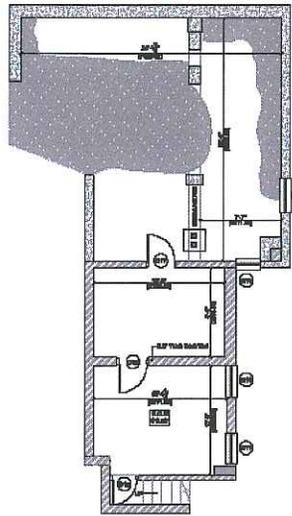
DATE: APRIL 20, 2018
VLADIMIR DOSEN, B.Sc.
ONTARIO LAND SURVEYOR

PART 2) SURVEY REPORT
DESCRIPTION OF LAND:
PART OF LOT 80 IN RAILWAY BLOCK, REGISTERED PLAN BR-5, PH 14039-0000(1).
LOT 81 AND PART OF LOT 80 IN RAILWAY BLOCK, REGISTERED PLAN BR-5, PH 14039-0000(1).
LOTS 82 AND 83 IN RAILWAY BLOCK, REGISTERED PLAN BR-5, PH 14039-0000(1).
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.
BOUNDARY FEATURES: POSITION OF FENCES AS SHOWN ON PLAN.
COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

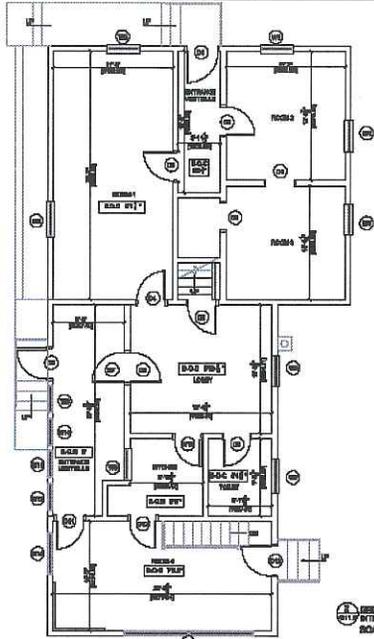


VLADIMIR DOSEN SURVEYING
ONTARIO LAND SURVEYORS
555 DAVISVILLE AVENUE
TORONTO, ONTARIO M4S 1J2
PHONE (416) 468-0440 EMAIL: vladdosen@rogers.com

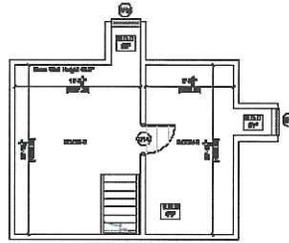
JOB No: 18087	FIELD BY: DP
FILE: 18-022	DRAWN BY: AT
DATE: FEB. 21, 22 AND 31, CENTRE STREET SOUTH	CHECKED BY: VD



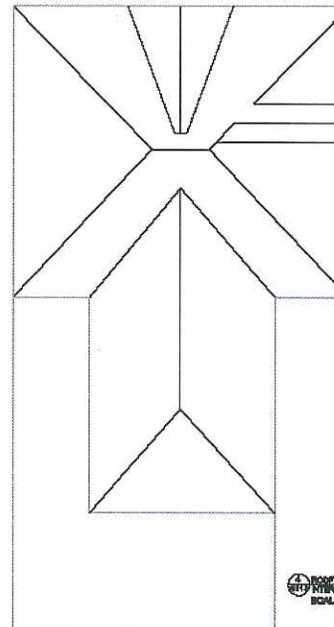
FIRST FLOOR PLAN (AS NOTED)
WITH INTERIOR DOORS
SCALE 1/4" = 1'



SECOND FLOOR PLAN (AS NOTED)
WITH INTERIOR DOORS
SCALE 1/4" = 1'



THIRD FLOOR PLAN (AS NOTED)
WITH INTERIOR DOORS
SCALE 1/4" = 1'



FOURTH FLOOR PLAN (AS NOTED)
WITH INTERIOR DOORS
SCALE 1/4" = 1'

FIRST NORTH

DOOR-WINDOW SCHEDULE : PATRICK YOUNG HOUSE
PROPOSED FOR DEMOLITION AND RESTORATION

FLOOR	TAG	ELEVATION	SIZE (WIDTH X HEIGHT)		SILL	MATERIAL	TYPE	GLAZING	NOTES
			IMPERIAL	METRIC					
GROUND FLOOR	WIN 1	EAST (FRONT)	676.3 X 1782.8	54.8' X 66.8'	30"	WOOD	DOUBLE HUNG, DROP DOWN BASH PROFILE: OVALD	DOUBLE GLAZED WITH 1/2" INSULATED SPACER	REFER TO NOTE WH1
	WIN 2	EAST (FRONT)	676.3 X 1782.8	54.8' X 66.8'	30"	WOOD	DOUBLE HUNG, DROP DOWN BASH PROFILE: OVALD	DOUBLE GLAZED WITH 1/2" INSULATED SPACER	REFER TO NOTE WH2
	WIN 3	NORTH	682.8 X 1782.8	57.5' X 66.8'	30"	WOOD	DOUBLE HUNG, DROP DOWN BASH PROFILE: OVALD	DOUBLE GLAZED WITH 1/2" INSULATED SPACER	REFER TO NOTE WH3
	WIN 4	SOUTH	676.3 X 1782.8	54.8' X 66.8'	30"	WOOD	DOUBLE HUNG, DROP DOWN BASH PROFILE: OVALD	DOUBLE GLAZED WITH 1/2" INSULATED SPACER	REFER TO NOTE WH4
	WIN 5	SOUTH	676.3 X 1782.8	54.8' X 66.8'	30"	WOOD	DOUBLE HUNG, DROP DOWN BASH PROFILE: OVALD	DOUBLE GLAZED WITH 1/2" INSULATED SPACER	REFER TO NOTE WH5
	WIN 6	SOUTH	676.3 X 1782.8	54.8' X 66.8'	30"	WOOD	---	---	TO BE DEMOLISHED
	WIN 7	SOUTH	688 X 814.4	58' X 32"	60.8"	WOOD	---	---	TO BE DEMOLISHED
	WIN 8	NORTH	688.8 X 1348.2	56' X 32"	42"	WOOD	---	---	TO BE DEMOLISHED
	WIN 9	NORTH	812.8 X 1887	66' X 32"	36"	WOOD	---	---	TO BE DEMOLISHED
	WIN 10	NORTH	812.8 X 1887	66' X 32"	36"	WOOD	---	---	TO BE DEMOLISHED
	WIN 11	NORTH	812.8 X 1887	66' X 32"	36"	WOOD	---	---	TO BE DEMOLISHED
	WIN 12	NORTH	812.8 X 1887	66' X 32"	36"	WOOD	---	---	TO BE DEMOLISHED
	WIN 13	NORTH	1188.8 X 1091.4	47' X 44"	38"	WOOD	---	---	TO BE DEMOLISHED
	WIN 14	WEST	588.8 X 1841.4	47' X 44"	38"	WOOD	---	---	TO BE DEMOLISHED
SECOND FLOOR	WIN 21	WEST	676.3 X 1782.8	54.8' X 66.8'	30"	WOOD	DOUBLE HUNG, DROP DOWN BASH PROFILE: OVALD	DOUBLE GLAZED WITH 1/2" INSULATED SPACER	REFER TO NOTE WH1
	WIN 22	WEST	676.3 X 1782.8	54.8' X 66.8'	30"	WOOD	DOUBLE HUNG, DROP DOWN BASH PROFILE: OVALD	DOUBLE GLAZED WITH 1/2" INSULATED SPACER	REFER TO NOTE WH1
BASEMENT	WIN 15	EAST	788.8 X 1082.2	52.8' X 49"	11"	WOOD	---	---	REFER TO NOTE WH1
	WIN 16	SOUTH	788.8 X 1181.4	52' X 48.8"	55.8"	WOOD	---	---	REFER TO NOTE WH1
	WIN 17	SOUTH	814.4 X 488.8	38' X 18"	43.8"	WOOD	---	---	REFER TO NOTE WH1
	WIN 18	SOUTH	711.2 X 688.8	28' X 24"	42"	WOOD	---	---	REFER TO NOTE WH1
	WIN 19	WEST	688.8 X 438.8	27.5' X 17"	46"	WOOD	DOUBLE HUNG, DROP DOWN BASH PROFILE: OVALD	DOUBLE GLAZED WITH 1/2" INSULATED SPACER	REFER TO NOTE WH2
	WIN 20	SOUTH	1818 X 444.6	48' X 37.8"	41.8"	WOOD	DOUBLE HUNG, DROP DOWN BASH PROFILE: OVALD	DOUBLE GLAZED WITH 1/2" INSULATED SPACER	REFER TO NOTE WH2

FLOOR	TAG	ELEVATION	SIZE (WIDTH X HEIGHT)		SILL	MATERIAL	TYPE	GLAZING	NOTES
			IMPERIAL	METRIC					
GROUND FLOOR	DO1	EAST (FRONT)	812.8 X 2044.7	66.8' X 82.8"	30"	WOOD	---	---	REFER TO NOTE WH1
	DO2	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO3	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO4	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO5	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO6	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO7	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO8	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO9	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO10	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO11	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO12	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO13	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO14	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
SECOND FLOOR	DO15	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO16	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
BASEMENT	DO17	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO18	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
	DO19	INTERIOR DOOR	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH1
INTERIOR WALL OPENING									
GROUND FLOOR	DO1	INTERIOR OPENING	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH2
	DO2	INTERIOR OPENING	812.8 X 2044.7	66.8' X 82.8"	---	WOOD	---	---	REFER TO NOTE WH2

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NOTES:
 1. ALL DIMENSIONS FOR WINDOWS AND DOORS AT GROUND AND SECOND FLOOR ARE INTERIOR MEASUREMENTS. DIMENSIONS OF EXTERIOR WINDOW FOR REPLACEMENT TO BE COMPROMISED ON SITE (NO. OF WINDOW TO BE SUBMITTED FOR CONSULTANTS REVIEW AND APPROVAL.
 2. WINDOW REPLACEMENT TO COME SET OF WINDOW REPLACEMENT AND ANY ASSOCIATED PARTS, APPEARANCE, AND FINISHES TO BE MAINTAINED.
 3. GLAZING IN ALL NEW WINDOWS TO BE DOUBLE, INSULATED, ARGON FILLED UNIT. DOUBLE GLAZING TO BE REPLACED WITH NEW INSULATED DIVIDERS.
 4. WINDOW TO BE COMPLETED WITH A REMOVABLE INSECT SCREEN AT ALL OPERATING OPENING.
 5. INTERIOR DOORS TO BE BALANCED AND REHANG, TUNED.
 6. INTERIOR DOORS TO BE REHANG, TUNED AND TO BE REHANG, TUNED.

DOOR-WINDOW NOTES:
 1. ALL DIMENSIONS FOR WINDOWS AND DOORS AT GROUND AND SECOND FLOOR ARE INTERIOR MEASUREMENTS. DIMENSIONS OF EXTERIOR WINDOW FOR REPLACEMENT TO BE COMPROMISED ON SITE (NO. OF WINDOW TO BE SUBMITTED FOR CONSULTANTS REVIEW AND APPROVAL.
 2. WINDOW REPLACEMENT TO COME SET OF WINDOW REPLACEMENT AND ANY ASSOCIATED PARTS, APPEARANCE, AND FINISHES TO BE MAINTAINED.
 3. GLAZING IN ALL NEW WINDOWS TO BE DOUBLE, INSULATED, ARGON FILLED UNIT. DOUBLE GLAZING TO BE REPLACED WITH NEW INSULATED DIVIDERS.
 4. WINDOW TO BE COMPLETED WITH A REMOVABLE INSECT SCREEN AT ALL OPERATING OPENING.
 5. INTERIOR DOORS TO BE BALANCED AND REHANG, TUNED.
 6. INTERIOR DOORS TO BE REHANG, TUNED AND TO BE REHANG, TUNED.

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AREA

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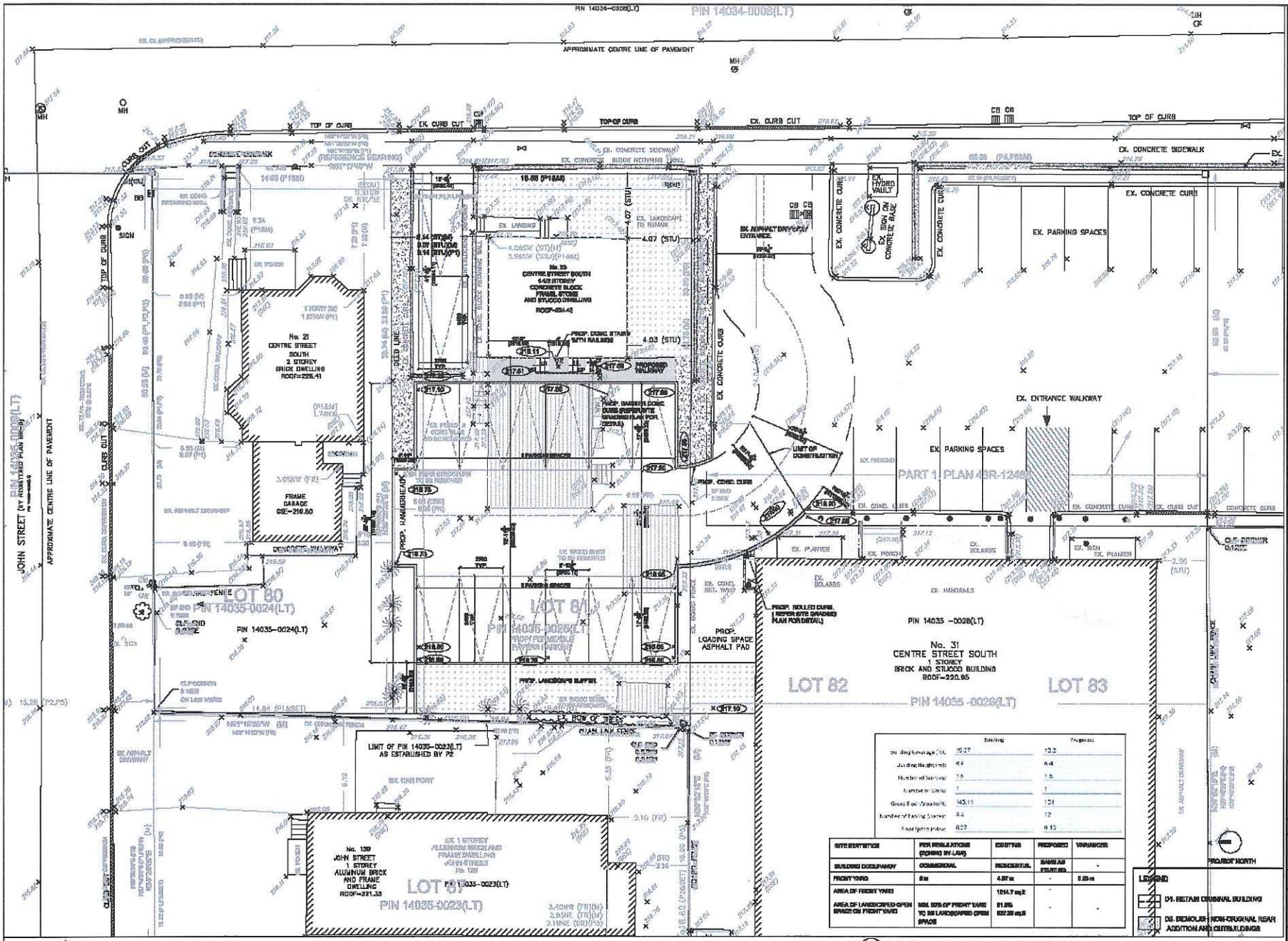
KILPATRICK-YOUNG HOUSE
 23 CENTRE STREET SOUTH,
 BRAMPTON ONTARIO

HERITAGE CONSERVATION PLAN

AS - EXISTING FLOOR PLANS
 DOOR-WINDOW SCHEDULE

REVISION	0
SCALE	As noted
DRAWN	JKC
CHECKED	DE
DATE	December 17th, 2020

PROJECT NO. BD17-1811
AH-1.2
 DRAWING NO. TEAM NORTH



REVISIONS
ALL PROPOSED CHANGES SHALL BE INDICATED BY A NUMBERED CIRCLE AND A DESCRIPTION OF THE CHANGE.

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NOTES:
ALL DIMENSIONS TO BE SHOWN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA'S ZONING BY-LAW AND THE NATIONAL BUILDING CODE OF CANADA.
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA'S HERITAGE CONSERVATION PLAN.
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OTTAWA'S SIGNAGE BY-LAW.

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KILPATRICK-YOUNG HOUSE
29 CENTRE STREET SOUTH,
BRAMPTON ONTARIO
HERITAGE CONSERVATION PLAN

PROPOSED SITE PLAN

REVISION	0
SCALE	As noted
DRAWN	KK
CHECKED	DE
DATE	December 17th, 2020
PROJECT NO.	BD17-1811

AH-2.2
DRAWING NO.

Building	Proposed
Building Coverage (%)	15.57
Justing Height (m)	6.4
Number of Storeys	1
Number of Units	1
Gross Floor Area (sq ft)	143.11
Number of Parking Spaces	24
Front Setback (m)	0.12

SITE STATISTICS	PER REGULATIONS (BY LAW)	EXISTING	PROPOSED	VARIANCES
BUILDING COVERAGE	OCCESSIONAL	RESIDENTIAL	BARREL FRONTING	-
FREIGHT YARD	0m	4.87m	0.25m	
AREA OF FRONT YARD		104.7 sq ft		
AREA OF LANDSCAPED OPEN SPACE ON FRONT YARD	MIN 10% OF FRONT YARD TO BE LANDSCAPED OPEN SPACE	81.8% 827.28 sq ft		

EXISTING AND PROPOSED SITE STATISTICS

PROPOSED SITE PLAN
SCALE 1:100

