

**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: <u>B-2021-0025</u>

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.**

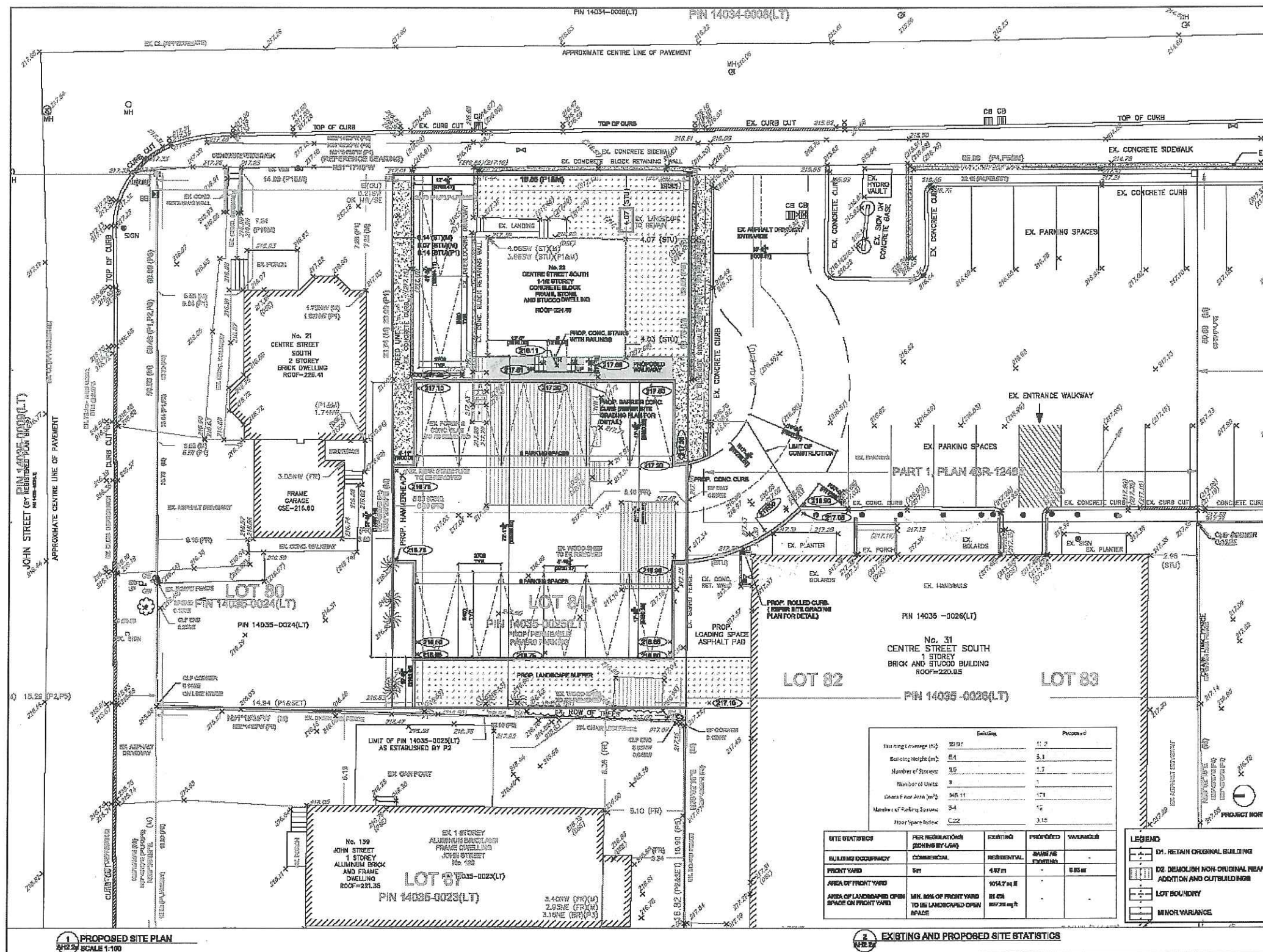
**PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

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](mailto:jeanie.myers@brampton.ca)





<b>REVISIONS</b> <b>ALL PREVIOUS REVISED</b> <b>FORM DATE: 01/01/2000</b>		
DATE Revised	NO.	DESCRIPTION
	1	
	2	
	3	
	4	
	5	
	6	

047518  
 ALL DISSEMORSED TO BE WITHIN LIMITS OF DISSEMINATION.  
 ALL DISSEMORSED TO BE CONSIDERED UNCLASSIFIED ON SITE.  
 RECENTLY RECLASSIFIED ALL DISSEMORSED AND CERTIFICATIONS  
 TO BE RECLASSIFIED IN ACCORDANCE WITH ANY PORTION OF THIS MESSAGE.  
 CONTINUATION SUBJECT NOTIFY THE RECLASSIFICATION PROGRAM  
 SUPERVISOR OF ALL AND ANY DISSEMORSED TO BE IN THE FUTURE.  
 THE RECLASSIFICATION PROGRAM SUPERVISOR.

	4	
	3	
	2	
2021 JUN 25	1	ISSUED PERMITS FOR WILDFIRE APPLICATION
2021 JUN 02	2	ISSUED FOR PWC MEETING RECURRENT APPLICATION
2020 JUL 20	1	HERITAGE PERMIT APPLICATION
DATE	NO.	DESCRIPTION

**SALES**

ARCHITECTS RALPH ECKHART ASSOCIATES LTD.

16 LOLA ROAD  
TORONTO, ONTARIO, M3E 1P9  
TEL. (416) 603-1200  
FAX (416) 603-2965

**KILPATRICK-YOUNG HOUSE**  
23 CENTRE STREET SOUTH,  
BRAMPTON ONTARIO

HERITAGE CONSERVATION PLAN

PROPOSED SITE PLAN -  
MINOR VARIANCES

REVISION	0
SCALE	Aa notes
DRAWN	KIK
CHECKED	DE
DATE	December 17th, 2020
PROJECT NO.	BD17-1811
<b>AH-2.2a</b>	
DO NOT SCALE	TIME NORTH



**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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto: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](http://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 ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☒

Seasonal Road ☐

Other Public Road ☐

Water ☐



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 ☒ Other (specify) \_\_\_\_\_  
Well ☐
- (b) What sewage disposal is/will be provided?  
Municipal ☒ Other (specify) \_\_\_\_\_  
Septic ☐
- (c) What storm drainage system is existing/proposed?  
Sewers ☒ Other (specify) \_\_\_\_\_  
Ditches ☐  
Swales ☐

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.



A Commissioner etc.

ALEXANDER ADAM HOFSTADER ECKLER,  
NOTARY PUBLIC

  
Signature of Applicant or Authorized Agent

Submit by Email

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

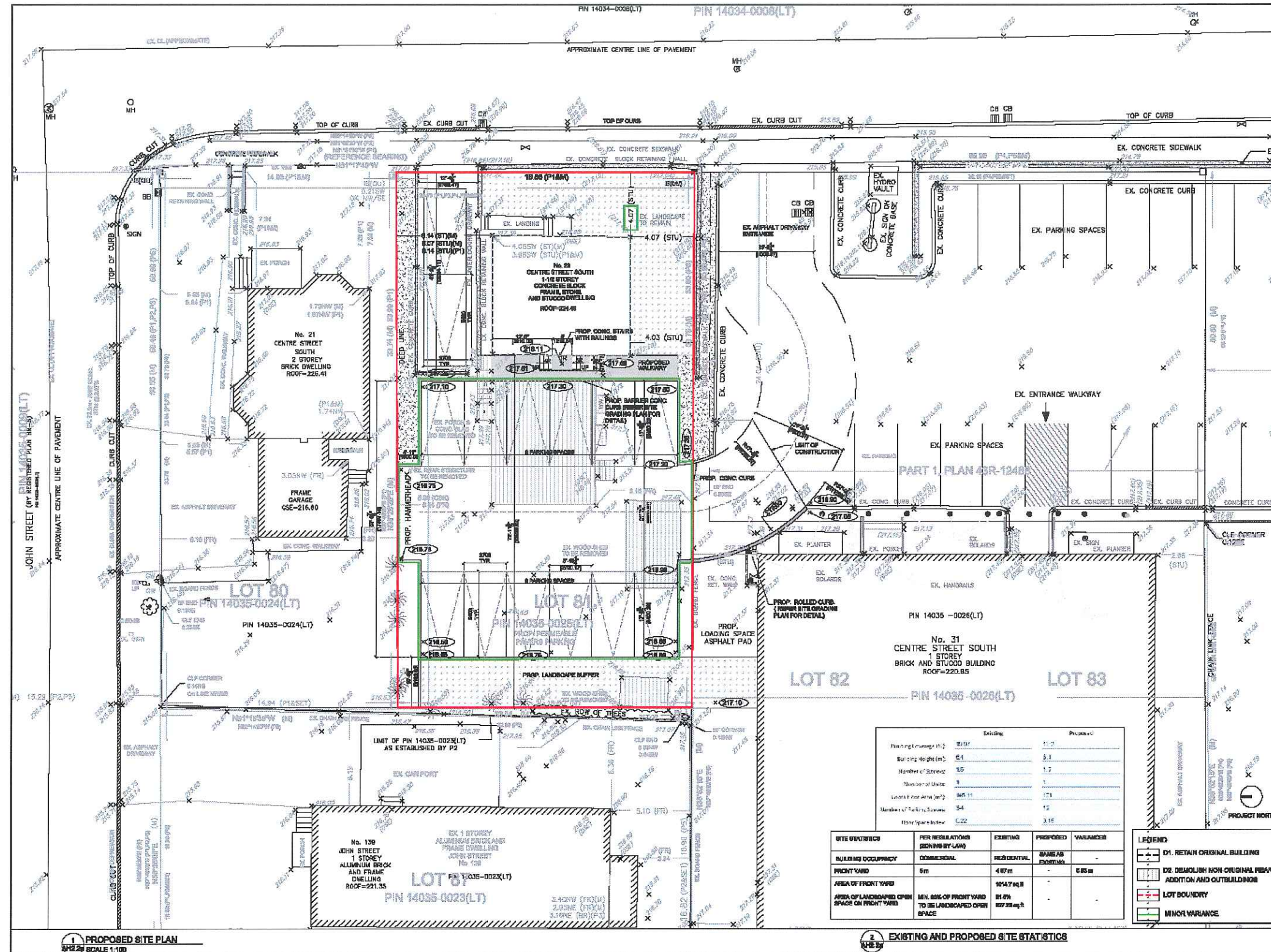
DATE RECEIVED

September 28, 2021

Date Application Deemed  
Complete by the Municipality

September 29, 2021





REVISIONS			
ALL PREVIOUS EDITIONS			
FINAL DATE/REVISION SUPERSEDED			
ENTER DATE	REV.	DESCRIPTION	BY
	1		
	2		
	3		
	4		
	5		
	6		

NOTE:  
ALL DISBURSEMENTS TO BE MADE, NOT TO BE MISUSED.  
ALL DISBURSEMENTS TO BE CASHED AND DEPOSITED ON SITE.  
CONTRACTOR SHALL VERIFY ALL DISBURSEMENTS AND CONCURRENCES  
BY THE EMPLOYER PRIOR TO ANY FURTHER USE OF THE MONIES.  
CONTRACTOR SHALL NOT PAY THE PRESENT AND FUTURE PROBABLE  
INDEBTEDNESS OF ALL AND ANY DISBURSEMENTS IN THE DISBURSE-  
MENTS NOT BEING DISBURSED FROM EMPLOYER.

	4		
	5		
	6		
2021-2022	3	<u>ENKED FOR A BINDER VOUCHER APPLICATION</u>	AA
2021-2022	2	<u>WALKER (POSTAGE) BINDER (RECURRY APPLICATION)</u>	BC
2021-2022	1	<u>HEARTING: RECURRY APPLICATION</u>	BC
2021-2022	100	<u>RECURRY APPLICATION</u>	BC

**ISSUES**

**AREA**


**ARCHITECTS RANBY ESKER ASSOCIATES LTD.**

**15 LOLA ROAD**  
**TORONTO, ONTARIO, M5E 1P8**  
**TEL. (416) 598-1399**  
**FAX (416) 598-8905**

**KILPATRICK-YOUNG HOUSE**  
23 CENTRE STREET SOUTH,  
BRAMPTON ONTARIO

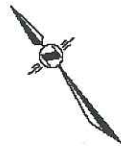
**HERITAGE CONSERVATION PLAN**

**PROPOSED SITE PLAN -  
MINOR VARIANCES**

REVISION	0
SCALE	As noted
DRAWN	KCC
CHECKED	DE
DATE	December 17th, 2020
PROJECT NO.	BD17-1811
<b>AH-2.2a</b> 	
<small>INCHES ARE USED</small> <span style="float: right;"><small>THIS IS NORTH</small></span>	



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)  
PIN 14039-0000(17)

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

5.0m 0 2.0 10.0metres

VLADIMIR DOSEN SURVEYING, O.L.S.

NO PERSON MAY COPY/REPRODUCE/DISTRIBUTE OR ALTER THIS  
PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION  
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, McMURPHY & BASON, O.L.S.,  
DATED FEBRUARY 4, 1989  
P2 DENOTES PLAN OF SURVEY BY McLEAN, McMURPHY & BASON, O.L.S.,  
DATED NOVEMBER 20, 1982  
P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY  
DUNCAN ASHWORTH SURVEYING LTD., O.L.S.,  
DATED SEPTEMBER 25, 1999  
P4 DENOTES PLAN 43R-12488  
PS DENOTES REGISTERED PLAN BR-5  
(OU) DENOTES ORIGIN UNKNOWN  
Ø DENOTES DIAMETER  
DB DENOTES BELL BOX  
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  
HV DENOTES HYDRO VALVE  
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 ASTRONOMIC AND ARE  
DERIVED FROM THE SOUTHWESTERLY  
LIMIT OF CENTRE STREET SOUTH  
AS SHOWN ON PLAN 43R-12488  
HAVING A BEARING OF N51°17'40"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 ACT AND THE  
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 20th DAY OF MARCH, 2018

DATE: APRIL 4th, 2018

VLADIMIR DOSEN, B.Sc.  
ONTARIO LAND SURVEYOR

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  
CADD FILE: 21, 22 AND 31 CENTRE STREET SOUTH CHECKED BY: VD

PART 2) SURVEY REPORT  
DESCRIPTION OF LAND:  
PART OF LOT 80 IN RAILWAY BLOCK, REGISTERED PLAN BR-5,  
PIN 14039-0000(17).  
LOT 81 AND PART OF LOT 80 IN RAILWAY BLOCK,  
REGISTERED PLAN BR-5, PIN 14039-0000(17).  
LOTS 82 AND 83 IN RAILWAY BLOCK, REGISTERED PLAN BR-5,  
PIN 14039-0000(17).  
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.



LOT 38 IN RAILWAY BLOCK  
REGISTERED PLAN BR-5

LOT 36  
IN RAILWAY BLOCK  
REGISTERED PLAN BR-5

LOT 35 IN RAILWAY BLOCK  
REGISTERED PLAN BR-5

JOHN STREET (BY REGISTERED PLAN BR-5)  
PIN 14039-0000(17)

RAILWAY

LOT 85, IN RAILWAY BLOCK  
REGISTERED PLAN BR-5

LOT 82

LOT 83

LOT 84

LOT 88

LOT 89

LOT 90

LOT 91







**KILPATRICK-YOUNG HOUSE**  
**23 CENTRE STREET SOUTH, BRAMPTON, ONTARIO**  
**ISSUED FOR MINOR VARIANCE APPLICATION**



LIST OF DRAWINGS	DWG. NO.
AS EXISTING - SITE PLAN AND PHOTOGRAPHIC DOCUMENTATION	AH 1.1
AS EXISTING FLOOR PLANS AND DOOR-WINDOW SCHEDULE	AH 1.2
AS EXISTING ELEVATIONS	AH 1.3
DEMOLITION AND CONSERVATION NOTES	AH 2.0
DEMOLITION DRAWINGS	AH 2.1
PROPOSED SITE PLAN	AH 2.2
PROPOSED ELEVATIONS	AH 2.3

REVISIONS			
ALL PREVIOUS EDITIONS MUST BE CANCELLED			
DATE	NO.	DESCRIPTION	BY
	1		
	2		
	3		
	4		
	5		
	6		

	1		
	2		
	3		
	4		
ISSUED BY	1	ISSUED FOR MINOR VARIANCE APPLICATION	RA
ISSUED BY	2	ISSUED FOR FPC MEETING REQUEST APPLICATION	RA
ISSUED BY	3	ISSUED FOR FPC MEETING REQUEST APPLICATION	RA
DATE	NO.	DESCRIPTION	BY

**AREA**

ARCHITECTURAL ASSOCIATES LTD.

10 LEXINGTON  
 TORONTO, ONTARIO, M5G 1P6  
 TEL. (416) 593-1900  
 FAX. (416) 593-1900

**KILPATRICK-YOUNG HOUSE**  
 23 CENTRE STREET SOUTH, BRAMPTON, ONTARIO

**FAC MEETING REQUEST APPLICATION**

REVISION	0
SCALE	As noted
DRAWN	ICC
CHECKED	DE
DATE	December 17th, 2020
PROJECT NO.	17-1811
<b>AH-1.0</b>	
DRAWING NO.	









**EFFICIENT METHOD**

[illegible]

ENGLISH-SPANISH DICTIONARY

1. ALL DIMENSIONS FOR WINDOWS AND DOORS AT GROUND AND SECOND FLOOR ARE INTERIOR MEASUREMENTS. DIMENSIONS OF EXISTING WINDOW FOR REPLACEMENT TO BE CONFIRMED ON-SITE SHOP DRAWINGS TO BE SUBMITTED FOR CONSULTANT'S REVIEW AND APPROVAL.

4. WINDOW REPLACEMENT TO CONSIST OF WHICH BURN REPLACEMENT AND ANY ASSOCIATED FITTINGS, HINGES, AND BALANCE WOOD COMPONENTS.

5. GLASS IN ALL NEW WINDOWS TO BE DOUBLE, INSULATED, & SEALED UNTIL EIGHT MONTHS TO BE REPLACED WITH NEW INSULATED DIVIDERS.

6. WINDOW TO BE COMPLETED WITH A REMOVABLE INSECT SCREEN AT ALL OPERATING SIZES.

7. INTERIOR DOORS TO BE TO BE BALANCED AND REHABILITATED.

8. INTERIOR DOORS ON 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR TO BE REHABILITATED.

180158				
--------	--	--	--	--



18 LOLA ROAD  
TORONTO, ONTARIO, M8S 1P8  
TEL. (416) 598-1222  
FAX (416) 598-1222

**KILPATRICK-YOUNG HOUSE**  
23 CENTRE STREET SOUTH,  
HAMPTON, ONTARIO

HERITAGE CONSERVATION PLAN

**AD - EXISTING FLOOR PLANS  
DOOR-WINDOW SCHEDULE**

REVENUE	0
---------	---

---

CPA/ABR 11/12/13 KKK

DE

CHECKED	DE
---------	----

DATE December 17th, 2020

DATE	DESCRIPTION	1941	1942

AD17-1811

PROBESHA TUA	2011/10/11
1111111111	

14H-13 ⑤

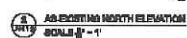
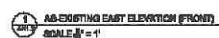
A11-1.2 

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

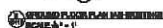
DOORS									
FLOOR	TAG	ELEVATION	SIZE (WIDTH X HEIGHT) NETIC	SWITCH	WALL	MATERIAL	TYPE	GLAZING	NOTES
GROUND FLOOR	D01	EAST (FRONT)	678.5 X 2038.8 Top of Threshold - 2841.8	34.8" X 82.8"	---	WOOD	---	---	REFER TO NOTE W001
	D2	INTERIOR DOOR	612.6 X 2044.7	32" X 80.4"	---	WOOD	---	---	REFER TO NOTE W001
	D3	INTERIOR DOOR	628.6 X 2044.7	32.8" X 80.8"	---	WOOD	---	---	REFER TO NOTE W001
	D4	INTERIOR DOOR	612.6 X 2049.3	32" X 79.8"	---	WOOD	---	---	TO BE DEMOLISHED REFER TO NOTE W001
	D5	INTERIOR DOOR	612.6 X 2049.3	32" X 78.8"	---	WOOD	---	---	REFER TO NOTE W001
	D6	INTERIOR DOOR	608.6 X 2057.4	34" X 81"	---	WOOD	---	---	REFER TO NOTE W001 TO BE BALANCED
	D7	INTERIOR DOOR	603.6 X 2057.4	34" X 81"	---	WOOD	---	---	REFER TO NOTE W001 TO BE BALANCED
	D8	NORTH	608.6 X 2052	34" X 80"	---	WOOD	---	---	TO BE DEMOLISHED
	D9	INTERIOR DOOR	782 X 1864.2	30" X 78"	---	WOOD	---	---	TO BE DEMOLISHED
	D10	INTERIOR DOOR	782 X 1864.2	30" X 78"	---	WOOD	---	---	TO BE DEMOLISHED
	D11	INTERIOR DOOR	808.1 X 2032	31.8" X 80"	---	WOOD	---	---	TO BE DEMOLISHED
	D12	SOUTH	608.6 X 2049.3	34" X 78.8"	---	WOOD	---	---	TO BE DEMOLISHED
	D13	INTERIOR DOOR	782 X 1864.2	30" X 78"	---	WOOD	---	---	TO BE DEMOLISHED
SECOND FLOOR	D14	INTERIOR DOOR	808.6 X 1989.9	31" X 78.8"	---	WOOD	---	---	TO BE DEMOLISHED
	D15	INTERIOR DOOR	808.6 X 1989.9	31" X 78.8"	---	WOOD	---	---	REFER TO NOTE W004
BASEMENT	D16	INTERIOR DOOR	886.6 X 1946.4	32" X 84.78"	---	WOOD	---	---	REFER TO NOTE W002
	D17	INTERIOR DOOR	800.1 X 1946.4	31.8" X 81.11"	---	WOOD	---	---	REFER TO NOTE W002
	D18	INTERIOR DOOR	782 X 1867.2	30" X 81.21"	---	WOOD	---	---	REFER TO NOTE W002
INTERIOR WALL OPENING									
GROUND FLOOR	O1	INTERIOR OPENING	612.6 X 2050.7	32" X 71.8.08"	---	WOOD	---	---	REFER TO NOTE W002
	O2	INTERIOR OPENING	782 X 1864.2	30" X 78"	---	WOOD	---	---	REFER TO NOTE W002

FINANCIAL	0
-----------	---





**INDEPENDENT FLUID/FLAME-SENSITIVE TESTING**  
AC-119-2-2



- 
- PROJECT NORTH

DRAWING NO. \_\_\_\_\_ TRUE NORTH \_\_\_\_\_

**AH-1.3**



#### 1. OBJECTIVES OF CONSERVATION PLAN:

- A. The proposed Conservation Work involves the restoration and phase in the exterior walls of the Pickens Victory House structure for the following reasons:
  - a. To protect the exterior building envelope;
  - b. To preserve, maintain and restore the Heritage attributes of the building by various restoration tactics;
  - c. To coordinate work of various disciplines, and to address integrated building components;
  - d. To conduct interior renovations as a separate phase independent of exterior work.
- B. **EXISTING CONDITIONS**

The existing conditions were observed during a site visit by AREA staff on December 18th, 2022. The house was vacant and conflicting structures were determined.
- C. **HERITAGE LANDSCAPE DESIGN**

A conceptual Heritage Landscape Plan will be prepared to recreate the original land context around the house/structure.
- D. **ARTS SERVICES AND GRANTS**

The planning and grant strategy will be prepared to plan for the proposed arts programming at the interpretation of the lot.

1. Preservative maintenance, archival care, and insurance requirements to handle disaster throughout the period of assembly.
2. Exhibits:
  - a. Exhibition of the 200 century poster and evolution and commemoration of the Negro's participation of Pacific Young House.
  - b. Restoration and rehabilitation of the original house form, comprised of the "Real World" Street along Central Street, including:
    - i. Plaster and repair United World Street
    - ii. Reconstruct missing Historic World work
    - iii. Reproduction of Historic World Street
    - iv. Reproduction of Historic World work (dormitory)
    - v. Reproduction of Historic World work
    - vi. Reproduction of Historic World work
  - c. Initial new Windows and Doors
  - d. Reproduction of Historic World's walls and stucco
  - e. Reproduction of Historic World's porch and steps
  - f. Reproduction of Historic World's interior, including:
    - i. Kitchen and Dining Room
    - ii. Living Room
    - iii. Bedroom
    - iv. Bathroom
    - v. Hallway
    - vi. Staircase
    - vii. Porch
    - viii. Entry
    - ix. Front Yard
    - x. Back Yard
    - xi. Garden
    - xii. Lawn
    - xiii. Fences
    - xiv. Driveway
    - xv. Garage
    - xvi. Pool
    - xvii. Tennis Court
    - xviii. Basketball Court
    - xix. Soccer Field
    - xx. Baseball Field
    - xxi. Golf Course
    - xxii. Country Club
    - xxiii. Country House
    - xxiv. Country Estate
    - xxv. Country Estate
    - xxvi. Country Estate
    - xxvii. Country Estate
    - xxviii. Country Estate
    - xxix. Country Estate
    - xxx. Country Estate

- B. ALTERNATIVE AND INTERVENTIONS**, subject for further approval (i.e. Heritage Panel Approval):
1. Reproduction and thermal upgrade of historic windows and doors;
  2. Interior Renovation and
  3. Addition of 12 parking spaces to replace non-historic 50th century car pool and 40th & 46th.
- C. QUALIFICATIONS FOR WORKING WITH:**
1. Restoration contractors, trades and suppliers, etc. must be qualified in heritage conservation work, with at least 6 years of relevant experience, including but not limited to the following categories:
    - i. Wood repair and restoring
    - ii. Masonry re-pointing, cleaning and replacement
    - iii. Wood framework reconstruction
    - iv. Roof replacement with replica materials
    - v. Windows and doors

The work will be reviewed on site by ARESA for general conformance with Harbormaid guidelines and conservation rules described in this Conservation Plan.

### EMERGENCY FRONT BLANK

- A. PREPARATION**
1. Qualified Engineer to outline of measures to be undertaken to protect the front portion of the basement during demolition. Engineering report to be submitted to Heritage Staff. Proceed with excavation work once engineering proposals are approved.
- B. APPLICATION**
1. Disconnect utilities on front block.
  2. Notify Council, Heritage Auckland, and the Heritage Board. Heritage Board Staff upon completion of front block.
  3. Clear original site. Remove rubbish. Dispose waste.
  4. Confirm involvement of archaeologist in removing historic artefacts from original site.
  5. Remove from original site all debris, rubbish, and other materials resulting from demolition operations.
  6. Properly dispose hazardous materials, if found.

EX. DEMON. INH. NON-ORIGINAL. REAR EAST ADDITION

- a. **Restoration.**
1. **Values.** The existing additions on the west side of the house will not be reconstructed as they have no heritage value but remain standing, in order to serve as the connection of the proposed 12 additional parking spaces that would serve the Centre-Parkway Heritage facility.
2. **Values to Re-interpret.** Highlighting and redefining the front facade of the house in the simplest way will present an opportunity to enhance the heritage features and preserve the streetscape along Centre Street South.
- b. **Process.**
1. **Demolition.** Proceed with demolition after acquiring required permit approvals. Protect elements to be salvaged from demolition, resulting from the demolition of the heritage house.
2. **New Construction.** Construct 12 new/semi parking spaces. The newly constructed, semi-detached wing represents the twenty-first pavilion of heritage houses in the area.
- Use materials and assemblies that are compatible with the materials and assemblies of the original east wing.
- Adopt the following construction details and materials:

#### DO. PARTIAL ANALYSE OF MATERIALS

1. Coordinate material storage with other demolition procedures (see D3).
2. Inspect structure before dismantling.
  - a. Inspect team, to be comprised of Owner or Representative, Heritage Architect, Structural Engineer, and Heritage Holdings staff.
  - b. Photograph details, and ordering conditions.
3. Prepare Building Material Inventory (BIM).
  - a. Record types, quantities, and components (materials, etc.) of both salvageable and non-salvageable materials and assemblies.
  - b. Record types and quantities of materials and assemblies to be salvaged and donated.
  - c. Locate and record storage for salvaged structural materials.
  - d. Prepare bid/sow and diagram for non-salvageable materials and assemblies.

- II. APPLICATION
1. Complete DMU, and submit to Regulatory Team (Pilot to CSA-2a) for preproject and public review.
  2. Deliveries random and strategic for asbestos materials. Prepare haul-away and disposal for non-subsequent material.
  3. Re-site asbestos materials wherever possible to repair damaged portions of retained front porch roof.

**MAINTAIN CONTACT:**

102. **REPAIRS AND REPAIRS EXISTING FOR EXISTING FOUNDATIONS**

### 50:00 DESTINATION

- | W01.              | REPAIRABLE PAINT AND VARNISHES, AND REPAIR FOR REPAIRED PORTION OF REPAIRABLE STRUCTURE.  |
|-------------------|---|
| a. Identify.      | Identify individual or various components (shown applied) to include: surface, texture, color, smell, sound, grain, finish, hardness, and all visible and functional, including lamination, etc. and texture.                                 |
| b. Salvage.       | File up any description or functional specimens that can be repaired. Identify, retain, and preserve woodwork that may be repaired in defining the overall historic character of the building.  |
| c. Repair/finish. | Repairs any damaged or deteriorated (by stain (all patina and stain) or unsuitable to the real world) repair using good and modified practices, such as handworking and hand sanding. Repair samples or removed finish layer.                 |
|                   | Repair samples of damaged woodwork by painting, staining, or sanding, or otherwise restoring the wood using accepted preservation methods. Note, complete to establish materials for conservatively determined or existing parts of woodwork. |
|                   | Finish woodwork with color, matching from original samples of staining. Finish up repair work to be determined with staining, color to be provided by the contractor, based on other sources of information (see archival sources).           |

## WD2 REPAIR OR REPLACE EXISTING WOODWORK

1. REPAIR woodwork in area shown approximately 1/20% of existing woodwork.
2. APPLY EPOXY WOOD CONSOLIDANT on interior damaged. Follow manufacturer's recommendations. The agency is not responsible for interior damage. Do not use any sand paper to smooth surface once epoxy has cured.
3. SPOT REPAIR (REPAIR/PAINT) WOOD MEMBERS in approximately 50% of existing woodwork. Repair/PAINT wood members to match appearance of existing woodwork. Do not sand or stain wood members. Paint, stain, base, and top coat with no 4 intercoat. Note replacement wood members with existing good wood member by staining and sanding for example 10. Cap of column to be removed and replaced with new wood member.

**WORK** DOCUMENT DETERIORATED OR MISSING FROM COMPONENTS AND  
REPRODUCE FOR THE RETAINED & NEWLY BUILT PORTIONS OF  
HERITAGE STRUCTURES

- |               |  |
|---------------|--|
| a. Identify.  | Identify unremovable exterior woodwork components (shown circled on this and next slide) of the structure. It is intended only to raise the floor of the next elevation to reconstruction.   |
| b. Document.  | Repeat and label all woodwork removed during deconstruction. Document avoided floor and detailing of nonremovable woodwork to guide reconstruction team.   |
| c. Reproduce. | Replace unremovable woodwork as exists, portion of end and used elsewhere in-kind. Reproduce on third floor and detailing, including components such as roof to porch, chimney, roof edge in tongue and groove siding. Examine finish of joints and deck, posts, roof edge, vinyl windows, and the end of structure. |

**WINDOM ENTERTAINMENT**

- |                                       |   |
|---------------------------------------|---|
| <b>WHY:</b>                           | <b>REPAIRABLE ORIGINALLY FRAMED WINDOWS, DOORS, AND GLAZING FOR<br/>RECONSTRUCTED PORTIONS OF HISTORIC STRUCTURE. IF MAKING OR REPAIRING<br/>DISTURBED, REPRODUCE.</b>  |
| <b>a. Identify:</b>                   | Identify all replaceable windows throughout the existing<br>historic structure.   |
| <b>b. Salvage:</b>                    | Salvage the interior door D6 & D7, with wood components that can be<br>repaired.<br>Identify, retain, and preserve the functional and decorative features of<br>windows, including panes, muntins, glazing, and, if needed, hardware<br>and moldings, to the maximum extent possible. |
| <b>c. Refurbish or<br/>Reproduce:</b> | Follow W-1 in "Technical Notes of Miscellaneous" to rebuild false wood<br>frames from pieces of existing wood that can be located. If<br>exterior, or heavily distressed, reproduce windows from an authentic<br>source and detail list of original.                                  |
| <b>d. Re-use:</b>                     | Re-used doors D9 & D17 to be used in the interiors of the<br>relocated historic frames if possible. Install a new release and door, with<br>compatible panes, to increase the accuracy to match historic windows and<br>doors in accordance thermal analysis.                         |
| <b>NOTE:</b>                          | <b>INSTALL NEW COMPARTMENTED WINDOWS AND DOORS FOR NEWLY BUILT PORTIONS<br/>OF HISTORIC STRUCTURE.</b>  |

W042. INSTALL NEW, COMPATIBLE WINDOWS AND DOORS FOR NEWLY BUILT PORTIONS  
OF HERITAGE STRUCTURE.

- |                            |   |
|----------------------------|---|
| a. <b>Patents:</b>         | Protects the related patents (original patent, patents of not-invention and useful inventions) by paying new, compulsory windows and doses.   |
| b. <b>Competitiveness:</b> | Initial new windows and doses that would let the small and open up to the existing small, north & east countries, and would be the qualitative leap in progress, in terms of form and profits.  |
| c. <b>New Windows:</b>     | Initial new windows with single 12- or 24- or 36- or 48- or 60- or 72- or 84- or 96- or 108- or 120- or 132- or 144- or 156- or 168- or 180- or 192- or 204- or 216- or 228- or 240- or 252- or 264- or 276- or 288- or 300- or 312- or 324- or 336- or 348- or 360- or 372- or 384- or 396- or 408- or 420- or 432- or 444- or 456- or 468- or 480- or 492- or 504- or 516- or 528- or 540- or 552- or 564- or 576- or 588- or 600- or 612- or 624- or 636- or 648- or 660- or 672- or 684- or 696- or 708- or 720- or 732- or 744- or 756- or 768- or 780- or 792- or 804- or 816- or 828- or 840- or 852- or 864- or 876- or 888- or 900- or 912- or 924- or 936- or 948- or 960- or 972- or 984- or 996- or 1008- or 1020- or 1032- or 1044- or 1056- or 1068- or 1080- or 1092- or 1104- or 1116- or 1128- or 1140- or 1152- or 1164- or 1176- or 1188- or 1200- or 1212- or 1224- or 1236- or 1248- or 1260- or 1272- or 1284- or 1296- or 1308- or 1320- or 1332- or 1344- or 1356- or 1368- or 1380- or 1392- or 1404- or 1416- or 1428- or 1440- or 1452- or 1464- or 1476- or 1488- or 1500- or 1512- or 1524- or 1536- or 1548- or 1560- or 1572- or 1584- or 1596- or 1608- or 1620- or 1632- or 1644- or 1656- or 1668- or 1680- or 1692- or 1704- or 1716- or 1728- or 1740- or 1752- or 1764- or 1776- or 1788- or 1800- or 1812- or 1824- or 1836- or 1848- or 1860- or 1872- or 1884- or 1896- or 1908- or 1920- or 1932- or 1944- or 1956- or 1968- or 1980- or 1992- or 2004- or 2016- or 2028- or 2040- or 2052- or 2064- or 2076- or 2088- or 2100- or 2112- or 2124- or 2136- or 2148- or 2160- or 2172- or 2184- or 2196- or 2208- or 2220- or 2232- or 2244- or 2256- or 2268- or 2280- or 2292- or 2304- or 2316- or 2328- or 2340- or 2352- or 2364- or 2376- or 2388- or 2400- or 2412- or 2424- or 2436- or 2448- or 2460- or 2472- or 2484- or 2496- or 2508- or 2520- or 2532- or 2544- or 2556- or 2568- or 2580- or 2592- or 2604- or 2616- or 2628- or 2640- or 2652- or 2664- or 2676- or 2688- or 2700- or 2712- or 2724- or 2736- or 2748- or 2760- or 2772- or 2784- or 2796- or 2808- or 2820- or 2832- or 2844- or 2856- or 2868- or 2880- or 2892- or 2904- or 2916- or 2928- or 2940- or 2952- or 2964- or 2976- or 2988- or 3000- or 3012- or 3024- or 3036- or 3048- or 3060- or 3072- or 3084- or 3096- or 3108- or 3120- or 3132- or 3144- or 3156- or 3168- or 3180- or 3192- or 3204- or 3216- or 3228- or 3240- or 3252- or 3264- or 3276- or 3288- or 3300- or 3312- or 3324- or 3336- or 3348- or 3360- or 3372- or 3384- or 3396- or 3408- or 3420- or 3432- or 3444- or 3456- or 3468- or 3480- or 3492- or 3504- or 3516- or 3528- or 3540- or 3552- or 3564- or 3576- or 3588- or 3600- or 3612- or 3624- or 3636- or 3648- or 3660- or 3672- or 3684- or 3696- or 3708- or 3720- or 3732- or 3744- or 3756- or 3768- or 3780- or 3792- or 3804- or 3816- or 3828- or 3840- or 3852- or 3864- or 3876- or 3888- or 3900- or 3912- or 3924- or 3936- or 3948- or 3960- or 3972- or 3984- or 3996- or 4008- or 4020- or 4032- or 4044- or 4056- or 4068- or 4080- or 4092- or 4104- or 4116- or 4128- or 4140- or 4152- or 4164- or 4176- or 4188- or 4200- or 4212- or 4224- or 4236- or 4248- or 4260- or 4272- or 4284- or 4296- or 4308- or 4320- or 4332- or 4344- or 4356- or 4368- or 4380- or 4392- or 4404- or 4416- or 4428- or 4440- or 4452- or 4464- or 4476- or 4488- or 4500- or 4512- or 4524- or 4536- or 4548- or 4560- or 4572- or 4584- or 4596- or 4608- or 4620- or 4632- or 4644- or 4656- or 4668- or 4680- or 4692- or 4704- or 4716- or 4728- or 4740- or 4752- or 4764- or 4776- or 4788- or 4800- or 4812- or 4824- or 4836- or 4848- or 4860- or 4872- or 4884- or 4896- or 4908- or 4920- or 4932- or 4944- or 4956- or 4968- or 4980- or 4992- or 5004- or 5016- or 5028- or 5040- or 5052- or 5064- or 5076- or 5088- or 5100- or 5112- or 5124- or 5136- or 5148- or 5160- or 5172- or 5184- or 5196- or 5208- or 5220- or 5232- or 5244- or 5256- or 5268- or 5280- or 5292- or 5304- or 5316- or 5328- or 5340- or 5352- or 5364- or 5376- or 5388- or 5400- or 5412- or 5424- or 5436- or 5448- or 5460- or 5472- or 5484- or 5496- or 5508- or 5520- or 5532- or 5544- or 5556- or 5568- or 5580- or 5592- or 5604- or 5616- or 5628- or 5640- or 5652- or 5664- or 5676- or 5688- or 5700- or 5712- or 5724- or 5736- or 5748- or 5760- or 5772- or 5784- or 5796- or 5808- or 5820- or 5832- or 5844- or 5856- or 5868- or 5880- or 5892- or 5904- or 5916- or 5928- or 5940- or 5952- or 5964- or 5976- or 5988- or 6000- or 6012- or 6024- or 6036- or 6048- or 6060- or 6072- or 6084- or 6096- or 6108- or 6120- or 6132- or 6144- or 6156- or 6168- or 6180- or 6192- or 6204- or 6216- or 6228- or 6240- or 6252- or 6264- or 6276- or 6288- or 6300- or 6312- or 6324- or 6336- or 6348- or 6360- or 6372- or 6384- or 6396- or 6408- or 6420- or 6432- or 6444- or 6456- or 6468- or 6480- or 6492- or 6504- or 6516- or 6528- or 6540- or 6552- or 6564- or 6576- or 6588- or 6600- or 6612- or 6624- or 6636- or 6648- or 6660- or 6672- or 6684- or 6696- or 6708- or 6720- or 6732- or 6744- or 6756- or 6768- or 6780- or 6792- or 6804- or 6816- or 6828- or 6840- or 6852- or 6864- or 6876- or 6888- or 6900- or 6912- or 6924 |

## ROOF RESTORATION

- |     |   |
|-----|---|
| F2. | <b>PROVIDE NEW ROOF CONTRIBUTION ON RETAINED &amp; REBUILT PORTIONS OF HERITAGE STRUCTURES.</b>   |
| a.  | <b>New Roof.</b><br>Eradicate the original degraded roofing on retained portions of heritage structures. These portions include the front eaves and gabled roof crest elevation.  |
| b.  | <b>New Roof Cladding.</b><br>Install multi-layer asphalt shingles, with decorative, as replacement roof cladding, to remain visible. Specified roofing material: "Coronet Brand Grand Haven" by GAF Corp., Columbia Shingle, approved equivalent to or better than that specified in the contract during the early 20th century period of construction of the heritage structure. |
| F3. | <b>Heritage Exterior Metal Roof Drainage</b><br>Strip and replace existing roof drainage components where suitable components exist on under structure, and original flashing. Point to match existing.   |
| F4. | <b>Roof Accumulation.</b><br>Reproduce existing form and details of designed roofing accessories with an oak wood, in the presence of existing form. Flashing and roof edge details to match existing.  |

REVISIONS			
ALL PREVIOUS EDITIONS			
<del>THIS DOCUMENT OBSOLETE</del>			
DATE	NO.	DESCRIPTION	
	1		
	2		
	3		
	4		
	5		
	6		

NOTE:  
ALL CHANGES TO BE MADE BY THE ARCHITECT.  
ALL CHANGES TO BE MADE BY THE ARCHITECT.  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF  
THE EXISTING FOUNDATION IN RELATION TO THE FOUNDATION.  
CONTRACTOR SHALL VERIFY THE ARCHITECT'S DIMENSIONS  
AND CONDITIONS OF ALL EXISTING FOUNDATIONS IN THE FOUNDATION.  
CONTRACTOR SHALL VERIFY THE ARCHITECT'S DIMENSIONS

	B		
	B		
	C		
JUNE 2017	D	RULED FOR AGRICULTURAL APPLICATION	A
JUNE 2018	E	SUBSIDY FOR RAG RESEARCH REQUEST APPLICATION	B
OCTOBER 2019	F	HERITAGE PROPERTY APPLICATION	C
DATE range	NO.	DESCRIPTION	BY



### Asbestos Risk Factor Assessment

16 LOMA ROAD  
TORONTO, ONTARIO, M6G 1P6  
TEL. (416) 593-1888  
FAX (416) 593-1888

**KILPATRICK-YOUNG HOUSE**  
23 CENTRE STREET SOUTH,  
HAMPTON, ONTARIO

## HERITAGE CONSERVATION PLAN

DEMOLITION AND  
CONSERVATION NOTES

**REVENUE** 0

NOTE	As noted
------	----------

FERNAND 100

QUESTIONS DE



















































DATE December 17th 2020

DD13 1814

ALL 2006

АН-2.0

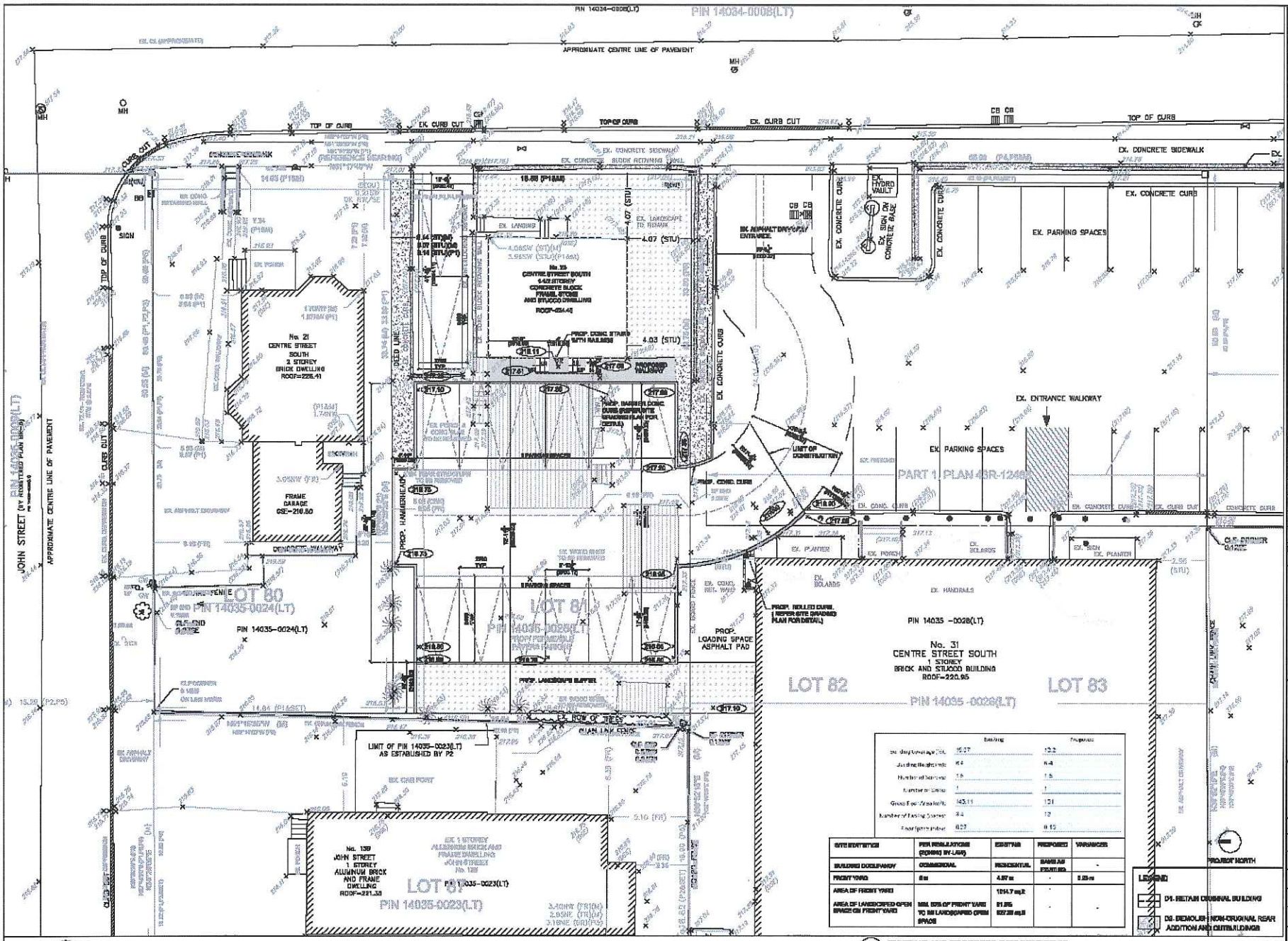
DRAFTING NO. \_\_\_\_\_ TITLE NORTH: \_\_\_\_\_

	1. <b>CONCRETE</b>		5. <b>WALL PERIMETER INSULATION</b> WOODWOOL
	2. <b>DRY MIXED ORGANEL BUILDING</b>		6. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	3. <b>EX. CONCRETE REAL ORGANEL DETAIL IDENTIFICATION</b>		7. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	4. <b>DRY MIXED ORGANEL BUILDING</b>		8. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	9. <b>DRY MIXED ORGANEL BUILDING</b>		9. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	10. <b>DRY MIXED ORGANEL BUILDING</b>		10. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	11. <b>DRY MIXED ORGANEL BUILDING</b>		11. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	12. <b>DRY MIXED ORGANEL BUILDING</b>		12. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	13. <b>DRY MIXED ORGANEL BUILDING</b>		13. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	14. <b>DRY MIXED ORGANEL BUILDING</b>		14. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	15. <b>DRY MIXED ORGANEL BUILDING</b>		15. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	16. <b>DRY MIXED ORGANEL BUILDING</b>		16. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	17. <b>DRY MIXED ORGANEL BUILDING</b>		17. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	18. <b>DRY MIXED ORGANEL BUILDING</b>		18. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	19. <b>DRY MIXED ORGANEL BUILDING</b>		19. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	20. <b>DRY MIXED ORGANEL BUILDING</b>		20. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	21. <b>DRY MIXED ORGANEL BUILDING</b>		21. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	22. <b>DRY MIXED ORGANEL BUILDING</b>		22. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	23. <b>DRY MIXED ORGANEL BUILDING</b>		23. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	24. <b>DRY MIXED ORGANEL BUILDING</b>		24. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	25. <b>DRY MIXED ORGANEL BUILDING</b>		25. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	26. <b>DRY MIXED ORGANEL BUILDING</b>		26. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	27. <b>DRY MIXED ORGANEL BUILDING</b>		27. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	28. <b>DRY MIXED ORGANEL BUILDING</b>		28. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)
	29. <b>DRY MIXED ORGANEL BUILDING</b>		29. <b>WALL INSULATION</b> (CARBON FIBRE, CARBON FIBRE, WOODWOOL)









DATE	NO.	DESCRIPTION	BY
1			
2			
3			
4			
5			

NOTES:  
ALL DIMENSIONS TO BE SHOWN ON THIS PLAN.  
ALL DIMENSIONS TO BE SHOWN ON THIS PLAN.  
ALL DIMENSIONS TO BE SHOWN ON THIS PLAN.  
ALL DIMENSIONS TO BE SHOWN ON THIS PLAN.  
ALL DIMENSIONS TO BE SHOWN ON THIS PLAN.

DATE	NO.	DESCRIPTION	BY
1			
2			
3			
4			
5			

**AREA**

Architectural Firm: AREA  
10 LALA ROAD  
TORONTO, ONTARIO, M6G 1P6  
TEL: (416) 598-1888  
FAX: (416) 598-1888

**KILPATRICK-YOUNG HOUSE**  
25 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-2.2**

EXISTING	PROPOSED	VARIANCES
BUILDING OCCUPANCY	RESIDENTIAL	RESIDENTIAL
FLOORING	WOOD	WOOD
AREA OF FLOORING	104.7 sq.m.	104.7 sq.m.
AREA OF LANDSCAPED OPEN SPACE	11.8 sq.m.	11.8 sq.m.
AREA OF LANDSCAPED OPEN SPACE	11.8 sq.m.	11.8 sq.m.

**EXISTING AND PROPOSED SITE STATISTICS**



[illegible]


	B		
	B		
	C		
JUNE 2007	D	RULED FOR AERIAL SURVEILLANCE APPLICATIONS	A
JULY 2007	E	SUPPLEMENTAL FOR FIVE MONTHLY APPLICATIONS	M
AUG 2007	F	MONTHLY REPORT APPLICATIONS	M
DATE	NO.	DESCRIPTION	BY

**AREA**  
Architects Raza Ezzamel Associates Ltd.  
16 LULA ROAD  
TORONTO, ONTARIO, M5G 1P6  
TEL. (416) 598-1000  
FAX. (416) 598-1000

**KILPATRICK-YOUNG HOUSE**  
24 CENTRE STREET SOUTH,  
BRANTFORD, ONTARIO

HERITAGE CONSERVATION PLAN

PROPOSED ELEVATIONS

REVISION	0
SCALE	As noted
DRAWN	KK
CHECKED	DE
DATE	December 17th, 2020
PROJECT NO.	BD17-1811
<div> <div> <div>AH-2.3</div> <div>  </div> </div> <div> <div>DRAWING NO.</div> <div>TRUE NORTH</div> </div> </div>	