

PART TWO - HERITAGE PERMIT APPLICATION:

HERITAGE PERMIT APPLICATION FORM

In accordance with the Ontario Heritage Act a heritage permit must be issued by City Council for all proposals to erect, remove or alter the exterior of buildings, structures or other features described as heritage attributes within the scope of a heritage designation by-law.

City staff and the Brampton Heritage Board review all applications and then submit them to City Council for approval.

City Council has the authority under the Ontario Heritage Act to approve any heritage application either with or without conditions or to refuse the permit application entirely.

Please provide the following information (type or print)

A. REGISTERED OWNER

NAME OF REGISTERED OWNER(S) DONA HILL (OWNER OF 1743603 Ontario. Inc.)

TELEPHONE NO. HOME **BUSINESS:** (905)455 3010 EXT.227**FAX:** (905) 455 6072

E-MAIL ADDRESS: dona@hillgroupofcompanies.com

MAILING ADDRESS: 31 CENTRE STREET SOUTH, BRAMPTON ON L6W 2X7

B. AGENT

(Note: Full name & address of agent acting on behalf of applicant; e.g. architect, consultant, contractor, etc)

NAME OF AGENT(S) DAVID ECKLER, AREA, Architects Rasch Eckler Associates Ltd.

TELEPHONE NO. HOME () **BUSINESS:** (416)696 1969 EXT.225**FAX:** (416)696 1966

E-MAIL ADDRESS: deckler@areaarchitects.ca

MAILING ADDRESS: 15 LOLA ROAD, TORONTO ON M5P 1E5

COPY ALL COMMUNICATIONS TO AREA ARCHITECTS

Note: Unless otherwise requested, all communications will be sent to the registered owner of the property.

C. LOCATION / LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOTS(S) / BLOCK(S) LT 81 & PT LT 80 Railway BLK PL BR5 as in RO719612; S/T Debts in RO719612 & BR48083 Brampton

CONCESSION NO.

REGISTERED PLAN NO.

PART(S) NO.(S)

REFERENCE PLAN NO.

ROLL NUMBER: 10-02-0-006-04200-0000

PIN (PROPERTY IDENTIFICATION NO.) 140350025

D. OVERALL PROJECT DESCRIPTION / SUMMARY OF PROPOSAL

23 CENTRE STREET SOUTH, BRAMPTON, ONTARIO (KILPATRICK-YOUNG HOUSE)

Currently the subject property occupies a 6,869 sq. ft. (638 sq.m.) lot, located in the “Railway” Block subdivision of Brampton. The front portion of the structure is a unique example of the Ontario Gothic Cottage Style dwelling from the nineteenth century in the downtown area. The adjacent Cardio-Pulmonary Services facility, which is an associated ownership to 23 Centre St. S., has significant issues with lack of parking for patient use. The proposed development aims to rehabilitate, reinvest and preserve the front portion of the structure in order to restore and repurpose it for commercial office space. The rear portion is proposed to be demolished and the remaining lands will be used for parking for the Brampton Cardio Pulmonary Services facility which is located immediately across from the Osler hospital. The outbuildings on the site are also proposed to be demolished.

To allow for additional parking space, it is proposed that the rear one-storey section of the house be demolished. By demolishing the rear-west section, it will allow the original Gothic Cottage Style dwelling to be returned to its original 19th century vision and would also provide sufficient space on the lot to provide for 12 additional parking spaces.

The proposed repurpose of the Kilpatrick-Young house would be for office use and this is within the Zoning By-law’s Permitted Uses. The property therefore does not need to be rezoned to accommodate for the planned use of office space for the medical cardio testing facility.

List of Supporting Drawings & Documents:

AH1.1 Location Plan and existing Site Plan (documenting existing house, surrounding context and streetviews)

AH1.2 Survey Drawing

AH1.3 Proposed Site Plan (showing portion of house to be retained and to be demolished) Photos of the house showing portion of house to be retained and to be demolished.

AH1.4 North Elevation of the Subject Property

AH1.5 South Elevation of the Subject Property

E. DESCRIPTION OF WORKS

(Please briefly describe the proposed works as they fit within one or more of the categories below; note the specific features that would be affected. Use separate sheets as required; attach appropriate supporting documentation; point form is acceptable):

Rehabilitation and/or Preventative Conservation Measures (e.g. repointing masonry; note which heritage attributes and features would be impacted and where, materials to be used, specifications and techniques):

Wood Refinishing*	- Vertical wood corner-boards, horizontal trim boards, vergeboards, shutters, architraves etc.;
	- repair, patch & fill
	- selective replacement & dutchman repair with in-kind materials;
	- strip, clean, sand, repaint re-finishing.
Pebble Dash Stucco *	- re-stucco the entire exterior in order to have a homogeneous finish.
Chimney*	- Restore existing chimney and flue in finish
Roof Accessories*	- Refurbish or provide new roof accessories compatible with exterior finish.
Porch Railing*	- Restore porch railing

The proposed conservation work is intended to comply with generally-accepted heritage standards of best practices: - Parks

Canada's Standards and Guidelines for the Conservation of Historic Places

*To be prescribed in more detail in the Heritage Conservation Plan drawings.

Major Alterations, Additions and/or New Construction (note which attributes to be impacted, location of work, materials to be used, specifications and techniques):

The heritage house will go through the following forms of building alterations details of which would be incorporated in the future Heritage Conservation Plan submission:

(a) Demolition of the rear addition and the outbuildings on the site.

(b) * modifications to interior layout, to improve the character, arrangement, and hierarchy of spaces;

(c) * removal and replacement of interior fixtures, including but not limited to cabinetry, millwork, interior partitions, and plumbing fixtures to incorporate current market demands, involving fire-rating requirements, low-VOC wall finishes, high water-saving features, etc.;

(d) * building of new exterior components for entrances, such as ramps, for barrier-free access;

(e) * alterations to the landscape features around the heritage building, walkways, fences, driveways, gardens, and sheds may be altered to conform to the property's proposed lot configurations and roads;

(f) * full water and sanitary servicing, to be provided as part of the reuse of the property since the house is currently on well and septic system.

*All these will be part of a future Site Plan Application and Building Permit for renovations.

Restoration (i.e. replicating or revealing lost elements and features; note which attributes to be impacted and where, materials to be used, specifications and techniques):

Roof Replacement* - 2-layer roof shingles with shadow line to replicate cedar shakes.

Window Replacement* - The existing older windows for the most part are deteriorated however before applying to have them removed and replaced, a more thorough research should be conducted as a part of the Heritage Conservation Drawings.

The potential incorporation of new reproduction windows on a heritage structure will emulate the profile of the historic 2-over-2 sashes. All existing double-glazed windows will also be replaced as they are non-original and have no associated heritage value. All original and non-original single-glazed windows will also be replaced to remediate their deteriorated state.

Door Restoration* - Paneled, single leaf front door to be restored to its original state.

*To be prescribed in more detail in the Heritage Conservation Plan drawings.

F. SCOPE OF WORK IMPACTING HERITAGE PROPERTY

(Check all that apply)

NEW CONSTRUCTION IS PROPOSED

DEMOLISH

ALTER

EXPAND

RELOCATE

Demolition of Rear addition portion and the outbuildings on the site.

G. SITE STATISTICS (For addition and construction of new structures)

LOT DIMENSIONS FRONTAGE _____ DEPTH _____

LOT AREA _____ m²

EXISTING BUILDING COVERAGE _____ %

BUILDING HEIGHT EXISTING _____ m

PROPOSED _____ m

BUILDING WIDTH EXISTING _____ m

PROPOSED _____ m

ZONING DESIGNATION _____

OTHER APPROVALS REQUIRED: (Check off only if required)

MINOR VARIANCE (COA) _____

SITE PLAN APPROVAL _____ ✓

(To follow approval of demolition permit of the rear addition.)

BUILDING PERMIT _____

CONSERVATION AUTHORITY _____

SIGN BYLAW APPROVAL _____

(Note: IF YES, other approvals should be scheduled after the Heritage Permit has been approved by City Council)

H. CHECKLIST OF REQUIRED INFORMATION SUBMITTED

(Check all that apply)

- REGISTERED SURVEY
- SITE PLAN (showing all buildings and vegetation on the property)
- EXISTING PLANS & ELEVATIONS - AS BUILT
- PROPOSED PLANS & ELEVATIONS
- PHOTOGRAPHS
- MATERIAL SAMPLES, BROCHURES, ETC
- CONSTRUCTION SPECIFICATION DETAILS

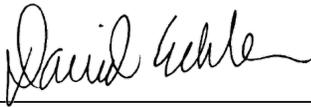
I. AUTHORIZATION / DECLARATION

I HEREBY DECLARE THAT THE STATEMENTS MADE HEREIN ARE, TO THE BEST OF MY BELIEF AND KNOWLEDGE, A TRUE AND COMPLETE PRESENTATION OF THE PROPOSED APPLICATION.

I UNDERSTAND THAT THIS HERITAGE PERMIT DOES NOT CONSTITUTE A BUILDING PERMIT PURSUANT TO THE ONTARIO BUILDING CODE.

I ALSO HEREBY AGREE TO ALLOW THE APPROPRIATE STAFF OF THE CITY OF BRAMPTON TO ENTER THE SUBJECT PROPERTY IN ORDER TO FULLY ASSESS THE SCOPE AND MERITS OF THE APPLICATION.

(Property entry, if required, will be organized with the applicant or agent prior to entry)



Signature of Applicant or Authorized Agent

September 10th 2020

Date of Submission

Heritage Permit applications are submitted to the Planning, Design and Development Department, 3rd Floor Counter, Brampton City Hall,

The personal information on this form is collected under the authority of the *Ontario Heritage Act*, RSO 1990. The information will be used to process the Heritage Permit Application. Questions about the collection of personal information should be directed to the Heritage Coordinator, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, 905-874-3825.

KILPATRICK-YOUNG HOUSE
23 CENTRE STREET SOUTH, BRAMPTON, ONTARIO
HERITAGE PERMIT APPLICATION



LIST OF DRAWINGS | DWG. NO.

AS EXISTING - SITE PLAN AND PHOTOGRAPHIC DOCUMENTATION	AH1.1
SURVEY PLAN	AH1.2
PROPOSED SITE PLAN AND DEMOLITION NOTES	AH1.3
NORTH ELEVATION OF SUBJECT PROPERTY	AH1.4
SOUTH ELEVATION OF SUBJECT PROPERTY	AH1.5

REVISIONS

ALL PREVIOUS ISSUES
FINAL DATE BELOW SUPERSEDES

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2020-08-20	1	HERITAGE PERMIT APPLICATION	KK
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DATE MONTH	NO.	DESCRIPTION	BY
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ISSUES



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

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

HERITAGE PERMIT APPLICATION

REVISION 0

SCALE As noted

DRAWN KK

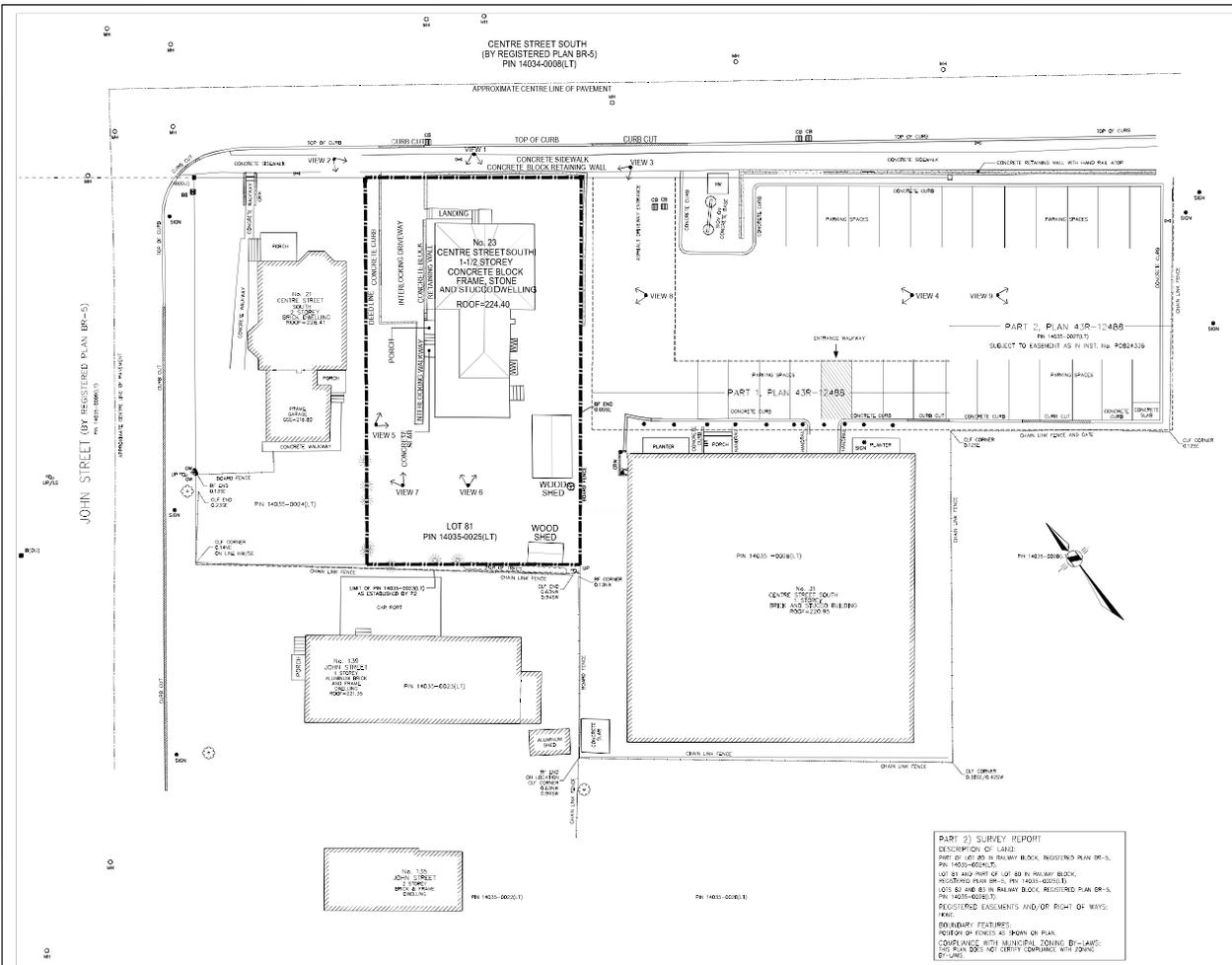
CHECKED DE

DATE July 27th, 2020

PROJECT NO. 17-1811

AH-1.0

DRAWING NO.



PART 2] SURVEY REPORT
 DESCRIPTION OF LAND:
 PART 2] LOT 80 IN RAILWAY BLOCK, REGISTERED PLAN BR-5, PIN 14035-0024(LT).
 LOT 81 AND PART OF LOT 80 IN RAILWAY BLOCK, REGISTERED PLAN BR-5, PIN 14035-0025(LT).
 LOTS 82 AND 83 IN RAILWAY BLOCK, REGISTERED PLAN BR-5, PIN 14035-0026(LT).
 REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:
 NONE.
 BOUNDARY FEATURES:
 POSITION OF FENCES AS SHOWN ON PLAN.
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAW:
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.



1 LOCATION PLAN AND SURROUNDING CONTEXT (GOOGLE MAPS 2020)
 SCALE 1:100



NEIGHBOURING PROPERTY AT 21 CENTRE STREET SOUTH (VIEW 7)



WEST ELEVATION SHOWING ENCLOSED PORCH CLAD IN METAL SIDING (VIEW 8)

REVISIONS
 ALL PREVIOUS ISSUES
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DATE	NO.	DESCRIPTION	BY
	1	HERITAGE PERMIT APPLICATION	KK

ISSUES

AREA
 ARCHITECTS RACH ECKLER ASSOCIATES LTD.
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KILPATRICK-YOUNG HOUSE
 23 CENTRE STREET SOUTH, BRAMPTON, ONTARIO

LOCATION PLAN
 SITE PLAN (EXISTING)
 PHOTOGRAPHIC DOCUMENTATION

REVISION	0
SCALE	As noted
DRAWN	KK
CHECKED	DE
DATE	July 27th, 2020
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AH-1.1
 DRAWING NO.



EAST ELEVATION - FRONT FACADE (VIEW 1)



NORTH-EAST PERSPECTIVE FROM CENTRE STREET SOUTH (VIEW 2)



SOUTH-EAST PERSPECTIVE FROM CENTRE STREET SOUTH (VIEW 3)

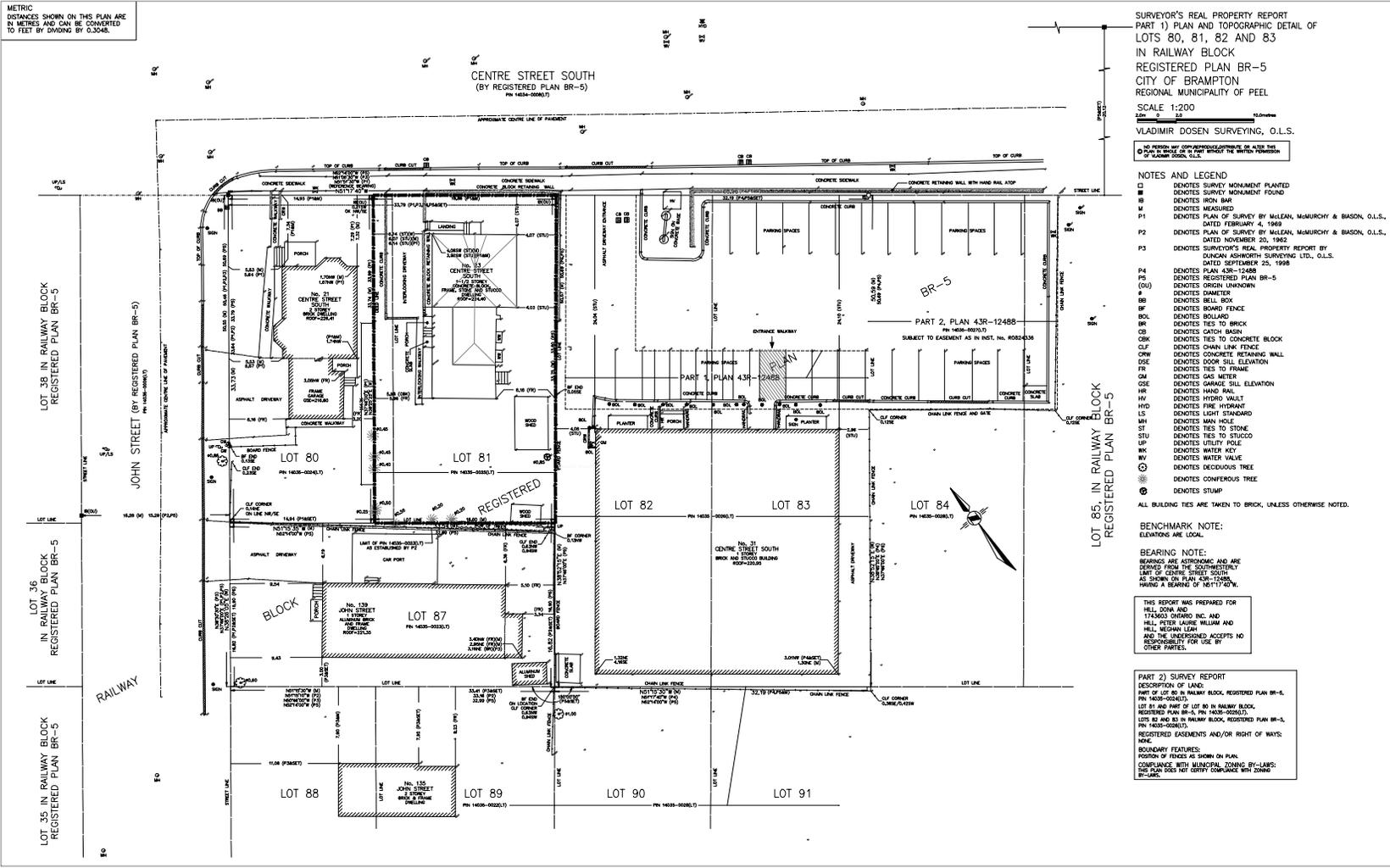


SOUTH ELEVATION AS SEEN FROM 31 CENTRE STREET SOUTH (VIEW 4)



ST. MARY'S CATHOLIC CEMETERY AS SEEN FROM 31 CENTRE STREET SOUTH (VIEW 9)

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



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 PEEI
SCALE 1:200
20m 0 20
VLADIMIR DOSEN SURVEYING, O.L.S.

NO PERSON OR CORPORATION SHALL BE HELD
LIABLE FOR ANY LOSS OR DAMAGE TO THE
PROPERTY OF ANY PERSON OR CORPORATION
BY REASON OF THE WRITTEN FOREGOING.

- NOTES AND LEGEND
- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES IRON BAR
 - M DENOTES MEASURED
 - P1 DENOTES PLAN OF SURVEY BY MALEAN, MAURURCHY & BRASON, O.L.S., DATED FEBRUARY 4, 1969
 - P2 DENOTES PLAN OF SURVEY BY MALEAN, MAURURCHY & BRASON, O.L.S., DATED NOVEMBER 20, 1962
 - P3 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY DUNCAN KISHORETH SURVEYING LTD., O.L.S., DATED SEPTEMBER 25, 1998
 - P4 DENOTES PLAN 43R-12488
 - P5 DENOTES REGISTERED PLAN BR-5
 - (SH) DENOTES CHAIN UNDERMIN
 - ⊕ DENOTES DIAMETER
 - ⊞ DENOTES BELL BOX
 - BF DENOTES BOARD FENCE
 - BOL DENOTES BOLLARD
 - BR DENOTES TIES TO BRICK
 - CB DENOTES CATCH BASIN
 - CC DENOTES TIES TO CONCRETE BLOCK
 - CLF DENOTES CHAIN LINK FENCE
 - CCW 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 VAULT
 - IND DENOTES FIRE INSURANT
 - LS DENOTES LIGHT STANDARD
 - MA DENOTES MAN HOLE
 - ST DENOTES TIES TO STONE
 - STU DENOTES TIES TO STRUCT
 - UP DENOTES UTILITY POLE
 - WR 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 ASTROMIC AND ARE
DERIVED FROM THE SOUTHWESTERN
LIMIT OF CENTRE STREET SOUTH
AS SHOWN ON PLAN 43R-12488,
HAVING A BEARING OF N61°17'40".

THIS REPORT WAS PREPARED FOR
HELL DOSEN AND
1745603 ONDARIO INC. AND
HELL PETER LAURE WILLIAM AND
HELL MEGHAN LEAH
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES.

PART 2) SURVEY REPORT
DESCRIPTION OF LAND:
PART OF LOT 80 IN RAILWAY BLOCK, REGISTERED PLAN BR-5,
PIN 14038-0206(7).
LOT 81 AND PART OF LOT 80 IN RAILWAY BLOCK,
REGISTERED PLAN BR-5, PIN 14038-0206(7).
LOT 82 AND 83 IN RAILWAY BLOCK, REGISTERED PLAN BR-5,
PIN 14038-0206(7).
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 CONVEY COMPLIANCE WITH ZONING
BY-LAWS.

REVISIONS

ALL PREVIOUS ISSUES
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2020.09.20	1	HERITAGE PERMIT APPLICATION	KK
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ISSUES

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15 LOLA ROAD
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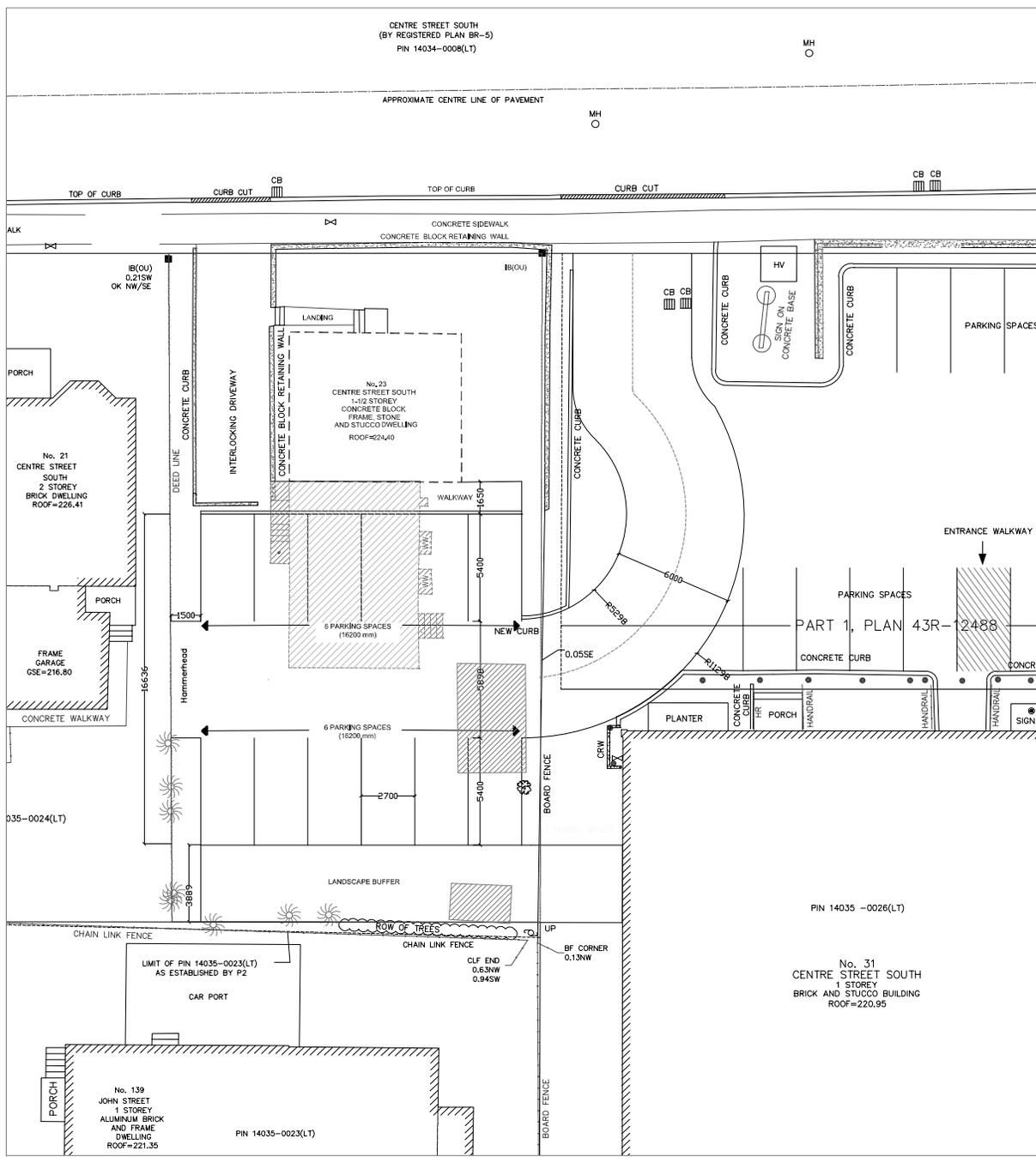
KILPATRICK-YOUNG HOUSE
23 CENTRE STREET SOUTH, BRAMPTON, ONTARIO

SURVEY PLAN
(VLADIMIR DOSEN SURVEYING)

REVISION	0
SCALE	As noted
DRAWN	KK
CHECKED	DE
DATE	July 27th, 2020
PROJECT NO.	17-1811

AH-1.2
DRAWING NO.

1 EXISTING SITE SURVEY PLAN
SCALE 1:200



DEMOLITION NOTES

D1. RETAIN ORIGINAL BUILDING (FRONT BLOCK)

1. PREPARATION

- a. Demolition trade to outline all measures to be undertaken to protect the house during demolition;
- b. Disconnect utilities on front block;
- c. Photograph details and existing conditions;
- d. Coordinate demolition of specified portions of the rear (west) addition with the partial salvage of materials and assemblies;
- e. Submit detailed removal work as part of permit application;
- f. Demolition mobilization team to be comprised of owner or representative, heritage architect, and demolition trades;
- g. Clear original site. Retrieve artifacts. Dispose waste
 - Confirm involvement of archeologist in retrieving historic artifacts from original site.
 - Remove from original site all debris, rubbish, and other materials resulting from demolition operations.
 - Properly dispose hazardous materials, if found;
- h. Notify Owner, Heritage Architect, and Brampton Heritage Board Staff upon completion of demolition.

2. APPLICATION

- a. Protect persons, vehicles, and equipment from damages, resulting from disassembly;
- b. Erect temporary protection for persons, vehicles, equipment, and the surrounding building site that may be affected by the dismantling work; and
- c. Allocate a minimum of 3.5m clearances around immediate areas surrounding the site for disassembly, no persons, vehicles, equipment are permitted within the clearances.

D2. DEMOLISH NON-ORIGINAL REAR WEST ADDITION & OUTBUILDINGS

a. Rationale.

i. Value. The existing additions on the west side of the house and the two small wood shed outbuildings will be demolished as they have no heritage value that needs retaining. Their demolition will provide sufficient parking for the adjacent medical facility.

ii. Venue to Re-interpret. Retaining and rehabilitating the front facade of the house will put emphasis on its heritage features and create a focal point along Centre Street South.

b. Process.

i. Demolition. Proceed with demolition after acquiring required permit approvals. Protect elements to be salvaged from disrepair, resulting from the demolition of the rear west addition of the heritage house.

ii. New. The proposed development adopts an approach of minimal intervention and advocates alterations that are compatible with the heritage building. This conservation strategy promotes the adaptation of the building in a manner that was in keeping with the overall character of the site, including being compatible with the cultural landscape. Use materials and assemblies that are compatible with the materials and assemblies of the retained original block. (Details to be made available during subsequent detailed submissions.)

D3. PARTIAL SALVAGE OF MATERIALS

1. PREPARATION

- a. Coordinate material salvage with other demolish procedures (see D2).
- b. Inspect structure before dismantling.
- c. Inspection Team, to be comprised of Owner or Representative, Heritage Architect, Structural Engineer, and Brampton Heritage staff.
- d. Photograph details, and existing conditions.
- e. Prepare Building Material Inventory (BMI).
- f. Record types, conditions, and components (fasteners, etc.) of both salvageable and non-salvageable materials and assemblies.
- g. Record type and quantity of salvageable materials and assemblies.
- h. Locate and construct storage for salvage materials and assemblies eg. Doors and Windows of rear portion.
- i. Prepare haul-away and disposal for non-salvageable materials and assemblies.

2. APPLICATION

- a. Complete BMI, and submit to Inspection Team (Refer to D3.1.c) for project and public archiving.
- b. Determine routes and storage for salvage materials.
- c. Prepare haul-away and disposal for non-salvageable materials and assemblies.
- d. Re-use salvage materials to repair damaged portions of retained front block.
- e. Both windows and doors of the demolished rear addition to be salvaged for record purposes.



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ISSUES

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

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

**SITE PLAN (PROPOSED)
DEMOLITION NOTES**

REVISION	0
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AH-1.3
DRAWING NO.



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AREA

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KILPATRICK-YOUNG HOUSE
23 CENTRE STREET SOUTH, BRAMPTON, ONTARIO
HERITAGE PERMIT APPLICATION

PROPERTY PHOTOS

REVISION	0
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AH-1.4
DRAWING NO.

HISTORIC PORTION TO BE RETAINED LATER ADDITION TO BE DEMOLISHED

1 NORTH ELEVATION OF SUBJECT PROPERTY (VIEW 5)
AH1.4 N.T.S



1 SOUTH ELEVATION OF SUBJECT PROPERTY (VIEW 8)
 AH1.5 N.T.S

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KILPATRICK-YOUNG HOUSE
 23 CENTRE STREET SOUTH, BRAMPTON, ONTARIO
 HERITAGE PERMIT APPLICATION

PROPERTY PHOTOS

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AH-1.5
 DRAWING NO.