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ATA
ARCHITECTS INC.



**22, 24, 26, 28 & 32 JOHN
STREET,
BRAMPTON, ON**

HERITAGE IMPACT ASSESSMENT

AUGUST 2022

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C/O Mr. Fernando Russo

Prepared by:

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EXECUTIVE SUMMARY

ATA Architects Inc. (ATA) has been retained by the owner to complete a Heritage Impact Assessment (HIA) for the properties listed at 22, 24, 26, 28 and 32 John Street, Brampton, Ontario and the proposed redevelopment. The subject properties are to be redeveloped, which includes the demolition of the existing buildings on the site and the new construction of a 39-storey mix-use condominium building, with three levels of underground parking, 107.5 m² of commercial space, and 353 residential units (student and condominium).

The subject property is listed (non-designated) on the Municipal Heritage Register of the City of Brampton. The subject property is not part of a cultural heritage landscape and is located outside of the proposed Main Street South Heritage Conservation District.

The purpose was:

- To determine whether the buildings should be designated
- To determine the impact of the proposed development

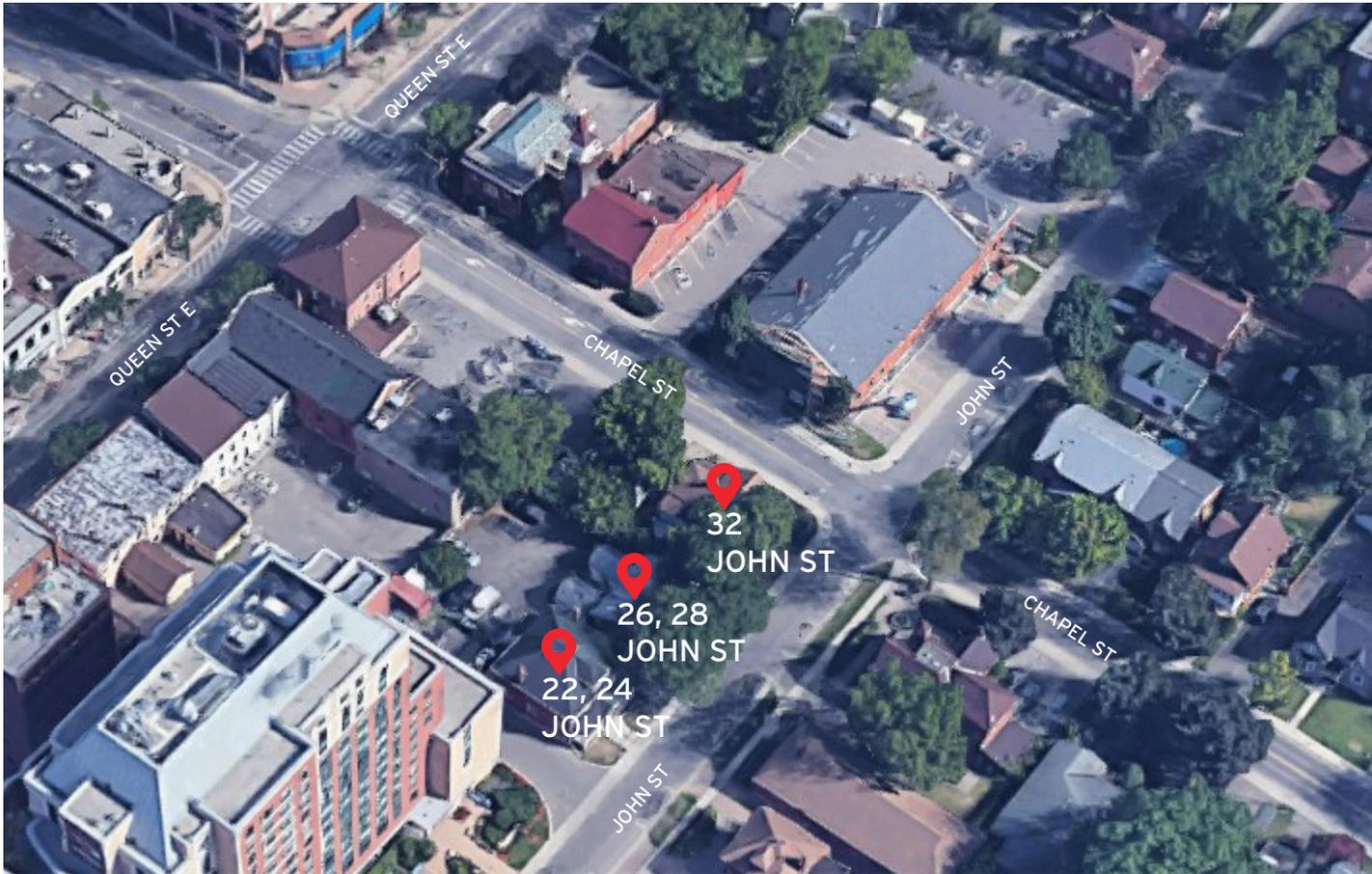
ATA's findings conclude that the three (3) buildings do not demonstrate significant enough historical, architectural, and contextual value to warrant designation, which is based on the evaluation under the prescribed Ontario Regulation 9/06 completed in Heritage Impact Assessment. The loss of the buildings will not have a significant negative impact on the character of the neighbourhood.

The Owner has provided ATA with the initial design for 22,24,26,28 and 32 John Street. The design and this HIA are part of the initial submission to the City of Brampton. The design has not been viewed by any City Departments and is currently going through public consultation. Revisions to the design are ongoing, and this HIA will be updated to address the changes.

ATA Architects Inc. also reviewed the design prepared by OneSpace Architects and has provided the following mitigating measures:

- The design presented at this time is preliminary.
- As the design evolves, the podium should have stronger connections to the Armoury and Carnegie library. This can be achieved by such means as distinct definitions in the podium and the use of symmetry and rhythm that will speak more to the heritage context and make the design more sympathetic to its heritage context.
- Sympathetic materials and details will further increase the connection with the surrounding heritage context. This does not mean direct mimicry of design elements but extrapolations of the design elements. The scale of these details on the podium are important and shall speak directly to the heritage context.
- Provision of signage/plaques/markers
- Salvage materials from the existing buildings
- Additional documentation of the existing buildings
- A further detailed breakdown of the mitigating measure and the pros and cons are in the Mitigating Measure sections of this report.

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Key plan showing location of 22, 24, 26, 28 and 32 John Street, Brampton
Source: Google Maps (2018)

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INTRODUCTION SCOPE OF WORK

ATA Architects Inc. (“ATA”) was retained by the property owner, 2088205 Ontario Ltd. Fernando Russo, to undertake a Heritage Impact Assessment (“HIA”) of the properties listed at

- 22 John Street,
- 24 John Street,
- 26 John Street,
- 28 John Street and,
- 32 John Street.

The five properties are all located within the municipality of Brampton, Ontario. These are hereinafter referred to as the ‘subject property.

This HIA is related to a proposal for the subject properties which includes the redevelopment of the site. 2088205 Ontario Ltd proposes the demolition of the existing buildings on the site and the new construction of a 39-storey mix-use condominium building, with three levels of underground parking, 107.5 m2 of commercial space, and 353 residential units.

The subject property is listed (non-designated) on the Municipal Heritage Register of the City of Brampton. The subject property is not part of a cultural heritage landscape and is located outside of the proposed Main Street South Heritage Conservation District.

As the property is listed on the City’s Register, an HIA is required in accordance with the City’s Official Plan.

The Brampton Official Plan identifies that the City will require an HIA when an alternation, construction or development involves or is adjacent to a designated or listed heritage resource. The City has established the Heritage Impact Assessment Terms of Reference, which is based on the ‘Ontario Heritage Toolkit’, the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), and Canada’s Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

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INTRODUCTION SCOPE OF WORK

This HIA report has been prepared by ATA in order to:

- Determine whether the buildings should be designated
- Determine the impact of the proposed development to known and potential heritage resources
- Recommendations for future action

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INTRODUCTION METHODOLOGY

ATA undertook the following process in completing this report:

- ATA Architects visited the site on May 9, 2022 and viewed in detail the existing buildings on the properties.
- The existing context was documented, and an assessment was undertaken to evaluate the heritage value of the buildings and the proposed impact of the development.
- ATA Architects also documented the surrounding site and adjacent properties and their connection to the neighbourhood.

Preparing the HIA included archival research including historical maps, aerial photography, historical photographs, land registry data, research articles, etc, policy review, an assessment of the buildings, to help create a timeline of the history of the building.

The work was completed in May 2022. ATA:

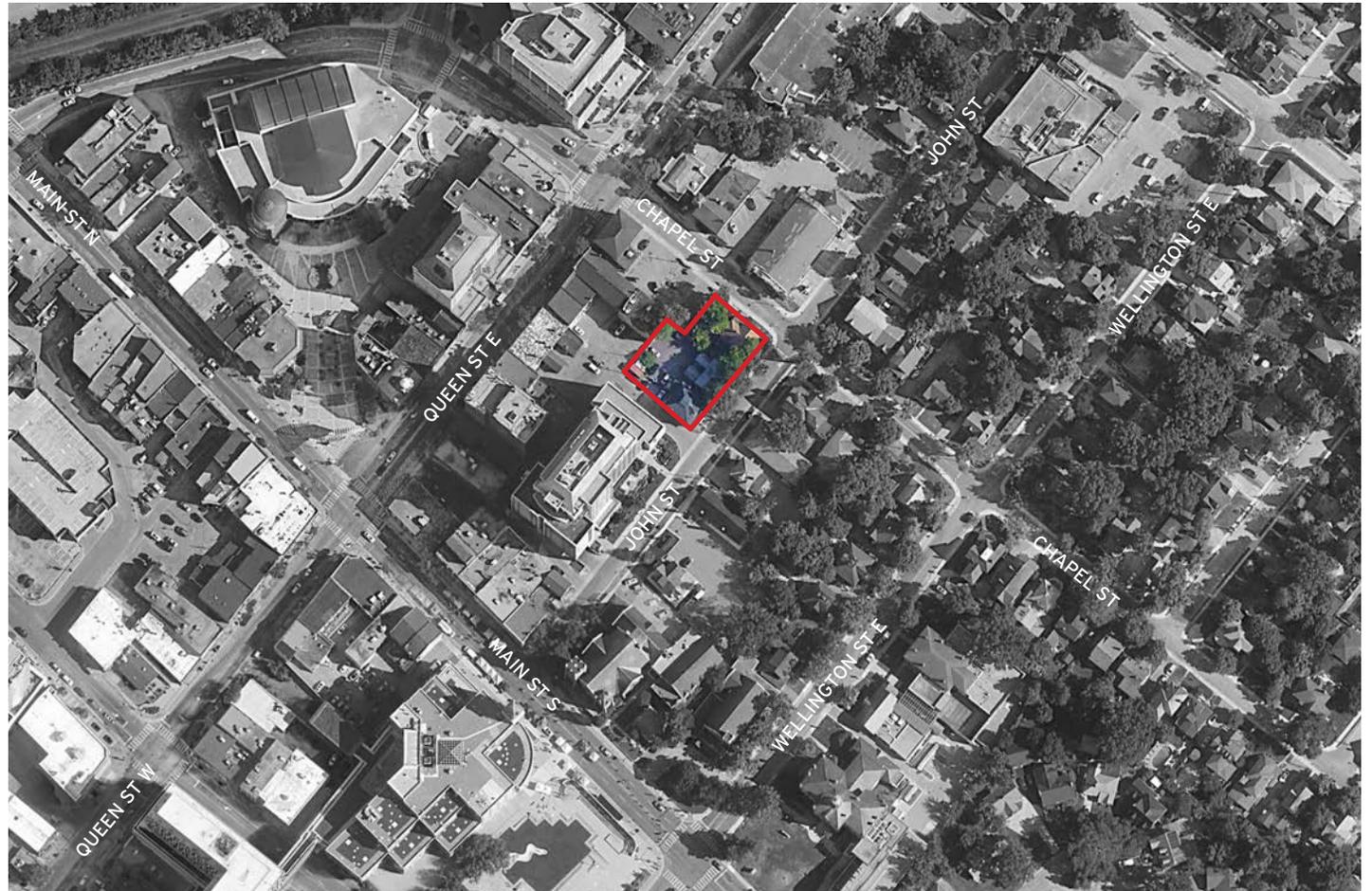
- Reviewed the historical, architectural and contextual background of the properties
- Reviewed the current zoning regulations
- Provided an evaluation, utilizing accepted heritage standards as noted.

The subject properties were evaluated through Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest and were based on our professional expertise.

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SITE & CONTEXT

DESCRIPTION OF THE SUBJECT PROPERTY



Subject Properties Outlined in Red (22, 24, 26, 28 and 32 John Street, Brampton)
Source: Google Maps (2022)

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SITE & CONTEXT

DESCRIPTION OF THE SUBJECT PROPERTY



Closer View of the Subject Properties
(22, 24, 26, 28 and 32 John Street, Brampton)
Source: Google Maps (2022)

The subject properties' municipal address is at the following:

- 22 John Street
- 24 John Street
- 26 John Street
- 28 John Street and,
- 32 John Street

They are located within the City of Brampton (formerly the Chinguacousy Township) in the Regional Municipality of Peel (informally Region of Peel and Formerly Peel County). The Property is part of Lots 1,2,3 and 4 in Plan BR22. In the current Brampton land division, it is part of Ward 3. The area is a part of Brampton Secondary Plan 7, also known as Downtown Brampton.

The subject property is approximately 1,279.35 m² in area total with 49.9 m of frontage along John Street. The subject properties are located in the downtown Brampton neighbourhood, east of Main Street S and south of Queen Street. The closest intersection is John Street and Chapel Street.

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SITE & CONTEXT

DESCRIPTION OF THE SUBJECT PROPERTY



Exterior View of 22 John Street, Brampton)
Source: ATA Architects Inc. (2022)



Exterior View of 24 John Street, Brampton)
Source: ATA Architects Inc. (2022)



Exterior View of 26 John Street, Brampton)
Source: ATA Architects Inc. (2022)



Exterior View of 28 John Street, Brampton)
Source: ATA Architects Inc. (2022)

Municipal Address:
22 John Street
Brampton, Ontario
L6W 1Y9

Legal Description:
PLAN BR22 PT LOTS 3,4
Roll number 10-02-0-009-08900-
0000,

Municipal Address:
24 John Street
Brampton, Ontario
L6W 1Y9

Legal Description:
PLAN BR 22 PT LOT 3
Roll number 10-02-0-009-08800-
0000,

Municipal Address:
26 John Street
Brampton, Ontario
L6W 1Y9

Legal Description:
PLAN BR 22 PT LOTS 2,3
Roll number 10-02-0-009-08700-
0000,

Municipal Address:
28 John Street
Brampton, Ontario
L6W 1Y9

Legal Description:
PLAN BR 22 PT LOT 2
Roll number 10-02-0-009-08700-
0000,

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SITE & CONTEXT

DESCRIPTION OF THE SUBJECT PROPERTY



Exterior View of 32 John Street, Brampton)
Source: ATA Architects Inc. (2022)

Municipal Address:

32 John Street
Brampton, Ontario
L6W 1Y9

Legal Description:

PLAN BR 22 PT LOT 1
Roll number 10-02-0-009-08700-
0000,

The property is occupied by two-storey residential building with small additions at the rear and a paved parking lot at the back of the property. The overall site topography is flat with three large trees along the front of the buildings, small grass lawns and bushes and shrubs along the sides.

22 and 24 John Street is a semi-detached two storey residential building. Currently being rented out to tenants.

26 and 28 John Street is a semi-detached two storey residential building. Currently being rented out to tenants.

32 John Street is a detached two storey residential building. Currently being rented out to a commercial tenant.

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SUBJECT PROPERTY & SURROUNDING CONTEXT ZONING



Zoning By-Law Map (22,24,26,28 & 32 John Street property limits are outlined)
Source: City of Brampton, PlanningViewer (2022)

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22, 24, 26, 28 & 32 John Street

Zoning:

Zone Code: DC-3154

Category: Commercial

Type: DC

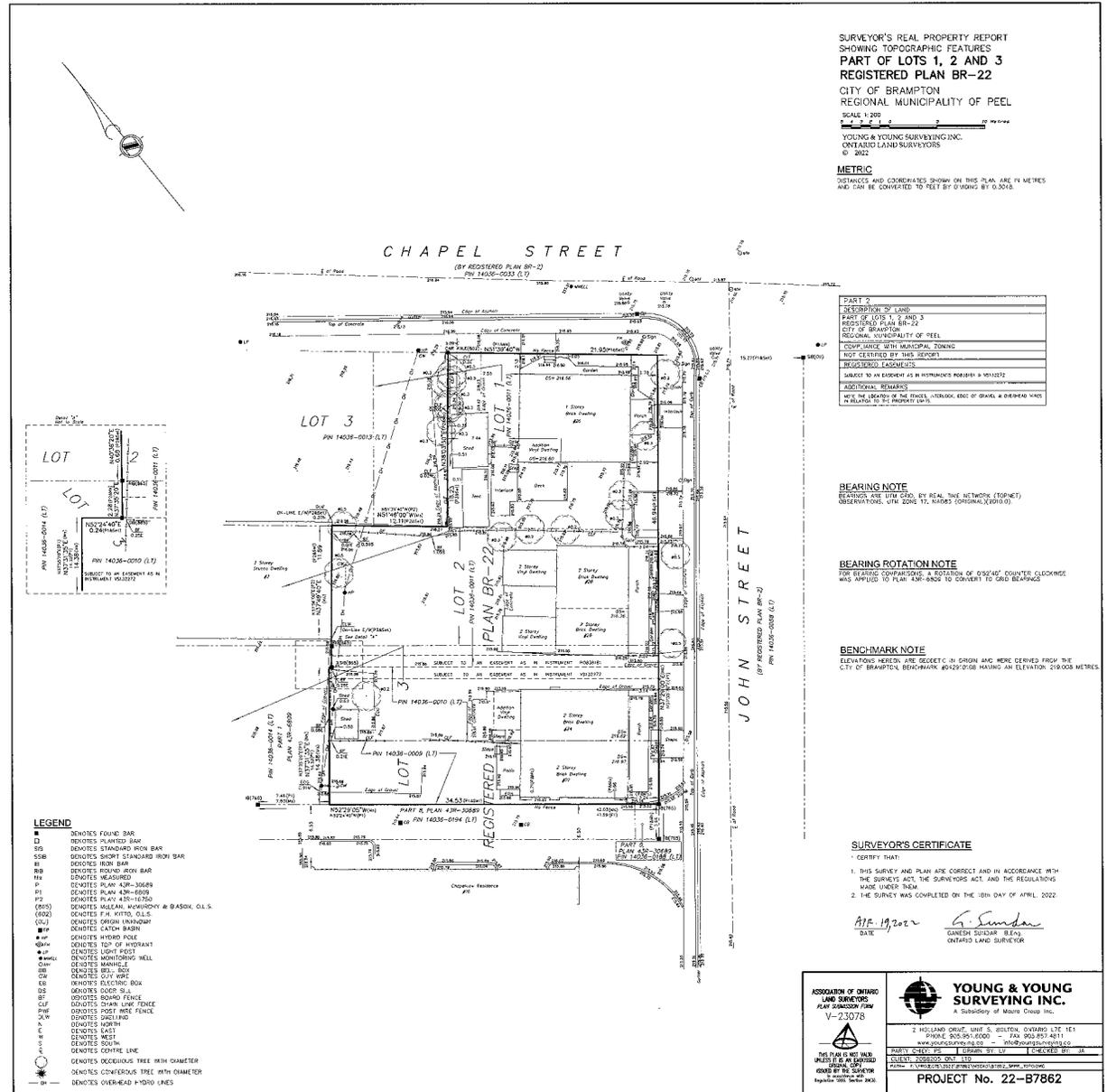
Special Section: 3154

Split Zoned: NO

City of Brampton Zoning By-law 240-2004 designates the zoning for the property as DC-3154 (Commercial). A special sectional provision applies 3154. The zoning by-law governs regulations and restrictions on land use, minimum lot and yard size, and the building massing. The following regulations, which are outlined in Section 20 of the City of Brampton Zoning By-Law apply to DC Zones:

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SUBJECT PROPERTY & SURROUNDING CONTEXT ZONING



Survey Drawing for 22,24,26,28 & 32 John Street
Source: Completed by Young & Young Surveying Inc. Provided by Owner.

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**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
ZONING

(204-2010)(253-2021)

SECTION 28.1 DOWNTOWN COMMERCIAL - DC

The lands zoned DC on Schedule A to this by-law:

28.1.1 shall only be used for the following purposes:

(a) Commercial	
	(1) a retail establishment having no outside storage
	(2) a grocery store or supermarket
	(3) a service shop
	(4) a personal service shop
	(5) a bank, trust company, or financial company
	(6) an office
	(7) a dry cleaning and laundry distribution station
	(8) a laundromat
	(9) a parking lot
	(10) a dining room restaurant, a convenience restaurant, a take-out restaurant
	(11) a printing or copying establishment
	(12) a commercial school
	(13) a garden centre sales establishment
	(14) a temporary open air market
	(15) a place of commercial recreation
	(16) a community club

	(17) a health centre
	(18) a tavern
	(19) a taxi or bus station
	(20) a theatre
	(21) a custom workshop
	(22) a motor vehicle or boat sales or rental establishment and accessory repair facilities
	(23) a hotel or motel
	(24) an animal hospital
(b) Other	
	(1) an apartment dwelling in which a maximum of 30% of the gross floor area is used for commercial purposes
	(2) Supportive Housing Residence Type 2
	(3) a lodging house
	(4) a place of worship
	(5) purposes accessory to the other permitted purposes

28.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Front Yard Depth	<p>(i) 2 metres or the Street Line Setback as shown on Schedule B of this by-law, whichever is the lesser</p> <p>(ii) On a corner lot which abuts a Residential Zone, no person shall erect a building or structure at a lesser distance from the street, upon which the residential lots front, than the depth of the front yard required for a dwelling upon the said residential lots.</p>
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ZONING

(b) Minimum Interior Side Yard Width	(i) Where it abuts a Commercial or Industrial Zone: 0 metres (ii) Where it abuts a Residential, Institutional or Open Space Zone: 1.5 metres (iii) Where there is no access to the rear yard by public street or public or private land: 3.6 metres on one side
(c) Minimum Exterior Side Yard Width	2 metres
(d) Minimum Rear Yard Depth	(i) Where it abuts a Residential, Institutional or Open Space Zone: 6 metres (ii) Where there is no access to the rear yard by public street or public or private land: 6 metres (iii) Where there is access to the rear yard by street or across public or private land: 0 metres
(e) Maximum Building Height	11 storeys
(f) Other	The requirements and restrictions of the R4B zone shall apply to apartment buildings in this zone except that the maximum building height for apartment buildings shall be 11 storeys

3154 The lands designated DC - SECTION 3154 on Sheet 60 of Schedule A to this by-law:

3154.1 shall only be used for the following purposes:

- (a) a retail establishment having no outside storage;
- (b) an office;
- (c) a personal service shop;
- (d) a printing or copying establishment; and,
- (e) a community club.

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3154.2 shall not be subject to provisions contained on Schedules 'B-1', 'B-2', 'B-3' and 'B-4' of this By-law.

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SUBJECT PROPERTY & SURROUNDING CONTEXT

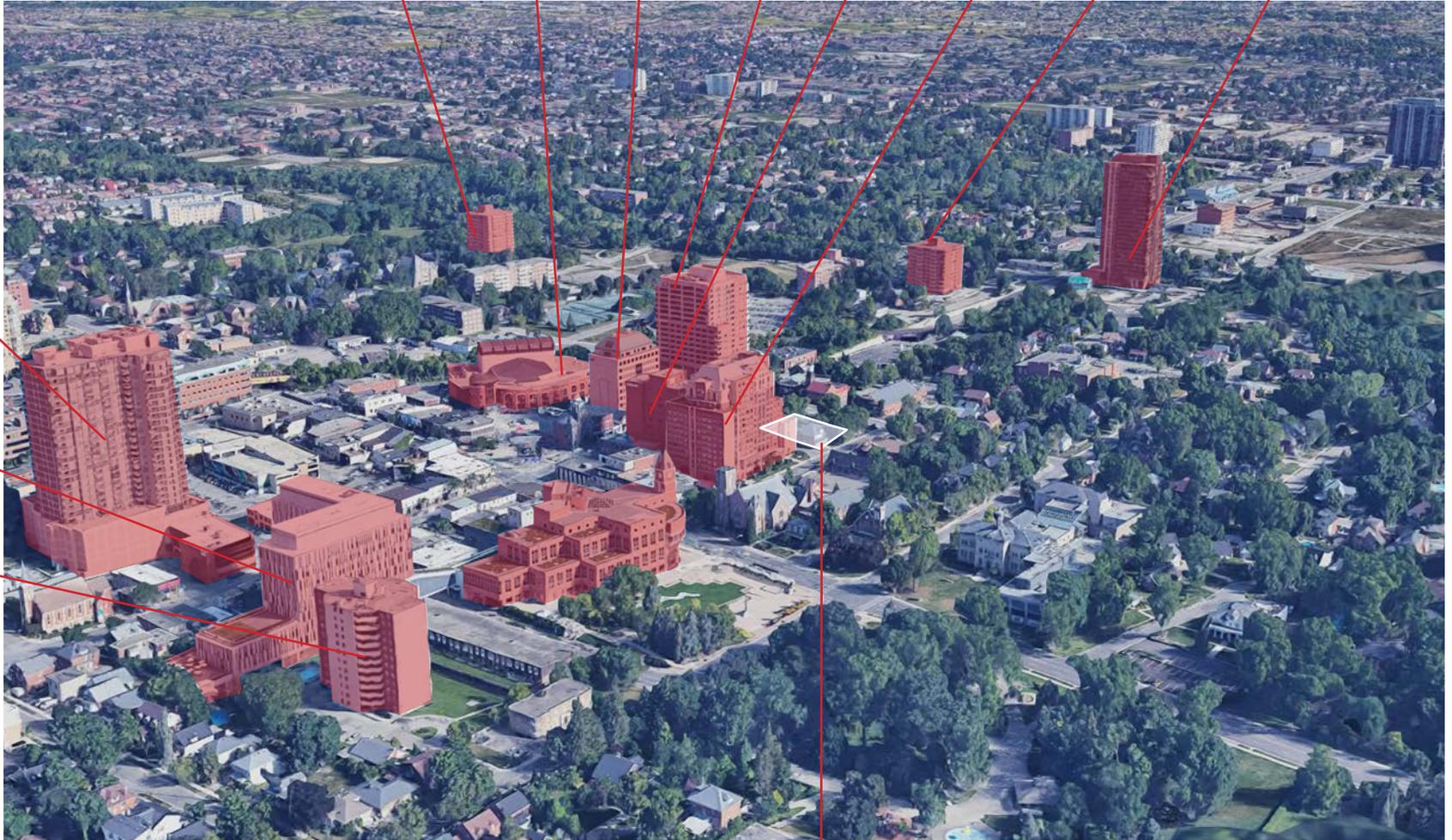
SURROUNDING CONTEXT

- 1 Theatre Ln (Rose Theatre)
4 Stories
- 58 Hallmark Place
13 Stories
- 24 Queen St East
8 Stories
- 1 Belvedere Ct
16 Stories
- 21 Queen St East
9 Stories
- 16 John St
15 Stories
- 1 Maple Ave
11 Stories
- 100 John St
24 Stories

9 George St North
27 Stories

41 George St South
10 Stories

15 Park Hill Ct
12 Stories



22, 24, 28, 32 John St

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SUBJECT PROPERTY & SURROUNDING CONTEXT SURROUNDING CONTEXT

On the subject properties are 2-storey semi-detached and a detached residential building. The residential buildings are located within Brampton Downtown City Centre, with older heritage listed and designated buildings and new residential and commercial buildings which have been added to the streetscape over time.

The transitional character of John street from Main Street South to the West and Queen Street East to the north has changed from tree-lined yards to more urban downtown character, one-way street and street parking. While the property has remained in an area that is residential in character, much of the residential buildings that use to surround the downtown have been converted for mid-rise residential and commercial uses.

Surrounding subject properties are residential, commercial and institutional buildings and spaces. The immediate surrounding context is described in detail below:

North of the subject properties is Queen Street East, with mid-rise commercial, institutional and residential buildings. At the intersection of Chapel Street and Queen Street is a 16-storey residential building with commercial space on the ground floor. Brampton Go rail line, rose theatre, and Brampton YMCA are located further north of the subject properties.

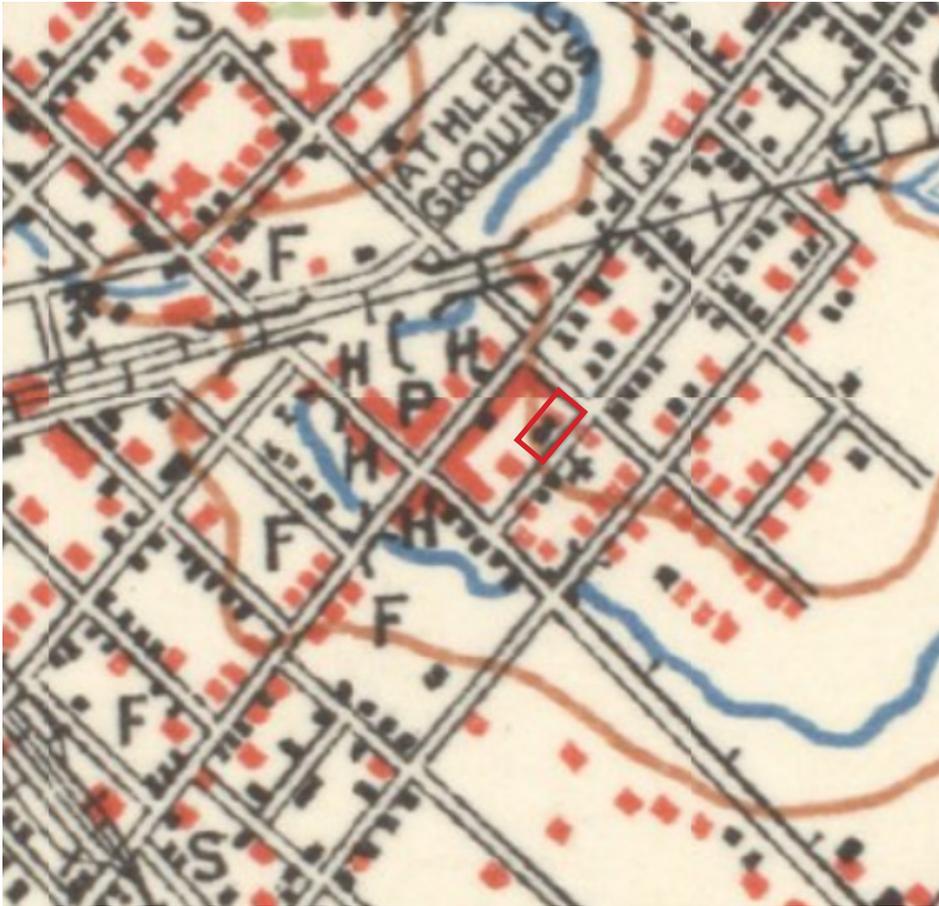
East of the subject properties is Chapel Street, with a mix of commercial, institutional and residential buildings. Brampton Four Corner library, Brampton Armoury and Bell Media Commercial building are located directly east, with a few detached residential buildings along Chapel and John Street.

South of the subject properties is John Street, with a mix of commercial and institutional buildings. Located further south are detached residential homes along Wellington Street and the Main Street South Heritage Conservation District.

West of the subject properties is Main Street South, with a mix of mid-rise commercial, institution and residential buildings. Directly west of the subject site is a 15-storey residential building. Further west is Brampton City Hall.

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SUBJECT PROPERTY & SURROUNDING CONTEXT SURROUNDING CONTEXT



1909 Topographic Survey
Source: Canada. Survey Division, Department of Militia and Defence (1909).
Accessed from Ontario Council of University Libraries (OCUL).



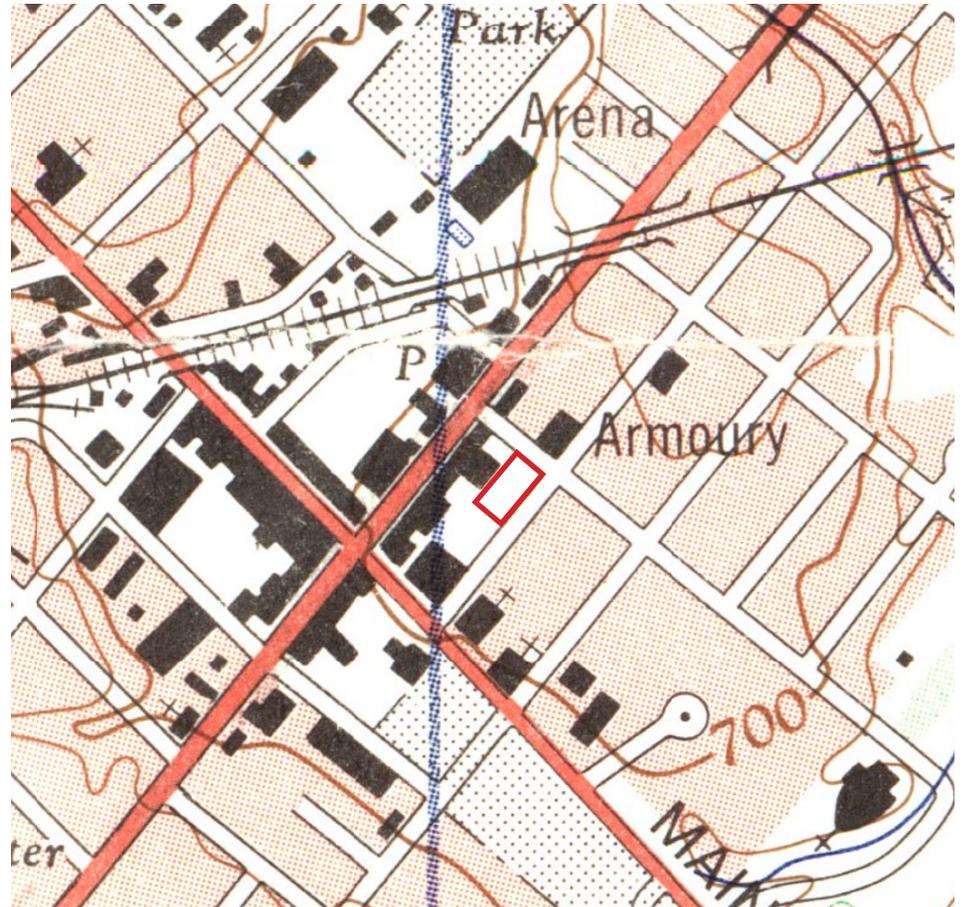
1918 Topographic Survey
Source: Canada. Survey Division, Department of Militia and Defence (1919).
Accessed from OCUL.

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SUBJECT PROPERTY & SURROUNDING CONTEXT SURROUNDING CONTEXT



1942 Topographic Survey
Source: Canada, Survey Division, Department of Militia and Defence (1942).
Accessed from OCUL.



1973 Topographic Survey
Source: Canada, Survey Division, Department of Militia and Defence (1973).
Accessed from OCUL.

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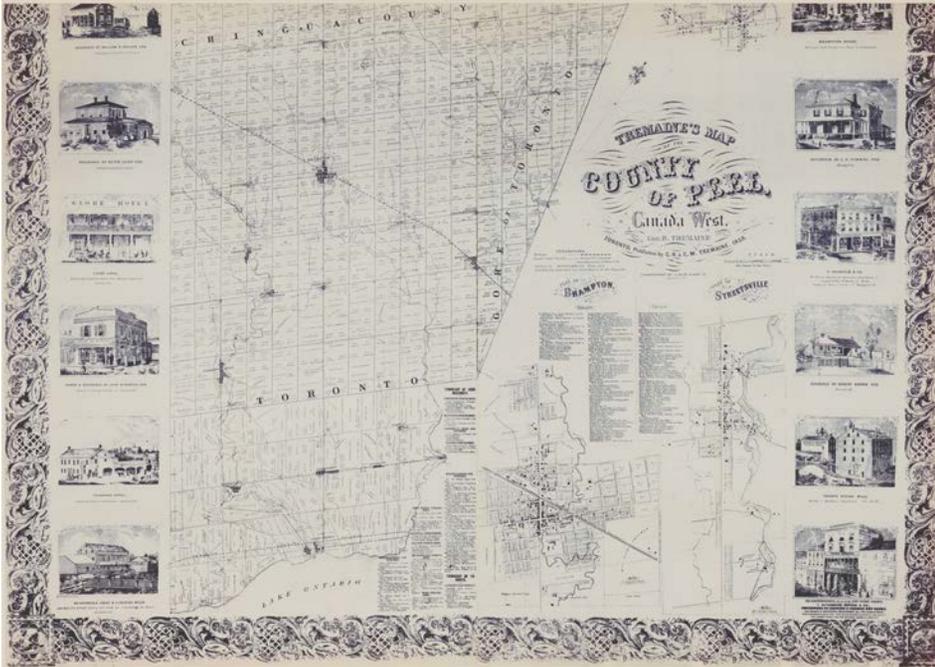
SUBJECT PROPERTY & SURROUNDING CONTEXT SURROUNDING CONTEXT



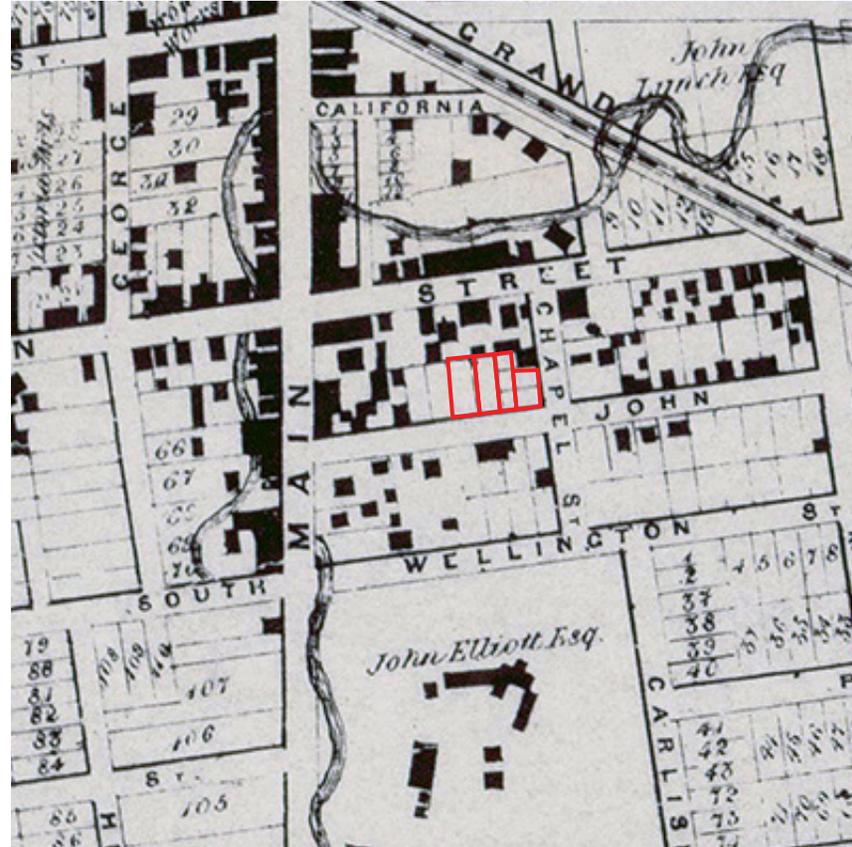
1968 Aerial Photograph of Subject Properties
Source: City of Toronto Archives. Courtesy of Brampton Historical Society (1968)

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SUBJECT PROPERTY & SURROUNDING CONTEXT SURROUNDING CONTEXT



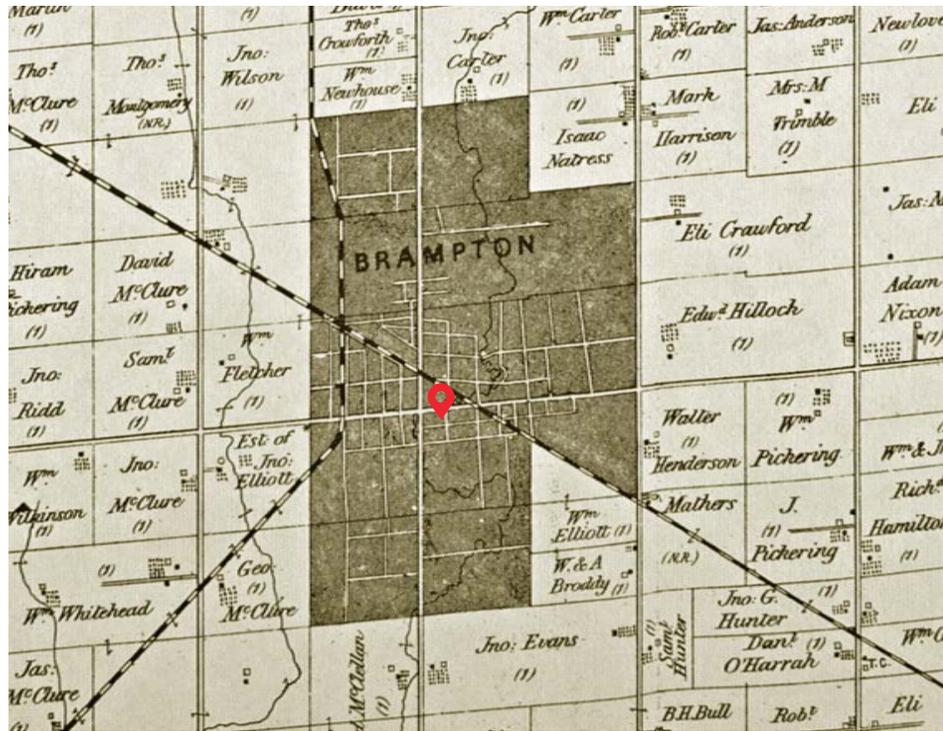
Historical Map of County of Peel by Tremaine, 1859.
Source: Tremaine (1859). Accessed from Ontario Historical County Map Project, University of Toronto Map and Data Library.



Closeup of 1859 Map of County of Peel by Tremaine. The boundaries of the properties at 22, 24, 26, 28 and 32 John St are outlined in red.
Source: Tremaine (1859). Accessed from Ontario Historical County Map Project, University of Toronto Map and Data Library.

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SUBJECT PROPERTY & SURROUNDING CONTEXT SURROUNDING CONTEXT



Chinguacousy South in the 1877 PEEL Co. by Walker & Miles
Accessed from Ontario Council of University Libraries (OCUL).



Plan of Brampton Historical Atlas of Peel County by Walker & Miles, 1877. The boundaries of the subject properties are outlined in red.

Source: 1877 Map of Brampton by Walker & Miles. Region of Peel Archives.

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SUBJECT PROPERTY & SURROUNDING CONTEXT

SURROUNDING CONTEXT



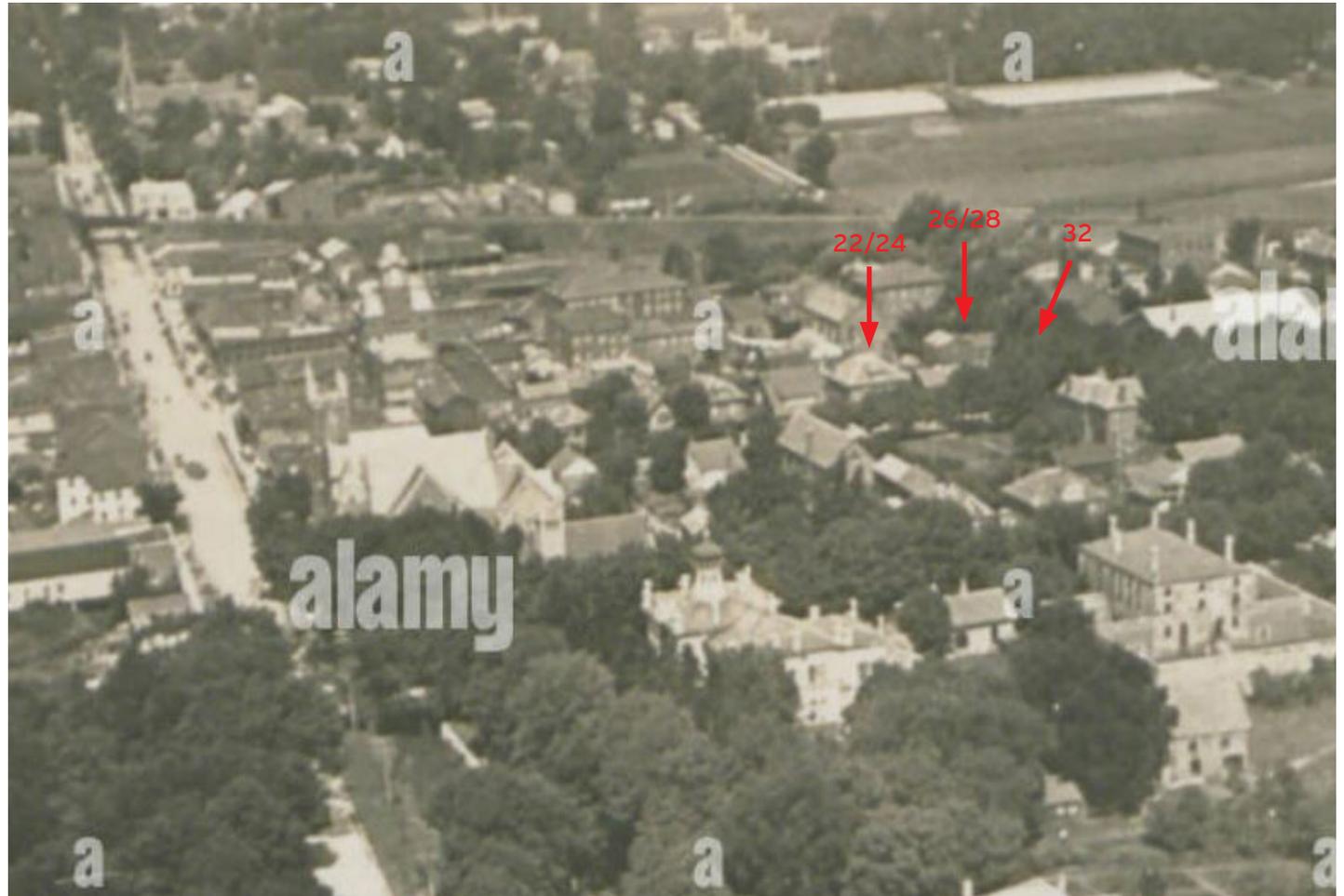
1919 Aerial Photograph of present-day downtown Brampton
Source: Richard L. Frost Postcard Collection, Region of Peel Archives, 1919.



Close up of 1919 Aerial Photograph of Brampton
Source: Richard L. Frost Postcard Collection, Region of Peel Archives, 1919.

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**SUBJECT PROPERTY
& SURROUNDING CONTEXT**
SURROUNDING CONTEXT



Close up of 1919 Aerial Photograph of Brampton
Source: Region of Peel Archives, 1919. Accessed via Alamy

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HERITAGE STATUS

22 and 24 John Street

The subject property located at 22 and 24 John Street is listed (non-designated). The property was added in 2005 to the Municipal Register of Cultural Heritage Resources. The property is not part of an identified Cultural Heritage Landscape or designated Cultural Heritage District.

26, 28 and 32 John Street

The subject property located at 26, 28 and 32 John Street is listed (non-designated). The property was added prior to 2004 to the Municipal Register of Cultural Heritage Resources. The property is not part of an identified Cultural Heritage Landscape or designated Cultural Heritage District.

Heritage Status of Surrounding Area

North of the subject properties, there are five (5) listed (non-designated) properties along Queen Street E, which include:

- 23, 25, 27 John Steet E - Hosties Bakery/ Robertson Block
- 29-35 Queen St E - Wilkinson Block
- 41-45 Queen St E - Dr. Stirk Property
- 47 Queen St E
- 51 Queen St E - McCulla Building

East of the subject properties, there are three (3) designated properties along Chapel Street, which include:

- 55 Queen St E - Carnegie Library
- 2 Chapel St - The Old Fire Hall
- 14 Chapel St - The Armoury

South of the subject properties, there are two (2) listed (non-designated) properties along John Street, which include:

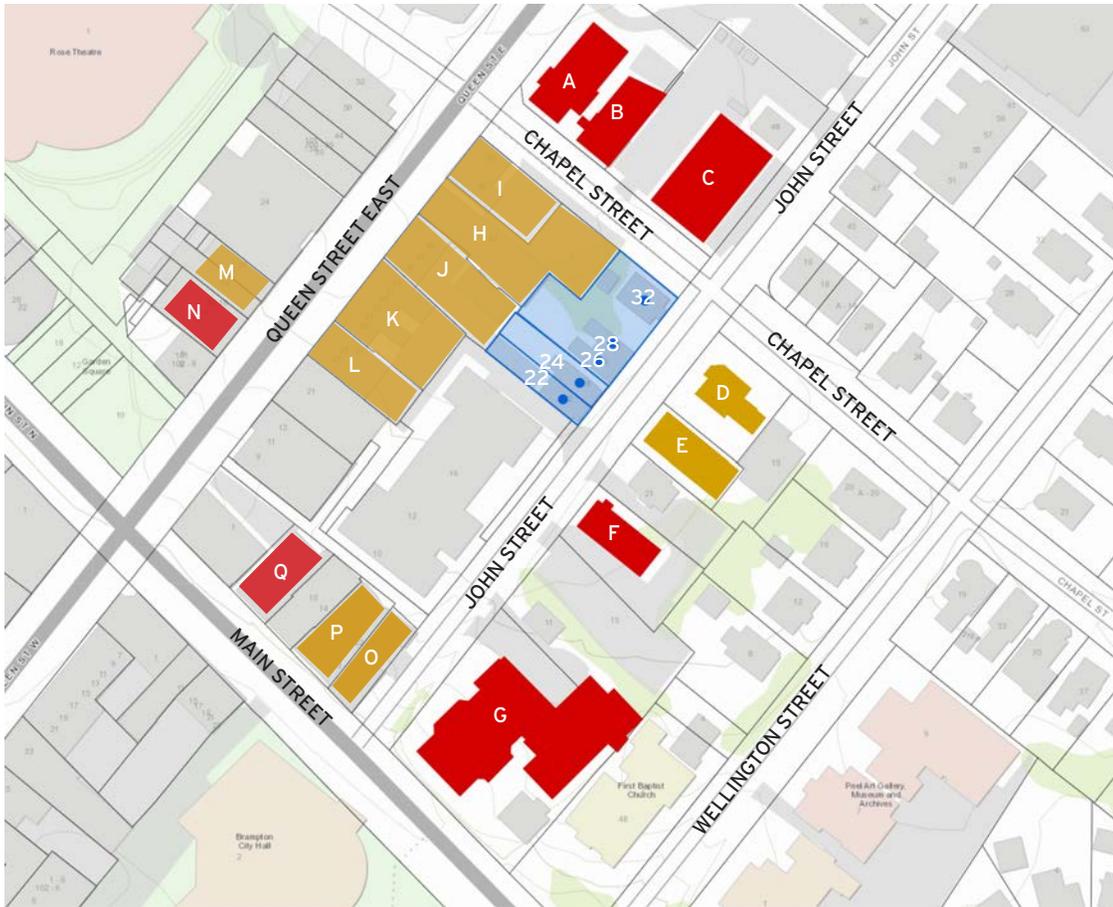
- 17 Chapel St - Armstrong House
- 27 John St - Telephone Exchange Building

West of the subject properties, along John St, towards Main St South, there are two (2) designated properties, which include:

- 19 John St - St. Mary's Church
- 30 and 44 Main - St. Paul's United Church and the Boyle House

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HERITAGE STATUS SURROUNDING AREA



Key plan showing location of 22, 24, 26, 28 and 32 John Street, Brampton
Source: MyBrampton, <https://maps1.brampton.ca/mybrampton/?find=22%20John%20Street>

A	The Old Firehall - 55 Queen Street E	(Designated)
B	Carnegie Library - 2 Chapel Street	(Designated)
C	The Armoury - 14 Chapel Street	(Designated)
D	The Armstrong House - 17 Chapel Street	(Listed)
E	The Telephone Exchange Building now the Peel Law chambers - 27 John Street	(Listed)
F	St. Mary's Church now the CUPE 831 offices - 19 John Street	(Designated)
G	St. Paul's United Church - Corner of Main and John	(Designated)
H	Null - 47 Queen Street East	(Listed)
I	Mcculla Building - 51 Queen Street East	(Listed)
J	Dr Stirk Property - 29-35 Queen Street East	(Listed)
K	Wilkson Block - 29-35 Queen Street East	(Listed)
L	Hosties Bakery/Robertson Block - 23,27 & 27B Queen Street East	(Listed)
M	Walsh Block - 12 & 14 Queen Street E	(Listed)
N	Dominion Building - 8 Queen Street E	(Designated)
O	Hamsworth Paints - 24 Main St & 2A John Street	(Listed)
P	16-20 Main Street	(Listed)
Q	Heggie Block - 8 Main Street South	(Designated)

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POLICY CONTEXT OVERVIEW

The subject property at 22, 24, 26, 28, and 32 John St, Brampton, is subject to several provincial and municipal heritage planning policies.

The following regulatory and policy documents were reviewed in preparing this report:

- Ontario Planning Act
- Ontario's Provincial Policy Statement;
- Ontario Heritage Act;
- Standards and Guidelines for the Conservation of Historic Places in Canada, 2010;
- Growth Plan for the Greater Golden Horseshoe, 2017;
- Ontario Heritage Toolkit, 2006;
- Region of Peel Official Plan;
- City of Brampton Official Plan;

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POLICY CONTEXT

ONTARIO PLANNING ACT

The *Planning Act* is the legislation that establishes the “ground rules” for land use planning in Ontario. It enables municipalities to control land use and provides for the mechanisms through which this control is exercised.

In Part 1, Section 2 provincial interest, outlines 19 areas of interest that must be considered by the Minister, Municipal Council, local boards, planning boards and Tribunals. The *Planning Act* has identified several provisions for Cultural Heritage. Part 1, Section 2(d) states:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

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POLICY CONTEXT

PROVINCIAL POLICY STATEMENT 2020

The *Provincial Policy Statement* (PPS) was updated in 2020 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest in addition to the *Planning Act*. Municipalities implement the PPS through an “Official Plan” which further outline their heritage policies. Cultural heritage is one of many interests contained within the PPS.

When addressing cultural heritage planning, *Section 2.6. Cultural Heritage and Archaeology* of the PPS states:

2.6.1

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2

Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3

Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4

Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5

Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

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POLICY CONTEXT

ONTARIO PLANNING ACT

The *Provincial Policy Statement*, further defined the following:

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).

Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Significant: means

e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

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POLICY CONTEXT

ONTARIO HERITAGE ACT R.S.O. 1990, C.O. 18

ONTARIO REGULATION 9/06

Ontario Heritage Act is the main guiding legislation for the conservation of significant cultural heritage resources in Ontario. The Act enables municipalities and the Province to designate individual properties, heritage conservation districts and cultural landscapes as being of cultural heritage value or interest. The Act calls for a municipal register to be created for designated properties. It also enables municipalities to create a municipal register for 'listed' non-designated properties which have been identified that may have potential cultural heritage value or interest.

Evaluation of cultural heritage resources is guided by *Ontario Regulation 9/06 (O. Reg 9/06)*, which provides the criteria for determining cultural heritage value or interest. If a property meets one or more of the criteria for designation, it may be designated under the Ontario Heritage Act

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POLICY CONTEXT

ONTARIO HERITAGE ACT R.S.O. 1990, C.O. 18
ONTARIO REGULATION 9/06

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings,
- iii. is a landmark.

Transition

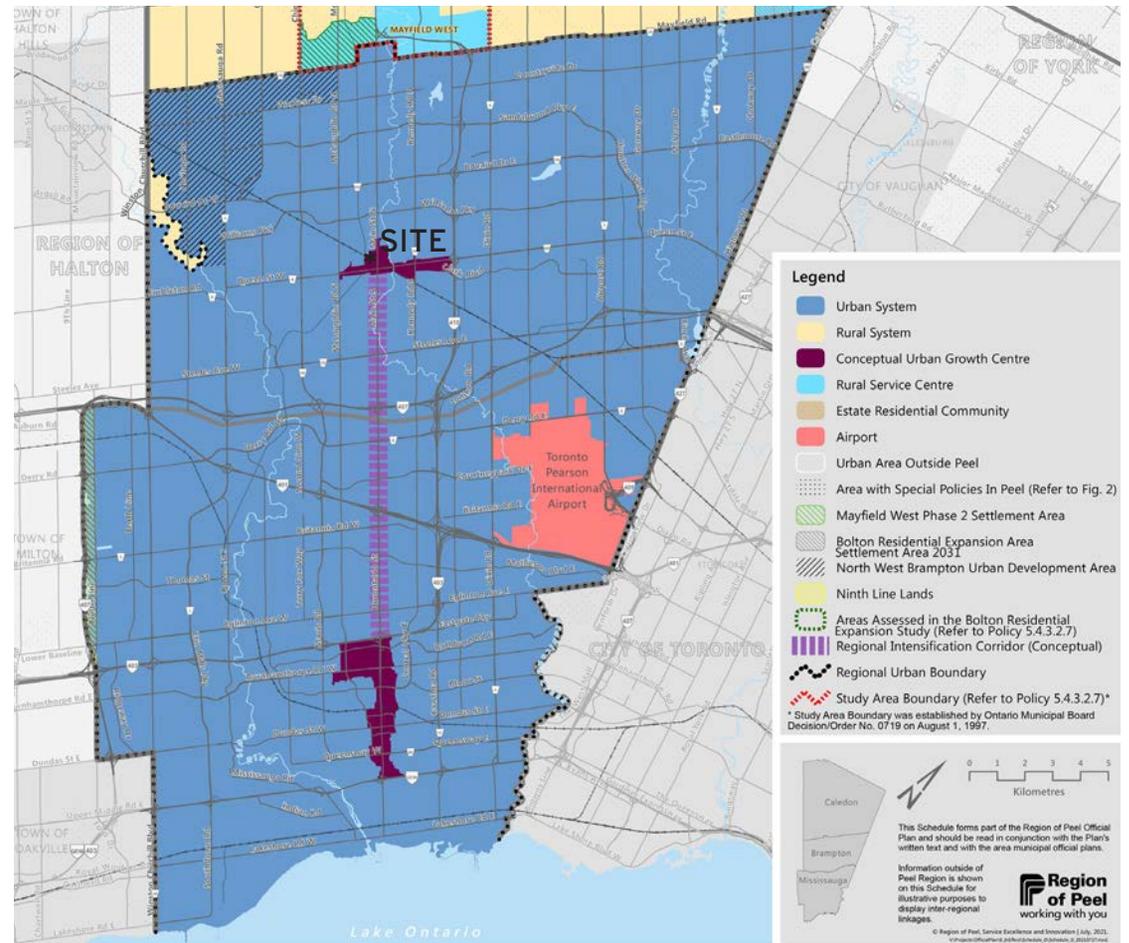
2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

Note:

The designation of properties of heritage value by municipalities in Ontario is based on the above criteria evaluated in the context of that municipality's jurisdiction. Buildings need not be of provincial or national importance to be worthy of designation and preservation.

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POLICY CONTEXT REGION OF PEEL OFFICIAL PLAN



Peel Regional Official Plan - Schedule D Regional Structure
Source: Peel Regional Official Plan, Office Consolidation September 2021: All Schedules and Figures, <https://www.peelregion.ca/officialplan/download/pdf/office-consolidation-schedules-figures-2021-sept.pdf>

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POLICY CONTEXT

REGION OF PEEL OFFICIAL PLAN

Schedule D of the 2018 Region of Peel Official Plan notes the subject property to be part of the Conceptual Urban Growth Centre, and as such it is subject to Region's policies.

Part 3.6 of the Region of Peel Official Plan contains the following cultural heritage policies and objectives relevant to the site:

3.6 Cultural Heritage

The Region of Peel encourages and supports heritage preservation and interpretation of the cultural heritage features, structures, archaeological resources, and cultural heritage landscapes in Peel (including properties owned by the Region), according to the criteria and guidelines established by the Province.

3.6.1 Objectives

3.6.1.1 To identify, preserve and promote *cultural heritage resources*, including the material, cultural, archaeological and *built heritage* of the region for present and future generations.

3.6.1.2 To promote awareness and appreciation, and encourage public and private stewardship of Peel's heritage.

3.6.1.4 To support the heritage policies and programs of the area municipalities

3.6.2 Policies

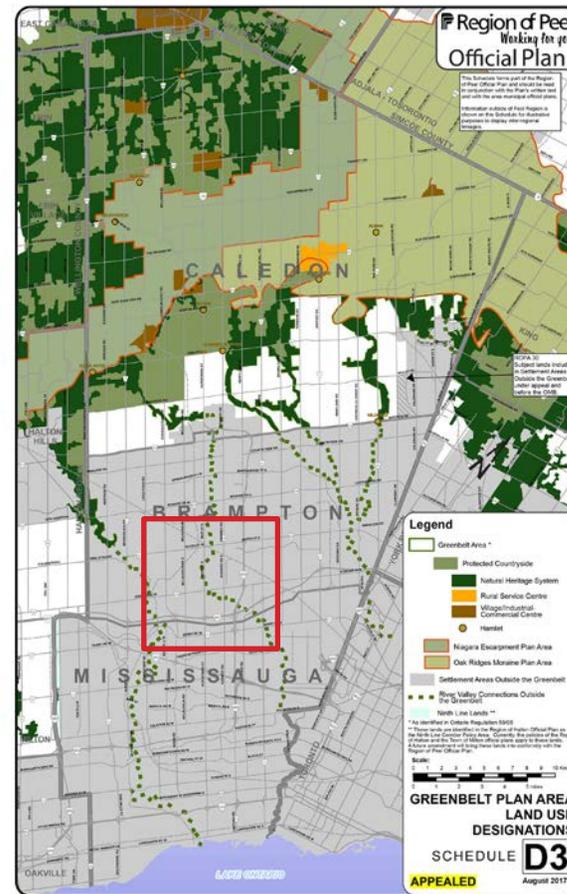
It is the policy of the Regional Council to:

3.6.2.2 Support the designation of Heritage Conservation Districts in area municipal official plans.

3.6.2.3. Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of cultural heritage

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POLICY CONTEXT REGION OF PEEL OFFICIAL PLAN



Region of Peel Official Plan - Schedule D3 Greenbelt Plan Area, Land Use Designations
Source: Region of Peel Official Plan (2017), https://www.peelregion.ca/planning/officialplan/pdfs/ropdec18/ROPConsolidationDec2018_TextSchedules_Final_SCHEDULES.pdf

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POLICY CONTEXT

REGION OF PEEL OFFICIAL PLAN

resources in Peel, as prescribed by the Ministry of Tourism, Culture and Sport's archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.

3.6.2.5. Direct the area municipalities to require, in their official plans, that the proponents of development proposals affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the Region's objectives with respect to cultural heritage resources.

3.6.2.8 Direct the area municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Under its Glossary on page 235, the Peel Regional Official Plan also defines significant cultural heritage and archaeology resources as "resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people."

Built heritage: one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.

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POLICY CONTEXT

CITY OF BRAMPTON OFFICIAL PLAN

The City of Brampton Official Plan addresses the management of cultural heritage resources within its Flower City Strategy and in Section 4.10 of Official Plan which outlines its policies. Section 4.10 of the Official Plan is concerned specifically with cultural heritage resources with “policies aimed at preserving heritage resources consistent with the City’s ‘Six Pillars’ Strategic Plan that forms the underlying foundation of this Plan, in particular Pillar Three: ‘Protecting Our Environment, Enhancing Our Community’ and Pillar Five: ‘Community Lifestyle and Participation.’ ” The following objectives guide the City of Brampton’s cultural heritage resource policies (taken from Section 4.10 of the Plan)”

Objectives

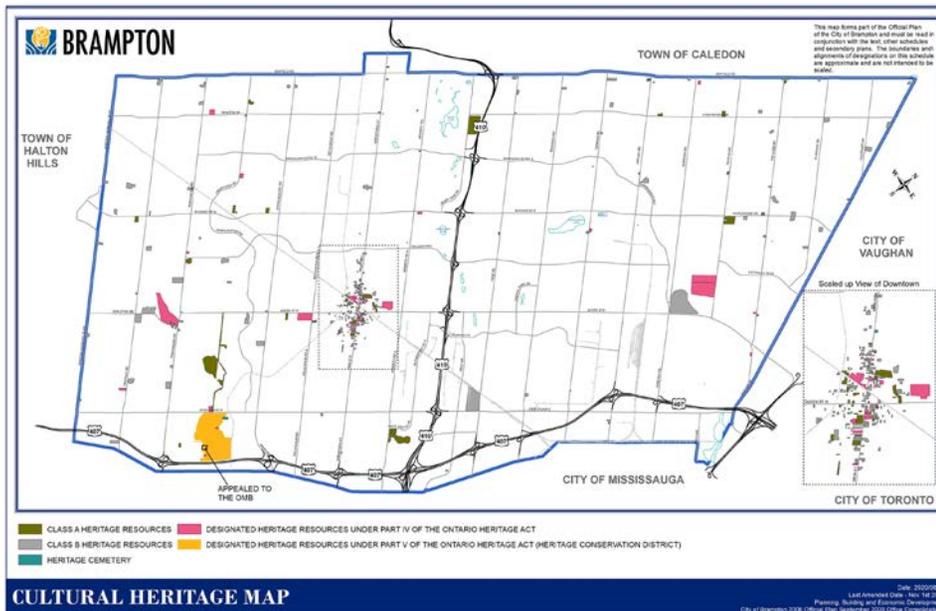
- a) Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
- b) Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,
- c) Promote public awareness of Brampton’s heritage and involve the public in heritage resource decisions affecting the municipality.

The following policies from Section 4.10.1 Built Heritage are relevant to the proposed development. 4.10.1.4 describes the criteria according to which the heritage significance of cultural resources shall be assessed. Section 4.10.1.8 states the policies in accordance with heritage resources are to be protected. Section 4.10.1.9 and 4.10.1.10 gives the City the authority to request an HIA and require a heritage permit prior to allowing any proposed changes to heritage properties.

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POLICY CONTEXT

CITY OF BRAMPTON OFFICIAL PLAN



City of Brampton Official Plan - Cultural Heritage Map

Source: City of Brampton Official Plan (2020), <https://www.brampton.ca/en/Business/planning-development/Documents/CD/UD/OP/Cultural%20Heritage%20Map.pdf>

4.10.1.4 Criteria for assessing the heritage significance of cultural heritage resources shall be developed. Heritage significance refers to the aesthetic, historic, scientific, cultural, social or spiritual importance or significance of a resource for past, present or future generations. The significance of a cultural heritage resource is embodied in its heritage attributes and other character defining elements including: materials, forms, location, spatial configurations, uses and cultural associations or meanings. Assessment criteria may include one or more of the following core values:

- Aesthetic, Design or Physical Value;
- Historical or Associative Value; and/or,
- Contextual Value.

4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.

4.10.1.9 Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the City.

4.10.1.10 A Heritage Impact Assessment, prepared by qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected.

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POLICY CONTEXT

CITY OF BRAMPTON OFFICIAL PLAN

Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:

- (i) The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
- (ii) The current condition and use of the building or structure and its potential for future adaptive re-use;
- (iii) The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
- (iv) Demonstrations of the community's interest and investment (e.g. past grants);
- (v) Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
- (vi) Planning and other land use considerations.

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HISTORICAL VALUE

EARLY & INDIGENOUS HISTORY

DATE	PERIOD	SUB-PERIOD	LIFE STYLE CHARACTERISTICS	MATERIAL CULTURE	
9000	Paleo-Indians	Early Paleo-Indians (9000-8500 BC)	Hunting	Projectile Points: Fluted Points Hi-Lo and Holcombe Point Types	
8000		Late Paleo-Indians (8500-7500 BC)	Small Migratory Bands		
7000	Archaic	Early Archaic (7500-6000 BC)	Hunting & Gathering Seasonal Subsistence Migratory Patterns	Introduction of Polished and Groundstone Tools	
6000		Middle Archaic (6000-2500 BC)		Earliest Use of Copper	
5000		Late Archaic (2500-6000 BC)			Exotic Items Linked to Trade Networks
4000					
3000	2000	Early Woodland (1000-400 BC)	Continuation of Hunting & Gathering Complex Burial Ceremonialism	Early Pottery	
1000 BC				Middle Woodland (400 BC-AD 500)	Decorative Pottery Elements
0 AD	Woodland	Early-Late Woodland (AD 500-1000)	Introduction of Crop Cultivation Emergence of Village Life Tribal Confederacies	Bow & Arrow Ceramic Pipes	
1000		Late Woodland: Ontario Iroquoian (AD 1000-1600)			
1600	Post-Contact	Late Ontario Iroquoian (1600-1650)	Tribal Warfare Fur Trade	Spread of European Goods	
2000		Mississaugas (Ojibwa) (1690-1800s)	Hunters & Gatherers with Fisheries Trade Along Waterways		

Chronological Summary of Indigenous History in Southern Ontario

Source: Developed from information from summaries of Ontario Archaeology (refer to Bibliography)

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HISTORICAL VALUE

EARLY & INDIGENOUS HISTORY

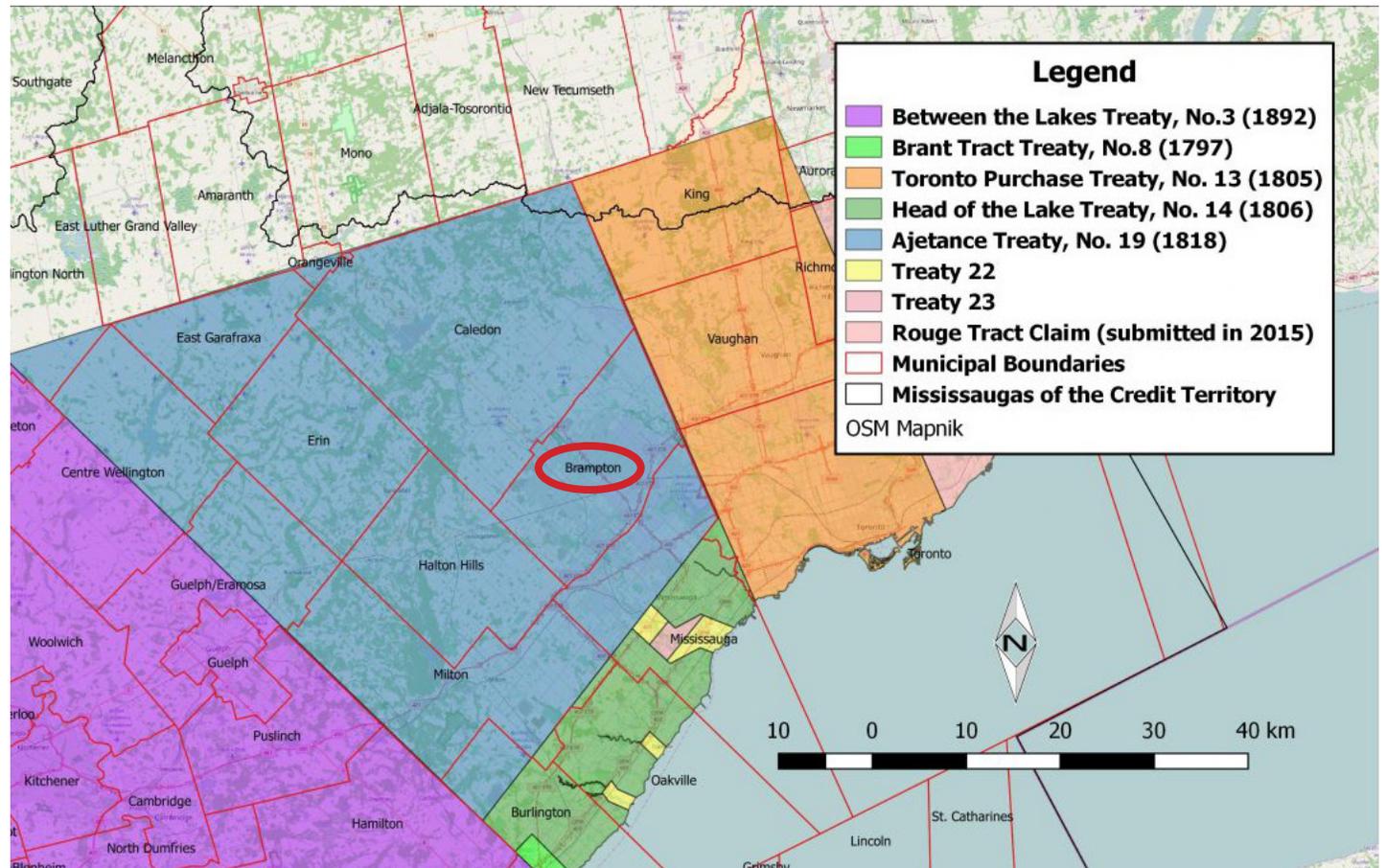
Southern Ontario has a long history of human settlement that can be traced back approximately 11,000 years ago. The cultural history of the area covered by the Peel Region began at least 10,000 years ago, first occupied by diverse groups of aboriginal North Americans prior to the arrival of European settlers. This period is referred to as the Pre-Contact period and can be divided into distinct periods based on changes in lifestyles and material culture.

The earliest known inhabitants are from the Paleo-Indian Period that lasted between 9000 to 7500 BC. The melting of the glacial ice sheet that covered the region exposed a tundra-like landscape that was settled by small bands of nomadic hunters. These groups primarily relied on the hunting of large animals such as caribou, mastodon and mammoths for sustenance, traveling with the migratory animals. Their settlements would have been temporary camps, as they covered huge areas over the annual cycle of movement. They can be identified based on distinct projectile point forms: fluted points utilized by the Early Paleo-Indians, and the lanceolate Hi-Lo point type or the unfluted Holcombe of the Late Paleo-Indians. There have been three sites found within the Peel region that indicate presence of the late Paleo-Indian Hi-Lo tradition.

The Archaic Period in Southern Ontario spanned between 7500 to 1000 BC, during which the culture evolved in response to the transition of biotic communities into the mixed-coniferous and deciduous forests of today. The emergence of temperate forests led to the adoption of a hunting and gathering lifestyle that became less focused on big game hunting, and increasingly on relied on fishing and foraging for plants. Seasonal sustenance patterns emerged. During the spring and summer, larger bands would assemble along the shorelines of lakes and rivers where fish would be plentiful during spawning runs, hunting along the waterways and gathering nuts, berries, and roots in the surrounding forests. For the fall and winter, the bands broke into small family groups and moved inland where efforts were focused on hunting. Seasonal migration patterns were a continued feature of the Archaic culture, though constrained within the extents of

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HISTORICAL VALUE EARLY & INDIGENOUS HISTORY



Map depicting the boundaries of the Ajetance Treaty and several neighbouring treaties. Brampton was part of the land sold under the Ajetance Treaty.
Source: Mississaugas of the Credit First Nation, Ajetance Treaty, No. 19 (1818), Map of Municipal Boundaries Related to the Ajetance Treaty, No. 19 (1818), <http://mncfn.ca/treaty19/>

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HISTORICAL VALUE

EARLY & INDIGENOUS HISTORY

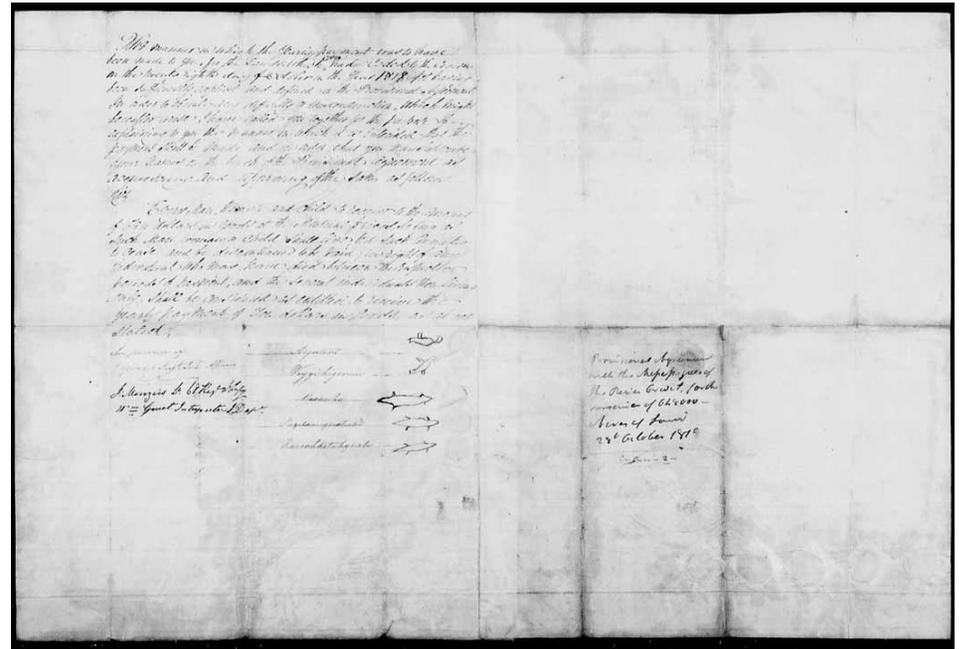
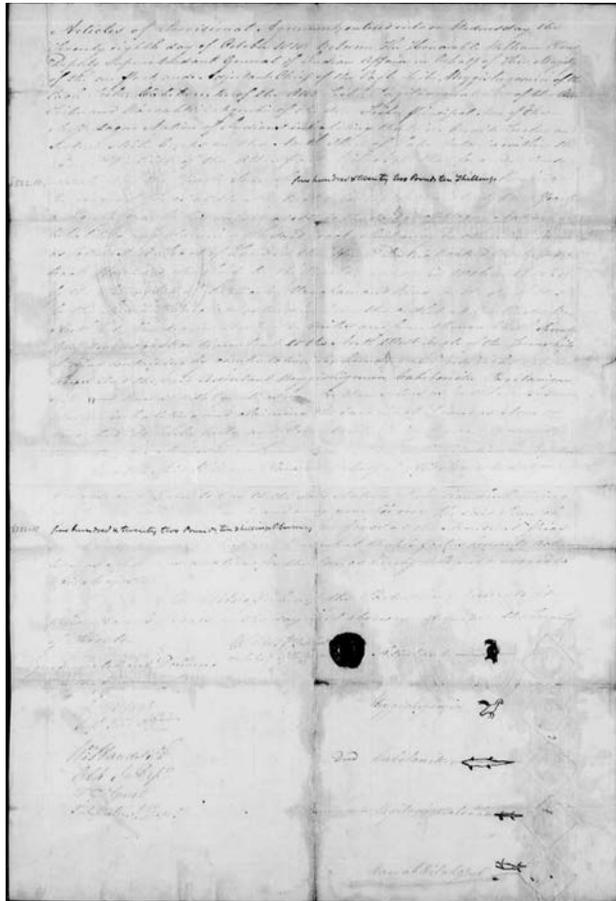
smaller areas. It is believed they lived in some form of wigwam structures that were easy to erect and disassemble. Political organization into band groups was maintained, albeit ones of larger size. Archaic settlements have been discovered across the Peel Region, mostly along the Credit River and Cooksville Creek, waterways which would have likely been areas of intense activity during the warmer months.

The following period which lasted between 1000 BC and AD 1650 is referred to as the Woodland Period and can be broken down into distinct stages throughout which there were considerable changes to subsistence practices, settlements patterns, and political organization. The Early Woodland (1000 - 400 BC) and Middle Woodland (400 BC - AD 500) periods experienced little change in regards to the hunting and gathering subsistence pattern of the previous period, band level organization continued, and groups grew larger in size. Rather the transition to this period is marked by the introduction of pottery to Southern Ontario as well as changes to economic and social aspects of the culture. During the Middle Archaic period there was evidence that an extensive trade network had emerged bringing with it the earliest use of copper (sourced from northern Ontario), which continued into the Woodland period introducing increasingly exotic artifacts into the region. There was also an increase in consideration around burial practices and ceremonialism. The Early Woodland period saw the use of exotic artifacts within graves as a means of status differentiation. Burial ceremonialism became more elaborate into the Middle Woodland Period during which it reached its climax. Pottery also became more detailed and widespread over time.

The beginning of the Late Woodland period starting in AD 500 to 1000 marked the beginning of the transition to primarily agricultural communities. This transition period is referred to as the Princess Point culture and is attributed to the introduction of corn (maize) horticulture into southern Ontario. The practice of foraging of previous periods continued alongside experimentation with early agriculture and led to the establishment of communities which were occupied for increasingly greater

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HISTORICAL VALUE EARLY & INDIGENOUS HISTORY



Ajetance Purchase Treaty a provisional agreement with the Mississaugas of the Credit for the purchase of approximately 648,000 acres.

Source: Library and Archives Canada, https://collections-archives.ca/canm_archives/index.php?lpa=action=panifem&displayItemLang=en&doc_id=3953604

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HISTORICAL VALUE

EARLY & INDIGENOUS HISTORY

periods of the year.

The Ontario Iroquoian tradition (AD 1000 to 1650) of the Late Woodland period marked the full cultural transition from migratory camps to long-term village settlements. The adoption of agriculture as the primary food source necessitated Iroquois groups to form semi-permanent sites to tend to crops. An Iroquoian village was generally made up of longhouses which were occupied by extended families, and often protected by palisade walls. Crops such as corns, beans, and squash, were grown on fields encircling the village. The village sites were occupied until the soil was depleted of nutrients, upon which the community would relocate to a fresh site a short distance away and establish a new settlement. The political organization of the Ontario Iroquoians was at a tribal level, where the tribe had formal leaders. By the Late Iroquoian period (AD 1400 to 1650) villages had grown to their largest size and distinct tribal groups emerged within the region. The Iroquoian groups in southern Ontario were split into three tribe confederacies: the Hurons, Petuns and Neutrals. This was accompanied by widespread warfare between the tribes which included large-scale raids from more distant tribes such as the Iroquoian confederacies in New York. Evidence of the presence of the cultures of the Woodland Period in the Peel Region has been well-represented, with majority of the sites concentrated along the Credit River watershed. Archaeological evidence of the Ontario Iroquoian tradition has been discovered within the village of Churchville on the Pengilly farm (7522 Creditview Road).

It was sometime between AD 1600 and 1650 that the Ontario Iroquoians would have been brought into contact with early European settlers. Visits from the French fur traders and explorers soon led to the participation of all three Ontario tribes (Hurons, Neutrals, and Petuns) in the fur trade, trading furs and extra crops such as corn for European goods. However, the fur trades also caused the warfare between the tribes to escalate, particularly that between the Hurons and the New York Iroquoians (Five Nations Confederacy), who came into conflict for areas rich in fur bearing animals and fur trade routes. By 1650 it grew into open war with the Five

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HISTORICAL VALUE

EARLY & INDIGENOUS HISTORY

Nations Iroquois controlling southern Ontario and leading to the collapse of the Huron confederacy in 1649, closely followed by that of the Petuns and Neutrals. This led to the dispersal of the Ontario Iroquoians from southern Ontario into other distant areas.

Having gained control of the area, the League of Five Nations began threatening the more distant Anishinabe such as the Ojibway of Lake Huron. A concerted effort by the Ojibway, Odawa and Potawatomi in the 1690s resulted in the Iroquois being pushed back south of Lake Ontario. The Mississaugas also participated in this conflict and once the Iroquois were forced from the region and peace had been negotiated with the Mohawk, the Mississaugas began to settle the area in approximately 1695. One large group settled in the Trent River valley, along Lake Ontario and the St. Lawrence to Brockville. A second group settled in the area between Toronto and Lake Erie.

The Mississaugas of the Credit, members of the Ojibway (Anishinabe) Nation, originally hailed from further north and relied primarily on a hunter-gatherer subsistence strategy supplemented with agriculture, in contrast to the Ontario Iroquoians. They settled near the Credit River, utilizing the waterway for fishing, transportation and trade, and hunting and building shelters along the shores. Their lifestyles and society were greatly impacted by the seasons. During the spring and summer they would move to their fisheries (semi-permanent villages along the river) where they also participated in agriculture with the cultivation of small gardens on the river flats, breaking up into smaller family groups for the winter to hunt and fish. In the early spring they would relocate to maple sugar grounds for the harvest, before recongregating again at the fisheries. In the early 1700s, the Mississaugas participated in fur trade with the French who established trade posts along on the west end of Lake Ontario. In fact, the Credit River got its name partly because of the trading that took place at the mouth of the river, where the river became acted as a marketplace.

In 1818, the Mississaugas of the Credit sold approximately 648,000 acres

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HISTORICAL VALUE

EARLY & INDIGENOUS HISTORY

of land to the Crown. By this point the Mississaugas were under increasing pressure from the ever increasing number of settlers and their fisheries. They were creating a significant negative impact on the traditional economy of the Mississaugas which in turn left their people impoverished. The treaty was called the "Ajetance Purchase Treaty No. 19" named after the Chief of the Mississaugas of the Credit. The sale of the land was negotiated from October 27-29, 1818, and the final agreed upon amount was the annual exchange of goods in the amount of £522.10. Preceding the sale of the Mississaugas lands was first the sale of the lands to the immediate south in the "Head of the Lake Treaty, No.14" circa 1806, during which the Mississaugas sold 74,000 acres of land from the north shore of Lake Ontario up to present-day Eglinton Drive to the Crown. They retained only 1 mile on either side of the Credit River which became the Credit Indian Reserve, but this land was eventually surrendered in 1820.

The subject property is west of Edoopikaag-ziibi, the Anishinaabemowin word for the Etobicoke Creek. Indigenous peoples canoed the Etobicoke Creek to travel between Lake Ontario and Georgian Bay.

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HISTORICAL VALUE

PEEL COUNTY & CITY OF BRAMPTON

The former Peel County included Albion, Caledon, Chinguacousy, Toronto and Toronto Gore. In 1845, the Townships were designated as West Riding of York. In 1851, The Townships was partly separated from York County, creating the United Counties of York. By 1860s, the County of Peel was officially separated.

The former Town of Brampton is located within the Township of Chinguacousy. Located along the Etobicoke Reiver, the region was part of the Mississauga of the Credit Firth Nation Territory. Prior to it being sold in 1818. The name of Chinguacousy was translated from “Shing-wauk-ons-e-ka’ which means ‘a place where young pines grow’ or ‘land of the big pines’ (Gardiner, 1899).

Following the sale of the Land in 1818, the land was surveyed in 200-acre parcel of land which was further divided into Township. The County of Peel was named after Sir Robert Peel, who served as both Great Britain’s Prime Minister and Home Secretary (Gardiner, 1899).

During this time, Peel County was bounded on the east by York County, on the south-west by Wellington and Halton Counties, and on the south by Lake Ontario. Peel County contained several small villages and hamlets, including the Town of Brampton.

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HISTORICAL VALUE

PEEL COUNTY

CITY OF BRAMPTON

In the early 1800's the area now known as Brampton was still wilderness consisting of low, swampy lands and dense hardwood forests. Initial settlement in the area consisted of cabins and farm fields. The area was first surveyed by a team led by Richard Bristol in 1819.

By the 1820's what is commonly know as the "Four Corners" came into existence at the intersection of Queen Street and Main Street. Now this area is the bustling centre of Brampton but at the time it was still sparsely settled. For a while the tavern of William Buffy was the most significant building in the area.

Etobicoke Creek flows nearby and it had a significant impact on the growth of industry in early Brampton. One early industry in the community was the production of potash at John Scott's ashery.

The Methodist church had a significant following in early Brampton. It benefited from strong support from early settlers such as John Scott and William Lawson.

In 1834 John Elliot divided the land into lots for sale. Subsequently by 1837 the community numbered 18 families and by 1853 the population would grow to 1000. Brampton was officially incorporated as a village in the same year and twenty years later it had grown and developed enough that it could be considered a town. New churches and a school were constructed. New businesses such as distilleries, stores and factories along with the surrounding agricultural industry fueled the economic growth of Brampton.

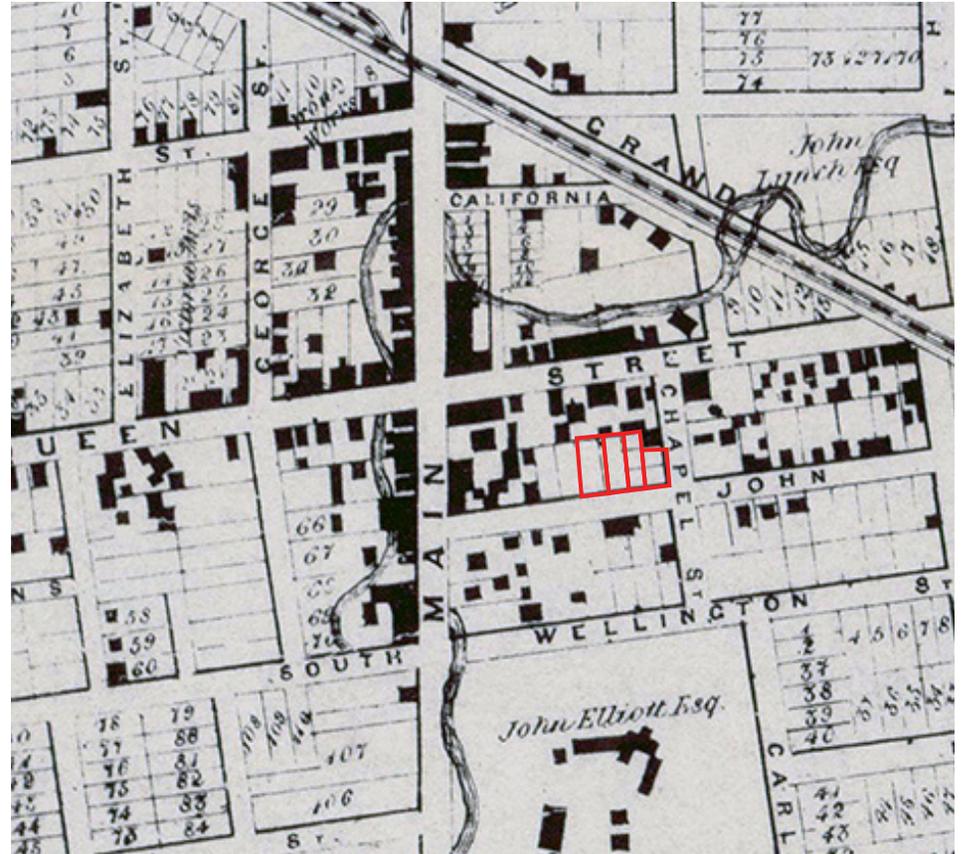
Brampton has continued to grow and expand but the "Four Corners" is still recognized as its heart. A significant number of older buildings, many of which are considered of heritage interest, are still found near the "Four Corners" and along Main Street.

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HISTORICAL VALUE SUBJECT PROPERTIES



Pre-Confederation Patent Maps
Source: Ministry of Ontario Archive RG 1-100



Closeup of 1859 Map of County of Peel by Tremain. The boundaries of the properties at 22, 24, 26, 28 and 32 John St are outlined in red.
Source: Tremain (1859). Accessed from Ontario Historical County Map Project, University of Toronto Map and Data Library.

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HISTORICAL VALUE SUBJECT PROPERTIES



Photograph of John Coyne
Source: Notman & Fraser (1973). Accessed via [https://en.wikipedia.org/wiki/John_Coyne_\(politician\)#/media/File:JohnCoyne23.jpg](https://en.wikipedia.org/wiki/John_Coyne_(politician)#/media/File:JohnCoyne23.jpg)

Early survey maps from Pre-Confederation Patent Maps show John Elliot owned the particle of land in which the subject properties are located. Brampton was incorporated as a village in 1852 and a town in 1873. In 1834, John Elliot laid out the village in lots and using his property as part of the village.

The land registry records trace the earliest ownership of the newly divided land on which the properties 22, 24, 26, 28, and 32 John St currently stand back to John Coyne. John Coyne sold the land in 1871.

To Note:

The ownership of 22, 24, 26 and 28 John St has many overlaps between the house numbers likely due to the division of the lots. Three main chains of titles were able to be identified.

John Coyne

Coyne was a lawyer and politician, who was also a landowner and prominent individual in the early Brampton community. He was the first representative of Peel County to be elected to the Ontario Legislative Assembly. He served his first term as M.P.P. from 1867 to 1871 and was re-elected for a second term from 1871 to 1873. He had also established a law practice known as Coyne, Beynon & Fletcher, on Scott St. in Brampton.

In December 1871, a plan containing several smaller residential lots, each under approximately a 1/2 acre in size, was laid out; the plan was surveyed by C.J. Wheelock and registered by John Coyne as subdivision plan BR-22. The subject properties occupy Lots 1, 2, 3 and 4 within the BR-22 plan. No evidence was found of any buildings previously standing on these properties prior to Coyne's registration of the plan and sale of the lots to their first owners. Tremaine's 1859 Map of County of Peel illustrates the lots as empty, with built forms (represented in black) surrounding them.

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HISTORICAL VALUE 22 & 24 JOHN STREET

22 JOHN ST, LOT 4

OWNER	YEARS OF OWNERSHIP
John Coyne et ux.	Unknown - Dec 4, 1871
John H. Robertson et ux.	Dec 4, 1871 - March 5, 1900
William Wilkinson	Mar 5, 1900 - unknown
Annie C. Robertson	unknown - Sept 12, 1910
Annie M. Gollop	July 29, 1910 - July 29, 1910
John B. Leslie	July 29, 1910 - Nov 15, 1926
James Jackson	July 29, 1910 - Nov 7, 1913
Henry Arnott	Nov 7, 1913 - June 1, 1922
John P. Arnott et ux	unknown - June 1, 1922
Elizabeth C. Reed (married name Morrison)	June 1, 1922 - Oct 26, 1960
(James) Edgar Morrison et ux	Nov 15, 1926 / March 14, 1940 - March 9, 1988
William E. Anthony	unknown - Aug 15, 1960
Gordon W. Anthony	Aug 15, 1960
Charlotte V. Watson	Oct 26, 1960 - Oct 26, 1960
George E. Morrison	Oct 26, 1960 - Oct 26, 1960 / 1988
Raymond A. Wilson & Howard E. Dellow, (as tenants in common)	Oct 26, 1960 - Aug 18, 1964
Howard M. Caton (as tenants in common)	Oct 26, 1960 - Jan 31, 1964
George A. Smith & Ursula McArter (as tenants in common)	Aug 15, 1960 - May 14, 1987
Florence Smith (3rd joint tenant)	Nov 18, 1983 - May 14, 1987

OWNER	YEARS OF OWNERSHIP
Florence Smith (3rd joint tenant)	Nov 18, 1983 - May 14, 1987
Florence A. Hirshfeld, Reva Foc, Elaine D. Kalberman	unknown - Feb 29, 1984
Jogmar Management Ltd.	Feb 29, 1984 - April 27, 1984
584572 Ontario Ltd.	April 27, 1984 - unknown
704156 Ontario Ltd.	May 14, 1987 - March 7, 1988 March 9, 1988 - unknown
Frank Inserra, Maria Inserra & Poretta Investments	March 7, 1988 - Sept 15, 1988
Peregrin Limited	Sept 15, 1988 - unknown

*Ownership of Lot 4 at 22 John St. since Plan Registration Date
Source: Developed from information from the Peel Land Registry*

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HISTORICAL VALUE 22 & 24 JOHN STREET



22 John Street (lot 4), 24 John Street (Lot 3)
Source: City of Brampton

22 JOHN ST (LOT 4)

Upon registration of plan BR-22 in 1871, John Coyne sold Lot 4 on which present-day 22 John St. stands to John H. Robertson. The 1881 Census of Canada lists Robertson as harness maker who lived at the property with his wife Mary and their five daughters Annie, Margaret, Mary, Jane, and Kitty. The 1888 Tax Assessment Roll records that the property was assessed at a total value of \$3,300 which is a sharp increase in the value of the property from the time of purchase in 1871, indicating that the original portion of the house was likely constructed by this time. The 1888 Tax Assessment Roll also indicates that Robertson owned a second property on Queen Street that is noted as being a shop. At some point in time the property was passed on to John's daughter Annie C. Robertson, who sold it in July 1910.

The ownership of the Lot 4 changed hands a number of times over the next decade, and little information was available on the owners. In 1922 Elizabeth C. Reed purchased the property, granting joint ownership to James Edgar Morrison, her husband in 1940 (she purchased the property with her maiden name, and later ownership would under her married name Elizabeth C. Morrison). The only reference that was found of the Morrises was their Marriage Certificate from 1904, which provided little further details besides Elizabeth's maiden name of Reed and identifying Edgar's occupation as a farmer. The Morrises owned Lot 4 until 1960, at which time they transferred the property to a relative, George E. Morrison, who sold it in 1980. Subsequent owners are summarized in the table on the following page.

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HISTORICAL VALUE 22 & 24 JOHN STREET

22 JOHN ST, LOT 3

OWNER	YEARS OF OWNERSHIP
John Coyne et ux.	Unknown - Dec 4, 1871
Matthew M. Elliott et ux.	Dec 4, 1871 - Nov 11, 1885
Kenneth Chisholm et ux.	Nov 11, 1885 - Sept 12, 1889
Andrew Giffen	Sept 12, 1889 - April 2, 1906
John Finland et ux.	April 2, 1906 - Sept 12, 1906 / April 18, 1907 / May 1, 1907
Annie Quinn	Sept 12, 1906 - June 29, 1912
Henry Tozar	April 18, 1907 - Aug 28, 1908
Sophia Calvert	May 1, 1907 - Aug 28, 1908
William M. Johnston	Aug 28, 1908 - April 6, 1920 / Sept 1, 1920
Sarah Stirk	June 29, 1912 - July 5, 1917
Samuel D. Stirk	July 5, 1917 - June 30, 1980
William A. Griffin	April 6, 1920 - Aug 1, 1946
Oliver Moore	Sept 1, 1920 - Aug 5, 1980
Mary W. Griffen	Aug 1, 1946 - June 7, 1947
Robert H. Griffen	Aug 1, 1946 - Nov 3, 1950
Norman E. Russell	June 7, 1947 - Nov 24, 1949
Mary E. Russell	Nov 24, 1949 - Jan 30, 1970
Herbert H. Hetherington	Nov 3, 1950 - Dec 28, 1962
Dorothy Hetherington	Dec 28, 1962 - Dec 24, 1976
Hermans S. Pimental & Maria do Carmo Pimentel as joint tenants	Jan 30, 1970 - unknown
Helen D. Gruber	Dec 24, 1976 - unknown
Gerald D. Stirk	June 1980 - Aug 4, 1987
Frenoel Investments Ltd.	Aug 5, 1980 - Jan 18, 1983

OWNER	YEARS OF OWNERSHIP
A TECH Real Estate Development	Jan 18, 1983 - Mar 31, 1987
Edgar Glyn-Williams	Mar 31, 1987 - May 6, 1987
Gary Ferguson	May 6, 1987 - Feb 26, 1988
David J. Gerlach	May 6, 1987 - Dec 10, 2001
William Iannaci	Aug 4, 1987 - unknown
Lorenzo Russo & Anelise Lorenzo	unknown - Sept 28, 2020
Mario Silvestro	Sept 28, 2020 - present

*Ownership Lot 3 at 22 John St. since Plan Registration Date
Source: Developed from information from the Peel Land Registry*

24 JOHN ST, LOT 3

OWNER	YEARS OF OWNERSHIP
John Coyne et ux.	Unknown - Dec 4, 1871
Matthew M. Elliott et ux.	Dec 4, 1871 - Nov 11, 1885
Kenneth Chisholm et ux.	Nov 11, 1885 - Sept 12, 1889
Andrew Giffen	Sept 12, 1889 - April 2, 1906
John Finland et ux.	April 2, 1906 - Sept 12, 1906 / April 18, 1907 / May 1, 1907
Annie Quinn	Sept 12, 1906 - June 29, 1912
Henry Tozar	April 18, 1907 - Aug 28, 1908
Sophia Calvert	May 1, 1907 - Aug 28, 1908
William M. Johnston	Aug 28, 1908 - April 6, 1920 / Sept 1, 1920
Sarah Stirk	June 29, 1912 - July 5, 1917
Samuel D. Stirk	July 5, 1917 - June 30, 1980
William A. Griffin	April 6, 1920 - Aug 1, 1946
Oliver Moore	Sept 1, 1920 - Aug 5, 1980
Mary W. Griffen	Aug 1, 1946 - June 7, 1947
Robert H. Griffen	Aug 1, 1946 - Nov 3, 1950
Norman E. Russell	June 7, 1947 - Nov 24, 1949
Mary E. Russell	Nov 24, 1949 - Jan 30, 1970
Herbert H. Hetherington	Nov 3, 1950 - Dec 28, 1962
Dorothy Hetherington	Dec 28, 1962 - Dec 24, 1976
Hermans S. Pimental & Maria do Carmo Pimentel as joint tenants	Jan 30, 1970 - unknown
Helen D. Gruber	Dec 24, 1976 - unknown
Gerald D. Stirk	June 1980 - Aug 4, 1987
Frenoel Investments Ltd.	Aug 5, 1980 - Jan 18, 1983

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HISTORICAL VALUE 22 & 24 JOHN STREET

26 JOHN ST, LOT 3

OWNER	YEARS OF OWNERSHIP
A TECH Real Estate Development	Jan 18, 1983 - Mar 31, 1987
Edgar Glyn-Williams	Mar 31, 1987 - May 6, 1987
Gary Ferguson	May 6, 1987 - Feb 26, 1988
David J. Gerlach	May 6, 1987 - Dec 10, 2001
William Iannaci	Aug 4, 1987 - unknown
Guido D'Alesio	Oct 10, 2014 - present

Ownership of Lot 3 at 24 John St. since Plan Registration Date
Source: Developed from information from the Peel Land Registry

OWNER	YEARS OF OWNERSHIP
John Coyne et ux.	Unknown - Dec 4, 1871
Matthew M. Elliott et ux.	Dec 4, 1871 - Nov 11, 1885
Kenneth Chisholm et ux.	Nov 11, 1885 - Sept 12, 1889
Andrew Giffen	Sept 12, 1889 - April 2, 1906
John Finland et ux.	April 2, 1906 - Sept 12, 1906 / April 18, 1907 / May 1, 1907
Annie Quinn	Sept 12, 1906 - June 29, 1912
Henry Tozar	April 18, 1907 - Aug 28, 1908
Sophia Calvert	May 1, 1907 - Aug 28, 1908
William M. Johnston	Aug 28, 1908 - April 6, 1920 / Sept 1, 1920
Sarah Stirk	June 29, 1912 - July 5, 1917
Samuel D. Stirk	July 5, 1917 - June 30, 1980
William A. Griffin	April 6, 1920 - Aug 1, 1946
Oliver Moore	Sept 1, 1920 - Aug 5, 1980
Mary W. Griffen	Aug 1, 1946 - June 7, 1947
Robert H. Griffen	Aug 1, 1946 - Nov 3, 1950
Norman E. Russell	June 7, 1947 - Nov 24, 1949
Herbert H. Hetherington	Nov 3, 1950 - Dec 28, 1962
Dorothy Hetherington	Dec 28, 1962 - Dec 24, 1976
Hermans S. Pimental & Maria do Carmo Pimentel as joint tenants	Jan 30, 1970 - unknown
Helen D. Gruber	Dec 24, 1976 - unknown
Gerald D. Stirk	June 1980 - Aug 4, 1987
Frenoel Investments Ltd.	Aug 5, 1980 - Jan 18, 1983
A TECH Real Estate Development	Jan 18, 1983 - Mar 31, 1987

OWNER	YEARS OF OWNERSHIP
A TECH Real Estate Development	Jan 18, 1983 - Mar 31, 1987
Edgar Glyn-Williams	Mar 31, 1987 - May 6, 1987
Gary Ferguson	May 6, 1987 - Feb 26, 1988
David J. Gerlach	May 6, 1987 - Dec 10, 2001
William Iannaci	Aug 4, 1987 - unknown
Guido D'Alesio	Oct 10, 2014 - present

Ownership of Lot 3 at 26 John St. since Plan Registration Date
Source: Developed from information from the Peel Land Registry

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HISTORICAL VALUE

22 & 24 JOHN STREET



Photograph of Matthew M. Elliott
Source: Town of Brampton, "Brampton's 100th Anniversary as an Incorporated Town, 1873-1973" (published 1973), 12.

22 JOHN ST (LOT 3), 24 JOHN ST (LOT 3), 26 JOHN ST (LOT 3)

Matthew M. Elliott was the first to purchase the properties that make up Lot 3 within the BR-22 plan from John Coyne in 1871. The son of John Elliott, one of the founding fathers of Brampton and early landowners, he was a wealthy property owner in his own right. Matthew Elliott served as mayor from 1883 to 1885 and was a member of the Town Council for a number of years prior. Notably, while on the council, Elliott developed the plan for the erection of the water supply system for the Town of Brampton, in 1871 which served Brampton until its expansion in 1964. Furthermore, he was a member of the building committee for the construction of St. Paul's Methodist Church. In addition to his involvement in municipal politics, Elliott was a merchant who was together in business with his brother-in-law Kenneth Chisholm for 30 years.

Matthew Elliott's connection to the properties at John St however is only as the landowner, with no evidence found of him having resided there. He is more prominently associated with his residence that formerly stood on one of park lots surrounding Gage Park. Elliott held ownership of the properties at 22 to 28 John St between 1871 and 1885 and given the estimated date of construction of the houses between 1880 and 1894, it is likely that construction of the earlier portions of the houses began under his initiation.

In November 1885, Elliott transferred ownership of the properties at 22, 24 & 26 John St. to his brother-in-law Kenneth Chisholm. Chisholm was an important individual from Brampton's history, and was a well-known merchant, businessman and active politician. He held a number of positions throughout his political career which include serving as Postmaster for the town of Brampton from 1855 to 1873, Reeve of Brampton for 10 years in 1860s and 1870s, Warden of Peel County for three years between 1867 to 1870, and serving 6 terms as a Liberal M.P.P. for Peel County on the provincial legislation between 1875 to 1892. In addition to being a successful merchant with his business K. Chisholm, & Co., he was a grain

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HISTORICAL VALUE

22 & 24 JOHN STREET



Illustration of Kenneth Chisholm

Source: Historical Atlas of Peel County by Walker & Miles, 1877, accessed via http://www.biographica.ca/en/bio/chisholm_kenneth_13E.html

buyer, director of the Central Bank, and vice-president of the Haggert Foundry. Furthermore, he contributed to the development of Brampton early community, donating land for the construction of St. Paul's Methodist Church, stone for the construction of St. Andrew's Presbyterian Church, and helping construct the town's concert hall.

However, similar to Matthew Elliott, Kenneth Chisholm's connection to the properties on John St. is only as landowner, and they would have been part of his substantial property holdings within Brampton. He did not reside in any of the houses, as he lived in the mansion on his Aderlea estate on Main St, which he is associated with. He held Lot 3 for only four years before selling it to Andrew Giffen in September 1889. At the time of this sale, it is likely construction of the original portion of the house was completed, as records show that the sale of the property was for the price of \$2000, indicating a rise in the value of the property by over 300%.

Little information was able to be gathered on Andrew Giffin (or Giffen). It is indicated in the 1893 Tax Assessment Roll that he owned 4 units on John Street for which he is listed as a freeholder but for which he is indicated as a non-resident of. In 1906, Giffin broke the property (Lot 3) into 2 smaller units which he transferred to John Finland and Andrea Quinn in 1906.

Based on information gathered from 1911 Census of Canada, it is known that Finland's occupation was as a shoemaker. He resided at the property for a short period of a year, with his wife Margaret and son Lockwood. No information was able to be gathered on Quinn or the next few subsequent owners.

In 1917, parts of Lot 3 at 22, 24 and 26 John St. were purchased by Samuel D. Stirk. He was a veterinarian who owned a practice on Queen St. E. from 1912. He practiced in Brampton for over 60 years and based on information gathered from an article in the book "Town of Brampton's 100th Anniversary," that celebrates his years of practice, he was an individual of some importance in both his field and within the community. He offered his services to the farms and villages within Peel County. The importance

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HISTORICAL VALUE

22 & 24 JOHN STREET



Photograph of Samuel Stirk, in his senior years.
Source: Town of Brampton, "Brampton's 100th Anniversary
as an Incorporated Town, 1873-1973" (1973), 11A

of his work to the rural areas surrounding Brampton was recognized upon the 50th anniversary of his practice, for which a group of Peel farmers arranged a banquet to celebrate his long career which was attended by the Veterinary Director General of the Dominion of Canada. The article notes Stirk as being a progressive veterinarian who kept up with advances within veterinary medicine. One such example was the use of calcium injections in treating "Milk Fever" which Stirk was one of the first veterinarians to take up in his practice. He was also important to the community as a teacher to other young veterinarians, passing on to them his knowledge, and who would then go on to work in surrounding community. Stirk maintained ownership of the subject property at Lot 3, until his death in 1978. Based on interpretation of the data available, Dr. Stirk is not associated with residing at a different location. It is most likely he resided at 24 John as it is the only address solely associated with Lot 3, the only Lot that Dr. Stirk owned. The property was passed on to his son Gerald D. Stirk, who went on to become a veterinarian like his father, eventually taking over the practice on Queen St., in addition to being a breeder of Highland cattle which he kept at a farm just outside of Brampton. The above table provides a summary of the subsequent ownership.

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HISTORICAL VALUE

22 & 24 JOHN STREET

Address: 22 & 24 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

HISTORICAL OR ASSOCIATIVE VALUE	GRADE					RATIONALE
Has direct associations with a person, organization, or institution that is significant to a community.	E	VG	G	F	L	Number 24 is believed to have been the residence of Dr. Samuel D. Stirk. He was a well regarded veterinarian who practiced in Brampton for over 60 years. He was known to have stayed at the leading edge of veterinary techniques, pioneering the latest advances within Brampton and it's rural surroundings. He was also known to have taken many young veterinarians into his practice to help them in their education.
Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	L	The building doesn't have a direct association with an event or activity that is significant to the community
Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	L	The building doesn't have a direct association with a theme or belief that is significant to the community
Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	L	The building doesn't yield, or have the potential to yield, information that contributes to an understanding of a community.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	L	The building doesn't demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist.

Rating system:

E - Excellent

VG- Very Good

G - Good

F - Fair

L - Low

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HISTORICAL VALUE 26 & 28 JOHN STREET



26 John Street (lot 2), 28 John Street (Lot 2)
Source: City of Brampton

28 JOHN ST (LOT 2), 26 JOHN ST (LOT 2)

As with the neighbouring Lot 3, the earliest ownership of the property on Lot 2 can be tied to Matthew M. Elliott and Kenneth Chisholm as being among their numerous property holdings within the early community of Brampton. In September 1889, Chisholm sold Lot 2 to Manton Treadgold for \$1800, indicating that the construction of the original portion of the house was likely completed due to the significant rise in value of property. The 1891 Census lists Manton, age 49, living at the property with his wife Mary-Ann and their five children. The 1891 Census provides further detail regarding the construction of their houses which is described as a 2-storey brick house with 9 rooms. This roughly matches the description of the 26 / 28 John St on the 1894 Fire Insurance Plan. Based on interpretation of the data available, Treadgold is not associated with residing at a different location. It is most likely he resided at 28 John as it is the only address solely associated with Lot 2, the only Lot that Treadgold owned.

Manton Treadgold was an individual of some prominence in the early Bramptonian community, as a businessman and former mayor. He owned a business that sold musical instruments such as pianos and organs, and sewing machines. An advertisement for this business can be found in Lynch's 1873-4 Directory for the County of Peel, which lists an address for his showroom on Queen Street. In addition to being a businessman, Treadgold was involved with the Town Council, serving as mayor of Brampton for a short term in 1891 and 1892. Treadgold was of Primitive Methodist faith, which had developed a widespread presence in the early settler community within the region of Brampton. He was on the Trustee Board for the construction of St. Paul's Methodist Church. Furthermore, research has indicated that he was involved in Brampton's early Protestant fraternities, and has been linked to the former Golden Star Lodge #101.

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HISTORICAL VALUE 26 & 28 JOHN STREET

26 & 28 JOHN ST, LOT 2

OWNER	YEARS OF OWNERSHIP
John Coyne et ux.	Unknown - Dec 4, 1871
Matthew M. Elliott et ux.	Dec 4, 1871 - Nov 11, 1885
William Elliott et al.	unknown - Oct 14, 1886
Kenneth Chisholm et ux.	Nov 11, 1885 - Sept 12, 1889
Manton Treadgold	Oct 14, 1886 - Feb 14, 1902
Andrew Giffen	Sept 12, 1889 - April 2, 1906
Mary Ann Hillock	Feb 14, 1902 - Jun 26, 1907
Minnie Etta Cheyne	Feb 14, 1902 - Dec 02, 1908
Alfred Franklin Hillock	Feb 14, 1902 - April 28, 1909
John Fingland et ux	April 2, 1906 - Sept 12, 1906 / May 1, 1907
Annie Quinn	Sept 12, 1906 - Jun 29, 1912
Sophia Calvert	May 1, 1907 - Aug 17, 1908
William M. Johnston	Aug 17, 1908 - Sept 1, 1920
Edward Charles Denison	Dec 2, 1908 - unknown
Rhoda M. Elliott	April 28, 1909 - Feb 7, 1910
Edwin Denison	Feb 7, 1910 - unknown
Sarah Stirk	June 29, 1912 - unknown
Amy E. Wakefield	unknown - July 2, 1921
Thomas H. McKillop	July 2, 1921 - March 30, 1926
Elmer F. McIntyre	July 2, 1921 - Nov 17, 1931
William M. Johnston	unknown - Sept 1, 1920
Oliver Moore	Sept 1, 1920 - Aug 5, 1980
James S. Torrence	Jun 18, 1927 - Oct 6, 1930
Arnott H. McClure	Jun 18, 1927 - Feb 17, 1943

OWNER	YEARS OF OWNERSHIP
Arnott H. McIntyre	Oct 6, 1930 - unknown
Susan D. McClure	Feb 17, 1943 - May 27, 1955
William E. Beatty	May 27, 1955 - Dec 27, 1973
Olive J. Moore	Nov 26, 1973 - Aug 5, 1980
Harriet E. Beatty	Dec 27, 1973 - Sept 18, 1989
Frenoel Investments Ltd.	Aug 5, 1980 - Jan 18, 1983
A Tech Real Estate Development Inc.	Jan 18, 1983 - March 31, 1987

*Ownership of Lot 2 at 26 & 28 John St. since Plan Registration Date
Source: Developed from information from the Peel Land Registry*

26 JOHN ST, LOT 2 (CONTINUED)

OWNER	YEARS OF OWNERSHIP
Edgar Glyn-William	March 31, 1987 - May 6, 1987
Gary Ferguson	May 6, 1987 - Feb 22/26, 1988
David Gerlach	May 6, 1987 - Dec 10, 2001
510 Lansdowne Holdings Ltd.	Feb 22, 1988 - Mar 21, 1988
Sacco Schools Limited	Sept 18, 1989 - unknown

28 JOHN ST, LOT 2 (CONTINUED)

OWNER	YEARS OF OWNERSHIP
Edgar Glyn-William	March 31, 1987 - May 6, 1987
Gary Ferguson	May 6, 1987 - Feb 22/26, 1988
David Gerlach	May 6, 1987 - Dec 10, 2001
510 Lansdowne Holdings Ltd.	Feb 22, 1988 - Mar 21, 1988
2088205 Ontario Ltd.	Dec 16, 2005 - unknown

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HISTORICAL VALUE

26 & 28 JOHN STREET



Photograph of Matthew M. Elliott
Source: Town of Brampton, "Brampton's 100th Anniversary
as an Incorporated Town, 1873-1973" (published 1973), 12.

A story was found in a book on Protestant faith healing in Canada, "The Lord for the Body," that recollects of Treadgold being healed at a Christian Alliance Convention in 1889; a story which went on to be used in the promotion of the Alliance's work in Canada. Treadgold sold the property in 1902 to Mary Ann Hillock, who was the widow of Edward Hillock, a farmer, and her two children Minnie Etta Cheyne and Alfred Franklin Hillock. Mary Ann passed away in 1907, and her children sold the property to subsequent owners in 1908 and 1909.

Little information is available on the later owners of the property, who are numerous. Arnott H. McClure and his wife Susan McClure held ownership of Lot 2 between 1936 and 1955, during the same years that they owned the neighbouring property at 32 John St. Reference to Arnott McClure was found in a 1917 immigration record from when he went to visit family in the U.S. In that document his occupation was listed as a farmer, and it he was identified as the son of David L. McClure. The McClure family was a well-known farming family in the Brampton area who were among its early settlers.

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HISTORICAL VALUE 26 & 28 JOHN STREET

Address: 22 & 24 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

HISTORICAL OR ASSOCIATIVE VALUE	GRADE					RATIONALE
Has direct associations with a person, organization, or institution that is significant to a community.	E	VG	(G)	F	L	Number 28 is believed to have been the residence of Manton Treadgold. He was a prominent citizen in Brampton as both a businessman and Mayor of Brampton in 1891 and 1892. He was also a member of the Trustee Board for the construction of St. Paul's Methodist Church
Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	(L)	The building doesn't have a direct association with an event or activity that is significant to the community
Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	(L)	The building doesn't have a direct association with a theme or belief that is significant to the community
Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	(L)	The building doesn't yield, or have the potential to yield, information that contributes to an understanding of a community.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	(L)	The building doesn't demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist.

Rating system:
E - Excellent
VG - Very Good
G - Good
F - Fair
L - Low

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HISTORICAL VALUE 32 JOHN STREET



32 John Street (Lot 1)
Source: City of Brampton

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HISTORICAL VALUE 32 JOHN STREET

32 JOHN ST, LOT 1

OWNER	YEARS OF OWNERSHIP
John Coyne et ux.	Unknown - Dec 4, 1871
William A. McCulla et ux.	Dec 4, 1871 - Mar 2, 1895
William M. Johnston	Mar 2, 1895 - Feb 7, 1930
Margaret E. Johnston & Barbara M. Gosnell	Feb 7, 1930 - May 2, 1958
Arnott McClure	Nov 13, 1936 - Feb 17, 1943
Susan D. McClure	Feb 17, 1943 - May 27, 1955
William E. Beatty	May 27, 1955 - Dec 27, 1973
Adams Furniture Co. Limited (lease)	Aug 4, 1955 - unknown
Annie M. Moore & Olive J. Moore	May 2, 1958 - Aug 5, 1980
Harriet E. Beatty	Dec 27, 1973 - Sept 18, 1989
Frenoel Investments Ltd.	Aug 5, 1980 - Jan 18, 1983
A Tech Real Estate Development Inc.	Jan 18, 1983 - 1987
Edgar Glyn-Williams	1987 - May 6, 1987
Gary Ferguson	May 6, 1987 - Feb 26, 1988
David J. Gerlach	May 6, 1987 - Dec 10, 2001
Sacco Schools Limited	Sept 18, 1989 - unknown
2088205 Ontario Ltd.	Dec 16, 2005 - unknown

Ownership of Lot 1 at 32 John St. since Plan Registration Date
Source: Developed from information from the Peel Land Registry

32 JOHN ST. (LOT 1)

John Coyne sold Lot 1, the property on which present-day 32 John St stand to William A. McCulla in December 1871. While no evidence was found to indicate that McCulla resided at the house at 32 John St., the property does have some connection to him through his ownership of the land.

McCulla was a builder and municipal politician who was an individual of importance to the early history of the Town of Brampton. An article that was published in the Brampton Conservator to celebrate his 85th birthday describe McCulla as having “had an unusually compelling part in shaping the destinies of the town in which he has spent so many years.” He held a great number of positions on Brampton’s Town Council serving as Mayor from 1880, 1881, and 1882; Reeve in 1883, 1884, and 1885, Warden in 1885; and holding the position of Postmaster for over three decades from 1895 to 1923 at the time of his death. He was also elected as M.P. for the Peel County in the Federal parliament for a term from 1887 to 1891.

In addition to his political career, McCulla worked as a builder and contractor from 1865 to 1895. He is associated with the construction of a number of churches and public buildings with Brampton and the Peel County. He worked alongside his father John McCulla to help build Brampton’s first central school. He also worked on the construction of Grace Methodist Church on Main St. N. Due to his experience as a builder, there is the possibility that William McCulla constructed the house at 32 John St. himself, however no information was found to support this possibility.

Records indicate that McCulla did not reside at the house on John St. but rather at the neighbouring property to the east on Queen St E. The 1888 Tax Assessment Roll enumerates two properties, one on Queen St. and one on John St. under William McCulla’s name. The 1891 Census provides further detail that helps to distinguish which one served as his residence.

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HISTORICAL VALUE

32 JOHN STREET

TUESDAY, MARCH 5, 1918.

THE MAIL AND EMPIRE, TORONTO



MR. AND MRS. W. A. McCULLA.

Photograph of William A. McCulla and Elizabeth McCulla
Source: Region of Peel Archives. William Perkins Bull Fonds, McCulla Family File, 15.

It describes the McCulla household as living in a 3-storey brick house with 12 rooms, which matches the property facing Queen St., rather than the one on John St. which is 1-1/2 storeys. This is further supported by a 1934 sketch of 49 Queen St. that is labelled as the McCulla home. Furthermore, in Mrs. McCulla's obituary she is noted to have resided on Queen St for over 50 years. It is likely that McCulla rented out the house at 32 John St to tenants, on which no information was identified. William McCulla held the property until March 1895, when he sold it to William M. Johnston.

The Johnston family owned the property between the 1895 and 1936. Limited information was available on the family, however it is known that William M. Johnston was a barber, and that he lived there with his wife Margaret Emma Johnston (nee Ferguson) and their daughter Barbara May Johnston (later Gosnell. After William's death, Margaret and Barbara continued to hold the property until 1936 when they sold it Arnott McClure.

Arnott H. McClure and his wife Susan McClure held ownership of Lot 1 between 1936 and 1955, during the same years that they owned the neighbouring property at 28 John St. Subsequently the property was sold to William E. Beatty in 1955, who likely did not reside there, as it was subsequently leased to the Adams Furniture Co. Ltd.

The records indicate that Annie M. Moore & Olive J. Moore, mother and daughter, owned part of the property from 1958 to 1980. No information was found to indicate if they lived at the residence or leased it out. Her husband Oliver Moore appears to have owned part of the property at 28 John St from the 1920's until his death in 1957, so it is likely the property was passed on to them.

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HISTORICAL VALUE

32 JOHN STREET

Address: 32 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

HISTORICAL OR ASSOCIATIVE VALUE	GRADE					RATIONALE
Has direct associations with a person, organization, or institution that is significant to a community.	E	VG	G	F	(L)	No evidence has been found of any significant person ever residing at 32 John and there is no evidence of any associations with an organization or institution significant to the community.
Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	(L)	The building doesn't have a direct association with an event or activity that is significant to the community
Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	(L)	The building doesn't have a direct association with a theme or belief that is significant to the community
Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	(L)	The building doesn't yield, or have the potential to yield, information that contributes to an understanding of a community.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	(L)	The building doesn't demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist.

Rating system:

E - Excellent

VG - Very Good

G - Good

F - Fair

L - Low

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HISTORICAL VALUE

HISTORICAL SIGNIFICANCE

After conducting historical research of the properties through the Ontario Land Registry, Archives of Ontario, the Library and Archives of Canada, and PAMA (to name a few sources) very little of historical significance was found associated with the buildings. When assessing the historical value of the properties against O.Reg. 9/06 the following was found.

- Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community?
 - No association could be found between any of the properties with a theme, event, belief, activity, organization or institution that is significant to the community. Only two of the properties (24 John Street and 28 John Street) have any association with persons of significance to the community.
 - Number 24 was the residence of Dr. Samuel D. Stirk, a well regarded veterinarian who practiced in Brampton for over 60 years. He pioneered the latest advances within Brampton and it's rural surrounding and aided in the education of many young veterinarians.
- Number 28 was the residence of Manton Treadgold. He was a prominent citizen in Brampton as both a businessman and Mayor of Brampton in 1891 and 1892. He was also a member of the Trustee Board for the construction of St. Paul's Methodist Church
 - Yields, or has the potential to yield, information that contributes to an understanding of a community or culture?
 - None of the properties yield, or have the potential to yield, information that contributes to an understanding of the community.

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HISTORICAL VALUE

HISTORICAL SIGNIFICANCE

- Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community?
- None of the properties demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist. No names were found associated with these properties for their construction.

Based on the above criteria as outlined under O.Reg. 9/06 the properties at 22, 24, 26, 28 and 32 John Streets do not demonstrate significant historical or associative value. Only two of the addresses have shown a modicum of value through their connections to Dr. Samuel D. Stirk and Manton Treadgold.

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ARCHITECTURAL VALUE 22 & 24 JOHN STREET



22 John Street (lot 4), 24 John Street (Lot 3)
Source: City of Brampton

DRAFT

ARCHITECTURAL VALUE 22 & 24 JOHN STREET



Condition of Property

ATA Architects visited the site on May 9, 2022 and reviewed in detail the existing building on the subject properties. The residential house was in good to fair condition. The house has been updated over the course of its lifetime including the replacement of some windows, front steps, rear addition and new roof. The house front covered porch requires some maintenance and is in fair to poor condition. The front steps are not original to the building. There are two different types of handrails used, and it appears one was a recent addition. In some areas, some wood elements need to be replaced as it shows signs of deterioration.

The building is currently occupied and in use as residential rental units.

A building condition assessment is required to determine if it is of good structural integrity and if it is determined that the building is a candidate for relocation.

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ARCHITECTURAL VALUE

22 & 24 JOHN STREET

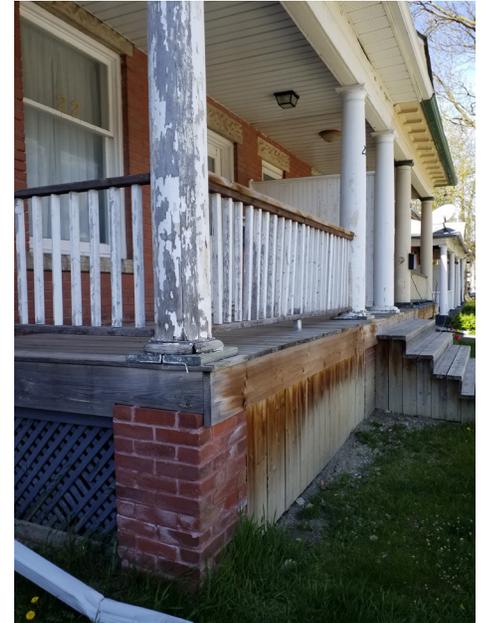
EXTERIOR PHOTOS



West facade of 22 John Street, taken from the southwest. Stone lintels and sills are visible on the windows. A cut stone finish is present at the base of the building, behind it the foundations are rubble stone.
Source: ATA Architects, 2022



Front entrances of 22 and 24 John Street, stone lintels above each.
Source: ATA Architects, 2022



North-East side
Source: ATA Architects, 2022

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ARCHITECTURAL VALUE

22 & 24 JOHN STREET EXTERIOR PHOTOS



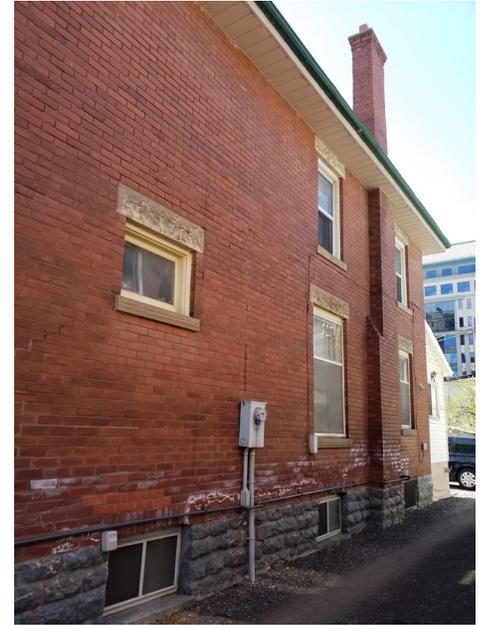
Rear of 22 John Street
Source: ATA Architects, 2022



View of the rear of 24 John Street,
Source: ATA Architects, 2022



North-West side
Source: ATA Architects, 2022



West side
Source: ATA Architects, 2022

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ARCHITECTURAL VALUE

22 & 24 JOHN STREET

INTERIOR PHOTOS



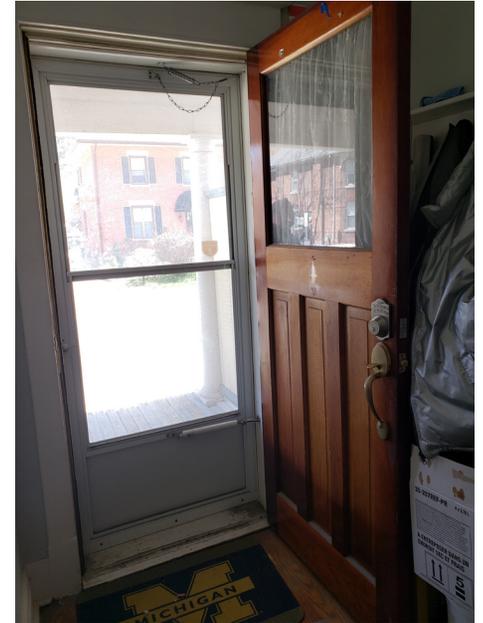
View of the Front door from the inside
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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ARCHITECTURAL VALUE

22 & 24 JOHN STREET



Attic
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

22 & 24 John Street is a 2-1/2 storey semidetached house. The construction is rubble stone foundation with wood framing and a brick exterior with chimneys on the west and east sides. It features a hip roof that rather than coming to a peak or a ridge flattens out at the top. The demising wall between the two units is brick in the basement and wood framed on the floors above. The visible wood framing consists of true 2 by 4s that show kerf marks indicating they were produced at a sawmill. The structure is of standard construction methods and does not demonstrate a high degree of technical or scientific achievement.

Remnants of knob and tube wiring were visible in the basement, the electrical within the units has been updated. In conversation with the current owner, it was learned the units had galvanized piping that they replaced.

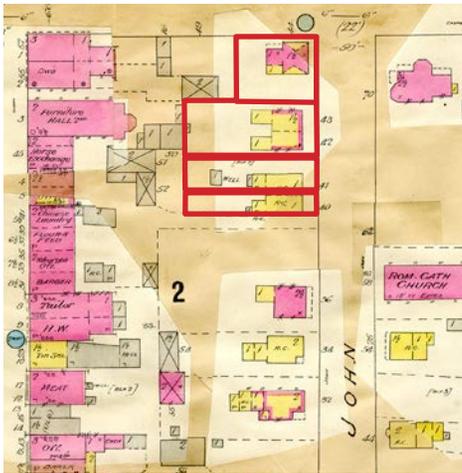
The interior finishes are plain with a mix of new and old in terms of items such as baseboards and window and door trims, nothing that displays a high degree of craftsmanship or artistic merit.

The exterior is symmetrical, mirrored along the centre line of the demising wall. The front elevation is dominated by one large porch stretching the entire length of the building's street front. On either side of the demising wall are the entrances to each unit with an adjacent double hung window. On the level above, centred in line between the window and door below, are adjoined double hung windows. There is one dormer with a hip roof and two double hung windows centred on the demising wall of the building. Above the windows and entrance-ways are stone lintels and the windows have stone sills. At the back of the building is a single 1 storey addition attached to 24 John Street. There is indication there was a similar addition on 22 John Street that was at some point removed.

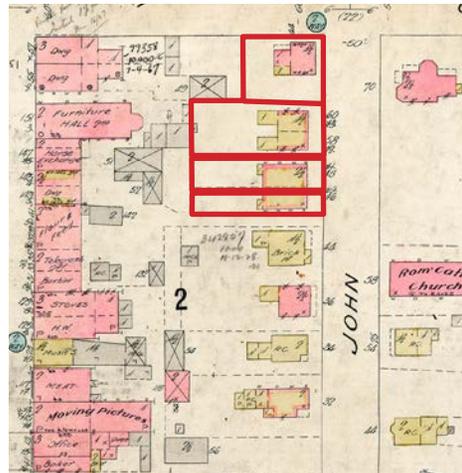
Each unit displays features of Four-Square or Edwardian vernacular style architecture. The hip roof, 1-over-1 sash windows, stone lintels, off-centre entrance-ways, and a porch that dominates much of the front façade are all attributes of these two similar styles.

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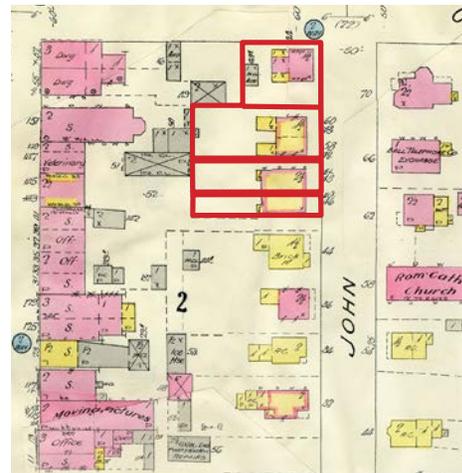
ARCHITECTURAL VALUE 22 & 24 JOHN STREET



1894 Brampton Fire Insurance Plan
Source: 1894 Fire Insurance Plan, Sheet No. 3. Region of Peel Archives



1917 Brampton Fire Insurance Plan
Source: 1917 Fire Insurance Plan, Sheet No. 3. Region of Peel Archives



1921 Brampton Fire Insurance Plan
Source: 1921 Fire Insurance Plan, Sheet No. 3. Region of Peel Archives

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ARCHITECTURAL VALUE

22 & 24 JOHN STREET

The Fire Insurance Plan, Brampton 1894, revised in 1911 shows the building already onsite. It appears at the time 22 & 24 was a one storey building. In the next available Fire Insurance Plan, Brampton, 1917 the building is now described as 2-1/2 storeys. An exact date of construction is hard to pin down but based on the 1894 Fire Insurance Plan and the use of knob and tube wiring within the building, which was prevalent between 1880 and 1940, we would estimate 22 & 24 was constructed between 1880 and 1894.

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ARCHITECTURAL VALUE

22 & 24 JOHN STREET

22 & 24 John Street Summary

22 John Street is an example of a Four-Square or Edwardian vernacular style. It uses common construction materials and methods for the time of its construction. It is an understated and plain design that forgoes the use of much architectural detailing. Based on the criteria as outlined under O.Reg. 9/06 for evaluating the design and physical value of a building it does not demonstrate any significant value.

24 John Street is an example of a Four-Square or Edwardian vernacular style. It uses common construction materials and methods for the time of its construction. It is an understated and plain design that forgoes the use of much architectural detailing. Based on the criteria as outlined under O.Reg. 9/06 for evaluating the design and physical value of a building it does not demonstrate any significant value.

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ARCHITECTURAL VALUE

22 & 24 JOHN STREET

Address: 22 & 24 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

ARCHITECTURAL VALUE	GRADE					RATIONALE
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	(F)	L	The units are examples of a Four-Square or Edwardian vernacular style. They cannot be said to be unique, rare or an early example of the styles.
Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	(L)	The emphasis of the design and construction was on functionality, it forgoes artistic displays.
Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	(L)	Construction is fairly standard, using common techniques for the period.

Rating system:

E - Excellent

VG - Very Good

G - Good

F - Fair

L - Low

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ARCHITECTURAL VALUE 26 & 28 JOHN STREET



26 John Street (lot 2), 28 John Street (Lot 2)
Source: City of Brampton

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ARCHITECTURAL VALUE

26 & 28 JOHN STREET



Condition of Property

ATA Architects visited the site on May 9, 2022 and reviewed in detail the existing building on the subject properties. The residential house was in good to fair condition. The house has been updated over the course of its lifetime including the replacement of some windows, rear addition, rear deck. The house front covered porch is in fair condition. The front steps are not original to the building and the roof has not been replaced in some time. In some areas, some wood elements need to be replaced as it shows signs of deterioration. The existing brick of the building is in fair condition. Cracks and mortar joints are visible around the building. The stone foundation appears to be in good condition.

The building is currently occupied and in use as residential rental units.

A building condition assessment is required to determine if it is of good structural integrity and if it is determined that the building is a candidate for relocation.

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ARCHITECTURAL VALUE

26 & 28 JOHN STREET

EXTERIOR PHOTOS



North-East side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022

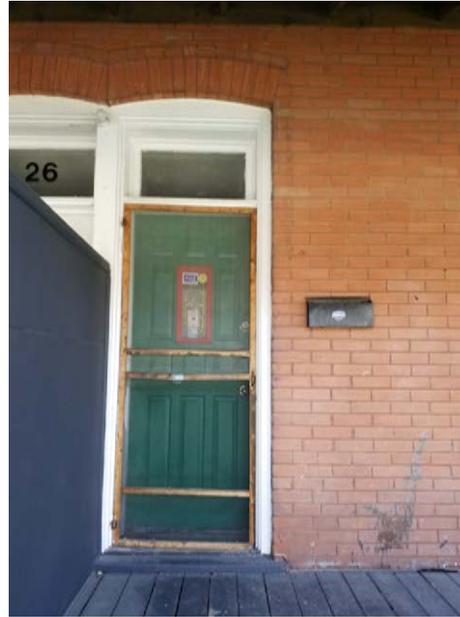
DRAFT

ARCHITECTURAL VALUE

26 & 28 JOHN STREET
EXTERIOR PHOTOS



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



Memorial Arena Signage
Source: ATA Architects, 2022



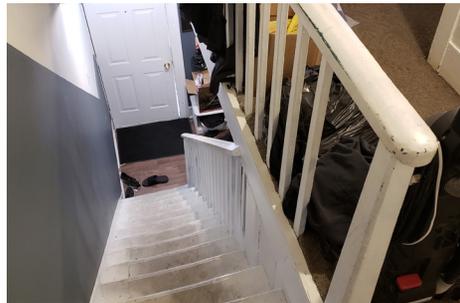
North side
Source: ATA Architects, 2022

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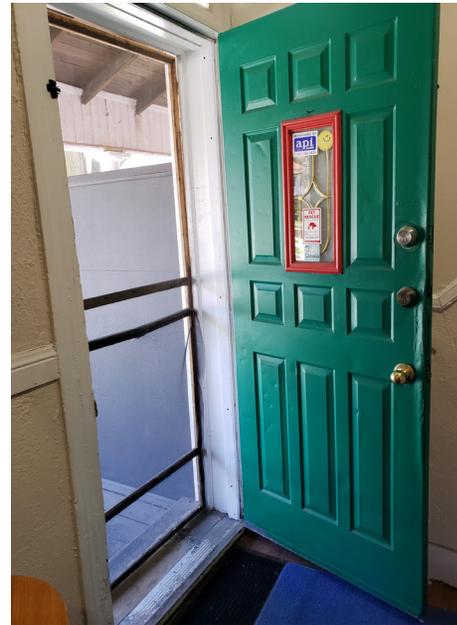
ARCHITECTURAL VALUE
26 & 28 JOHN STREET
INTERIOR PHOTOS



First Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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ARCHITECTURAL VALUE

26 & 28 JOHN STREET
INTERIOR PHOTOS



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

26 & 28 John Street is a 1-1/2 storey semidetached house. The construction is rubble stone foundation with wood framing and a brick exterior. It features a side gable roof with a central dormer featuring a gable end. The demising wall between the two units is brick in the basement and wood framed on the floors above. The visible wood framing consists of true 2 by 4s that show kerf marks indicating they were produced by a sawmill. Inspection revealed lath and plaster finishes. The structure is of standard construction methods and does not demonstrate a high degree of technical or scientific achievement.

Remnants of knob and tube wiring were visible in the basement, the electrical within the units has been updated. In conversation with the current owner, it was learned the units had galvanized piping that they replaced.

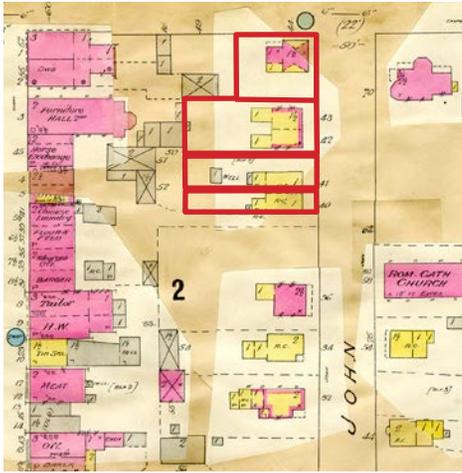
The interior finishes are plain with a mix of new and old in terms of items such as baseboards and window and door trims, nothing that displays a high degree of craftsmanship or artistic merit.

The exterior is symmetrical, mirrored along the centre line of the demising wall. The front elevation is dominated by one large porch stretching the entire length of the building's street front. On either side of the demising wall are the entrances to each unit with an adjacent window. As mentioned earlier, on the level above there is one dormer with two double hung windows centred on the demising wall of the building. Above the windows and entrance-ways are brick arches and the windows have stone sills. At the back of the building are single storey additions attached to each unit.

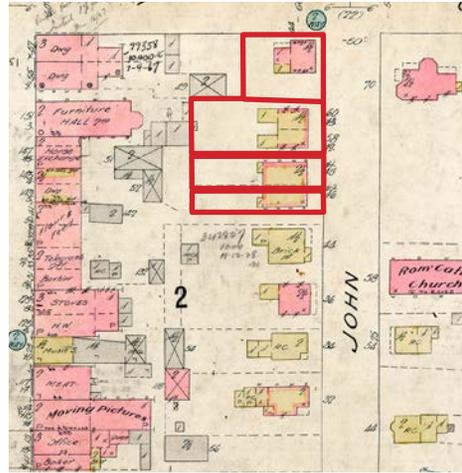
Each unit displays features of Four-Square or Edwardian vernacular style architecture. The gable end roof, the off-centre entrance way and the porch that dominates much of the front façade are all attributes of these two similar styles.

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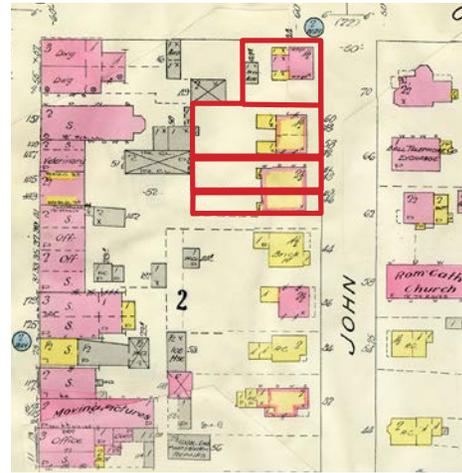
ARCHITECTURAL VALUE 26 & 28 JOHN STREET



1894 Brampton Fire Insurance Plan
Source: 1894 Fire Insurance Plan, Sheet No. 3. Region of Peel
Archives



1917 Brampton Fire Insurance Plan
Source: 1917 Fire Insurance Plan, Sheet No. 3. Region of Peel
Archives



1921 Brampton Fire Insurance Plan
Source: 1921 Fire Insurance Plan, Sheet No. 3. Region of Peel
Archives

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ARCHITECTURAL VALUE

26 & 28 JOHN STREET

The Fire Insurance Plan, Brampton 1894, revised in 1911 shows the building already onsite. 26 & 28 are noted as a 1-1/2 storey building with 1 storey additions at the back, matching what is onsite now. A similar issue as with the other properties is faced in trying to pin down an exact date of construction but based on the 1894 Fire Insurance Plan and the use of knob and tube wiring within the building, which was prevalent between 1880 and 1940, we would estimate it was constructed between 1880 and 1894.

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ARCHITECTURAL VALUE

26 & 28 JOHN STREET

26 & 28 John Street Summary

26 John Street is an example of a Four-Square or Edwardian vernacular style. It uses common construction materials and methods for the time of its construction. It is an understated and plain design that forgoes the use of much architectural detailing. Based on the criteria as outlined under O.Reg. 9/06 for evaluating the design and physical value of a building it does not demonstrate any significant value.

28 John Street is an example of a Four-Square or Edwardian vernacular style. It uses common construction materials and methods for the time of its construction. It is an understated and plain design that forgoes the use of much architectural detailing. Based on the criteria as outlined under O.Reg. 9/06 for evaluating the design and physical value of a building it does not demonstrate any significant value.

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ARCHITECTURAL VALUE

26 & 28 JOHN STREET

Address: 26 & 28 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

ARCHITECTURAL VALUE	GRADE					RATIONALE
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	(F)	L	The units are examples of a Four-Square or Edwardian vernacular style. They cannot be said to be unique, rare or an early example of the styles.
Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	(L)	The emphasis of the design and construction was on functionality, it forgoes artistic displays.
Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	(L)	Construction is fairly standard, using common techniques for the period.

Rating system:

E - Excellent

VG - Very Good

G - Good

F - Fair

L - Low

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ARCHITECTURAL VALUE 32 JOHN STREET



32 John Street (Lot 1)
Source: City of Brampton

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ARCHITECTURAL VALUE 32 JOHN STREET



Condition of Property

ATA Architects visited the site on May 9, 2022 and reviewed in detail the existing building on the subject properties. The residential house was in good to fair condition. The house has been updated over the course of its lifetime including the a new roof and rear addition. The house front covered porch is in fair condition. The paint around the front porch is in poor condition. This revealed that some wood elements need to be replaced as it shows signs of deterioration. The existing brick of the building is in fair condition. Cracks and mortar joints are visible around the building. The stone foundation appears to be in good condition. Windows appear to be original with new screens installed.

The building is currently occupied and in use as commerical retail space.

A building condition assessment is required to determine if it is of good structural integrity and if it is determined that the building is a candidate for relocation.

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ARCHITECTURAL VALUE
32 JOHN STREET
EXTERIOR PHOTOS



North-West side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



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ARCHITECTURAL VALUE
32 JOHN STREET
EXTERIOR PHOTOS



West side
Source: ATA Architects, 2022



West side
Source: ATA Architects, 2022



East side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022

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ARCHITECTURAL VALUE
32 JOHN STREET
INTERIOR PHOTOS



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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ARCHITECTURAL VALUE

32 JOHN STREET

INTERIOR PHOTOS



Second Floor
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

32 John Street is a 1-1/2 storey house currently used as a chiropractic office. The construction is rubble stone foundation with wood framing and a brick exterior. It features a side gable roof with a central dormer featuring a gable end. The visible wood framing consists of true 2 by 4s that show kerf marks indicating they were produced by a sawmill. The structure is of standard construction methods and does not demonstrate a high degree of technical or scientific achievement.

Remnants of knob and tube wiring were visible in the basement, the electrical within has been updated. In conversation with the current owner, it was learned the building had galvanized piping that they replaced.

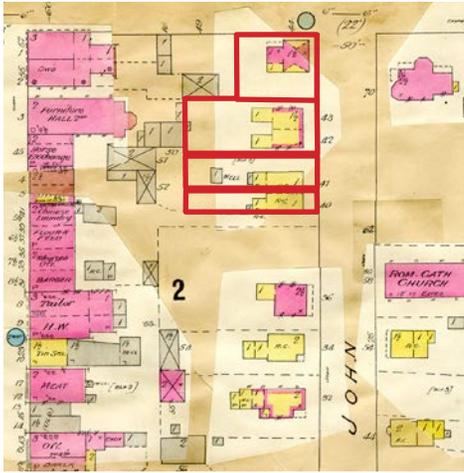
The interior finishes are plain with a mix of new and old in terms of items such as baseboards and window and door trims, nothing that displays a high degree of craftsmanship or artistic merit.

The exterior is a 3-bay façade with a centred entrance way and a small porch. On either side of the entrance way are double hung windows of differing sizes, the western window is actually two adjoining double hungs separated by a column motif. The windows are topped with brick arches and keystones. As mentioned earlier, on the level above there is one dormer with a double hung window and it features some artistic detailing including brackets and a radial sun burst motif set in the gable end. At the back of the building is a single storey brick section with small additions on either side, the western addition is clad in vinyl and the eastern is finished with siding.

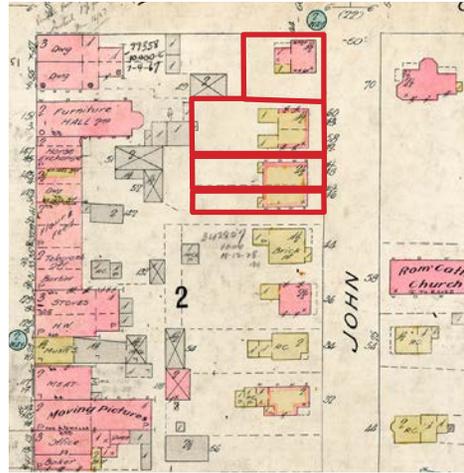
32 John Street is a hybrid of styles with the overall form and massing of a Workman's cottage vernacular style but incorporating elements from both Victorian and Romanesque architecture. The decorative features seen in the gables, i.e., the decorative bargeboard, sunburst motif in the dormer gable, simple brackets, and scalloped siding, are prevalent in the Victorian style of architecture. The round brick arches with key stones and windows divided by a column motif are most frequently seen in Romanesque architecture. One possibility is these decorative elements were later renovations to 32 John Street.

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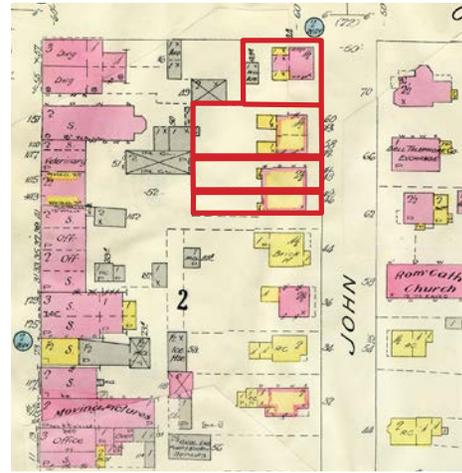
ARCHITECTURAL VALUE 32 JOHN STREET



1894 Brampton Fire Insurance Plan
Source: 1894 Fire Insurance Plan, Sheet No. 3. Region of Peel Archives



1917 Brampton Fire Insurance Plan
Source: 1917 Fire Insurance Plan, Sheet No. 3. Region of Peel Archives



1921 Brampton Fire Insurance Plan
Source: 1921 Fire Insurance Plan, Sheet No. 3. Region of Peel Archives

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ARCHITECTURAL VALUE

32 JOHN STREET

The Fire Insurance Plan, Brampton 1894, revised in 1911 shows the building already onsite. 32 John Street is indicated as a 1-1/2 storey building with two adjoining 1 storey sections at the back. A similar issue as with the other buildings is faced in trying to pin down an exact date of construction but based on the 1894 Fire Insurance Plan and the use of knob and tube wiring within the building, which was prevalent between 1880 and 1940, we would estimate it was constructed between 1880 and 1894.

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ARCHITECTURAL VALUE

32 JOHN STREET

32 John Street Summary

32 John Street is an example of a Workman's cottage vernacular style. It uses common construction materials and methods for the time of its construction. It incorporates slightly more architectural details but rather than from the Workman's cottage style they are taken from the Victorian and Romanesque styles of architecture. Based on the criteria as outlined under O.Reg. 9/06 for evaluating the design and physical value of a building it does not demonstrate any significant value.

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ARCHITECTURAL VALUE

32 JOHN STREET

Address: 26 & 28 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

ARCHITECTURAL VALUE	GRADE					RATIONALE
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	(F)	L	32 John Street is a hybrid of styles with the overall form and massing of a Workman's cottage vernacular style but incorporating elements from both Victorian and Romanesque architecture.
Displays a high degree of craftsmanship or artistic merit.	E	VG	G	(F)	L	The emphasis of the design and construction was on functionality, but it does incorporate some decorative elements such as the round brick arches with brick keystones, windows divided by column motifs, simple brackets at the roof, the decorative bargeboard and scalloped siding on the gable ends, and the sunburst motif of the dormer gable end.
Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	(L)	Construction is fairly standard, using common techniques for the period.

Rating system:

E - Excellent

VG - Very Good

G - Good

F - Fair

L - Low

DRAFT

ARCHITECTURAL VALUE

ARCHITECTURAL SIGNIFIANCE

Walkthroughs were undertaken at each property to document the existing conditions and assess the design or physical value of the structures.

- *Is a rare, unique, representative or early example of a style, type, expression, material or construction method?*
 - Units 22, 24, 26 and 28 are examples of a Four-Square or Edwardian vernacular style. 32 John Street is a hybrid of styles with the overall form and massing of a Workman's cottage vernacular style but incorporating elements from both Victorian and Romanesque architecture. None of the properties can be said to be unique, rare or an early example of the styles.
- *Displays a high degree of craftsmanship or artistic merit?*
 - For units 22, 24, 26, 28 and 32 emphasis in their design and construction was on functionality. 32 incorporate some decorative elements such as the round brick arches with brick keystones, windows divided by column motifs, simple brackets at the roof, the decorative bargeboard and scalloped siding on the gable ends, and the sunburst motif of the dormer gable end. In the end the all of the properties are fairly plain and understated.
- *Demonstrates a high degree of technical or scientific achievement?*
 - The construction of all the buildings is fairly standard using common techniques and materials for the period. Changes and updates have been made to the buildings over the years but nothing that shows a high degree of technical or scientific achievement.

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ARCHITECTURAL VALUE

ARCHITECTURAL SIGNIFIANCE

Based on the above criteria as outlined under O.Reg. 9/06 the properties at 22, 24, 26, 28 and 32 John Streets do not demonstrate significant design or physical value. All of the buildings demonstrate a modicum of value as representations of their architectural styles and 32 John Street shows slightly more craftsmanship/artistic merit than the other four units.

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CONTEXTUAL VALUE

22, 24, 26, 28 & 32 JOHN STREET



Left to right - 22, 24, 26, 28 & 32 John Street
Source: ATA Architects, 2022

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CONTEXTUAL VALUE

22, 24, 26, 28 & 32 JOHN STREET



The two-storey residential buildings on the subject properties all neighbour each other and are situated on the north side of John Street towards the east end and the intersection of John and Chapel. Neighbouring 22 & 24 John to the west is Chapelview Seniors Apartments a 15 storey seniors affordable housing building. Of note on the south side of John Street from west to east are;

- St. Paul's United Church at the corner of Main and John (Designated)
- St. Mary's Church now the CUPE 831 offices, 19 John Street (Designated)
- The Telephone Exchange Building now the Peel Law chambers, 27 John Street (Listed)
- The Armstrong House, 17 Chapel Street (Listed)

North of the intersection of John and Chapel, on the east side of Chapel Street are the Armoury, the Old Firehall and the Carnegie Library, all of which are designated buildings. The melange of architectural styles that predominate the surrounding neighbourhood includes Gothic Revival, Queen Anne, Edwardian, Georgian, and Victorian to name a few.

The transitional character of John street from Main Street South to the West and Queen Street East to the north has changed from tree-lined yards to more urban downtown character, one-way street and street parking. While the property has remained in an area that is residential in character, much of the residential, that use to surround the downtown has been converted for mid-rise residential and commercial uses.

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CONTEXTUAL VALUE CONTEXTUAL PHOTOS



The north side of John Street, Chapelview Seniors Apartment, a 16 story seniors affordable housing development neighbours 22 John Street on the west
Source: ATA Architects, 2022

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CONTEXTUAL VALUE CONTEXTUAL PHOTOS



The south side of John Street. The 2 left most buildings are the Armstrong House (17 Chapel Street) and the Telephone Exchange Building now the Peel Law Chambers (27 John Street). To the far right are visible St. Mary's Church, now the CUPE 831 offices, (19 John Street) and St. Paul's United Church.
Source: ATA Architects, 2022

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CONTEXTUAL VALUE CONTEXTUAL PHOTOS



View of east side of Chapel Street, from left to right - the Carnegie Library, the Old Firehall and the Armoury
Source: ATA Architects, 2022

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CONTEXTUAL VALUE CONTEXTUAL PHOTOS



View of west side of Chapel Street north of John Street, the Armstrong house and 32 John Street are visible on the left
Source: ATA Architects, 2022

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CONTEXTUAL VALUE CONTEXTUAL PHOTOS



The south side of John Street east of Chapel Street.
Source: ATA Architects, 2022

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CONTEXTUAL VALUE CONTEXTUAL PHOTOS



View of east side of Chapel Street south of John Street
Source: ATA Architects, 2022

DRAFT

CONTEXTUAL VALUE CONTEXTUAL PHOTOS



View of west side of Chapel Street south of John Street
Source: ATA Architects, 2022

DRAFT

CONTEXTUAL VALUE CONTEXTUAL PHOTOS



The south side of Wellington Street East, east of Chapel Street.
Source: ATA Architects, 2022

DRAFT

CONTEXTUAL VALUE CONTEXTUAL PHOTOS



The west side of Chapel Street south of Wellington Street East.
Source: ATA Architects, 2022

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CONTEXTUAL VALUE

Compared to the surrounding neighbourhood there are many other buildings in better condition when compared to 22, 24, 26, 28 & 32 John Street. The buildings along the south side of John and east side of Chapel, backed by the larger surrounding residential neighbourhood, play a more significant role in defining and maintaining the character of the community. Historically the buildings are linked to the area as they can be linked to the site from the 1880's/1890's and functionally they tie into the residential nature of their surroundings. The buildings can't be called landmarks as St. Paul's, St. Mary's and the Armstrong House along John Street and the Armoury, the Old Firehall and the Carnegie Library along Chapel Street are much more visually prominent and striking landmarks.

DRAFT

CONTEXTUAL VALUE

22, 24, 26, 28 & 32 JOHN STREET

Address: 22 & 24 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

CONTEXTUAL VALUE

Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	(L)	The buildings along the south side of John Street, east side of Chapel Street and backed by the surrounding residential neighbourhood, are more significant in defining and maintaining the character of the community
Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	(F)	L	The buildings are historically linked to their site having been present there from the 1880's/1890's. They are linked functionally by their residential nature.
Is a landmark.	E	VG	G	F	(L)	22, 24, 26, 28 and 32 John Street are not landmarks.

Address: 26 & 28 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

CONTEXTUAL VALUE

Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	(L)	The buildings along the south side of John Street, east side of Chapel Street and backed by the surrounding residential neighbourhood, are more significant in defining and maintaining the character of the community
Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	(F)	L	The buildings are historically linked to their site having been present there from the 1880's/1890's. They are linked functionally by their residential nature.
Is a landmark.	E	VG	G	F	(L)	22, 24, 26, 28 and 32 John Street are not landmarks.

Rating system
E - Excellent
VG - Very Good
G - Good
F - Fair
L - Low

DRAFT

CONTEXTUAL VALUE

22, 24, 26, 28 & 32 JOHN STREET

Address: 32 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

CONTEXTUAL VALUE

Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	(L)	The buildings along the south side of John Street, east side of Chapel Street and backed by the surrounding residential neighbourhood, are more significant in defining and maintaining the character of the community
Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	(F)	L	The buildings are historically linked to their site having been present there from the 1880's/1890's. They are linked functionally by their residential nature.
Is a landmark.	E	VG	G	F	(L)	22, 24, 26, 28 and 32 John Street are not landmarks.

Rating system:

E - Excellent

VG - Very Good

G - Good

F - Fair

L - Low

DRAFT

SUMMARY OF COMPLETE EVALUATION OF HERITAGE, ARCHITECTURAL AND CONTEXTUAL VALUE

The follow section is a summary of ATA' Architects complete evaluation of the Heritage, Architectural and Contextual Values of the subject site. These are based on the criteria as outlined under O.Reg. 9/06 for evaluating the historical significance.

DRAFT

SUMMARY OF COMPLETE EVALUATION OF HERITAGE, ARCHITECTURAL AND CONTEXTUAL VALUE 22 & 24 JOHN STREET

Address: 22 & 24 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

HISTORICAL OR ASSOCIATIVE VALUE	GRADE					RATIONALE
Has direct associations with a person, organization, or institution that is significant to a community.	E	VG	G	F	L	Number 24 is believed to have been the residence of Dr. Samuel D. Stirk. He was a well regarded veterinarian who practiced in Brampton for over 60 years. He was known to have stayed at the leading edge of veterinary techniques, pioneering the latest advances within Brampton and it's rural surroundings. He was also known to have taken many young veterinarians into his practice to help them in their education.
Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	L	The building doesn't have a direct association with an event or activity that is significant to the community
Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	L	The building doesn't have a direct association with a theme or belief that is significant to the community
Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	L	The building doesn't yield, or have the potential to yield, information that contributes to an understanding of a community.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	L	The building doesn't demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist.

Rating system:
E - Excellent
VG - Very Good
G - Good
F - Fair
L - Low

DRAFT

SUMMARY OF COMPLETE EVALUATION OF HERITAGE, ARCHITECTURAL AND CONTEXTUAL VALUE 22 & 24 JOHN STREET

Address: 22 & 24 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

ARCHITECTURAL VALUE	GRADE					RATIONALE
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	(F)	L	The units are examples of a Four-Square or Edwardian vernacular style. They cannot be said to be unique, rare or an early example of the styles.
Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	(L)	The emphasis of the design and construction was on functionality, it forgoes artistic displays.
Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	(L)	Construction is fairly standard, using common techniques for the period.
CONTEXTUAL VALUE						
Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	(L)	The buildings along the south side of John Street, east side of Chapel Street and backed by the surrounding residential neighbourhood, are more significant in defining and maintaining the character of the community
Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	(F)	L	The buildings are historically linked to their site having been present there from the 1880's/1890's. They are linked functionally by their residential nature.
Is a landmark.	E	VG	G	F	(L)	22, 24, 26, 28 and 32 John Street are not landmarks.

Rating system
E - Excellent
VG - Very Good
G - Good
F - Fair
L - Low

DRAFT

SUMMARY OF COMPLETE EVALUATION OF HERITAGE, ARCHITECTURAL AND CONTEXTUAL VALUE 26 & 28 JOHN STREET

Address: 26 & 28 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

HISTORICAL OR ASSOCIATIVE VALUE	GRADE					RATIONALE
Has direct associations with a person, organization, or institution that is significant to a community.	E	VG	(G)	F	L	Number 28 is believed to have been the residence of Manton Treadgold. He was a prominent citizen in Brampton as both a businessman and Mayor of Brampton in 1891 and 1892. He was also a member of the Trustee Board for the construction of St. Paul's Methodist Church
Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	(L)	The building doesn't have a direct association with an event or activity that is significant to the community
Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	(L)	The building doesn't have a direct association with a theme or belief that is significant to the community
Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	(L)	The building doesn't yield, or have the potential to yield, information that contributes to an understanding of a community.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	(L)	The building doesn't demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist.

Rating system:
E - Excellent
VG - Very Good
G - Good
F - Fair
L - Low

DRAFT

Address: 26 & 28 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

ARCHITECTURAL VALUE	GRADE					RATIONALE
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	(F)	L	The units are examples of a Four-Square or Edwardian vernacular style. They cannot be said to be unique, rare or an early example of the styles.
Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	(L)	The emphasis of the design and construction was on functionality, it forgoes artistic displays.
Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	(L)	Construction is fairly standard, using common techniques for the period.
CONTEXTUAL VALUE						
Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	(L)	The buildings along the south side of John Street, east side of Chapel Street and backed by the surrounding residential neighbourhood, are more significant in defining and maintaining the character of the community
Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	(F)	L	The buildings are historically linked to their site having been present there from the 1880's/1890's. They are linked functionally by their residential nature.
Is a landmark.	E	VG	G	F	(L)	22, 24, 26, 28 and 32 John Street are not landmarks.

Rating system:
 E - Excellent
 VG - Very Good
 G - Good
 F - Fair
 L - Low

DRAFT

SUMMARY OF COMPLETE EVALUATION OF HERITAGE, ARCHITECTURAL AND CONTEXTUAL VALUE 32 JOHN STREET

Address: 32 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

HISTORICAL OR ASSOCIATIVE VALUE	GRADE					RATIONALE
Has direct associations with a person, organization, or institution that is significant to a community.	E	VG	G	F	(L)	No evidence has been found of any significant person ever residing at 32 John and there is no evidence of any associations with an organization or institution significant to the community.
Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	(L)	The building doesn't have a direct association with an event or activity that is significant to the community
Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	(L)	The building doesn't have a direct association with a theme or belief that is significant to the community
Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	(L)	The building doesn't yield, or have the potential to yield, information that contributes to an understanding of a community.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	(L)	The building doesn't demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist.

Rating system:
E - Excellent
VG - Very Good
G - Good
F - Fair
L - Low

DRAFT

SUMMARY OF COMPLETE EVALUATION OF HERITAGE, ARCHITECTURAL AND CONTEXTUAL VALUE

32 JOHN STREET

Address: 32 John Street Brampton, ON

Date: May 11, 2022

| Evaluator: Jason Truelove B. Arch Sci. CAHP.

ARCHITECTURAL VALUE	GRADE					RATIONALE
Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	(F)	L	32 John Street is a hybrid of styles with the overall form and massing of a Workman's cottage vernacular style but incorporating elements from both Victorian and Romanesque architecture.
Displays a high degree of craftsmanship or artistic merit.	E	VG	G	(F)	L	The emphasis of the design and construction was on functionality, but it does incorporate some decorative elements such as the round brick arches with brick keystones, windows divided by column motifs, simple brackets at the roof, the decorative bargeboard and scalloped siding on the gable ends, and the sunburst motif of the dormer gable end.
Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	(L)	Construction is fairly standard, using common techniques for the period.
CONTEXTUAL VALUE						
Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	(L)	The buildings along the south side of John Street, east side of Chapel Street and backed by the surrounding residential neighbourhood, are more significant in defining and maintaining the character of the community
Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	(F)	L	The buildings are historically linked to their site having been present there from the 1880's/1890's. They are linked functionally by their residential nature.
Is a landmark.	E	VG	G	F	(L)	22, 24, 26, 28 and 32 John Street are not landmarks.

Rating system:
E - Excellent
VG - Very Good
G - Good
F - Fair
L - Low

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CONCLUSION

HERITAGE ASSESSMENT CONCLUSION

22, 24, 26, 28 & 32 JOHN STREET

Based on the site visit to review the building and the historical research undertaken, it is the considered opinion of the Author that the properties of 22, 24, 26, 28 & 32 John Street, Brampton do not demonstrate significant enough historical, architectural, and contextual value to warrant designation.

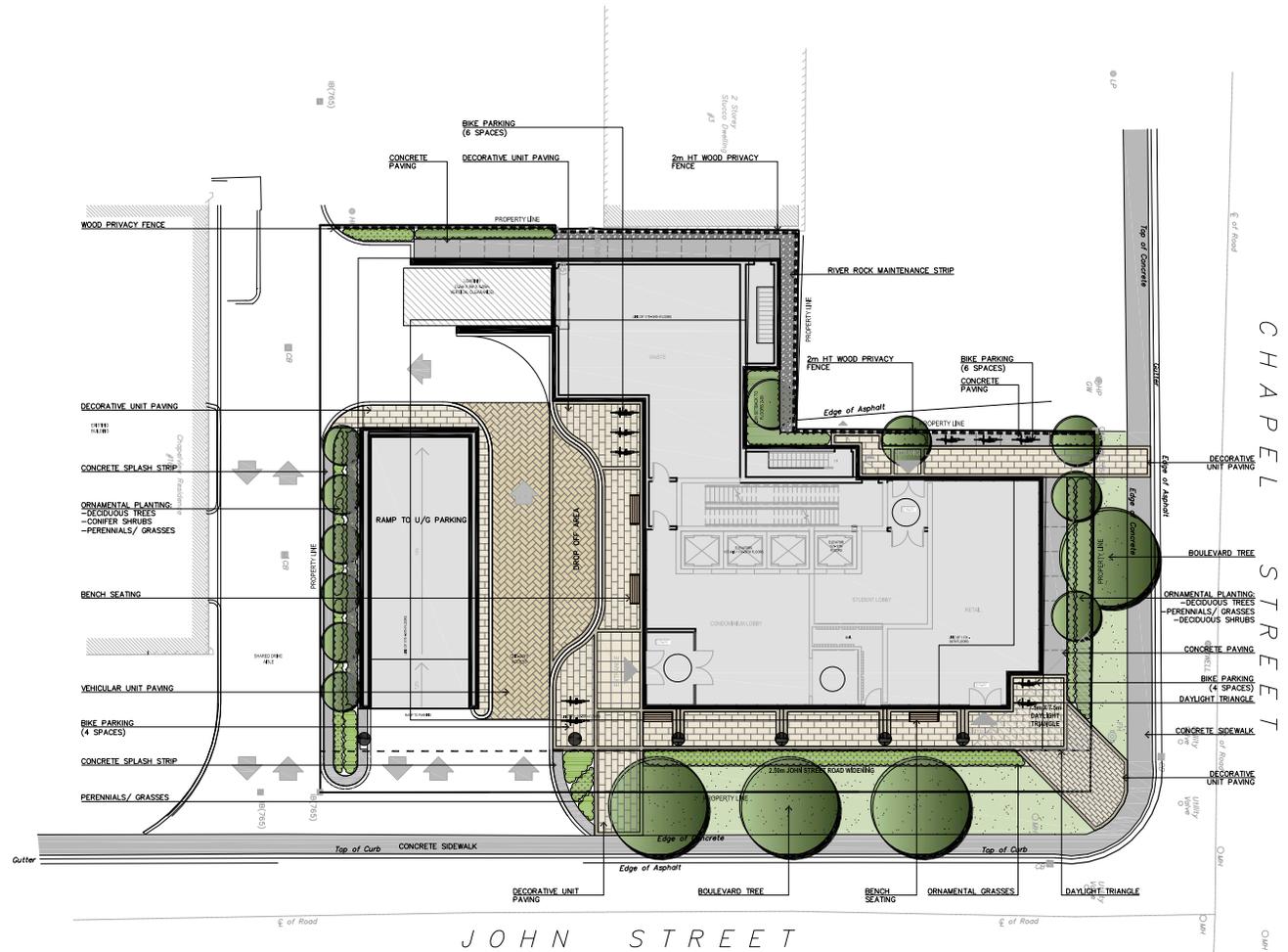
Only two of the properties have a direct connection to individuals of some significance, the former mayor of Brampton Manton Treadgold residing at 28 John Street and well-regarded local veterinarian Dr. Samuel D. Stirk at residing at 26 John Street.

Each property can be said to be fair examples of their respective styles, but they are neither rare nor unique. Of the 5 properties only 32 John Streets demonstrates some degree of artistic merit incorporating both Victorian and Romanesque details in its design. It is unclear though if these were original to the building or later additions.

Contextually the buildings have some value due to their historical links to the site and functional ties to the surrounding neighbourhood's residential nature. The loss of these buildings would not negatively impact the character of the area as the buildings bordering the properties along the south side of John Street and the east side of Chapel Street, supported by the surrounding residential neighbourhood have a much greater impact on defining and maintaining the character of the community. They can neither be said to act as landmarks, once again St. Paul's, St. Mary's and the Armstrong House along John Street and the Armoury, the Old Firehall and the Carnegie Library along Chapel Street are much more visually prominent and striking landmarks.

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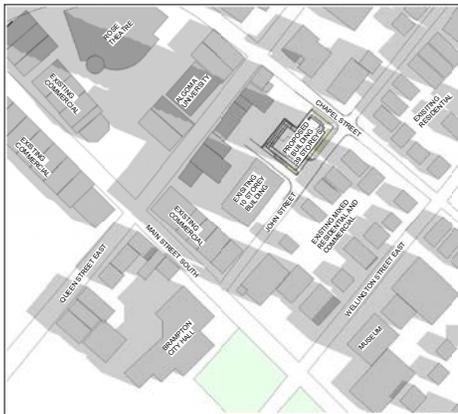
DESCRIPTION OF PROPOSED DEVELOPMENT



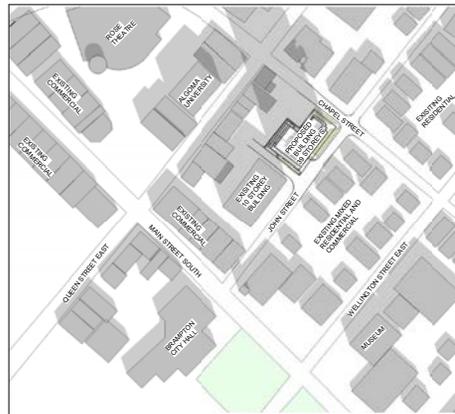
Proposed Site Plan of 22,24,26,28 & 32 John Street
Source: Prepared by Strybos Barron King Provided by Owner.
(2022)

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DESCRIPTION OF PROPOSED DEVELOPMENT



March 21st - 9:30am



March 21st - 12:30pm



March 21st - 3:30pm



March 21st - 6:30pm

The owner proposes to develop 22, 24, 26, 28 and 32 John Street, replacing the existing 2 storey residential buildings with a new 39-storey, 353-unit, residential apartment, and student residence with ground floor commercial. The Total Gross Floor Area (GFA) is 27,768.30 m² (298,897.98 sq.ft).

Given the proposed building footprint it's not possible to retain the existing buildings on the site. To address this, the development is seeking to incorporate elements of the residential and surrounding buildings such as:

- Use of materials
- Design elements and style of the podium and ground floor
- Continuing the context of the street

The proposed building will have a 71.36% lot coverage on the site, which the residential building's footprint would fill most of the site with the following proposed setbacks to the podium.

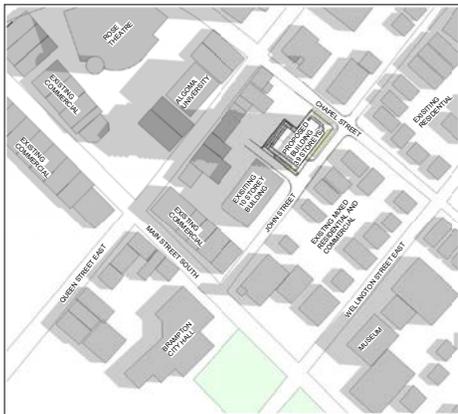
- South Elevation (John Street) - 0m setback from the road widening
- West Elevation - 2.3m setback
- North Elevation
 - At the furthest point north - 2m setback to ground and second floor, 3.9m setback to floors 3-10
 - At the cut-out - 2.8m setback
- East Elevation - 3m setback

Unless a nearby open space was to become available it would not be possible to relocate the houses to a different site yet keep them within close proximity to their existing context, making relocation undesirable. Relocation of the building to another site, with the understanding of the loss of site context, is not proposed. If relocation is chosen, further structural assessment needs to be undertaken.

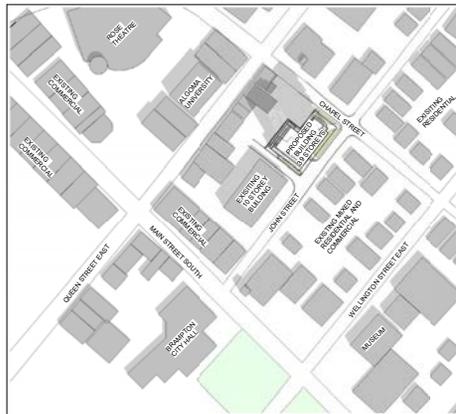
To accommodate the new building the houses would require demolition and the careful salvage of any materials of heritage value.

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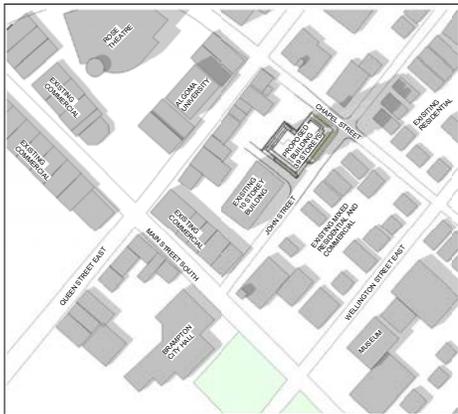
DESCRIPTION OF PROPOSED DEVELOPMENT



June 21st - 9:30am



June 21st - 12:30pm



June 21st - 3:30pm



June 21st - 6:30pm

Shadow Study of proposed building, June 21st
Source: Prepared by OneSpace Provided by Owner. (2022)

Impact on the Heritage Resource(s) and Neighbouring Properties

22, 24, 26, 28, 32 John Street

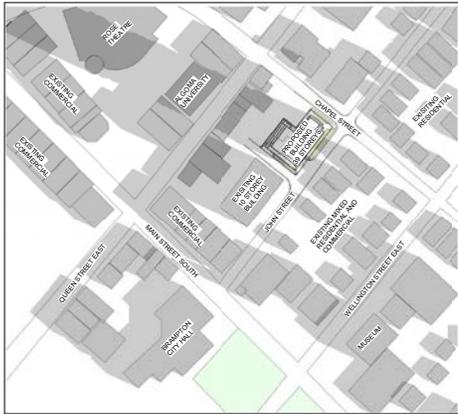
- The proposed development would result in the demolition of the existing houses. The preceding Evaluation of Cultural Heritage Value or Interest has determined the loss of said building will not have a negative impact on the surrounding heritage character of the community. It is strongly recommended and encouraged that any elements of heritage value be salvaged from the home prior and during demolition.

Heritage designated and listed properties immediately south on John Street

- Directly across from the site on John Street are two listed buildings, the Armstrong House (17 Chapel Street) and the Telephone Exchange Building (27 John Street). Given their southerly position to the proposed development the shadow impact of the development on them is minimal as they are only under the proposed developments shadow later in the day/evening as demonstrated by OneSpace shadow impact studies. It is possible given their proximity the excavation and construction may have some vibrational impact on the buildings so a monitoring system should be put in place to ensure there is no significant structural impact during construction. The prominent views of these buildings are from the north side of John Street and southwest from the intersection of John St and Chapel Street which will not be impacted by the development.
- Further along the south side of John Street to the west are two designated buildings, St. Mary's Church/Knights of Columbus Hall (19 John Street) and St. Paul's United Church and the Boyle House (30 and 44 Main Street South). These properties are further south than the aforementioned 17 Chapel and 27 John and will not be impacted by the shadow of the proposed development.

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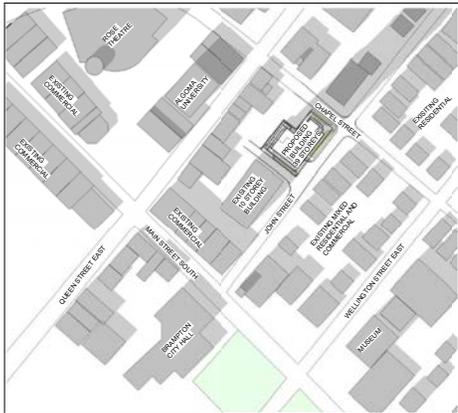
DESCRIPTION OF PROPOSED DEVELOPMENT



September 21st - 9:30am



September 21st - 12:30pm



September 21st - 3:30pm



September 21st - 6:30pm

Shadow Study of proposed building, September 21st
Source: Prepared by OneSpace Provided by Owner. (2022)

Similarly, though they maybe subject to some vibrational impact during excavation and construction and should be monitored for any structural impact. The prominent views of these properties come from the north side of John Street and in the case of St. Paul's United Church and the Boyle House from Main Street South. The development will not impact on the prominent views of these properties.

Heritage designated and listed properties to the West

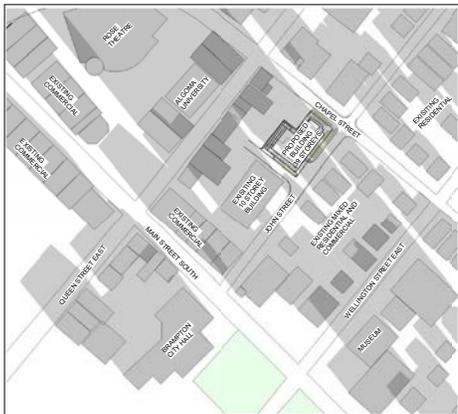
- There are two listed (Harmsworth Paints, 24 Main St S & 2A John St; and 16-20 Main St S) and one designated property (Heggie Block, 8 Main St S) to the west of the proposed development. Between the development and these properties though is the 15 storey Chapelview Seniors Apartments. As demonstrated by OneSpace's shadow impact studies these buildings will not be under the shadow of the proposed development. The prominent views of these buildings are from Main Street South and the nearest intersections with John Street and Queen Street East. The impact of the development on the views from these locations will be minimal given the large seniors apartment building separating the properties from the development.

Heritage designated and listed properties to the East

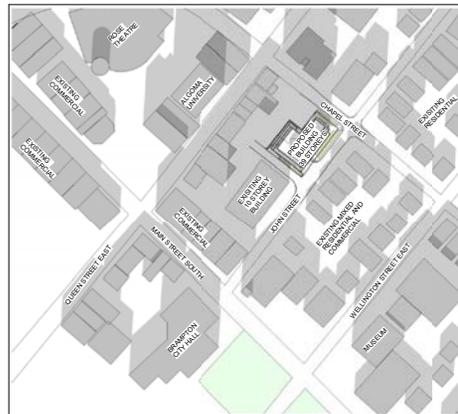
- Immediately across Chapel Street to the east of the proposed development are two designated properties, The Armoury (14 Chapel St) and the Carnegie Library and the Old Fire Hall (55 Queen St E and 2 Chapel St). These two buildings will fall under the shadow of the proposed development briefly over the course of the day. As demonstrated by the shadow impact study the impact is most prevalent during fall, winter and spring from early to late afternoon. It is possible given their proximity the excavation and construction may have some vibrational impact on the buildings so a monitoring

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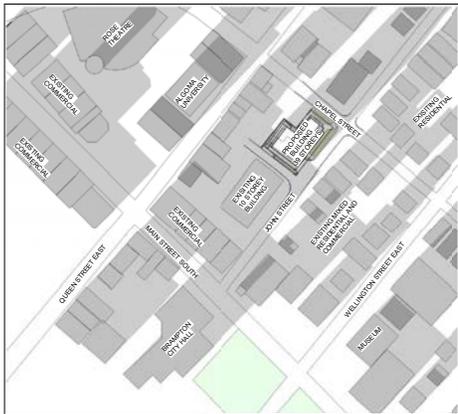
DESCRIPTION OF PROPOSED DEVELOPMENT



December 21st - 9:30am



December 21st - 12:30pm



December 21st - 3:30pm



December 21st - 6:30pm

Shadow Study of proposed building, December 21st
Source: Prepared by OneSpace Provided by Owner. (2022)

system should be put in place to ensure there is no significant structural impact during construction. The prominent views of these buildings are from the west side of Chapel Street and the intersections with John Street and Queen Street. The impact of the development on the prominent views of these buildings is minimal, the views aren't obstructed and the building itself does not loom up behind these buildings. The views will however, as previously mentioned, be in shadow briefly over the course of the afternoon.

Heritage designated and listed properties to the north

- Immediately north of the site are five heritage listed properties, these are;
 - The McCulla Building (51 Queen Street East)
 - 47 Queen Street East
 - The Wilkinson Block (29 - 35 Queen Street East)
 - Hosties Bakery/Robertson Block (23, 27A and 27B Queen Street East)

Being north of the proposed development these buildings will be impacted by the shadow cast by the proposed development in the morning and into the early afternoon. The prominent views of these buildings is from the north side of Queen Street. The proposed apartment building will be prominent in the background of the views. These properties are the closest to the site and should be monitored during construction for any impacts on the structure due to vibrations during excavation and construction.

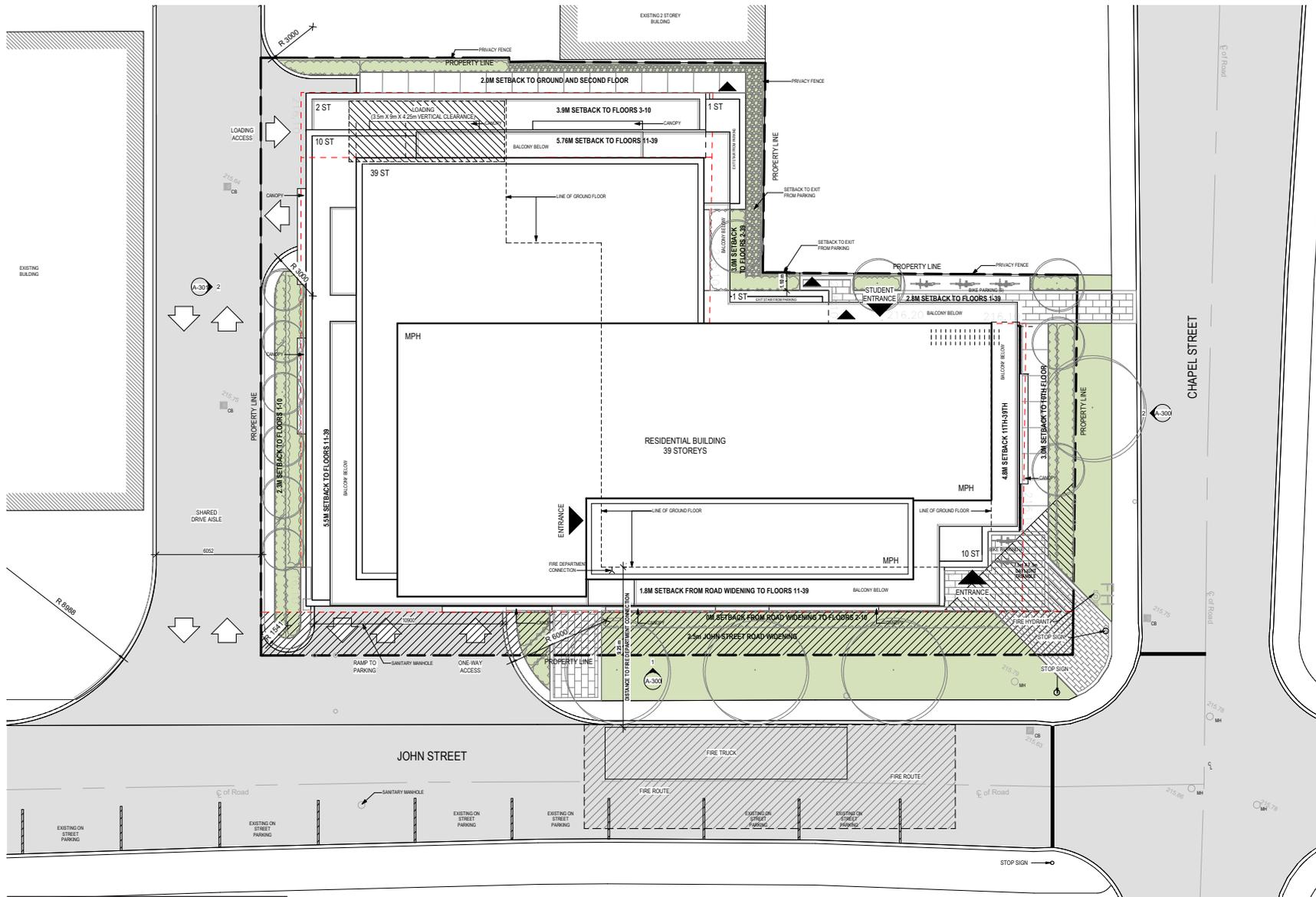
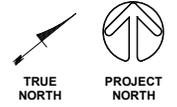
- There are two additional buildings on the north side of Queen Street East
 - The Walsh Block (12 & 14 Queen Street East) - Listed property
 - The Dominion Building (8 Queen Street East) - Designated property.

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DESCRIPTION OF PROPOSED DEVELOPMENT

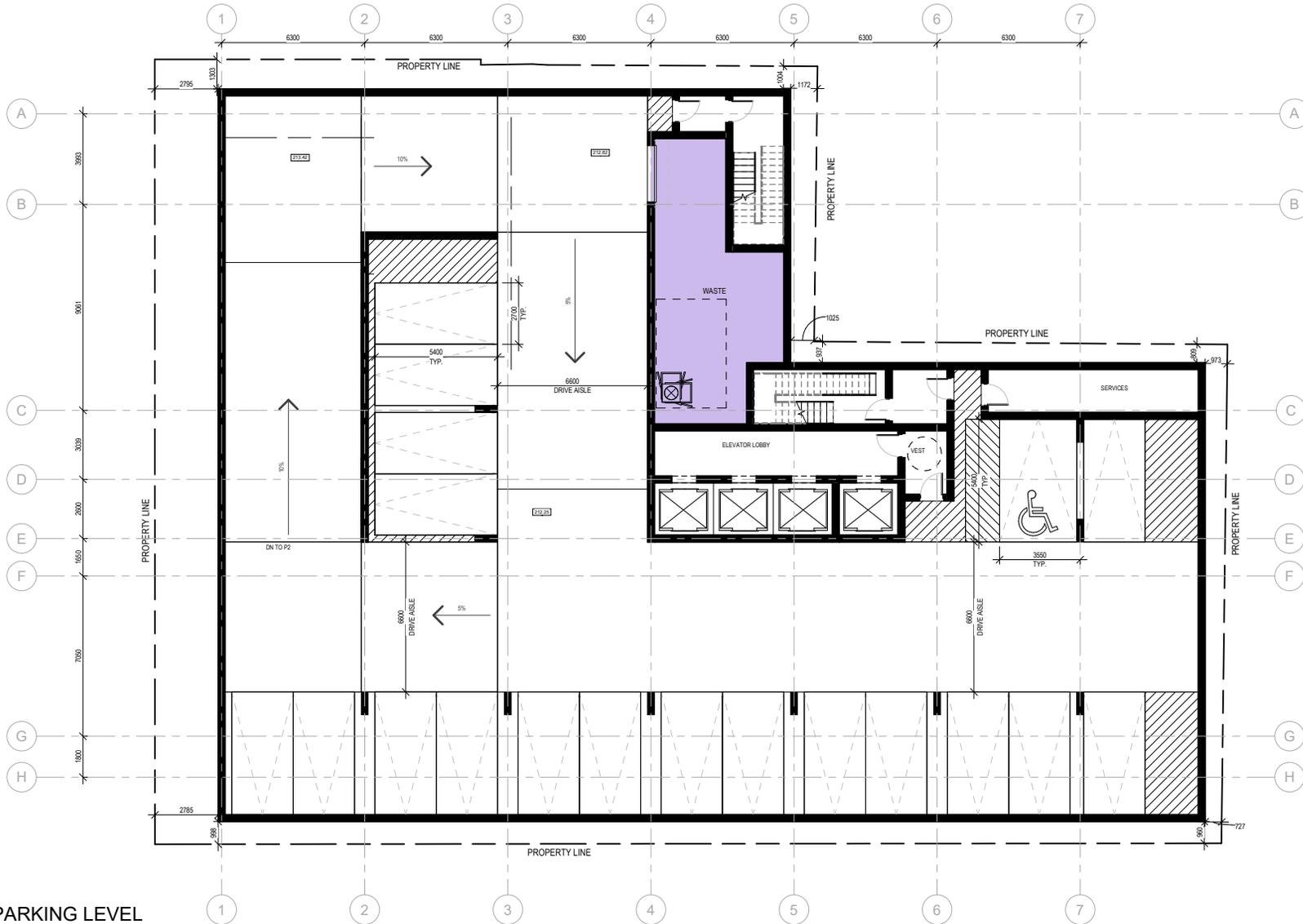
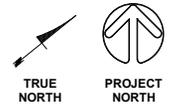
The main impact these buildings will experience is the shadow the proposed building will cast. As demonstrated by the shadow studies this occurs in the early morning and is at its most pronounced in the summer

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Proposed Site Plan of 22,24,26,28 & 32 John Street
Source: Prepared by OneSpace Provided by Owner. (2022)

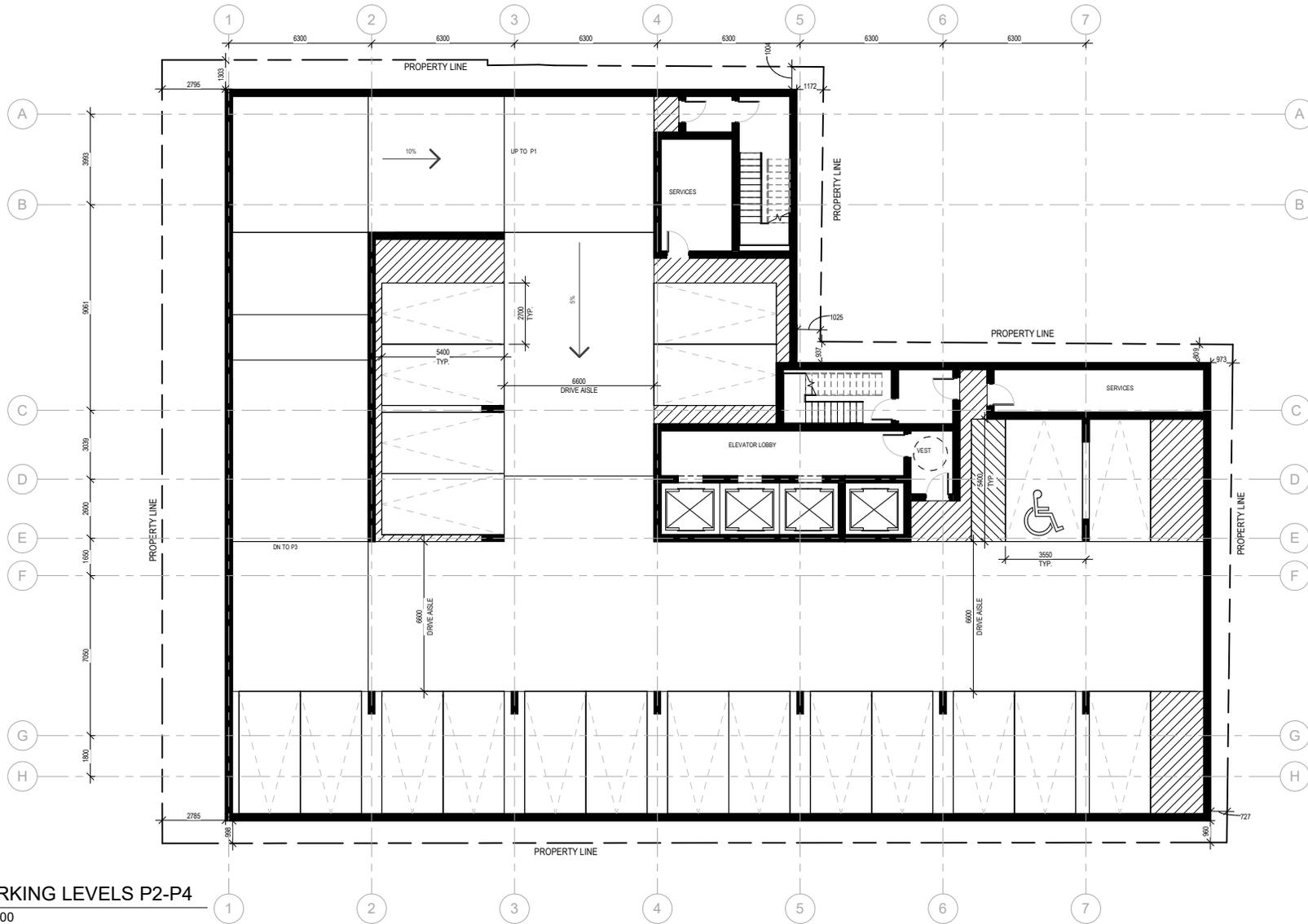
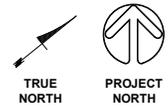
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1 P1 PARKING LEVEL
1 : 100

P1 Parking Level
Source: Prepared by OneSpace Provided by Owner. (2022)

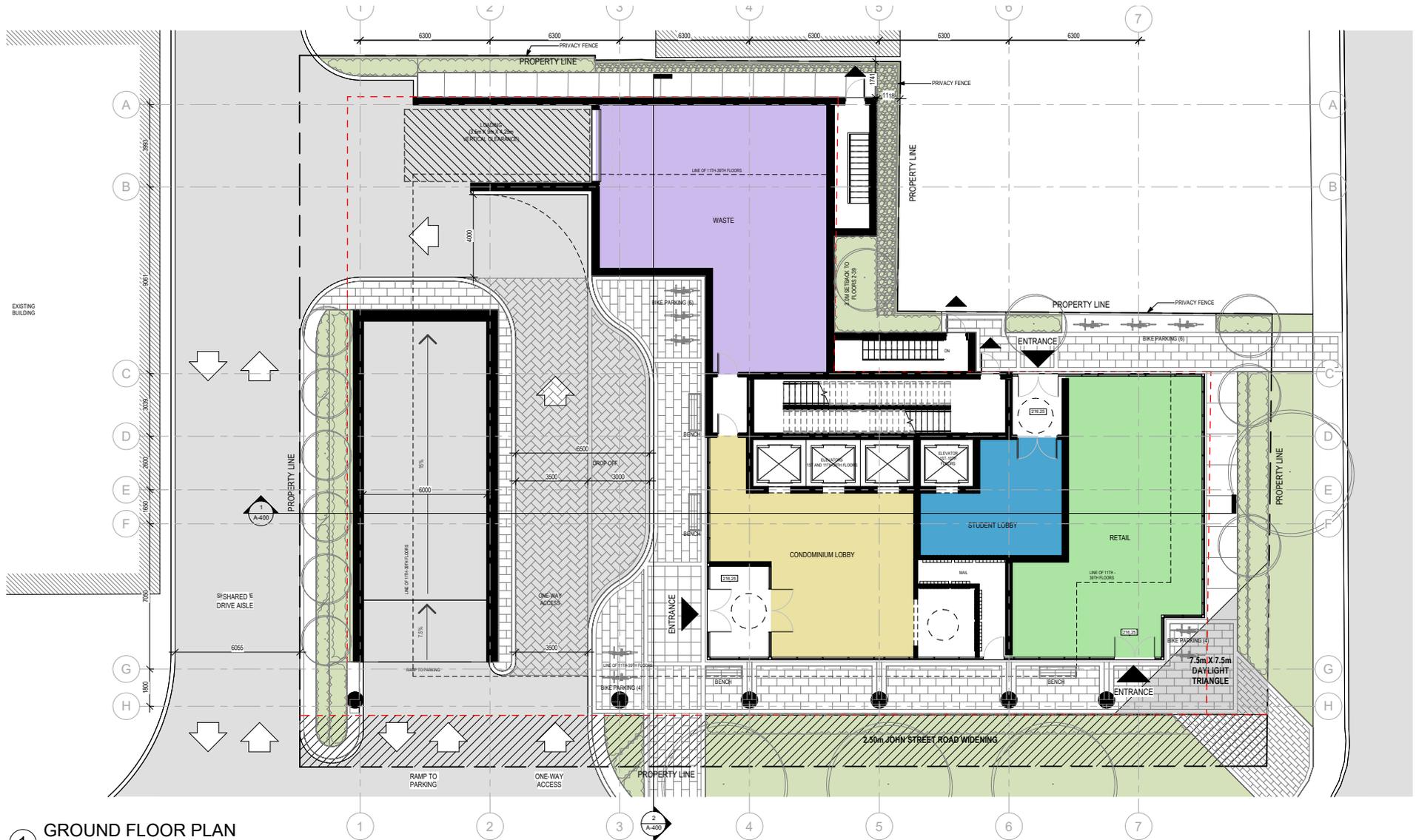
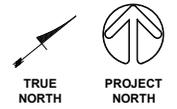
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2 PARKING LEVELS P2-P4
1 : 100

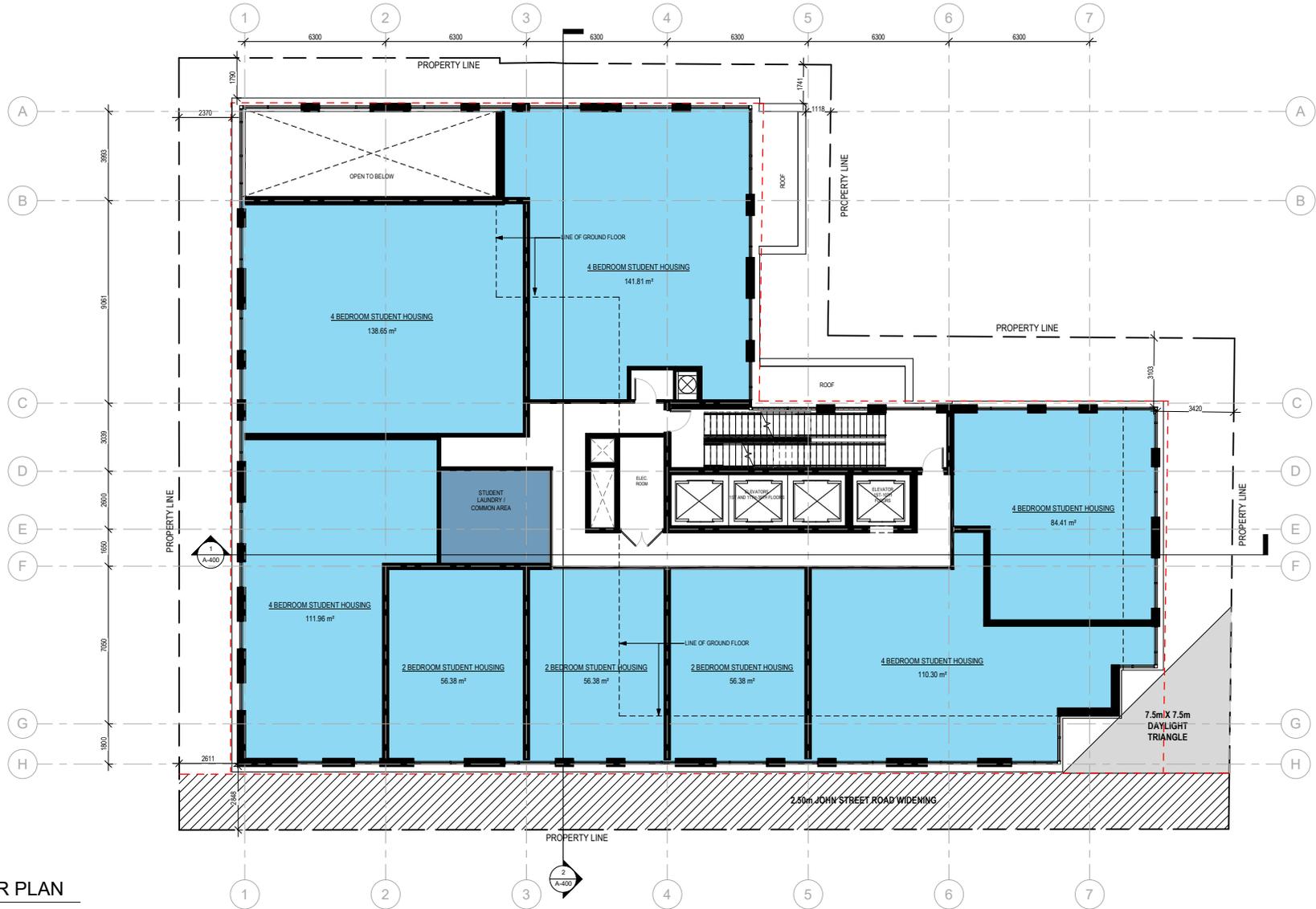
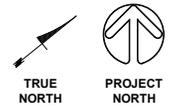
Parking Levels P2-P4
Source: Prepared by OneSpace Provided by Owner. (2022)

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Ground Floor Plan
Source: Prepared by OneSpace Provided by Owner. (2022)

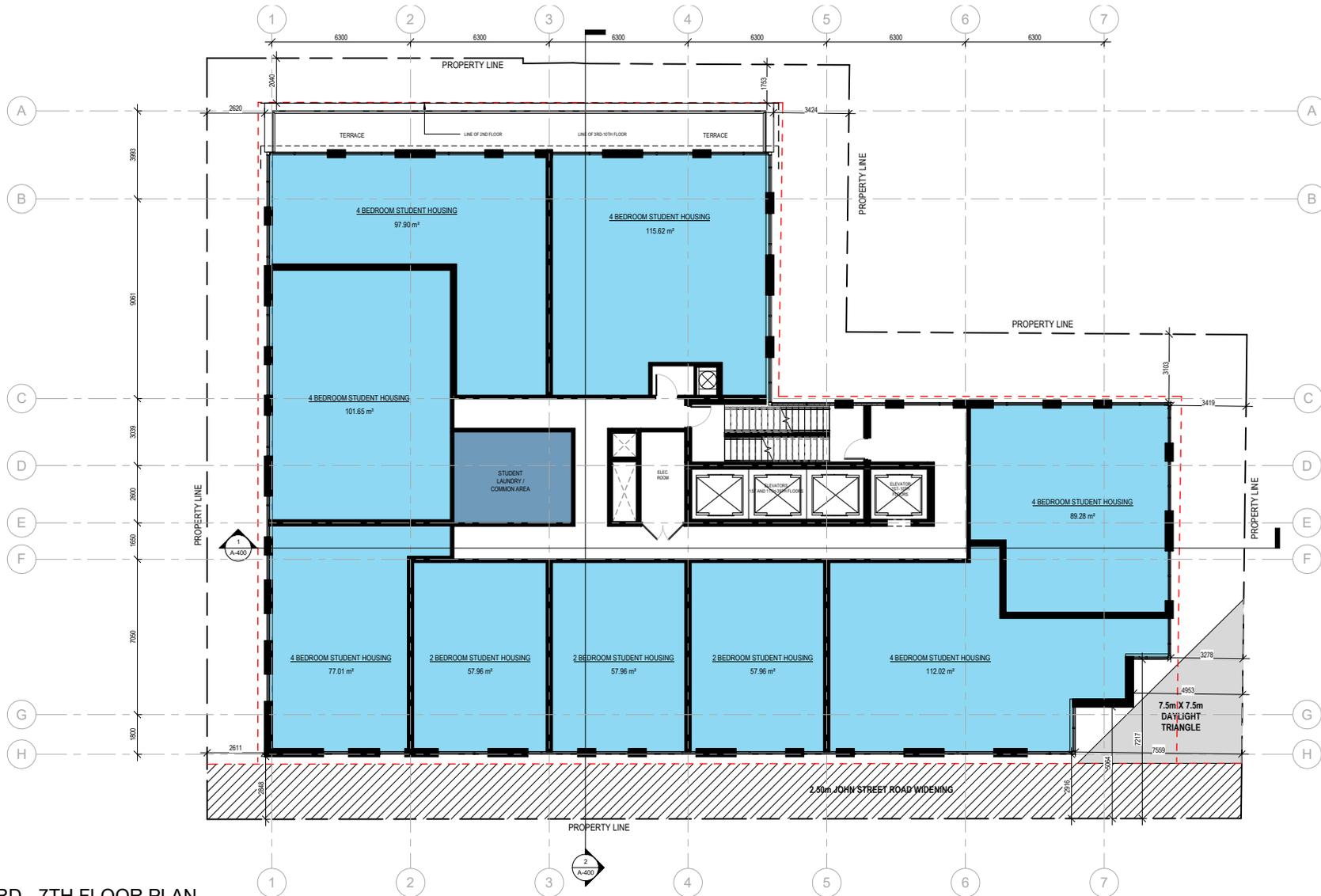
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2 2ND FLOOR PLAN
1 : 100

2nd Floor Plan
Source: Prepared by OneSpace Provided by Owner. (2022)

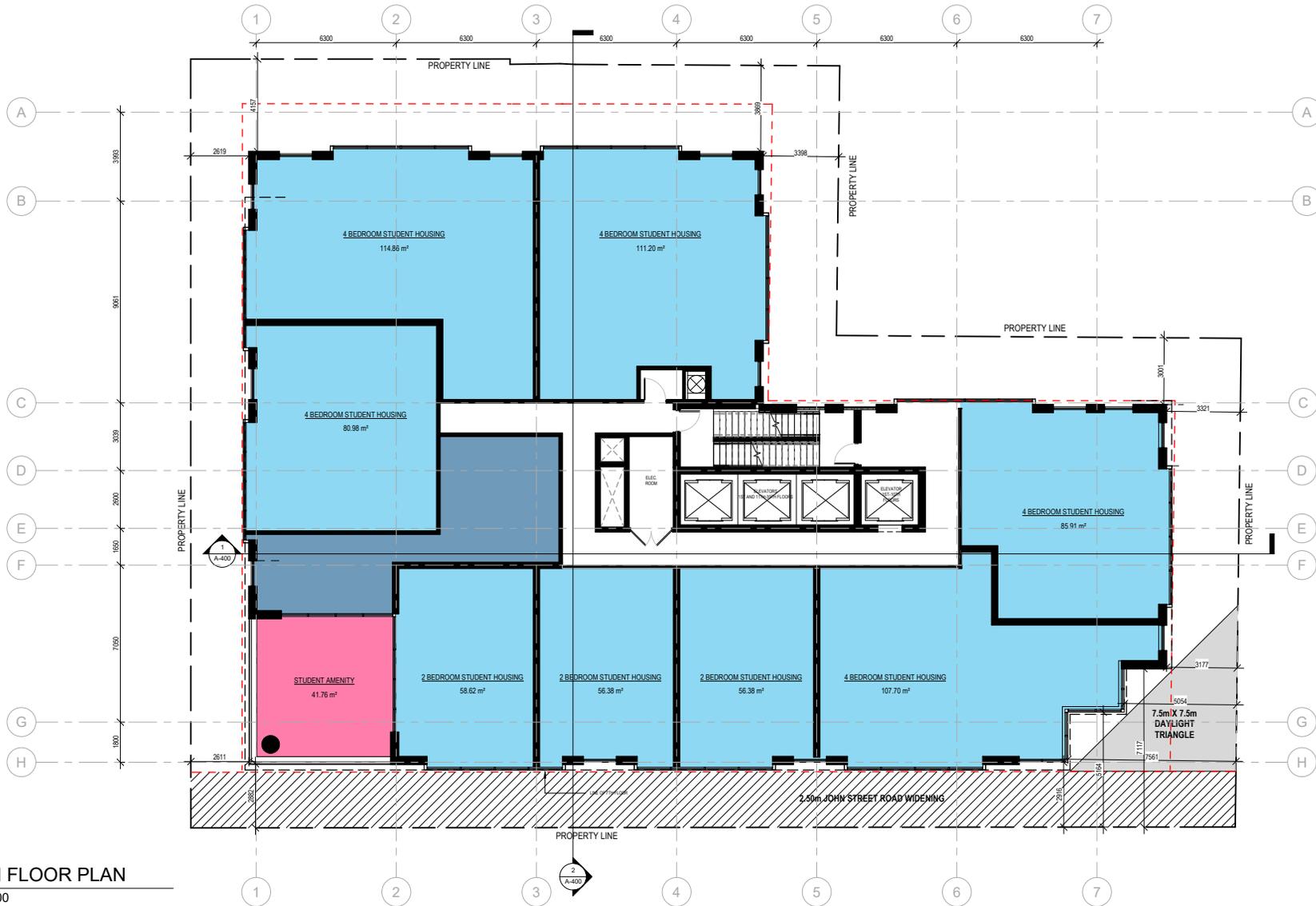
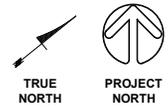
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1 3RD - 7TH FLOOR PLAN
1 : 100

3rd - 7th Floor Plan
Source: Prepared by OneSpace Provided by Owner. (2022)

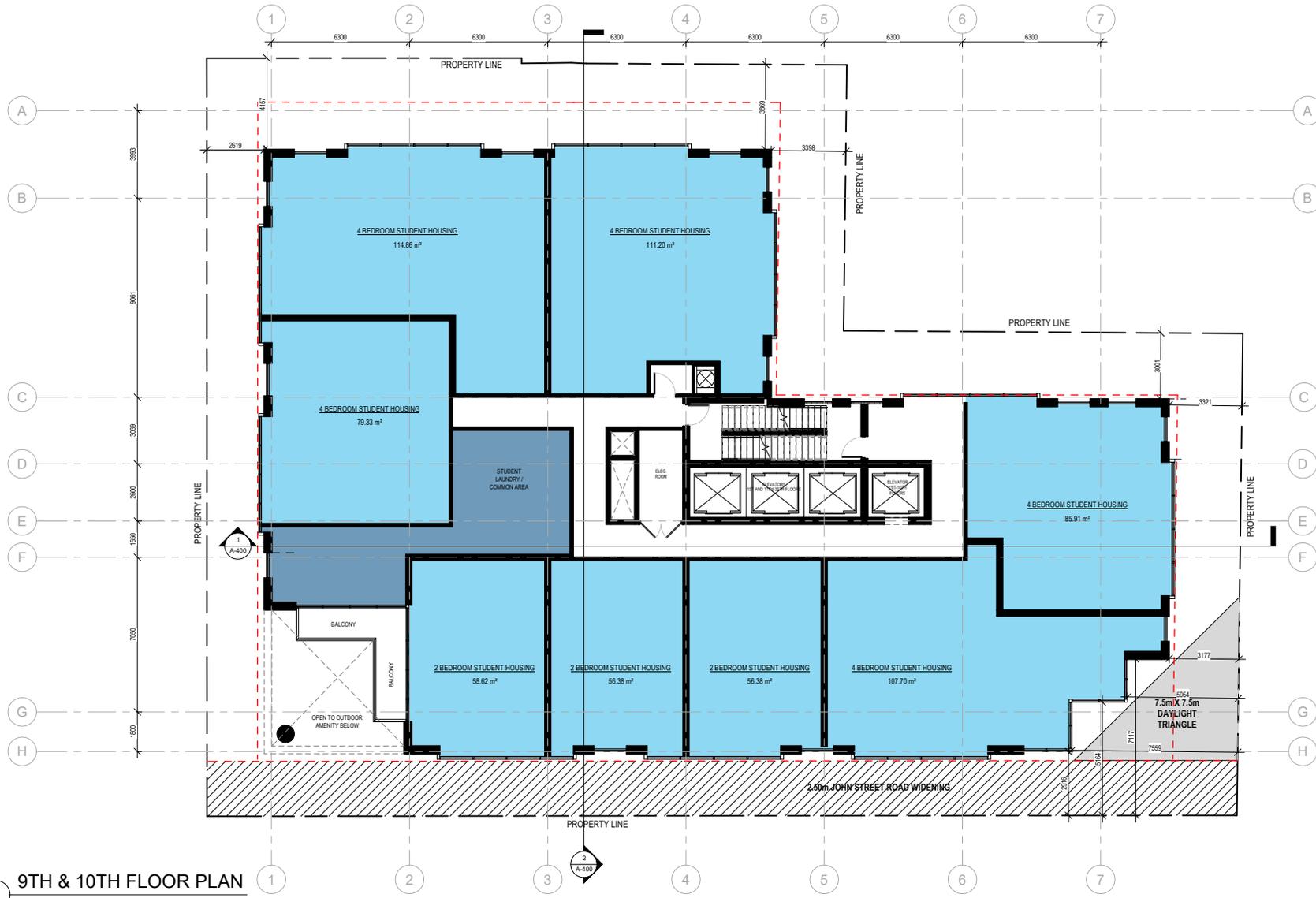
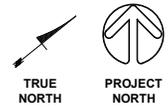
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2 8TH FLOOR PLAN
1 : 100

8th Floor Plan
Source: Prepared by OneSpace Provided by Owner. (2022)

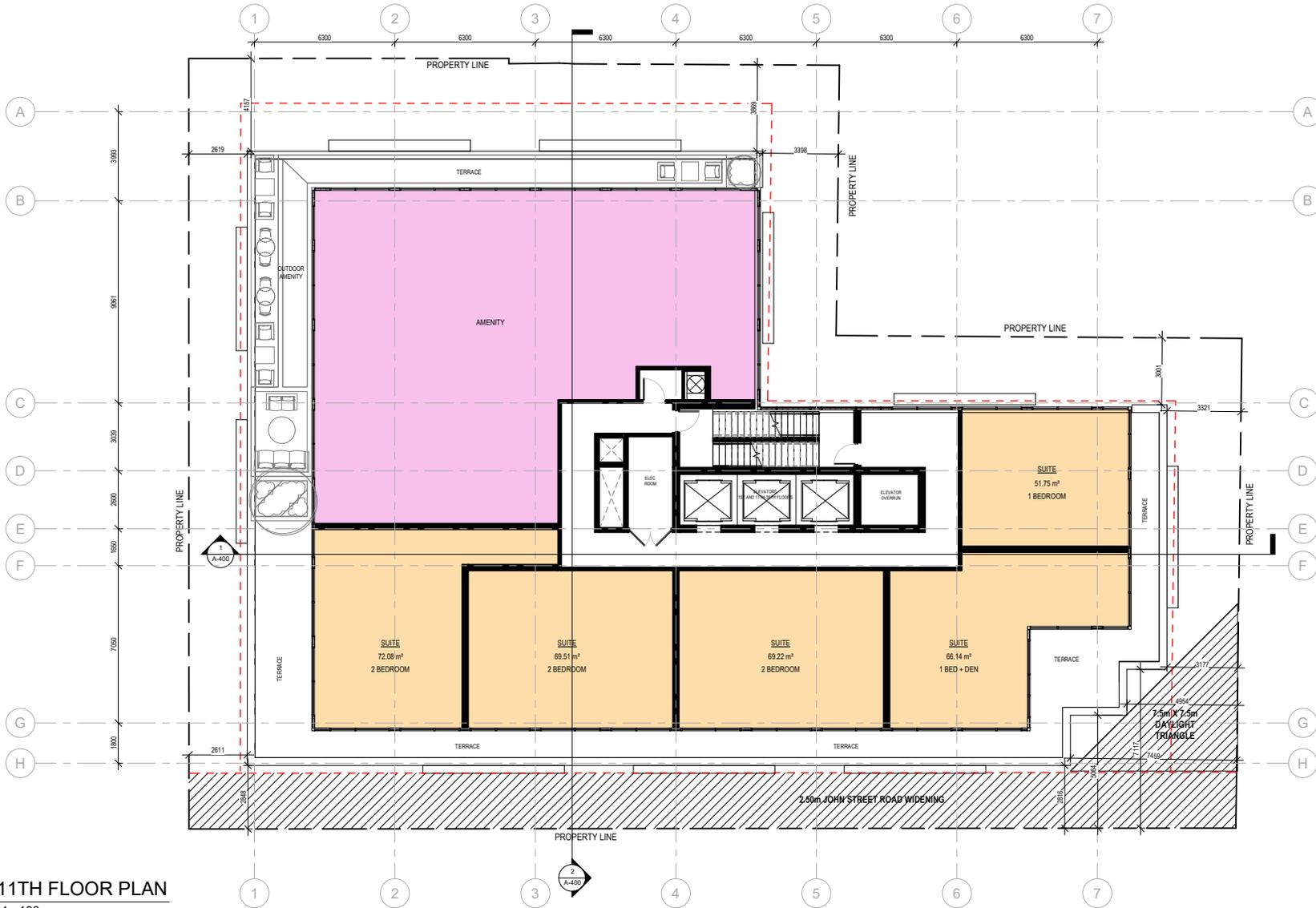
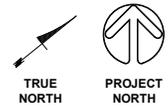
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1 9TH & 10TH FLOOR PLAN
1 : 100

9th & 10th Floor Plan
Source: Prepared by OneSpace Provided by Owner. (2022)

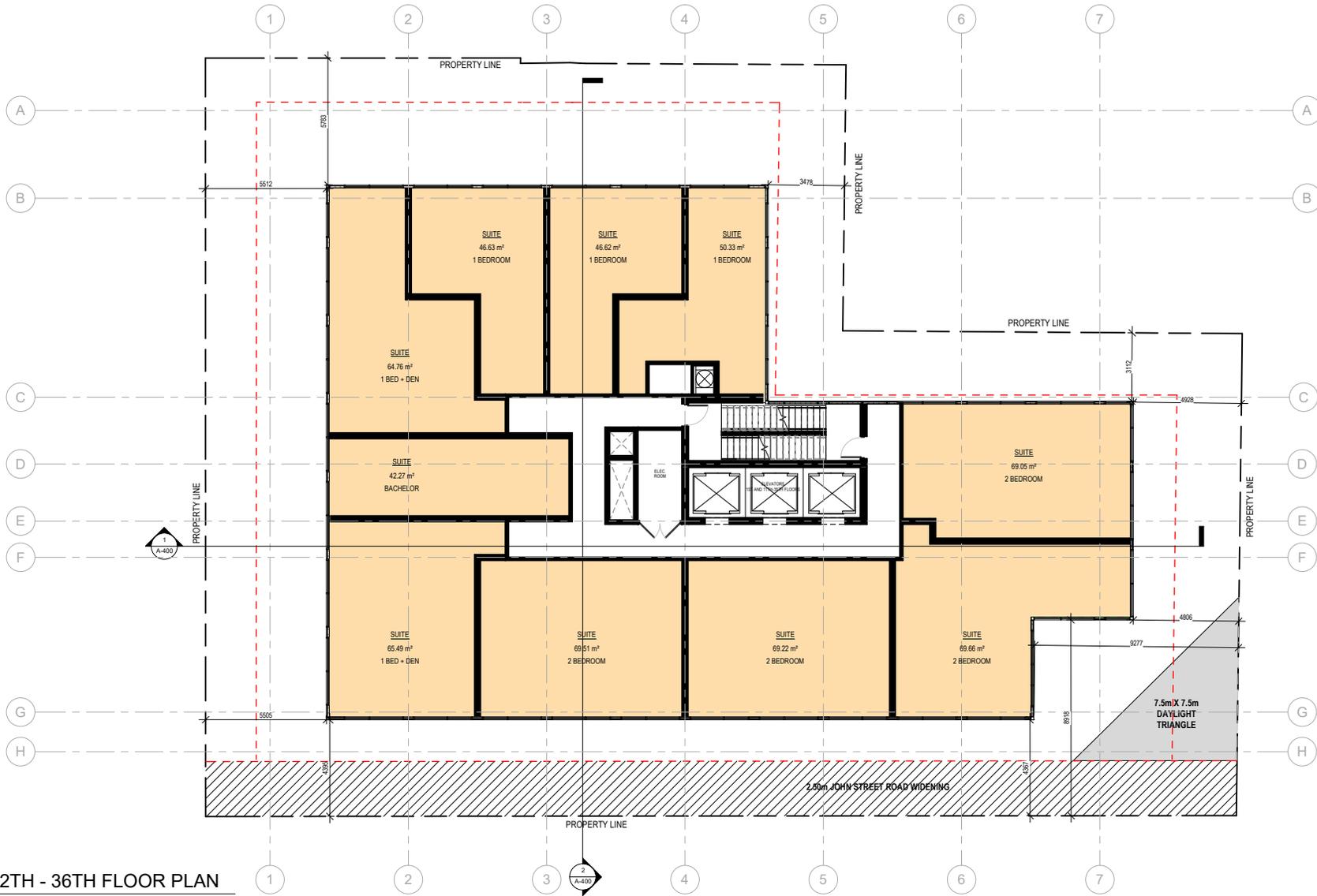
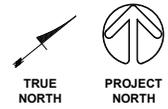
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2 11TH FLOOR PLAN
1:100

11th Floor Plan
Source: Prepared by OneSpace Provided by Owner. (2022)

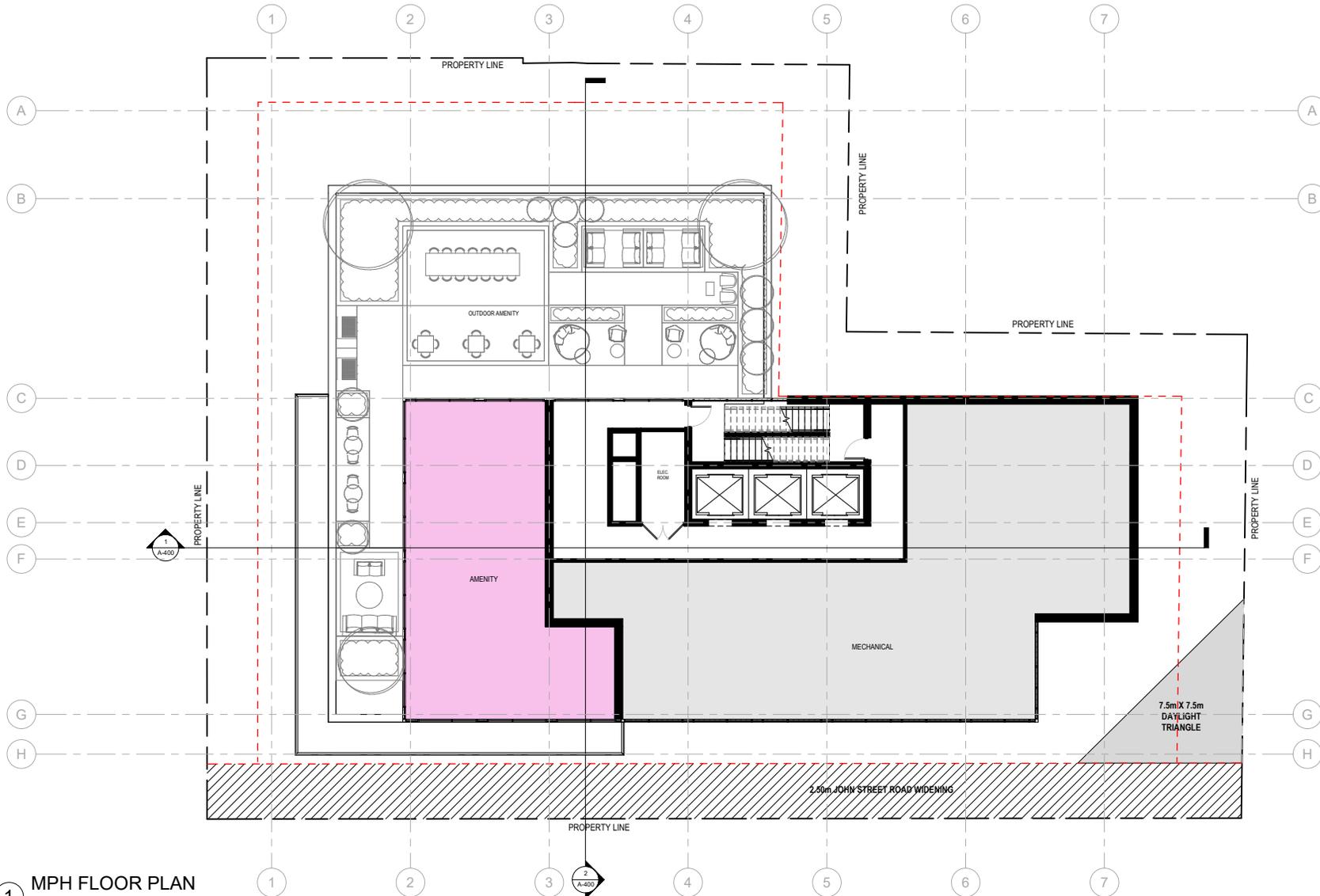
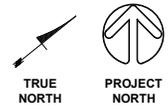
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1 12TH - 36TH FLOOR PLAN
1 : 100

12th - 36th Floor Plan
Source: Prepared by OneSpace Provided by Owner. (2022)

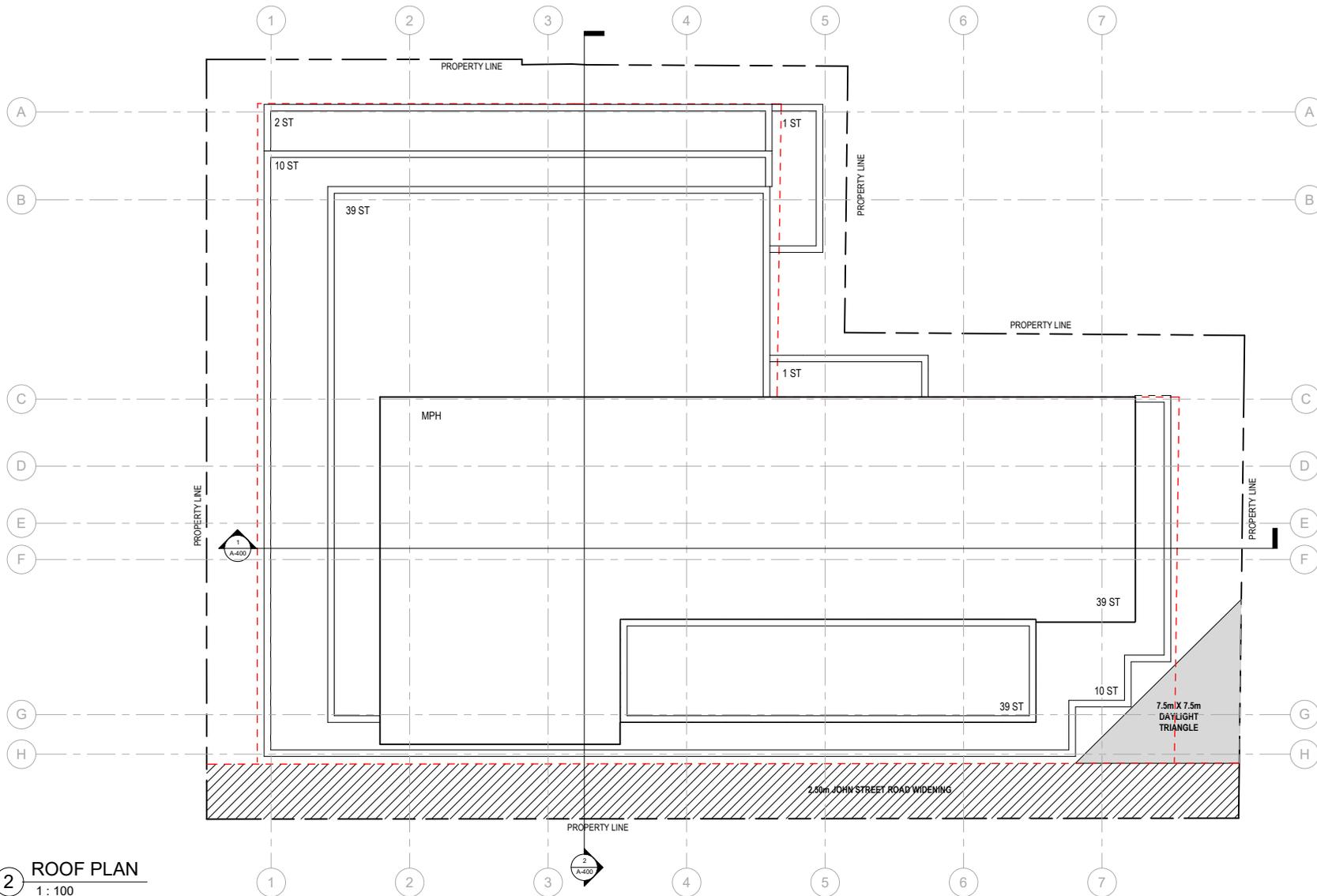
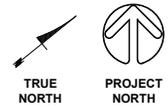
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1 MPH FLOOR PLAN
1 : 100

MPH Floor Plan
Source: Prepared by OneSpace Provided by Owner. (2022)

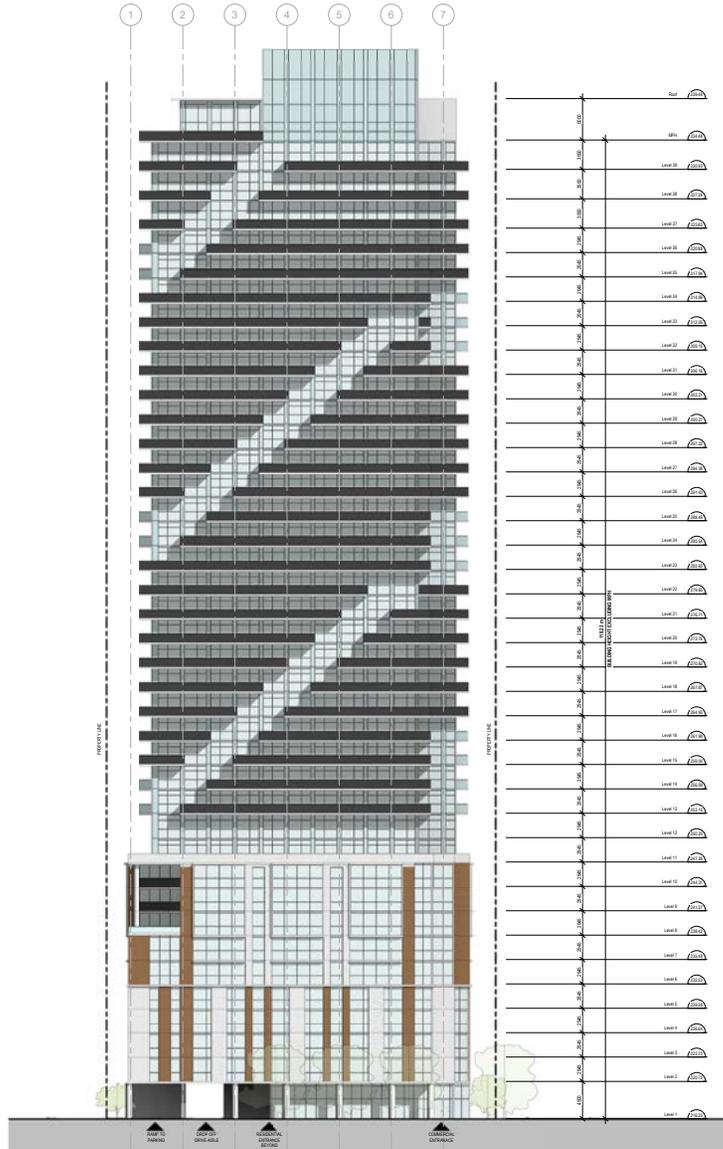
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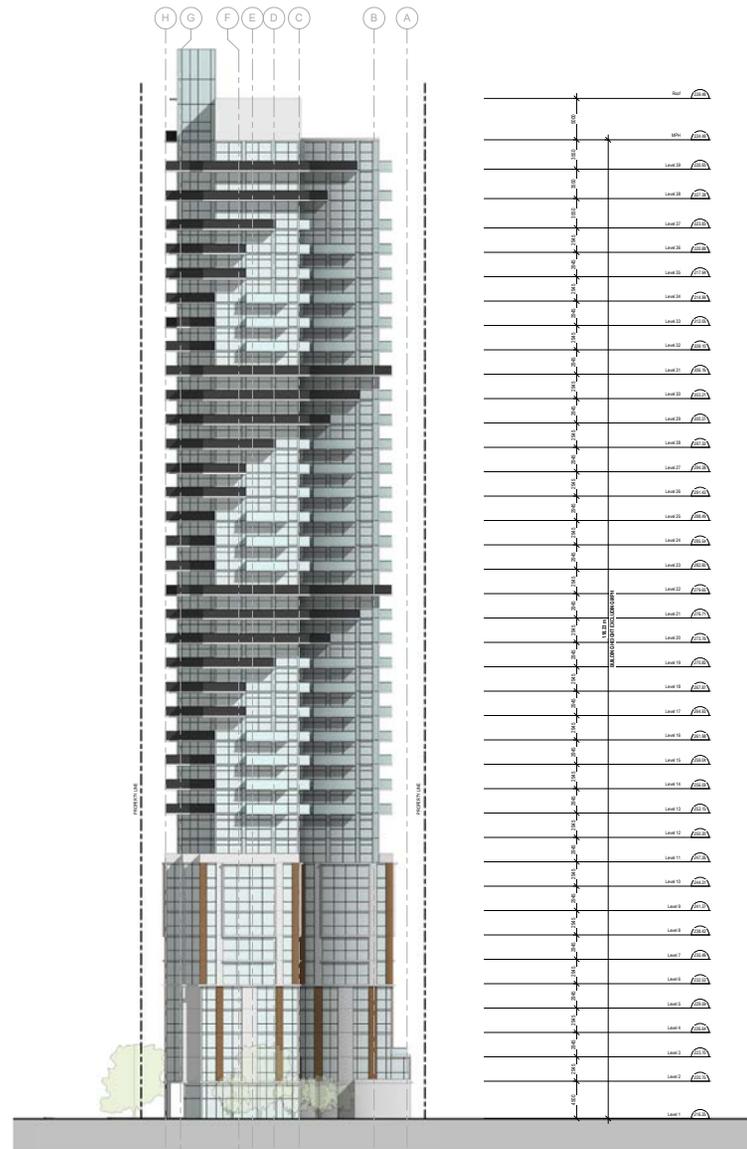
2 ROOF PLAN
1 : 100

Roof Plan
Source: Prepared by OneSpace Provided by Owner. (2022)

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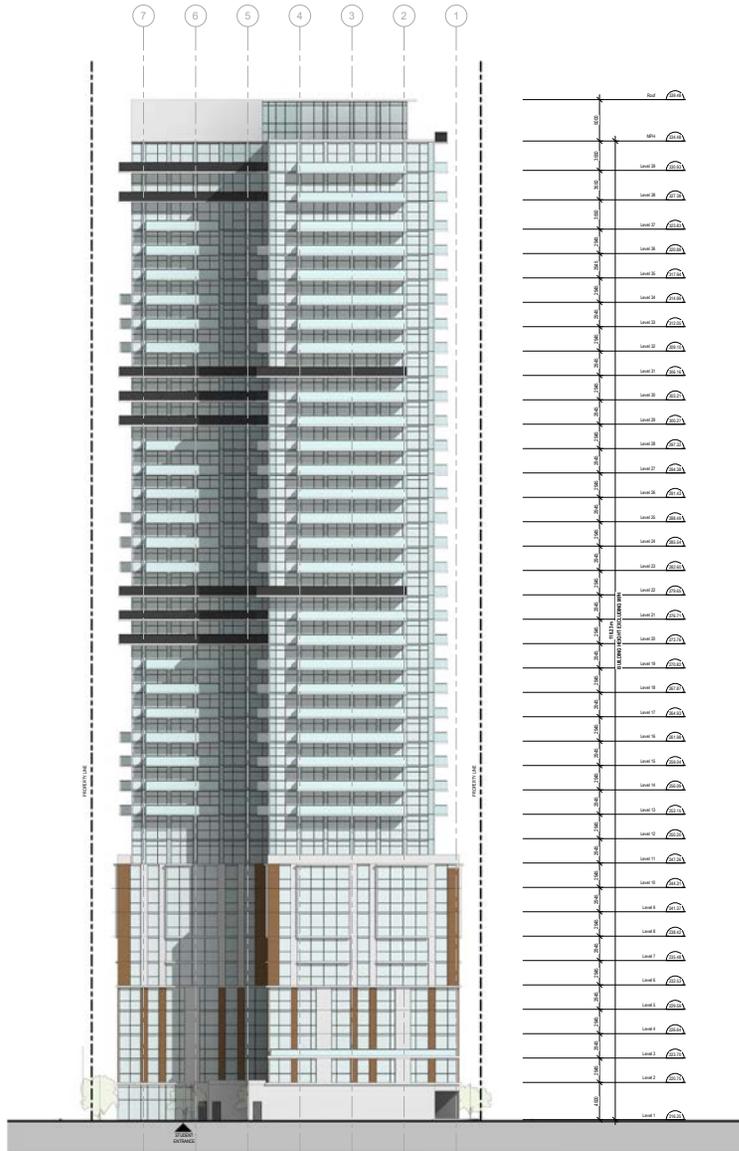


South Elevation
Source: Prepared by OneSpace Provided by Owner. (2022)

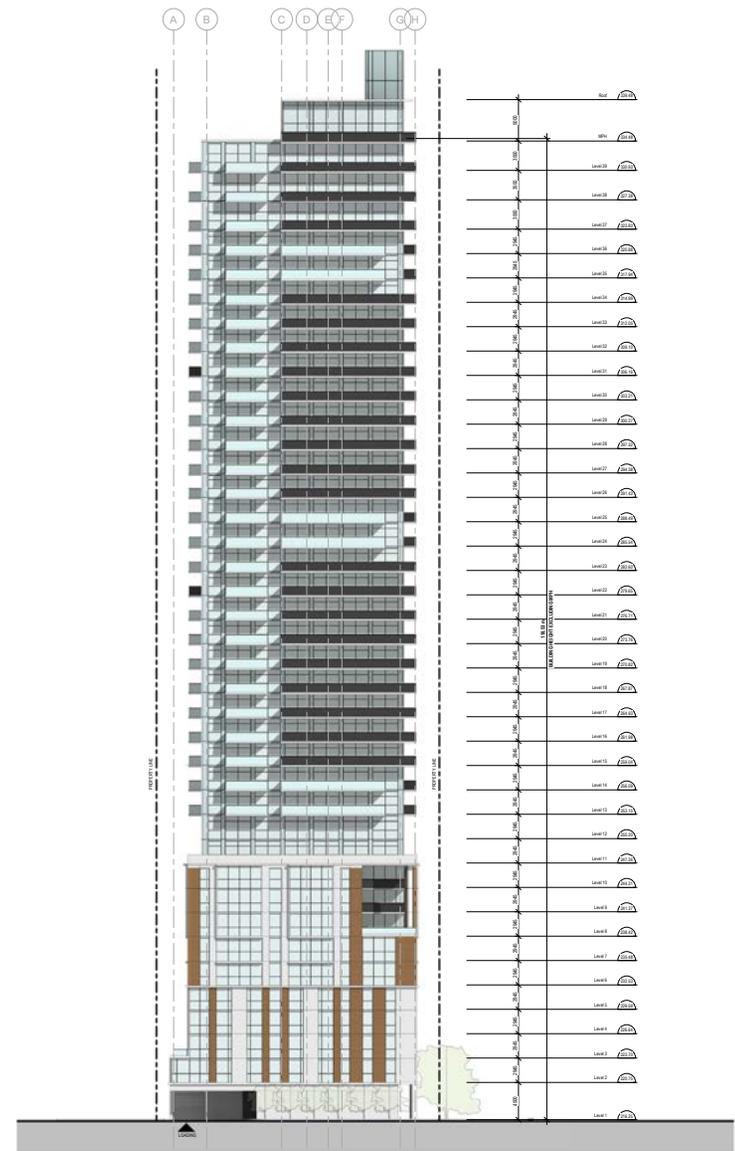


East Elevation
Source: Prepared by OneSpace Provided by Owner. (2022)

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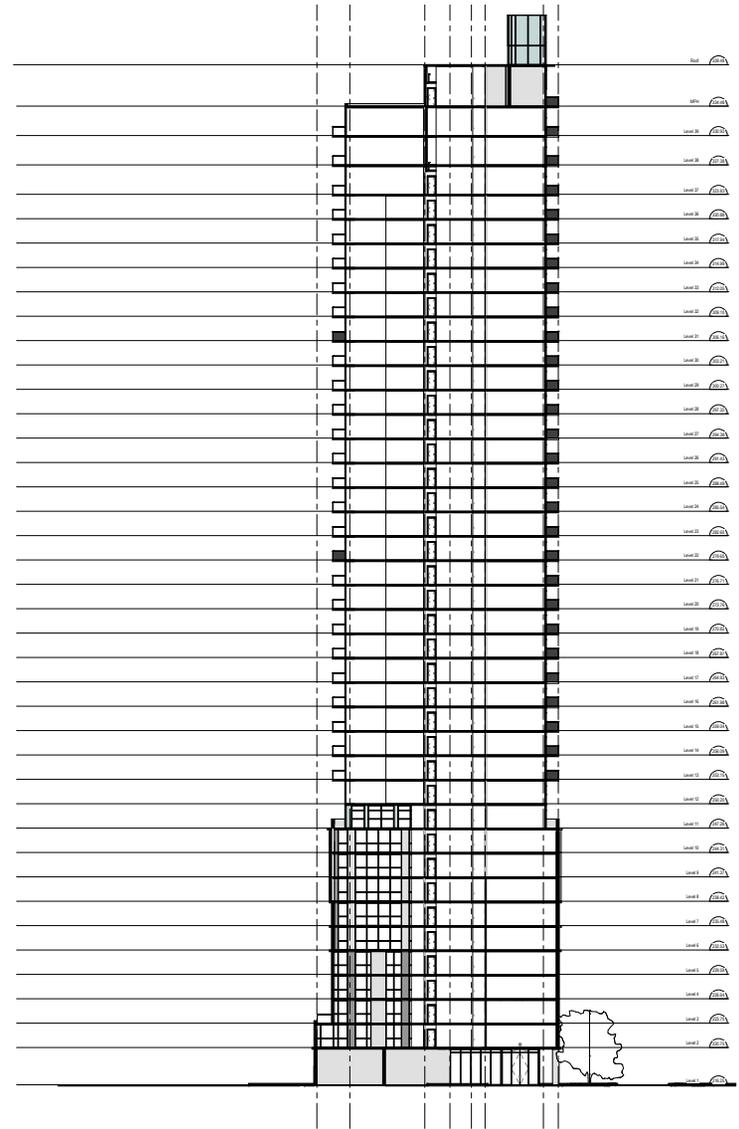
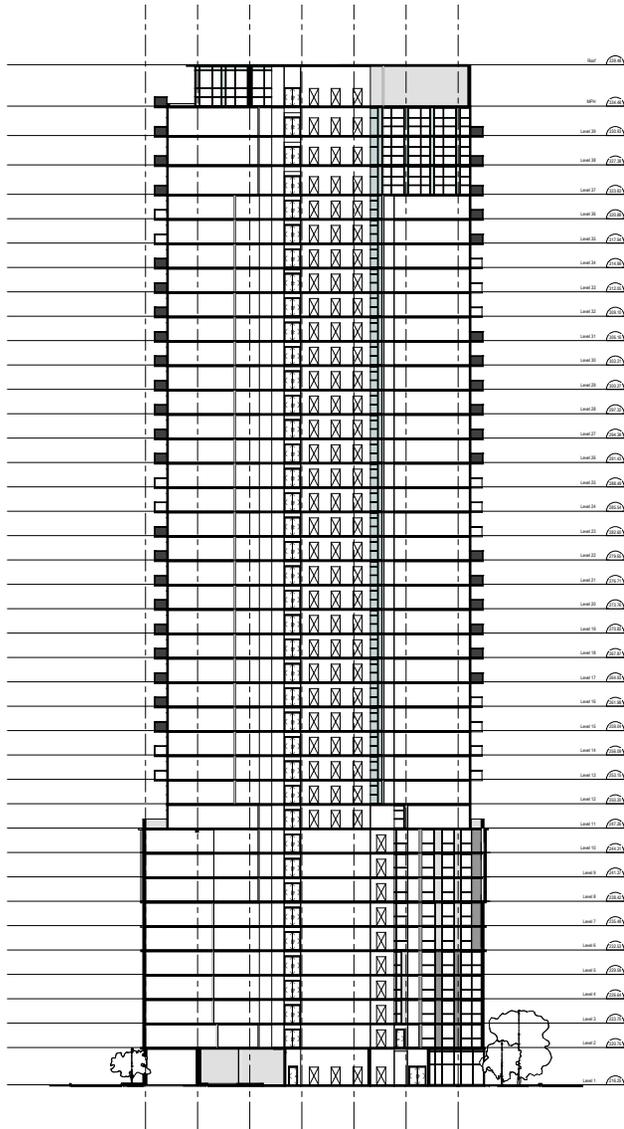


North Elevation
Source: Prepared by OneSpace Provided by Owner. (2022)



West Elevation
Source: Prepared by OneSpace Provided by Owner. (2022)

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Building Sections
Source: Prepared by OneSpace Provided by Owner. (2022)

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3D View Northeast
Source: Prepared by OneSpace Provided by Owner. (2022)

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3D View North
Source: Prepared by OneSpace Provided by Owner. (2022)

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3D View Southeast
Source: Prepared by OneSpace Provided by Owner. (2022)

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3D View Southwest
Source: Prepared by OneSpace Provided by Owner. (2022)

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MITIGATING MEASURES

After reviewing the design of the proposed development ATA has developed the following list of recommendations. These recommendations will make the design more sympathetic to the surrounding heritage context.

- An evolving design - The design presented at this time is preliminary. As the design evolves, the podium should have stronger connections to the Armoury and Carnegie library. This can be achieved by such means as distinct definitions in the podium and the use of symmetry and rhythm that will speak more to the heritage context and make the design more sympathetic to its heritage context.
- Sympathetic materials and details - Sympathetic materials and details will further increase the connection with the surrounding heritage context. This does not mean direct mimicry of design elements but extrapolations of the design elements. The scale of these details on the podium are important and shall speak directly to the heritage context.
- Signage/Plaque/Marker - A marker, signage or plaque should be provided on the site as reference to the buildings removed outlining what minimal historical and contextual value they have to the community. In addition, it should speak to the surrounding neighbourhood these properties were a part of as a whole. This marker should be located in a place of prominence on the site, most likely at the corner of the intersection of John Street and Chapel Street within the daylight triangle centered within the path leading to the building and as close to the sidewalk as possible. Further attention could be drawn to it by incorporating it into an eye catching landscape feature.
- Salvage of materials from the buildings - Any and all materials that can be feasibly salvaged and reused for the maintenance and repair of other heritage properties within Ontario should be collected and saved. To ensure this is done with maximum accuracy and efficiency an inventory of items with significant enough heritage value and

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MITIGATING MEASURES

that can be feasibly reused should be prepared in consultation with a contractor with proven experience in working with heritage properties and in particular salvaging from them. If the City wishes a copy of the inventory of materials to be salvaged could be provided to them for their records.

- Additional documentation of the existing buildings - Additional photo documentation should be undertaken and record drawings (i.e. floor plans, elevations, sections and site plan) should be prepared of the existing conditions to be provided to the heritage department and possibly PAMA if desired for the City's records.

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MITIGATING MEASURES PROS AND CONS

Mitigating Measure	Pros	Cons
An evolving design	<ul style="list-style-type: none">• The design presented at this time is preliminary and as it proceeds through consultation with the Planning Department, Heritage Department and the public it will evolve and change• A natural part of the process	<ul style="list-style-type: none">• None
Incorporation of sympathetic materials and details	<ul style="list-style-type: none">• It will increase the connection with the surrounding heritage context• This does not mean mimicry of design elements but can be a modern interpretation	<ul style="list-style-type: none">• Some adjustment to design, but this will occur anyway as the design evolves
Signage/Plaque/Marker	<ul style="list-style-type: none">• It can provide any historical information on the buildings to be removed.• It can also provide additional historical information on the history and development of downtown Brampton and the surrounding neighbourhood.	<ul style="list-style-type: none">• The use of a marker to take the place of a building to be demolished is never ideal but it is acceptable in a situation such as this where the buildings have not demonstrated any significant heritage value.

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MITIGATING MEASURES

PROS AND CONS

Salvage of materials from the buildings	<ul style="list-style-type: none">• When a building is to be demolished it is always advisable to salvage any materials that have heritage value that can be reused• Materials can be used for the preservation of other heritage properties within the City of Brampton and Ontario• Salvaged materials could either be donated by the Owners as a show of good faith or sold, either to a contractor who specializes in heritage restoration/rehabilitation or to a salvager/supplier of heritage materials• Some of these materials could also be reused as part of a landscape feature or the above mentioned marker	<ul style="list-style-type: none">• The demolition of a building is never ideal but it is acceptable in a situation such as this where the buildings have not demonstrated any significant heritage value. Some benefit can still be gained by the salvage of whatever material possible
Additional documentation of the existing buildings	<ul style="list-style-type: none">• Detailed documentation of the building, its design and construction, will be retained and preserved in the records of the City and the archives in perpetuity	<ul style="list-style-type: none">• The demolition of a building is never ideal but it is acceptable in a situation such as this where the buildings have not demonstrated any significant heritage value. A thorough record can still be maintained in perpetuity

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MITIGATING MEASURES RATIONALE AND JUSTIFICATION FOR REMOVAL

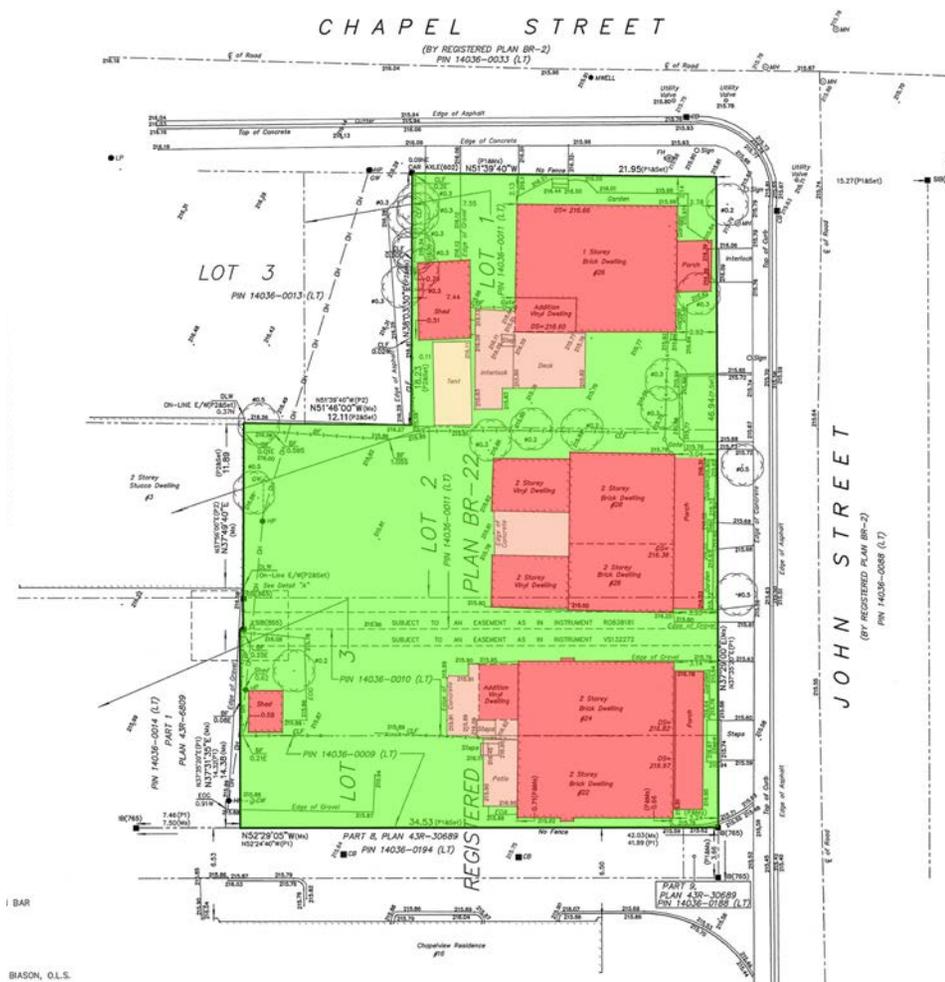


Diagram of built form versus open lot area
Majority of the property is covered by the existing houses.
Development is severely restricted if houses are retained.

The existing structures currently occupy the majority of each lot. The only open space that could be used for development is at the rear of the lot for 22, 24 and 26, 28 John St and it is extremely limited. Even if the outbuilding and additions at the rear of these two buildings were to be demolished it would only provide an infinitesimal increase in the possible development footprint as it would still be preferable to have some buffer space between any new development and the existing buildings.

The placement and size of the existing buildings footprint at 32 John Street precludes any development regardless of whether additions and outbuildings were removed.

Our preceding Cultural Heritage Evaluation did not uncover a significant enough heritage value to any of these building to warrant the difficulties retention of these properties would pose.

Legend

- Built structure
- Patio/deck
- Temporary structure
- Open lot

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MITIGATING MEASURES

FEASIBILITY OF RELOCATION

Feasibility of relocation by the owner to a suitable location in reasonable proximity to its original siting.

- Relocation has been considered but is not feasible. The first option examined was relocation within the site but the small lots do not make this feasible, it results in no appreciable increase in available development space. The second option would be to relocate the property to a nearby site, preferably still within the same neighbourhood to maintain any historical context. Located within the downtown core of Brampton this is not feasible either as there are no large enough areas of open space to relocate all 3 buildings to. The downtown core of Brampton is significantly developed and the only nearby spaces without significant development on them are open parking lots.

Feasibility of relocation by the owner to a suitable location in reasonable proximity to a more distant location.

- Based on the Cultural Heritage Evaluation what little value these buildings have is related to their history. A relocation to a more distant location outside of the downtown core would undermine that historical value. As such relocation is not a feasible option.

Feasibility of sale through ACO to other interested parties for relocation.

- Advertising the buildings for sale and relocation is an option that could be considered. Given their condition, minimal historical value and the distance they would need to be moved in order to find a space for them it is most likely an expense that the current Owners would be unable to find a buyer willing to undertake. Further investigation would need to be undertaken with the a Realtor familiar with the process of listing a property for sale on the ACO to determine the feasibility. In the end the buildings maybe worth more for sale as salvage.

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MITIGATING MEASURES

SALVAGE AND DOCUMENTATION

Salvage of materials from the buildings before and during demolition is one of the most feasible mitigation measures. To ensure this is done with maximum accuracy and efficiency an inventory of items with significant enough heritage value and that can be feasibly reused should be prepared in consultation with a contractor with proven experience in working with heritage properties and in particular salvaging from them. If the City wishes a copy of the inventory of materials to be salvaged could be provided to them for their records.

Additional documentation of the existing buildings can be prepared prior to the salvage and demolition of the buildings. Additional photo documentation should be undertaken and record drawings (i.e. floor plans, elevations, sections and site plan) should be prepared of the existing conditions to be provided to the heritage department and possibly PAMA if desired for the City's records.

Finally a marker can be provided on the site as reference to the buildings and referencing what minimal historical and contextual value they have to the community. In addition it should be considered the marker should reference the neighbourhood these properties were a part of as a whole.

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MITIGATING MEASURES

MITIGATION STRATEGIES FOR IMPACTS ON ADJACENT HERITAGE PROPERTIES

As discussed the major impacts to the neighbouring listed or designated heritage properties are the shadows cast by the development on them, the potential impact of the vibrations made by excavation and construction on the neighbouring structures, and the impacts on views of the properties.

- Shadows - The building will cast shadows onto the properties along Queen Street East, Chapel Street and the corner of John and Chapel to varying degrees over the course of the day. The narrow profile of the building does minimize this impact to a degree as the shadow does not cover a wide swath of any of these streets for any significant amount of time, likely no more than 3 hours at a time as demonstrated by the shadow studies prepared by the architect, OneSpace.
- Vibrations caused by excavation and construction - A plan should be developed and arrangements made for the monitoring of neighbouring properties during construction. The concern is that the structure of older buildings may be disturbed by the vibrations through the ground generated by the machinery and work during the construction. At a minimum a careful inspection of the neighbouring buildings should be undertaken prior to commencement of construction to document the existing conditions, in particular indicating any existing cracks in the foundations or walls. During construction periodic inspections should be made by the contractor or a consultant to identify any changes in the structure that may have occurred due to the work. Monitoring equipment should be put in place on any existing cracks to watch for any significant increase in the width of a crack which may also be an indicator. Reports

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MITIGATING MEASURES

MITIGATION STRATEGIES FOR IMPACTS ON ADJACENT HERITAGE PROPERTIES

should be prepared after every inspection as a record during the construction.

- Views - By and large the development will have no impact on the prominent views of neighbouring heritage properties. The views of most of the surrounding buildings would have the new building at the back of the viewer. The two areas that are the exception to this are the buildings on the east side of Main Street South and on the south side of Queen Street East.
 - » Main Street South - The impact on this view is minimal as the proposed building is set well back from Main Street and there is already the Chapelview Seniors Apartment between the heritage properties on Main and the proposed development.
 - » Queen Street East - The impact on the view here is more evident but it has been minimized as much as possible by being situated as close to John Street as possible and, by relation, as far behind the buildings on the south side of Queen as possible.

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RECOMMENDATIONS

Statement of subject properties worthiness for heritage designation

- Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?

After careful study, research and consideration it is the opinion of the evaluator that the properties at 22, 24, 26, 28 and 32 John St do not meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act.

- Why or why not does the subject property meet the criteria for heritage designation?

The properties fail to demonstrate a significant historical, architectural, and contextual value to warrant designation.

Only two of the properties have a direct connection to individuals of some significance, the former mayor of Brampton Manton Treadgold residing at 28 John Street and well-regarded local veterinarian Dr. Samuel D. Stirk at residing at (but not working from) 26 John Street. Those connections are not a significant enough demonstration of historical value as outlined under O.Reg 9/06.

Each property can be said to be middling example of their respective styles and they cannot be considered either rare or unique. None of the properties show any high degree of artistic merit or detailing with the exception of 32 John Street which incorporates a mish-mash of both Victorian and Romanesque details in its design. It is unclear though if these were original to the building or later additions as no historic photos have been found. Based on the aforementioned the properties do not demonstrate enough design or physical value as outlined under O.Reg 9/06.

Contextually the buildings have a small modicum of value due to their historical links to the site and functional ties to the surrounding neighbourhood's residential nature. The loss of these buildings would not negatively impact the character of the area as the buildings bordering the properties along the south side of John Street and the east side of Chapel Street, supported by the surrounding residential neighbourhood

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RECOMMENDATIONS

have a much greater impact on defining and maintaining the character of the community. They can neither be said to act as landmarks, once again St. Paul's, St. Mary's and the Armstrong House along John Street and the Armoury, the Old Firehall and the Carnegie Library along Chapel Street are much more visually prominent and striking landmarks. Based on the above the properties do not demonstrate enough contextual value as outlined under O.Reg 9/06.

- Regardless of the failure to meet criteria for heritage designation, can the structure or landscape be feasible integrated into the alteration/development?

Retention of the buildings on the site is not feasible. They currently take up too much of the site to allow any development to occur while maintaining them as intact structures. The architectural detailing on the exterior of the buildings is not significant enough to warrant incorporating the buildings in some form of façadism.

Recommendations for most appropriate course of action

- The most appropriate course of action is the removal of the existing buildings. This could be done by the sale of the buildings to a third party for relocation but this should be further investigated with a Realtor familiar with the process of listing properties on the ACO to determine feasibility of finding a buyer.
- If the process is not feasible or doesn't yield a buyer before construction is to start the existing buildings should be documented by photographs and drawings for the heritage departments and archives records. An inventory should be prepared of salvageable materials in consultation with an experienced heritage salvager/contractor. The identified materials should be then carefully salvaged before or during demolition.

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BIBLIOGRAPHY

SUPPORTING DOCUMENTS

EXISTING CONDITION DOCUMENTATION

JASON TRUELOVE CV

ALEXANDRA HUCIK CV

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APPENDIX BIBLIOGRAPHY

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Fire Insurance Plan, Brampton, 1894, revised in 1911. Plate 3. Accessed from Archeion.

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Fire Insurance Plan, Brampton, 1921, revised in 1924. Plate 3. Accessed from Archeion.

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9 Wellington Street East

Brampton, Ontario, L6W 1Y1

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Répertoire par lot

Date Plan Registered: Dec. 4 1871
 Owners: John Coyne Lot 1 Plan/Concession BR-22 Page 1
 Lots Subdivided: (Pt 5, 1 EHS) Town Of Brampton John & Chapel Street
 3, BR-2



Registration Number Numero d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
664	B. & S.	4 Dec 1871	John Coyne et ux	W. A. McCulla	\$200.00	ALL & OL
5629	B. & S.	2 Mar 1895	William A. McCulla et ux	William M. Johnston	1100.00	ALL & OL
16984	Grant	7 Feb 1930	Margaret E. Johnston Exr. William M. Johnston	Margaret E. Johnston and Barbara M. Gosnell as joint tenants	1.00	Part
19168	Grant	13 Nov 1936	Habel Scott, Extr. of Elizabeth McCulla Est.	Arnot McClure	\$550.00	All except 51y 70' & OL, Sketch attached
20570	Grant	17 Feb 1943	Susan D. McClure, Extr. of Arnot H. McClure Est.	Susan D. McClure	\$1.00 &c	ALL except 51y 70' & OL, Treas. Consents (O. & D.) Attached
29934	Grant	27 May 1955	Susan D. McClure	William E. Beatty	\$1.00 &c	Part as in No. 20570 & OL
30313	Lease	4 Aug 1955	William E. Beatty	Adams Furniture Co. Limited	\$6,050.00	per annum, Part as in No. 20570 & OL
34662	Grant	2 May 1958	Harry A. Willis et al. Extrs. of Margaret E. Johnston Est.	Annie M. Moore Olive J. Moore as joint tenants	\$12,000.00	Part. Treas. Consent attached. Comm. in W limit of Chapel St. 70' from John St. Thence W 60' X S 70' X E 60' X N 70' to p. of c.
GR291486VS	Cert.	26 Nov 1973	Treasurer's Consent	William E. Beatty Estate		Re: No. 29934
295579VS	Grant	27 Dec 1973	Harriet E. Beatty Extr. of William E. Beatty Est.	Harriet E. Beatty	\$2.00 &c	(3) part & OL. See lot 3 BR-2 for desc. & OL. Dominion Consent attached
429513	Cert.	9 May 1977	Treasurer's Consent	Annie M. Moore Estate		Re: 34662
554952	Grant	5 Aug 1980	Olive J. Moore	Fremoe Investments Ltd.	\$2.00 &c	Part as in No. 34662 & OL

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APPENDIX SUPPORTING DOCUMENTS

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Registration Number Numero d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
630180	Grant	18 01 83	Frenoel Investments Ltd.	A. Tech Real Estate Development Inc.	2.00 \$c	Pt as in No. 34662 except Comm. point is EL of lot 1 & OL
727419	Assgt of Leases & Rents	10 09 85	A. Tech Real Estate Development Inc.	The Interior Trust Co.		(1) pt as in (1) of 630180 & OL 9 June 92
727420	Assgt of Rents	10 09 85	A. Tech Real Estate Development Inc.	The Interior Trust Co.		(1) pt as in (1) of 630180 & OL
793102	Grant	31 93 87	A. Tech Real Estate Development Inc.	Glyn-William, Edgar		Pt & OL. Comm EL. Thence SE 107' X NW 112.50' X NE 7.47' X NE 41.26' X SE 40.37' X NE 61.50' X SW 72' to p of c. Tog. with r of w. Subj't to r of w
798268	Grant	06 05 87	GLYN-WILLIAMS, Edgar	FERGUSON, Gary GERLACH, David J. each 1/2 int.		Pt & OL. Tog. with & subj't to r of w as in 793103
835907	N. Agt. P & S	22 02 88	FERGUSON, Gary	510 Lansdowne Holdings Ltd.		Part & OL as in No. 793102. Tog. with and subj't to r of w
836478	N. Agt. P & S	26 02 88	FERGUSON, Gary	GERLACH, David		Part & OL as in 793102. Tog. w R of W & Subj't to R of W
838181	Grant	14 03 88	GERLACH, David John FERGUSON, Gary	GERLACH, David John		Part & OL as in 798268. Tog. w R of W & Subj't to R of W
838874	Q.C.	21 03 88	510 LANSDOWN Holdings Ltd.	GERLACH, David John		Part & OL as in 793102. Tog. with R of W & Subj't to R of W

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FORM 1

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Registration Number Numero d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
859999	Mort	23 08 88	GERLACH, David John	H. H. The Queen Canada	124,470.72	Part 3-OL, Tog. with R. of W. & Subj't to R. of W. as in 798268
			Dec 8 1985 Discharged by # R01104762 NSL. Dep. Land Reg. KO			
43R-16750	Reference Plan	YR-MTH DAY 89 04 12				Part 1-Being part & OL as in 295579YS
896259	Notice	89 05 31	BEATTY, Harriet	SACCO, Angelo		Part & OL designated as part 1 & 2 on 43R-16750
910383	Grant	89 09 18	BEATTY, Harriet Elizabeth	SACCO SCHOOLS LIMITED	\$1,500,000.00	part & OL designated as pts 1 & 2 on 43R-16750. Subj't to r. of w. over pt. 2.
910384	Mort	89 09 18	SACCO SCHOOLS LIMITED	BEATTY, Harriet Elizabeth	\$700,000.00	part and OL designated as pts 1 & 2 on 43R-16750
919889	Mort	89 12 01	GERLACH, David John	The Royal Bank of Canada	500,000.00	Part & OL together with right of way as in 838181 955999 & 919889 KO 12 Dec 95
927998	Agreement	90 02 13	H. H. The Queen	The Royal Bank of Canada		Re: Amending 919889
934222	Agreement	90 04 09	GERLACH, David John	The Royal Bank of Canada		
980992	Lien	91 08 23		AELFA Research Incorporated c.o.b. as AELFA Structures (Claimant)		Pt & OL designated as pts 1 & 2 on 43R-16750 & Subj to Right of Way over pt 2 as in NO. 552118
980993	Lien	91 08 23		AELFA Research Incorporated c.o.b. as AELFA Structures (Claimant)		Pt & OL designated as pts 1 & 2 on 43R-16750 & Subj to Right of Way over pt 2 as in NO. 552118
RD 985887	Certificate	91 10 10		Aelfa Research Incorporated COB as Aelfa Structures Plaintiff		RE: 980992 and 980993

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FORM 1

Continued on Suite 8 la page

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APPENDIX SUPPORTING DOCUMENTS

Abstract Index Répertoire par lot

Lot 1 Plan/Concession BR-22 Page 4



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
RO 1008289 Assigned by RO 1097867	Mort	92 06 08	GERLACH, David John	CANADIAN Imperial Bank of Commerce	\$500,000.00	Part & OL as in 838181 (793102) Tog. with right-of-way and subj't to right of way
RO 1032776	Certificate	93 03 11		The City of Brampton		Pt & OL as in 838181 Tog with & Subj to R of W
RO 1032777	Certificate	93 03 11		The City of Brampton		Pt & OL as in 838181 Tog with & Subj to R of W
RO 1032778	Certificate	93 03 11		The City of Brampton		Pt & OL as in 838181 Tog with & Subj to R of W
RO 1034102	Stat. Decl.	93 03 31	THE City of Brampton			Re: RO 1032778
RO 1034103	Stat. Decl.	93 03 31	THE City of Brampton			Re: RO 1032776
RO 1034104	Stat. Decl.	93 03 31	THE City of Brampton			Re: RO 1032777
RO 1049477	Charge	93 10 07	GERLACH, David John	THE Commission Exchange Incorporated	200,000.00	Part & O.L. as in no. 838181
RO 1063202	Certificate	94 04 22		The City of Brampton		Tax Arrears Pt & OL as in 838181
RO 1063203	Certificate	94 04 22		The City of Brampton		Tax Arrears Pt & OL as in 838181 Tog with & Subj to R of W
RO 1063204	Certificate	94 04 22		The City of Brampton		Tax Arrears Pt & OL as in 838181 Tog with & Subj to R of W

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FORM 1

Continued on Suite & la page

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Abstract Index
Répertoire par lot

Lot 1 Plan/Concession BR-22 Page 5
R0163204



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
R0_1094428	Assignment	95_07_14	Royal Bank of Canada	The Commission Exchange Incorporated		Re: 919889
R0 1097865 Assigned by R0 1097866	Charge	95 09 01	GERLACH, David John	JACOBS, Sam JACOBS, Julia 26.83% int. on joint account with right of survivorship BOLTON, Ida 29.26% int.	205,000.00	Pt as in 798268 & OL Tog with & Subj to R of H
R0 1097866	Assignment	95 09 01	GERLACH, David John	JACOBS, Sam JACOBS, Julia 26.83% int. on joint account with right of survivorship BOLTON, Ida 29.26% int.		Re: No. R0 1097865
R0 1097867	Assignment	95 09 01	Canadian Imperial Bank of Commerce	The Commission Exchange Incorporated		Re: No. R0 1008289
	Deposit	95 09 01	See Deposit No. R0 1097886			Part & OL as in No. 798268.
R0 1097887	Postponment	95 09 01	The Commission Exchange Incorporated	BOLTON, Ida as to 29.26% int. JACOBS, Sam JACOBS, Julia as to 26.83% int on Jnt Acct Rt Surv. SZIVEK, John SZIVEK, Anna as to 14.15% int on Jnt Acct Rt Surv. Laurentian Trust of Canada Inc. in trust as to 29.76% int.		No. 919889, R0 1094428, 934222 postponed to R0 1097865.

10/21/00

FORM 1

Continued on Suite à la page

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APPENDIX SUPPORTING DOCUMENTS



ServiceOntario

LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

14036-0011 (LT)

PAGE 1 OF 1
PREPARED FOR ATA
ON 2022/05/10 AT 16:43:53

ONLAND

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LTS 1, 2 & 3, PL BR22 AS IN R0838181; S/T & T/W R0838181 ; BRAMPTON ;

PROPERTY REMARKS:

ESTATE/QUALIFIER:

RECENTLY:

PIN CREATION DATE:

FEE SIMPLE
LT CONVERSION QUALIFIED

RE-ENTRY FROM 14036-0109

1998/11/23

OWNERS' NAMES
2088205 ONTARIO LTD.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/07/29 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/11/23**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO</p> <p>** SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1998/11/24 **</p>						
PR178094	2001/12/10	APL DEL EXECUTION		GERLACH, DAVID JOHN		C
PR985577	2005/12/16	TRANS POWER SALE	\$535,000	AGF TRUST COMPANY	2088205 ONTARIO LTD.	C
		REMARKS: PR836781				
PR985579	2005/12/16	CHARGE	\$176,250	2088205 ONTARIO LTD.	BCPBANK CANADA	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Land Registry Records for Lot 1, 2, & 3, Plan BR-22 (22, 24, 26, 28 & 32 John St)
Source: Peel Land Registry (No.43). Accessed through OnLand.

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ServiceOntario

LAND
REGISTRY
OFFICE #43

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

14036-0109 (R)

PAGE 1 OF 1
PREPARED FOR ATA
ON 2022/05/10 AT 16:25:30

ONLAND

PROPERTY DESCRIPTION: PT LTS 1, 2 & 3 PL BR22 AS IN R0838181 ; BRAMPTON

PROPERTY REMARKS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) R0838181, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.

ESTATE/QUALIFIER: RECENTLY:
PARCELIZED

PIN CREATION DATE:
1997/07/29

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/07/29 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/07/29**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p> <p>THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1997/07/29</p> <p>FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK</p> <p>NOTE: THIS PIN WAS ONCE REG PIN 14036-0011. THIS PROPERTY WAS CONVERTED TO LT ON 1998/11/23 REUSING PIN 14036-0011.</p>						
R0838181	1988/03/14	TRANSFER	\$225,000		GERLACH, DAVID JOHN	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Land Registry Records for Lot 1, 2, & 3, Plan BR-22 (22, 24, 26, 28 & 32 John St)
Source: Peel Land Registry (No.43). Accessed through OnLand.

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APPENDIX
SUPPORTING DOCUMENTS

Owners John Coyne
Lots Subdivided 3, BR-2 (pt 5, 1 EHS)

Abstract Index
Répertoire par lot

Lot 2 Plan/Concession BR-22 Page 1



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD AA JJ JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bran-fonds/Observations
665	B & S	4 Dec 1871	John Coyne et ux	Mathew M. Elliott	490.00	All and O.L.
3808	B & S	11 Nov 1885	Matthew M. Elliott et ux	Kenneth Chisholm	1.00	All and O.L.
4070	B & S	14 Oct 1886	William Elliott et al	Manton Treadgold	1800.00	Part and O.L.
4071	Mortgage	14 Oct 1886	Manton Treadgold et ux	Richard Hewson et al	1500.00	Part and O.L.
4164	Mortgage	2 Feb 1887	Manton Treadgold et ux	Richard Hewson et al	3000.00	Part and O.L.
4701	B & S	12 Sep 1889	Kenneth Chisholm et ux	Andrew Giffen	2000.00	Part and O.L.
6496	Q. C.	14 Feb 1902	Manton Treadgold et ux	Richard Hewson, William H. Smith and Jeremiah Pickering Executors of Edward Hillock deceased	1.00 and the premises	part and O.L.
6497	B & S	14 Feb 1902	Richard Hewson, William H. Smith and Jeremiah Pickering Executors of Edward Hillock deceased	Mary Ann Hillock widow, Minnie Etta Cheyne and Alfred Franklin Hillock	1.00 and the premises	part and O.L.
7296	B & S	2 Apr 1906	Andrew Giffen (a widower)	John Fingland	1600.00	All and O.L.
7412	B & S	12 Sep 1906	John Fingland et ux	Annie Quin	100.00	part and O.L.
7586	B & S	1 May 1907	John Fingland et ux	Sophia Calvert	1050.00	part and O.L. and right of way also the use of the well upon said lot 3 and subject to certain obligations etc.
7636	Pro. Will and Codicil	26 Jun 1907	Mary Ann Hillock widow	My Daughter Minnie		her share amongst other lands and bequests etc.

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FORM 1

Continued on Suite 818 page.....

Land Registry Records for Lot 2, Plan BR-22
Source: Peel Land Registry (No.43)

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Abstract Index
Répertoire par lot

Lot 2 Plan/Concession BR-22 Page 2



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
7879	B & S	17 Aug 1908	Sophia Calvert	William M. Johnston	1150.00	All and O.L. Subject also to a right of way 4 feet in width from John Street immediately east and along the Easterly boundary of a parcel of land conveyed to one Henry Tazer for the distance of 112 feet 6 inches also subject to the use of the well upon said lot 3 etc.
7940	B & S	2 Dec 1908	Joseph L. Newlove and Minnie Etta Cheyne Exrs. of Mary Ann Hillcock, widow	Minnie Etta Cheyne	1.00	and the premises Part and O.L. save and except the interest in a narrow strip of land West of the Northerly 40 feet of the Westerly Wall of the building on said lands described in Instrument no. 5224
7941	B & S	2 Dec 1908	Minnie Etta Cheyne	Edwin Charles Denison	2800.00	Part and O.L. undivided 2/3 save and except as above mentioned
8035	B & S	28 Apr 1909	Alfred Franklin Hillcock et ux	Rhoda M. Elliott wife of James E. Elliott	1600.00	Part The premises and O.L.
8209	B & S	7 Feb 1910	Rhoda M. Elliott	Edwin Denison	1800.00	Part and O.L.
11032	B & S	29 Jun 1912	Annie Quinn, widow	Sarah Stirk	5500.00	Part
12563	B & S	5 Jul 1917	Sarah Stirk	Samuel D. Stirk	5500.00	Part and O.L.
12564	Mortgage	5 Jul 1917	Samuel D. Stirk et ux	Harriet Stirk	2100.00	Part and O.L.
13726	B & S	2 Jul 1921	Amy E. Wakefield	McKillop and McIntyre	6000.00	Part and O.L.
13782	B & S	1 Sep 1920	William M. Johnston et ux	Oliver Moore	4000.00	Part Sly 112'6" & O.L.

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FORM 1

Continued on Sure & 1a page

Land Registry Records for Lot 2, Plan BR-22
Source: Peel Land Registry (No.43)

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APPENDIX SUPPORTING DOCUMENTS

Abstract Index Répertoire par lot

Lot: 2 Plan/Concession: BR-22 Page: 3

Registration Number Numero d'enregistrement	Instrument Type Type d'acte	day-mth-year Date d'enregistrement JJ MM AA	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
15819	Grant	30 Mar 1926	Thomas H. McKillop et ux	Elmer F. McIntyre	1.00 & c.	Part and O.L.
16265	Grant	18 Jun 1927	Elmer F. McIntyre et ux	James S. Torrence Arnott H. McClure Elmer F. McIntyre	1.00 & c.	Part and O.L.
17182	Grant	6 Oct 1930	James S. Torrence et ux	Arnott H. McClure and Elmer F. McIntyre	1.00 & c.	Part Undivided 1/3 interest.
17432	Grant	17 Nov 1931	Elmer F. McIntyre et ux	Arnott H. McClure	1.00	Part and O.L. & interest
20570	Grant	17 Feb 1943	Susan D. McClure Extrx. of Arnott H. McClure	Susan D. McClure	1.00 & c.	Part & O.L. Consents (0&D) attached comm. in W. limit of lot 2, 110'6" N. of John St., thence N. 23' to W. angle lot 2 X E 41' to N. angle X S 23' X W 41' to pofb
29934	Grant	27 May 1955	Susan D. McClure	William E. Beatty	1.00 & c.	Part as in no. 20570 & O.L.
30313	Lease	4 Aug 1955	William E. Beatty	Adams Furniture Co. Limited	6,050.00 per annum	Part as in no. 20570 & O.L.
10474 GR	Cert	19 Jun 1957	Treasurers Consent	David O. Moore Estate		re: no. 13782 & O.L.
291486 vs	Cert	26 Nov 1973	Treasurers Consent	William E. Beatty, Estate		Re: no. 29934
295579 vs	Grant	27 Dec 1973	Harriet E. Beatty Extrx. of William E. Beatty Est.	Harriet E. Beatty	2.00 & c.	Part as in no. 20570. Dominion Consent attached & O.L.
429514	Cert	9 May 1977	Treasurers Consent	Annie M. Moore Estate		Re: 13782
554952 entered	Grant	21. 01.83	Olive J. Moore	Frenco Investments Ltd.	2.00 & c.	See lot 3 for description

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FORM 1

Continued on Suite & la page

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Abstract Index
Répertoire par lot

Lot 2 Plan/Concession BR-22 Page 4



Registration Number Numero d'enregistrement	Instrument Type Type d'acte	Day month year Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
630180	Grant	18 01 83	FRENDEL Investments Ltd.	A: TECH Real Estate Development Inc.	2:00:00	See lot 3 for description & D.L.
727419	Asst. of Leases & Rents	10 09 05	A. Tech Real Estate Development Inc.	The Interior Trust Co.		Pt. & O.L. as in no. 630180 & O.L.
727420	Asst. of Rents	10 09 05	A. Tech Real Estate Development Inc.	The Interior Trust Co.		Pt. & O.L. as in no. 630180 & O.L.
793102	Grant	31 03 87	A. Tech Real Estate Development Inc.	GLYN-WILLIAM, Edgar		Pt. & O.L. see lot 1 for desc.
798268	Grant	06 05 87	GLYN-WILLIAMS, Edgar	FERGUSON, Gary GERLACH, David J.		pt. & O.L. & tog with & subj to rofw see lot 1 for desc.
835907	H Agt P & S	22 02 88	FERGUSON, Gary	510 Lansdowne Holdings Ltd.		Part & O.L. as in no. 793102 Tog with and subj to rofw
836478	A Agt P & S	26 02 88	FERGUSON, Gary	GERLACH, David		Part & O.L. as in 793102 Tog w & subj to rofw
838181	Grant	14 03 88	GERLACH, David John FERGUSON, Gary	GERLACH, David John		Part & O.L. as in 798268 Tog with & subj to rofw
838874	Quit Claim Grant <i>corrected Au-2-18</i>	21 03 88	510 Lansdowne Holdings Ltd.	GERLACH, David John		Part & O.L. See lot 1 for desc.
859999	Mort	23 08 88	GERLACH, David John	H. H. The Queen, Canada	124,470.72	Part & O.L. Tog w rofw & subj to rofw
43R-16750	Reference Plan	yr math day 89 04 12		<i>Discharged by # R01104762 H. H. The Queen, Canada Dec 8/95</i>		Part 1. - being part and O.L. as in 295579 vs

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FORM 1

Continued on Suite & la page

Land Registry Records for Lot 2, Plan BR-22
Source: Peel Land Registry (No.43)

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APPENDIX SUPPORTING DOCUMENTS

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Lot 2 Plan/Concession BR-22 Page 5

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement XX MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
896259	Notice	89 05 31	BEATTY, Harriet	SACCO, Angelo		part & O.L. designated as parts 1, 2 on 43R-16750
910383	Grant	89 09 18	BEATTY, Harriet Elizabeth	SACCO Schools Limited	1,500,000.00	part and O.L. designated as pts 1 & 2 on 43R-16750 Subj to rofw over pt 2
910384	Mort	89 09 18	SACCO Schools Limited	BEATTY, Harriet Elizabeth	700,000.00	part & O.L. being pt 1 & 2 on 43R-16750 Subj to Easement over pt 2
919889	Mort	89 12 01	GERLACH, David John	THE Royal Bank of Canada	500,000.00	part & O.L. together with right of way as in 838181
927980	Agreement	90 02 13	H. H. The Queen	THE Royal Bank of Canada		Assigned by RO 107428 mtge 889999 & 919889
934222	Agreement	90 04 09	GERLACH, David John	THE Royal Bank of Canada		Re: amending 919889
980992	Lien	91 08 23		AELFA Research Incorporated c.o.b. as AELFA Structures (Claimant)		Pt & OL designated as pts 1 & 2 on 43R-16750 & Subj to Right of Way over pt 2 as in NO. 552118
980993	Lien	91 08 23		AELFA Research Incorporated c.o.b. as AELFA Structures (Claimant)		Pt & OL Designated as pts 1 & 2 on 43R-16750 & Subj to Right of Way over pt 2 as in NO. 552118
RO 985887	Certificate	91 10 10		Aelfa Research Incorporated COB as Aelfa Structures Plaintiff		RE: 980992 and 980993
RO 1008289 Assigned by RO 1097867	Mort	92 06 08	GERLACH, David John	CANADIAN Imperial Bank of Commerce	\$500,000.00	Part & OL as in 838181 793102 Tog. with & subj't to right of way

Land Registry Records for Lot 2, Plan BR-22
Source: Peel Land Registry (No.43)

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FORM 1 (89) ONTARIO, Sept. 1971

Abstract Index
Répertoire par lot

Lot 3 Plan/Concession BR-22 Page 1
John Street



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD XX MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
665	B & S	4 Dec 1871	John Coyne et ux	Matthew H. Elliott	\$ 490.00	All and O.L.
3808	B & S	11 Nov 1885	M. M. Elliott et ux	K. Chisholm	1.00	All and O.L.
4701	B & S	12 Sep 1889	Kenneth Chisholm et ux	Andrew Giffen	2000.00	All and O.L.
7296	B & S	2 Apr 1906	Andrew Giffen (a widow)	John Finland	1600.00	All and O.L.
7412	B & S	12 Sep 1906	John Finland et ux	Annie Quin	100.00	Part and O.L.
7566	B & S	18 Apr 1907	John Finland et ux	Henry Tozar	850.00	Part and O.L. A free and uninterrupted right-of-way and full right and liberty said right-of-way and use of water of the well etc.
7586	B & S	1 May 1907	John Finland et ux	Sophia Calvert	1050.00	Part and O.L. Also the right-of-way etc. and the use of the well upon said lot 3, and subject to certain obligation therein mentioned
7879	B & S	28 Aug 1908	Sophia Calvert	William M. Johnston Sly 112'6" of Ely 6'	1150.00	Part and O.L. Also the right-of-way 4 feet wide etc. also the use of the well on said lot
7888	B & S	28 Aug 1908	Henry Tozar et ux	William M. Johnston Sly 112'6" of Wly 47'	1000.00	Part and right-of-way etc. Subject to a mortgage now upon the premises for \$450.00 and interest
11032	B & S	29 Jun 1912	Annie Quinn, widow	Sarah Stirk	5500.00	Part and O.L.
12563	B & S	5 Jul 1917	Sarah Stirk	Samuel D. Stirk	5500.00	Part and O.L.

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FORM 1

Continued on Suite à la page

Land Registry Records for Lot 3, Plan BR-22
Source: Peel Land Registry (No.43)

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APPENDIX SUPPORTING DOCUMENTS

Abstract Index Répertoire par lot

Lot 3 Plan/Concession BR-22 Page 2
John Street



Registration Number Numéro d'enregistrement	Instrument Type Type d'actif	Registration Date Date d'enregistrement YY MM JJ AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
12564	Mortgage	5 Jul 1917	Samuel D. Stirk et ux	Harriett Stirk	2100.00	Part and O.L.
13520	B & S	6 Apr 1920	William M. Johnston et ux	William A. Griffin	5800.00	Part as in 7888
13782	B & S	1 Sep 1920	William M. Johnston et ux	Oliver Moore	4000.00	Part and O.L. as in 7879
21964	grant	1 Aug 1946	Robert H. Griffen Extr. of William A. Griffen & Personally et ux	Mary W. Griffen	\$1.00 & C	Part; Consents (O.&D.): Attached. Comm 20.8' E of S angle Thence N to & along Centre Wall of double house 113.3' x E26.2' x S113.3' x W26.2' to p. of c. Tog with & Subj. to RefW, also well rights.
21965	Grant	1 Aug 1946	Robert H. Griffen Extr. of William A. Griffen Est & Mary W. Griffen	Robert H. Griffen	\$1.00 & C	Part: comm 20.8' E of S angle Thence N to & along centre wall of double house 113.3' Wx20.8' x S113.3' x E 20.8' to p. of c.
22427	Grant	7 June 1947	Frederica Patterson Extr. of Mary W. Griffen Est.	Norman E. Russell	\$5,000.00	Part & rights as in NO.21964. Consents (O.&D.) Attached
23999	Grant	24 Nov 1949	Mary E. Russell Extr. of Norman E. Russell Est.	Mary E. Russell	\$1.00	Part & Rights as in No.21964, Treas. Consent Attached
24721	Grant	3 Nov 1950	Robert H. Griffen	Herbert H. Hetherington	\$1.00 & C	Part as in No.21965
10474 GR	Cert	19 June 1957	Treasurer's Consent	Daid O. Moore Estate		re: No. 13782 & O.L.
46033	Grant	28 Dec 1962	Hubert H. Hetherington, et ux	Dorothy Hetherington	\$1.00 & NL&A	Part as in NO. 21965
7966 VS	Cert	28 Jun 1966	Treasurer's Consent	Dorothy Hetherington Est.		re: 46033 & O.L.

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FORM 1

Continued on Suite & la page

Land Registry Records for Lot 3, Plan BR-22
Source: Peel Land Registry (No.43)

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Abstract Index
Répertoire par lot

Lot 3 Plan/Concession BR-22 Page 3

JOHN STREET



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
GR 111451	Cert	23 June 1969	Treasurer's Consent	Mary E. Russell Est.		re: No. 23999
132272vs	Grant	30 Jan 1970	Norman E. Russell & Joseph Y. Russell Exrs Mary E. Russell's Estate	Hermans S. Pimentel & Maria do Carmo Pimentel as Joint tenants	1.00 & C	Part & rights as in No. 21964 Dom. Consent attached
vs. 411971	Cert	10 Nov. 1976	Treasurers Consent	Herbert H. Hetherington Estate		Re: No. 46034
VS 416778	Grant 92-06-09	24 Dec. 1976	Helen D. Gruber Exrx of Dorothy Hetherington Est.	Helen D. Gruber	\$2.00	Part as in No. 21965 Dom. Consent Attached
429514	Cert	9 May 1977	Treasurers Consent	Annje M. Moore Estate		Re: 13782
43R-6809	Reference Plan		(Part 1 & O.L.) Tog with agree'	re: No.'s 5224 & 6184	& O.L.	
550118	Cert	12 June 1980	Treasurer's Consent	Samuel D. Stirk (Estate)		Part & O.L. designated as pts 1 & 3 on 43R-6809 re: No. 12563. Tog with right & easements re: No's 6184 & 5224 Tog with r of w over pt lot 3, BR-2, pt lot, BR-22
551768	Grant	30 June 1980	Gerald D. Stirk, Samuel A. Stirk & Harry L. Stirk executors of Samuel D. Stirk estate	Gerald D. Stirk	\$2.00 & C	Part & O.L. designated as Parts 1 & 3 on 43R-6809 Tog with a right re: 6184 Tog with R of Way
554952	Grant	5 Aug 1980	Olive J. Moore	Frenoel Investments Limited	\$2.00 & C	Part Comm 47' from SHLY L Thence Nly 112'6" x Ely x Sly 112'6" x Wly to p of b & right of way & use of well & O.L.
630180	Grant	18.01.83	FRENOEL Investments Ltd.	A. TECH Real Estate Development Inc.		Pt. as in No. 554952 & r of w & use of well & O.L.

10321 (84) FORM 1

Continued on Sure & 16 page.

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APPENDIX SUPPORTING DOCUMENTS

Abstract Index
Répertoire par lot

Lot 3 Plan/Concession BR-22 Page 4
John Street

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
710729	Mort	10 04 85	GURBER, Helen D.	BANK of Montreal	\$17,000.00	pt re No. 416778
727419	Asst of Leases & Rents	10-09-85	A. Tech Real Estate Development Inc.	The Interior Trust Co.		Pt & O.L. as in 680100 & right of way & use of well & O.L.
727420	Asst of Rents	10-09-85	A Tech Real Estate Development Inc.	The Interior Trust Co.		Pt & O.L. as in 680100 & Right of Way & use of well & O.L.
793102	Grant	31 03 87	A TECH Real Estate Development	GLYN-WILLIAM, Edgar		pt & O.L. see lot 1 for desc.
798268	Grant	06 05 87	GLYN-WILLIAMS, Edgar	FERGUSON, Gary GERLACH, David J. each 1/2 int.		pt & O.L. & Tog with & Subj. to r of w see lot 1 for desc.
811755	Grant	04 08 87	STIRK, Gerald D.	IANNACI, William		Part & O.L. Being pts 1 & 3 on 43R- 6809 Tog with right-of-way over pt lot 4 being pt 2 on 43R- 6809 Tog with right to use party wall & ease- ments as in 6187
811756	Mort	04 08 87	IANNACI, William	The Royal Bank of Canada	400,000.00	Part & O.L. Being pts 1 & 3 on 43R- 6809 Tog with right to use party wall & easements as in 6187
835907	H. Agt P & S	22 02 88	FERGUSON, Gary	510 Lansdowne Holdings Ltd.		Part & O.L. as in No. 793102 Tog with and Subj to rofw
836478	N Agt P & S	26 02 88	FERGUSON, Gary	GERLACH, David		Part & O.L. as in No.793102 Tog w & subj. to Rofw
838181	Grant <i>corrected 04-2-88</i>	14 03 88	GERLACH, David John FERGUSON, Gary	GERLACH, David		Part & O.L. as in 798268 Tog with & Subj. to Rofw

10321 (88) FORM 1 Continued on Suite & la page

Land Registry Records for Lot 3, Plan BR-22
Source: Peel Land Registry (No.43)

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Abstract Index
Répertoire par lot

Lot 3 Plan/Concession BR-22 Page 5

John Street



Registration Number Numero d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM JJ AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
838874	Oil Claim Grant <i>corrected 97-2-28</i>	21 03 88	510 Lansdowne Holdings Ltd.	GERLACH, David John		Part. & O.L. See Lot 1 for desc.
859999	Mort	89 08 00	GERLACH, David John <i>De 8195 Discharged by # K010412 Reg. Land Reg. K</i>	H.M. The Queen - Canada	124,470.72	Part. & O.L. together with Subj. to R of W. See lot 1 for description
919889	Mort	89 12 01	GERLACH, David John	THE Royal Bank of Canada	500,000.00	Part. & O.L. together with right of way as in 838181 <i>ASSIGNED BY K01094128</i> mtge. 859999 and 919889
927980	Agreement	90 02 13	H.M. The Queen	THE Royal Bank of Canada		Re: Amending 919889
934222	Agreement	90 04 09	GERLACH, David John	THE Royal Bank of Canada		Re: Amending 919889
RO 1008289 Assigned by RO 1097867	Mort	92 06 08	GERLACH, David John	CANADIAN Imperial Bank of Commerce	\$500,000.00	Part & OL as in 838181 793102 Tog. with & subj't. to right of way
RO 1032776	Certificate	93 03 11		The City of Brampton		Pt & OL as in 838181 Tog with & Subj to R of W
RO 1032777	Certificate	93 03 11		The City of Brampton		Pt & OL as in 838181 Tog with & Subj to R of W
RO 1032778	Certificate	93 03 11		The City of Brampton		Pt & OL as in 838181 Tog with & Subj to R of W
RO 1034102	Stat. Decl.	93 03 31	THE City of Brampton			Re: RO 1032778
RO 1034103	STAT. Decl.	93 03 31	THE City of Brampton			Re: RO 1032776
RO 1034104	Stat. Decl.	93 03 31	THE City of Brampton			Re: RO 1032777

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FORM 1

Continued on Suite à la page

Land Registry Records for Lot 3, Plan BR-22
Source: Peel Land Registry (No.43)

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APPENDIX SUPPORTING DOCUMENTS



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REGISTRY
OFFICE #43

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

14036-0107 (R)

PAGE 1 OF 1
PREPARED FOR ATA
ON 2022/05/10 AT 16:21:28

ONLAND

PROPERTY DESCRIPTION: PT LT 3 PL BR22 AS IN VS416778 ; BRAMPTON

PROPERTY REMARKS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) VS416778, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.

ESTATE/QUALIFIER: RECENTLY:
PARCELIZED

PIN CREATION DATE:
1997/07/29

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	BLOCK IMPLEMENTATION	DATE" OF 1997/07/29 ON THIS PIN		
WAS REPLACED WITH THE	"PIN CREATION DATE"	OF 1997/07/29				
** PRINTOUT INCLUDES ALL	DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **					
THIS ABSTRACT INCLUDES ALL	INSTRUMENTS AND	DOCUMENTS FROM: 1997/07/29				
FOR THE PREVIOUS ABSTRACT	SEE ABSTRACT BOOK					
NOTE: THIS PIN WAS ONCE	REG PIN 14036-0009.	THIS PROPERTY WAS	CONVERTED TO LT ON 1998/11/23	REUSING PIN 14036-0009.		
VS416778	1976/12/24	TRANSFER	\$2		GRUBER, HELEN DOROTHY	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Land Registry Records for Lot 3 (22 John St), Plan BR-22
Source: Peel Land Registry (No.43). Accessed through OnLand.

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LAND
REGISTRY
OFFICE #43

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

14036-0108 (R)

PAGE 1 OF 1
PREPARED FOR ATA
ON 2022/05/10 AT 16:28:12

ONLAND

PROPERTY DESCRIPTION: PT LT 3 PL BR22 AS IN VS132272 ; BRAMPTON

PROPERTY REMARKS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) VS132272, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.

ESTATE/QUALIFIER: RECENTLY: PARCELIZED PIN CREATION DATE: 1997/07/29

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/07/29 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/07/29**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p> <p>THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1997/07/29</p> <p>FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK</p> <p>NOTE: THIS PIN WAS ONCE REG PIN 14036-0010. THIS PROPERTY WAS CONVERTED TO LT ON 1998/11/23 REUSING PIN 14036-0010.</p>						
VS132272	1970/01/30	TRANSFER	\$1		PIMENTEL, HERMANO SERRA PIMENTEL, MARIA DO CARMO	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Land Registry Records for Lot 3 (24 John St), Plan BR-22
Source: Peel Land Registry (No.43)

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APPENDIX SUPPORTING DOCUMENTS



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REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

14036-0010 (LT)

PAGE 1 OF 1
PREPARED FOR ATA
ON 2022/05/10 AT 16:22:03

ONLAND

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 3, PL BR22 AS IN V5132272; S/T & T/W V5132272; CITY OF BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14036-0108

PIN CREATION DATE:

1998/11/23

OWNERS' NAMES

D'ALELIO, GUIDO

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE BLOCK IMPLEMENTATION DATE* OF 1997/07/29 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/11/23**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1998/11/24 **</p>						
PR2614811	2014/10/10	TRANSFER	\$380,000	PIMENTEL, HERMANO SERRA	D'ALELIO, GUIDO	C
PR2614812	2014/10/10	CHARGE	\$380,000	D'ALELIO, GUIDO	ROYAL BANK OF CANADA	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Land Registry Records for Lot 3 (24 John St), Plan BR-22
Source: Peel Land Registry (No.43). Accessed through OnLand.

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Répertoire par lot

Lot 4 Plan/Concession BR-22 Page 1
Plan By C.J. Wheelock, Sept, 1871



Registration Number Numero d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
667	B. & S.	4 Dec 1871	John Coyne et ux	John Robertson	\$450.00	All and O.L.
6167	B. & S.	5 Mar 1900	John H. Robertson et ux	William Wilkinson		A right-of-way 12 feet in width along the Easterly boundary thereof from the property of the party of the third part to John Street and other lands (Wife did not sign)
9621	B. & S.	29 Jul 1910	Annie C. Robertson et al	Annie M. Collop	775.00	All and O.L.
9622	B. & S.	29 Jul 1910	Annie M. Collop	John B. Leslie	400.00	Part (Wly. 10 ft.) and O.L.
9623	B. & S.	29 Jul 1910	Annie M. Collop	James Jackson	400.00	All except Wly. 10 ft
11583	B. & S.	7 Nov 1913	James Jackson	Henry Arnott	700.00	All except Wly. 10ft
14351	B. & S.	1 Jun 1922	John P. Arnott et ux	Elizabeth C. Read	1.00	All except Wly. 10ft
16046	Grant	15 Nov 1926	William King and E.G. Graham Executors of Elizabeth Leslie	Edgar Morrison	6000.00	Wly. 10 feet and O.L.
19791	Grant	14 Mar 1940	Arthur G. Reed, Extr. of Eliz. C. Reed Est.	Edgar Morrison et ux	\$4,5000.00	All except Wly. 10' e. Subj. to RofWs Consent attached
21426	Ass't of Mortgage	12 July 1945	Florence Langkhill, et al Exors Samuel McCandless Est.	Lilas H. Trout, Trustee	\$1.00 & c.	Assigning No. 16385. Consents (10 & D) Attached. <i>By 21467</i>
9792 G.R.	Cert.	20 Apr. 1956	Treasurer's Consent	James E. Morrison Estate		Part as in No. 19791, 16046 & O.L.
10474 G.R.	Cert	19 June 1957	Treasurer's Consent	David D. Moore Estate		re: No. 13782 & O.L.

10321 (88)

FORM 1

Continued on Suite 816 page...

Land Registry Records for Lot 4, Plan BR-22
Source: Peel Land Registry (No.43)

DRAFT

APPENDIX SUPPORTING DOCUMENTS

Abstract Index
Répertoire par lot

Lot 4 Plan/Concession BR-22 Page 2

Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement yy mm dd Day/Month/Year	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
39555	Grant	15 Aug 1960	Daisy E. Anthony et al Extrs. of William E. Anthony Est.	Gordon W. Anthony	\$1.00 & c.	re: RofW & O.L.
39556	Grant	15 Aug 1960	William J.M. Anthony et al	George A. Smith & Ursula McArter, as Tenants in Common	\$1.00 & c.	RofW & O.L. see lot 5 for descip. Sketch Attached, Treas. Consent. Endorsed.
39557	Mortgage	15 Aug 1960	George A. Smith, et ux & Ursula McArter	William J.M. Anthony & Donald Anthony	\$40,000.00	RofW & O.L. <i>ndr P 93-12-14</i>
39964	Q.C.	26 Oct 1960	Elizabeth C. Morrison	Charlotte V. Watson	\$2.00 & c.	Part as in No. 19791
39965	Q.C.	26 Oct 1960	Elizabeth C. Morrison	George E. Morrison	\$2.00 & c.	Wly 10' & O.L. & RofW
39966	Grant	26 Oct 1960	George E. Morrison, et ux.	Raymond A. Wilson & Howard M. Caton, Howard E. Dellow, as tenants in common.	\$2.00 & c.	Part & O.L. Comm 58.11' W of SE angle lot 4. Thence W46.11' x N121.50' x NW15' x NE46.78' x SE137.15' to pofc Together with & Subj. to RofW
39967	Grant	26 Oct 1960	Charlotte V. Watson	Raymond A. Wilson, Howard M. Caton, Harold E. Dellow, as Tenants in Common	\$2.00 & c.	Part: Comm at SE angle Thence W58.11 x N137.15' x E56.23' x S137.78' to PofC. Subj. to RofW
50321	Grant	31 Jan 1964	Raymond A. Wilson, et ux & Howard M. Caton, et ux Harold E. Dellow, et ux	Raymond A. Wilson & Harold E. Dellow as joint tenants	\$2.00 & c.	Part & O.L. as in No. 39966 and Part as in No. 39967 & O.L.
52792	Grant	18 Aug 1964	Raymond A. Wilson, et ux & Harold E. Dellow, et ux	George A. Smith & Ursula McArter, as tenants in common	\$2.00 & c.	Part & O.L. as in No. 50321
43R-6809	Reference Plan		(Part 2 & O.L.) Subj. to 12563	& O.L.		

10321 (48) FORM 1 Continued on Same & its page 3

Land Registry Records for Lot 4, Plan BR-22
Source: Peel Land Registry (No.43)

DRAFT

Abstract Index
Répertoire par lot

Lot 4 Plan/Concession BR-22 Page 3



Registration Number Numero d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD XX XX XX	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
550118	Cert.	12 June 1986	Treasurer's Consent	Samuel D. Stirk (Estate)		Tog. with r. of w. over pt. lot 3, BR-2, and pt. lot 4, BR-22 designated as pt. 2 on 43R-6809 with pt. lots 3, 5 & 6, BR-2, & pt. lot 3, BR-22
664268	Grant	18 11 83	SMITH, George A. MCARTER, Ursula	SMITH, George A. SMITH, Florence JT-half-int. MCARTER, Ursula half'int.	1. part & ori. comm 58.11' Wly from SE angle chance 46.11' X NW 121.50' X NW 5.1' X NE 46.78' X SE 137.15' to p. of c. sub lot 3 of 5 w/ r. of w. of 43R-6809 2. part & ori. comm 58.11' Wly from SE angle chance 46.11' X NW 121.50' X NW 5.1' X NE 46.78' X SE 137.15' to p. of c. sub lot 3 of 5 w/ r. of w. of 43R-6809	
673739	Grant	29 02 84	HIRSCHFELD, Florence A. FOX, Reva KALBERMAN, Elaine D.	JOGMAR Management Ltd.		Tog. with a rofw over Part 2 on 43R6809 with lot 5 plan BR-2 Tog. with rights re: 6184 HIRSCHFELD, Florence A. as to i. interest FOX, Reva as to i. int. KALBERMAN, Elaine D. as to i. interest.
678875	Grant	27 04 84	JOGMAR Management Ltd.	584572 Ontario LTD.		Tog. with rofw & rights as in No 673739 with lot 5, BR-2
678876	Mort.	27 04 84	584472 Ontario Ltd.	JOGMAR Management Ltd.	45,000.00	Tog. with rofw & rights as in No 678875 with Lot 5 BR-2
43R-14567	R. plan	11 05 87				52192 Pt 3 - 664268 - 5543.9 sq ft 52792 Pt 4 - 644268 - 1652.1 sq ft 52792 Pt 5 - 664268 - 664.9 sq ft & O.L. re 664268
	Deposit		See Deposit No. 779160			
779161	Grant	14 05 87	SMITH, George A. SMITH, Florence MCARTER, Ursula	704156 Ontario Ltd.		pt & O.L. designated as pts 1, 2, 3, 4, 5, 6, 7 on 43R-14567 Subj. to r of w re: 12563 & 39556 SMITH, George A

12321 (88)

FORM 1

Continued on Page 4 to page ... Continued

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APPENDIX SUPPORTING DOCUMENTS

Abstract Index Répertoire par lot

Lot 4 Plan/Concession BR-22 Page 4



Registration Number Numero d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement YY MM DD AA MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
			CONTINUED FROM PREVIOUS PAGE..			SMITH, Florence as JT & int. MCARTER, Ursula & int.
811755	Grant	04 08 87	STIRK, Gerald	IANNACI, William		Tog with right-of-way over pt lot 4- being pt 2 on 43R-6809 & O.L. Tog with right to use party wall & ease- ments as in 6187
837559	Grant	07 03 88	704156 Ontario Ltd.	INSERRA Frank INSERRA Maria jt 50% interest Porretta Investments Inc. 50% interest		All & O.L. designated as pts 1,2,3,4 5,6,7 on 43R-14567 Subj. to rights of way re 12563 & 39556
837771	Grant	09 03 88	Estate of MORRISON James Edgar	MORRISON George Elmer		Pt & O.L. as in 39966 Tog with R of W over pt Comm SEL Thence SW 12' x NW 122.78' x SW 44.44' x NW 15.01' x NE 56.23' x SE 137.78' to p of c
837772	Grant	09 03 88	Estate of MORRISON James Edgar	WATSON Charlotte Viola		Pt as in 39967 Subj. to R of Way
837773	Grant	09 03 88	Estate of MORRISON George Elmer WATSON Charlotte Viola	704156 Ontario Ltd.		All & O.L. designated as pts 1,2,3,4 5,6,7 on 43R-14567 Subj to R of w re 12563 & 39556
863571	Grant	15 09 88	INSERRA, Frank INSERRA, maria as JT to 50% int. PORRETTA Investments Inc. as to 50% int.	PEREGRIN Limited		All & O.L. designated as pt 1,2,3,4,5 6 & 7 on 43R-14567, Subj. to R of W re: 12563 & 39556

10321 (88)

FORM 1

Continued on/Suite à la page

Land Registry Records for Lot 4, Plan BR-22
Source: Peel Land Registry (No.43)

DRAFT

CENSUS 1881 - RECENSEMENT. Province of *Ontario* District No. *110* S District *Union of Counties of Ontario*
 SCHEDULE No. 1 - Nominal Return of the Living. TABLEAU No. 1 - Dénombrement des Vivants. PAGE 36

PERSONS IN THE CARE OF VISITATION						NAME	AGE	SEX	Date of Birth	Country of Birth	RELIGION	OCCUPATION	Profession, Occupation or Trade	MARRIAGE		DECEASED		Date of Death	
Yours	Stranger	House of Correction	House of Industry	House of Refuge	Married									Single	Deceased	Deceased			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
						<i>William</i>	<i>37</i>	<i>M</i>	<i>1844</i>	<i>Ontario</i>	<i>Methodist</i>	<i>Merchant</i>							
		<i>174</i>	<i>175</i>			<i>Thomas</i>	<i>41</i>	<i>M</i>	<i>1840</i>	<i>England</i>	<i>Methodist</i>	<i>Merchant</i>							
						<i>Jane</i>	<i>38</i>	<i>F</i>	<i>1843</i>	<i>Ontario</i>	<i>Methodist</i>								
						<i>William</i>	<i>16</i>	<i>M</i>	<i>1865</i>	<i>"</i>	<i>"</i>								
						<i>Frederick</i>	<i>10</i>	<i>M</i>	<i>1871</i>	<i>"</i>	<i>"</i>								
						<i>Elizabeth</i>	<i>6</i>	<i>F</i>	<i>1875</i>	<i>"</i>	<i>"</i>								
						<i>William</i>	<i>11</i>	<i>M</i>	<i>1870</i>	<i>"</i>	<i>"</i>								
						<i>Albert</i>	<i>2</i>	<i>M</i>	<i>1879</i>	<i>"</i>	<i>"</i>								
						<i>William</i>	<i>1/2</i>	<i>M</i>	<i>1879</i>	<i>"</i>	<i>"</i>								<i>16th March 1881</i>
		<i>176</i>	<i>176</i>			<i>David</i>	<i>47</i>	<i>M</i>	<i>1838</i>	<i>Scotland</i>	<i>Presb (in)</i>	<i>Scotch</i>	<i>Barber</i>						
						<i>Ellen</i>	<i>46</i>	<i>F</i>	<i>1842</i>	<i>"</i>	<i>"</i>								
						<i>Margaret</i>	<i>16</i>	<i>F</i>	<i>1865</i>	<i>"</i>	<i>"</i>								
						<i>James</i>	<i>14</i>	<i>M</i>	<i>1867</i>	<i>W. I.</i>	<i>"</i>								
						<i>James</i>	<i>10</i>	<i>M</i>	<i>1871</i>	<i>Ontario</i>	<i>"</i>								
		<i>176</i>	<i>177</i>			<i>Robertson</i>	<i>55</i>	<i>M</i>	<i>1826</i>	<i>Scotland</i>	<i>Presb (in)</i>	<i>Scotch</i>	<i>Barber</i>						
						<i>Mary</i>	<i>45</i>	<i>F</i>	<i>1842</i>	<i>Ontario</i>	<i>"</i>								
						<i>Ann</i>	<i>18</i>	<i>F</i>	<i>1863</i>	<i>"</i>	<i>"</i>								
						<i>Margaret</i>	<i>16</i>	<i>F</i>	<i>1865</i>	<i>"</i>	<i>"</i>								
						<i>Mary</i>	<i>14</i>	<i>F</i>	<i>1867</i>	<i>"</i>	<i>"</i>								
						<i>John</i>	<i>13</i>	<i>M</i>	<i>1868</i>	<i>"</i>	<i>"</i>								
						<i>Henry</i>	<i>13</i>	<i>M</i>	<i>1868</i>	<i>"</i>	<i>"</i>								
		<i>176</i>	<i>176</i>			<i>McLaren</i>	<i>50</i>	<i>M</i>	<i>1831</i>	<i>Ontario</i>	<i>Presb (in)</i>	<i>Scotch</i>	<i>Minister</i>						
						<i>Margaret</i>	<i>28</i>	<i>F</i>	<i>1853</i>	<i>"</i>	<i>"</i>								
						<i>John</i>	<i>3</i>	<i>M</i>	<i>1878</i>	<i>"</i>	<i>"</i>								
						<i>Edith</i>	<i>3</i>	<i>F</i>	<i>1878</i>	<i>"</i>	<i>"</i>								

1881 Personal Census for Household of John Robertson
 Source: 1881 Census of Canada, Library and Archives of Canada

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APPENDIX SUPPORTING DOCUMENTS

County of Peel.

NAMES OF PARTIES, (Surname first.)		AGE.	RESIDENCE WHEN MARRIED.	PLACE OF BIRTH.	Bachelor, Widower, Spinster, Widow,	OCCUPATION, OR PROFESSION.	NAMES OF PARENTS (FATHER—F. MOTHER—M. N.B.—Always give Maiden Name of Mother.	
X Groom.	15 Marlatt Samuel	31	Erindale	Erindale	B.	Farmer	(Deceased)	F.
Bride.	" Mc Shurick Maggie Louise	26	Erindale	Erindale	S.	—	Westley May Eliza	M.
Groom.	16 Rutledge Jas Oliver	21	Alton Peel	Alton Peel	B.	Butcher	Mc Shurick John	F.
Bride.	" Lackey Mary Alta	18	Peel Co.	Peel Co.	S.	—	Richardson Ely	M.
Groom.	17 Young Charles	24	Streetville Halton	Malton	B.	Motor Man	Rutledge Wm Henry	F.
Bride.	" Mulrain Mary	22	Streetville	Springfield	S.	—	Petch Frances	M.
Groom.	18 Pinkerton John	38	Toronto	Toronto	B.	Carpenter	Lackey Jno Lackey	F.
Bride.	" Duck Nettie	29	Toronto	—	—	—	Hughes May A.	M.
Groom.	19 Hill Fred Thomas	27	Ontario	Ontario	B.	Mechanic	Young James	F.
Bride.	" Blook Bessie Jane	25	Pt Credit	Ontario	S.	—	McCoy Mary	M.
Groom.	20 Morrison Jas Edgar	30	Chinguasony	Chinguasony	B.	Farmer	Mulrain James	F.
Bride.	" Reed Elizabeth Charlotte	—	Toronto Sup.	Toronto Sup.	S.	—	Clarke Eliza	M.
Groom.	21 Steer Ephraim Duffin	27	Toronto Sup.	Toronto Sup.	B.	Furmer	Pinkerton John	F.
Bride.	" Watt Jessie Margaret	23	Toronto Sup.	Toronto Sup.	S.	—	Martin Eliza	M.
Groom.							Duck William	F.
							Bond Ellen	M.
							Hill Fred	F.
							Frazer Mary Ann	M.
							Blook Jas	F.
							Long Mary	M.
							Morrison John	F.
							Jewitt Jane	M.
							Reed Arthur	F.
							Dodson Ely Charlotte	F.
							Steen Nathaniel	F.
							Santby Sarah	M.
							Watt John	F.
							Sarbutt Elizabeth	M.

Certificate of Marriage of James Edgar Morrison and Elizabeth Reed, 1904.
Source: Archives of Ontario. Registrations of Marriages, 1869-1928.
Accessed from FamilySearch.

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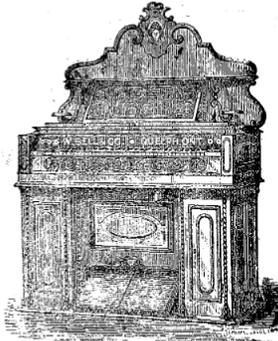
NIAGARA FALLS, N. Y. 5/29/17 Primary E

Family name <i>McClure</i>		Given name <i>Arnold</i>		Accompanied by <i>wife (Susan?)</i>	
Place of birth (town, country, etc.) <i>Brampton Ont</i>		Age <i>24</i>	Yrs. <i>17</i>	Sex <i>M</i>	Occupation <i>Farmer</i>
Race <i>Irish</i>	Nationality <i>Canada</i>	Last permanent residence (town, country, etc.) <i>Brampton Ont RR 2</i>			
Name and address of nearest relative or friend in country whence alien came <i>Father (David L.) same address</i>					
Ever in U.S.	From	To	Where	Passage paid by <i>self</i>	
<i>No</i>					
Destination, and name and address of relative or friend to join there <i>Cleveland Ohio To Uncle A.E. McClure M.D. (16710 Delantad)</i>					
Money shown <i>80⁰⁰</i>	Ever arrested and deported or excluded from admission			Head tax status <i>IR. 33v</i>	
Height <i>5</i> Ft.	Complexion <i>Med.</i>	Hair <i>Brown</i>	Eyes <i>Hazel</i>	Distinguishing marks	
<i>11 1/2</i> In.					
Seaport and date of landing and name of steamship					
Form 548-B. <i>UB.</i>					

1896 Tax Assessment Roll for Andrew Giffin
Source: Toronto Township, 1896. Region of Peel Archives. Accessed from FamilySearch.org.

M. TREADGOLD,

General agent for the County
of Peel for
BELL'S
Prize Medal Organ
AND
WEBER & CO'S
Celebrated Piano - fortes,
Which are acknowledged
by competent judges to ex-
cel the best imported in-
struments in durability
and elegance of finish,
while in delicate evenness
of touch and purity of tone,
they are admitted to be
superior to all others.



ALSO AGENT FOR THE FOLLOWING CELEBRATED
SEWING MACHINES,
THE WHEELER & WILSON
Silent Motion Sewing Machine.
This Machine makes the Lock Stitch without either Shuttle, Take-up or
Tension on the under-thread, using the Celebrated Rotating Hook, which
carries the Loop around the spool. It was awarded
Two Gold Medals at Vienna
AND THE
Only Diploma of Honor,
ALSO THE
OSBORN GOLD MEDAL SHUTTLE MACHINE.
SUPERIOR TO ANY OTHER SHUTTLE MACHINE IN THE MARKET.
A full stock of Organs, Organettes, Melodeons, Piano-fortes, and Sewing
Machines, constantly on hand at his large Show-room, Queen Street, one
door west of Main Street, Brampton.

A CALL SOLICITED.

Advertisement for Treadgold's Music Store, 1874.
Source: John Lynch, "Directory of the County of Peel for 1873-4." 1874. Accessed from
<https://www.canadiana.ca/view/oocihm.33942/11>.

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APPENDIX SUPPORTING DOCUMENTS

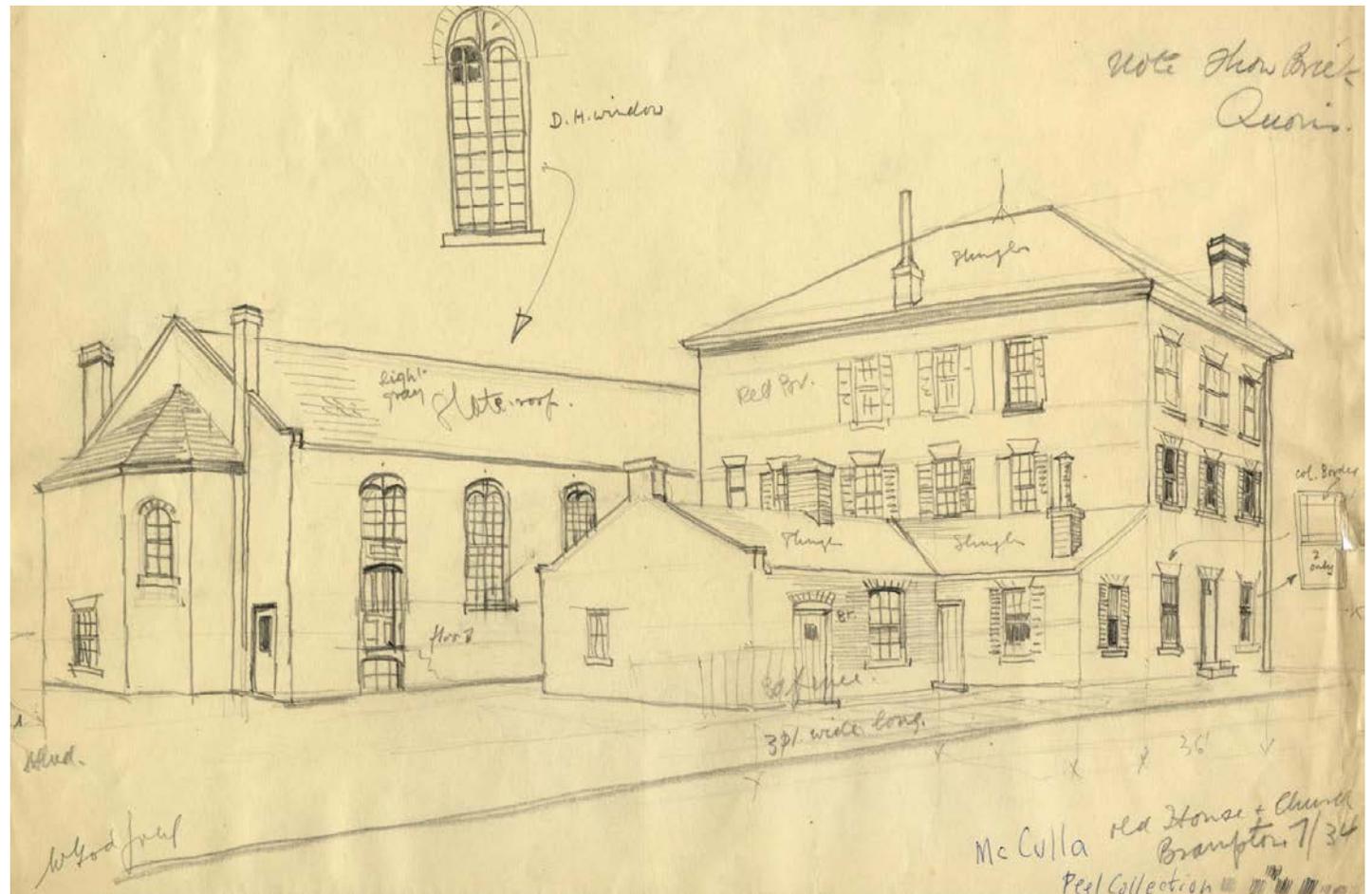
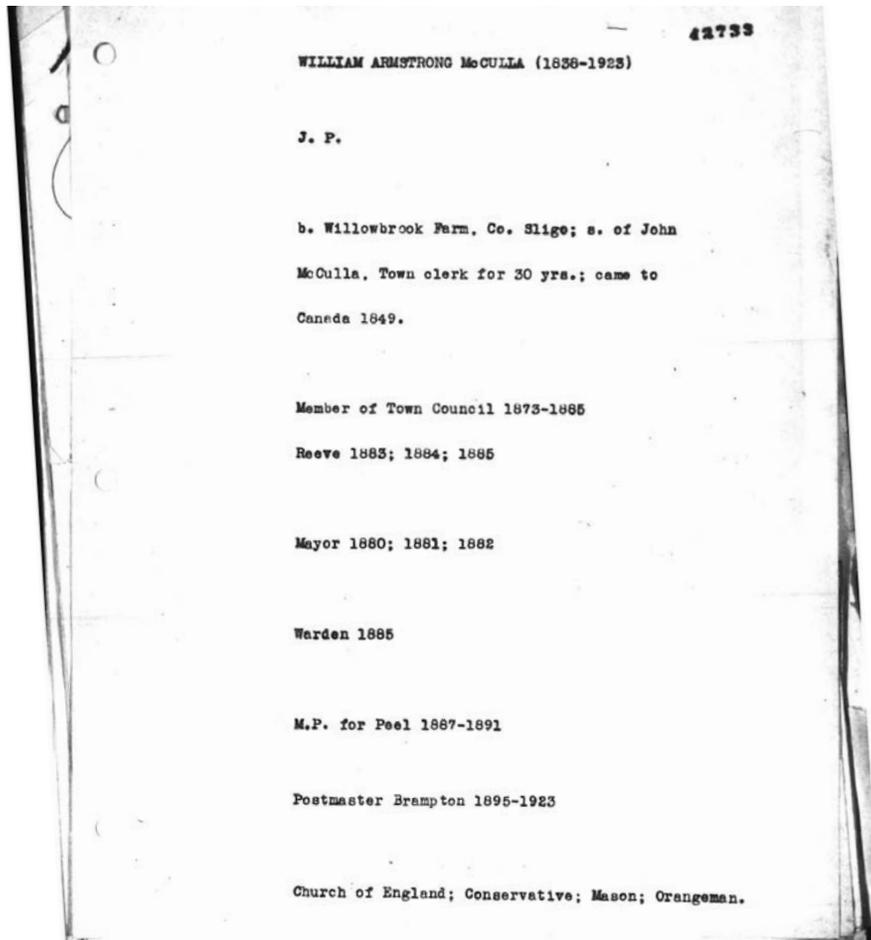


Illustration of the McCulla's Residence on the Corner of Queen St E and Chapel St.
Source: William Godfrey, 1934. Baldwin Collection of Canadiana. Accessed from Toronto
Public Library Digital Archive.

DRAFT



Information on William A. McCulla from the McCulla Family File
Source: McCulla Family File, William Perkins Bull Fonds, Region of Peel Archives.



The Mail & Empire newspaper article celebrating the McCullas 50th wedding anniversary in 1918.
Source: McCulla Family File, William Perkins Bull Fonds, Region of Peel Archives.

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APPENDIX SUPPORTING DOCUMENTS

The Conservator, April 12, 1923.

W. A. McCULLA

CELEBRATES HIS 85th BIRTHDAY

42776

Brampton's Veteran Postmaster Wished "Many Happy Returns"
on Tuesday.

74 Years in Town

A Varied Career in Service - Recalls Many Incidents in Life

Brampton's grand old man, William A. McCulla, postmaster of the town for more than three decades, celebrated his 85th birthday on Tuesday (April 10th) by going to the office and carrying out the day's routine, taking a stroll around town, and shaking hands with the many friends who wished him "many happy returns of the day."

Telegrams, phone messages and letters, reiterated in many various expressions the good wishes that had been showered upon Mr. McCulla by his fellow townsmen. There is no man in the town who has surrounded himself so completely by the good will and kindly thought of the community.

Coming to Brampton 74 years ago as a lad of 11 years, newly arrived from Sligo, Ireland where he was born, Mr. McCulla has a rich treasury of memories of the town. He loves nothing better than to bring forth those treasures and discuss them with other old-timers. The unusual thing in this retrospection, is that Mr. McCulla himself figures largely in the important events

The Conservator newspaper article celebrating William McCulla's 85th birthday in 1923.
Source: McCulla Family File, William Perkins Bull Fonds, Region of Peel Archives.

The Conservator, April 12, 1923.

W. A. McCULLA - 2

42777

he recalls.

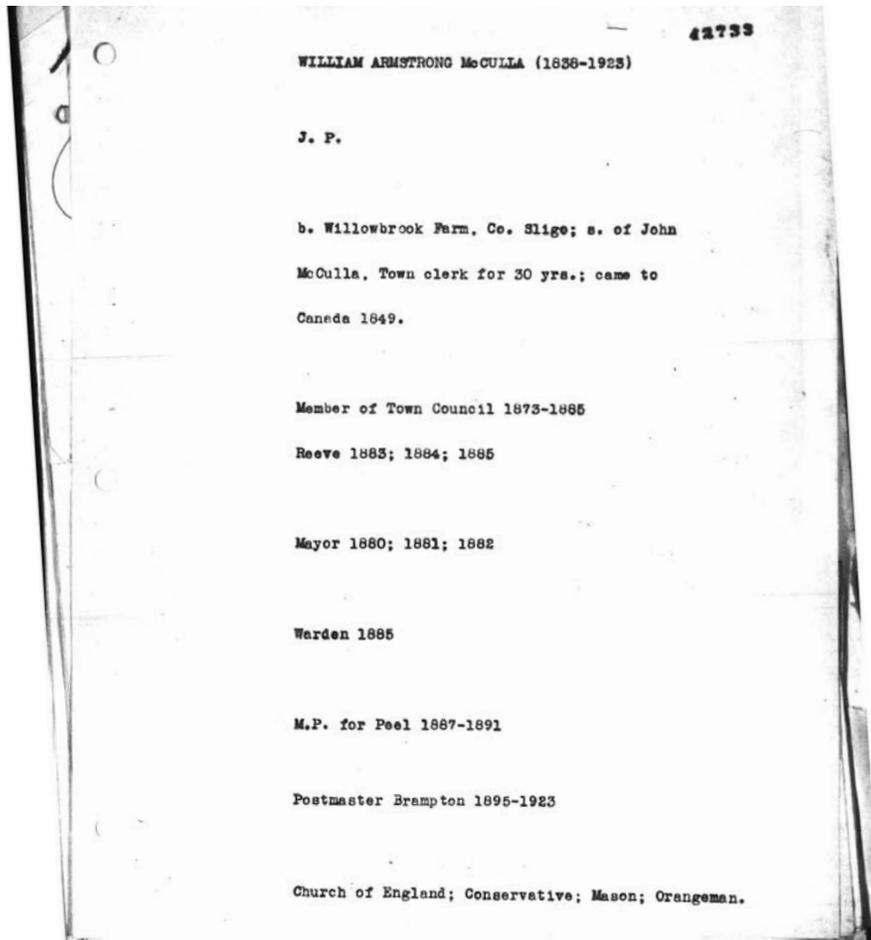
As members of the Dominion House for several terms, as reeve of Brampton and warden of the county, as councillor and mayor of Brampton, he has had an unusually compelling part in shaping the destinies of the town in which he has spent so many years. He was also a member of the school board for years.

As contractor and builder, both in association with his father, the late John McCulla, when he assisted in erecting the first central school, and later, when in business by himself, he has been associated with the erection of some of the important edifices of the county.

It may be said truly of Mr. McCulla, that he is eighty-five years young, for his intellect is keen, and his faculties unimpaired. Brampton wishes him most heartily many happy returns of the day, each anniversary to find him well and happy.

The Conservator newspaper article celebrating William McCulla's 85th birthday in 1923.
Source: McCulla Family File, William Perkins Bull Fonds, Region of Peel Archives.

DRAFT



Information on William A. McCulla from the McCulla Family File
Source: McCulla Family File, William Perkins Bull Fonds, Region of Peel Archives.



The Mail & Empire newspaper article celebrating the McCullas 50th wedding anniversary in 1918.
Source: McCulla Family File, William Perkins Bull Fonds, Region of Peel Archives.

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APPENDIX SUPPORTING DOCUMENTS

TOWN OF BRAMPTON'S 100TH ANNIVERSARY

Page Eleven A

SIXTY-ONE YEARS IN BRAMPTON *The Envious Record of Dr. Stirk*

Shortly after Brampton celebrates its 100th anniversary as a town, Dr. S. D. Stirk will be celebrating his 61st year as a practising veterinarian in the town.

This very remarkable gentleman purchased the veterinary practice on Queen Street East that had been the property of Dr. John F. Quin. That was in April, 1912, the year Dr. Stirk graduated from the Ontario Veterinary College on Temperance Street in Toronto.

Dr. Stirk was the youngest veterinarian to graduate that year, and practised for an entire summer without hanging his shingle, because, not having reached the age of 21, he could not advertise that he was truly qualified until he came of age.

In those days, the only method of transport was a horse and buggy, and Dr. Stirk travelled the rutted roads of Peel County south-west to Erin-dale and north-east to Caledon East, traversing all the side roads and lines in between these villages, and calling on most of the farms in the county at some time or other.

HUNDREDS OF HORSES

Dr. Stirk can remember when, in spring time, if you took a walk east along Queen Street from his office to the first line, you could count a good 250 horses. There were those on the actual road, pulling buggies or vendor's carts, or being ridden by an out-of-town farmer, then there were those in the livery stables and on the farms, with a large percentage of the horse population grazing on the McCallum farm, on the First Line, now known as Kennedy Road.

He also remembers the spring sales when some 200 excellent horses, all bred in or around Brampton, came under the horse-dealers' hammer.

Much as he loved horses, the doctor found transport by them rather slow at times, so in 1914, he purchased his first automobile, and he recalls that he only paid 15 cents per gallon for gas at that time.

Gas may have been cheap, but the doctor said the price for horses rose noticeably after the First World War. This seemed to lower the horse population for a time, and more and more cattle could be seen in the meadows around the town.

In 1918, Dr. Stirk nearly died of anthrax. There was an invasion of this deadly disease, but serious as it was, its onslaught was under control in a surprisingly short time.

For over 50 years, Dr. Stirk was the "vet" for the B. H. Bull and Son herd of dairy cattle. He saw this herd grow from 100 animals to 1300,

and every day he visited these cows. Some of the finest dairy cattle in Ontario came from the B. H. Bull and Son herd and today, Jersey breeders are proud if they can trace the progeny of any of their dams back to the Brampton cows with the astounding milk records, that were once owned by B. H. Bull and Sons.



Article celebrating Samuel Stirk's long career as a local veterinarian.

Source: The Corporation of the Town of Brampton, "Brampton's 100th Anniversary as an Incorporated Town 1873 - 1973," 11A (left) and 12A (right).

Page Twelve A

TOWN OF BRAMPTON'S 100TH ANNIVERSARY

HALF A CENTURY

In April of 1962, a group of Peel County farmers held a banquet in honour of Dr. S. D. Stirk's 50 glorious years as Brampton's most famous "vet." At that banquet, Jack Houck, the chairman, told everyone present that "... no day was too long or night too late" for Dr. Stirk. He would answer calls any and every hour if he felt he could help save an animal.

Another well known veterinarian, Dr. Ken Wells, the Veterinary Director General of the Dominion of Canada, said, at the banquet, that Dr. Stirk was one of the first to take up calcium injections for milk fever, adding that Sam Stirk had always been in the advance guard regarding innovations in the veterinary world. He also pointed out that Dr. Stirk had always been blessed, not only with a facility for treating all animals, big and small, but with the ability to be a good teacher too. Any young "vet" who worked with Doc Stirk could not fail but to learn a great deal more than he expected to.

The evening Dr. Stirk celebrated his 50 years in practice, he was presented with a gold headed walking stick on which had been engraved—"From A Grateful Livestock Industry In Honour of 50 Years Faithful Veterinary Service."

IN FATHER'S FOOTSTEPS

Dr. Stirk and his wife, the late Jennie Ledlow Stirk, had three sons, but only the middle one, Gerald, is following in his father's footsteps.

Since 1962 Gerry has owned and operated the practice still centred at the Queen Street East location but which now requires the assistance of four other veterinarians. Dr. Stirk Sr., however, still helps by answering office telephone and advising clients as to emergency treatments as well as prescribing and dispensing from the office. Even the despatch of calls to the radio equipped cars falls within his daily duties.

Not only is the younger Dr. Stirk making his mark as a "vet" of the same calibre as his father, he is also emerging as a first rate breeder of the handsome Highland cattle, that can be seen as you drive north of Brampton on Highway 10.

It was Dr. Gerald Stirk who, with Dr. M. T. Rutherford, instigated the new small animal clinic known as the Brampton Veterinary Hospital in 1962. Located further east on Queen Street, under Dr. Rutherford's direction, it deals with the domestic pets of the people of Brampton and the surrounding countryside.

One Dr. Stirk graduated on April 25, 1912—the other in the year of 1943, and together they have 91 years of conscientious veterinary practise between them.



An attractive scene of some Highland cattle on Highway Ten, north of Brampton

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APPENDIX
EXISTING CONDITION ASSESSMENT

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SITE VISIT AND ASSESSMENT
EXTERIOR PHOTOS OF
22 JOHN STREET



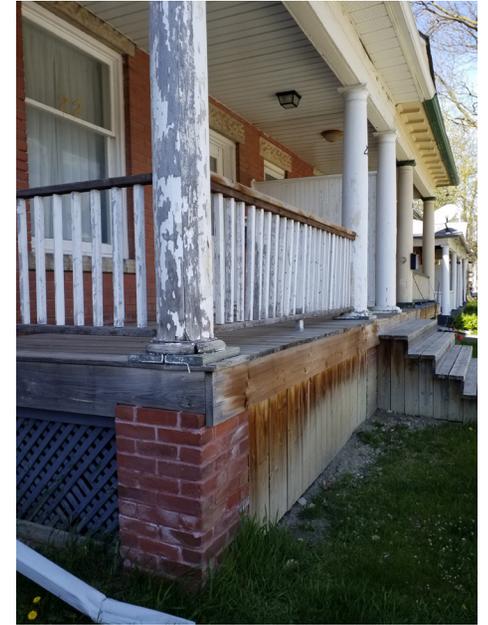
North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



North-East side
Source: ATA Architects, 2022



North-East side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 22 JOHN STREET



East side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 24 JOHN STREET



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



North-West side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 24 JOHN STREET



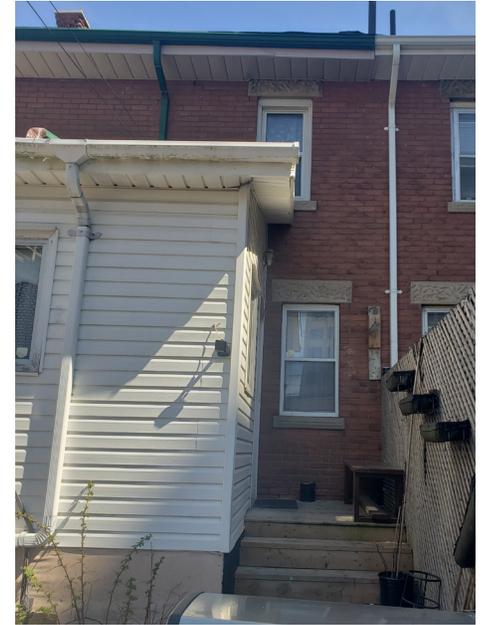
West side
Source: ATA Architects, 2022



West side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 22 JOHN ST



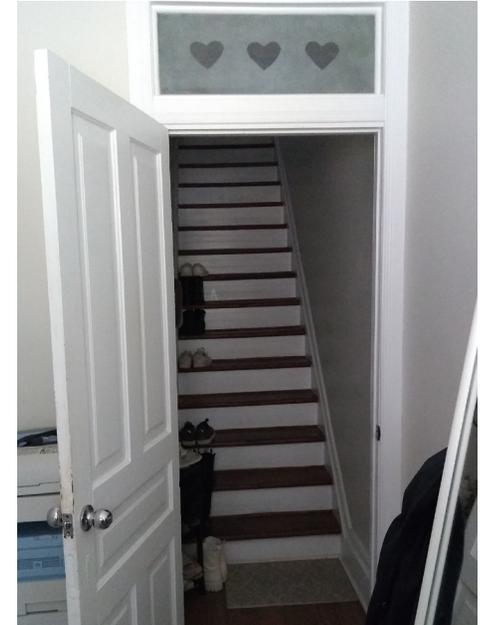
View of the Front door from the inside
Source: ATA Architects, 2022



View of the doorway to the upstairs
Source: ATA Architects, 2022



View of the doorbell on the Front door
Source: ATA Architects, 2022



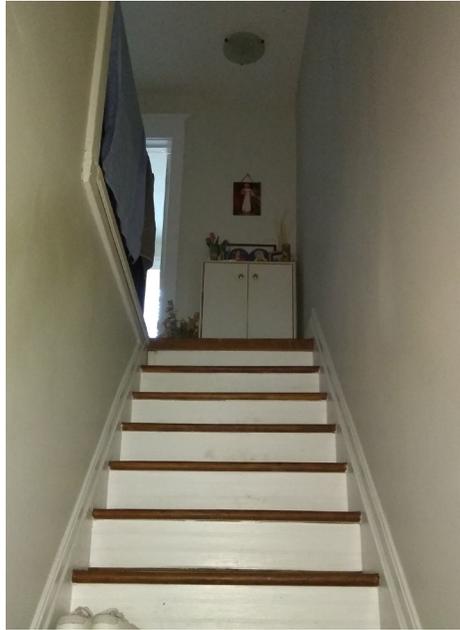
View of the doorway to the upstairs
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 22 JOHN ST



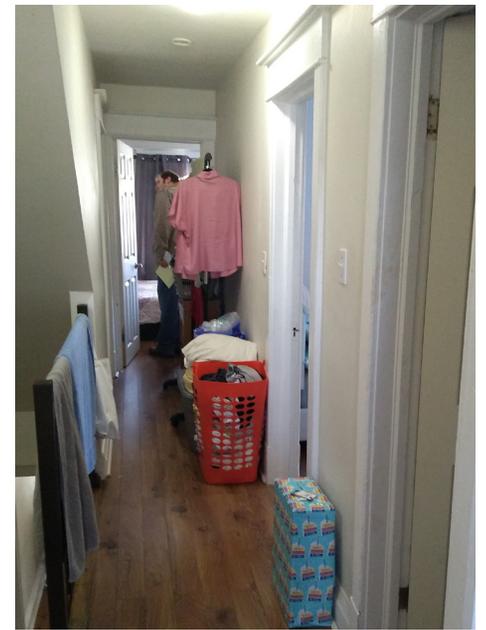
View of the air vent in the entrance foyer
Source: ATA Architects, 2022



View of the stairs to the Second floor
Source: ATA Architects, 2022



View of the stairs to the Second floor
Source: ATA Architects, 2022



Second floor hallway
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 22 JOHN ST



View of the window in the upstairs bathroom
Source: ATA Architects, 2022



View of the window in the upstairs bathroom
Source: ATA Architects, 2022



View of the air vent in the upstairs bathroom
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 22 JOHN ST



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



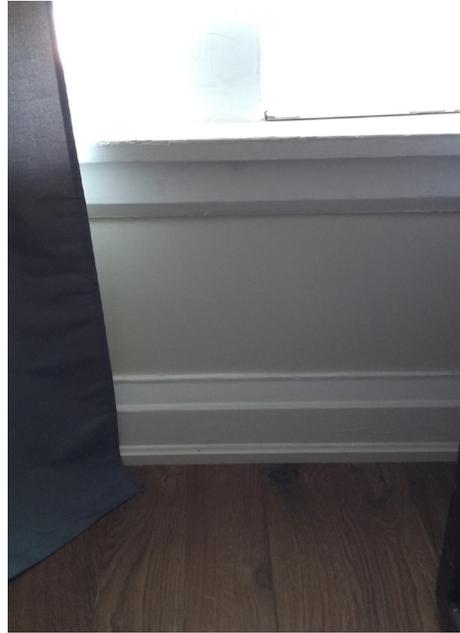
Second Floor
Source: ATA Architects, 2022

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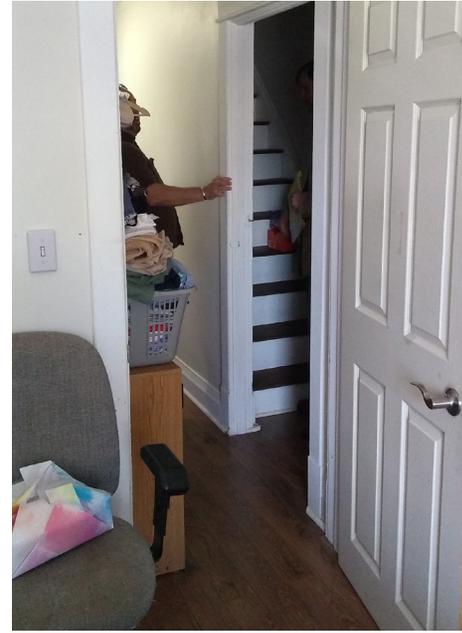
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 22 JOHN ST



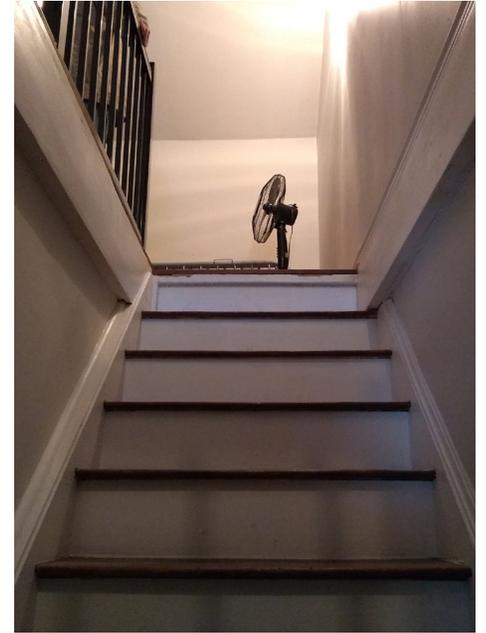
Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



Stairs to the attic
Source: ATA Architects, 2022



Attic
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 22 JOHN ST



Attic
Source: ATA Architects, 2022



Attic
Source: ATA Architects, 2022



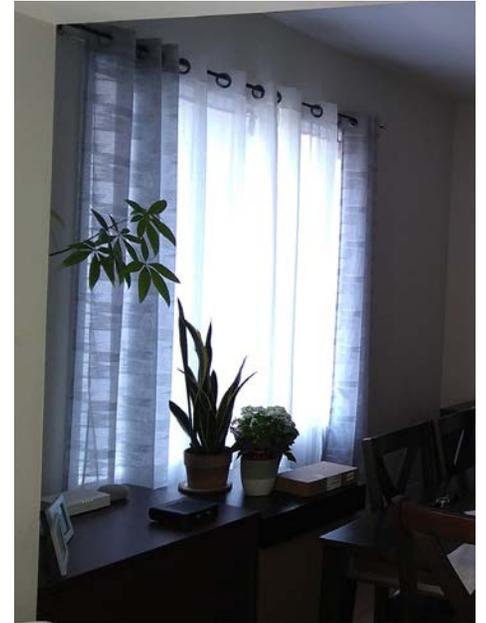
Attic
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 22 JOHN ST



View of the Living room
Source: ATA Architects, 2022



View of the Dining room
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 22 JOHN ST



View of the Dining room facing the kitchen and washroom
Source: ATA Architects, 2022



View of the Kitchen
Source: ATA Architects, 2022



View of the Kitchen window
Source: ATA Architects, 2022

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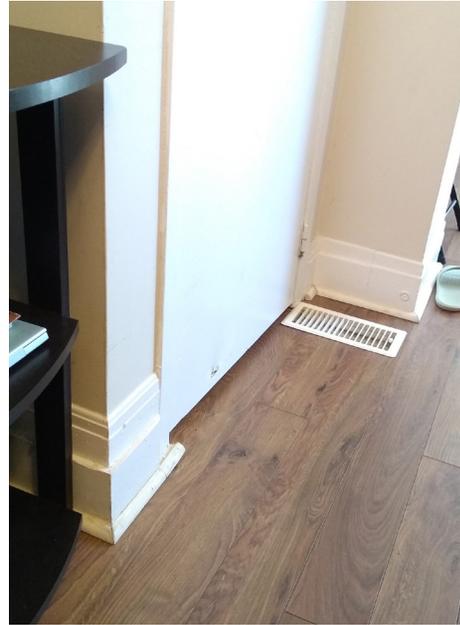
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 22 JOHN ST



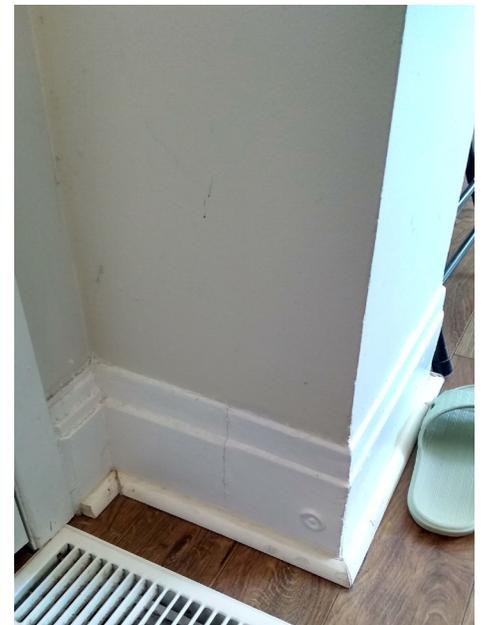
View of the Washroom
Source: ATA Architects, 2022



View of the baseboard in the Dining room
Source: ATA Architects, 2022



View of the baseboard in the Dining room
Source: ATA Architects, 2022



View of the baseboard in the Dining room
Source: ATA Architects, 2022

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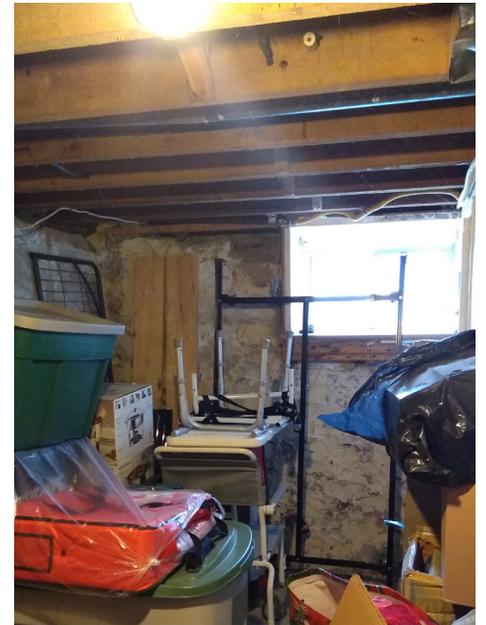
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 22 JOHN ST



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 22 JOHN ST



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 22 JOHN ST



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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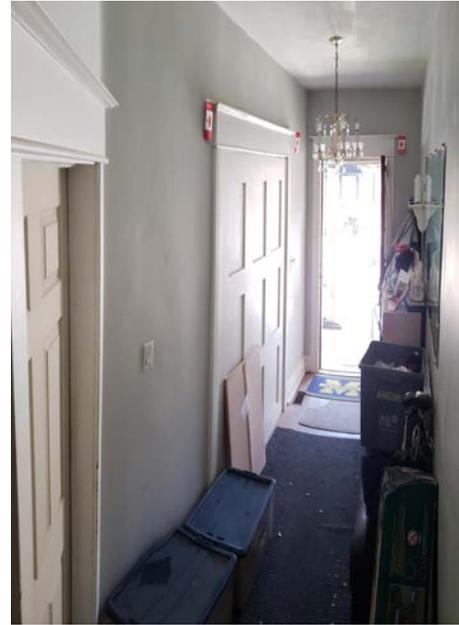
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



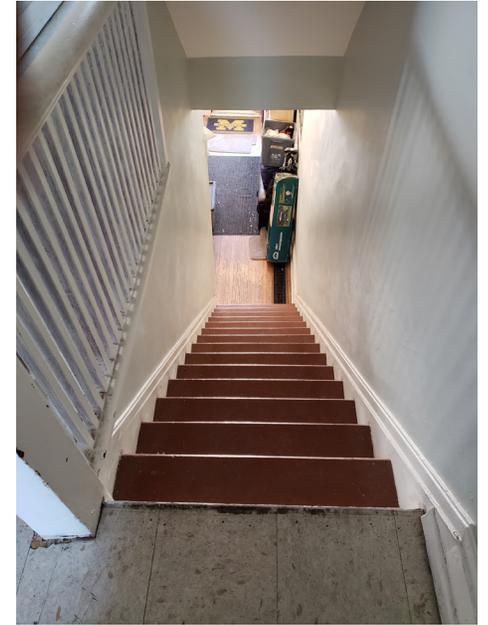
First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



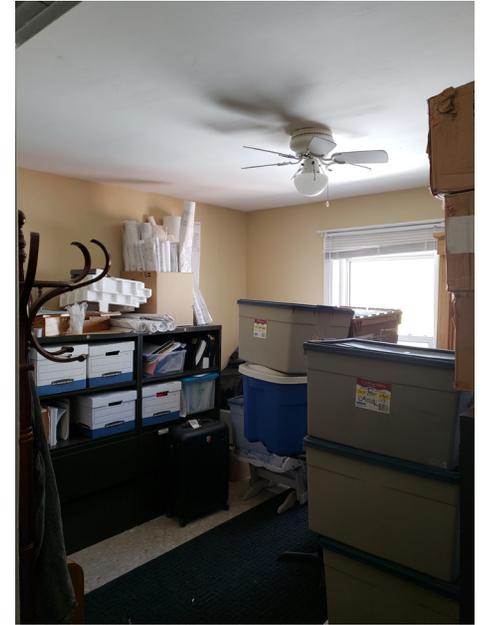
Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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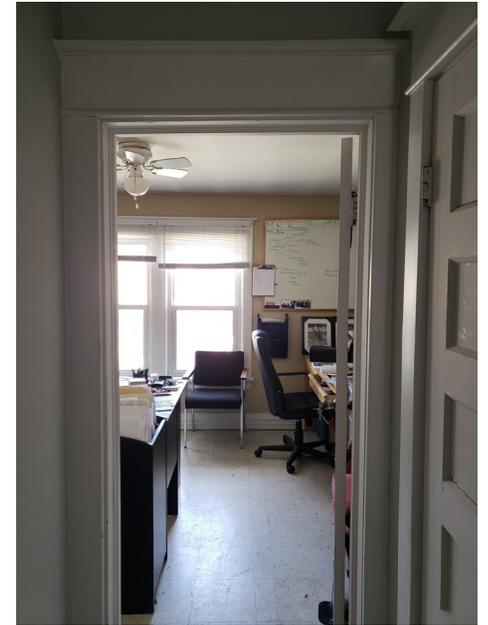
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



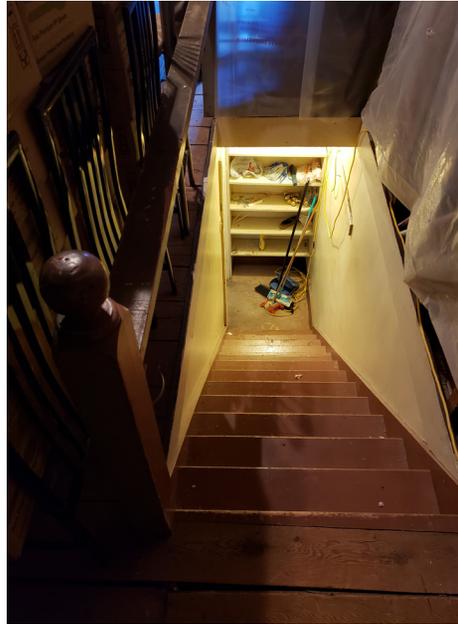
Second Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



Second Floor
Source: ATA Architects, 2022



Attic
Source: ATA Architects, 2022



Attic
Source: ATA Architects, 2022



Attic
Source: ATA Architects, 2022

DRAFT

SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



Attic
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

DRAFT

SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

DRAFT

SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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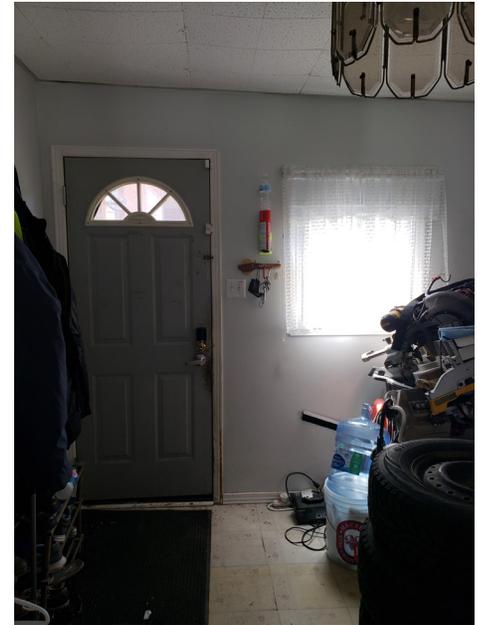
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



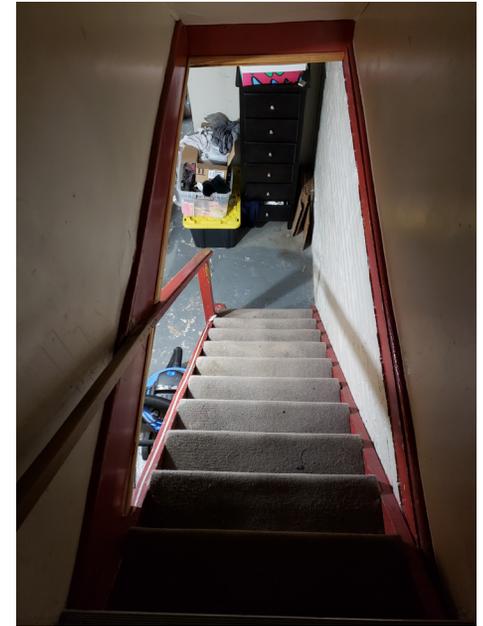
First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



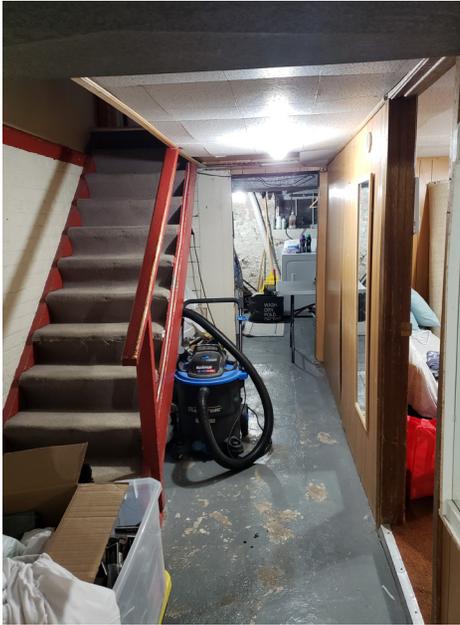
Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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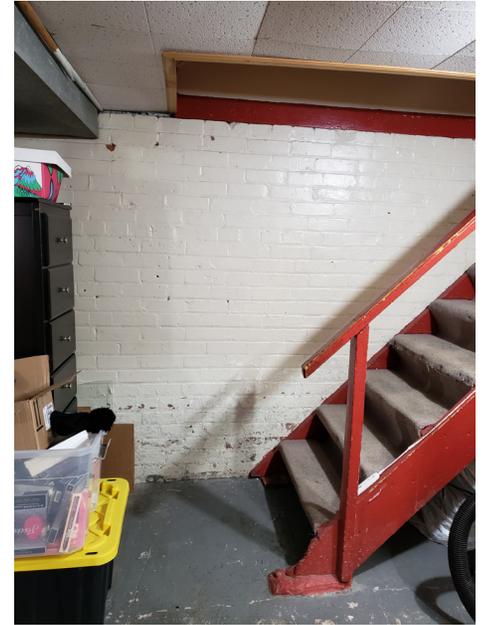
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



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Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 24 JOHN ST



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Source: ATA Architects, 2022



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Source: ATA Architects, 2022



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Source: ATA Architects, 2022



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Source: ATA Architects, 2022

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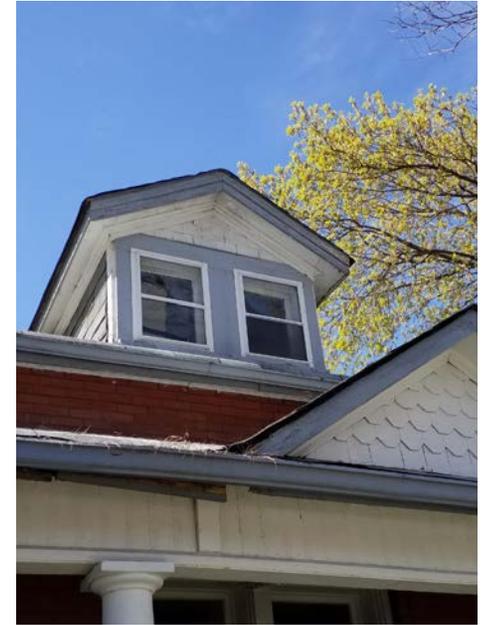
SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 26 & 28 JOHN ST



North-East side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 26 & 28 JOHN ST



South side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 26 JOHN ST



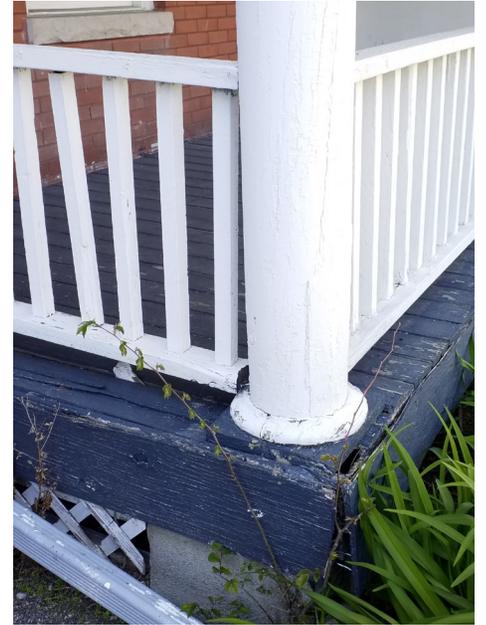
North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 26 JOHN ST



East side
Source: ATA Architects, 2022



East side
Source: ATA Architects, 2022



East side
Source: ATA Architects, 2022



East side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 26 JOHN ST



South side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022

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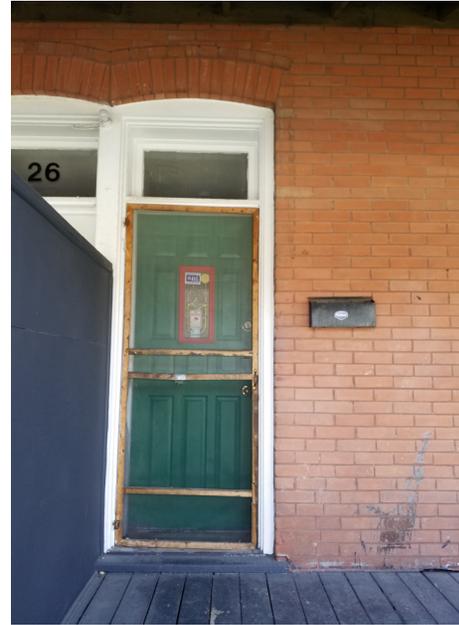
SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 28 JOHN ST



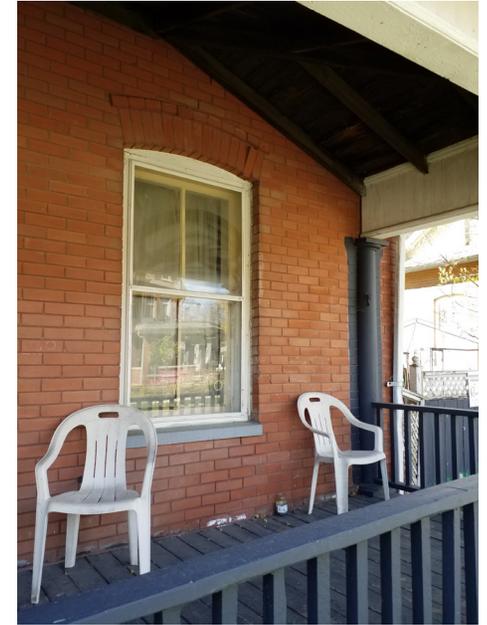
North-West side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022

DRAFT

SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 28 JOHN ST



North side
Source: ATA Architects, 2022



North-West side
Source: ATA Architects, 2022



North-West side
Source: ATA Architects, 2022



Memorial Arena Signage
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 28 JOHN ST



West side
Source: ATA Architects, 2022



West side
Source: ATA Architects, 2022



West side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 28 JOHN ST



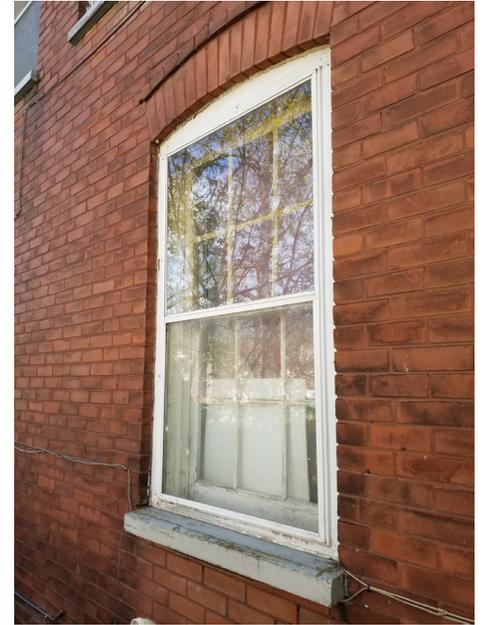
West side
Source: ATA Architects, 2022



West side
Source: ATA Architects, 2022



West side
Source: ATA Architects, 2022



Memorial Arena Signage
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 28 JOHN ST



West side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022

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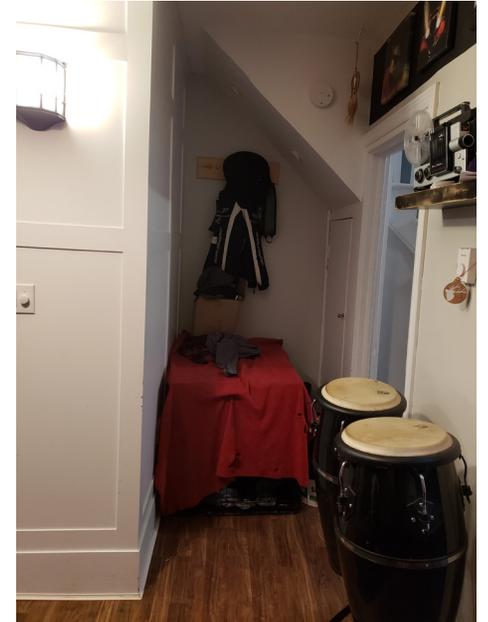
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 26 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 26 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 26 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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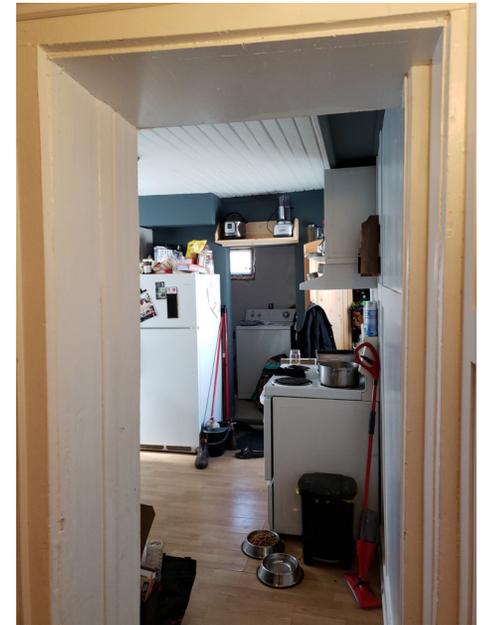
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 26 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 26 JOHN ST



First Floor
Source: ATA Architects, 2022



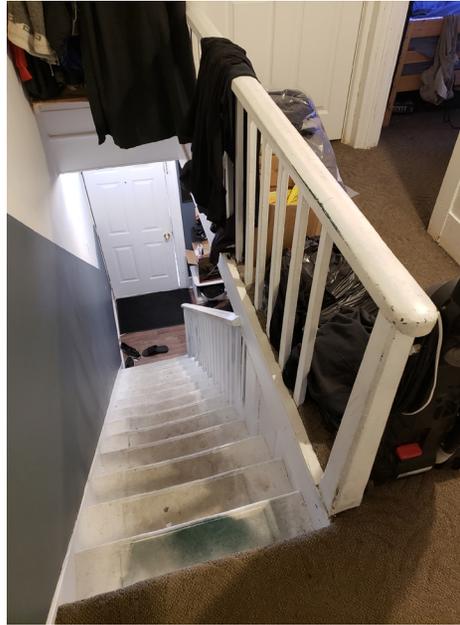
First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 26 JOHN ST



First Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



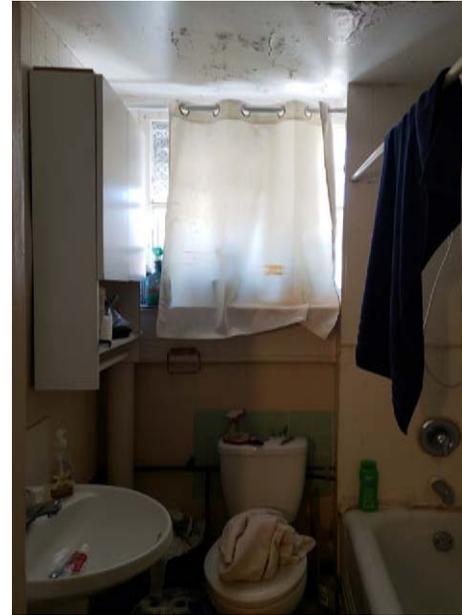
Stairs to Second Floor
Source: ATA Architects, 2022

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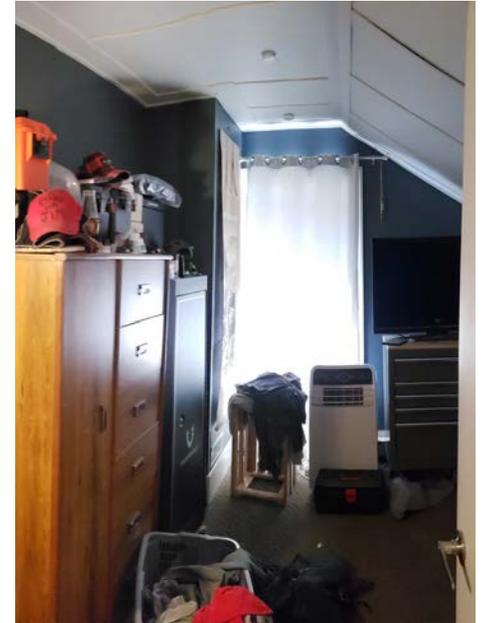
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 26 JOHN ST



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 26 JOHN ST



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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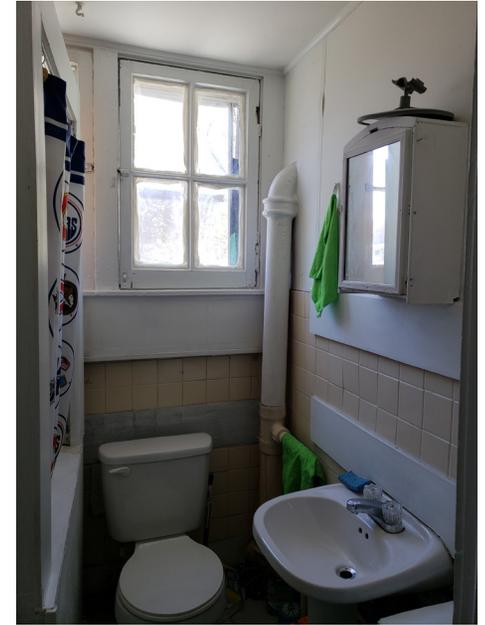
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 28 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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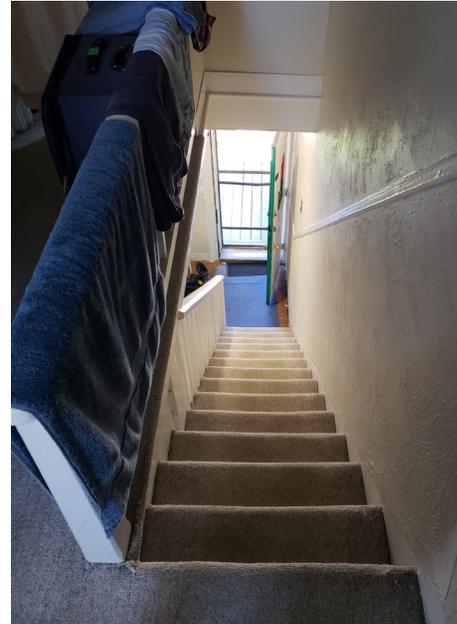
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 28 JOHN ST



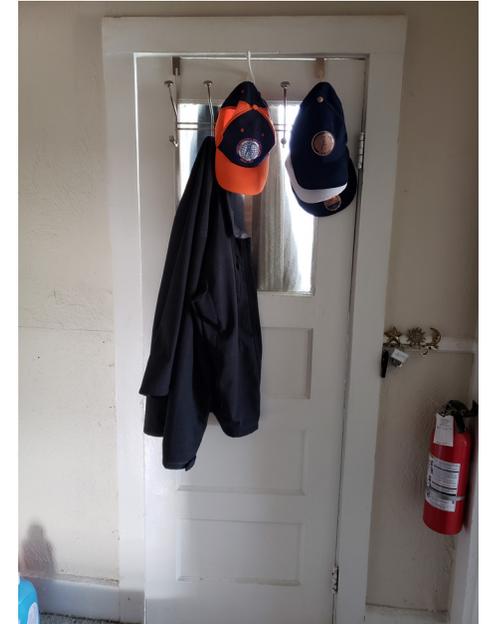
First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



Stairs to Second Floor
Source: ATA Architects, 2022



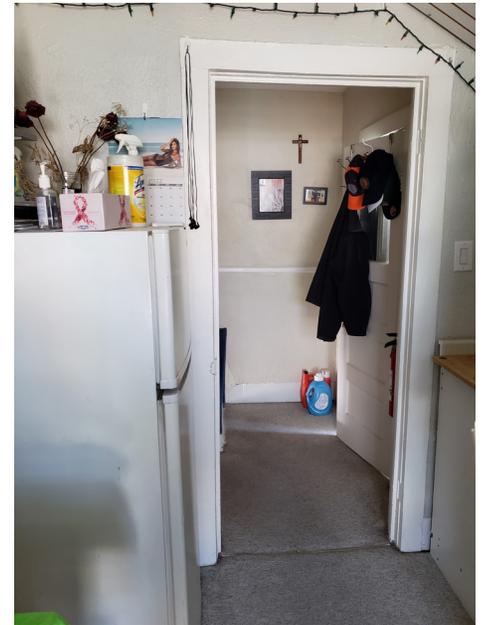
Second Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 28 JOHN ST



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 28 JOHN ST



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 28 JOHN ST



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 28 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



Basement stairs
Source: ATA Architects, 2022



Basement stairs
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 28 JOHN ST



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 28 JOHN ST



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 28 JOHN ST



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 28 JOHN ST



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 32 JOHN ST



North-West side
Source: ATA Architects, 2022



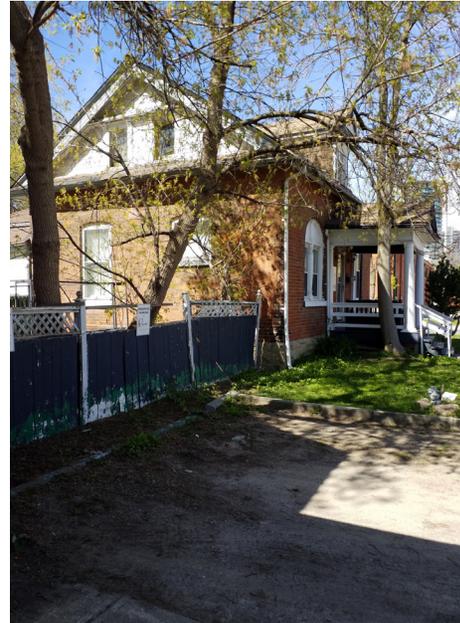
West side
Source: ATA Architects, 2022

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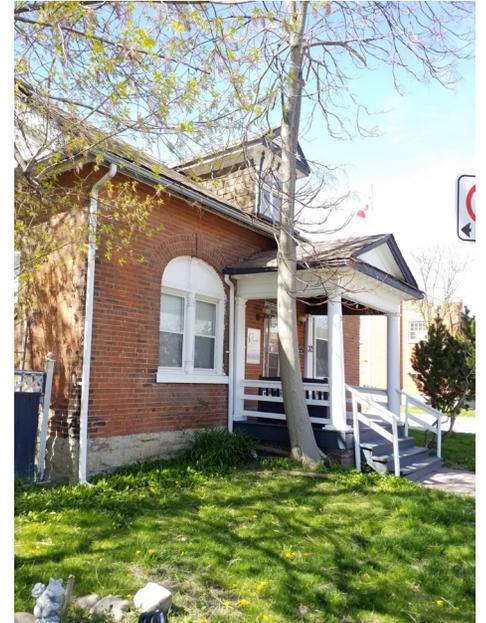
SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 32 JOHN ST



East side
Source: ATA Architects, 2022



North-East side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022

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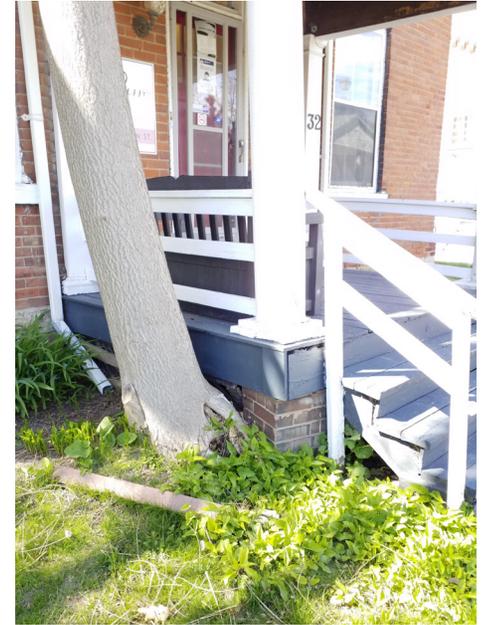
SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 32 JOHN ST



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 32 JOHN ST



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 32 JOHN ST



North side
Source: ATA Architects, 2022



North side
Source: ATA Architects, 2022



West side
Source: ATA Architects, 2022

DRAFT

SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 32 JOHN ST



West side
Source: ATA Architects, 2022



West side
Source: ATA Architects, 2022



West side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 32 JOHN ST



West side
Source: ATA Architects, 2022



West side
Source: ATA Architects, 2022

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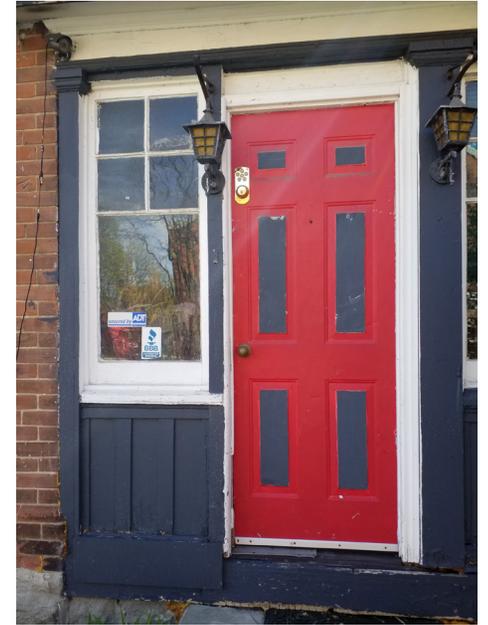
SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 32 JOHN ST



South-West side
Source: ATA Architects, 2022



West side
Source: ATA Architects, 2022



West side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 32 JOHN ST



South-West side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022

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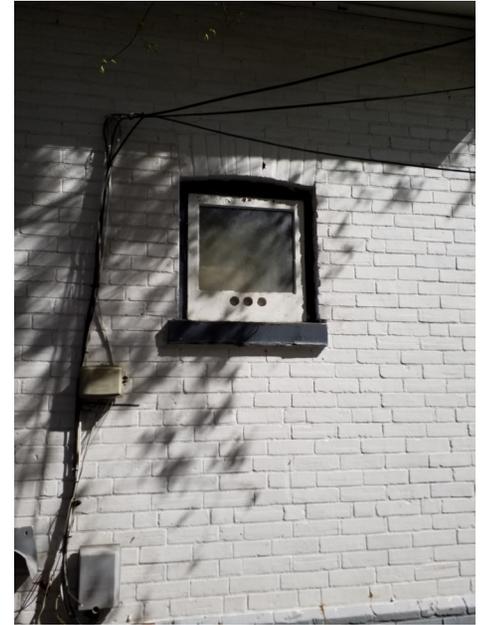
SITE VISIT AND ASSESSMENT EXTERIOR PHOTOS OF 32 JOHN ST



South side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022



South side
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



First Floor
Source: ATA Architects, 2022



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Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



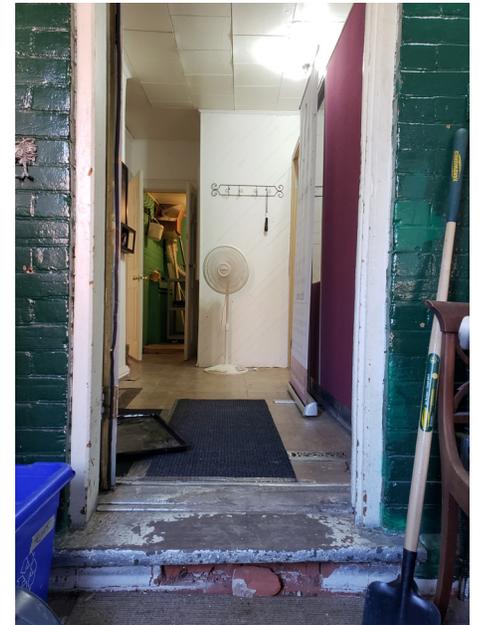
First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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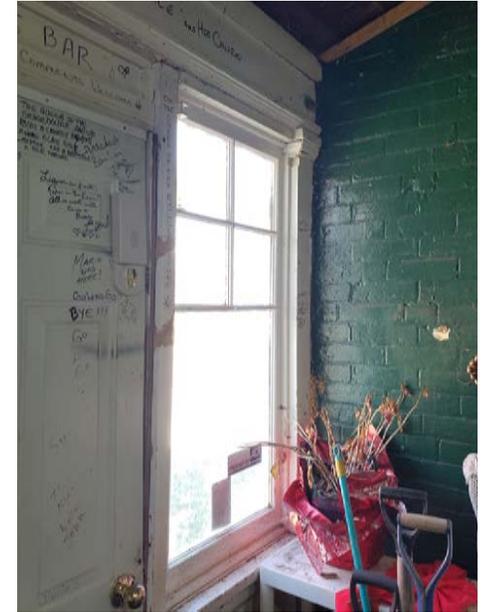
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



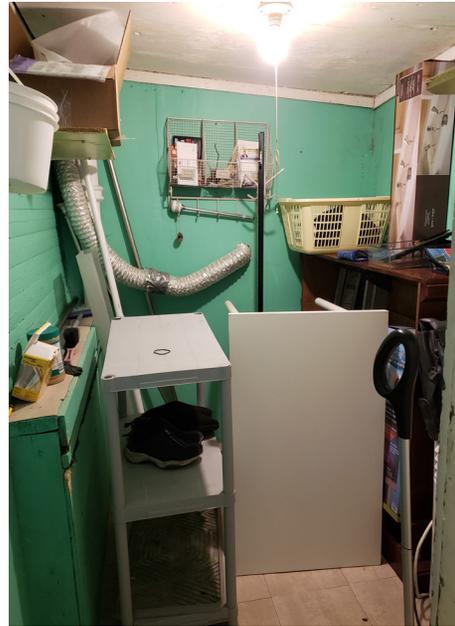
First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



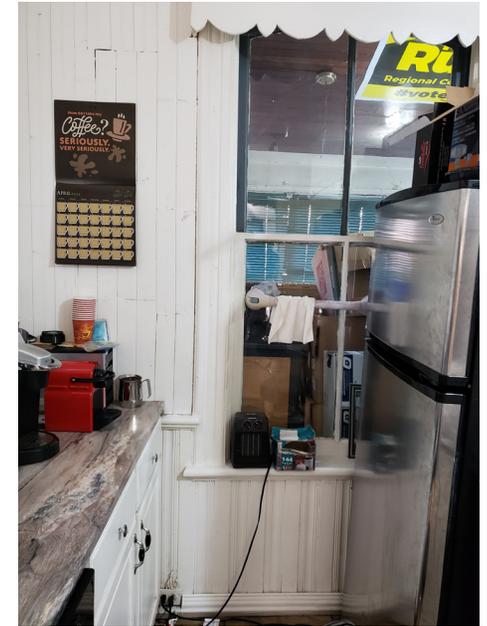
First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022



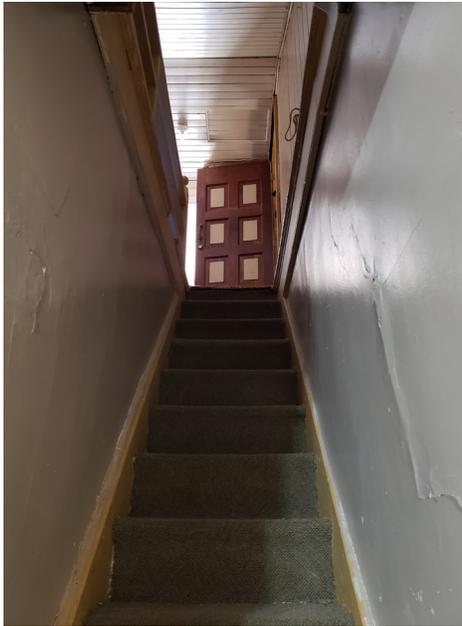
First Floor
Source: ATA Architects, 2022



First Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



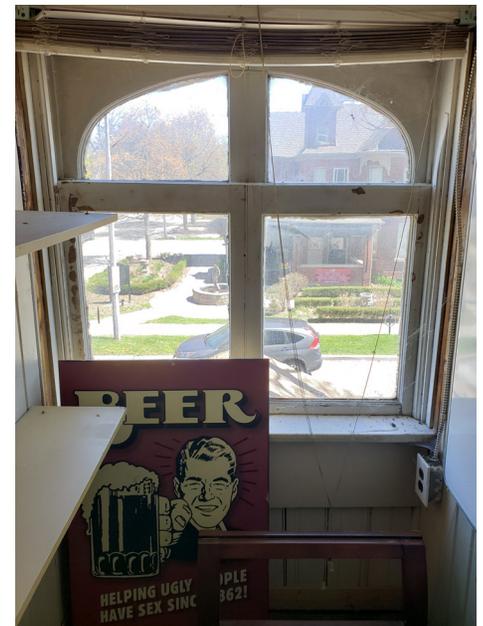
Stairs to Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



Second Floor
Source: ATA Architects, 2022



Second Floor
Source: ATA Architects, 2022

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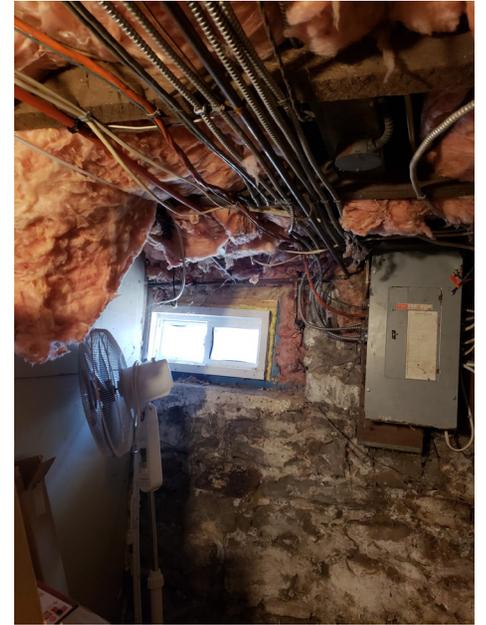
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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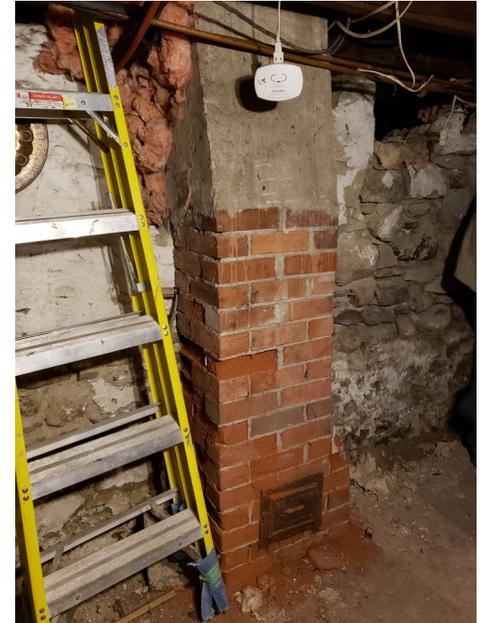
SITE VISIT AND ASSESSMENT INTERIOR PHOTOS OF 32 JOHN ST



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022



Basement
Source: ATA Architects, 2022

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APPENDIX

JASON TRUELOVE CV

Jason Truelove, B.Arch.Sci, CAHP Heritage Specialist

Education

Ryerson University, B.Arch. Sci., 2006

Background

Since joining ATA Architects Inc. Jason Truelove has received exposure to a wide variety of projects.

He has worked on a number of heritage assessments with his involvement encompassing documenting the existing conditions of the subject properties, research, making assessments and formatting of reports. One of the most significant examples of such work is the Historic Alderlea Due Diligence/Adaptive Reuse and Business Case Study. The project involved an initial investigation of the building in order to determine the scope of “good repair” work, research into the history of the property, case studies of similar buildings and their current uses, schematic design for proposed use of the building and associated cost estimates.

Jason has also worked on a number of renovations of institutional, public and educational facilities aiding in the preparation of working drawings and specifications and undertaking contract administration. This includes restoration/rehabilitation work for numerous heritage properties in Brampton, Mississauga, Oakville and Hamilton. In the winter of 2015 Jason became a CAHP Intern under the mentorship of Alexander Temporale.

Heritage Assessment/Impact Study

- > Brampton Memorial Arena 69 Elliott Street Heritage Assessment and Conservation Plan, Brampton
- > Cedarvale Park 181 Main St. Heritage Assessment & Interpretation Plan, Georgetown
- > 2022 Victoria Avenue Heritage Assessment, Burlington
- > 5780 Cedar Springs Road Heritage Assessment, Burlington

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APPENDIX

JASON TRUELOVE CV

- > 3367 Dundas Road Urban Design Brief, Oakville
- > James McClure Farmhouse Conservation Plan and Relocation, Brampton
- > 60 Birmingham Street (Campbell Soup Factory) Heritage Assessment, Etobicoke
- > 36 Church Street Heritage Assessment, Keswick
- > 42 High Street Heritage Assessment, Sutton
- > 333 MacDonald Road Oakville Heritage Assessment, Oakville
- > Cedarvale Community Centre Feasibility Study, Georgetown
- > Peer Review of Cultural Heritage Assessment for 1109 & 1115 Clarkson Road North, Mississauga
- > 3444 Trafalgar Road Heritage Assessment, Oakville
- > High Park Forest School Retrofit Feasibility Study, Toronto
- > 2494 Mississauga Road Heritage Impact Assessment, Mississauga
- > 1187 Burnhamthorpe Road East Heritage Assessment, Oakville
- > 103 Dundas Street West Heritage Assessment, Oakville
- > 3060 Seneca Drive Heritage Assessment, Oakville
- > 491 Lakeshore Road (Captain Morden Residence) Heritage Assessment, Oakville
- > 2347 Royal Windsor Drive Heritage Assessment, Oakville
- > 107 Main St. E. Heritage Assessment, Grimsby
- > Clarke Memorial Hall Building Condition Assessment, Mississauga
- > Church & Wellesley (a William McBean Building) Study, Toronto
- > 74 & 76 Trafalgar Road Heritage Assessment and Urban Design Brief, Oakville
- > 7005 Pond Street Heritage Assessment, Meadowvale
- > 7015 Pond Street (Hill House) Heritage Assessment, Meadowvale
- > 2085 Pine Street Heritage Impact Assessment, Burlington
- > 44 & 46 Queen Street South Heritage Assessment, Mississauga
- > 264 Queen Street South Heritage Assessment, Mississauga
- > Fred C. Cook (Old Bradford High School) Heritage Assessment, Simcoe County District School Board
- > Benares House, Building Condition Assessment, Mississauga
- > The Historic Springer Homestead, Hawthorne Lodge, Heritage Impact Assessment and design of new banquet hall replacement, Burlington,

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APPENDIX

JASON TRUELOVE CV

Ontario

- > 42 Park Avenue, Heritage Assessment, Oakville, Ontario
- > 2625 Hammond Road, Heritage Impact Study and Site Planning Consultation and design input on Subdivision, Mississauga, Ontario
- > 139, 153, 155 & 157 King Street West, Dundas, Ontario
- > Brampton Civic Centre Space Efficiency and Business Case Study, Brampton, Ontario
- > 139 Thomas Street Heritage Impact Study, Oakville, Ontario
- > Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario
- > Trafalgar Terrace Heritage Impact Study, Oakville, Ontario
- > Binbrook, 3 Residences, Heritage Assessment, Town of Binbrook
- > Canadian Tire Gas Bar Heritage Assessment, Mississauga, Ontario *(2012 CAHP Awards, Award of Merit, Canadian Tire Gas Bar, 1212 Southdown Road, Mississauga)*
- > Fergusson Residence, Heritage Assessment, City of Burlington
- > Hannon Residence, Heritage Assessment, City of Burlington
- > Bodkin Residence, Heritage Assessment, City of Burlington
- > Fuller Residence, Heritage Assessment, City of Brampton
- > Donald Smith Residence, Heritage Assessment, City of Mississauga
- > Historic Alderlea Adaptive Reuse and Business Case Study, Brampton, Ontario *(2013 of Merit in Heritage Planning - Adaptive Reuse Study, Alderlea Heritage Estates)*
- > Mayfield & Creditview House, Heritage Assessment, City of Brampton

Partial List of Heritage Restoration Projects

- > 36 Lake Street Addition, Mississauga
- > 164 & 166 Main Street Restoration/Conversion, Brampton
- > St Mark's Church Restoration/Rehabilitation, Hamilton
- > Pinchin Barn Foundation Repairs & Landscape Improvements, Mississauga
- > Stewart Memorial Church Heritage Grant Application Package, Hamilton
- > 126-128 Lakeshore Road East Façade Restoration, Oakville
- > 171 Lakeshore Road East Renovations, Oakville
- > Rehabilitation of Radial Railway Station, Town of Oakville

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JASON TRUELOVE CV

- > Adamson House Roof and Ceiling repairs, City of Mississauga
- > Life cycle maintenance to 6 heritage buildings, City of Mississauga
- > 23 - 27 Queen Street Façade Rehabilitation, Brampton
- > Harding Waterfront Estates Banquet and Conference Facility, Mississauga, Ontario (*2013 Cultural Heritage Property Award of Excellence - Heritage Mississauga; 2014 Mississauga Urban Design Awards, Award of Merit for Long Term Strategy and Innovation; 2014 Lieutenant Governor's Ontario Heritage Award for Excellence in Conservation*)
- > Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario (*2013 Heritage Cornerstone Award - Heritage Canada Foundation; Award of Excellence - 2013 Livable by Design Oakville Awards*)
- > Fergusson Residence, Restoration/Renovation, City of Burlington
- > Bovaird House Window Replacement, Specification and working drawings, City of Brampton
- > Oakville Harbour Marina, Renovation Design, Town of Oakville

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APPENDIX RYAN LEE CV

**Ryan C. Lee, M. Arch, B. Arch Sci. OAA, MRAIC, CAHP Intern Associate
Associate Architect**

Education

Master of Architecture/Toronto Metropolitan University / Toronto, Ontario/
2013-2016

Bachelor of Architectural Science/ Toronto Metropolitan University/ Toronto,
Ontario/ 2009-2013

Associations

- > Architect OAA (Ontario Association of Architects)
- > Member RAIC (Royal Architect Institute of Canada)
- > Intern CAHP (Canadian Association of Heritage Professional)
- > Member TSA (Toronto Society of Architects)
- > Member ACO (Architectural Conservancy Ontario)

Heritage Assessment/Impact Study

- > 6181 Major Mackenzie Dr | Cultural Heritage Assessment | Vaughan, Ontario
- > Brampton Memorial Arena, 69 Elliot St | Heritage Impact Assessment/
Heritage Conservation Plan | Brampton, Ontario
- > 7593 Creditview Rd | Cultural Heritage Assessment/ Heritage Impact
Assessment | Brampton, Ontario
- > 7605 Creditview Rd | Cultural Heritage Assessment/ Heritage Impact
Assessment | Brampton, Ontario
- > 12 Rosegarden Dr | Cultural Heritage Assessment | Mississauga, Ontario
- > 181 Main St. Interpretation Plan | Georgetown, Ontario | Interpretation Plan
- > 181 Main St. Heritage Assessment | Georgetown, Ontario | Heritage Assessment
- > 66 Queen St S | Cultural Heritage Assessment/ Heritage Impact Assessment
| Mississauga, Ontario
- > Cedarvale Park, 181 Main St | Heritage Interpretation Plan/ Heritage >
Implementation Plan | Georgetown, Ontario
- > 8331 Heritage Rd | Heritage Conservation Plan | Mississauga, Ontario
- > Cedarvale Community Centre Heritage Assessment and Heritage Impact
Assessment

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APPENDIX RYAN LEE CV

- > 181 Main St | Cultural Heritage Assessment and Heritage Impact Assessment | Georgetown, Ontario
- > Lowville Schoolhouse, 6207 Guelph Line | Heritage Impact Assessment | Burlington, Ontario
- > 5780 Cedar Springs Rd | Cultural Heritage Assessment | Burlington, Ontario
- > James McClure Farm | Cultural Heritage Assessment and Heritage Impact Assessment | Mississauga, Ontario
- > 7891 Churchville Road | Heritage Impact Assessment | Mississauga, Ontario
- > 36 Lake St | Heritage Impact Assessment | Mississauga, Ontario

Heritage Restoration

- > Amos Wright House, 19 Church St N | Restoration | Richmond Hill, Ontario
- > Fulton/Vanderburge House, 32 Hillsvie Ave | Restoration | Richmond Hill, Ontario
- > Richmond Hill Railway Station, 1378 Elgin Mills Rd E | Restoration | Richmond Hill, Ontario
- > Guelph Bible Conference Centre, 485 Waterloo Ave | Renovation/Restoration | Guelph, Ontario
- > Auchmar Estate Coach House, 88 Fennell Ave W | Renovation/ Restoration | Hamilton, Ontario
- > Lowville Schoolhouse, 6207 Guelph Line | New Addition/ Restoration | Burlington, Ontario

Projects: ATA Architects Inc. Heritage Conservation Review

- > Richmond Hill High School/ Old Town Hall at Richmond Hill Theatre 10268 Yonge St | Building Assessment Report | Richmond Hill, Ontario

Projects: ATA Architects Inc. Heritage Reconstruction

- > Robinson Barn, 563 Bovaird Dr | Reconstruction | Brampton, Ontario
- > Heritage Log House, 12259 Chinguacousy Rd | Reconstruction | Caledon, Ontario

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Projects: ATA Architects Inc. Heritage

- > Hamilton City Hall Plaza Security Renovation, 71 Main St W | Renovation | Hamilton, Ontario
- > 129 Thomas St (Masonic Temple) | Residential New Construction/ Restoration | Oakville, Ontario
- > 347 Queen St S New Residential | New Construction | Brampton, Ontario
- > 273 Main St N New Daycare | New Construction | Brampton, Ontario

Projects: ATA Architects Inc. Educational

- > Seneca School Floor Replacement TDSB | Interior Renovation | Toronto, Ontario
- > Mill Valley Junior School Floor Replacement TDSB | Interior Renovation | Toronto, Ontario
- > North Preparatory Junior Public School TDSB | Exterior Renovation | Toronto, Ontario
- > York University Department of Economics Office Renovation and New Addition | Renovation/ New Addition | Toronto, Ontario
- > York University Atkinson Building Student Lounge | Interior Renovation | Toronto, Ontario
- > TDSB Etienne Brule FDK Renovation | Renovation | Toronto, Ontario
- > TDSB Rosethorn Jr School FDK Renovation | Renovation | Toronto, Ontario
- > TDSB Carleton Village JSSWA FDK Renovation | Renovation | Toronto, Ontario
- > TDSB Carleton Village JSSWA Music Room Renovation | Renovation | Toronto, Ontario
- > TDSB Adam Beck Jr School FDK Renovation | Renovation | Toronto, Ontario
- > TDSB Keele Street Public School Classroom Acoustic Upgrade | Renovation | Toronto, Ontario
- > TDSB Fern Avenue Public School Music Room Renovation | Renovation | Toronto, Ontario
- > York University Housing Department Renovation | Interior Renovation | Toronto, Ontario
- > TCDSB St. Bridgit Interior Renovation | Renovation | Toronto, Ontario
- > TCDSB James Culnan Secondary School Interior Renovation | Renovation | Toronto, Ontario

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- > TCDSB Madonna Secondary School Interior Renovation | Renovation | Toronto, Ontario
- > McMaster University Office Renovation Gilmour Hall Rm 231 | Renovation | Hamilton, Ontario
- > McMaster University Door Replacement Chester New Hall Rm B101 | Renovation | Hamilton, Ontario
- > TCDSB St. Stephen Child Care Retrofit | Renovation | Toronto, Ontario
- > TCDSB St. Maurice Child Care Retrofit | Renovation | Toronto, Ontario

Projects: ATA Architects Inc. Municipal

- > Civic Centre Arts Hub, 150 Central Park Drive | Interior Renovation | Brampton, Ontario
- > Brampton Provincial Offences Court Appearance Admin Renovation, 5 Ray Lawson Blvd | Brampton, Ontario
- > Earnscliffe Recreation Centre Pool Changeroom Renovation, 44 Eastbourne Dr | Interior Renovation | Brampton, Ontario
- > Chinguacousy Wellness Centre Interior Fitness & Pool Changeroom Renovation and Exterior Improvements, 995 Peter Robertson Blvd | Interior and Exterior Renovation | Brampton, Ontario
- > Maple Community Centre Fitness Changeroom Renovation, 10190 Keele St | Interior Renovation | Maple, Ontario
- > Maple Library Interior Renovation, 10190 Keele St | Interior Renovation | Maple, Ontario
- > Acton Youth Centre, 19 Willow St. N | New Construction | Acton, Ontario
- > St. Mark's Community Centre Phase I & II | Heritage Restoration/ New Addition | Hamilton, Ontario
- > Jim Archdekin Recreation Centre Interior Renovation, 292 Conestoga Dr | Interior Renovation | Brampton, Ontario

Projects: ATA Architects Inc. Sacred Spaces

- > St. Catherine of Siena Catholic Church | New Construction | Hamilton, Ontario
- > St. James Roman Catholic Church | Interior Renovation/ New Addition | Oakville, Ontario
- > The Church of the Virgin Mary and St. Athanasius Church Addition | New

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Construction | Mississauga, Ontario

Projects: ATA Architects Inc. Commercial Feasibility Study

- > 320 Matheson Ave. Maple Reiner - Starlight, Mississauga, ON, Feasibility Study
- > 6865 Century Ave. Maple Reiner - Starlight, Mississauga, ON, Feasibility Study
- > 2370 S. Sheridan Way MPI Group, Mississauga, ON, Feasibility Study

Projects: ATA Architects Inc. Commercial

- > Bronte Rd. & Wycroft Rd Office Development | New Construction | Oakville, Ontario
- > 250,260 & 270 Queens Quay Promenade Façade Replacement | Exterior Renovation| Toronto, Ontario

Projects: ATA Architects Inc. Mix-Use Commercial/Residential

- > Trafalgar Rd & Dundas St Mix-Use Commercial and Residential Feasibility Study | New Construction Feasibility Study | Oakville, Ontario
- > 215 Burnhamthorpe Rd Mid-Rise Condominium | New Construction | Oakville, Ontario
- > 220 Burnhamthorpe Rd Mid-Rise Condominium | New Construction | Oakville, Ontario
- > Trafalgar Rd and Burnhamthorpe Rd Feasibility Study | Feasibility Study | Oakville, Ontario
- > Lot 1 Trafalgar Rd & Dundas St Mix-Use Commercial and Residential Feasibility Study | New Construction Feasibility Study | Oakville, Ontario
- > Brant St. & Plains Rd. Mix- Use Commercial and Residential Feasibility Study | New Construction Feasibility Study | Burlington, Ontario
- > Dundas & Burnhamthorpe Mix-Use Commercial and Residential, Oakville, New Construction

Projects: ATA Architects Inc. Urban Design Study

- > Urban Design Master Plan for S/E Quadrant Trafalgar Road and Dundas | Urban Design Master Plan | Oakville, Ontario

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> Urban Design Master Plan Brant Street and Plains Rd E | Urban Design Master Plan | Burlington, Ontario

Projects: ATA Architects Inc. Retail

- > Little Kitchen Academy, 511 Maple Grove Dr | Interior Construction | Oakville, Ontario
- > Cocoon Furniture, 2695 Bristol Circle | Interior Renovation | Oakville, Ontario

Projects: ATA Architects Inc. Recreational

- > Streetsville Glen Golf Club Kaneff, Brampton, ON, New Construction

Projects: ATA Architects Inc. Residential

- > 36 Lake St | New Addition/ Renovation | Mississauga, Ontario
- > 12259 Chinguacousy Rd | New Addition | Caledon, Ontario
- > 915 North Service Rd Addition | New Construction | Mississauga, Ontario
- > Spence Residence, 63 Cranbrook Ave | New Addition/ Renovation | Toronto, Ontario
- > Baker Residence, 21 Thomas St | New Addition | Oakville, Ontario

Publications

- > The Future of the Past: Toronto's Palimpsest Thesis publication and presentation at Ryerson University in Toronto, Canada| Winter 2016
- > Inundation 3 - Design research presentation at Cilwung Merdeka in Jakarta, Indonesia and exhibition at Ryerson University in Toronto, Canada| Summer 2015
- > Siloe Playground and Community Centre: A Public Intervention Design publication in Una Nueva Luz: A New Light Architectural Intervention in Cali's Comuna 20 at Ryerson University in Toronto, Canada| Fall 2013
- > Water Science Centre - Design Presentation at China Three Gorges University in Yi Chang, Hubei, China | Summer 2012

Speaking Engagements

(2018) - National Trust Conference: Opportunity Knocks - National Trust for Canada - The Future of the Past: The Story of Toronto's Palimpsest

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APPENDIX

ALEXANDRA HUCIK CV

Alexandra Hucik, M. Arch, BAS
Intern Architect

Education

Master of Architecture | University of Waterloo | Cambridge, ON | 2020
Bachelor of Architectural Studies, Honours Co-op | University of Waterloo |
Cambridge, ON | 2011 - 2016

Associations

> Intern Architect OAA (Ontario Association of Architects)

ATA Architects Inc. | Intern Architect | 2021 - present **Heritage Assessment/Impact Study**

> Cedarvale Park Heritage Interpretation Plan | Georgetown, ON
> 7605 Creditview Road Heritage Impact Assessment |
Churchville HCD, Brampton, ON
> 7593 Creditview Road Heritage Impact Assessment |
Churchville HCD, Brampton, ON
> 12 Rosegarden Drive Cultural Heritage Assessment | Brampton, ON

Heritage Restoration

> Amos Wright House, 19 Church St N | Richmond Hill, ON | Restoration
> Robinson Barn Feasibility Report | Brampton, ON | Reconstruction
> 273 Main Street North | Brampton, ON | Renovation, Addition and Heritage
Restoration
> 7605 Creditview Road | Churchville HCD, Brampton, ON | New Construction
> 347 Queen Street South | Streetsville, Mississauga, ON | New Construction

Strickland Mateljan Design Associates | Architectural Assistant (Co-op) | **Oakville, ON | 2012 - 2013**

Projects: Heritage

> 1092 Old Derry Road | Meadowvale Village, Mississauga, ON | New
Construction

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APPENDIX

ALEXANDRA HUCIK CV

> 7004 Second Line West | Meadowvale Village, Mississauga, ON | Addition

Publications

> Graduate Thesis titled “When Nature Goes to School: A Green School for Milton, Ontario,” publication at the University of Waterloo, 2020.

Academic Experience

Graduate Teaching Assistant | ARCH 246: Cultural History II Pre-Renaissance to Reformation with Professor Robert Jan van Pelt | University of Waterloo, Cambridge, ON | Fall 2017

Exhibitions, Installations & Community Projects

Master’s Thesis Project selected for “Project Review 2020” Exhibition at Design at Riverside Gallery | Cambridge, ON | 2020

StopGap Foundation Community Ramp Project | Collaboration on first phase between University of Waterloo School of Architecture students and City of Cambridge | Cambridge, ON | 2017

StopGap Ramp Design Exhibition at BRIDGE Centre for Architecture Storefront | Co-organizer and Artist | Cambridge, ON | April 2017

“What Makes a Space a Place?” Installation at Gardiner Museum | Toronto, ON | Built Installation | 2017