

164/166 MAIN STREET NORTH, BRAMPTON

HERITAGE ASSESSMENT REPORT



AUGUST 2016

ATA

ARCHITECTS INC.

211 LAKESHORE ROAD EAST
OAKVILLE ONTARIO L6J 1H7

TABLE OF CONTENTS



Main Street facade, photo taken in May 2001
Source: City of Brampton Heritage Services

INTRODUCTION	2
HISTORICAL BACKGROUND	3
LOCATION	5
ZONING	6
EXISTING SURVEY DRAWINGS	9
HISTORICAL SIGNIFICANCE	10
ARCHITECTURAL SIGNIFICANCE	13
EXTERIOR PHOTOS	14
INTERIOR PHOTOS	19
CONTEXTUAL SIGNIFICANCE	46
SUMMARY REGARDING EXISTING STRUCTURE	50
APPENDIX	52

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

INTRODUCTION

ATA Architects Inc. was retained to undertake the Heritage Assessment Study of the property listed as 164/166 Main Street North, Brampton, ON.

ATA Architects Inc. undertook the following process in completing this assessment:

- ATA Architects Inc. visited the site and viewed in detail the existing building on the property. The existing context was documented and a study was undertaken to evaluate the heritage value of 164/166 Main Street North.
- A review was undertaken of the historical, contextual and architectural value of the existing home, taking into account previous owners, surrounding neighbourhoods, and the current condition of the home.
- Research was completed through the use of multiple local organizations and resources, including the City of Brampton Heritage Department, the Peel Land Registry, the Peel Region Archives and online resources.

ATA Architects Inc. has utilized the criterion for determining cultural heritage value as outlined in the Ontario Heritage Act.

ATA also took into regard the conservation guidelines and standards outlines in the following documents:

- Venice Charter 1964
- Appleton Charter 1983
- Burra Charter 1999
- ICOMOS Charter 2003
- Park Canada's Standards and Guidelines for the Conservation of Historic Places in Canada 2010
- Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit – Heritage Property Evaluation section
- Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties 2007
- Applicable Heritage Conservation District Guidelines

ONTARIO HERITAGE ACT ONTARIO REGULATION 12/09 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.

HISTORICAL BACKGROUND

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 known 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.

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.

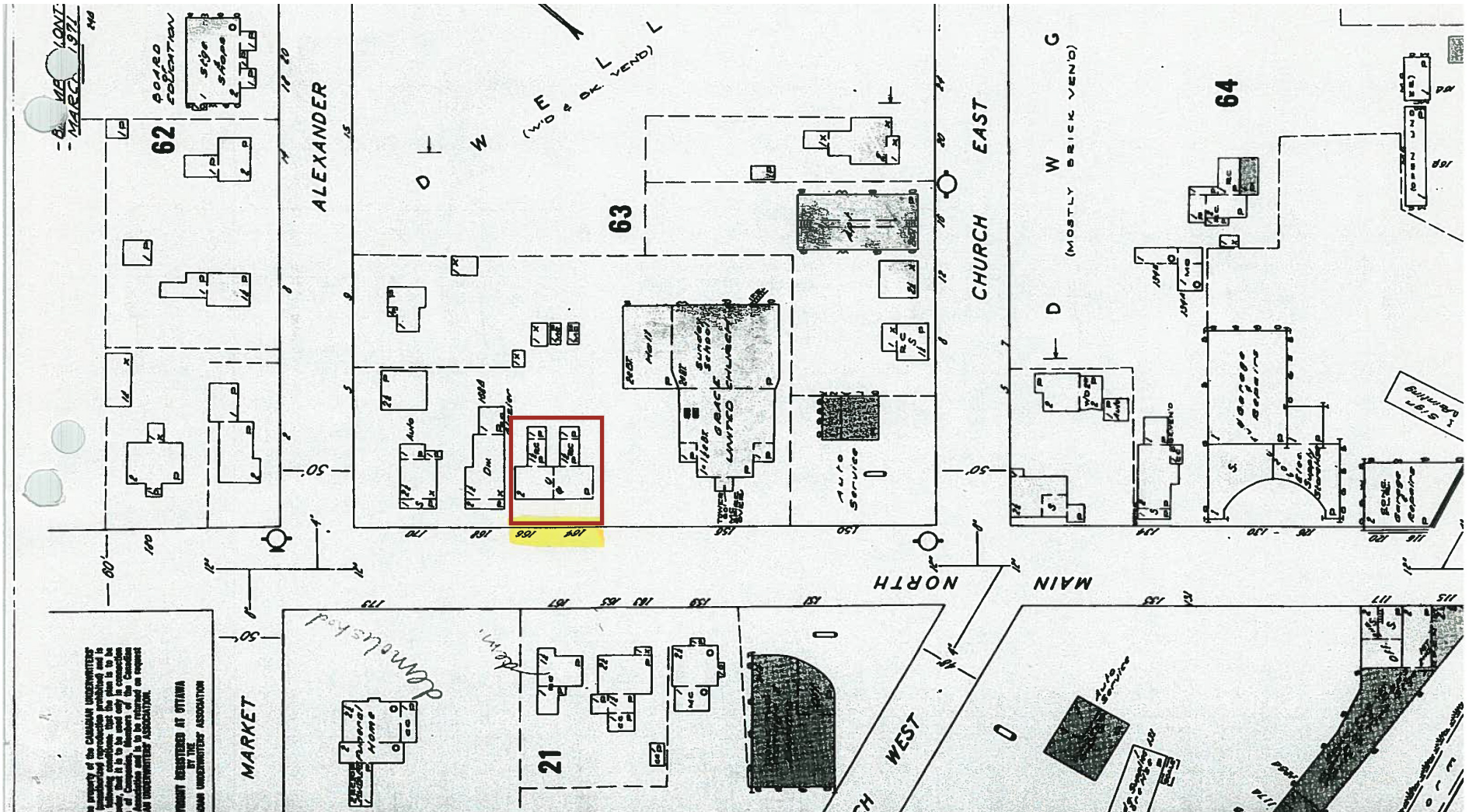
Brampton has continued to grow and expand but the "Four Corners" is still recognised as its heart. A significant number of older buildings, many of which are considered of heritage interest, are still found near the "Four Corners" and along Main Street.



1859 Tremaine Map of Peel
 Source: : R. Tremaine, "Tremaine's Map of the County of Peel Canada West",
 Toronto, G.R. & G.M. Tremaine, 1859

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

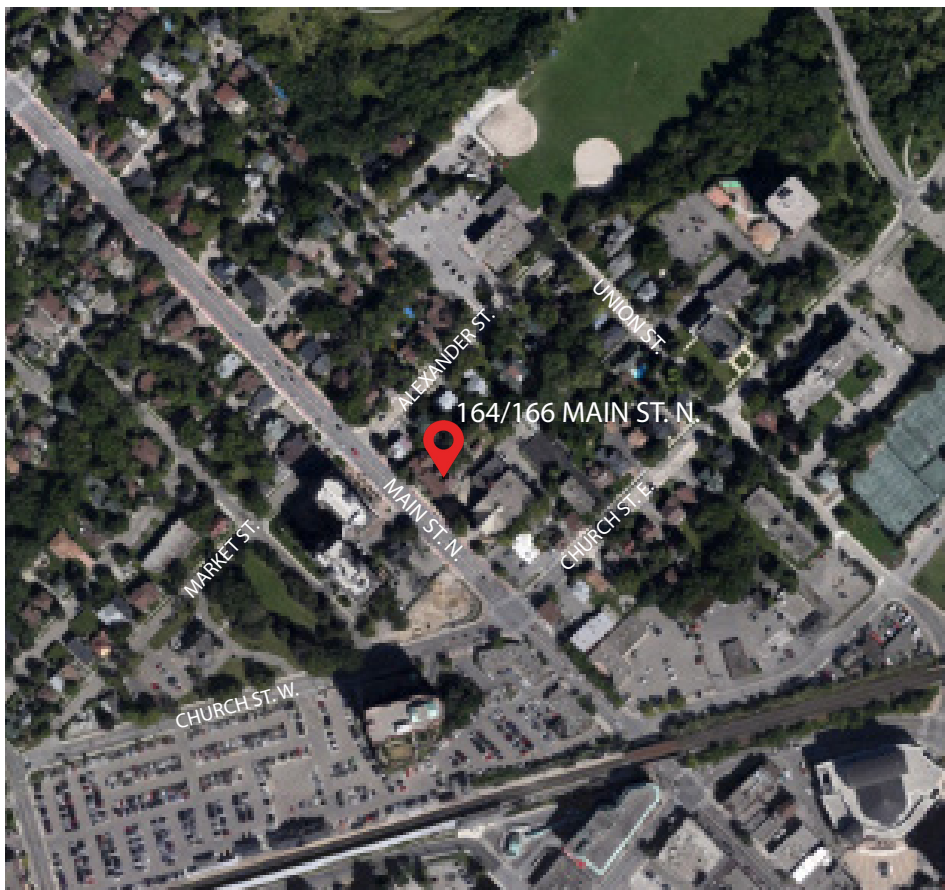
HISTORICAL BACKGROUND



Fire Insurance Plan Map
Source: City of Brampton, Heritage Services

LOCATION

The property is situated just south of the intersection of Main Street North and Alexander Street on the east side of Main.



Key plan showing location of property
Source: Google Maps (June 24, 2016)



Aerial View of 164/166 Main St. N.
Source: Google Maps (June 24, 2016)

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

ZONING

The property is zoned Central Area Mixed Use Three - Development Permit System (CMU3-DPS) by the City of Brampton. This zoning permits all the uses indicated on the following chart for a CMU3-DPS zone.



Zoning map of 164/166 Main Street North, Brampton
Source: Brampton Maps,

http://maps.brampton.ca/maps/default.aspx?lon=-79.759927&lat=43.685863&zoom=16&selectedfeeds=g_Zoning

ZONING

4.3.1	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS/ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
A) Non-Residential Uses						
(1) Administrative Office of any Public Authority	•	•				
(2) Animal Hospital	•					
(3) Art Gallery or Studio	•	•				
(4) Bank, Trust Company or Financial Company	•					
(5) Bed and Breakfast Establishment	•	•	•(1)			(1) Maximum of 5 guests rooms per dwelling
(6) Children's or Senior's Activity Centre	•	•				(2) No outdoor play area shall be provided
(7) Commercial School	•	•				
(8) Community Club	•	•				
(9) Custom Workshop	•	•				
(10) Day Nursery	•	•		•		
(11) Dining Room Restaurant	•	•(3)				(3) No Minimum Number of Seats is required
(12) Dry Cleaning and Laundry Distribution Station	•					
(13) Grocery or Convenience Store	•					
(14) Health or Fitness Centre	•					
(15) Hotel	•	•				
(16) Laundromat	•					
(17) Medical Office	•	•				
(18) Office, not including medical office	•	•				
(19) Places of Commercial Recreation	•					
(20) Personal Service Shop	•	•(4)				(4) Maximum Gross Floor Area is 400 square metres
(21) Printing or Copying Establishment	•					
(22) Religious Institution	•	•		•		
(23) Retail Establishment	•	•(5)				(5) Maximum Gross Floor Area is 400 square metres

Permitted Uses

Main Street North Development Permit System By-Law, December 2015

http://www.brampton.ca/EN/Business/planning-development/central-area/MainStN_DPS/MSN%20DPS%20Final%20Document%20Binder.pdf

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

ZONING

4.3.1	CMU2-DPS	CMU3-DPS	R1B-DPS	I1-DPS	OS-DPS	SPECIAL PROVISIONS/ILLUSTRATIONS <i>These special provisions correspond to numbers found under the district columns in the matrix:</i>
(24) Service Shop	•	•(4)				(4) Maximum Gross Floor Area is 400 square metres
(25) Supermarket	•					
(26) Take Out Restaurant	•					
(27) Theatre	•					
(28) Public Park	•	•	•	•	•	
(29) Alternate School Use and Adult Learning Centres	•(6)	•(6)				(6) Maximum Gross Floor Area is 200 square metres
B) Residential Uses						
(1) Apartment Dwelling	•(7)	•				(7) No part of a dwelling is permitted within that portion of the first storey that is within 6.0 metres of the exterior wall facing a streetline
(2) Multiple Residential Dwelling		•				
(3) Duplex Dwelling		•				
(4) Street Townhouse	•(8)	•(8)				(8) Only within the Medium Density Transition Character Sub-Areas (see Section 3.4)
(5) Townhouse	•(8)	•(8)				(8) Only within the Medium Density Transition Character Sub-Areas (see Section 3.4)
(6) Single Detached Dwelling		•(9)	•			(9) Only single detached dwellings which existed on the effective date of this Section are permitted
C) Other Uses						
(1) Purposes accessory to other permitted uses	•	•	•	•	•	
(2) Vehicular Access to Parking Areas on Adjacent Lands	•	•		•	•	
VARIANCES: Permitted: Yes Criteria: 1. See Section 5.5.4						

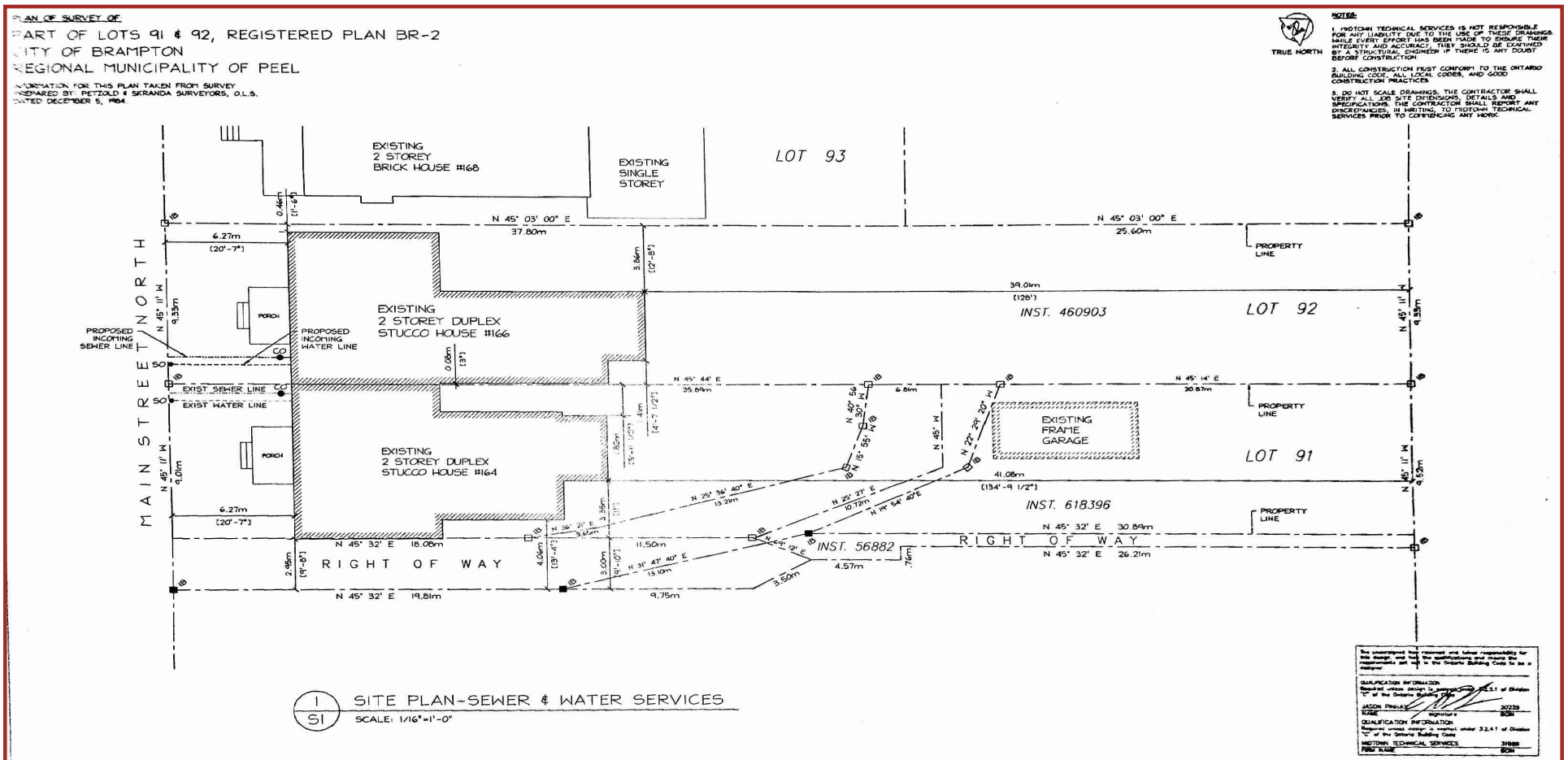
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ZONING

EXISTING SURVEY DRAWINGS AS OF OCTOBER 22, 2015



Existing Survey Drawing

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

HISTORICAL SIGNIFICANCE

Through research at the Peel Land Registry Office, the Peel Archives and information provided by Brampton's Heritage Services a chain of title was able to be developed. The earliest ownership established to date is Thomas and Elizabeth McIlroy. Thomas worked as a cabinet maker and undertake according to the Tremaine Map of 1859. He owned and operated a cabinet making factory on nearby Alexander Street in Brampton.

After his death, Thomas's wife Elizabeth, sold the property to John Tilt. Tilt was born in County Armagh in 1798. He emigrated to Canada in 1822, and settled on Hurontario Street just north of Derry West. John is known to have operated a grocery and liquor store out of his house and a ashery which made lye, potash and pearlsh. In addition to his buisnesses in Derry West he had a store in Westervelt's Corners and one in Toronto as well as a law business. Tilt and his wife moved to the property in Brampton in the late 1860's, early 1870's.

From the Tilt's the property passed first to Elizabeth Clark and then to Duncan McConnell. At the Peel Region Archives records were found in the Perkin's Bull files of a Duncan McConnell who was born in Caledon and died in Hillsburg, Ontario. He had worked as a hardware merchant in Hillsburg for a number of years. Whether this is the same man who owned the property on Main Street is inconclusive.

The property passed from McConnell to Thomas Parr before passing into the ownership of Charles M. French.



1859 Tremaine Map of Peel

Source: R. Tremaine, "Tremaine's Map of the County of Peel Canada West", Toronto, G.R. & G.M. Tremaine, 1859

HISTORICAL SIGNIFICANCE

Charles French was a significant individual, he taught school as a young man before becoming a successful dentist and practicing in Brampton. He was Chariman of the High School Board, President of the Board of Governors for the Peel Memorial Hospital, Post-master of the Ionic Lodge A.F. & A.M., First principal, Peel Chapter, R.A.M. I.O.O.F. and chosen friends. As to whether he lived in the property it is unclear, he is more prominently associated with the Edwardian Foursquare brick building at 5 Alexander Street. It is believed this property was subdivided from the same lot at 164 & 166 Main Street North.

After the French family the property passes to the Gordon's and then to the Duggan's, no information was found on either family. After the Duggan's appear to have owned 164 Main Street from the early 1980's through to 2000 but 166 Main Street was sold in 1985. The ownership appears to have been separate up until recent years.

The exact date of construction was unable to be determined. The previously mentioned 1859 Tremaine Map shows there were structures on the property while it was owned by Thomas McIlroy. ATA took a closer look at the materials and architectural details of the building in hopes of narrowing down a possible date of construction. The front section of the building was designed in the Georgian Style which was popular from 1750 to 1850 in Britain and Canada. In several locations it was possible to see behind the stucco on the exterior walls to the what lay behind. The stucco was applied to factory sawn wood lath attached to furring strips which in turn were nailed back to wood boards that are acting as the sheathing. Though we were unable to extract a nail to inspect its shape based on the head they appear to be square head machine made cut nails. Factory sawn wood lath was predominantly used from early to mid 19th century (1801 – 1850) and machine made cut nails were in use between 1810 and the early 1900's. Based on this information and the fact the "Four Corners" did not see significant settlement until after 1820 it is reasonable to believe 164 and 166 Main Street North were built between 1820 and 1850.



Head of a square head machine made cut nails nailed into wood board located behind furring and exterior lath and stucco.



Sawn wood lath, visible in sun room of 164 on what would have been the exterior wall of the original building.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

HISTORICAL SIGNIFICANCE

CONCLUSION

The property was owned by a succession of business men and is probably best associated with Thomas McIlroy. While Charles M. French was a significant member of the community it is unclear whether he ever actually lived at 164/166 as he is more closely associated with 5 Alexander Street. The building has always served as a residence in one form or another. While no architect, designer or builder has been associated with it the building is a good example of Georgian Architecture in Canada and is perhaps one of the oldest buildings along this section of Main Street. In conclusion the building is of moderate historical or associative value to the community.



Photo of 164/166 Main Street North circa 1985,
Source: City of Brampton, Heritage Services



Photo of 164/166 Main Street North circa 2016,

ARCHITECTURAL SIGNIFICANCE

164/166 Main Street North has managed to retain much of its original appearance, photos provided by the City of Brampton that show the building in 1985 and 2001 in comparison to the building today show very little change to the exterior of the Main Street façade. The porch of 164 has been enclosed, the shutters have been removed and the window sashes replaced. The centre chimney of the front 2 storey section has also been removed. The front façade is still an excellent example of the Georgian Style as it maintains the symmetry and simplicity inherent to this form of architecture. The structure can be clearly divided by the viewer into two separate residences, each with its own entrance which is framed by equally spaced windows, one on either side and three above. Some of the architectural detailing still present includes:

- The brackets below the soffits of the roof and porch roofs
- The unique window casings (gabled point at the top, with vertical sections wide at the sill and narrowing as they travel toward the top)
- The deep fascia at the roof and on the porches
- The pediments above the porches with their scalloped siding

A series of additions were made to the back, they step down in height from the front section to 1 ½ storeys and then to 1 storey. More recent additions and modifications have been made to the back. A small sun room like addition was made to 164 that is clad in painted particle board. Its roof has been awkwardly tied into the back 1 storey section of 164. On 166 a small shed like structure has been constructed on the north side of the 1 storey section of the building. This structure appears to be timber framing with MDF nailed on as cladding. A small canopy has also been constructed on the back of 166, it is supported by a combination of thin wood and metal posts and is tied back into the structure of the building. The rear additions and north side of 166 have also been clad in vinyl siding which appears to have been fixed in place over top of the original stucco and lath finish.

The interiors of 164/166 are another matter entirely. Each residence has since been divided into two separate units, one on the ground floor and one on the second floor with some sections acting as separate storage for one unit or another. New walls have been constructed in order to achieve this as larger rooms are further divided to create

additional rooms within a unit. The basements are accessed from the ground floor and are both low head height spaces. The stairs are stacked above each other in both residences. There are original features still present in the building such as:

- Trim around windows, doors and openings between rooms
- Baseboards along original walls
- The stairs to the second floor in both 164 and 166 (do not meet code and the risers of 166 slant to one side)

There is a partial basement below each building where the structure of the floor above is visible. 164 is structured with double joists running in a north to south orientation. This appears to have been done to compensate for rot that has set into the original joists. They are true 2x10 with the original joists spaced 22" O.C. In 166 the joists have the same orientation, spacing but are single, true 2x8 joists, there is deflection occurring in the joists that is visibly noticeable. Additional structure has been added in both basements through wood and steel beams that are in turn supported by steel jacks. The foundations appear to be brick masonry that have been parged and waterproofed in areas. In 164 the basement is split in two, divided by a brick masonry wall, the north half remains as brick masonry while the south section has had additional concrete masonry installed against the brick foundations. In the ground and second floors, cracks can be seen in the walls of both 164 and 166 Main Street. These are possible signs of movement/settlement in the structures and an engineer should review the buildings as part of any future rehabilitation.

CONCLUSION

164/166 Main Street North is not necessarily a unique example of the Georgian Style; Brampton has several on the Heritage Register that are in much better condition including the nearby 140 Main Street North. It is, though, an early example that based on observation was most likely constructed between 1820 and 1850. As with most Georgian Style buildings simplicity of design and detailing was a major factor, fortunately much of that detailing remains and speaks to the skill of the craftsmen. Though the building is in need of restoration/rehabilitation it can be considered to have architectural value.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

EXTERIOR PHOTOS OF 164/166 MAIN STREET NORTH

Note: Photo below was taken during site visit, August 2016



Front view from West (Main Street North).

EXTERIOR PHOTOS OF 164/166 MAIN STREET NORTH

Note: Photos in this section were taken during site visit, June 2016



Rear view from East (rear of the lot).

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

EXTERIOR PHOTOS OF 164/166 MAIN STREET NORTH

Note: Photos in this section were taken during site visit, June 2016



Side view from South. Area marked by red rectangle appears to be a later addition clad in painted particle board. The wall of the one and a half storey section extends down behind this addition.

EXTERIOR PHOTOS OF 164/166 MAIN STREET NORTH

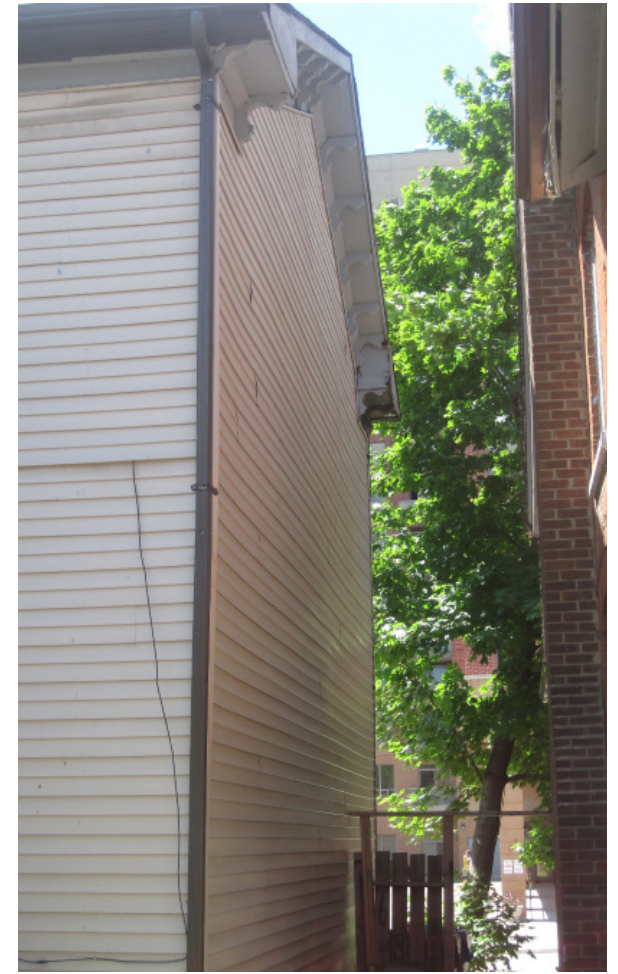
Note: Photos in this section were taken during site visit, June 2016



Shed structure on North side of the building, it is not original to the house.



Shed structure on North side of the building, it is not original to the house.



Original building has had vinyl siding installed over the top of the original stucco finish.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

EXTERIOR PHOTOS OF 164/166 MAIN STREET NORTH

Note: Photos in this section were taken during site visit, June 2016



Wood siding at rear 1 storey section of 164 Main Street North



Front porch gables show scalloped siding, dentils and articulated cornice



Windows have been changed but the original wood trim was retained



166 Main Street porch is open, door into the building has been changed.



Brackets run along the soffit and deep fascia of the roof on the north, west and south sides.



Gable ends have returns at the corners which are supported by brackets.



Transom and door trim remain on 164 Main though the door has been replaced and sidelights are boarded over.



164 Main Street porch has been enclosed

**INTERIOR PHOTOS OF 164 MAIN STREET NORTH
BASEMENT**

Note: Photos in this section were taken during site visit, June 2016



North section of the basement has a higher floor. Structure of the floor above is visible, consists of wood joists supported by 3 beams on steel jacks.

A single steel beam is located against the north wall, the other beams are built-up wood beams. None of the beams run the full length of the basement. The walls in this section are brick masonry construction.

INTERIOR PHOTOS OF 164 MAIN STREET NORTH
BASEMENT

Note: Photos in this section were taken during site visit, June 2016



The above photo shows the wall separating the two sections of this basement. Its construction is 2 wythe brick masonry.

South room of the basement. Same floor structure is visible, the floor in this section is lower but the space still provide very little headroom.

**INTERIOR PHOTOS OF 164 MAIN STREET NORTH
BASEMENT**

Note: Photos in this section were taken during site visit, June 2016



The joists in the basement of 164 have been doubled up. This appears to have been done in response to the rot that has set into what were presumably the original joists.



Concrete masonry walls have been built against the inside of the original brick walls.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

INTERIOR PHOTOS OF 164 MAIN STREET NORTH GROUND FLOOR UNIT

Note: Photos in this section were taken during site visit, June 2016



Photo taken from the entrance of the ground floor unit at 164 as it looks into the kitchen.



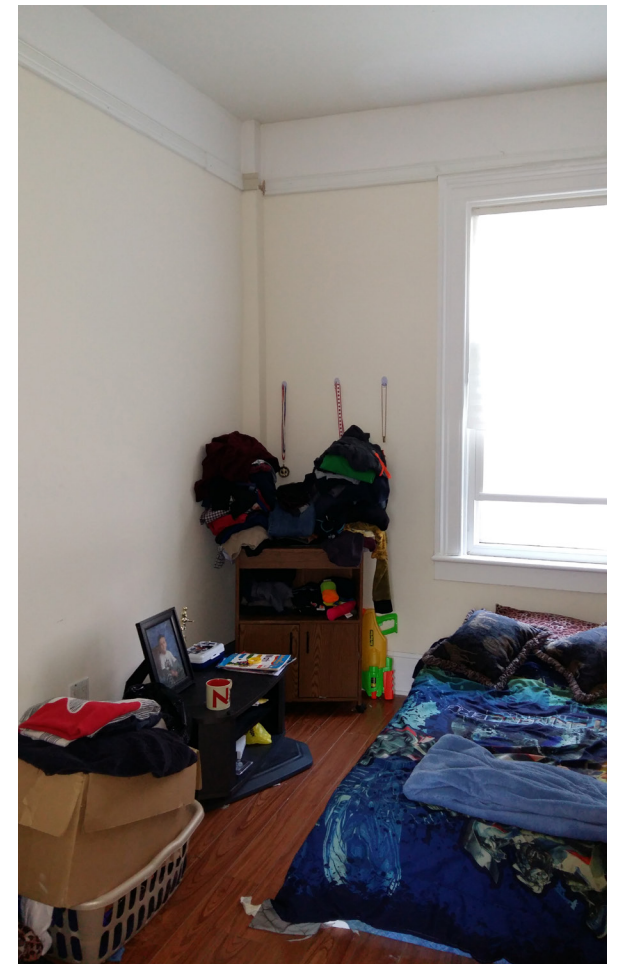
Baseboards, door and window trim are original. The high ceiling is located only in the two storey section of the house.

**INTERIOR PHOTOS OF 164 MAIN STREET NORTH
GROUND FLOOR UNIT**

Note: Photos in this section were taken during site visit, June 2016



The central living room. The angled section of ceiling shows where the stairs to the second floor cut through this space. The door directly below is the access to the basement. The door on the right leads to the rear additions.



Bedroom located in the front two storey section.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

INTERIOR PHOTOS OF 164 MAIN STREET NORTH GROUND FLOOR UNIT

Note: Photos in this section were taken during site visit, June 2016



Living space in the rear addition. Ceilings are lower in these areas.



Cheaply constructed sun room added onto the rear additions.

**INTERIOR PHOTOS OF 164 MAIN STREET NORTH
GROUND FLOOR UNIT**

Note: Photos in this section were taken during site visit, June 2016



The central living room in the front two storey section viewed from the other direction looking toward the kitchen.



Bathroom located off of the kitchen.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

INTERIOR PHOTOS OF 164 MAIN STREET NORTH STAIRWAY

Note: Photos in this section were taken during site visit, June 2016



Photo taken from the top of the staircase in unit 164.



Main entrance to 164.

**INTERIOR PHOTOS OF 164 MAIN STREET NORTH
SECOND FLOOR UNIT**

Note: Photos in this section were taken during site visit, June 2016



Rear addition of unit 164 in the second floor unit. Rooms are tighter in particular due to the drop in head height of the roof.



Bedroom in the rear addition of the unit. Trim and baseboards are worth salvaging



View from bedroom down corridor. Stairs show change in floor height between the two storey section of the house and the rear additions.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

INTERIOR PHOTOS OF 164 MAIN STREET NORTH SECOND FLOOR UNIT

Note: Photos in this section were taken during site visit, June 2016



A bathroom is located in the rear addition.



One of two bedrooms located in the two storey section of the house.



The trim around the windows, doors and baseboards appears to be original to the house.

**INTERIOR PHOTOS OF 164 MAIN STREET NORTH
SECOND FLOOR UNIT**

Note: Photos in this section were taken during site visit, June 2016



Corridor through the two storey section of the house. The stair is behind the wall on the right.



Second bedroom in the two storey section.



Kitchen located at the front of the house.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

INTERIOR PHOTOS OF 164 MAIN STREET NORTH SECOND FLOOR UNIT

Note: Photos in this section were taken during site visit, June 2016



Window seat, appears it may have been put in for ducting given the vent in the lower left corner.



The trim around the windows, doors and baseboards appears to be original to the house.

**INTERIOR PHOTOS OF 166 MAIN STREET NORTH
BASEMENT**

Note: Photos in this section were taken during site visit, June 2016



Basement of 166 is much smaller than that of 164.

Both units appear to have only partial basements. Services and duct can be seen to run through the walls and into crawl space in some locations.

INTERIOR PHOTOS OF 166 MAIN STREET NORTH
BASEMENT

Note: Photos in this section were taken during site visit, June 2016



Floor structure is visible but in this section it is only single joists running in the same orientation and spacing as seen in 164. There are visible signs of deflection.

Wood posts have been situated around the staircase. They appear to be supporting the joists around the stair opening.

INTERIOR PHOTOS OF 166 MAIN STREET NORTH
BASEMENT

Note: Photos in this section were taken during site visit, June 2016



Walls are of brick masonry construction. There is some deterioration of the brick occurring.



A steel beam supported by steel jacks is located against the south wall. As in the basement of 164 the beam does not run the entire length of the basement.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

INTERIOR PHOTOS OF 166 MAIN STREET NORTH GROUND FLOOR UNIT

Note: Photos in this section were taken during site visit, June 2016



The ground floor unit of 166 was accessed from the rear entrance.



A lower ceiling height is exhibited in the rear addition. Trim and baseboards appear to be much plainer in design.



This opening marks the division between the rear addition and the front two storey section.

INTERIOR PHOTOS OF 166 MAIN STREET NORTH
GROUND FLOOR UNIT

Note: Photos in this section were taken during site visit, June 2016



One of the two bedrooms in the ground floor unit. Located in the rear addition.



Bedroom of the ground floor unit, bump out in the wall marks location of possible duct work.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

INTERIOR PHOTOS OF 166 MAIN STREET NORTH GROUND FLOOR UNIT

Note: Photos in this section were taken during site visit, June 2016



Small living room in rear addition, very little original material is seen throughout this area with the exception of the window trim.

Small bathroom located in the rear addition.

INTERIOR PHOTOS OF 166 MAIN STREET NORTH
GROUND FLOOR UNIT

Note: Photos in this section were taken during site visit, June 2016



Kitchen located in the front two storey section. Again most of the trim is plain in design. Ceilings are higher than in the rear addition.

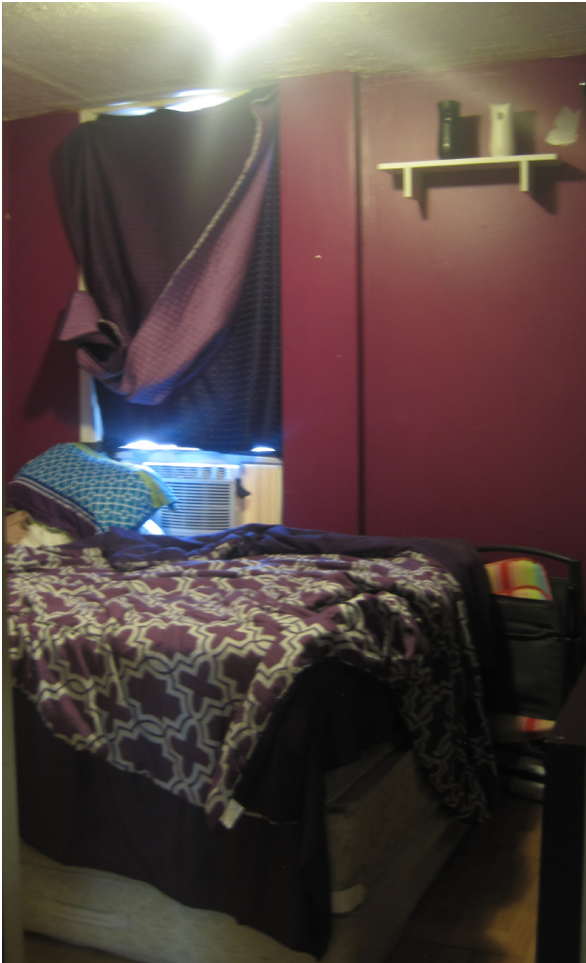
Photo taken in the kitchen look through to the front (street side) of the unit. Access to the basement can be seen on the right as well as where the stair to the second floor cuts through the unit.

A second bathroom in the rear addition of the house, it is accessed through the kitchen.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

INTERIOR PHOTOS OF 166 MAIN STREET NORTH GROUND FLOOR UNIT

Note: Photos in this section were taken during site visit, June 2016



Second bedroom is located at the front of the house where the Main Street entrance to the unit is located.

Photo taken looking back toward the kitchen.

INTERIOR PHOTOS OF 166 MAIN STREET NORTH
GROUND FLOOR STORAGE

Note: Photos in this section were taken during site visit, June 2016



The North side of the two storey section on the ground floor on 166 is currently serving as storage.

Most of the original detailing has been removed from this area with the exception of the trim around the windows.

INTERIOR PHOTOS OF 166 MAIN STREET NORTH
GROUND FLOOR STORAGE

Note: Photos in this section were taken during site visit, June 2016



What appears to have once been a small bathroom located off of the storage area.

A small section of missing drywall shows the walls in this area have been furred out. What is behind appears to have been lath and plaster which at some point was covered with wall paper.

**INTERIOR PHOTOS OF 166 MAIN STREET NORTH
STAIR**

Note: Photos in this section were taken during site visit, June 2016



Stairs to the second floor of 166 Main Street.



Main entrance to 166, the door is not original.

INTERIOR PHOTOS OF 166 MAIN STREET NORTH
SECOND FLOOR UNIT

Note: Photos in this section were taken during site visit, June 2016



View from the stairs through to the rear addition.



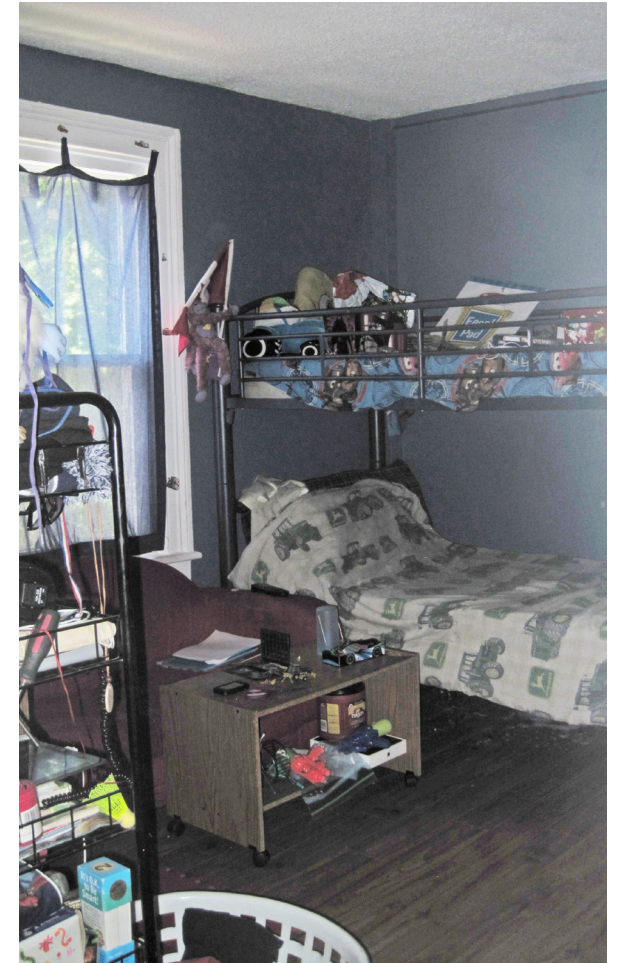
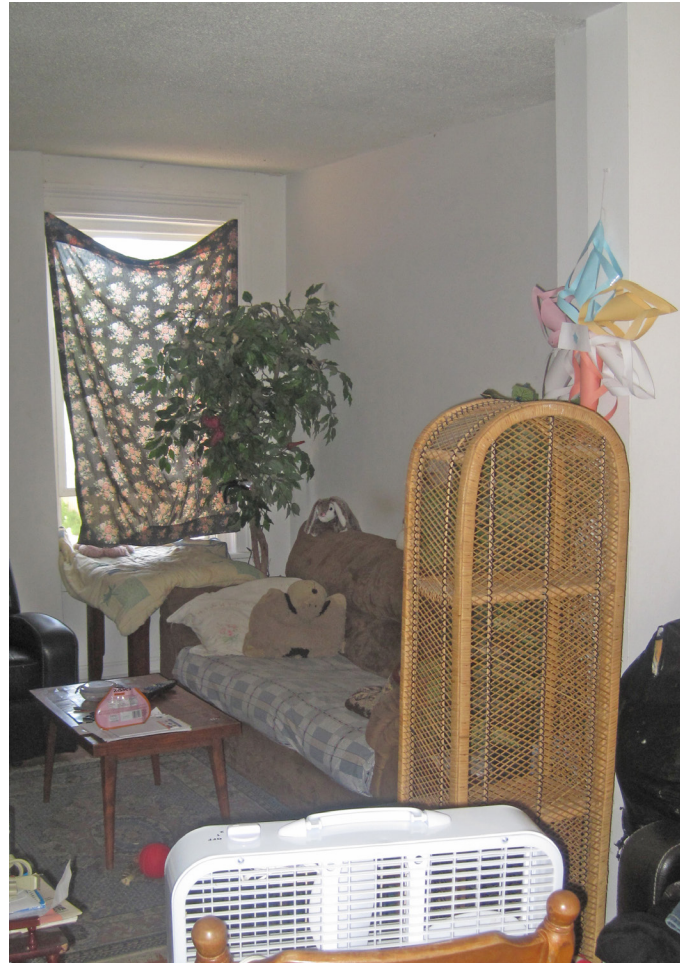
Corridor along the north side of the stair in the two storey section of the building.



The corridor wraps around the stairway at the front of the building.

**INTERIOR PHOTOS OF 166 MAIN STREET NORTH
SECOND FLOOR UNIT**

Note: Photos in this section were taken during site visit, June 2016



Living room located on the south side of the unit. It runs the full length of the two storey section.

View of the living room looking towards the rear of the house.

Bedroom overlooking Main Street.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

INTERIOR PHOTOS OF 166 MAIN STREET NORTH SECOND FLOOR UNIT

Note: Photos in this section were taken during site visit, June 2016



Bedroom at the back of the two storey section.



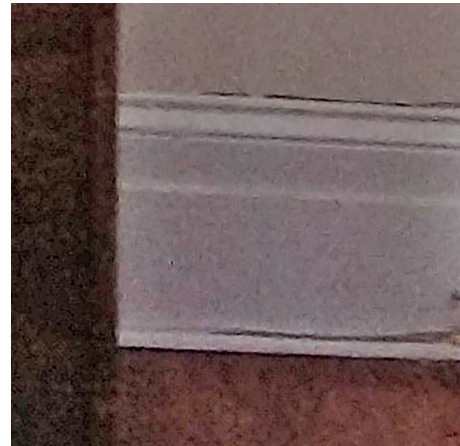
Window and door trims appear to be original in the second floor.



Rear addition of the second floor. A small corridor connects the a kitchen and bathroom. As with 164 the floor drops down here and the spaces are tighter with lower ceilings.

INTERIOR PHOTOS OF 164/166 MAIN STREET NORTH
PHOTOS OF DETAILS

Note: Photos in this section were taken during site visit, June 2016



The three photos above show some of the original trim around windows, doors and at baseboards. They should be preserved/salvaged where possible.



View inside opening in a wall depicts the lath and plaster construction of the original walls.



The staircases between the ground and second floors appear to be original. They do not appear to meet current code and some of the risers in 166 slant to one side.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

CONTEXTUAL SIGNIFICANCE

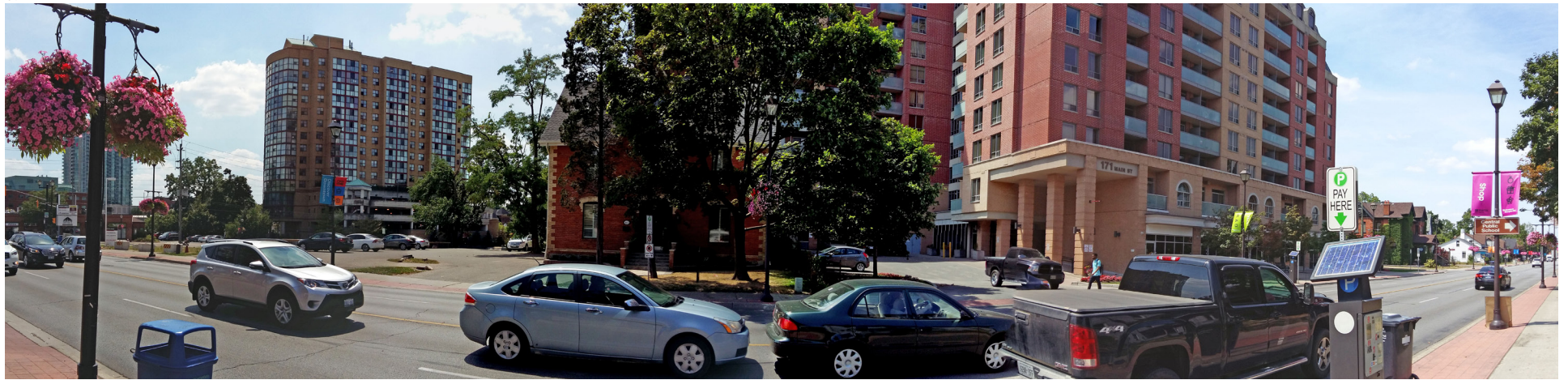


Heritage Resources map showing listed and designated properties near 164/166 Main Street North, Brampton
Source: <http://maps.brampton.ca/maps/default.aspx>

CONTEXTUAL SIGNIFICANCE



East side of Main Street North. The Grace United Church on the right is a designated structure, the two houses on the left hand side of 164/166 Main Street are listed buildings. The height and scale of buildings on the east side of the street is still fairly typical for the area.



West side of Main Street North. Directly across from 164/166 Main is 171 Main Street (Landmarq on Main) a 10 storey condominium. On the south (left) side of 171 is 165 Main Street North, another listed building. On the north (right) side of 171 Main is 193/195 Main Street North, which is a designated property.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

CONTEXTUAL SIGNIFICANCE

164/166 Main Street North sits near the heart of Brampton's downtown and is only a short distance from the "Four Corners". Main Street has always been a major thoroughfare for Brampton and the building features prominently in its streetscape. The 2 storey section of the building is set only a short distance back from Main Street and this in combination with the lack of planting in front and its full two storey height and low profile roof give the sense that it is much larger than its immediate neighbor to the north even though they are both of similar height. It is historically linked to the area having been part of the streetscape since at least the mid-19th century, if not earlier.

The property is in keeping with the character of the street which is a combination of residential and commercial. The majority of the older buildings that make up the streetscape are of a similar scale to 164/166. Only the nearby church and 171 Main Street currently exceed the 2 storey fabric of Main Street in this block.

Despite its visual prominence on the street the 164/166 act as less of a landmark than the Grace United Church, the neighbor to the south, or 140 Main Street North, a 2 storey brick Georgian Style building located on the southeast corner of Church and Main intersection.

CONCLUSION

164/166 Main Street North is of moderate contextual significance. While it cannot be considered a landmark it is tied visually and historically to the streetscape. It is part of the fabric that defines this section of Main Street North and is in keeping with the character of the area.



140 Main Street North. A listed property in the Georgian Style of architecture, masonry construction as opposed to the wood, lath and stucco seen on 164/166 Main Street North. This building is just south of the 164/166 on the southeast corner of the intersection at Main Street North and Church Street.

CONTEXTUAL SIGNIFICANCE



195/193 Main Street North, a heritage designated property.



Grace United Church neighbouring the property to the south, a heritage designated property.



5 Alexander Street, a heritage listed property.



Central Public School Rec & Arts Centre, a heritage listed property.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

SUMMARY REGARDING EXISTING STRUCTURE

RATING SYSTEM

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

Municipal Address: 164/166 Main Street North, Brampton

Date: May 19, 2016

Evaluator: Alexander Temporale B.Arch, O.A.A., F.R.A.I.C., C.A.H.P.

HISTORICAL VALUE OR ASSOCIATIVE VALUE		Grade					Rationale
1. Has direct associations with a person, organization, or institution that is significant to a community.	E	VG	G	F	L	The structure is probably best associated with Thomas Mclroy, a cabinet maker and undertaker. Charles French, a dentist and a prominent individual in the Peel Region, at one point owned the property but it is unclear if he ever lived there	
2. Has direct associations with an event or activity that is significant to a community.	E	VG	G	F	L	The property is one of the earliest residences in what is now Brampton's downtown core. It represents the roots of what Brampton is today.	
3. Has direct associations with a theme or belief that is significant to a community.	E	VG	G	F	L	No direct association was found to a particular theme or belief significant to the community.	
4. Yields, or has the potential to yield, information that contributes to an understanding of a community.	E	VG	G	F	L	The property appears to be largely unchanged since its construction which is estimated to be sometime between 1820 and 1850.	
5. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	E	VG	G	F	L	No known architect or designer can be linked to 164/166 Main Street North but it is a good example of the Georgian Style.	
DESIGN OR PHYSICAL VALUE		Grade					Rationale
6. Is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	E	VG	G	F	L	While not a unique example of the Georgian Style, 140 Main Street at the intersection of Church and Main is also Georgian, it is a early example of the style and has retained much of its original detailing and construction including the finely detailed porch for 166.	
7. Displays a high degree of craftsmanship or artistic merit.	E	VG	G	F	L	The Georgian Style is known for a simplicity of design and detailing as well as its symmetry. There have been now significant additions to disrupt the symmetry of the exterior and quite a bit of the original detailing has been retained.	
8. Demonstrates a high degree of technical or scientific achievement.	E	VG	G	F	L	Construction appears to have been fairly standard but it is showing signs of degradation, temporary measures are in place but repairs are needed.	
CONTEXTUAL VALUE		Grade					Rationale
9. Is important in defining, maintaining, or supporting the character of an area.	E	VG	G	F	L	164/166 are in keeping with the character of the street (older residential properties, approximately 1 1/2 to 2 storeys in height) and it contributes to preserving that character..	
10. Is physically, functionally, visually, or historically linked to its surroundings.	E	VG	G	F	L	Based on evidence the building appears to have been constructed between 1820 and the 1850's making it one of the oldest buildings in the area.	
11. Is a landmark.	E	VG	G	F	L	Modest home/not a landmark, the Grace United Church serves in that role, some visual prominence due to its proximity to the street. The matching façades however makes them visually distinctive.	

SUMMARY REGARDING EXISTING STRUCTURE

CONCLUSIONS

Based on the requirements of Ontario Heritage Act the building at 164/166 Main Street North, in the opinion of this report, is worthy of retention and designation. The two storey front section facing onto Main Street is the most important portion of the building and offers the best opportunity for rehabilitation. It is the most visually prominent section of the building and has seen the least modification over time.

The two storey section should be retained and restored. It can be worked into any future designs for the site and act as a gateway as well as being repurposed for a new use. Structural repair will be needed in order to stabilize this section and ensure it can support whatever loading is put on it. To that end a structural engineer with experience in addressing buildings of a similar age should be brought in to conduct a review and prepare recommendations as soon as possible.

The 1-1/2 storey and 1 storey additions to the rear of the property do not share the detail and architectural significance of the front section. In addition the tighter spaces and smaller footprint limit their potential uses. The removal of these sections would not impact the heritage value of the building.

SALVAGE MITIGATION

Any materials worth salvaging from the rear additions should be saved. This would appear to mainly relate to trim pieces on the interior. It maybe possible to reuse some of these components in the restoration of the front two storey section, if they are compatible in terms of profile and material. Otherwise they should be made available to architectural salvage companies at no cost.

APPENDIX

164 MAIN STREET NORTH LAND REGISTRY RECORDS



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #43

14128-0160 (LT)

PAGE 4 OF 4
PREPARED FOR JASON TRUELOVE
ON 2016/05/09 AT 14:33:16

teranet express

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
PR2204680	2012/06/01	APL CH NAME OWNER		THE CORPORATION OF THE CITY OF BRAMPTON *** COMPLETELY DELETED *** QUACKO LTD.	QUACKO LIMITED	
PR2204751	2012/06/01	TRANSFER	\$330,000	QUACKO LIMITED	RANDHAWA, MOHANBIR SINGH	C
PR2204752	2012/06/01	CHARGE	\$82,500	RANDHAWA, MOHANBIR SINGH	SCOTIA MORTGAGE CORPORATION	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.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

164 MAIN STREET NORTH LAND REGISTRY RECORDS



LAND
 REGISTRY
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
PR1132968	2006/09/07	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** PANCHI, HARPREET	PAGLIA, ASSUNTA PAGLIA, GIOVANNI	
		REMARKS: PR1132966				
PR1220343	2007/03/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** PAGLIA, GIOVANNI PAGLIA, ASSUNTA		
		REMARKS: RE: PR1132966				
PR1220344	2007/03/01	CHARGE		*** COMPLETELY DELETED *** PANCHI, HARPREET	PAGLIA, GIOVANNI PAGLIA, ASSUNTA	
PR1220351	2007/03/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** PANCHI, HARPREET	PAGLIA, GIOVANNI PAGLIA, ASSUNTA	
		REMARKS: PR1220344				
PR1394662	2007/12/24	TRANSFER		*** COMPLETELY DELETED *** PANCHI, HARPREET	CATER, MORAIS	
PR1394663	2007/12/24	CHARGE		*** COMPLETELY DELETED *** CATER, MORAIS	ROYAL BANK OF CANADA	
PR1395052	2007/12/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** PAGLIA, GIOVANNI PAGLIA, ASSUNTA		
		REMARKS: RE: PR1220344				
PR1440663	2008/04/04	DISCH OF CHARGE		*** COMPLETELY DELETED *** COMPUTERSHARE TRUST COMPANY OF CANADA		
		REMARKS: RE: PR918150				
PR1623765	2009/04/07	TRANS POWER SALE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA	QUACKO LTD.	
		REMARKS: PR1394663				
PR1928126	2010/11/30	APL GOVT ORDER		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF BRAMPTON		
		REMARKS: PROPERTY STANDARDS ORDER				
PR2194020	2012/05/15	APL (GENERAL)		*** COMPLETELY DELETED ***		

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164 MAIN STREET NORTH LAND REGISTRY RECORDS



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PAGE 2 OF 4
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
		REMARKS: RO804696				
RO901760	1989/07/07	CHARGE		*** COMPLETELY DELETED ***	CENTRAL GUARANTY TRUST COMPANY	
PR16817	2000/11/29	TRANSFER		*** COMPLETELY DELETED *** POS, JOHN DANIEL DUGGAN, MARY KATHLEEN	BELANGER, TRACY	
PR16818	2000/11/29	CHARGE		*** COMPLETELY DELETED *** BELANGER, TRACY	MCAP SERVICE CORPORATION	
PR16819	2000/11/29	CHARGE		*** COMPLETELY DELETED *** BELANGER, TRACY	ASSOCIATES MORTGAGE CORPORATION	
PR42344	2001/02/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** CENTRAL GUARANTY TRUST COMPANY		
		REMARKS: RE: RO901760				
PR52866	2001/03/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** CENTRAL GUARANTY TRUSTCOMPANY		
		REMARKS: RE: RO804696				
PR918149	2005/08/31	TRANSFER		*** COMPLETELY DELETED *** BELANGER, TRACY	PANCHI, HARPREET	
PR918150	2005/08/31	CHARGE		*** COMPLETELY DELETED *** PANCHI, HARPREET	COMPUTERSHARE TRUST COMPANY OF CANADA	
PR939824	2005/10/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** CITIFINANCIAL MORTGAGE CORPORATION		
		REMARKS: RE: PR16819				
PR969772	2005/11/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP SERVICE CORPORATION		
		REMARKS: RE: PR16818				
PR1132966	2006/09/07	CHARGE		*** COMPLETELY DELETED *** PANCHI, HARPREET	PAGLIA, GIOVANNI PAGLIA, ASSUNTA	

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164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

164 MAIN STREET NORTH LAND REGISTRY RECORDS



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
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OFFICE #43

14128-0160 (LT)

PAGE 1 OF 4
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ON 2016/05/09 AT 14:33:16

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

PROPERTY DESCRIPTION: PT LTS 91 & 92 E OF HURONTARIO ST PL BR2 AS IN R0793825; T/W & S/T VS42198; S/T R0736843; CITY OF BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14128-0313

PIN CREATION DATE:

1998/10/19

OWNERS' NAMES

RANDHAWA, MOHANBIR SINGH

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 1997/06/24 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/10/19**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1998/10/19 **</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: 1998/10/20 **</p>						
BL1017	1965/11/24	BYLAW				C
43R12810	1985/09/23	PLAN REFERENCE				C
R0793825	1987/04/02	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	POS, JOHN DANIEL DUGGAN, MARY KATHLEEN	
<p>CORRECTIONS: 'TRANSFEREE' CHANGED FROM 'LUGGAN, MARY KATHLEEN' TO 'DUGGAN, MARY KATHLEEN' ON 1998/10/15 BY LAND REGISTRAR #11.</p>						
R0804696	1987/06/19	CHARGE		*** COMPLETELY DELETED ***	CENTRAL TRUST CO.	
R0852064	1988/06/30	AGR AM CH		*** COMPLETELY DELETED ***		

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164 MAIN STREET NORTH LAND REGISTRY RECORDS

Abstract Index
Répertoire par lot

Lot 91 Plan/Concession BR-2 Page 5



736843

Brampton

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
736844	Grant	06 12 85	KEOGH-BORK Co. Ltd.	BURNS Ronald W. BURNS Janis M. J.T.		Tog. with R of W over Pt & O.L. See Lot 92 for description Tog with R of W over Pt & O.L. designated as Pts 1, 2 & 3 on 43R-12810 with pt Lot 92
739443	application to Register judgement	06 12 85	DUGGAN Mary K.	KEOGH-BORK Co. Ltd. KEOGH Patrick BORK Irene		Pt & O.L. designated as pt 1 & 2 on 43R12810 See document (metes & bounds des., attached)
749889	Grant	25 04 86	DUGGAN Mary K	DUGGAN, Mary K. POS, John J. T.		Part & O.L. as in No. 618396 Tog. with R of W.
793825	Grant	02 04 87	DUGGAN, Mary K. POS, John D.	DUGGAN, Mary K. POS, John D.		Pt. & O.L. as in no 618396. Tog with R of W.
797747	Grant	01 05 87	BURNS Ronald W BURNS Janis M.	RUTHERFORD, Marley J. RUTHERFORD, Mary J as J.T.		Tog with R of W with lot 92
797748	Mort	01 05 87	RUTHERFORD Marley J RUTHERFORD Mary J	THE Toronto-Dominion Bank	\$75,000.00	Tog with r of w with lot 92
804696	Mort	19 06 87	DUGGAN, Mary K. POS, John D	Central Trust Co.	20,000.00	Part & O.L. as in 618395 except 7 th course SW 96' Tog with right-of-way
852064	Agt	30 06 88	DUGGAN, Mary Kathleen POS, John Daniel	CENTRAL Trust Company		Amending Mort 804696
901760	Mort	Yr Mth Day 89 07 07	DUGGAN, Mary Kathleen POS, John Daniel	Central Guaranty Trust Company	110,000.00	Part and O.L. as in 618396 Tog. with rt-of-way

1032/186

FORM 1

Continued on/Suite de la page

6

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

164 MAIN STREET NORTH LAND REGISTRY RECORDS

Abstract Index Répertoire par lot

Lot 91

Plan/Concession BR-2

Page 4



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
460903 Entered 23/04/79 C.C.	Grant	12 Jan 1979	Ante Milicevic and Signe Milicevic	Keogh-Bark Company Limited	\$2.00 & c	Tog with r of w over pt & O.L. as in No. 255246VS with pt Lot 92.
541748	Consent	14 Feb 1980	Estate Tax Consent re:Frederick D. Gordon			Part & O.L. re: 26093
542750	Grant	29Feb.1980	Luvilla J. Gordon	John D Pos, and Mary K. Duggan as joint tenants	\$2.00 & C	Part & O.L. Comm 30'5 1/4" S from W/ of lot 92 Thence NE 20'8 3/4" x NE 53'3" x NE 65'6" x NE 68'6 1/2" x SE 31'3" x SW 101.35' x SW x SW 96' x NW 29'6 3/4" to p of c. Tog. with r. of w. Subj to R. of w.
548357	Deposit	20 May 1980	Part & O.L Re: No. 460903 (Sketches attached)			
618396	Grant	03 09 82	POS, John D DUGGAN, Mary K.	DUGGAN, Mary K	\$2.00 & C	Part & O.L. as in no. 542750 Tog. with & Subj to R. of W.
	Deposit		See Deposit No. 705822			Pt & O.L. Re: No 542750
43R-12210	R. plan	23 09 85				pt 1 & O.L. - 618396-53 ^{m2} pt 2 & O.L. - 618396-19 ^{m2} & O.L.
736716	Grant Right of way	05 12 85	Duggan Mary K	KEOGH - Bork Company Ltd		Pt designated as pts 1, 2, 3 on 43R-12810
736717	Quit claim	05 12 85	KEOGH-BORK Co. Ltd	DUGGAN Mary K		Pt & O.L. Comm Wily L Ltd 92 Thence SE 60' x NE 75' to p of c Thence NW 29'6" NE 10'0 1/4" x SE 29' 3 1/4" x SW 10' is p of c
736843	Grant right of way	06 12 85	DUGGAN Mary K	KEOGH-BORK Co. Ltd		Pt & O.L. designated as pts 1, 2, 3 on 43R-12810

19321 (80)

FORM 1

Continued on back page

5

164 MAIN STREET NORTH LAND REGISTRY RECORDS

Abstract index
Répertoire par lot

Lot 91

Plan/Concession BR-2

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
2658 & Continued: Alice E. Abell et al						
31315	Grant	27 Feb 1956	Marija Varpa, Janis Varpa & Anna (Varpa) Reinberg	Charles E. Hunt & Ada Hunt as joint tenants	\$1.00 & c	RofW as in No. 26588
31419	Grant	28 Mar 1956	Charles E. & Ada Hunt	Roelof Bouwers & Johanna Bouwers	\$1.00 & c	RofW & O.L. as in No. 26588.
31569	Grant	3 May 1956	Margaret Corneli	The Trustees, Grace United Church	\$1.00 & c	Part, Treas. Consent Attached for Sarah F. Wilson Est., Comm at SW angle Thence NW36'9" x in a line parallel to S limit 96' x N12'x103' xS41'9"xW210' and Rof W.
11911 G.R.	Cert	22 Oct 1959	Treasurer's Consent	Frederick I. Gordon Estate		Ref: No. 26093
38282	Grant	15 Jan 1960	Luvilla J. Gordon, Admr. of Frederick I. Gordon, Robert W. Gordon, et ux, William J.F. Gordon et ux & Mary E. Nixon	Luvilla J. Gordon	\$1.00 & c	Part & O.L. as in No. 26093, Tog. with & Subj. to Rof W.
40550	Mortgage	6 Feb 1961	Roelof Bouwers & Johanna Bouwers	Robert F. Parr	\$5000.00	RofW as in No. 26588
46930	Ass't of Mortgage	30 Apr 1963	Robert F. Parr	Rolph Moore & Jean E. Moore on joint account	\$4,544.33	Assigning No. 40550
56882	Grant	21 Oct 1965	Luvilla J. Gordon	The Trustees of Grace United Church	1.00 & c	Part - Comm Ely limit of Main 247.25' north of Church and 65.03' east. Thence NE 41.80' x NE 101.35' x SE 2.50' x SW 86.0' x SE 2.58' x SW 150' x SW 11.98' x SW 29.97' to p. of c. Sketch attached.

10/21/2011

JRM

Continued on/State à la page

3

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

164 MAIN STREET NORTH LAND REGISTRY RECORDS

Abstract Index Répertoire par lot

Lot 91

Plan/Concession BR-2

Page 1

STREET Main

PLAN BY J.S. Dennis 1850



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
72	ASS'nt OF MORT	6 Oct 1868	Stephen S. Lee et al	John Tilt	\$1045.00	All and O.L.
78	B. & S.	12 Oct 1868	Elizabeth McGlroy et al	John Tilt	1084.00	All and O.L.
1774	B. & S.	18 Aug 1876	James Tilt et al	William Tilt	2600.00	All and O.L.
3805	Mortgage	10 Nov 1885	William Tilt et us	The Merchants Bank	1.00	All and O.L.
4072	B. & S.	16 Oct 1886	The Merchants Bank	Elizabeth Clark	1700.00	Part and O.L.
4389	B. & S.	25 Oct 1886	The Merchants Bank	Frances Sargent	1370.00	Part and the use of lane etc.
5424	B. & S.	18 Nov 1893	Elizabeth Clark	Duncan McConnell	900.00	Part
5794	B. & S.	11 Jun 1896	Duncan McConnel et ux	Thomas Parr	1400.00	Part and O.L.
6244	B. & S.	10 Jul 1900	Thomas Parr (an unmarried man)	Charles M. French	825.00	Part and O.L. Together with right-of-way etc.
6434	B. & S.	12 Sep 1901	Frances Sargent (widow)	Sarah Wilson	1000.00	Part together with right-of-way etc. as described therein.
26093	Grant	25 Apr 1952	George E. French Extr. of Charles M. French Est., et ux, et al	Frederick I. Gordon	\$4,500.00	Part & O.L. Sketch Attached. Comm in NE limit of Main St. 20'5 1/2" S of W angle lot 92 Thence NE20' 8 3/4" xNE 53'3"x NE65'6"xNE68'6 1/2"xSE31'3" xSW86'xSE2'7"xSW15'xSW12'3/4"xSW96' xNW29'6 3/4" to pofc. Together with & Subject to RofW.
26588	Grant	2 Oct 1952	George E. French Extr. of Charles M. French Ext., &	Marija Varpa, Janis Varpa & Anna Varpa, as joint tenants	\$5,500.00	RofW with part on lot 92, Sketch Attached.

TC221 (86)

FORM 1

Continued on Suite 14 12500

2

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

166 MAIN STREET NORTH LAND REGISTRY RECORDS



LAND
 REGISTRY
 OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

14128-0161 (LT)

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

PAGE 3 OF 3
 PREPARED FOR JASON TRUELOVE
 ON 2016/05/09 AT 14:33:53



REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD	
		REMARKS: RE: LT2086271					
PR2204355	2012/06/01	TRANSFER	\$330,000	1542814 ONTARIO LIMITED	2278197 ONTARIO LIMITED	C	
		REMARKS: PLANNING ACT STATEMENTS					
PR2204356	2012/06/01	CHARGE	\$247,500	2278197 ONTARIO LIMITED	SCOTIA MORTGAGE CORPORATION	C	
PR2227773	2012/07/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK			
		REMARKS: PR702484.					

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.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

166 MAIN STREET NORTH LAND REGISTRY RECORDS



LAND
 REGISTRY
 OFFICE #43

14128-0161 (LT)

PAGE 2 OF 3
 PREPARED FOR JASON TRUELOVE
 ON 2016/05/09 AT 14:33:53



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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
LT1988502	1999/09/10	DISCH OF CHARGE		WILDING, BRIAN *** COMPLETELY DELETED *** GILBERT, JAMES	GILBERT, JAMES	
	REMARKS: RE: LT1928851					
LT1988503	1999/09/10	CHARGE		*** COMPLETELY DELETED *** WILDING, BRIAN	TOMEI, TERESA - 50% IABONI, JOANNE - 50%	
LT2003089	1999/10/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** RUTHERFORD, MORLEY TINDALE RUTHERFORD, MARY JO		
	REMARKS: RE: ROL145245					
LT2086269	2000/06/16	DISCH OF CHARGE		*** COMPLETELY DELETED *** TOMEI, TERESA - 50% IABONI, JOANNE - 50%		
	REMARKS: RE: LT1988503					
LT2086270	2000/06/16	TRANSFER		*** COMPLETELY DELETED *** WILDING, BRIAN	BELANGER, BRENT MICHAEL	
LT2086271	2000/06/16	CHARGE		*** COMPLETELY DELETED *** BELANGER, BRENT MICHAEL	MCAP SERVICE CORPORATION	
LT2086272	2000/06/16	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** BELANGER, BRENT MICHAEL	MCAP SERVICE CORPORATION	
	REMARKS: LT2086271, RENTS.					
PR18598	2000/12/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** NATIONAL TRUST COMPANY		
	REMARKS: RE: ROL145244					
PR702483	2004/08/23	TRANSFER		*** COMPLETELY DELETED *** BELANGER, BRENT MICHAEL	1542814 ONTARIO LIMITED	
PR702484	2004/08/23	CHARGE		*** COMPLETELY DELETED *** 1542814 ONTARIO LIMITED	THE TORONTO-DOMINION BANK	
PR737083	2004/10/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** MCAP SERVICE CORPORATION		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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166 MAIN STREET NORTH LAND REGISTRY RECORDS



LAND
 REGISTRY
 OFFICE #43
 14128-0161 (LT)

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

PAGE 1 OF 3
 PREPARED FOR JASON TRUELOVE
 ON 2016/05/09 AT 14:33:53



PROPERTY DESCRIPTION: PT LT 92, PL BR2 E OF HURONTARIO ST AS IN R01145243; T/W R0736843 ;; CITY OF BRAMPTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
 LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14128-0314

PIN CREATION DATE:

1998/10/19

OWNERS' NAMES

2278197 ONTARIO LIMITED

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 1997/06/24 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/10/19**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1998/10/19 **</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: 1998/10/20 **</p>						
BL1017	1965/11/24	BYLAW				C
R01145243	1997/06/20	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	WILDING, BRIAN	
R01145244	1997/06/20	CHARGE		*** COMPLETELY DELETED ***	NATIONAL TRUST COMPANY	
R01145245	1997/06/20	CHARGE		*** COMPLETELY DELETED ***	RUTHERFORD, MORLEY TINDALE RUTHERFORD, MARY JO	
LT1928851	1999/04/09	CHARGE		*** COMPLETELY DELETED ***		

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.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

166 MAIN STREET NORTH LAND REGISTRY RECORDS

Abstract Index Répertoire par lot

Lot 92

Plan/Concession BR-2

Page 4



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
749889	Grant	25 04 86	DUGGAN, Mary K.	DUGGAN, Mary K. POS, John D. J.T.		Part & OL as in No. 618396 See Lot 91 for desc. Tog. with RofW.
793825	Grant	02 04 87	DUGGAN, Mary K. POS, John D.	DUGGAN, Mary K. POS, John D.		Pt. & OL as in No. 618396. Tog. with RofW.
797747	Grant	01 05 87	BURNS, Ronald W. BURNS, Janis M.	RUTHERFORD, Marley T. RUTHERFORD, Mary J. as JT		Pt & O.L. Tog. with r of w as in 736844.
797748	Mort	01 05 87	RUTHERFORD, Marley T. RUTHERFORD, Mary J.	THE TORONTO-DOMINION BANK	\$75,000.00	Pt & Tog with r of w as in 736844. Discharged by # R01155079 Asst. Dep. Land Reg. 97-10-01
804696	Mort	19 06 87	DUGGAN, Mary K. POS, John D.	Central Trust Co.	20,000.00	Part & O.L. as in 618396. Except 7th course SW 96'. Tog with right-of- way.
852064	Agt	30 06 88	DUGGAN, Mary Kathleen POS, John Daniel	CENTRAL Trust Company		Amending Mort 804696.
901760	Mort	YR MON DAY 89 07 07	DUGGAN, Mary Kathleen POS, John Daniel	Central Guaranty Trust Company	110,000.00	Part and O.L. as in 618396. Tog with rt-of-way.
R01145243	Transfer	97 06 20	RUTHERFORD, Morley Tindale RUTHERFORD, Mary Jo	WILDING, Brian	157,000.00	Pt as in 797747 Planning Act Statements Re: Section 50 Completed. Tog with r of w over pts 1,2 & 3 on 43R-12810.
R01145244	Charge	97 06 20	WILDING, Brian	NATIONAL Trust Company	109,900.00	Part as in no. 797747. Tog with r of w over pts 1,2 & 3 on 43R-12810.

NOTICE
All Documents/Instruments
subsequent to

JUN 24 1997

166 Main Street North
FC 4M1
All Documents/Instruments subsequent to
index set out in subsection 21(5) of the

Continued on/Suiva à la page

166 MAIN STREET NORTH LAND REGISTRY RECORDS

Abstract Index
Répertoire par lot

Lot 92 Plan/Concession BR-2 Page 3



541748

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
542750	Grant	29Feb.1980	Luvilla J. Gordon	John D. Pos, and Mary K. Duggan as joint tenants	\$2.00 &c	Part & O.L. See lot 91 for descr. Tog. with & Subj to r of w's.
548357	Deposit	20May1980	Part & O.L. re: No. 460903 (Sketches attached)			
618396	Grant	03 09 82	PCS, John D. DUGGAN, Mary K.	DUGGAN, Mary K.	\$2.00 &c	Part & O.L. as in No. 542750. See lot 91 for desc. Tog. with & subj. to Rof W.
	Deposit		See Deposit No. 705822			
43R-12810	R-Plan	23 09 85				Pt 1 & O.L. 618396-53 ^{m2} Pt 2 & O.L. " -19 ^{m2} Pt 3 " -0.1 ^{m2}
736716	Grant Right of way	05 12 85	DUGGAN, Mary K.	KEOGH-BORK Company Ltd.		Pt & OL designated as pts 1, 2, 3 on 43R-12810.
736717	Quit Claim	05 12 85	KEOGH-BORK Co. Ltd.	DUGGAN, Mary K.		Pt & OL See lot 91 for desc.
736843	Grant Right of Way	06 12 85	DUGGAN, Mary K.	KEOGH-BORK Co. Ltd.		Pt & OL designated as pts 1, 2, 3 on 43R-12810.
736844	Grant	06 12 85	KEOGH-BORK Co. Ltd.	BURNS, Ronald W. BURNS, Jarvis M. J.T.		Pt as in 26588. Tog. with RofW over Pt & OL. Comm 60'S of Wly L. Thence NE 96' xNE12' 3/4" xSW11'11 3/4"x SW96'xNW9'8" to pofc. Tog. with RofW over pts 1,2,3 on 43R-12810.
739443	Application to register Judgement	06 01 86	DUGGAN, Mary K.	KEOGH-BORK Co. Ltd. KEOGH, Patrick BORK, Irene		Pt & O.L. designated as Pts 1 & 2 on 43R-12810. See document (metes & bounds desc. attached).

10/21 (88)

FORM 1

Continued on/Suite à la page

4

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

166 MAIN STREET NORTH LAND REGISTRY RECORDS

Abstract Index Répertoire par lot

Lot 92 Plan/Concession BR-2 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
31419	Grant	28Mar1956	Charles E. Hunt & Ada Hunt	Roelof Bowers & Johanna Bowers, as Joint Tenants	\$1.00 &c	Part & RofW as in No. 26588.
11911G.R.	Cert.	22Oct.1959	Treasurer's Consent	Frederick I. Gordon Estate		re: 26093
38282	Grant	15Jan.1960	Luvilla J. Gordon Admrx of Frederick I. Gordon, Robert W. Gordon, et ux & William J.F. Gordon, et ux & Mary E. Nixon	Luvilla J. Gordon	\$1.00 &c	Part & O.L. as in No. 26093, Tog. with & Subj. to RofW.
1017	BY-LAW	24Nov1965	RE SUBDIV. CONTROL			
805VS	Cert	14Jan1966	Treasurer's Consent	Rolph Moore		re: No. 53473 ADR PC
42198VS	Grant	15June1967	Melvin T. Ashley, et al, Trustees of Grace United Church, Brampton	Luvilla J. Gordon	2.00 &c	Part & O.L. as in No. 26093 Tog. with rofw & reserving rofws.
CR62653V.S.	Cert	10Jan1968	Treasurer's Consent	Jean E. Moore Est.		re: No. 53473 & O.L. ADR PC
255246VS	Grant	3 Apr.1973	Roelof Bowers & Johanna Bowers	Maura Stralka	2.00 &c	Pt as in No. 26588. Together with rofw.
355210VS	Grant	17June1975	Tomas Stralka & Maura Stralka	Ante Milicevic & Signe Milicevic as joint tenants	\$2.00 &c	Part as in No. 26588. Tog. with rofw.
460903	Grant	12Jan1978	Ante Milicevic & Signe Milicevic	Keogh-Bark Company Limited	\$2.00 &c	Part as in No. 26588. Tog. with rofw.
461556	Deposit	18Jan1978	Part as in 460903			
541748	Consent	14Feb1980	Estate Tax Act	re: Frederick I. Gordon		Part & O.L. re: 26093

19321/88) FCAM 1

Continued on Suite a la page 3 542750

166 MAIN STREET NORTH LAND REGISTRY RECORDS

Abstract Index
Répertoire par lot

Lot 92 Plan/Concession BR-2 Page 1
STREET Main PLAN BY J. S. Dennis 1850



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
72	ASS'T OF MORT.	6 Oct 1868	Stephen S. Lee et al	John Tilt	1045.00	All and O.L.
78	B. & S.	12 Oct 1868	Elizabeth McLroy et al	John Tilt	1085.00	All and O.L.
1774	B. & S.	18 Aug 1876	James Tilt et al	William Tilt	2600.00	All and O.L.
3805	MORTGAGE	10 Nov 1885	William Tilt et ux	The Merchants Bank	1.00	All and O.L.
4072	B. & S.	16 Oct 1886	The Merchants Bank	Elizabeth Clark	1700.00	All and O.L.
5424	B. & S.	18 Nov 1893	Elizabeth Clark	Duncan McConnell	900.00	All and O.L.
5794	B. & S.	11 Jun 1896	Duncan McConnell et ux	Thomas Parr	1400.00	All and O.L.
6244	B. & S.	10 Jul 1900	Thomas Parr (an unmarried man)	Charles M. French	825.00	All & O.L. Together with right-of-way etc.
26093	Grant	25 Apr. 1952	George E. French Extr. of Charles M. French Est., et ux, et al	Frederick I. Gordon	\$4,500.00	Part & O.L., Sketch Attached, See lot 91 for desc.
26588	Grant	2 Oct. 1952	George E. French Extr. Charles M. French Est., Alice E. Abell, Mary A. Roos & George E. French, et ux	Marija Varpa & Janis Varpa & Anna Varpa, as joint tenants	\$5,500.00	Part & RofW, Sketch Attached. Comm at W angle Thence S30'5 1/2" x NE20'8 3/4" x NE53'3" x NE65'6" x NE68'6 1/2" x NW32'7" x SW208' to pofc. & RofW.
31315	Grant	27 Feb. 1956	Marija Varpa, Janis Varpa & Anna (Varpa) Reinberg	Charles E. Hunt & Ada Hunt, as joint tenants	\$1.00 &c	Part & RofW as in No. 26588.
31418	Q.C.	28 Mar. 1956	Anna (Varpa) Reinberg	Charles E. Hunt & Ada Hunt, as Joint Tenants	\$1.00 &c	Part & RofW as in No. 26588.

16321/188)

FORM 1

Continued on/Suite à la page

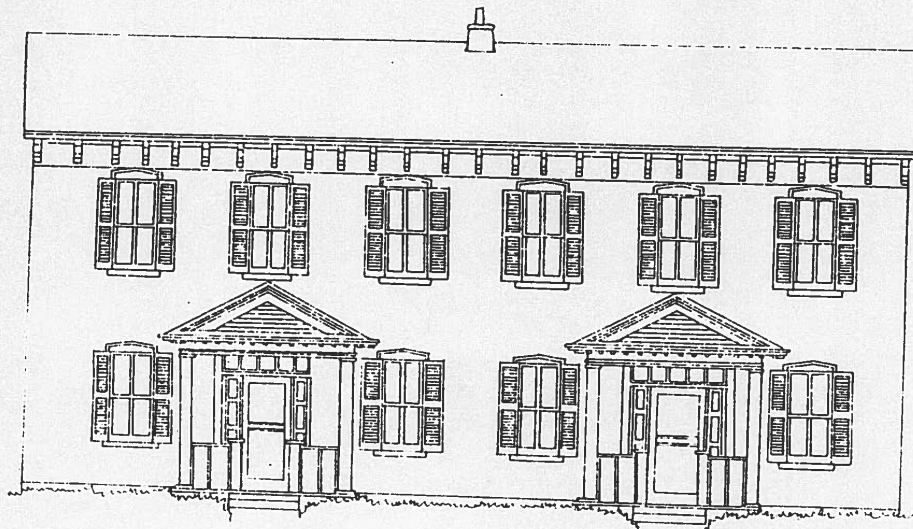
2

Kavanaugh, Annette. Yesterday Today.

164-166 Main Street North

One of the oldest residences in Brampton, and still in excellent condition, this building was originally owned by Thomas McIlroy who also owned and operated a cabinet making factory on Alexander Street. McIlroy's lot is marked on the Tremaine map of 1859 and the house must have been built prior to the drawing of the map. It is a building depicting the vernacular Georgian style which continued through Canada West until Confederation.

The building is six bays wide with each section of three bays possessing a centrally located doorway. This doorway is flanked by flat-headed windows with moulded trim. The upper storey windows are slightly smaller. There are two small additions found at the back.



26

Drawing and Map of the Main Street Through the City

2257

AM

DR. CHARLES FRENCH

b. 1861 d 1924 Clifford Ontario Ce

s. Dr. Geo. French Niagara Falls
 dau. Mrs. (Dr.) H. C. Ross Weston
 Mrs. F. H. Bladely, Toronto

Taught school as a young man.

Became a successful dentist, practising in Brampton.

Chairman of the High School Board

Pres. of Board of Governors, Peel Memorial Hosp.

Post-master of Ionic Lodge A. F. & A. M.

First principal, Peel Chapter, R. A. M. I. O. O. F.
 and chosen friends.

Presbyterian

Liberal.

The Conservator, February 14, 1924. 22574

Obituary.

DR. C. M. FRENCH CALLED BY DEATH

Dr. Charles M. French passed away on Sunday morning at his residence in Brampton. He was 63 years of age. He is survived by his widow, one son, Dr. George French, of Niagara Falls, and two daughters, Mrs. (Dr.) H. C. Ross, Weston, and Mrs. F. H. Blakely, of Toronto. Born at Clifford, Ontario, the son of Charles French, he taught school as a young man, afterwards qualified as dentist, and commenced practice in Brampton 33 years ago, and was very successful in his profession. He took an active interest in educational matters and at the time of his death was chairman of the High School Board; he had also been until a few weeks ago, when ill-health forced him to retire, President of the Board of Governors of the Peel Memorial Hospital. He was well-known in fraternal circles, being past master of Ionic Lodge, A.F. and A.M.; first principal of Peel Chapter, R.A.M., and a member of the Canadian Order of Foresters, Independent Order of Foresters and Chosen Friends. Dr. French was a Presbyterian and a Liberal.

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

McConnell family -30- 42524

Children of Robert McConnell (1829-1914) (s. of William McConnell & Agnes Smith) and Sarah (Sally) McArthur - (cont'd)

Elizabeth - m. Leonard, lives in Toronto.

Sadie - lived, married and died in B.C. but buried in Caledon.

Mary - m. King, son of a Dr. King, a well known surgeon, and a great leader of the Oddfellows. (This man is not listed among the King files.)

Children of Robert McConnell (1829-1914) & Sarah (Sally) McArthur (cont'd)

Duncan - 1858-1935. Hardware merchant in Hillsburg for a number of years. Liberal. Member of United Church.

Married Mary Ann Falconer, probably dtr. of James Falconer and Matilda Jenkins who lived on Lot 21, Con. 3, Cal. East, removing to Hillsburg later.

Buried in Huxley's Cemetery.

Orangeville Banner, February 7, 1935

42581

McDonnell

1935
27
1858
27
55

DUNCAN McCONNELL
Duncan McConnell, a cousin of Messrs R. J. McConnell, Orangeville, and Walter McConnell, Alton, died at his home in Hillsburg on Tuesday morning following a heart seizure. Deceased was born in Caledon township 77 years ago. He had been engaged in the hardware business in Hillsburg for a number of years. Mr. McConnell was a member of Hillsburg United Church and a Liberal in politics. He is survived by his widow, formerly Miss Mary Ann Falconer, and three sons, Roy and Arthur, of Hillsburg, and Ernest, of Toronto. Another son, Harold, was killed at Vimy Ridge during the war. A short service will be held at the home at 2 o'clock this (Thursday) afternoon, followed by public service in Hillsburg United Church. Rev. A. O. W. Foreman will conduct the service. Interment in Huxley's cemetery.

Articles on Duncan McConnell,
Source: "William Perkins Bull Fonds", PAMA Archives

BIBLIOGRAPHY

REFERENCES:

Nicole Mair. "Lost Villages - Derry West", Heritage Mississauga, 2011,
<http://heritagemississauga.com/page/Derry-West>

"Municipal Register of Cultural Heritage Resources, Listing Candidate Summary Report, 5 Alexander Street". City of Brampton, Brampton Heritage Board, 2015.
http://www.brampton.ca/EN/City-Hall/meetings-agendas/Brampton%20Heritage%20Board%202010/20150616bhb_L2.pdf

"Brampton History", City of Brampton,
<http://www.brampton.ca/EN/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

"Brampton History Timeline", City of Brampton
<http://www.brampton.ca/EN/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistoryTimeline.aspx>

Brampton Maps,
http://maps.brampton.ca/maps/default.aspx?lon=-79.759927&lat=43.685863&zoom=16&selectedfeeds=g_Zoning

R. Tremaine, "Tremaine's Map of the County of Peel Canada West", Toronto, G.R. & G.M. Tremaine, 1859

"William Perkins Bull Fonds", PAMA Archives

"Fire Insurance Plan for Main Street North, Plate 8", 1931, rev. 1940, City of Brampton

Kavanaugh, Annette and et.al. "Yesterday Today", 1982

"A Tour of Brampton Pioneer Cemetery", developed by the Parks Maintenance and Operations Division of the City of Brampton

RESOURCES:

Land Registry Records,
The Peel Land Registry Office #43

PAMA, Peel Region Archives

City of Brampton, Planning and Infrastructure Services, Heritage Services

Teranet Express,
<https://www.teranetexpress.ca>

ALEXANDER TEMPORALE CV

Alexander Louis Temporale, B.Arch., O.A.A., F.R.A.I.C, C.A.H.P.

Education

University of Toronto, B.Arch.

Background

Alexander Temporale has had a long history of involvement in heritage conservation, downtown revitalization, and urban design. As a founding partner of Stark Temporale Architects, Mr. Temporale was involved in a variety of restoration projects and heritage conservation studies, including: the Peel County Courthouse and Jail Feasibility Study, the Brampton Four Corners Study and the Meadowvale Village Heritage District Study. The study led to the creation of the first heritage district in Ontario.

His involvement and interest in history and conservation resulted in a long association with the heritage conservation movement, as a lecturer, resource consultant, and heritage planner. He was a member of the Brampton Local Architectural Conservation Advisory Committee, a director of the Mississauga Heritage Foundation, and chairman of the Mississauga LACAC Committee. As a member of LACAC, Alex Temporale was also a member of the Architectural Review Committee for Meadowvale Village. He is also a former Director of the Columbus Centre, Toronto and Visual Arts Ontario. Mr. Temporale has been a lecturer for the Ontario Historical Society on Urban Revitalization and a consultant to Heritage Canada as part of their "Main Street" program.

In 1982, Alexander Temporale formed his own architectural firm and under his direction the nature and scope of commissions continued to grow with several major urban revitalization studies as well as specialized Heritage Conservation District Studies. His work in this field has led to numerous success stories. The Oakville Urban Design and Streetscape Guidelines was reprinted and used for approximately 20 years. The study of the Alexander Homestead (Halton Region Museum Site) led to the Museum's rehabilitation and a significant increase

in revenue. The Master Plan reorganized the site and its uses, as well as facilitating future growth. During this time, Alex received numerous awards and his contribution to architecture was recognized in 2007 in becoming a Fellow of the Royal Architectural Institute of Canada. Many projects have become community landmarks, received awards or been published. These include Lionhead Golf Clubhouse, Brampton; the Emerald Centre, Mississauga; St. David's Church, Maple; Gutowski Residence, Shelburne; Martin Residence, Mississauga and Stormy Point, Muskoka, to name a few.

Mr. Temporale is recognized at the OMB as an expert in urban design and restoration architecture. He is a member of the advisory committee of Perspectives, a journal published by the Ontario Association of Architects. He is a frequent author on design issues. He has also authored numerous urban design studies and heritage studies for a variety of municipalities i.e. Brantford, Grimsby, Brampton, Flamborough and Burlington. The firm has been a recent recipient of the Lieutenant Governor's Award for Excellence in Conservation and the National Heritage Trust's Award for Heritage Rehabilitation of Oakville's historic Bank of Montreal Building. Below are other previous offices held:

Past Offices

- > Jurist, 2010 Mississauga Urban Design Awards
- > Chairman, Mississauga Local Architectural Conservation Advisory Committee
- > Director, Visual Arts Ontario
- > President, Port Credit Business Association
- > Director, Brampton Heritage Board
- > Director, Mississauga Heritage Foundation
- > Director, Columbus Centre
- > Director, Villa Columbo, Toronto
- > Resource Consultant, Heritage Canada

Heritage Assessment and Urban Design Studies

- > 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 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
- > 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
- > 44 and 46 Queen Street South Heritage Assessment, Streetsville
- > 264 Queen Street South (Bowie Medical Hall) Heritage Assessment, Streetsville
- > Fred C. Cook Public School Heritage Assessment, Bradford West Gwillimbury
- > Harris Farm Feasibility Study, City of Mississauga
- > Benares Condition Assessment Report, City of Mississauga
- > Lyon Log Cabin Relocation, Oakville, Ontario
- > 42 Park Avenue Heritage Assessment, Oakville, Ontario
- > The Old Springer House Heritage Assessment, Burlington, Ontario
- > 2625 Hammond Road Heritage Impact Study, Mississauga, Ontario
- > 153 King Street West Heritage Assessment, Dundas, Ontario
- > Brampton Civic Centre 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 Heritage Assessment, Glanbrook, Ontario
- > Fergusson Residence, 380 Mountainbrow Road, Burlington, Ontario, Heritage Assessment
- > Canadian Tire Gas Bar, 1212 Southdown Road, Mississauga, Ontario, Heritage Assessment
- > Donald Smith Residence, 520 Hazelhurst Road, Mississauga, Ontario, Heritage Assessment
- > Hannon Residence, 484 Brant Street, Burlington, Ontario, Heritage Assessment
- > Bodkin Residence, 490 Brant Street, Burlington, Ontario, Heritage Assessment
- > Fuller Residence, 8472 Mississauga Road, Brampton, Ontario, Heritage Assessment
- > 11953 Creditview Road, Chinguacousy Township, Brampton, Ontario Assessment
- > Historic Meadowvale Village Inventory/Heritage Assessment Study (Stark Temporale)
- > Brampton Four Corners Urban Design Study (Stark Temporale)
- > Erindale Village Urban Design Study (Stark Temporale)
- > Oakville Downtown Urban Design and Site Plan Guidelines Study
- > Burlington Downtown, Urban Design and Façade Improvement Study
- > Burlington East Waterfront Study
- > Victoria Park Square Heritage District Study, Brantford
- > Bullock's Corners Heritage Conservation District Study, Town of Flamborough
- > Brant Avenue Heritage Conservation District Study, Brantford
- > Urban Design Guidelines for Infill Development, Town of Oakville
- > 111 Forsythe, OMB Urban Design Consultant, Town of Oakville
- > Trafalgar Village Redevelopment, Urban Design Consultant, Town of Oakville
- > Eagle Ridge (Three Condominium Towers) Development, Urban Design Consultant
- > Trafalgar Market Redevelopment, Urban Design Consultant, Town of Oakville
- > St. Mildred Lightbourne Private School Expansion, Urban Design Consultant, Town of Oakville
- > OPP Academy (Art Deco Heritage Building), Feasibility Study, City of Brampton
- > Kennedy Road, Victorian Farmhouse Study, City of Brampton
- > Chisholm Estate Feasibility Study, City of Brampton

164/166 MAIN STREET NORTH - HERITAGE ASSESSMENT REPORT

- > Urban Design Guidelines, Hurontario and 403, Housing for Ontario Realty Corporation, Mississauga
- > Urban Design Study Canadian General Tower Site, Oakville
- > Port Credit Storefront Urban Design Study (Townpride)
- > Port Credit Streetlighting Phases I and II, Lakeshore Road
- > Urban Design Study for the Town of Grimsby Downtown Area
- > Clarkson Village Community Improvement Study as a member of the Townpride Consortium
- > Richmond Hill Downtown Study, as a member of the Woods Gordon Consortium
- > Heritage Building, 108 – 116 Sparks Street, Ottawa, Feasibility Study for National Capital Commission
- > Niagara Galleries Project, Niagara-on-the-Lake, Design Concept/Feasibility Study
- > Aurora Library/Public Square Study (Townpride)
- > Oakville Dorval Glen Abbey Study of High Density Residential
- > Halton Regional Museum (Feasibility Study and Master Plan) Phase I construction including conversion of the Alexander Barn to Museum and Exhibits Building to Visitor Centre.

Partial List of Heritage Restoration Projects

- > 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
- > Oakville Radial Railway Station, Contract Drawings, May construction start, Oakville
- > Old Springer House, Addition Design, Burlington
- > 505 Church and Wellesley, Schematic Design, Rehabilitation and Addition, Toronto
- > Adamson House Roof Repair, Mississauga
- > Restoration/Maintenance of 4 City of Mississauga Properties, Adamson Estate, Restoration Benares Historic House, Derry House and Chappell Estate

- > The Old Springer House Renovation and Replacement of Existing Banquet Hall, Burlington, Ontario
- > Historic Bank of Montreal Building, Restoration and Addition, Oakville, Ontario
- > Fergusson House Restoration, Burlington, Ontario
- > Bovaird House Window Restoration, Brampton, Ontario
- > Vickerman Residence Renovations Design, Oakville, Ontario
- > Ontario Agricultural Museum, Master Plan Revisions (Stark Temporale with Prof. Anthony Adamson)
- > Restoration of Lucas Farmhouse and Women's Institute (Stark Temporale with Prof. Anthony Adamson).
- > Backus Conservation Area, Master Plan of Historical Museum (Stark Temporale)
- > Peel County Courthouse & Jail Feasibility Study (Stark Temporale)
- > Port Credit Streetscape Improvements (Stark Temporale)
- > Miller Residence, Stone Farmhouse, Brampton (Stark Temporale)
- > Salkeld Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Bridges Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Graff Residence, Brick, Late Victorian, Brampton (Stark Temporale)
- > Sheridan Day Care Centre, Late Victorian Farmhouse (Stark Temporale)
- > St. Paul's Church Renovation/Restoration, Brampton (Stark Temporale)
- > McInnis Residence, Second Empire Style Renovation/Addition, Brampton (Stark Temporale)
- > Shore Residence, Main Street, Victorian Addition/Renovation Brampton (Stark Temporale)
- > Watts Residence, Late Victorian, Renovation and Addition, Brampton
- > Faculty Club Renovations and Interiors, Heritage Building, University of Toronto
- > Cawthra Elliot Estate Conference Centre (Feasibility Study; Restoration and Renovations), Mississauga
- > Springbank Centre for the Visual Arts, Renovation Phases I-IV, Mississauga
- > Wilcox Inn Renovations and Restoration, Mississauga
- > Chappel Riverwood Estate, Restoration and Alterations Concepts for residential use
- > Thomas Street Mews, Streetsville, conversion of existing heritage residence to shops
- > Owens-Baylay House, Mississauga, relocation and renovation to designated Century