ATA
ARCHITECTS INC.



795 BRANT STREET
BURLINGTON, ON

HERITAGE IMPACT ASSESSMENT

SEPTEMBER 2022

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SUPPORTING DOCUMENTS

JASON TRUELOVE CV

RYAN LEE CV

Prepared for:

Client

Camarro Developments Inc.

C/O Mr. Kyle Camarro

Prepared by:

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Burlington Ontario L7N 3G2

Project Team:

Cultural Heritage Specialist

Jason Truelove, B. Arch Sci., CAHP

Heritage Specialist

Ryan Lee, B. Arch Sci., M. Arch., OAA, MRAIC, CAHP Intern

Associate Architect

EXECUTIVE SUMMARY

ATA Architects Inc. (ATA) has been retained by the owner to complete a Heritage Impact Statement (HIS) for the property at 795 Brant Street, Burlington, Ontario and the proposed redevelopment. The subject properties are to be redeveloped, which includes the demolition of the existing building and the new construction of a 31-storey tower with 354 residential units, a mechanical penthouse, a 7-storey podium, 485 m2 of ground-floor retail and a total of 279 vehicle parking spaces. The existing building on 795 Brant Street has heritage value and has been evaluated for potential impacts due to the proposed development.

The subject property is listed (non-designated) on the Municipal Heritage Register of Cultural Heritage Resources with the City of Burlington. 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 of the HIS was:

- To determine whether the buildings should be designated
- To determine the impact of the proposed development
- And provide mitigating measures.

ATA's findings conclude that the building demonstrates some historical, architectural, and contextual value. However, due to the substantial, cumulative changes and the loss of heritage attributes, significant harm has been caused to the heritage integrity of the structure. The remaining heritage attributes alone do not warrant designation, which is based on the evaluation under the prescribed Ontario Regulation 9/06 completed in Heritage Impact Statement.

The Owner has provided ATA with the initial design for 795 Brant Street. The design and this HIS are part of the initial submission to the City of Burlington. Revisions to the design are ongoing, and this HIS will be revised to address the changes.

ATA Architects Inc. also reviewed the design prepared by RAW Architects and an analysis of potential impacts was undertaken, which found that there is a negative impact on the cultural heritage resource related to the demolition of the building. ATA proposed that the design should retain only the original 1854 house facing Brant Street. However, this is based on whether the brick can be conserved.

Of concern is the condition of the brick exterior and structural walls. Much of the exterior brick has been painted, preventing a clear visual inspection of the existing conditions. In addition, if the wrong type of paint were used, it would affect the permeability of the brick, potentially trapping moisture within the brick and causing potential damage during a freeze-thaw cycle. Interior brick structural walls could not be fully inspected at this time. Still, some visible areas have significant changes made to these walls as part of previous work, mainly related to M&E improvements.

The brick's condition and stability will impact the possibility of relocating the building or its worth of salvage.

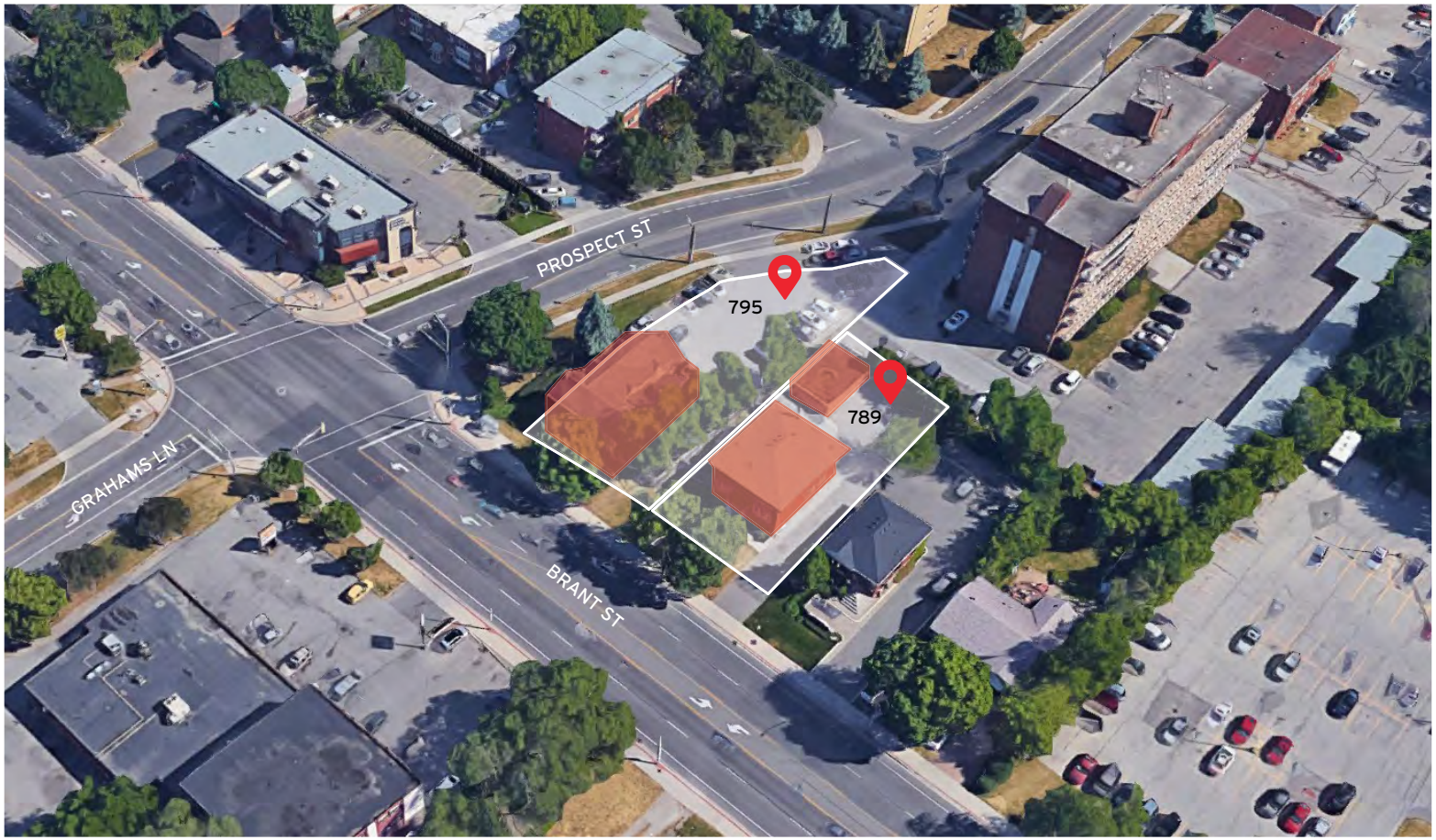
Should the building be retained, ATA has provided some recommended mitigation measures to ensure that the heritage attributes of the subject site will be conserved, which include:

- A structural condition assessment
- A salvage report
- A conservation plan
- A temporary protection plan
- The design of the proposed development should be sympathetic
- Use of sympathetic materials and details
- Commemoration of the building

Should the building be removed, ATA also has provided some recommended mitigation measures, which include:

- A Cultural Heritage Documentation Report
- Document and detail building as historical
- Commemoration of the building

Due to the substantial, cumulative changes and the loss of heritage attributes, significant harm has been caused to the heritage integrity of the structure. Even though the proposed development has a negative impact from the removal of the building, it is concluded that the subject site is developed as proposed only if further investigations find that the brick cannot be conserved. The recommended mitigation measures for the final scenarios are to be implemented through the site plan control process following approval of the principle of development of the subject site.



Aerial view of proposed development site of 789 - 795 Brant Street, Burlington, Ontario
Source: Google Maps (2022)

ATA Architects Inc. ("ATA") was retained by the property owner, Camarro Development Ltd. C/O Kyle Camarro, to undertake a Heritage Impact Statement ("HIS") of 795 Brant Street, located within the Municipality of Burlington, Ontario. It is hereinafter referred to as the "subject property."

This HIS is related to a proposal for the subject property for 795 Brant Street, which includes 789 Brant Street in the proposed redevelopment of the two sites. Camarro Development Ltd proposes demolishing the existing building on the site and the new construction of a 31-storey mix-use condominium and townhouse building, with six levels of underground parking, 491 m2 of commercial space, and 354 residential units.

789 Brant Street is not listed or designated on the Municipal Heritage Register of Cultural Heritage Resources. This HIS will not include any additional information on this property.

795 Brant Street is listed (non-designated) on the Municipal Heritage Register of Cultural Heritage Resources. The subject property was removed from the listed Municipal Register in 2015, when the owner submitted a notice of intention to Demolish at the time. In 2022, the Heritage Burlington Advisory Committee reviewed and recommended listing the subject property. During a Council Meeting, the building was approved to be listed on the Municipal Heritage Register of Cultural Heritage Resources. The subject property is not part of a Heritage Conservation District or Cultural Heritage Landscape.

As the property is listed on the City's Register, a HIS is required in accordance with the City's Official Plan.

Burlington Official Plan 2020 (Interim Working Version as of February 2021) identifies that the City will require a HIS when an alternation, construction, or development involves or is adjacent to a designated or listed heritage resource. The City has established the Heritage Impact Statement guidelines outlined within Chapter 3.5, Cultural Heritage Resources, Sub-section 3.5.2 (5) of the City of Burlington's Official Plan. These guidelines

are supported and supplemented by guidelines for Heritage Impact Assessments (HIA), which are 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).

ATA has prepared this HIS report in order to:

- Assess the Cultural Heritage Resource,
- Determine whether the buildings should be designated, demolished, relocated or salvaged
- Describe the proposal provided by RAW Architects for Camarro Development,
- Determine the impact of the proposed development on known and potential heritage resources
- Identify several conservation options (when applicable)
- Provide recommendations for future action necessary to prevent, change, mitigate or remedy any expected impacts upon the cultural heritage resources.

ATA undertook the following process in completing this report:

- ATA Architects visited the site on August 16, 2022, and August 21, 2022, and viewed in detail the existing building on the property.
- 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 HIS included archival research including historical maps, aerial photography, historical photographs, land registry data, research articles, etc, policy review, and an assessment of the buildings, to help create a timeline of the history of the building.

The work was completed in August 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.

SITE & CONTEXT
DESCRIPTION OF THE SUBJECT PROPERTY



Closer view of the Subject Site (795 and 789 Brant Street)
Source: Google Maps (2022)

The subject property's municipal address is at the following:

- 795 Brant Street

The subject property is located within the City of Burlington (formerly the Nelson Township) in the Regional Municipality of Halton. The subject property is part of Lot 1 Registered Plan 125 and Part of Lot 85 Registered Plan 99. It is located within the Downtown Urban Centre Boundary and is part of Ward 2.

The subject property at 795 Brant Street is occupied by a two-storey brick building, with a large parking lot at the rear of the property. The total site is approximately 1341.64 m2. The building faces Brant Street and access to a parking lot is along Prospect Street. The overall site topography is flat, with large mature trees on the north side of the building, and a small grass lawn, bushes and shrubs along the west side of the building. The site consists of over 50% hard surfaces that make up the parking lot.

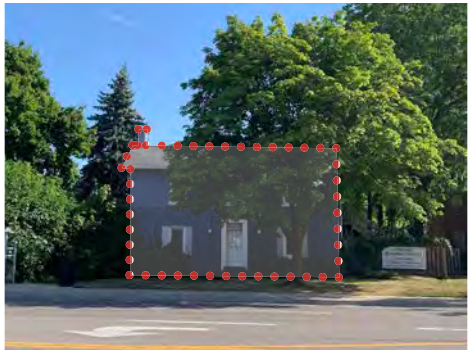
The building is currently vacant. It was a previously rented commercial space that was converted from a residential building.

The proposed development site includes both 795 Brant Street and 789 Brant Street.

The proposed development site is approximately 2,387.4 m2 in total area with 43.37 m of frontage along Brant Street. The development site is located in the downtown Burlington Neighbourhood, of Brant Street and Prospect Street, South of Fairview Street and north of Ghent Street.

The subject property at 789 Brant Street is occupied by a two-storey brick building and a one-storey concrete garage building located at the rear of the property. The total site is approximately 892.39 m2. The rear of the building is paved for parking. The building faces Brant Street with a paved driveway for access to the parking along Brant Street on the south side of the building.

SITE & CONTEXT
DESCRIPTION OF THE SUBJECT PROPERTY



795 Brant Street, Burlington, Ontario
Source: ATA Architects Inc. (2022)



789 Brant Street, Burlington, Ontario
Source: ATA Architects Inc. (2022)

The overall site is flat, with two large mature trees at the front of the building along Brant Street with a grass lawn with bushes and shrubs. The site has over 50% hard surface that makes up the parking lot. A wood fence divides the property and the rear property.

The building is currently vacant. It was a previously rented commercial space that was converted from a residential building.

Municipal Address:
795 Brant Street
Burlington, Ontario
L7R 2J3

Legal Description:
PART OF LOT 85 REGISTERED PLAN 99 PIN 07076-0017 INSTRUMENT 835346

Municipal Address:
789 Brant Street
Burlington, Ontario
L7R 2J3

Legal Description:
PART OF LOT 1 REGISTERED PLAN 125 PIN 07076-0272

SUBJECT PROPERTY
& SURROUNDING CONTEXT
ZONING

795 Brant Street
Zoning:

Zoning Code: MXG
Zoning Designation: Mix-use Corridor (General)
Exception to Zoning Designation: None



Burlington Zoning By-Law Map of 795 Brant Street and 789 Brant Street (property limits outlined in red), located in Zone MXG
Source: City of Burlington Planning Viewer (2022)

City of Burlington Zoning By-law 2020 designates the zoning for the property as MXG (Mix-use Corridor General). There is no exception to the zoning designation that applies to the site. The zoning by-law governs regulations and restrictions on land use, minimum lot and yard size, and building massing. The following regulations, which are outlined in Part 5 of the City of Burlington Zoning By-Law apply to MXG Zones:

Part 5 – Mix-use Corridor Zones – MXG

The subject properties are zoned MXG to this by-law:

2. Permitted Uses

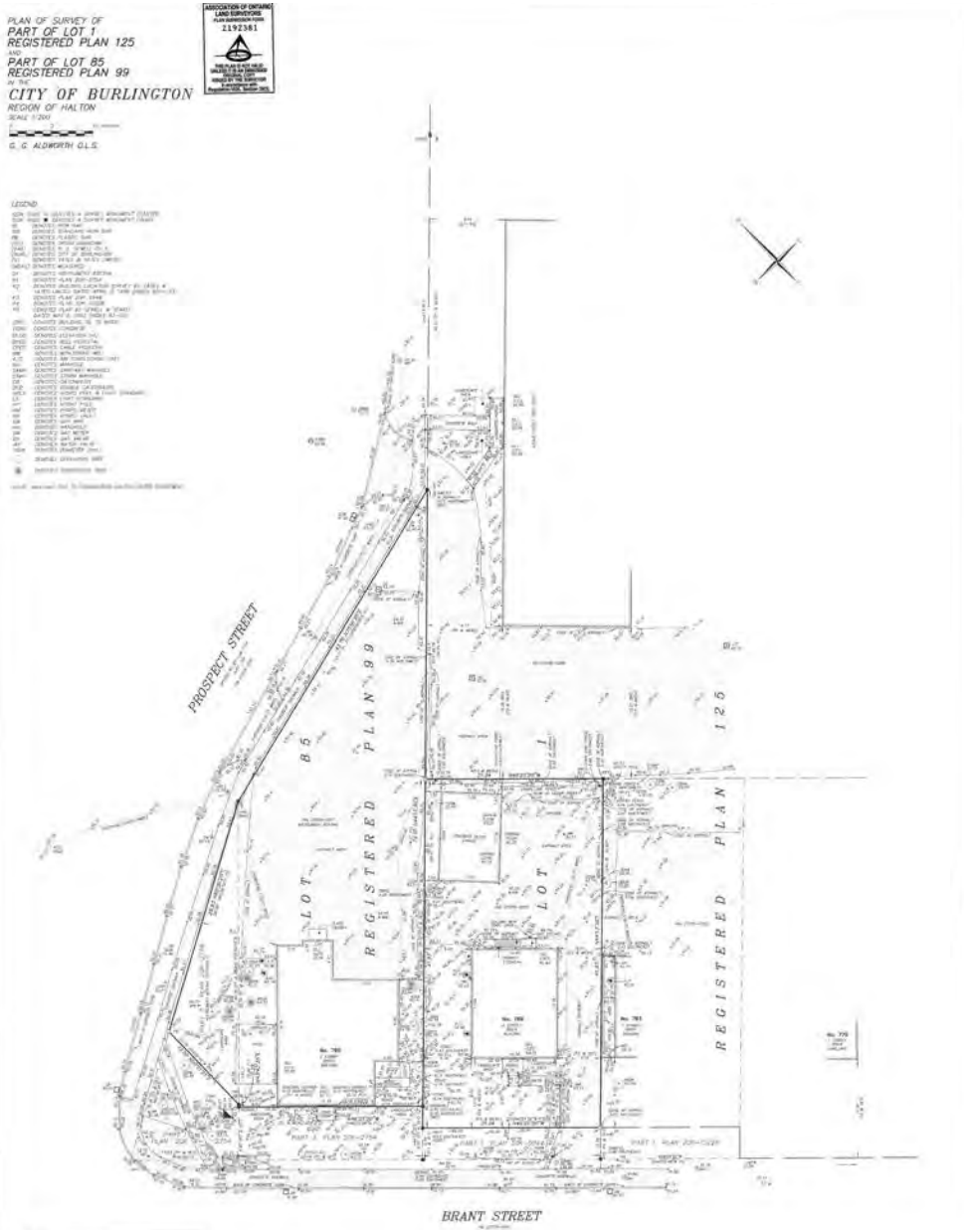
The uses permitted in a Mixed-Use Corridor Zone shall be in accordance with Table 5.2.1.

Table 5.2.1

Uses:	**Zones:**
	MXG
Convenience/Specialty Foods Store	X (a)
Other Retail Stores	X (a)
Service Commercial	
Standard Restaurant	X
Standard Restaurant with Dance Floor	X(r)
Fast Food Restaurant	X
Convenience Restaurant	X
Dry Cleaning Depot, Laundromat, Laundry Service	X(a)
Veterinary Services	X(d)
Elevated Parking Facility	X (i)
Other Service Commercial Uses	X (a)

SUBJECT PROPERTY & SURROUNDING CONTEXT

ZONING



Survey drawing for 789 and 795 Brant Street
Source: Completed by A.J. Clarke and Associates Ltd. Provided by Owner.

Office	
All Office Uses	X
Community	
Community Institution	X
Automotive	
Car Wash per Part 1, 2.9	X (b,c)
Motor Vehicle Service Station per Part 1, 2.10	X (c)
Motor Vehicle Sales, Leasing, Rental, and Service	X (e,f)
Entertainment and Recreation	
Recreational Establishment	X
Entertainment Establishment	X
Night Club	X
Residential	
Apartment Building	X
Retirement Home	X
Dwelling Units in a commercial/office building	X
Stacked Townhouse (see Subsection 5)	X (n)
Back-to-Back Townhouse (see Subsection 5)	X (o)
Townhouse (see Subsection 5)	X (p)

Footnotes to Table 5.2.1

(a) Retail or service commercial uses permitted on the ground floor only

(b) Not permitted on a lot abutting a residential zone

(c) Not permitted on a lot containing residential dwelling units

(d) Facilities for the keeping of animals outside are not permitted.

(e) Not permitted on a lot exceeding 0.2 hectares or on a lot containing residential dwelling units

(f) Service bay doors shall be restricted to a maximum of two and are not permitted in a building elevation facing a residential zone.

(g) Not permitted on lots exceeding 0.2 hectares which abut a residential zone

(h) Maximum capacity shall not exceed 500 persons.

(i) Excluding a driveway entrance, the ground floor area of all parking structures within 15 metres of a public street shall be used for retail, service commercial, entertainment, or recreation uses.

(j) For industrial uses permitted in the MXE zone, the provisions of Part 3, Subsection 6.8 apply.

(k) Permitted only as an accessory use to a permitted use but not permitted as a principal use or commercial parking lot. Footnote (m) paragraph 1 does not apply.

(l) The following are the only other retail commercial uses permitted in an MXE zone: Office Furniture & Equipment, Computer Hardware & Software, Machinery & Equipment, Home Improvement Products.

(m) Additional regulations for the MXT zone:

All retail commercial, service commercial, hospitality, entertainment, and recreational uses in an MXT zone are subject to a maximum floor area per use of 500 m2.

Notwithstanding the uses permitted in Table 5.2.1, any use in an MXT zone that existed legally at the time of the passing of Zoning By-law 2020.213 (October 10, 2006) is deemed to conform to this By-law with respect to permitted uses.

(n) Buildings containing stacked townhouse units are not permitted within 25 metres of a public street having a deemed width of 26 m or greater.

(o) Buildings containing back-to-back townhouses are not permitted within 25 metres of a public street having a deemed width of 26 m or greater.

(p) Buildings containing townhouse units are not permitted within 55 metres of a public street having a deemed width of 26 m or greater.

(q) In buildings containing residential dwelling units, a Standard Restaurant, with Dance Floor is only permitted at grade where office uses or uses accessory to residential are located on the second storey

4. MXG Zone Regulations
4.1 Lot Width, Area, And Yards

Table 5.4.1

Regulation	Requirement
Lot width	25 m
Lot Area	1000 m2
Yard abutting Plains Road west of the Queen Elizabeth Way	3 m minimum; 23 m maximum
Yard abutting any other street	3 m minimum; 4.5 m maximum (a)
Rear Yard	3 m
Side Yard	no minimum
Yard abutting a residential zone	Floors 1 to 3: 12 m Floors 4 and 5: 15 m Floor 6: 18 m
Building setback from a creek block	7.5 m
Yard abutting a Pipeline Easement	7 m
Yard abutting a railway right-of-way	none required
Separation Distance from a railway right-of-way	30 m for land uses sensitive to Railway rights-of-way
Yard abutting a PC or P zone	6 m

Footnote to Table 5.4.1:

Maximum yard shall apply only to buildings located within 60 metres of a public street.

4.2 Separation Distance

Standard Restaurant: 15 m between the use and a residential zone

Fast Food Restaurant: 30 m between the use and a residential zone

Night Club: 45 m between the use and a residential zone

4.3 Floor Area, Floor Area Ratio and Density 4

Table 5.4.2

Requirement	Zone
	MXG
Maximum Floor Area Ratio for:	
Entertainment or Recreation buildings:	0.5:1
Industrial buildings:	* * *
Other buildings:	1.5:1
Maximum Floor Area per Retail or Service Commercial Use:	1800 m2
Minimum Floor Area Ratio for Buildings other than Entertainment, Recreational, or Industrial Buildings:	0.3:1
Minimum Density in a Residential Building	30 units/ha

Burlington Official Plan 2020

Burlington Official Plan 2020 focused on evolving and transitioning from a suburban to an urban community. The City's growth is shifting and wants to create complete and sustainable communities.

The subject property is located at the north edge of Burlington Downtown Core. It is located within the Upper Brant Precinct, where the official plan states the following:

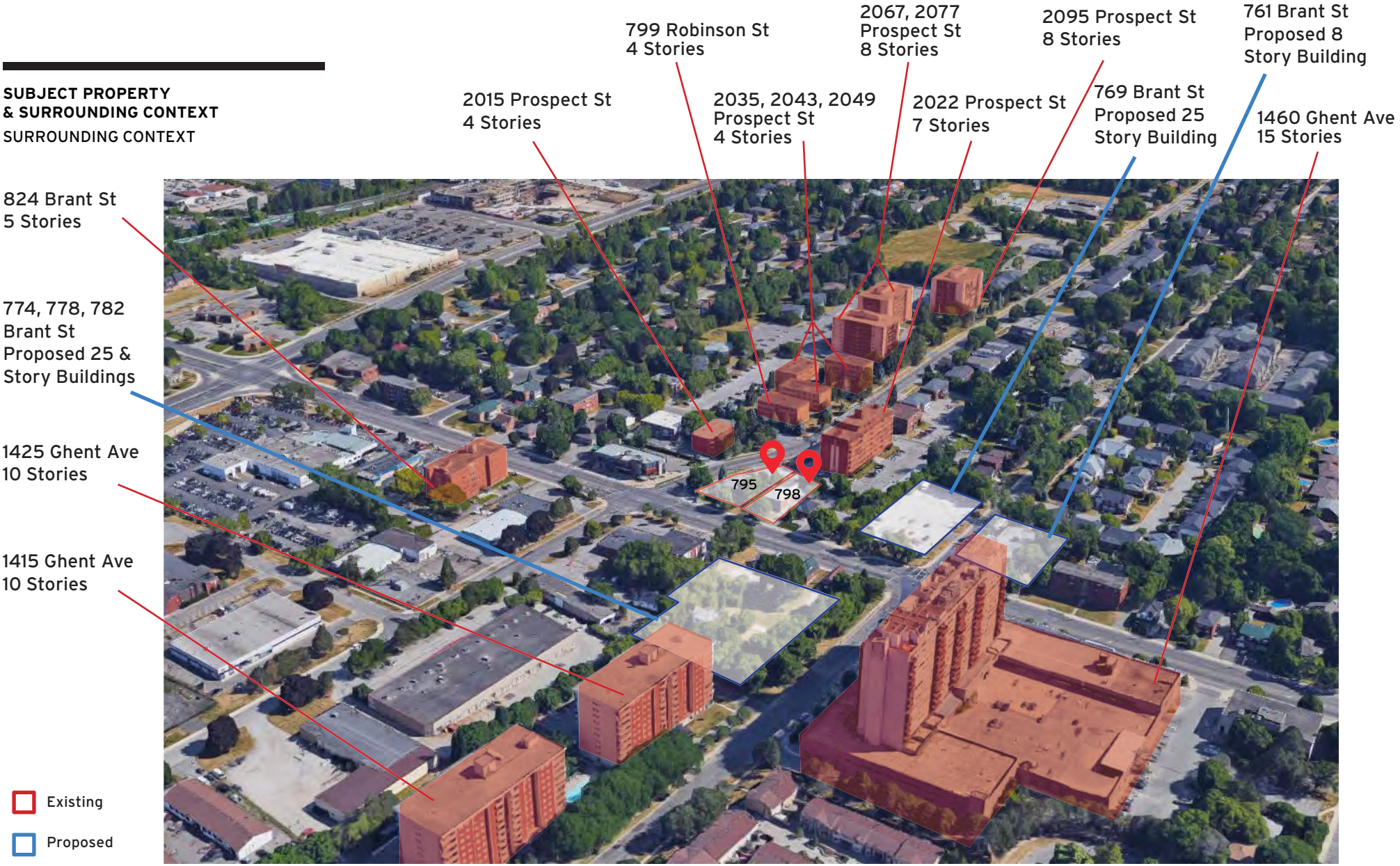
8.1.1(3.8) UPPER BRANT PRECINCT

The Upper Brant Precinct will accommodate developments with a variety of building heights proportional to parcel depth along Brant Street between Prospect Street and Blairholm Avenue, with the tallest developments in the Downtown located along and north of Ghent Avenue. Development will generally achieve a height and density that reflects the precinct's walking distance to higher-order transit at the Burlington GO Station and contributes to the creation of a transit, pedestrian and cycling oriented area while also achieving compatibility with adjacent Residential-low density areas shown on Schedule C: Land Use – Urban Area, of this Plan. A low-rise feel will be maintained for pedestrians along Brant Street through setbacks above the third storey for buildings abutting Brant Street. However, to balance the objectives of providing increased density within walking distance to the Burlington GO Station, providing for a transition to adjacent established lowrise residential areas and to provide for a setback along Brant Street above the third storey, flexibility may be considered in the depth of the setback from Brant Street above the third storey.

Based on Schedule D-2 Maximum Building Heights for the subject property is to be maximum 25 storey.

SUBJECT PROPERTY & SURROUNDING CONTEXT

SURROUNDING CONTEXT



Surrounding Context of 795 Brant Street Diagram
Source: ATA Architects Inc. (2022)

On the subject property, is a 2-storey detached commercial building, with a rear parking lot. The building was a former residential building which was converted and rented as commercial spaces.

The building is located within Burlington Downtown City Centre and is facing Brant Street which is surrounded by low to mid-rise residential buildings, low to mid-rise commercial buildings, single-storey buildings and open brownfields. The streetscape of Brant Street and Prospect Street over time has evolved and changed from single-storey residential buildings to more dense low to mid-rise residential buildings and increased its role as a retail, and commercial main street in Burlington Downtown.

The area is transitioning from a suburban neighbourhood to an urban one. Single-storey residential buildings along Brant Street have been converted to retail and commercial spaces. A group of three single-storey buildings at Ghent Avenue and Brant street have been demolished and are currently a brownfield. Commercial strip plazas line Brant Street with a new development proposal surrounding the subject site. While the property has remained in a transition area, much of the suburban character that used to surround the subject site has been converted for mid-rise residential and commercial buildings.

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

North of the subject properties is Prospect Street, with low-rise commercial buildings to mid-rise residential buildings. Directly North on Prospect is a two-storey medical centre and a four-storey residential building. Further north of Prospect street is a single-storey commercial building (strip mall) with front parking, a six-storey residential building, a car dealership and Fairview Street. The Burlington Go rail line and connections to the QEW are located further north of the subject property.

East of the subject properties is Robinson Street, with low to mid-rise residential buildings. Directly East of the subject property is a seven-storey residential building. Along Prospect Street are three to four-storey tall residential buildings. Optimist Park, the Salvation Army, Burlington Student Theatre and Thom Thomson Public School, are located directly east of the subject property.

South of the subject properties is Ghent Avenue, with a mix of single-storey commercial and high-rise residential buildings. Directly south of the subject property is a row of single-storey commercial buildings that were once residential. A parking lot, brownfield and a 16-storey mix-use residential building are located further south.

West of the subject properties is Brant Street, with a mix of low to mid-rise commercial buildings. Directly west of the subject site is a single-storey commercial building (strip mall) with front parking and a three-storey office building. Further west is a mix of single-storey commercial buildings with mid-rise residential buildings.

HERITAGE STATUS

The subject property, 795 Brant Street, is listed (non-designated) on the City of Burlington's Heritage Register for Cultural Resources. The property was added in 2022 to the Municipal Register. It was removed from the register in 2015. The subject property is not part of an identified Cultural Heritage Landscape or designed Cultural Heritage District.

HERITAGE STATUS

Removal of 795 Brant Street from Heritage Register 2015

Council Resolution from Regular Meeting of Council 15-15 held July 15, 2015

REGULAR MEETING OF COUNCIL NO. 15-15

APPROVAL OF THE REQUEST TO DEMOLISH THE FARMHOUSE AT 795 BRANT STREET

Approve the request to demolish the "Maple Lodge" or "William Ghent House" or the "Bray-Ghent Farmhouse" on 795 Brant Street to facilitate redevelopment of the subject property. (PB-64-15)

A Recorded Vote was requested by Councillor Meed Ward on the above recommendation resulting in the following:

IN FAVOUR:	**Councillors Craven,Taylor, Dennison Sharman, Lancaster and Mayor Goldring**
OPPOSSED:	**Councillor Meed Ward**
	(6 in favour, 1 opposed)
	MOTION CARRIED

Council Resolution regarding the request to demolish 795 Brant Street 2015
Source: City of Brampton (2022)

Removal of 795 Brant Street from Heritage Register 2015

The following is a background of events during which the subject property was removed from the heritage register in 2015.

795 Brant Street was listed on the Municipal Register for Cultural Resources until 2015 when the owner submitted a notice of intention to demolish. Heritage Burlington Committee voted to recommend demolishing the house because they believe the property was not exceptional enough to justify a forced designation. The principle that the City should not designate against the owner's wishes except in rare circumstances is from the 2012 New Approach to Heritage Report.

A Cultural Heritage Assessment was completed in 2015 as part of the Official Plan review process and it did not identified the need to list the property.

In 2015, City Staff wrote a report to the council recommending the building be designated; however City Council approved the demolition with the following motion:

Approve the request to demolish the "Maple Lodge" or "William Ghent House" or the "Bray-Ghent Farmhouse" on 795 Brant Street to facilitate redevelopment of the subject property. (PB-64-15)

City Council based its decision on an opinion letter and report from heritage professional David Cuming.

The property was removed from the Register to facilitate the demolition by Council's Direction.

The owner, until recently, did not demolish the building, and it is still located on the site.

HERITAGE STATUS

PAST EVALUATION OF 795 BRANT STREET TO THE HERITAGE REGISTER

795 Brant Street was given an "A" grade when it was evaluated by Heritage Burlington in 1995 and later re-evaluated with the same "A" grade in 2003. In 2014, Heritage Burlington retained a consultant to review all formerly graded "A" properties on the Municipal Register to determine if they still belong on the Municipal Register. The consultant's review of the subject property has provided a grade of 82/100, based on Heritage Burlington's "Evaluation Criteria"; it was recommended to remain on the Municipal Register.

According to the 1995 LACAC Evaluation Report, the house was awarded a Burlington Historical Society plaque and included in the Inventory of Halton Heritage Features, compiled in 1981. Further, in 1989, the property owners were honoured with a Heritage Award for maintenance of this historic structure (The Hamilton Spectator, 28 February 1989).

According to David Cuming's 2015 letter response, he stated the following regarding the evaluation:

I have reviewed all three evaluation processes, and I am of the opinion that in all instances the evaluations are overstated. This occurs most notably in those factors or criteria referencing architect, environment, integrity, and usability. However, reliance on these evaluations may be sufficient to support the inclusion of non-designated property in the City of Burlington's Municipal Register of cultural heritage properties.

It is my opinion that these preliminary evaluations are not a substitute for more detailed and rigorous research is required in support of a prospective Part IV designation.

(David Cuming Memo Letter Re: Opinion on cultural heritage matters and designation under Part Iv of the Ontario Heritage Act, 795 Brant Street, Burlington, 2015)

HERITAGE STATUS

RE-LISTING ON THE MUNICIPAL HERITAGE REGISTER

On March 9, 2022, Heritage Burlington Committee proposed a motion to add 795 Brant Street to the Municipal Heritage Register. Heritage Burlington Committee was made aware that the subject property had some potential heritage value and was at risk due to a pending development application. The Committee seeks to understand why it was removed from the Heritage Register.

According to Heritage Burlington Committee meeting minutes, it was a relative who sent in correspondence requesting listing once they saw the notice of the proposed development of the subject site. It was only once the development was posted on the site that they determined that there may be some cultural value. Whereas, it has not been listed since 2015 and no one including the City or the public involved in the Official Plan review process which included public consultation, brought up the need to list the building.

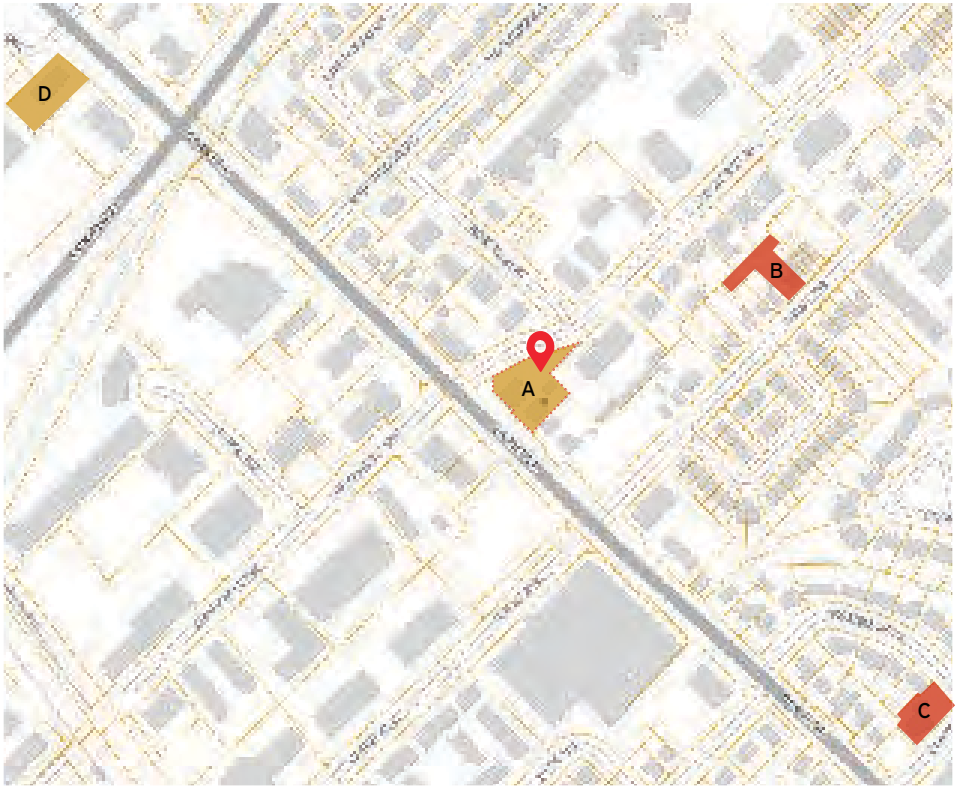
On May 11, 2022, City Staff prepared a report regarding the eligibility of 795 Brant Street for inclusion on the Municipal Register of cultural heritage Resources and that it will be going to the Community Planning, Regulation & Mobility Committee Meeting on June 7, 2022.

On June 7, 2022, The Community Planning, Regulation & Mobility Committee supported City Staff's recommendation to add 795 Brant Street to the Municipal Register.

On June 21, 2022, City Council approved the Staff's recommendation to list 795 on the Municipal Register of Cultural Heritage Resources.

HERITAGE STATUS

HERITAGE STATUS OF SURROUNDING AREA



Key plan showing heritage properties located around 795 Brant Street, Burlington.
Source: City of Burlington Heritage Property Inventory

A	Ghent Farmhouse - 795 Brant Street	(Listed)
B	The West House - 2059 Ghent Ave	(Designated)
C	Ogg-Blair House - 2021 Blairholm Ave	(Designated)
D	The Edwin Freeman House - 906 Brant Street	(Listed)

North of the subject properties, there is one (1) listed (non-designated) property along Brant Street at Fairview Street, which includes:

- 906 Brant Street – The Edwin Freeman House

East of the subject properties, there is one (1) designated property along Ghent Avenue, which includes:

- 2059 Ghent Avenue – The West House

South of the subject properties, there is one (1) designated property along Blairholm Avenue, which includes:

- 2021 Blairholm Avenue – Ogg-Blair House

West of the subject properties there are no listed or designated properties.

POLICY CONTEXT
OVERVIEW

The subject property at 789 – 795 Brant Street, is subject to several provincial and municipal heritage planning policies.

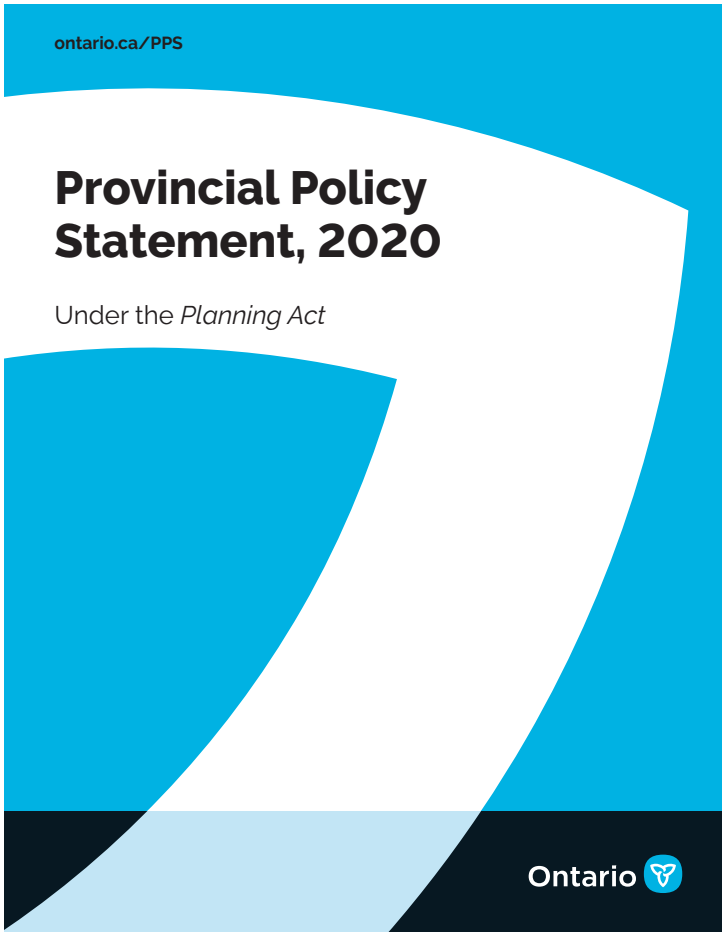
The following regulatory and policy documents were reviewed in preparing this report:

- 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;
- Halton Region Official Plan;
- City of Burlington Official Plan;

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;*



Provincial Policy Statement, 2020
Source: Government of Ontario (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.

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.*

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 O*ntario 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

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

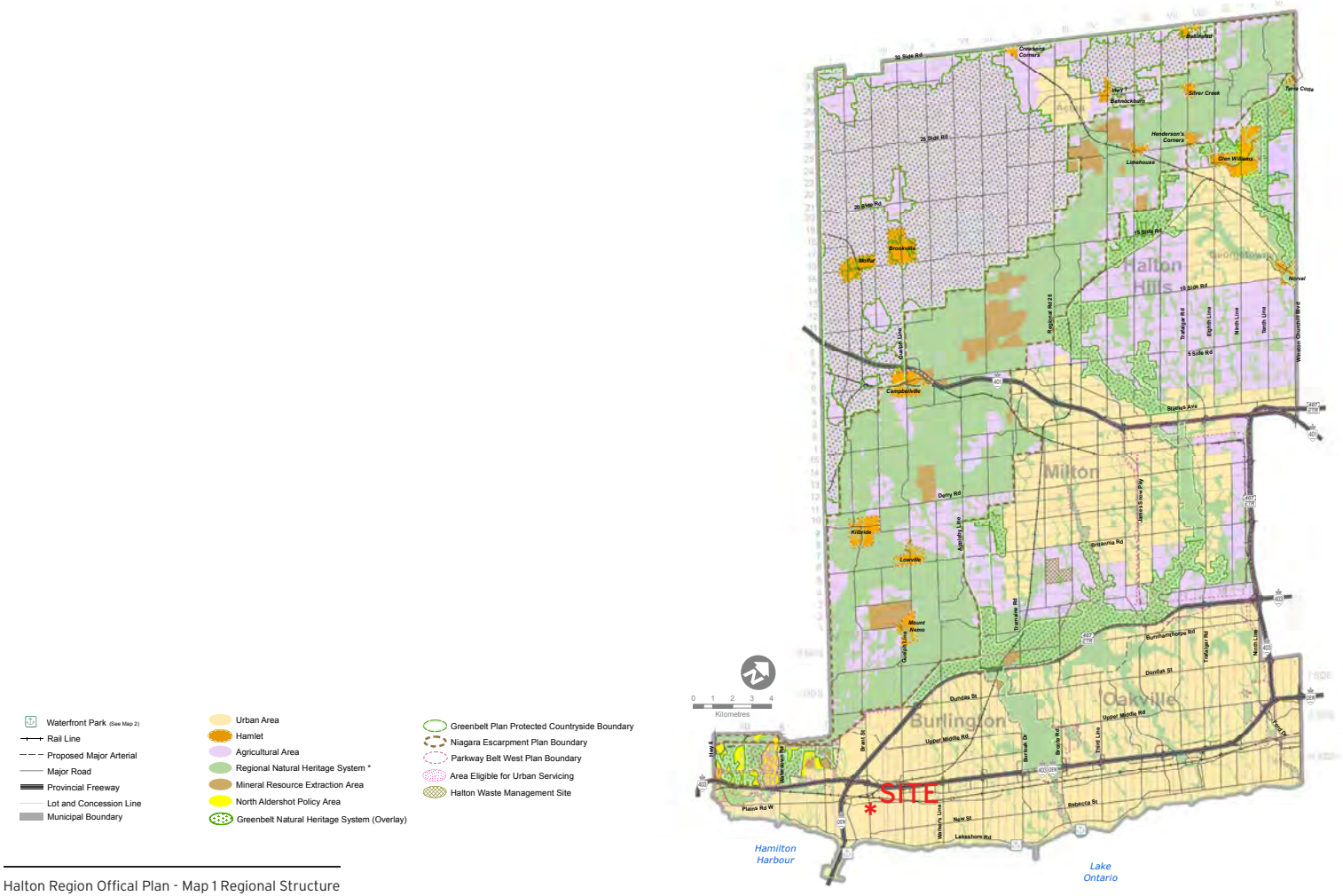
2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

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.

POLICY CONTEXT

HALTON REGION OFFICIAL PLAN



Halton Region Offical Plan - Map 1 Regional Structure
Source: https://www.halton.ca/Repository/ROP-Office-Consolidation-Maps-All

The Halton Region Official Plan makes a number of provisions regarding the Cultural Heritage Resources. In Part IV of the official Plan, its states the following:

165. The goal for Cultural Heritage Resources is to protect the material, cultural and built heritage of Halton for present and future generations.

166. The objectives of the Region are:

(1) To promote awareness and appreciation of Halton's heritage.

(2) To promote and facilitate public and private stewardship of Halton's heritage.

167. It is the policy of the Region to:

(1) Maintain, in conjunction with the Local Municipalities, local historical organizations, and municipal heritage committees a list of documented Cultural Heritage Resources in Halton.

(2) Inform promptly the appropriate government agencies, First Nations and Municipal Heritage Committees of development proposals that may affect defined Cultural Heritage Resources and known archaeological sites.

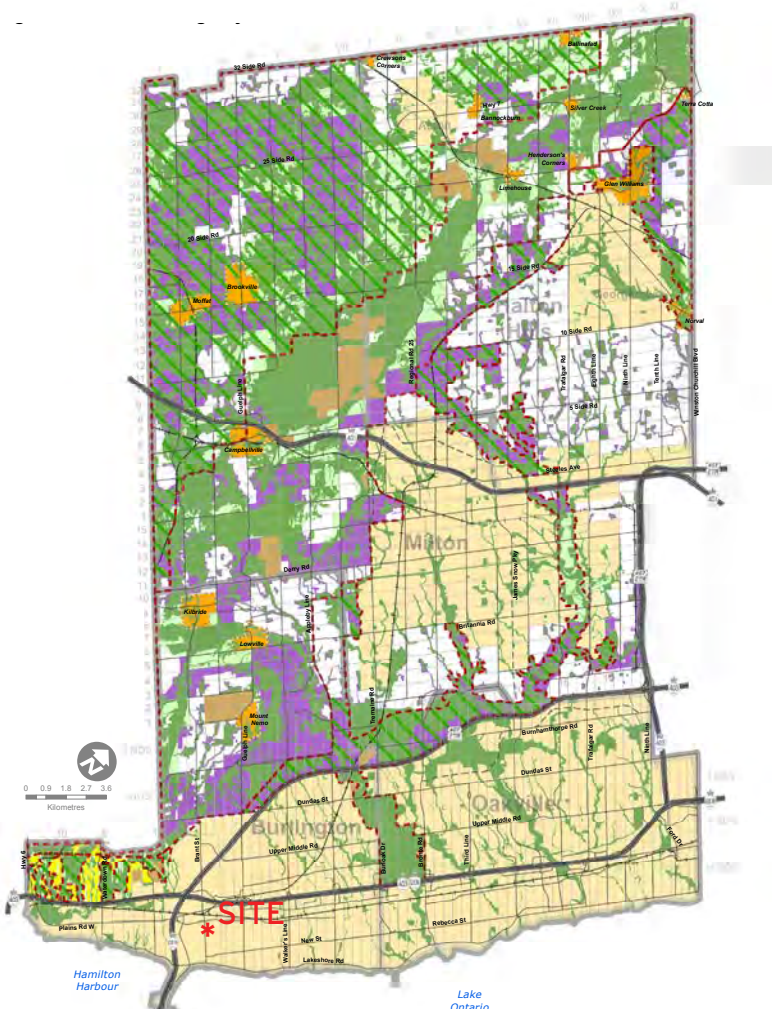
(2.1) Establish and implement guidelines (protocol) for consulting with First Nations on relevant planning applications in accordance with Provincial legislation, regulations and guidelines.

(3) Require that development proposals on adjacent lands to protected Cultural Heritage Resources:

a) study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;

POLICY CONTEXT

HALTON REGION OFFICIAL PLAN



Halton Region Offical Plan - Map 1G Regional Structure
Source: https://www.halton.ca/Repository/ROP-Office-Consolidation-Maps-All

b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and

c) express the Cultural Heritage Resources in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.

(4) Prepare an Archaeological Management Plan to inventory, classify and map significant archaeological resources and areas of archaeological potential in Halton and to provide direction for their assessment and preservation, as required, and update such a Plan as part of the statutory five-year review of this Plan.

(5) Encourage the Local Municipalities to prepare, as part of any Area-Specific Plan or relevant Official Plan amendment, an inventory of heritage resources and provide guidelines for preservation, assessment and mitigative activities.

(6) Prior to development occurring in or near areas of archaeological potential, require assessment and mitigation activities in accordance with Provincial requirements and the Regional Archaeological Management Plan.

(7) Maintain and operate a Regional facility to, through collection management, research, exhibits and programming:

a) preserve the material and cultural heritage of Halton,

b) acquire and share knowledge of Halton's historical and natural world, and

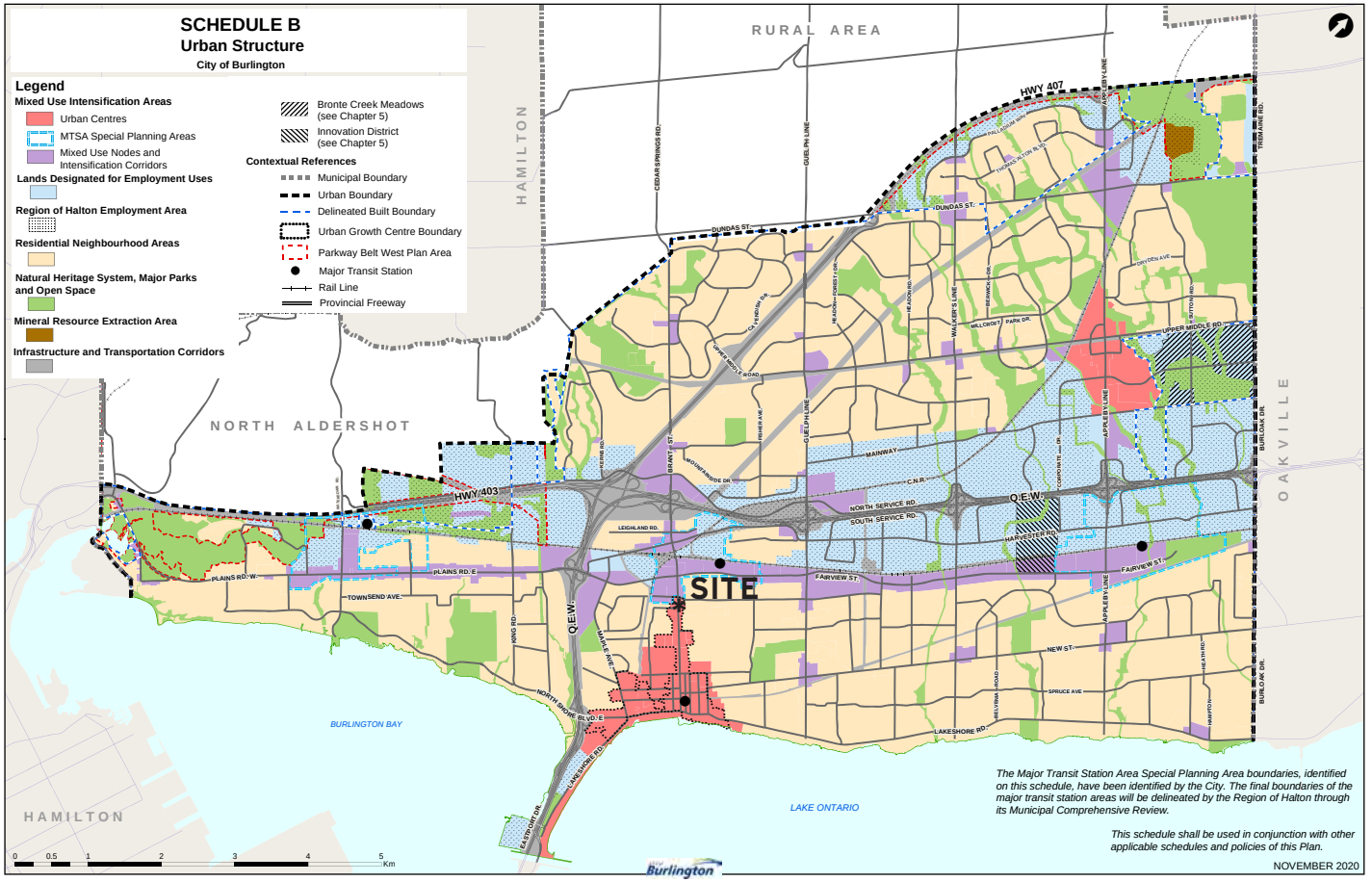
c) encourage discovery, appreciation and understanding of Halton's heritage.

(8) Develop a coordinated heritage signage and heritage promotion program in Halton.

(9) Ensure that the protection of Cultural Heritage Resources has regard for normal farm practices.

POLICY CONTEXT

CITY OF BURLINGTON OFFICIAL PLAN



City of Burlington Official Plan - Schedule B Urban Structure
Source: https://www.burlington.ca/en/planning-and-development/resources/Official-Plan/Burlington-Official-Plan-2020-Full.pdf

The City of Burlington Official Plan identifies and supports Cultural Heritage Resources that are located throughout the city. Many are privately owned, and they are important to the legacy that helps the community to understand the past and provides context for the present, and influences the future.

Cultural heritage resources are comprised of built heritage resources, cultural heritage landscape and archaeological resources. These resources provide physical and cultural links to the identity of the city, which creates a sense of place and contributes to the quality of life and enjoyment of the city. The conservation of cultural heritage resources also contributes to the overall sustainability of the city.

Section 3.5 of the Official Plan contains objectives and policies and provides a framework for their identification, promotion and conservation.

3.5.1 OBJECTIVES

a) To recognize and raise awareness of cultural heritage resources in the city.

b) To encourage and support public and private stewardship of the city's cultural heritage resources.

c) To encourage innovation and creativity in the maintenance, rehabilitation, renovation, and reuse of cultural heritage resources.

d) To minimize the demolition, destruction, deterioration, and inappropriate alteration and/or use of cultural heritage resources in accordance with legislative authority and sound heritage conservation practices.

e) To identify cultural heritage resource conservation issues early on and throughout in the land use planning and decision-making process.

f) To ensure that new development in areas with cultural heritage character does not detract from the overall cultural heritage character of the area, as defined through study.

g) To identify archaeological resources and areas of archaeological potential and to ensure that significant archaeological resources are conserved on lands where development or site alteration is proposed.

h) To identify cultural heritage landscapes in the city.

i) To encourage an active and engaged approach to heritage conservation and to provide practical advice to owners of cultural heritage resources about the means of protecting and maintaining cultural heritage resources.

j) To encourage and develop private and public financial and non-financial support for the conservation of cultural heritage resources and to support the continuing use, reuse, care and conservation of cultural heritage resources by encouraging property owners to seek out and apply for any available funding for conservation work and good stewardship.

k) To encourage other orders of government, including the Region of Halton, Provincial ministries, and Conservation Halton, to take actions to conserve, enhance and use cultural heritage resources located in the City of Burlington.

Supporting the objectives are policies to be implemented through the official plan such as 3.5.2(5) Development Polcieis which affects the subject property states:

3.5.2 POLICIES
3.5.2(5) DEVELOPMENT POLICIES

a) All development shall consider cultural heritage resources and, wherever feasible, incorporate these resources into any development plans in a way that conserves the heritage attributes of the cultural heritage resource.

b) If development is proposed on any property that in the opinion of the City has the potential to meet eligibility criteria for designation under The Ontario Heritage Act, the property, or portions of the property, may be considered for heritage designation or the entering into of a heritage conservation easement agreement, to secure conservation of cultural heritage resources.

c) All options for the retention of cultural heritage resources in their original location should be exhausted before resorting to re-location. The following alternatives shall be given due consideration in order of priority:

(i) on-site retention in the original use and location and integration with the surrounding or new development;

(ii) on-site retention in an adaptive re-use;

(iii) re-location to another site within the same development; and

(iv) re-location to a sympathetic site within the city.

The City will consider other conservation solutions as appropriate.

d) Completion of a Heritage Impact Study by a qualified person shall be required prior to the City recognizing a complete application for proposed development, where the City foresees potential unacceptable impacts on the heritage attributes(including important landscapes, vistas and streetscape) of a property designated pursuant to The Ontario Heritage Act, or of a property that in the opinion of the City has the potential to meet eligibility criteria for designation under The Ontario Heritage Act. Completion of a Heritage Impact Study may be required prior to any approvals for proposed development where the City foresees potential unacceptable adverse impacts on the cultural heritage attributes of any other property identified on the

City's Municipal Register. The applicant shall submit a Heritage Impact Statement when:

> *(i) the proposal requires an Official Plan Amendment, a zoning by-law amendment, a plan of subdivision, a plan of condominium, a site plan application, or where necessary, a consent or minor variance application;*
>
> *(ii) the proposal involves the demolition of a building or the removal of a building or landscape feature or part thereof of a cultural heritage resource; and/or*
>
> *(iii) there is potential for unacceptable adverse impacts to a cultural heritage resource from the proposed development.*

e) If a development proposal substantially changes in scope and/or design from that described in the Heritage Impact Statement, the City shall require that the applicant submit additional information, which may include a revised Heritage Impact Statement, as needed in the opinion of the City.

f) Approval of the development on lands containing cultural heritage resources and/or within a cultural heritage landscape may be subject to conservation of the cultural heritage resource. Should the City, in consultation with its municipal heritage committee, determine that the proposal to alter, demolish or erect a structure that would detract from, or indirectly impair the character, quality, heritage attributes or stability of a significant cultural heritage resource, the proposal shall be subject to the recommendations of a Heritage Impact Statement.

g) Cultural heritage resources that are to be removed, demolished, or significantly altered with the appropriate approvals from the City, shall be recorded for archival purposes with a history, photographic record and measured drawings, as appropriate, before alteration, removal or demolition. Such documentation shall be provided to the City for archival purposes.

h) Local utility companies and public works projects shall design and locate infrastructure, equipment and devices and conduct work in such a manner so that they do not detract from the visual character of the heritage attributes of cultural heritage resources.

i) Trees and other vegetation and/or landscape features identified as contributing to the cultural heritage value or interest of a cultural heritage resource should be preserved, and considered in the design of any development. Where removal of trees or other vegetation and/or landscape features identified as contributing to the cultural heritage value or interest of a cultural heritage resource is proposed, the City may require the applicant to revise the proposal such that these features are retained.

j) The City may require a letter of credit or other financial security satisfactory to the City, from the owner of property containing a cultural heritage resource or of property within a cultural heritage landscape, to secure:

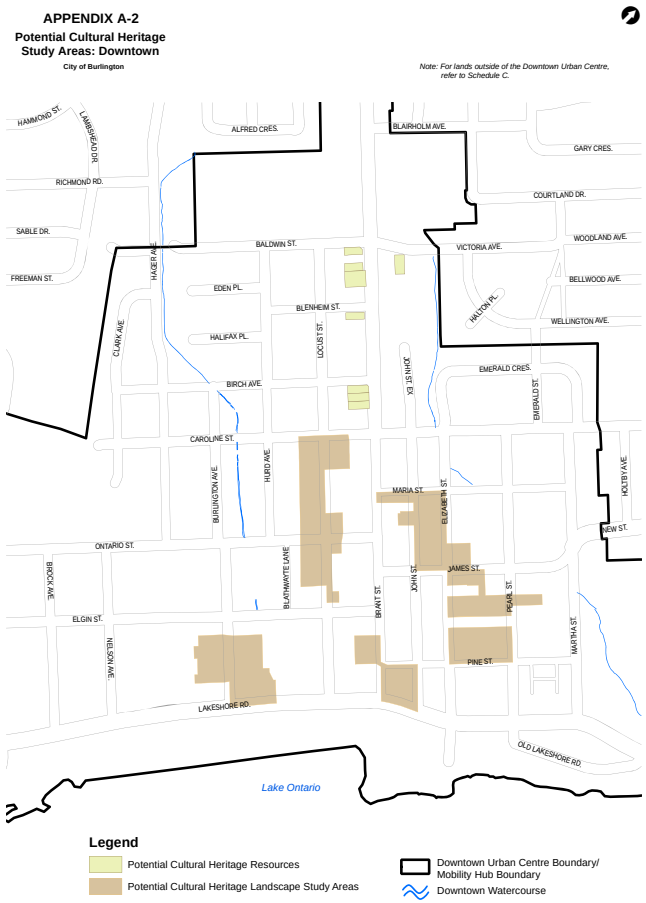
> *(i) protection of the resource during development and/or re-location; and/or*
>
> *(ii) implementation of measures to conserve the cultural heritage resource approved by the City.*

k) For the purpose of assessing the impacts of development or site alteration on adjacent lands to protected heritage property, adjacent lands include lands that directly abut the protected heritage property; lands located on any corner of an intersection where a protected heritage property occupies one of the corners; and lands located directly across a public or private street from a protected heritage property.

l) Development and site alteration shall not be permitted on adjacent lands to protected heritage property except where the proposed

POLICY CONTEXT

CITY OF BURLINGTON OFFICIAL PLAN



City of Burlington Official Plan - Potential Cultural Heritage Study Area: Downtown
Source: https://www.burlington.ca/en/planning-and-development/resources/Official-Plan/Burlington-Official-Plan-2020-Full.pdf

development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

According to Appendix A-2 of the Official Plan, the subject property is not located within a Potential Cultural Heritage Study Area in the Downtown.

The Official Plan defines the following as:

> **Built heritage resources, cultural heritage landscapes and archaeological resources** *that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.*
>
> **Cultural Heritage Landscape** – *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 involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their inter-relationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under The Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site)*
>
> **Built Heritage Resource** – *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 register

Conservation or Conserved – *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 under The Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/ or cultural heritage impact assessment or cultural heritage landscape impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

Heritage Attributes –*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 – *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.*

HISTORICAL VALUE

EARLY & INDIGENOUS HISTORY

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

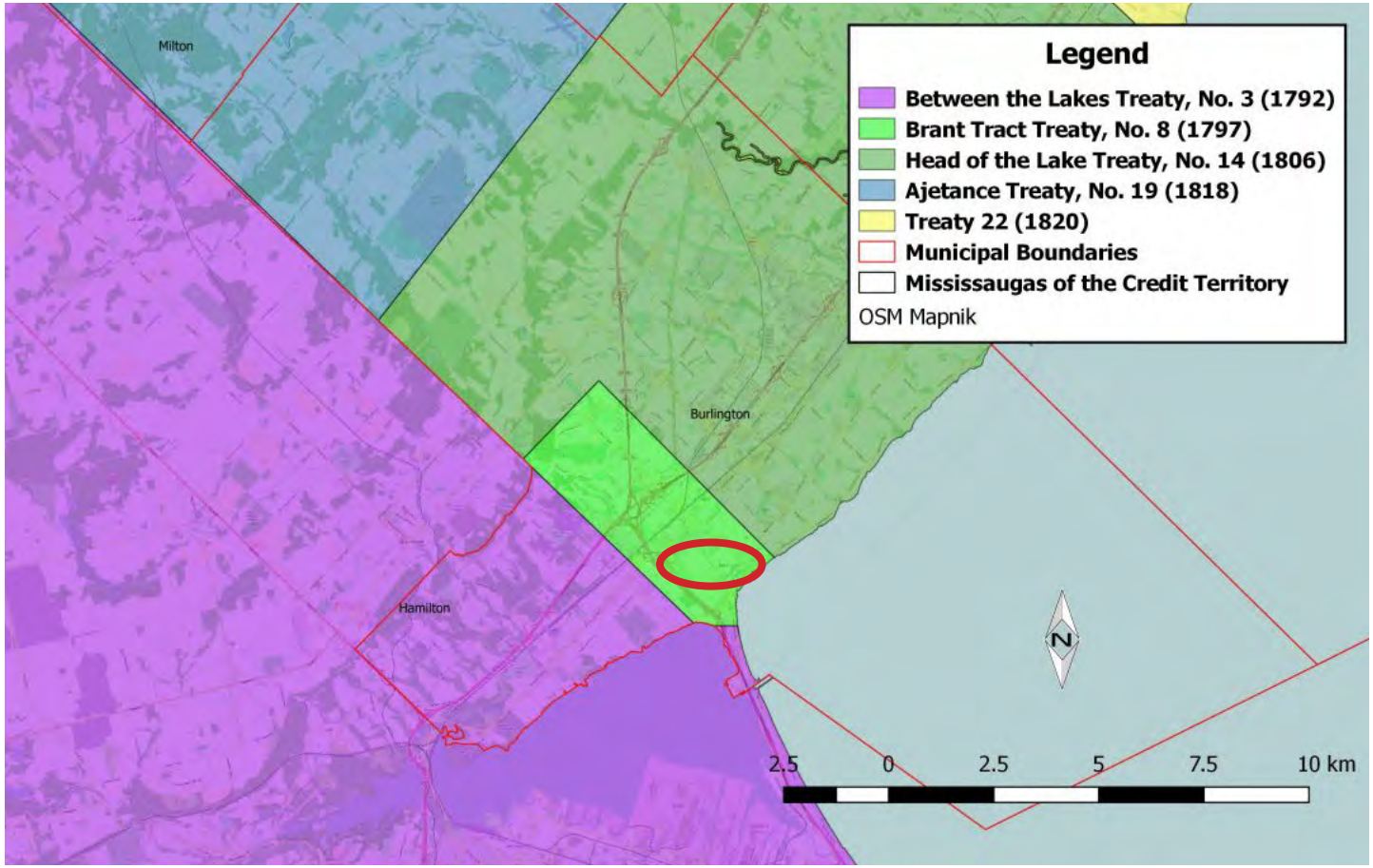
Chronological Summary of Indigenous History in Southern Ontario
Source: Developed from information from summaries of Ontario Archaeology (refer to Bibliography)

HISTORICAL VALUE
EARLY & INDIGENOUS HISTORY

Southern Ontario has a long history of human settlement that can be traced back to approximately 13,000 years ago. The cultural history of the area covered by the Halton Region began at least 10,000 years ago, first occupied by diverse groups of Indigenous 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.

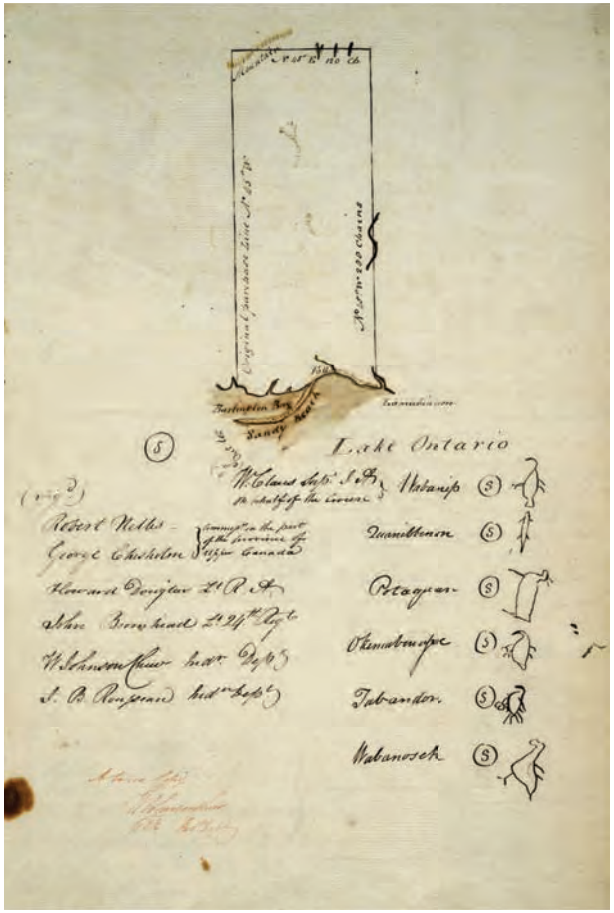
The earliest known inhabitants are from the Paleo-Indian Period which lasted between 9000 to 7500 BC. The melting of the glacial ice sheet that covered the region exposed a tundra-like landscape that was settled by small bands of nomadic hunters. These groups primarily relied on the hunting of large animals such as caribou, mastodon and mammoths for sustenance, travelling 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 Holocombe of the Late Paleo-Indians. There have been sites found within the region that indicate the 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 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



Map depicting the boundaries of Brant Tract Treaty No.8 and several neighbouring treaties. Source: Mississaugas of the Credit First Nation, Brant Tract Tready No. 8, Map of Municipal Boundaries Related to the Brant Tract Tready No. 8 (1797), http://mncfn.ca/treaty8/

HISTORICAL VALUE
EARLY & INDIGENOUS HISTORY



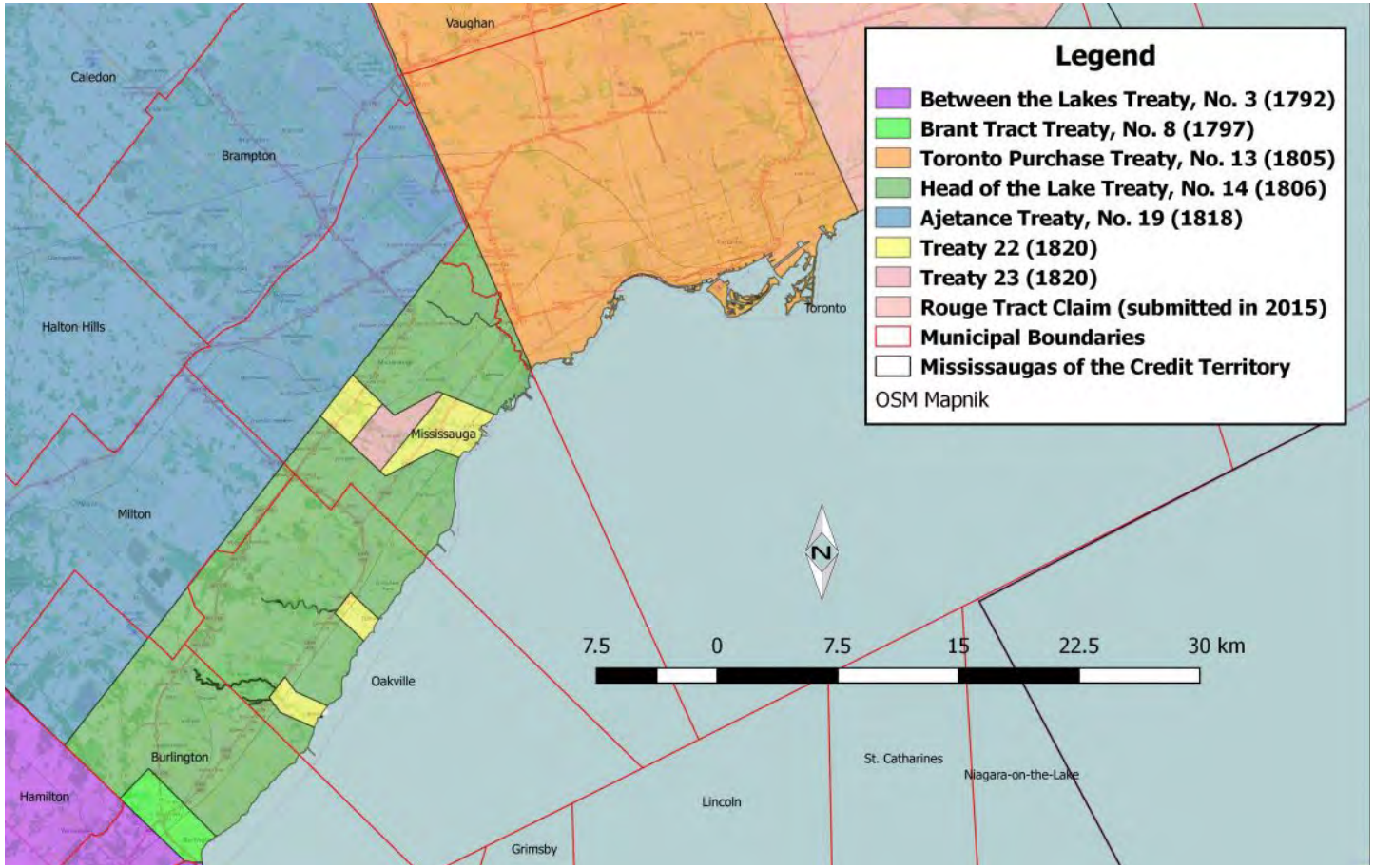
Treaty No. 8 Map for the Purchase of Brant's Block from the Mississauga. Source: The Burlington Historical Society http://burlingtonhistorycollection.bpl.on.ca:8080/vital/access/manager/Mirador?pid=bpl:207486

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 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, settlement 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 in 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 periods of the year.

HISTORICAL VALUE
EARLY & INDIGENOUS HISTORY



Map depicting the boundaries of Head of the Lake Treaty No.14 and several neighbouring treaties.
Source: Mississaugas of the Credit First Nation, Head of the Lake Treaty No.14, Map of Municipal Boundaries Related to the Head of the Lake Treaty No.14 (1806), http://mncfn.ca/head-of-the-lake-purchase-treaty-14/

HISTORICAL VALUE
EARLY & INDIGENOUS HISTORY

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 region has been well-represented, with majority of the sites concentrated along the Credit River watershed.

It was sometime between AD 1600 and 1650 that the Ontario Iroquoians were 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 trade 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 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.

HISTORICAL VALUE
EARLY & INDIGENOUS HISTORY



Portrait of Joseph (Thayendanegea) Brant
Source: National Portrait Gallery, Thayendanegea / Joseph Brant: Two Names, Two Identities https://npg.si.edu/blog/thayendanegea-joseph-brant-two-names-two-identities

HISTORICAL VALUE
EARLY & INDIGENOUS HISTORY

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 St. Lawrence to Brockville. A second group settled in the area between Toronto and Lake Erie.

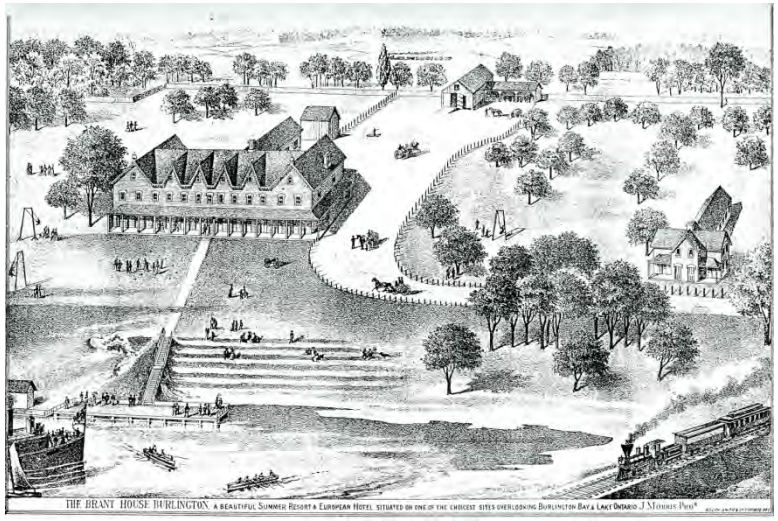
The Mississaugas of the Credit, members of the Ojibway (Anishinabe) Nation, originally hailed from further north and relied primarily on a hunter-gatherer subsistence strategy supplemented with agriculture, in contrast to the Ontario Iroquoians. They settled near the Credit River, utilizing the waterway 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 Mississauga's participated in the fur trade with the French who established trade posts along the west end of Lake Ontario.

The first European exploration of the area was in 1669 by the French explorer and fur traders Sieur de La Salle, Rene Robert Cavalier and Louis Joilet.

In 1763, following the fall of Quebec, New France was transferred to British control at the Treaty of Paris. The British government began to pursue major land purchases to the north of Lake Ontario in the early nineteenth century, the Crown acknowledged the Mississaugas as the owners of the

HISTORICAL VALUE
EARLY & INDIGENOUS HISTORY





lands between Georgian Bay and Lake Simcoe and entered into negotiations for additional tracts of land as the need arose to facilitate European settlement.

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

In 1797, the Crown recognized the service Mohawk Chief Joseph Brant, Chief of the Indians of the Six Nations, provided during the conflict between British forces during the American Revolutionary War. For his service, the Crown allowed him a choice of land for his own use. Brant chose a tract of land containing 3450 acres on which the present-day city of Burlington, Ontario is located. In October 1795, a provisional agreement was reached wherein the Mississaugas sold the land for £100. The purchase agreement was confirmed in 1797, with The Brant Tract Treaty, No 8.

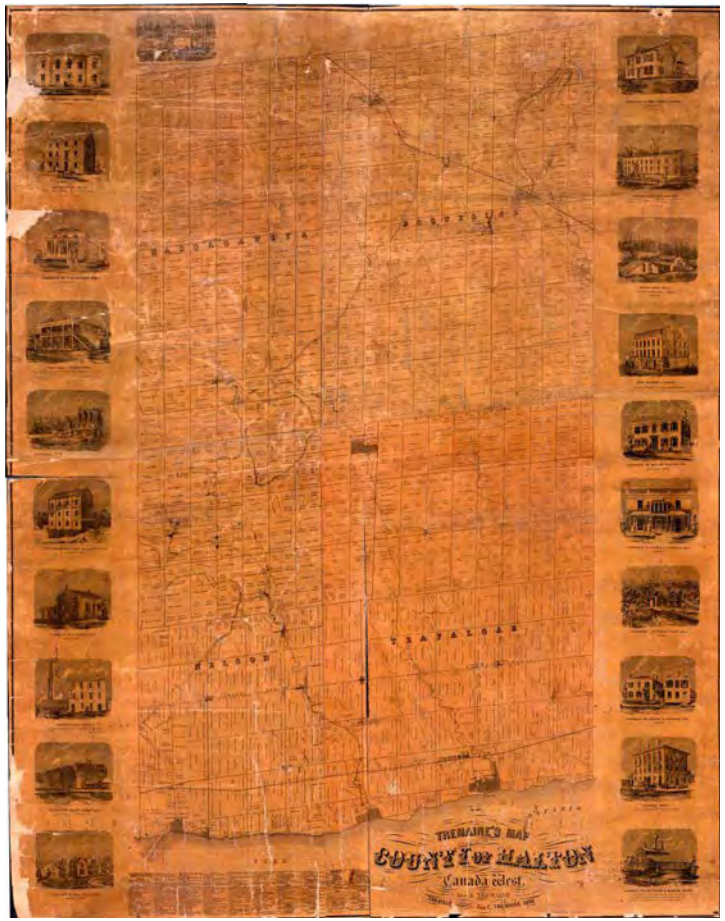
Following the Toronto Purchase Treaty No. 13 in 1805, the Crown pursued to purchase 70,784 acres of land bounded by the Toronto Purchase of 1787 in the east, the Brant Tract in the west, and a northern boundary that ran six miles back from the shoreline of Lake Ontario. The sale of the Mississaugas lands was completed in 1806 with the "Head of the Lake Treaty, No.14." 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.

Above - Home of Captain Brant at the Head of Lake Ontario (Walsh 1804)
Source: Burlington Historical Society

Below - The Brant House Burlington (1877)
Source: Halton Information Network (Illustrated Historical Atlas of Halton County)

HISTORICAL VALUE

HALTON COUNTY



Tremaine's Map of the County of Halton, Canada West, Tremaine, George R. 1858
Source: Halton Information Network (2022)

Halton County was created in 1816 as part of the Gore District, consisting of the township of Trafalgar, Nelson, Flamborough and Beverley. It was named after Major William Halton, secretary of the Lieutenant Governor of Upper Canada. The County is one of the largest in Upper Canada and is twenty miles long by fifteen miles wide, with several large rivers and tributaries in the area including the Twelve Mile Creek and the Sixteen Mile Creek. It is bounded to the south by Lake Ontario.

The Gore District was formed from Halton County and Wentworth County in 1816. In 1853, an Act of Parliament was passed to separate the two Counties. This resulted in Halton County retaining four Townships.

A large group of settlers began to move into the Halton Region consisting mainly of emmigrants from England, Scotland and Ireland, Loyalists and soldiers who served during the War of 1812.

HISTORICAL VALUE
TOWNSHIP OF NELSON



Nelson Township Patent 1789 Map Ontario Government Record RF 1-100
Source: Archives of Ontario (2022) http://ao.minisisinc.com/SCRIPTS/MWIMAIN.DLL/161441114/LISTINGS_DESC/REF_FILE/RG~201-100-0-0-1717?JUMP

The Township of Nelson was named after Nelson, the hero of Trafalgar. Most of the Township was owned by Joseph Brant. Joseph Brant's tract of land, also known as "Brant's Block," consists of 3,450 acres of land. Surrounding his land was the Township of Flamborough to the west and Lake Ontario to the south. The northern boundary of Brant's Block was First Concession South of Dundas Street and extended east into Lot 18.

Brant has been selling off parcels of land to early settlers who immigrated from England, Scotland and Ireland, as well as Loyalists and soldiers who served during the War of 1812. After Brant's death, 50 acres were set aside for his wife, and eight children and 338.5 acres of land were sold to James Gage. In 1810 Gage surveyed the land of what is now known as Wellington Square. With the establishment of Wellington Square, and later the City of Burlington, the land once part of the Brant's Block was sold and developed.



Brant Street looking north, Burlington, Ontario. Date unkonwn.
Source: The Burlington Historical Society. Ivan Cleaver Postcard Collection.
Accessed from Burlington Public Library.

City of Burlington

In 1873, Wellington Square and Port Nelson were amalgamated and formed a new town called Burlington. The area was a large agricultural producer The location of Burlington was also known as the head of the Lake, became an important stop along the east and west route towards the United States. Burlington is west of Toronto and east of Hamilton. Three ports were created also known as Baxter, Torrance and Bunton, which extended into the Lake between Brant and Elizabeth Street. Burlington's port made it an important port town, where timber, wheat and a variety of fruits and vegetables were transported.

By 1900, Burlington had evolved into a large farming community with a mix of farms, and cash crops of fruits and vegetables. The region became known as the "Garden of Canada". In 1915, Burlington was incorporated into a town.

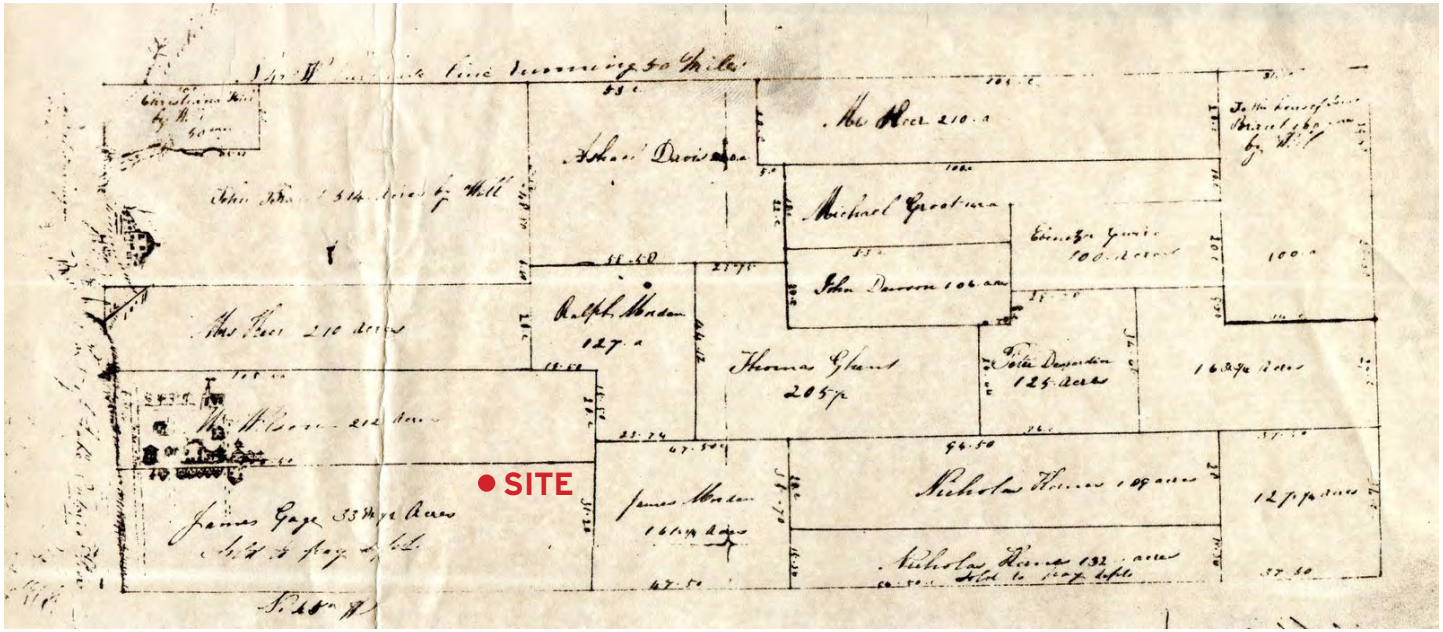
By 1974, Burlington was incorporated into City and continued to develop and grew into an urban industrial producer and manufacturer.

Chief Joseph Brant had constructed a large estate house along the north shore of the beach bar from 1802 to 1807. It overlooked a pond (also known as Brant's Pond) and was between Burlington Bay and Lake Ontario. Brant's grandson, William J. Simcoe Kerr, moved in and lived on the estate until 1875. The estate was transferred many timed and was converted into a hotel, a resort and later a hospital before being abandoned and demolished.

There are many traces of Brant's Block in the City of Burlington today. Brant, Ghent and Caroline Streets are a few streets that refer back to the early history of Brant's Block. The landscape has changed dramatically with the infill of Brant's Pond, construction of new rail lines, QEW Highway, the Skybridge that took over the sand bar and the growth of the City of Burlington, though clues to the early history of Brant's Block remain.

HISTORICAL VALUE

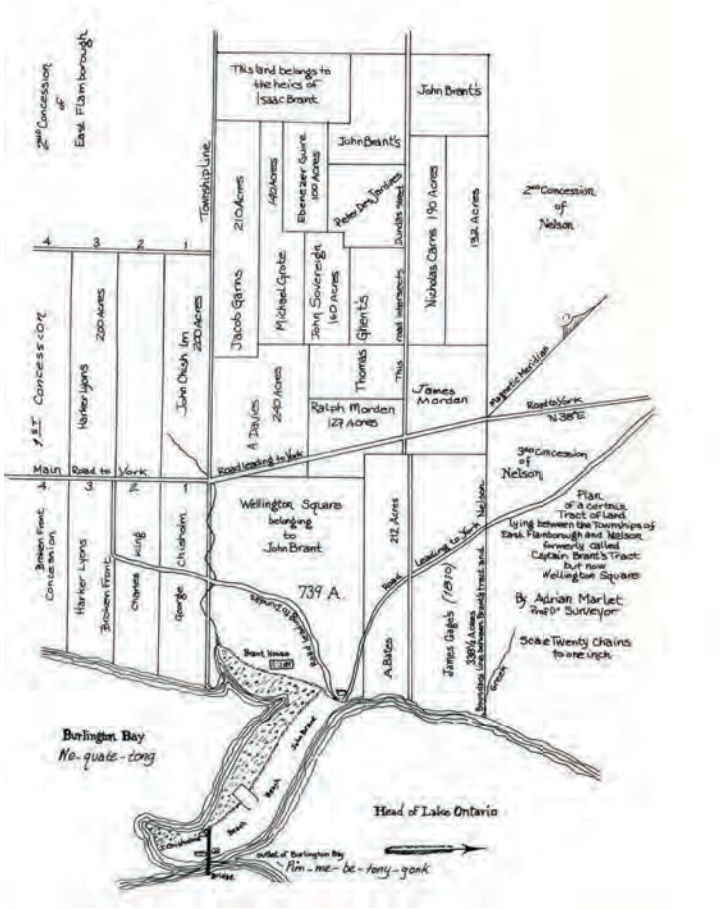
SUBJECT PROPERTY



Original Captian Brant's Military Lands 1805
Source: Halton Information Network

HISTORICAL VALUE

SUBJECT PROPERTY



Original Captian Brant's Military Lands 1814
Source: Halton Information Network https://images.halinet.on.ca/fullimage.asp?ID=57065&ifid=125138

The subject property at 795 Brant Street is located within "Brant's Block" at the northeast corner. The land was originally owned by the first nation Mississauga. In 1797, the Crown purchases the area known as Brant's Block east of Hamilton and East of the sand bar that forms Burlington Bay at the Head of the Lake, from the Mississauga's. This formed Brant Tract Treaty No. 8.

Joseph Brant surveyed and sold portions of land over time. In 1807, upon Joseph Brant's death, the properties were transferred to his wife Catherine Brant. The lot where the subject property is located was sold in 1810 to James Gage. James Gage owned 338.5 acres of land east of Augustus Bates' 212 acres.

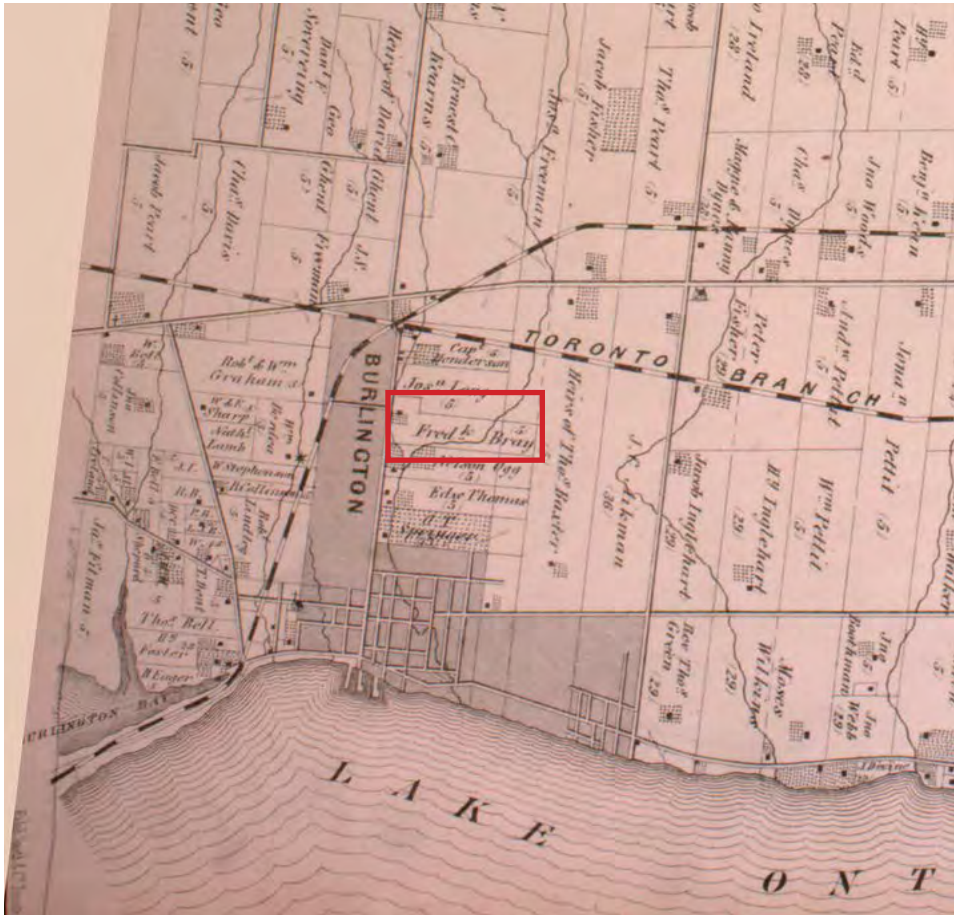
The following Maps show the new owners of the lots after Joseph Brant's death.

HISTORICAL VALUE

SUBJECT PROPERTY



1858 Tremaine Map of the County of Halton showing Jabez Bent
Source: University of Toronto https://maps.library.utoronto.ca/hgis/countymaps/halton/index.php



1880 Map of Halton County showing Fred Bray as Owner
Source: McGill University https://digital.library.mcgill.ca/countyatlas/searchmapframes.php

HISTORICAL VALUE

SUBJECT PROPERTY

ATA has reviewed the historical summaries outlined in the previous reports, the 2022 Property Evaluations by Heritage Burlington and the report by David J. Cummings dated May 27, 2015. ATA's research of the ownership has confirmed much of this information. The following table is a breakdown of the ownership of the property from the initial Crown deed to Joseph Brant to the present.

The construction of the original Georgian style house dates from the period of Jabez Bent's ownership. Jabez and his brothers were involved in the local building trade and Jabez in particular is associated with the wall surrounding the Union Burying Grounds and the Queen's Hotel (now Queen's Head Pub).

The house has been associated with William Ghent who ran a successful farm on the site for approximately 13 years but he owned it for a relatively short time compared to the previous owners, the Bray family, or even some of the subsequent residents. Little information was found about the Bray family other than they were farmers. The Nelson Land Records also show that the property was owned briefly by the Passant family (approximately 4 years). Little information is available about Walter and his wife, but their daughter, Thelma, served during WWII as a cipher operator for a period of 2 years before she passed away at a young age.

HISTORICAL VALUE

SUBJECT PROPERTY

OWNERSHIP 795 BRANT STREET - PLAN 99, LOT 85

FROM	TO	OWNER	DESCRIPTION
	1797/1798	Crown	
1797/1798	March 17, 1810	Captain Joseph Brant	Joseph Brant was an influential military captain and diplomat. A Haudenosaunee leader, he interacted with many significant political figures on behalf of his people. Joseph was an early settler of Burlington having been granted by the Crown 3,450 acres of land at the end of his military and political career.
March 17, 1810	December 26, 1848	James Gage	James Gage was a farmer. The family settled at Stoney Creek in Township No. 7 and the farmhouse acted as a stopping place between Niagara and York until the "War of 1812", during which James and his son were members of the 5th Lincoln Militia. After the war Gage purchased 338.5 acres of Burlington Beach from the trustees of Joseph Brant's estate, this included the parcel of land on which the building is situated. Gage is credited with laying out Wellington Square, and the establishment of a number of businesses including a sawmill, shingle factory, lath and stave mills, warehouse and wharf, flour and feed mills. He sold land to his employees for houses but he stayed in Stoney Creek, his businesses in Burlington were overseen by his sons.
December 26, 1848	June 21, 1855	Gilbert Davis	Davis family was one of the first to settle the area. Son of Asahel Davis and father of Charles Gilbert Davis. One of Gilbert's daughters, Hannah Augusta, married Thaddeus Ghent and their son was Frederick Davis Ghent. Gilbert was a farmer. In Tweedsmuir History Nelson W.I. Book #3 (page 33), under the article on Lowville History it is indicated Gilbert Davis once assisted in hiding William Lyon MacKenzie, but not at this location. Rather at Davis location on the Middle Road (now the QEW)
June 21, 1855	April 8, 1859	Jabez Bent	Brick maker, builder of the house (1854) along with brothers George and James. Jabez was also involved with construction of the wall around the Union Burying Grounds and the former Queen's Hotel, now the Queen's Head Pub.
April 8, 1859	March 4, 1896	Frederick Bray	Farmers
March 4, 1896	November 19, 1909	William Ghent	The Ghent family was one of the first to settle the area. Occupied the farmhouse for 13 years and was a successful farmer. The land consisted of 53 acres when Ghent first purchased it. Ghent retires in 1909 and registers a survey that subdivides the property into smaller lots in the same year. He then sells off the parcels and farmhouse
November 19, 1909	May 20, 1919	Edward Harmon	Market gardener, fruit grower
May 20, 1919	March 18, 1922	John West and Wife	Farmer

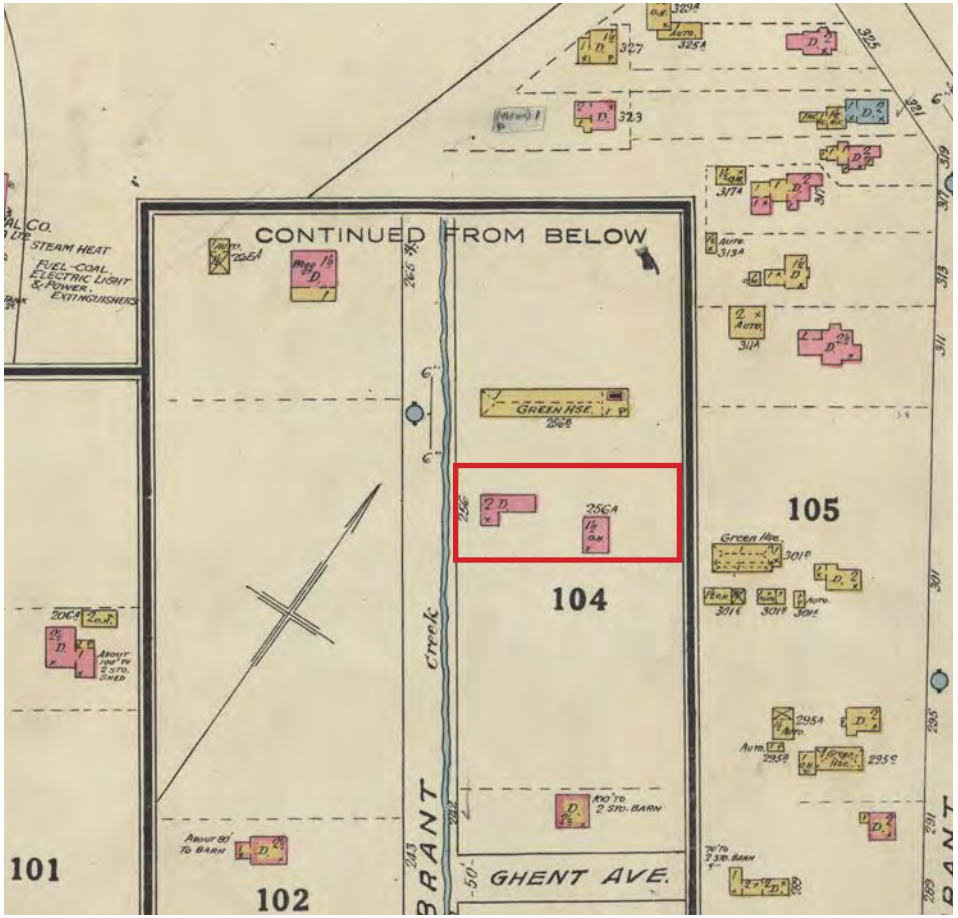
HISTORICAL VALUE

SUBJECT PROPERTY

March 18, 1922	January 18, 1924	Walter Homes/Thomas (Passant)	Passant family immigrated from Africa approximately 7 years after the birth of their daughter, Thelma, on August 11, 1915 (approx. 1922?). Indication there first residence was 16 Locust Street and by 1942 they had moved to 9 Caroline Street. The family were members of St. John's Roman Catholic Church. Thelma enlisted with the Canadian Women's Army Corp on November 4, 1942 and acted as a cipher operator coding and decoding military correspondence. She excelled in her duties and was awarded the rank of corporal. Unfortunately, Thelma fell ill and was admitted to hospital. She passed away on September 14, 1944.
February 1, 1927	November 12, 1929	John West	Farmer
November 12, 1929	September 17, 1931	William T. Sloan	
September 17, 1931	September 17, 1931	John A. McMillan	
September 17, 1931	August 31, 1972	Alphonse Brooks and Catherine C. Brooks	Last owners to use the property as a residence before it becomes used for commercial businesses
August 31, 1972	May 15, 1974	George Patrick Sweeny	
May 15, 1974	December 1, 1983	Scova Investments Limited	
December 1, 1983	February 28, 1995	Pro-Brant Group Limited	
February 28, 1995	Unknown	Khai Tuyen Ly and Donna Yik Lee	

HISTORICAL VALUE

SUBJECT PROPERTY

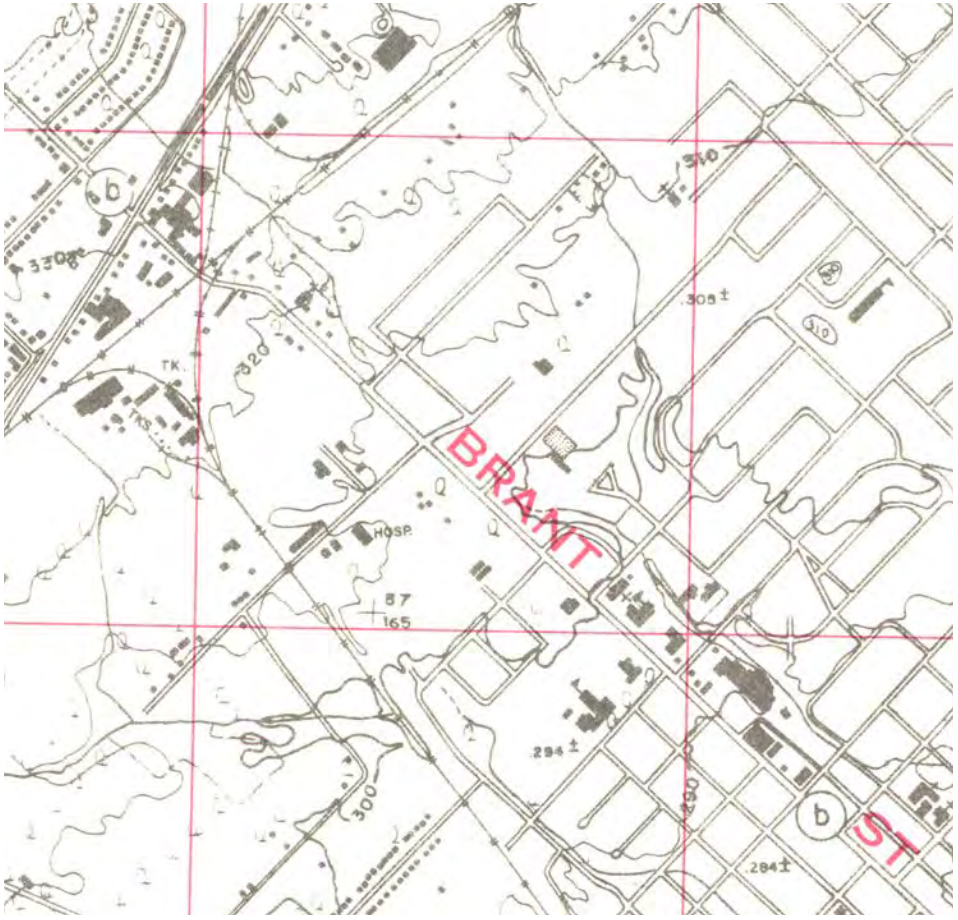


1924 Underwriter's Survey Fire Map of 795 Brant Street showing the existing building with a back addition and a detached carriage house, Source: http://digitalarchive.mcmaster.ca/islandora/object/macrepo:66454

HISTORICAL VALUE
SUBJECT PROPERTY



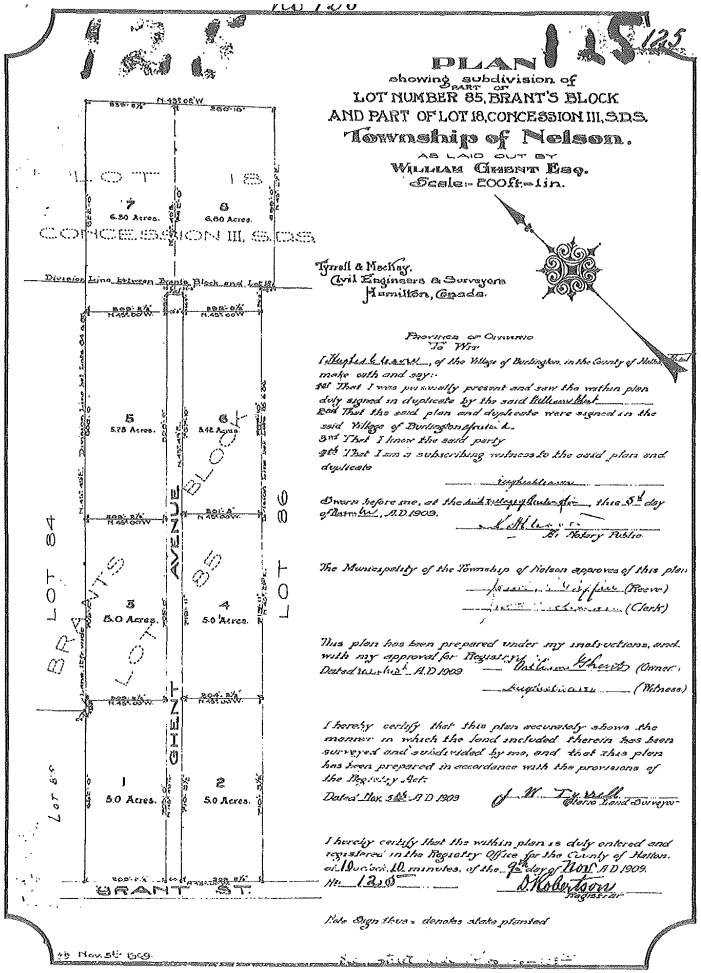
1959 Aerial Photography of Burlington showing 795 Brant Street and the initial start of Prospect Street being constructed
Source: https://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A72583



1962 Burlington Historical Topographic Map
Source: http://digitalarchive.mcmaster.ca/islandora/object/macrepo%3A88428

HISTORICAL VALUE

HISTORICAL SIGNIFICANCE



William Ghent Subdivision Map shortly after the purchase of the Lot (1909)
Source: From Client, Anthony Mannington Letter for Intention to Demolish 795 Brant Street

There is some historical and associative value with the property related to

- Notable individuals from Burlington's past associated with the house,
- An association between the house and Burlington's agrarian past,
- Associated with the Bent family, local builders who held some significance within the community

To date the house has been named "The William Ghent House" but a more accurate description would be "The Bent/Bray House". The reasoning being the Bent's were responsible for the construction of the house and the Bray's were the first to live in the house and farm the land. William purchased the land and the house subsequent to the house having been built and a successful farm established. Later, William Ghent sold the property and sold Lots 18 and 85 as seen on the plan of subdivision on the left.

HISTORICAL VALUE

EVALUATION OF HISTORICAL/
ASSOCIATIVE VALUE

Address: 795 Brant Street, Burlington, Ontario Date: September 12, 2022 | Evaluator: Jason Truelove B. Arch Sci. CAHP.

HISTORICAL OR ASSOCIATIVE VALUE	VALUE		RATIONALE
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	(Yes)	No	**LEVEL OF VALUE** E VG G F (L) N The house itself has an association to William Ghent who ran a successful farm upon the site for approximately 13 years. The property was operated as a farm for approximately 55 years after the house is believed to have been built. Farming was a significant activity within the community of Burlington as indicated in "The Garden of Canada" as it was a major fruit producer due to the soil and climate.
Yields, or has the potential to yield, information that contributes to an understanding of a community.	Yes	(No)	**LEVEL OF VALUE** E VG G F L (N) The land was subdivided into smaller lots breaking up the farm. The building has undergone a number of significant physical changes since its conversion to commercial use from a residence.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist.	(Yes)	No	**LEVEL OF VALUE** E VG G F (L) N The property was constructed by Jabez Bent and his brothers. Jabez was a brick maker, George was a mason and James a carpenter. Jabez is also associated with the construction of the wall around the Union Burying Grounds and the Queen's Hotel (Queen's Head Pub) as a brick mason.

Rating system:
E - Excellent
VG- Very Good
G - Good
F - Fair
L - Low
N - None



789-795 Brant Street Addition and Construction of Buildings
Source: Google Earth 2022

Phasing of Construction:

1) Original House Footprint - built by Jabez Bent in 1854.

2) Addition - An early addition constructed soon after, most likely by Fredrick Bray, between 1860 and 1880 (time range based on available maps and written descriptions of the site) the addition extended the length of the home towards the west property line.

3) Addition - Date of construction unknown. A smaller addition possibly built in the early 1970s to accommodate commercial activities

4) Addition - Constructed around 1975, the addition was most likely used to accommodate commercial activities

5) 789 Brant Street - Part of the development site. Is adjacent to the subject site and was built around 1960-1970's.

6) 789 Brant Street - Garage/Shed - Date of construction relative to other additions is unknown.



Exterior View of 795 Brant Street
Source: ATA Architects Inc (2022)

ATA Architects Inc. visited the site on August 25, 2022, and September 8, 2022, reviewing in detail 795 Brant Street. The building is a 2-storey brick house, symmetrical, three-bay building with a gable roof and end chimneys. There are four distinct sections to the building. The overall condition of the existing building is fair; we reviewed the Masonry, Roof and Windows and Heritage Details.

Masonry

The original house is a solid masonry wall, possibly built on a fieldstone foundation. Currently, we cannot confirm as there is no access to a basement or crawlspace. The exterior brickwork is currently painted blue and has been painted numerous times. The building displays evidence of damage to masonry on all elevations. This includes spalling bricks, cracked bricks and damaged mortar. Contemporary repairs to the exterior brick are failing and compromising the surrounding masonry. New mortar joints are cracking and flaking off. The painted brick has caused deterioration of the exterior brickwork and may have compromised the brick's condition. It can be seen throughout the building's exterior, particularly at the rear.

Deterioration of the "water table" or drip course feature is also evident around the building, which features patches of cementitious rendering. The 'water table' is only around the original 1854 building.

Roof and Windows

The original wood windows have been replaced with new vinyl windows. Some of the sills have been encapsulated in metal cladding/flashing, possibly to hide the deteriorated state. Some sills have been converted to brick sills, not original to the building. The bargeboard is sheathed in metal cladding, which may conceal additional deterioration.

The roof appears to be in good condition. The skylights on the building are in fair condition.

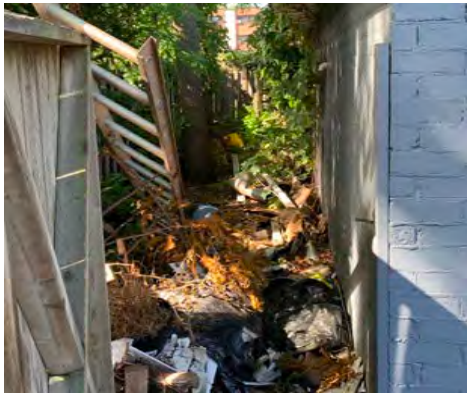
ARCHITECTURAL VALUE
CONDITION ASSESSMENT



Exterior View of 795 Brant Street
Source: ATA Architects Inc (2022)



View of West Elevation of missing brackets, typical window and existing door that is not original to the building.
Source: ATA Architects Inc (2022)





View of the South Elevation and typical brick sill not original to the house
Source: ATA Architects Inc (2022)

ARCHITECTURAL VALUE
CONDITION ASSESSMENT



View of the north elevation, infilled existing openings, new windows and area of addition
Source: ATA Architects Inc (2022)



View of East Elevation and Commercial Entrance
Source: ATA Architects Inc (2022)



Closer view of chimney addition on East Elevation
Source: ATA Architects Inc (2022)

ARCHITECTURAL VALUE
CONDITION ASSESSMENT



View of existing window converted to fire escape
Source: ATA Architects Inc (2022)



Skylights in roof
Source: ATA Architects Inc (2022)



View of overall east elevation
Source: ATA Architects Inc (2022)



View of West Elevation from across the road
Source: ATA Architects Inc (2022)

Heritage Details

The existing heritage details, such as the detailed brackets supporting the eaves, have been removed and lost, the original colonnade and front porch detail have been replaced, and the original brick detailing is lost behind the paint.

A building condition assessment is required to determine the overall condition of the building, including the brick, foundation, and roof structures. The current alteration has affected the original building. This can facilitate future mitigating measures, such as if it is a candidate for relocation.

ARCHITECTURAL VALUE



View of West Elevation of 795 Brant Street
Source: ATA Architects Inc (2022)

795 Brant Street is a 2-storey brick building in a Vernacular-Georgian Style House. There are four distinct sections.

The original house (Section 1) was built around 1854 as a two-storey brick building. The building has been used as a commercial space since the 1970s. Before its conversion, the building was a residential house.

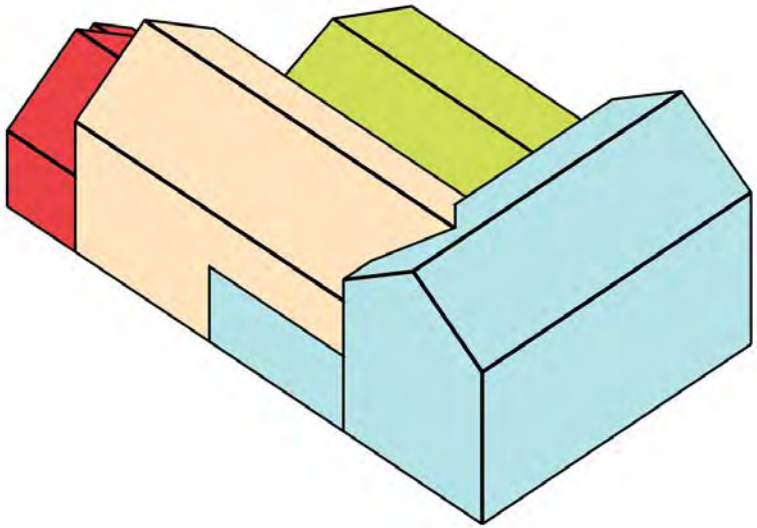
The rear addition (Section 2) of the house was built between the 1860s to 1880s. The addition appears to have been constructed in one phase from the exterior. However, further interior investigation suggests the addition maybe be a one-storey addition, to which a second storey was added. This overall footprint can be seen on the 1924 fire map. The Heritage Burlington Evaluation on March 08, 2022, listed another addition in 1921 by the West Family. However, it was difficult to determine the extent of the addition from the exterior. The interior configuration has been substantially altered and difficult to determine the extent of all additions. The modern blue paint and contemporary modification to the building greatly diminished any details.

A smaller addition (section 3) was added around the 1970s to the rear addition (section 2) to serve as a main entry to the commercial space.

The fourth edition (section 4) was built around the mid 1970s to support commercial activities. It is a one-storey addition to the rear side of the building. The new roof greatly affected the roof line of the existing building.

Section 1

The original house, facing Brant Street, was built around 1854. It was made out of brick and wood framing on a fieldstone foundation. The construction of the foundation is unknown. During our site review, there was no door leading to the basement or crawl space beneath the ground floor. It is assumed the building was built on a fieldstone foundation with wood framing and a running bond brick exterior on the east side with a chimney on the north and south side of the building and featured a gable roof. The overall house is painted blue over the original red brick. The structure is



Legend

- Section 1 - Original 1854
- Section 2 - Addition 1860s and 1880s
- Section 3 - Early 1970s
- Section 4 - Mid 1970s

Diagram of Additions at 795 Brant Street
Source: ATA Architects Inc (2022)

of standard construction methods of the time and does not demonstrate a high degree of technical or scientific achievement.

The exterior is symmetrical, mirrored along the center line of the building. It features three bays and a central door with a decorative surround. The front door, transom and surround appear not original to the home. The front porch is a concrete pad. New modern light fixtures have been surface mounted onto the front brick of the house. The front façade lacks additional details, such as a distinct entrance and quoining at the corners of the house.

The 1854 house also has a pair of brick chimneys at each end of the gable roof, with projected eaves. It appears the eaves were supported by decorative brackets that have been removed. The brackets reveal the original building brick colour to be of red tones. The windows have been replaced with modern double-hung windows. The original sills are encapsulated in metal cladding. Some have been replaced with brick sills. Above each window is a voussoir detail in brick. There were once decorative vinyl window shutters on all facades that were not original to the building. Traces of their existence are clear from the difference in paint colour.

The south side of the original house has two window openings, one on both the first and second floors. The second-floor window was converted into a fire escape.

Section 2

The rear addition of the house was built between the 1860s and 1880s. The addition appears to have been constructed in one phase from the exterior. The rear addition is also two-storeys, with the gable roof interacting with the original gable creating a cross-gable roof. The north elevation of the rear addition features a small, pitched gable above an infilled window. Two smaller window openings were created on the second floor. The window sills are made of brick, which is of a later style and not original to the addition. There are three original windows with voussoir detail in brick. Two have been infilled.



Varying Brick Sizes
Source: ATA Architects Inc (2022)

Further, inspection revealed a clear construction joint on the north façade showing the rear addition connecting to the original 1854 home. In reviewing the size of the bricks, it appears that the brick size is inconsistent. The ground floor brick is consistent. As the brick continues up to the second floor, there are courses of brick that have been reshaped to fit into the course. Large brick was used on the second floor, contrasting with the ground floor brick.

The reason for this is unknown. However, one can guess that the second floor was either rebuilt or the second floor was another addition. The original rear addition was a one-storey building and was retained with the addition of the second floor.

This new 'L' shape home can be seen and described in historical records from 1902 onwards.

Section 3

A small addition possibly from the 1970s was added onto the rear addition facing west. This new addition may have been added to facilitate a new retail entrance facing the parking lot at the rear of the site. The addition is about a one-storey brick building with a pitched gable roof. A small entrance canopy was added that covers a single door with sidelights and an arch transom. The rear windows also have flat segmented or chamber arch detail in brick and brick sills. A brick chimney is visible from the west elevation.

Section 4

The final addition infills the open area created by the 'L' shape of the original 1854 house, and the rear addition. Built around 1975, it is a brick addition with a pitched gable roof. It was constructed possibly to facilitate the commercial space. The addition has three double-hung windows and roof skylights. The brickwork is of lower quality with areas of brick deterioration. The south elevation of the final addition has no window openings.

Ground Floor Interior

The ground floor interior has been substantially altered to facilitate a commercial space, and no significant heritage attributes remain.

Unlike a traditional Georgian home, the original 1854 building is one room deep. It is divided into two spaces by the stair that has been rebuilt and altered. The main entrance facing Brant Street has been infilled on the interior side and is no longer accessible. All interior window sills, aprons and trims are not original to the building. There were no openings or doors leading to a basement or crawl space below.

A surviving fireplace is on the north side of the original 1854 building. Most of the fireplace opening has been infilled with brick, and the wood mantel is not original.

The ground floor of the rear addition was converted into a commercial reception area, washroom and change room, with a mechanical system space.

Second Floor Interior

The second floor of the building has been substantially altered to facilitate commercial space, and no significant heritage attributes remain.

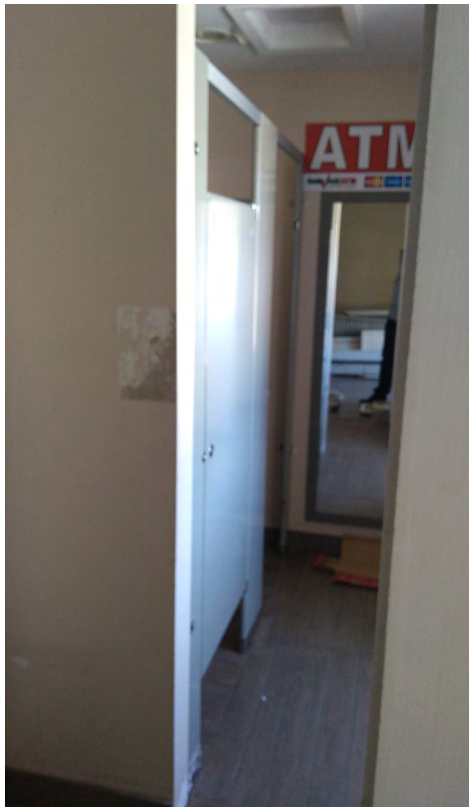
The second floor comprises offices, private rooms, staff rooms and washroom spaces. Some windows have been infilled to facilitate the 1975 addition, particularly the roof.



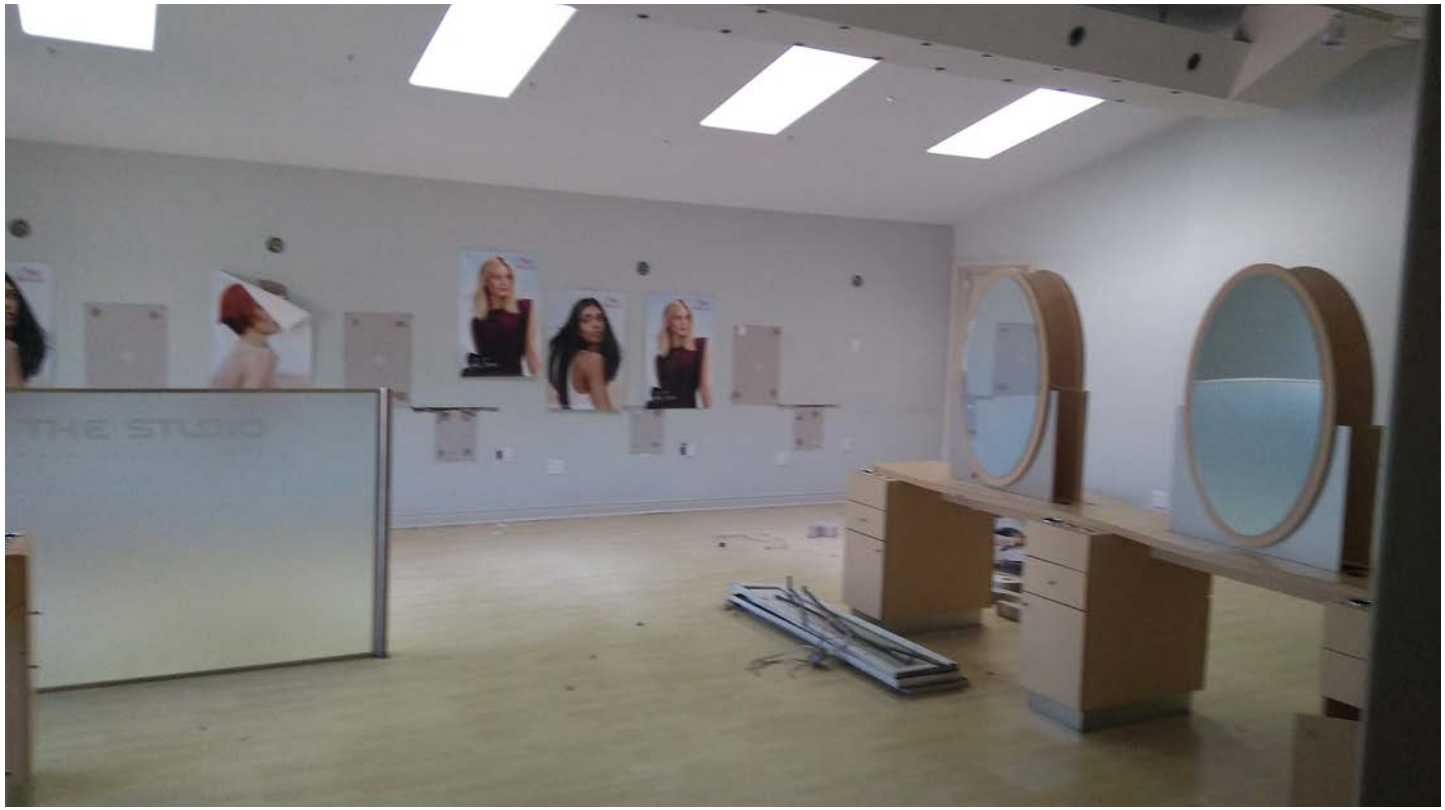
Interior view of front lobby of addition
Source: ATA Architects Inc (2022)



View of front commercial door leading to the rear parking
Source: ATA Architects Inc (2022)



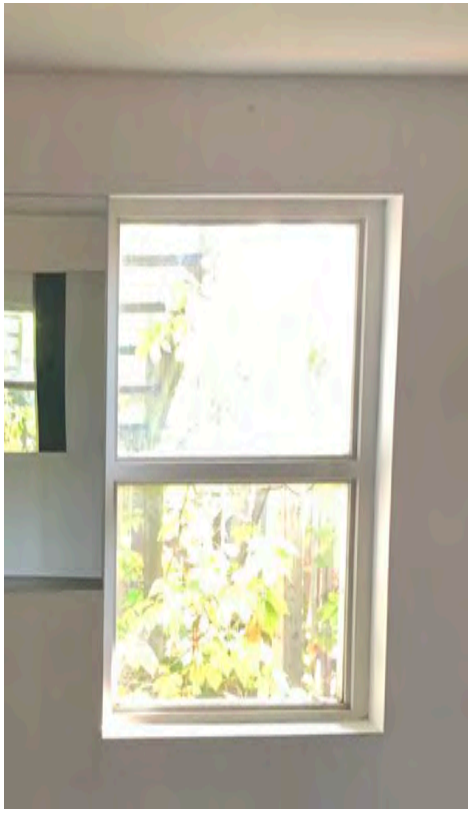
View of Interior
Source: ATA Architects Inc (2022)



Interior view of the mid 1970s addition.
Source: ATA Architects Inc (2022)



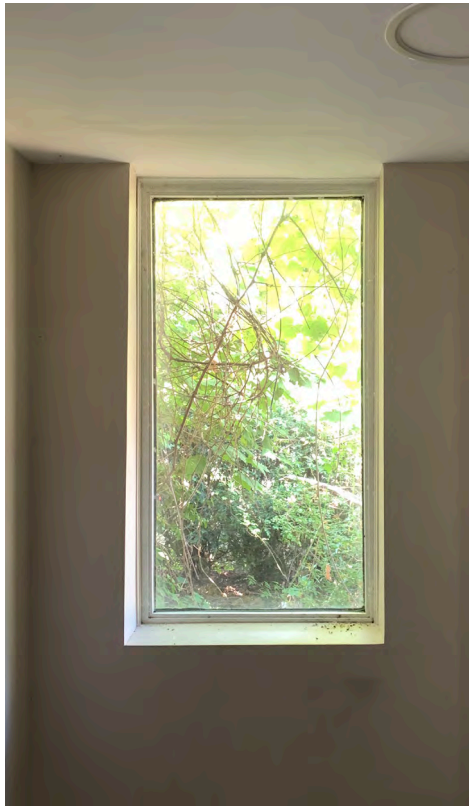
Interior view of one room deep 1854 original house.
Source: ATA Architects Inc (2022)



Interior view of window
Source: ATA Architects Inc (2022)



View of storage room below stairs.
Source: ATA Architects Inc (2022)



Interior view of window
Source: ATA Architects Inc (2022)



Interior view of the fireplace
Source: ATA Architects Inc (2022)



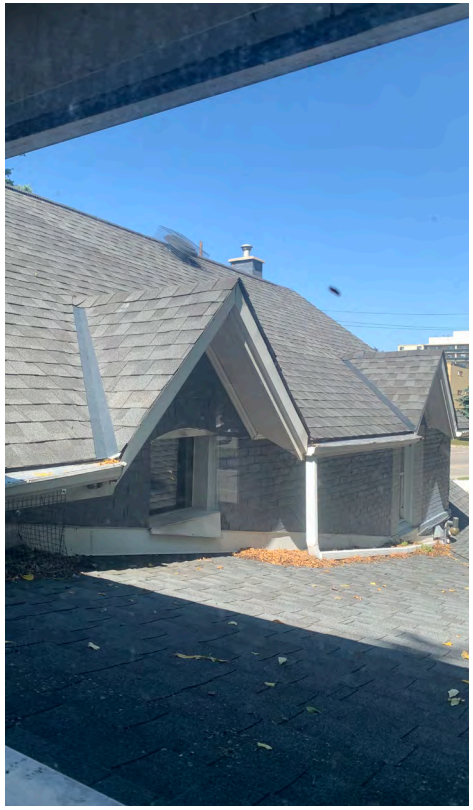
Interior view of 1860s and 1880s addition
Source: ATA Architects Inc (2022)



Interior view of second floor room in the original 1854 house
Source: ATA Architects Inc (2022)



Interior view of second floor room in the original 1854 house
Source: ATA Architects Inc (2022)



View of 1860s and 1880s addition from second floor
Source: ATA Architects Inc (2022)



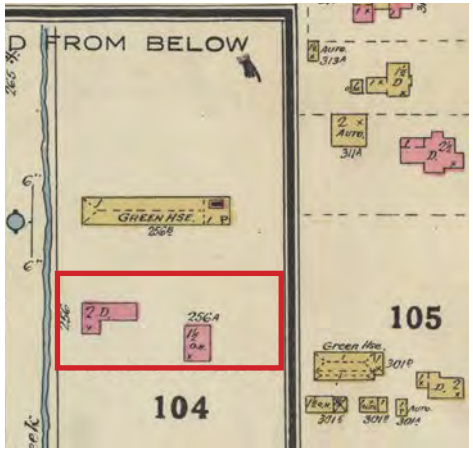
View of the original 1854 house. Rear wall is recessed and may not be original to the building.
Source: ATA Architects Inc (2022)

ARCHITECTURAL VALUE



RESIDENCE OF W. GHENT, ESQ., BURLINGTON.

Photograph of 795 Brant Street around 1902
Source: Gardens of Canada (1902?)



1924 Fire Map of Burlington showing 795 Brant Street
Source: McMaster University (2022), http://digitalarchive.mcmaster.ca/islandora/object/macrepo:66454

The Fire Insurance Plan, Burlington 1924, shows the original 1854 house and 1860 rear addition on site. It appears that the building was a 2-storey brick building at the time.

A 1902 photograph depicts the structure with all ancillary buildings at the end of the driveway, set to the rear of the house as a detached structure. These include a brick drive house and a stable. A description from the book 'The Garden of Canada' describes the building as follows:

"MAPLE LODGE," RESIDENCE OF W. GHENT, ESQ.,

That very desirable property, situate on Brant Street, between Burlington Village and the G. T. R. Station, owned by William Ghent, Esq., of Freeman P.O., Ont., Canada.

The farm consists of fifty-three acres of the most choice sandy loam, all under a high state of cultivation, and is only one-half mile from Burlington Village and Lake Ontario. The land is particularly adapted for fruit or garden purposes, and only nine miles from Hamilton—the finest market in the Dominion—by G.T.R. and electric car service, car every hour.

The fruit consists of the following: Apple, pear, plum, cherry, peach, currants, berries, etc., all in good, thrifty condition, with abundance of first-class water.

The buildings consist of good nine-roomed brick house, brick drive-house and stable, frame barn and sheds; the buildings are worth at least $2,500.

The principal crops are: Tomatoes, melons, strawberries, raspberries, cabbage, cauliflower and roots of all kinds; also wheat, oats, barley, rye and clover.

The produce on Mr. W. Ghent's farm for one year is as follows: 10,000 quarts of strawberries, 3,000 quarts of raspberries, 36 tons of tomatoes, 90 tons of mangolds, 2,000 crates of melons, 12 tons of cabbages, egg plants and peppers, 800 bushels of grain; 53 bushels to the acre of wheat, oats and barley. All grain used for feed on the place. Price $10,000.

—45—



View of 795 Brant Street in 1971 by Walter Reeves
Source: Walter Reeves Fonds, The Burlington Historical Society

In reviewing the 1902 photograph and description of the property, there have been many features lost related to the property and the subject structure:

- Loss of the brick drive-house
- Loss of the brick stable
- Loss of the front yard wall and picket-fencing
- Loss of the colonnade porch at the front entrance
- Loss of the original doorway
- Loss of original two-over-two wood sash windows
- Loss of the original detail handcraft brackets supporting the eaves

List of alterations to the house

During our site visit, we have confirmed and inventoried the number of intrusive building alterations since the 1902 photographs, and site descriptions including:

- Installation of vinyl windows on all facades
- Installation of decorative window shutters on all facades
- Removal of the colonnade porch and installation of a wood door, concrete pad and detailed wood surround at the main door
- Infill of several existing window openings and cut in new windows and doors along the north and south façades.
- Covering existing windowsills in metal cladding.
- Conversion of windows to doorway openings for fire escapes on the north and south façade.
- Installation of the sky-light on the original building
- Installation of a chimney at the rear addition
- Painting of the exterior brickwork
- Interior layout has been substantially altered
- The main door has been infilled
- No access to basement or crawlspace
- Stairs have been rearranged

ARCHITECTURAL VALUE
ARCHITECTURAL SIGNIFICANCE

The building on 795 Brant Street has modest design/physical value. The building contains four distinct sections, each with different cultural heritage values. A summary of the sections is as follows:

- Section 1: a two-storey brick building in the Vernacular - Georgian architectural style constructed around 1854.
- Section 2: a two-storey brick addition built between the 1860s-1880s.
- Section 3: a one-storey brick addition built in the early 1970s
- Section 4: a one-storey brick addition built around 1975

Section 1 of the building is located towards the east and is of brick masonry and wood construction. They were constructed in 1854 using construction methods and materials indicative of the time. The building was built around the 1850s and is considered a rare built form in Ontario due to its early construction date. The remaining heritage attributes are the building's overall form, including the exterior brick structure, the three bays, pitched roof and chimney. All other heritage attributes have been removed. The front door, transom window and decorative surround are not original to the building. Other alterations to the building have been made, including removing the wood brackets at the soffit and the infill of windows and cutting new openings for doors and windows. Based on the criteria as outlined under O.Reg. 9/06 for evaluating the design and physical value of the building, it does demonstrate some significant value.

Section 2 of the building consists of a two-storey brick addition constructed between the 1860s-1880s in the typical Ontario Classic Farmhouse architectural style. Reviewing the exterior brick course shows that the original addition was a one-storey or one-and-a-half-storey and has been rebuilt to a two-storey addition. Buildings of this style are typically dated between 1860-1900. Buildings of this style are common throughout Ontario and often include modifying and updating existing homes by adding a central gable and a window. Therefore, this portion of the building has a modest design/physical value as a representative of the Ontario Class

ARCHITECTURAL VALUE
ARCHITECTURAL SIGNIFICANCE

Farmhouse architectural style and is not an early, rare, or unique built form in Ontario. The building was constructed possibly by Frederick Bray for his growing family, but there is no evidence to confirm this. Based on the criteria as outlined under O.Reg. 9/06 for evaluating the design and physical value of the building, it does not demonstrate any significant value.

Section 3 of the building consists of a one-storey brick addition constructed in the early 1970s. The addition was most likely constructed as a new entrance to the building as it was converted into a commercial space. There is no design/physical value to this addition. Based on the criteria as outlined under O.Reg. 9/06 for evaluating the design and physical value of the building, it does not demonstrate any significant value.

Section 4 of the building consists of a one-storey brick addition constructed around 1975. The addition was most likely constructed to expand the commercial space. There is no design/physical value to this addition. Based on the criteria as outlined under O.Reg. 9/06 for evaluating the design and physical value of the building, it does not demonstrate any significant value.

Based on the criteria outlined under O.Reg. 9/06, the building at 795 Brant Street does demonstrate some minimal significant design or physical value. The cumulative changes and loss of architectural details and heritage attributes are substantial and have harmed the heritage integrity of the structure.

ARCHITECTURAL VALUE

EVALUATION OF DESIGN/PHYSICAL VALUE

Address: 795 Brant Street, Burlington, Ontario Date: September 12, 2022 | Evaluator: Jason Truelove B. Arch Sci. CAHP.

DESIGN/PHYSICAL VALUE	VALUE		RATIONALE
Is a rare, unique, representative or early example of a style, type, expression, material or construction method	(YES)	NO	**LEVEL OF VALUE** E VG G F (L) N Section 1, the original 1854 house, is an example of a Vernacular Georgian architectural style. The building was built around the 1850s and is considered a rare built form in Ontario due to its early construction date. The rear addition is an example of the Ontario Classic Farmhouse architectural style. The addition is not an early, rare, or unique built form in Ontario.
Displays a high degree of craftsmanship or artistic merit	YES	(NO)	**LEVEL OF VALUE** E VG G F L (N) The construction method and materials used for both section 1 and 2 was indicative of the time. Decorative elements and details such as the brickwork, colonnade porch at the front entrance, the front door and transom, and handcraft brackets supporting the eaves have been removed and created a fairly plain and understated building.
Demonstrates a high degree of technical or scientific achievement.	YES	(NO)	**LEVEL OF VALUE** E VG G F L (N) The construction of the building and the additions is fairly standard, using common techniques and materials for the period. Alterations have been made to the building over the years, but nothing shows a high degree of technical or scientific achievement.

Rating system:
E - Excellent
VG- Very Good
G - Good
F - Fair
L - Low
N - None

CONTEXTUAL VALUE
795 BRANT STREET



Streetview of East Side of Brant Street. Left to Right: 795 Brant Street, 789 Brant Street
Source: ATA Architects Inc. (2022)

CONTEXTUAL VALUE
795 BRANT STREET



A two-storey brick building occupies the subject property at 795 Brant Street, with a large parking lot at the rear. The building faces Brant Street, and access to the parking lot is along Prospect Street. The subject property is located at Brant Street and Prospect Street.

The subject property neighbours on the south side of a two-storey residential building that was converted into a commercial space. Surrounding the subject property is low to mid-rise residential buildings, low to mid-rise commercial buildings, single-storey buildings and open brownfields. Over time, the streetscape of Brant Street and Prospect Street has evolved from single-storey residential buildings to more dense low to mid-rise residential buildings and increased its role as a retail and main commercial street in Burlington Downtown.

The subject property's context has changed significantly as the area continues to evolve and transition from a suburban neighbourhood to an urban one.

The building remains in situ and retains its orientation and relationship with Brant Street. However, the subject property has not retained its original functional components or layout as an early 19th-century agricultural farmstead as described in the 1902 "Gardens of Canada" book reference. The 1970s additions and the conversion of the building from residential to commercial use have resulted in a loss of the original circulation of the site and reoriented the entrance to the rear of the building and access off Prospect Street. Large trees of modest height screen the building. The subject property is not important in defining, maintaining, or supporting the character of the area, in particular the intersection of Brant and Prospect. The building was converted into a commercial space to better adapt to the commercial main street role of Burlington Downtown. The property does not have a significant visual or physical connection to the surrounding area. The building cannot be seen as a landmark due to its screening from the street, modest design and massing compared to the design of some of the surrounding properties. As such, the subject property no longer has contextual value.

CONTEXTUAL VALUE
795 BRANT STREET



South East Corner View of Brant Street and Prospect Street
Source: ATA Architects Inc. (2022)

CONTEXTUAL VALUE
795 BRANT STREET



North East Corner View of Brant Street and Prospect Street
Source: ATA Architects Inc. (2022)



North West Corner View of Brant Street and Prospect Street
Source: ATA Architects Inc. (2022)

CONTEXTUAL VALUE
795 BRANT STREET



South West Corner View of Brant Street and Prospect Street
Source: ATA Architects Inc. (2022)

CONTEXTUAL VALUE
795 BRANT STREET



Streetview of West Side of Brant Street.
Source: ATA Architects Inc. (2022)

CONTEXTUAL VALUE
795 BRANT STREET



Streetview of East Side of Brant Street.
Source: ATA Architects Inc. (2022)

CONTEXTUAL VALUE
795 BRANT STREET



View from Prospect Street looking towards Brant Street
Source: ATA Architects Inc. (2022)

CONTEXTUAL VALUE

EVALUATION OF CONTEXTUAL VALUE

Address: 795 Brant Street, Burlington, Ontario Date: September 12, 2022 | Evaluator: Jason Truelove B. Arch Sci. CAHP.

CONTEXTUAL VALUE	VALUE		RATIONALE
Is important in defining, maintaining, or supporting the character of an area.	YES	(NO)	**LEVEL OF VALUE** E VG G F L (N) The context around the subject property has been substantially changed as the area continues to evolve and transition
Is physically, functionally, visually, or historically linked to its surroundings.	(YES)	NO	**LEVEL OF VALUE** E VG G F (L) N The building has remained on its site in the same orientation since its construction. The site has been subdivided over the years, and all of the ancillary buildings have been lost, significantly impacting the significance of this criteria. It also does not have a significant visual or physical connection.
Is a landmark.	YES	(NO)	**LEVEL OF VALUE** E VG G F L (N) The building cannot be said to be a landmark due to its screening from the street and its modest design and massing compared to the design of some of the surrounding properties.

Rating system:
E - Excellent
VG - Very Good
G - Good
F - Fair
L - Low
N - None

Based on ATA's site visits to review the building, the historical research undertaken, and the review of past heritage assessment/staff reports, it is in the opinion of the Author that the subject property and building at 795 Brant Street, Burlington does not demonstrate significant enough historical, architectural and contextual value to warrant designation and does not meet the criteria outlined in Ontario Regulation 9/06 of the Ontario Heritage Act.

The property is directly connected to individuals of some significance; Jabez Bent, a brickmaker, who built the house along with his brothers George and James. He sold the house only after living on the property for five years to Fredrick Bray, and who then sold it to William Ghent, a fifth generation Ghent. Later, Ghent subdivided the lot in 1909.

The property can be said to be a fair example of its architectural style. Still, due to the substantial, cumulative changes and the loss of heritage attributes, significant harm has been caused to the heritage integrity of the structure. ATA has identified the following remaining heritage attributes:

Identified Heritage Attributes

- The original 1854 house with symmetrical three-bay façade
  - Original windows openings
  - Original door opening
- Pitched gabled roof
- Original two-end chimneys
- Brick detailing, such as brick voussoir detail.

The property has some contextual value due to its remaining in-situ and retains its orientation and relationship with Brant Street. The loss of the building or retention of the building would not negatively impact the area's character as the surrounding context does not support the building. It cannot be said that the building is a landmark; its screening from the street, modest design and massing compared to the design of some of the surrounding properties do not visually stand out.

It is recommended that no further action be taken concerning the designation of the subject property under Part IV of the Ontario Heritage Act.

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PROPOSED DEVELOPMENT

DESCRIPTION OF PROPOSED DEVELOPMENT

MITIGATING MEASURES

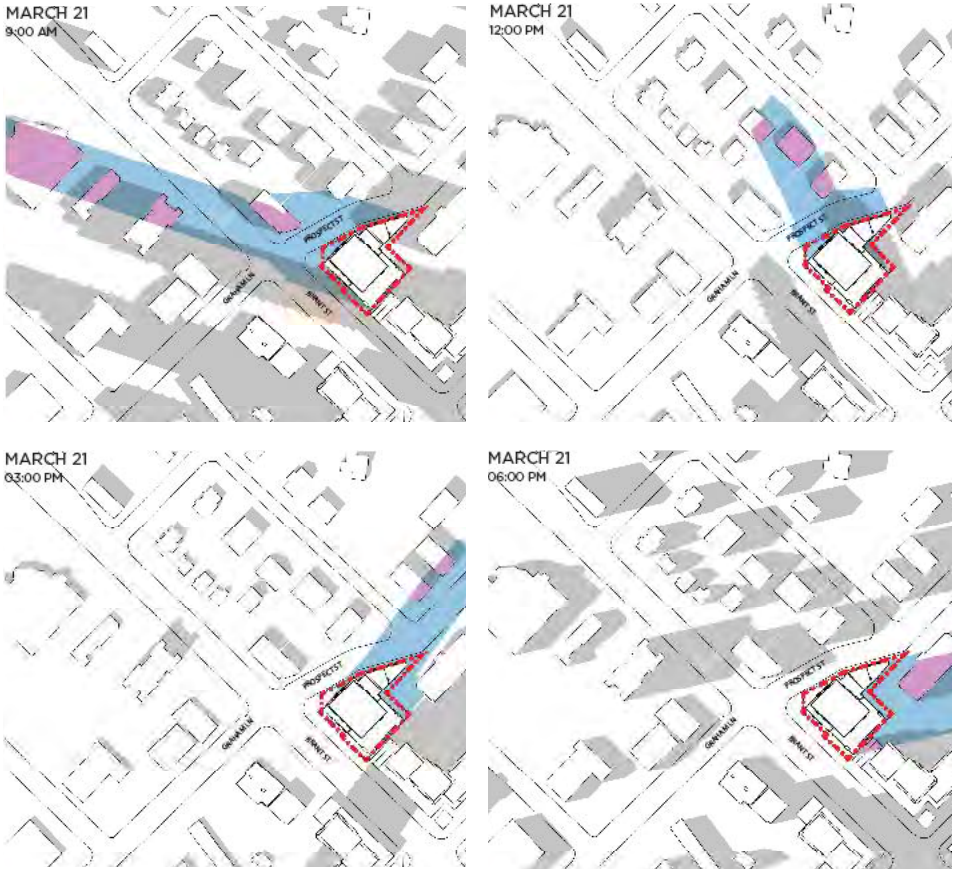
RECOMMENDATIONS & CONCLUSIONS

DESCRIPTION OF PROPOSED DEVELOPMENT



Rendering of Proposed Development at 789, 795 Brant Street
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED DEVELOPMENT



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

The property owner is proposing to replace the existing 2-storey detached house on 789 and 795 Brant Street with a new 31-storey mixed-use building, that will provide 485m2 of commercial retail space on the ground floor, facing the street, and 354 residential units above. 3 floors of underground parking are proposed below with a total area of 6,573m2 (70,752 sq ft.) housing 279 vehicular parking spaces and 186 bicycle spaces. The Total Gross Floor Area (GFA) of the building is 30,637m2 (329,774 sq ft).

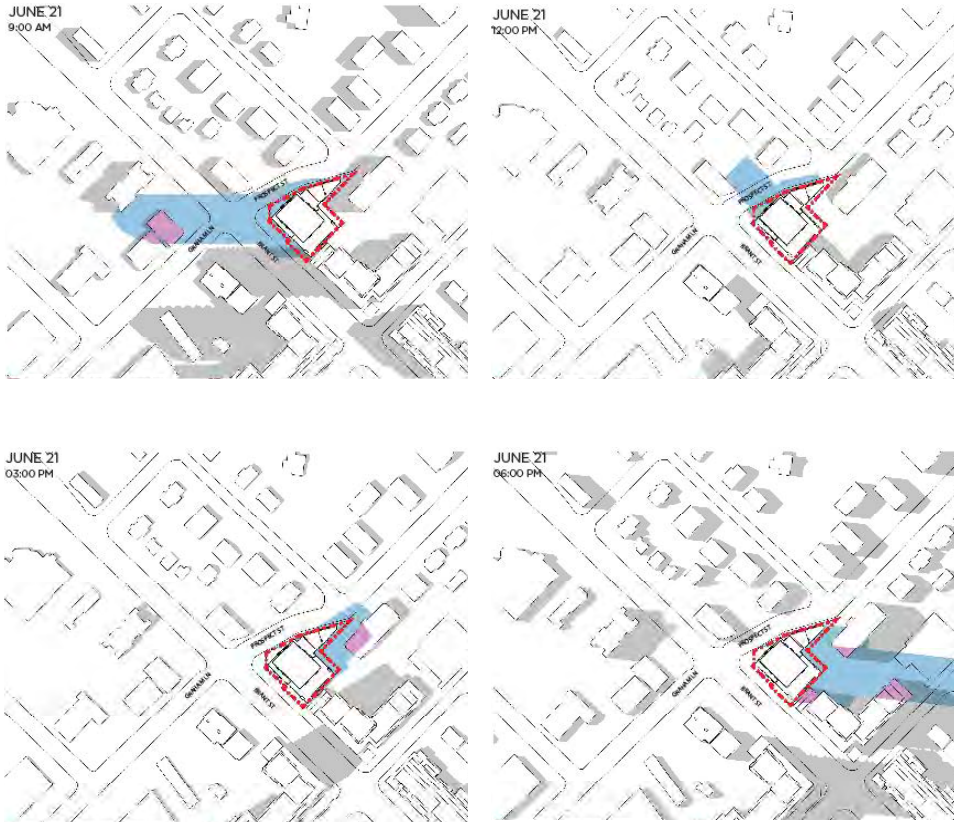
Given the proposed building footprint it is not possible to retain the existing buildings on the site. To address this, the development is seeking to incorporate elements of the residential and surrounding buildings such as:

- Use of materials
- Design elements and style of the exterior envelope
- Continuing the context of the street

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.

The locations of each occupancy are strategic as per their use and function. The commercial retail spaces are all facing Brant Street which is appropriate given the scale and significance of the intersection. Individual town houses are also accessed from the ground floor. These homes are located on the back of the site facing Prospect Street. This creates consistency within the neighbourhood as multi-residential developments are mostly facing main roads such as Brant Street, while the surrounding neighbourhoods such as Prospect Street consist of single family homes.

DESCRIPTION OF PROPOSED DEVELOPMENT



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

A Transportation Impact Study (TIS) was examined for the proposed mixed-use residential development situated at 789 & 795 Brant Street in the City of Burlington, Halton Region. This study has been prepared in accordance with the requirements set out per Halton Region's Guidelines for TIS. The analysis undertaken herein was completed using the Draft Site Plan prepared by RAW Design dated August 17, 2022. Any minor changes to the Site Plan are not expected to materially affect the conclusions set out within this report.

Impact on the Heritage Resource(s) and Neighboring Properties:

789, 795 Brant Street, Burlington

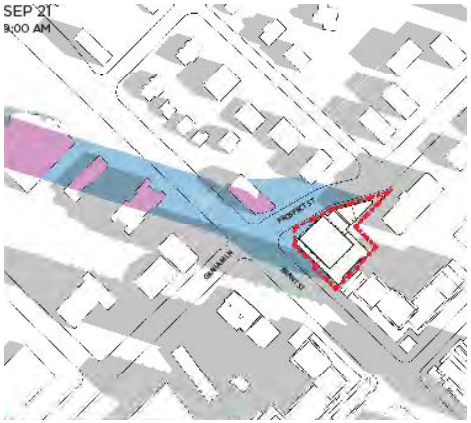
The proposed development would result in the demolition of the existing houses. The preceding Evaluation of Cultural Heritage Value or Interest has determined the loss of said building will not have a negative impact on the surrounding heritage character of the community. It is strongly recommended and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

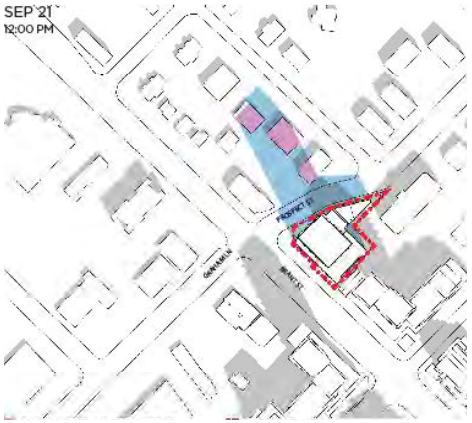
Heritage Designated and Listed Properties (closest to furthest):

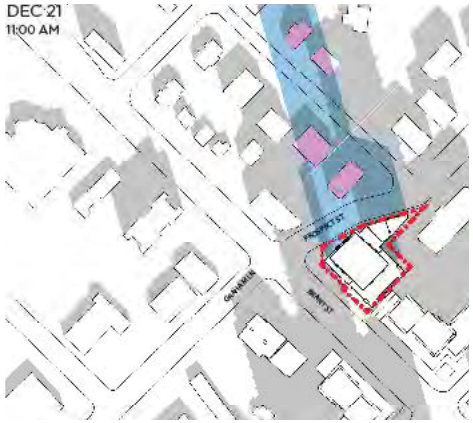
- Ogg- Blair House - 2021 Blairholm Ave
- Edwin Freeman House - 906 Brant St
- The West House - 2059 Ghent Ave

Given that the closest heritage property is the West House, the demolition would have minimal impact on any surrounding heritage buildings, due to its distant proximity to other heritage buildings. The shadow impact study also demonstrates that the shadow cast by the new proposed building does not directly affect the closest heritage sites.

DESCRIPTION OF PROPOSED DEVELOPMENT

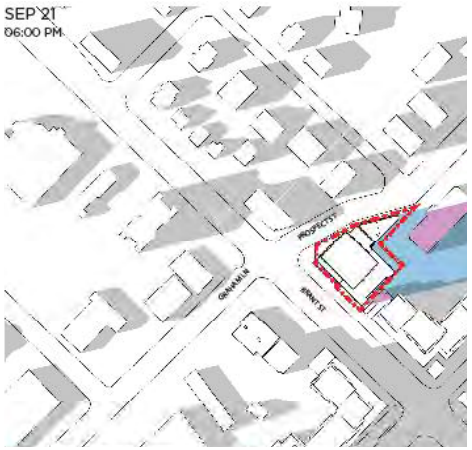




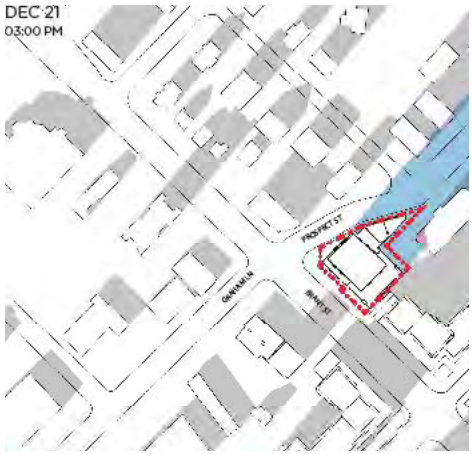












Shadow Study of proposed building, September 21st
Source: Prepared by RAW. Provided by Owner. (2022)

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

DESCRIPTION OF PROPOSED DEVELOPMENT



Rendering of Proposed Development at 789, 795 Brant Street
Source: Prepared by RAW. Provided by Owner. (2022)

The materiality of the proposed development at 789 and 795 Brant Street draws from that of the surrounding context. Concrete, brick and stone are prevalent materials within the immediate neighbourhood; these materials have been incorporated into proposed design helping it to fit cohesively within its context.

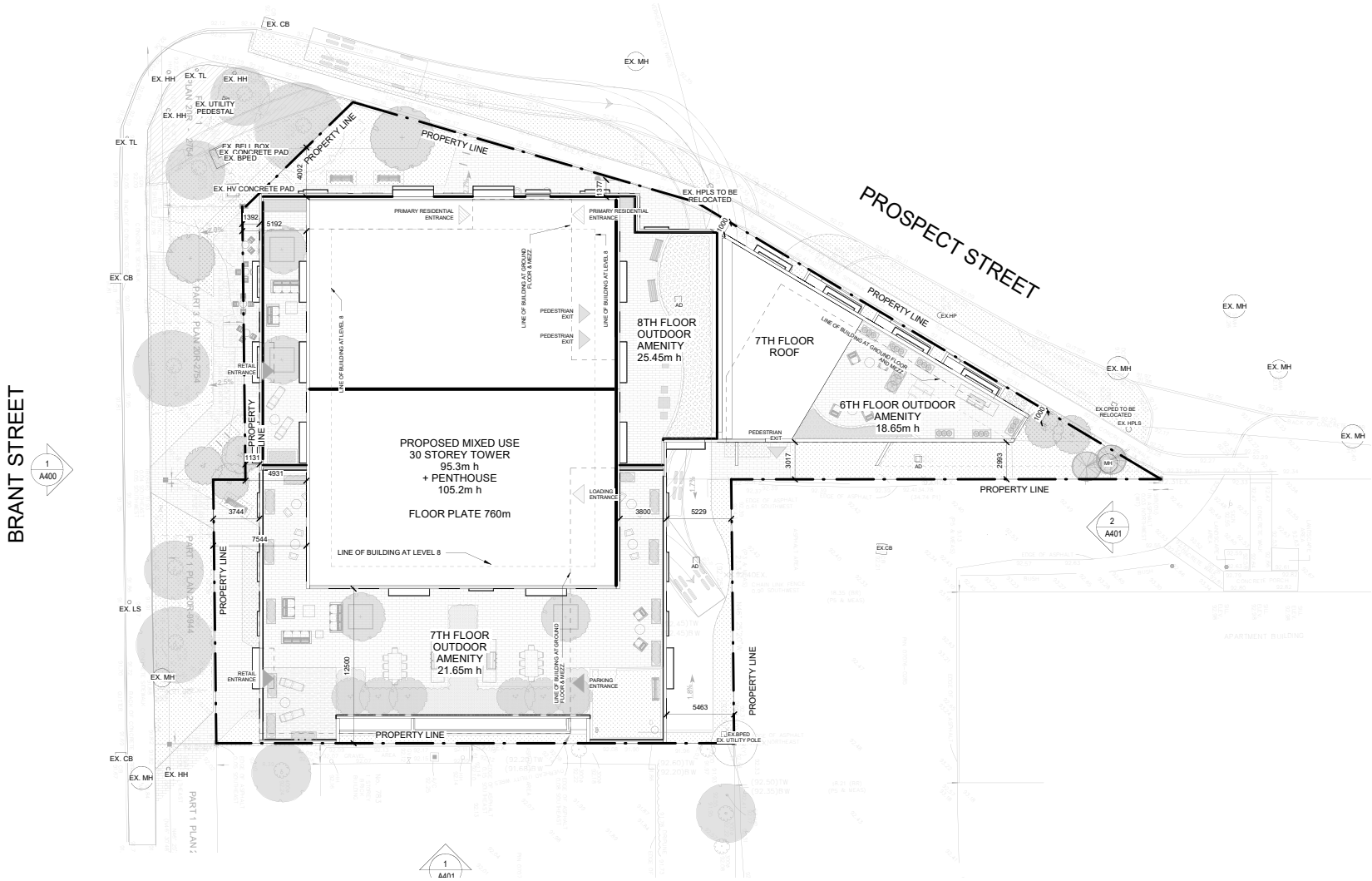
The proposed design also takes the points of access within the site into consideration. The existing access from Prospect Street at the rear of the property has been retained, allowing traffic flow to be maintained on the busier Brant Street.

With 31 storeys, the building's height is 197.5m. The location of the tallest part of the structure is facing Brant Street, where other tall structures in addition to new developments are set to arise within the upcoming year. This includes:

- 761 Brant Street (8 Storeys)
- 769 Brant Street (25 Storeys)
- 774, 778, 782 Brant Street (25 Storeys)

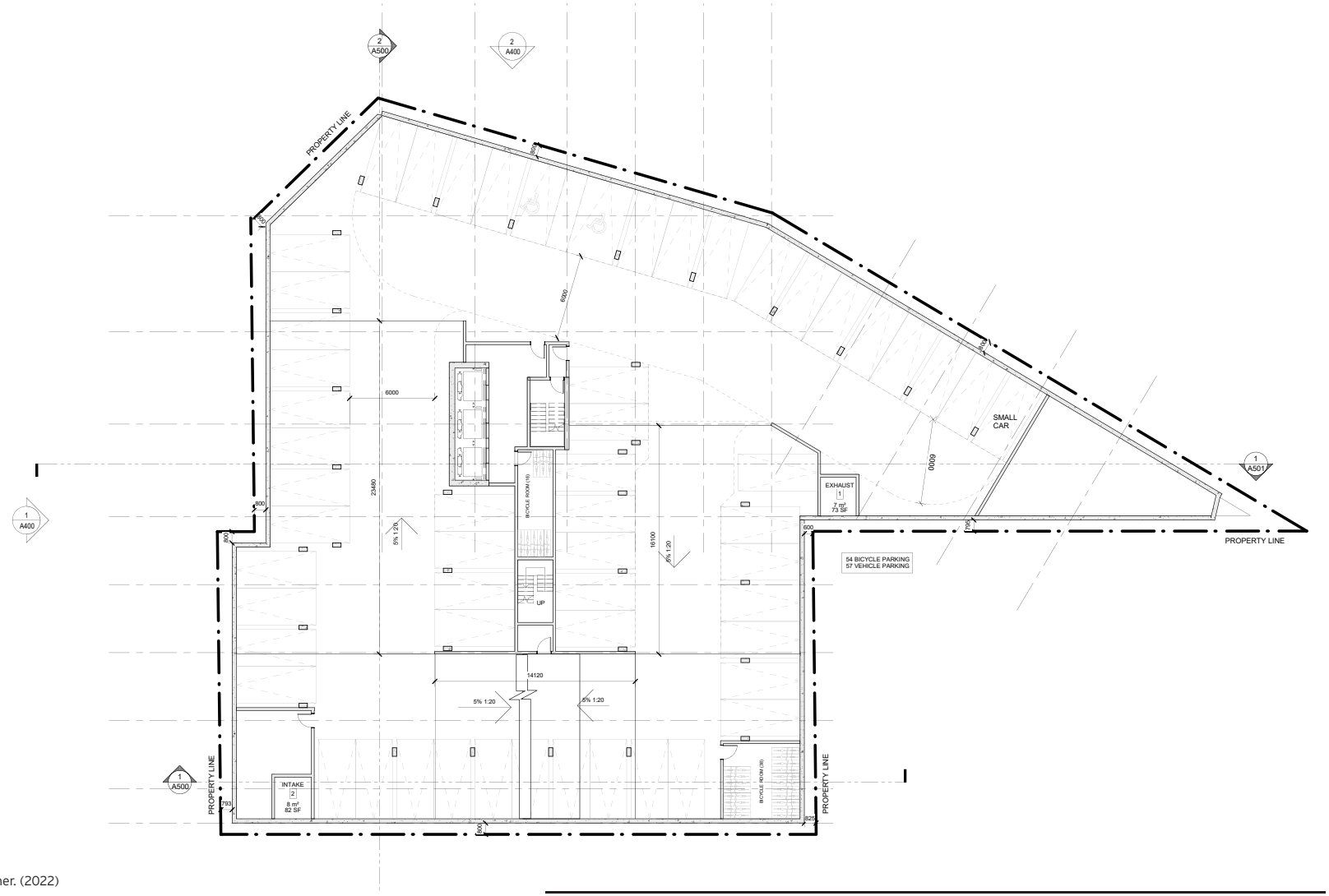
In contrast, the smaller portion of the podium that contains the town homes has been located at the back of the site, where it is in keeping with the decrease in scale in the buildings (mainly low-rise residential homes) that extend further from the main street (Brant Street).

DESCRIPTION OF PROPOSED DEVELOPMENT



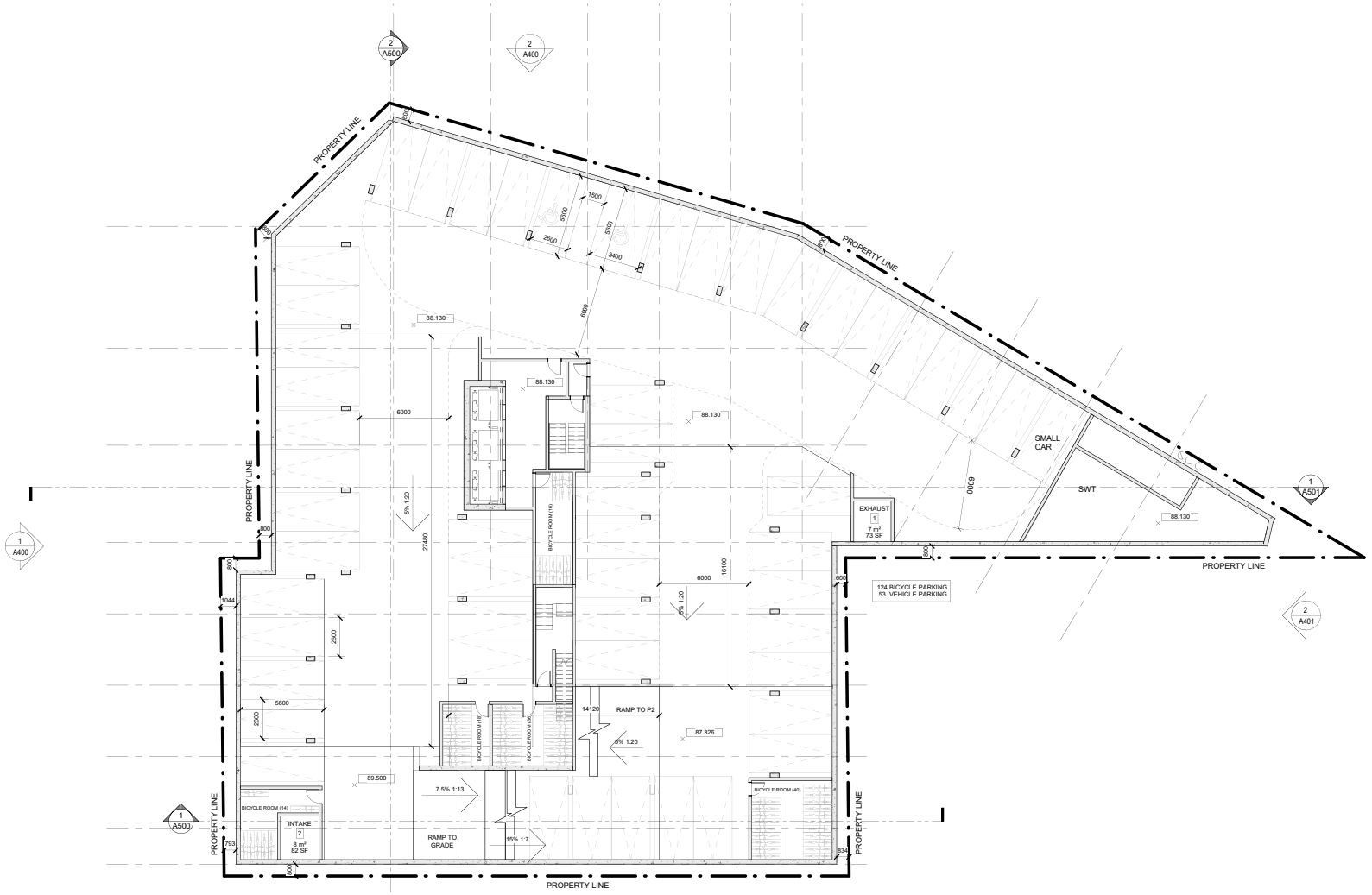
Site Plan
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT



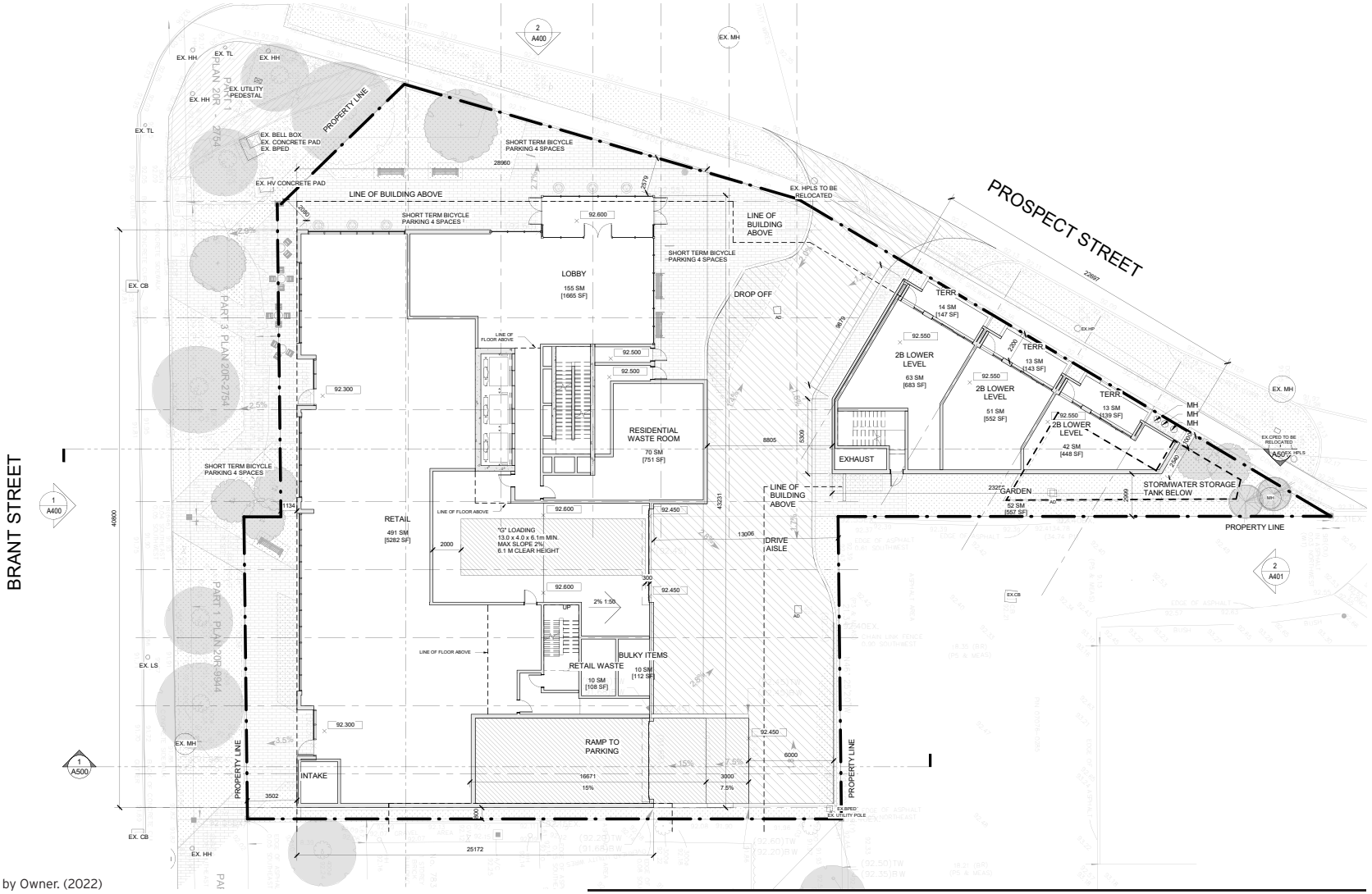
Below Grade Levels Plan - Typical
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT



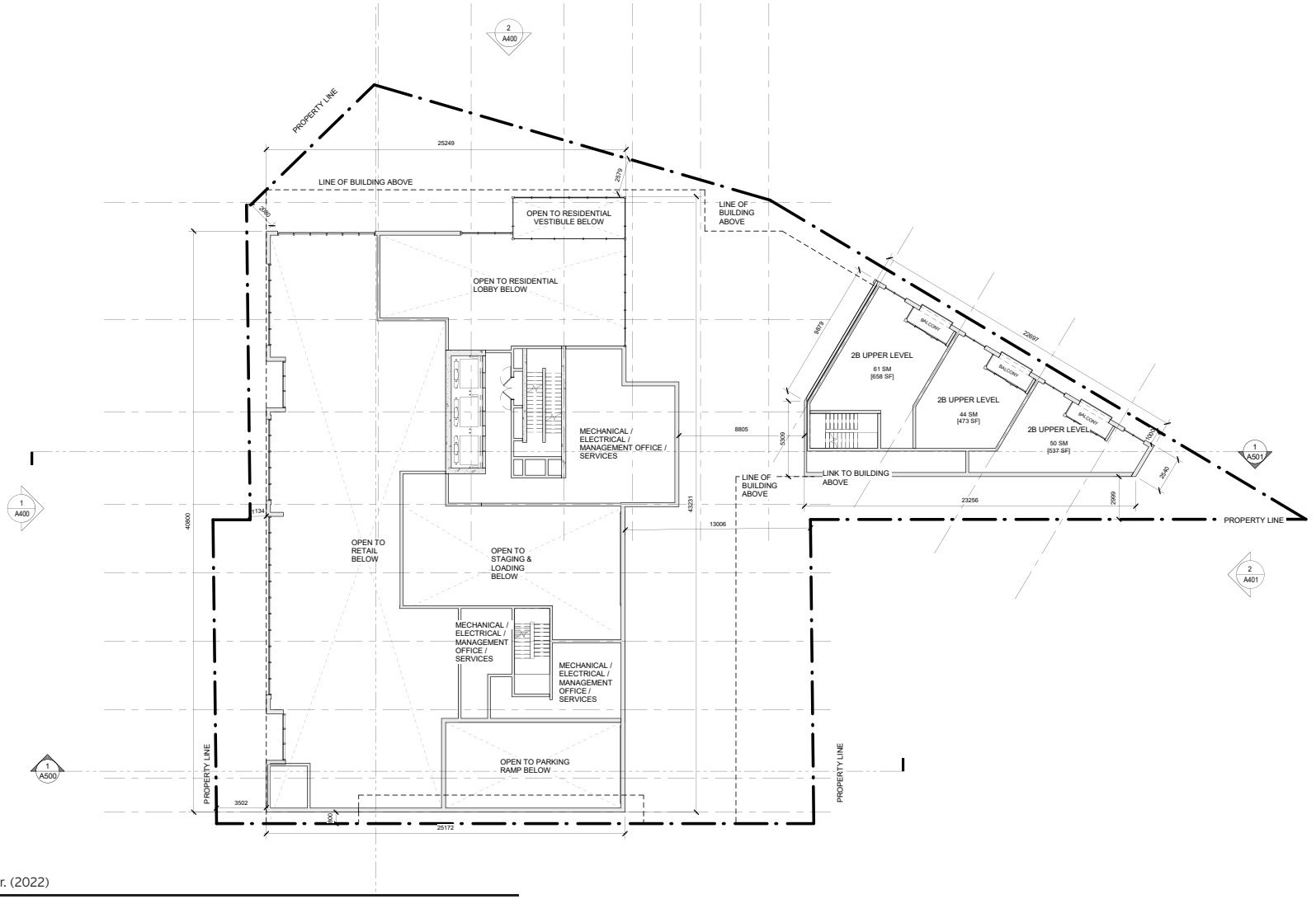
Below Grade Levels Plan - P1
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT



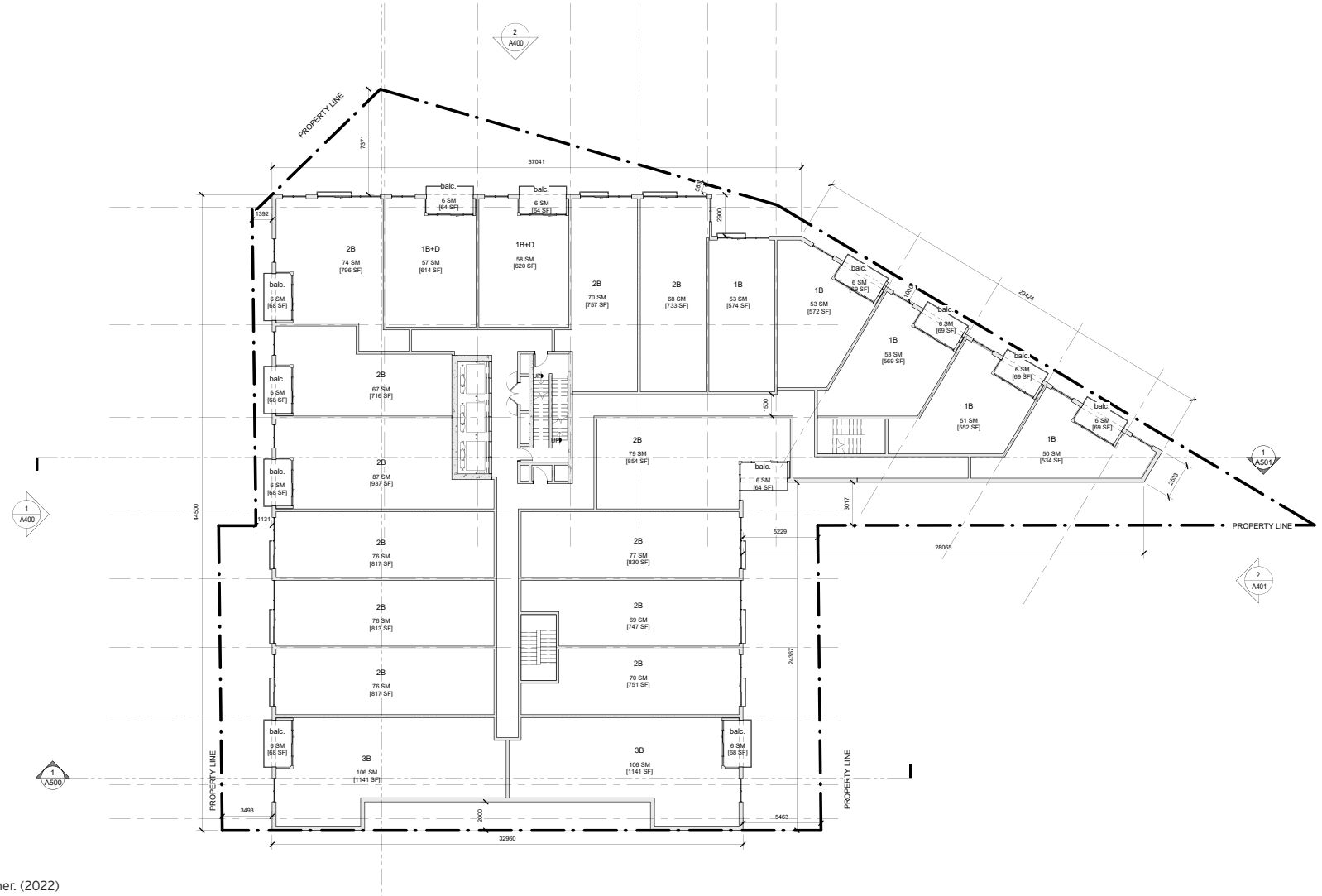
Ground Floor Plan
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT



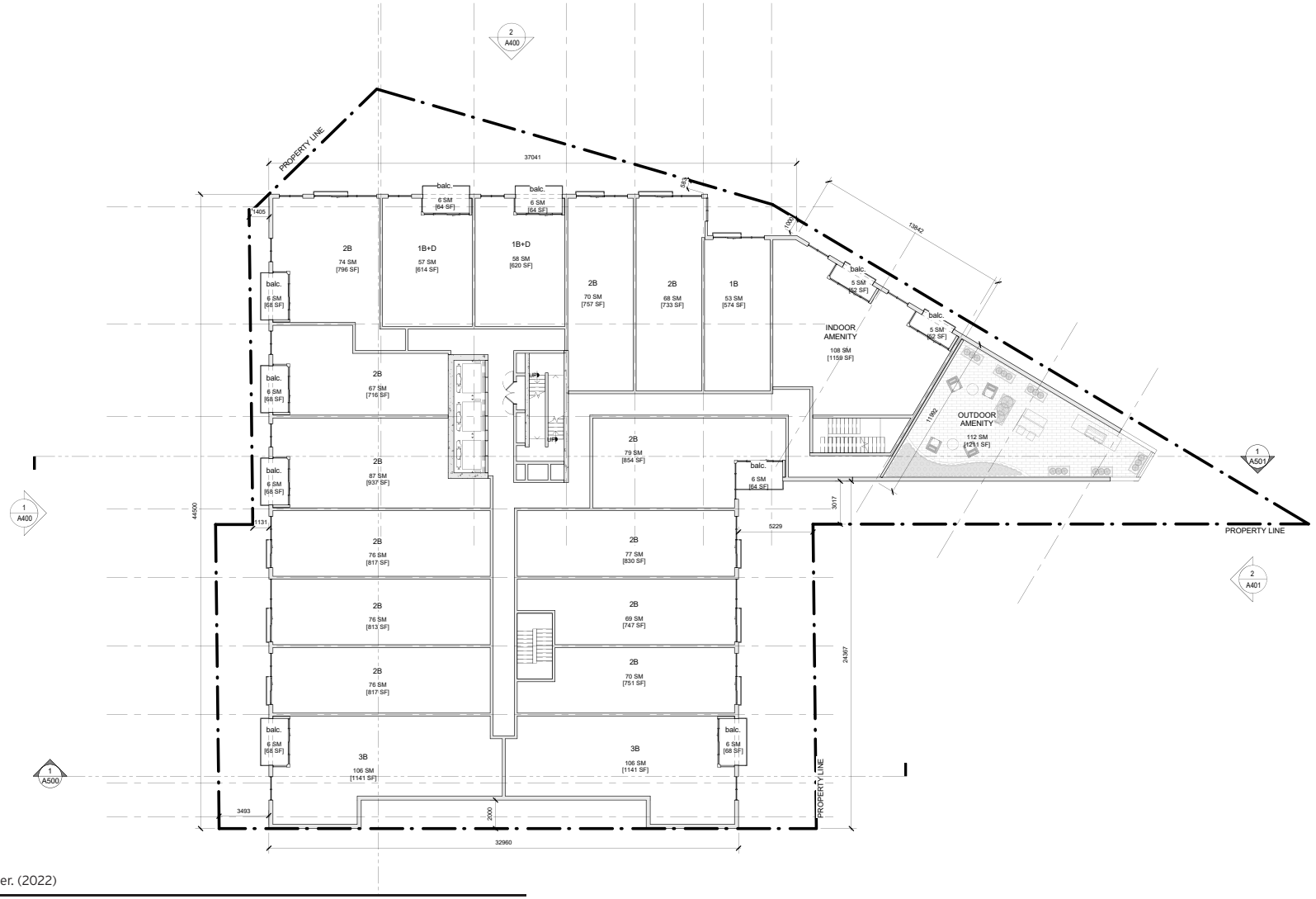
Mezzanine Floor Plan
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT



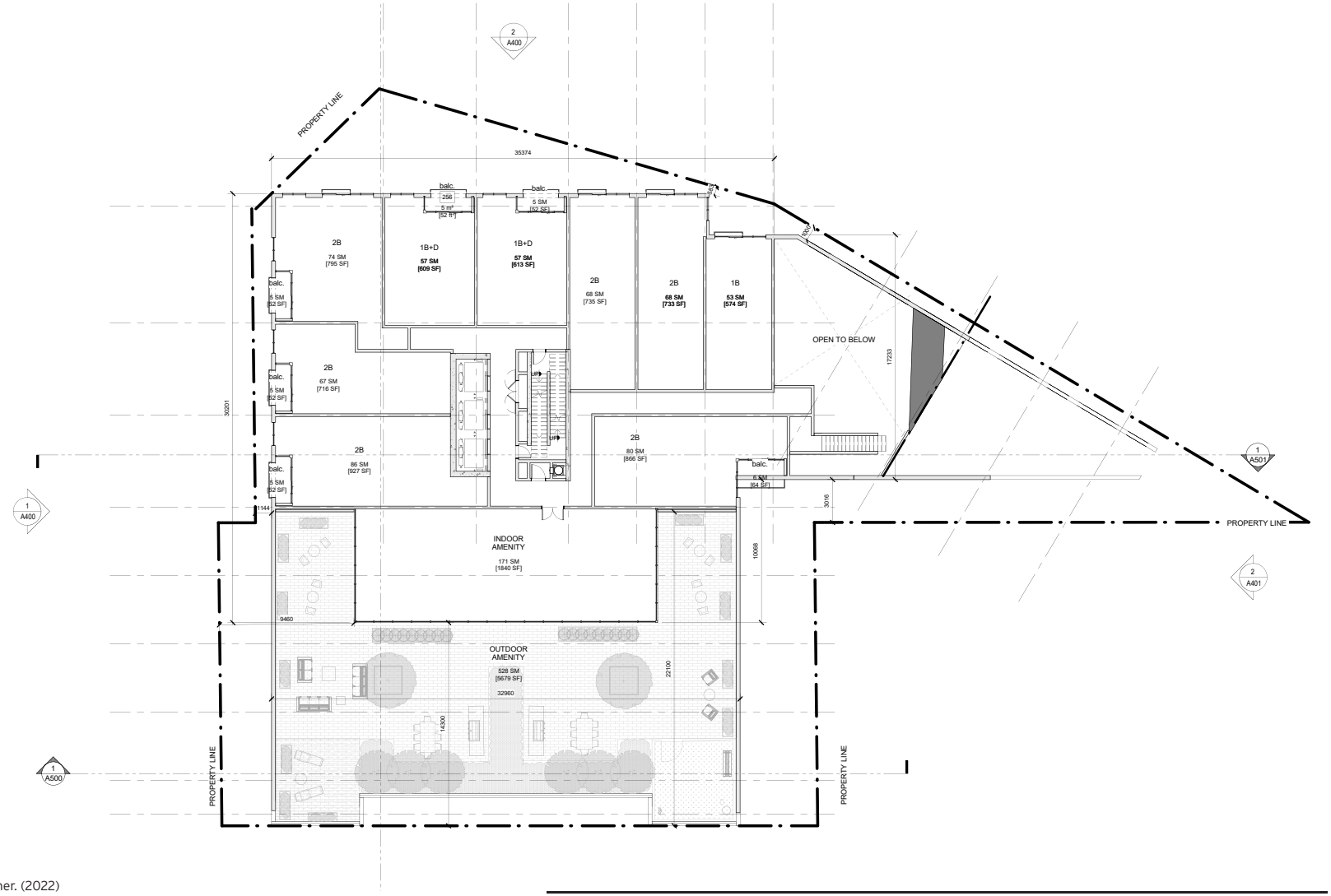
Second to Fifth Floor Plan
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT



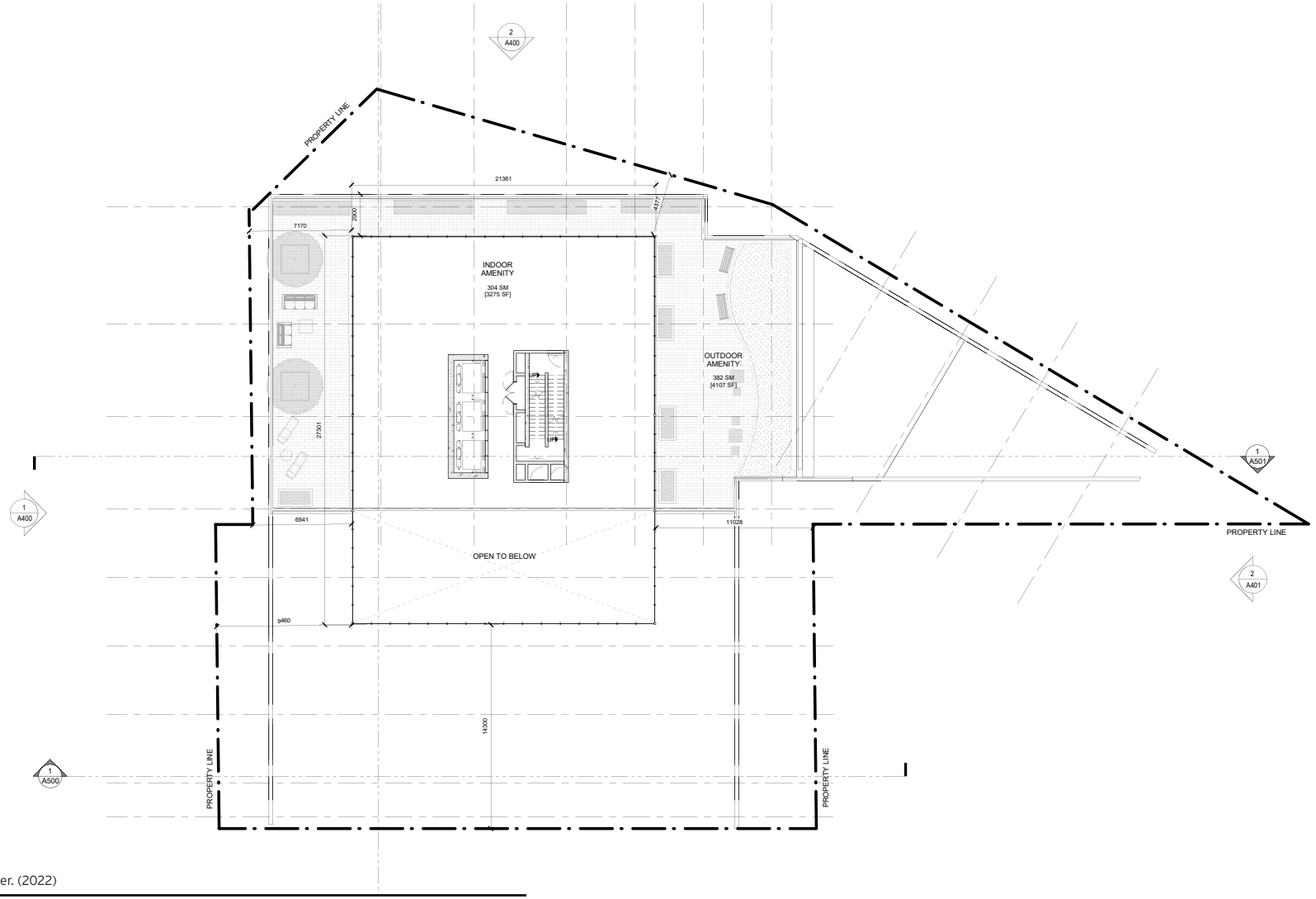
Sixth Floor Plan
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT



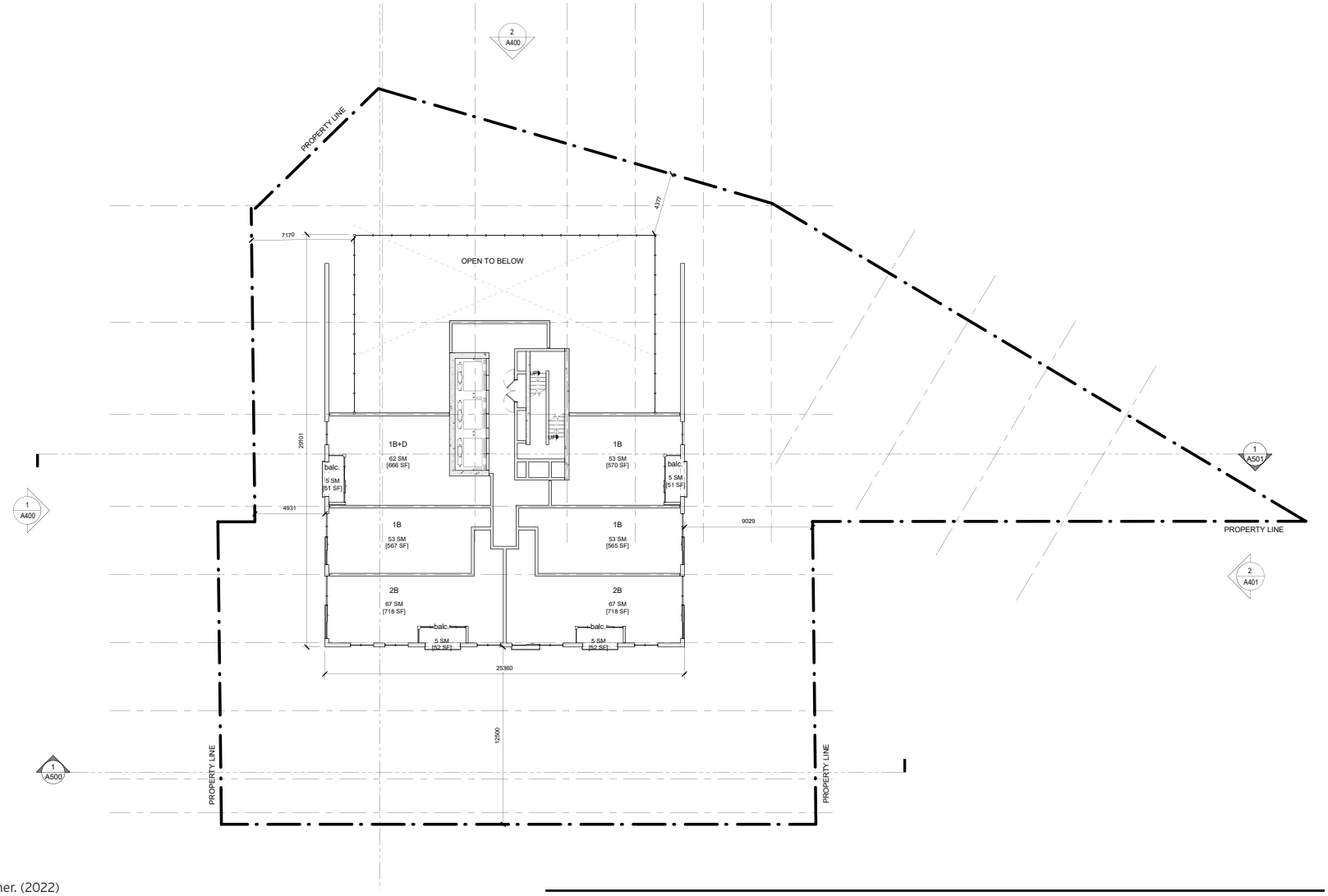
Seventh Floor Plan
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT



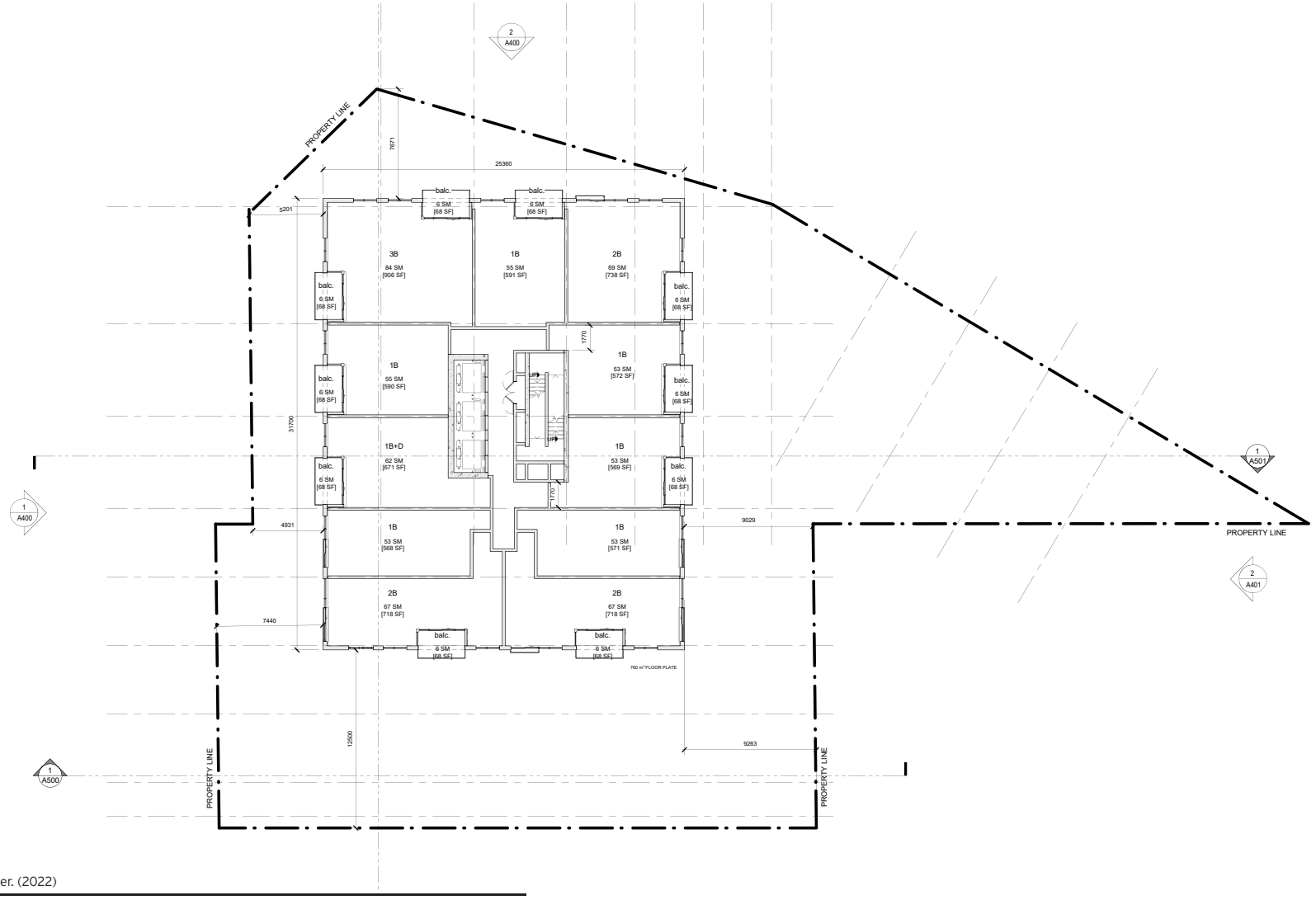
Eight Floor Plan
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT



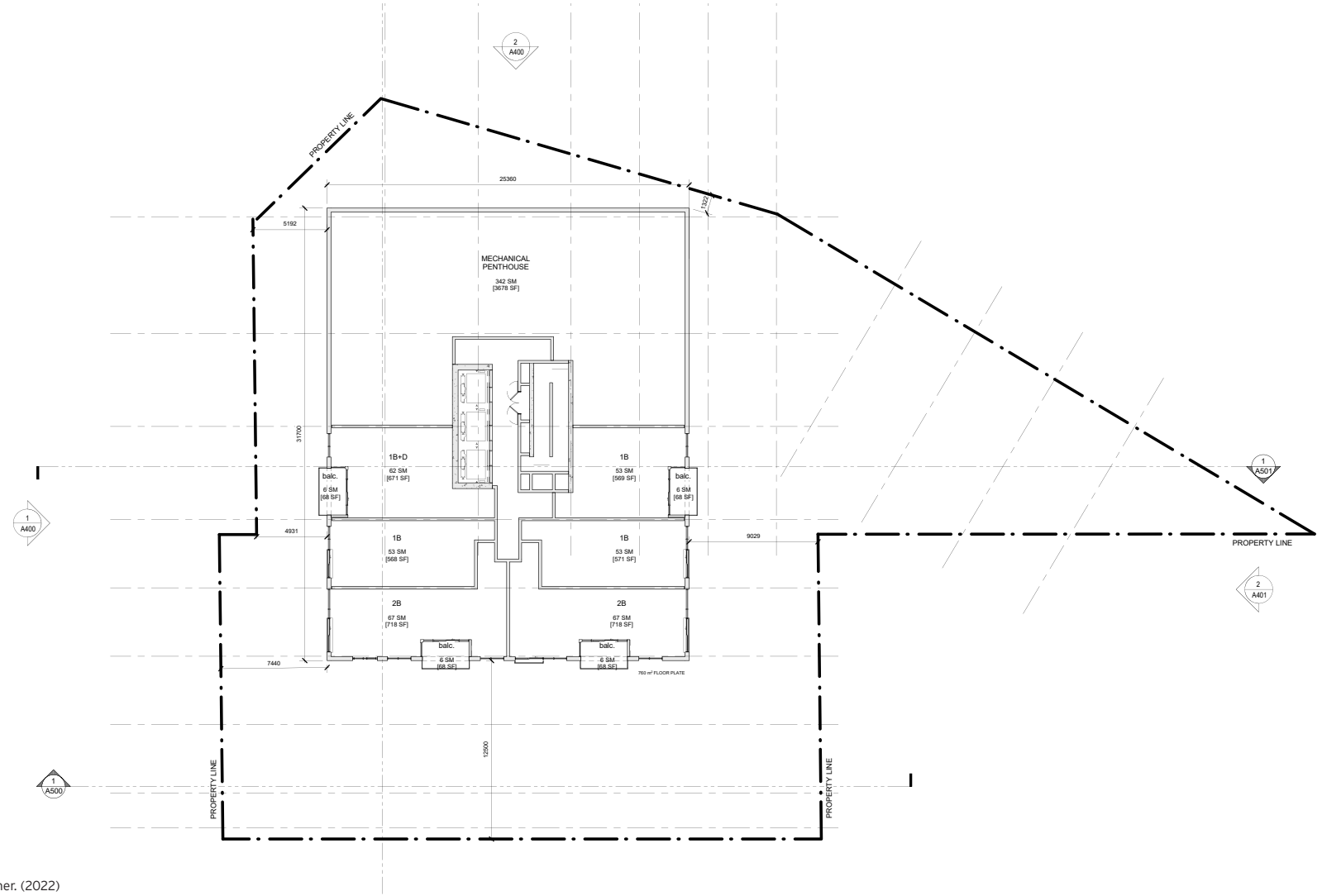
Ninth Floor Plan
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT



Tenth to Thirties Floor Plan
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT

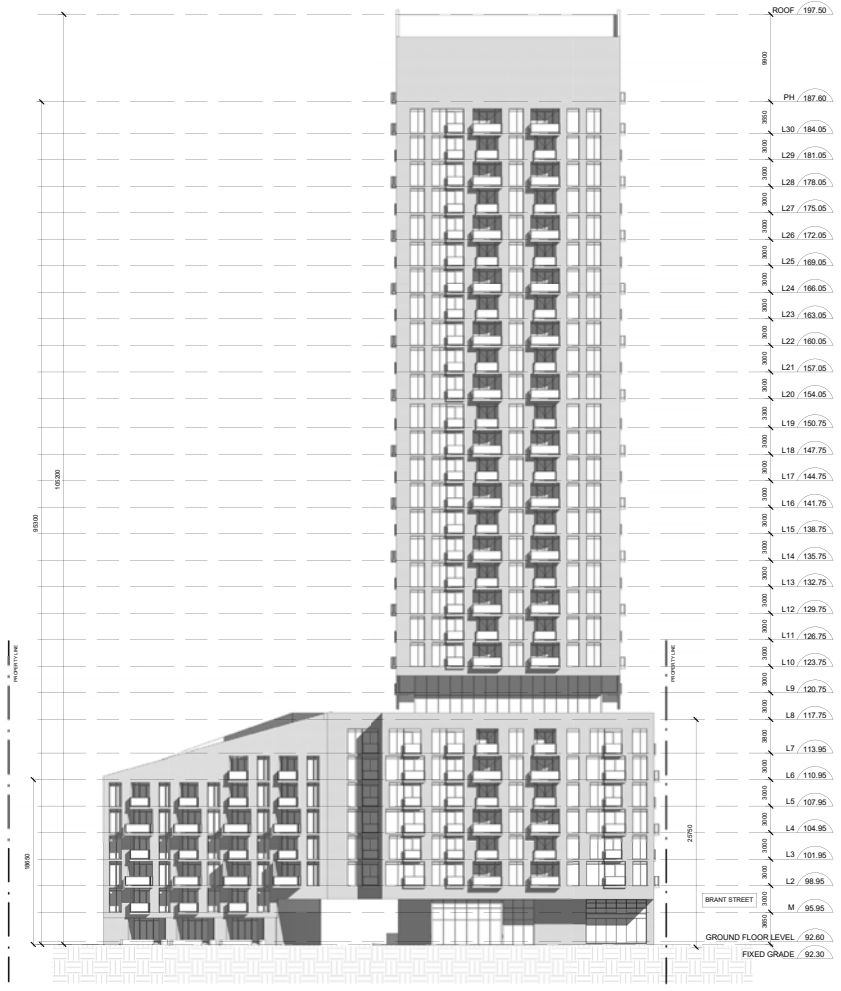


Penthouse - Mechanical Floor Plan.
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT

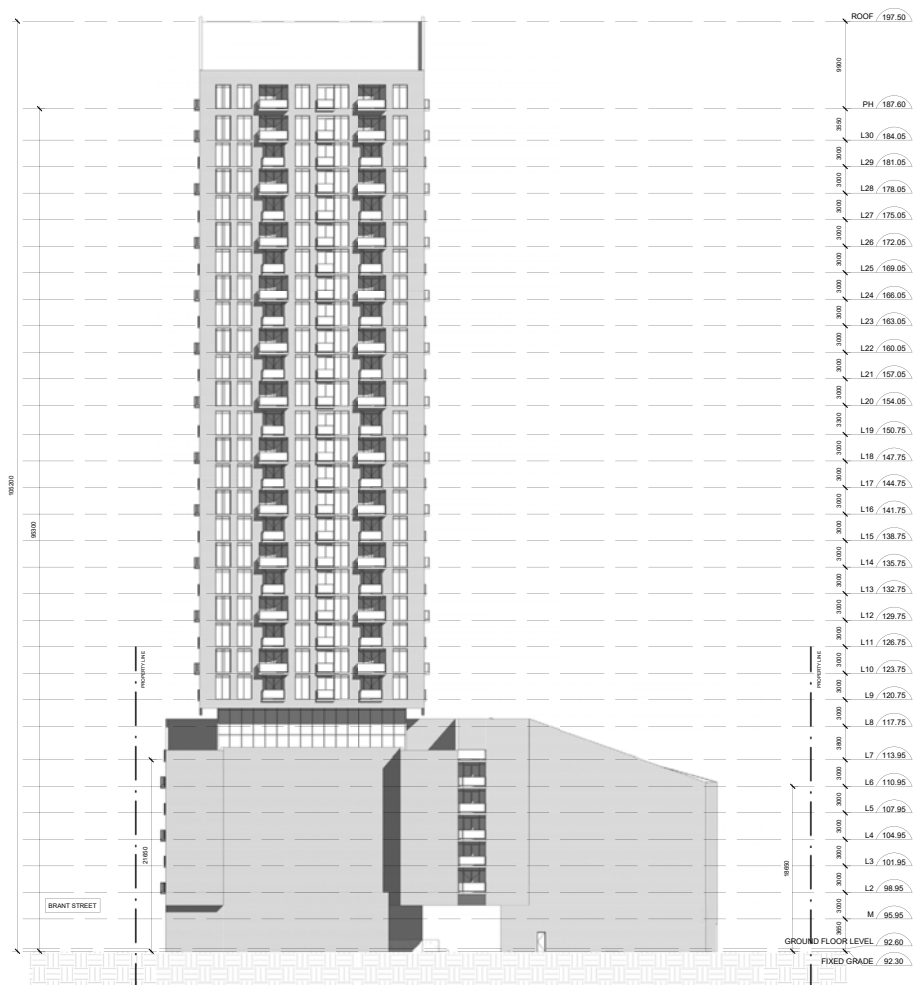


South West Elevation
Source: Prepared by RAW. Provided by Owner. (2022)

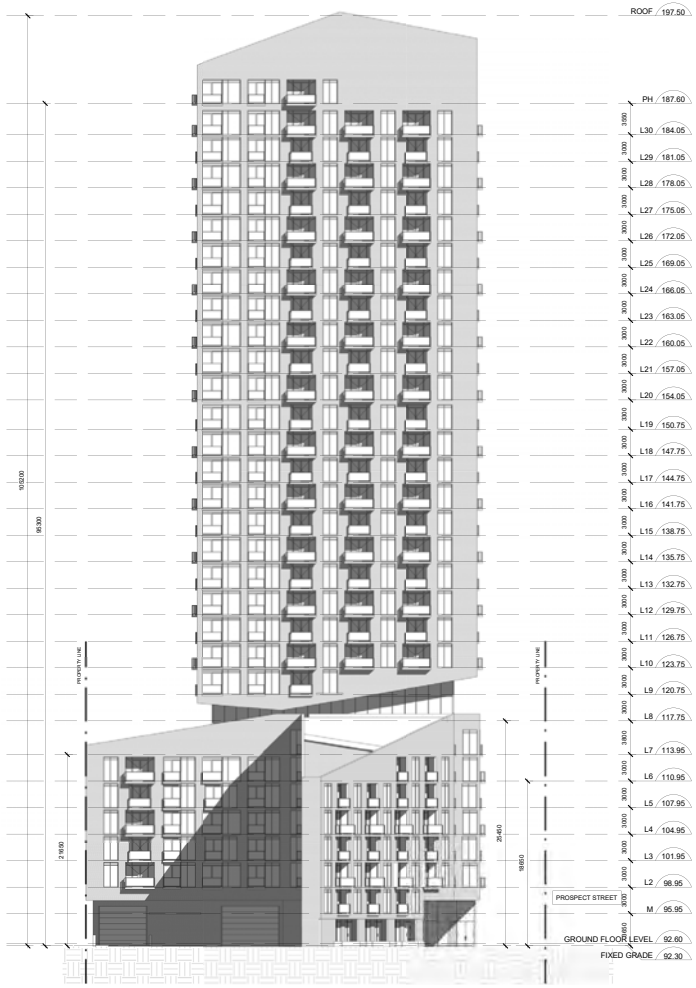


North West Elevation
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT

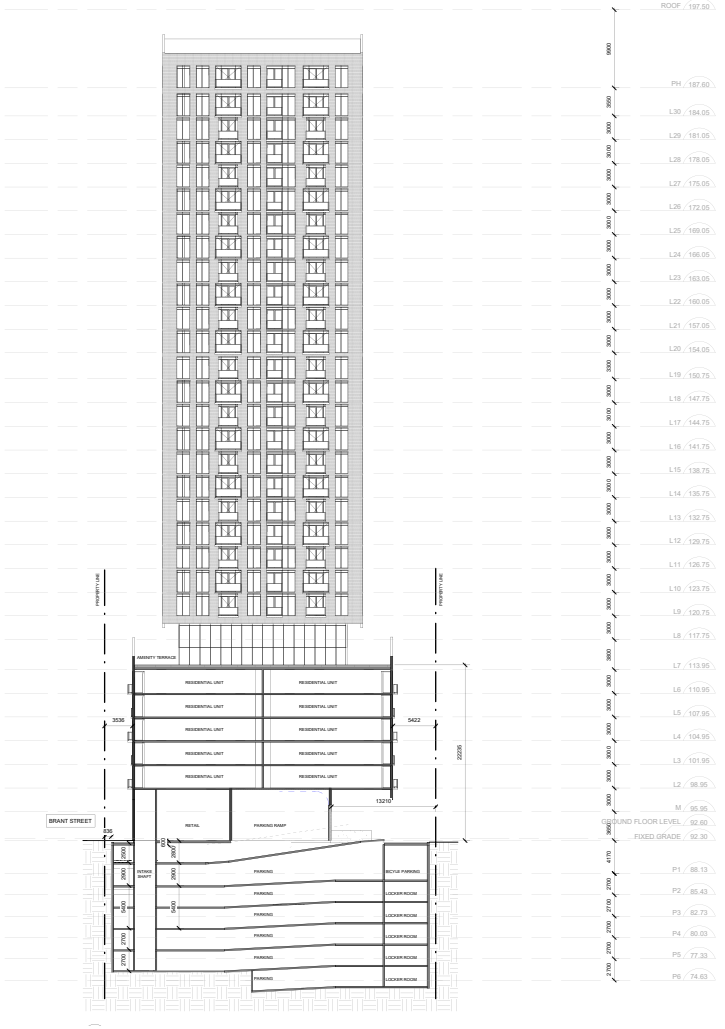


South East Elevation
Source: Prepared by RAW. Provided by Owner. (2022)

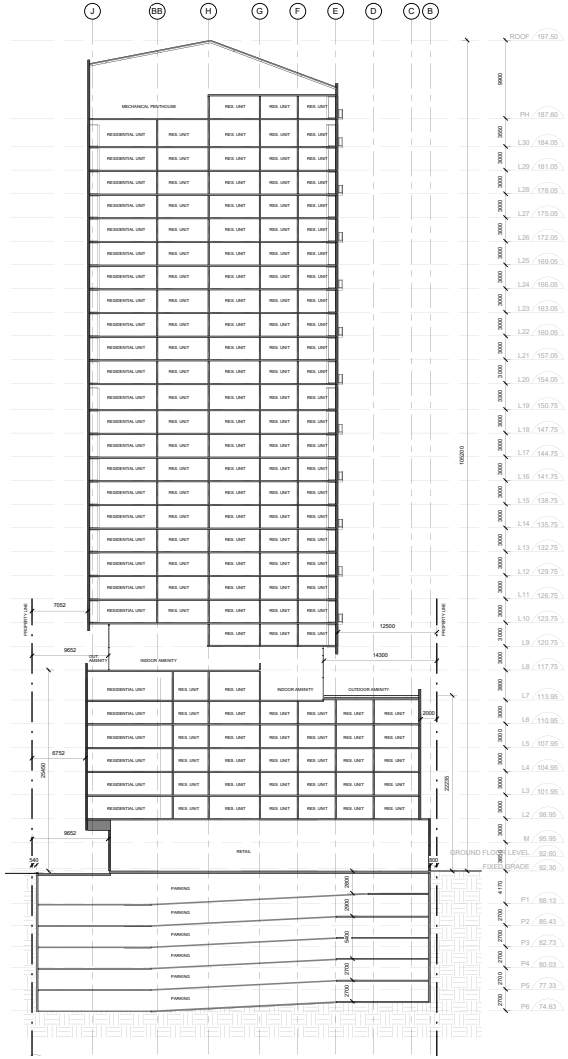


North East Elevation
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED
DEVELOPMENT



East-West Section
Source: Prepared by RAW. Provided by Owner. (2022)



North-South Section
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED DEVELOPMENT



Perspective of Proposed Development
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED DEVELOPMENT



Perspective of Proposed Development
Source: Prepared by RAW. Provided by Owner. (2022)

DESCRIPTION OF PROPOSED DEVELOPMENT



Perspective of Proposed Development
Source: Prepared by RAW. Provided by Owner. (2022)

To assess the potential impacts of the proposed development's effects on the identified cultural heritage resource, the proposed development will consider three levels of impact: positive, neutral and negative. A positive impact may include restoration of heritage features, including replacement of missing, documented attributes, restoration or enhancement of the existing streetscape, adaptive re-use of a heritage resource to ensure long-term viability, retention of the resource, and protection from loss or removal. Neutral effects have neither a positive or a negative impact on a cultural heritage resource. Negative impact may include, but is not limited to the destruction of any or part of any significant heritage attributes, an alteration that is not sympathetic to or is not compatible with the heritage fabric and appearance of a heritage resource, shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, isolation of a heritage attribute from its surrounding environment, context or significant relationship, direct or indirect obstruction of significant views or vistas within, from or to built and natural features, and a change in land use that affects a property's heritage value. These negative impacts may require strategies to mitigate their impact on identified cultural heritage resources.

According to the Ontario Heritage Tool Kit, the following constitute negative impacts which may result from a proposed development:

- Destruction including removal or relocation;
- Alteration;
- Shadow;
- Isolation;
- Director or indirect obstruction;
- A change in land use; and
- Land disturbance.

An analysis of potential impacts on the cultural heritage resources located at 795 Brant Street, as a result of the proposed redevelopment of the subject site follows.

Address: 795 Brant Street, Burlington, Ontario

IMPACT	LEVEL OF IMPACT	POTENTIAL IMPACT
Destruction including removal or relocation	Negative	The proposed development will result in the removal of the cultural heritage resource.
Alteration	None	The proposed development proposes not to retain the cultural heritage resource.
Shadows	None	The proposed development height will not affect the subject property's cultural heritage resources or cultural heritage resources.
Isolation	None	The proposed development will not change the relationship of the building to its context. The proposed development propose the removal of the building.
Direct or indirect obstruction of significant views	Negative	The view of the front facade facing Brant Street is important. The proposed development propose the removal of the building, removing this view.
A change in land use	Positive	The land use to convert to a mix-use building will bring back residence to the subject property and support the current use of commercial space.
Land Disturbance	Neutral	The proposed development will require soil disturbance to facilitate site construction.
Level of Impact : Positive/Neutral/Negative/None		

IMPACT ON ADJACENT HERITAGE RESOURCES

There is no impact on the identified cultural heritage resources surrounding the subject property.

The proposed development design at this time is preliminary. As the design evolves, so will the mitigating measures and an amendment to this HIS to conform to the proposed design. The development proposed the removal of the cultural heritage resource and will have a negative impact on the cultural heritage resource unless appropriate care is taken.

It is proposed to retain only the original 1854 house facing Brant Street and integrate it into the redevelopment of the subject site. However, this option is dependant on if the modern paint can be removed from the original brick and whether the original brick is in good condition.

Brick masonry buildings were designed to be acceptable to retain a certain amount of moisture and would naturally evaporate through the exterior wall. To allow this to occur, the exterior wall assemblies use traditional materials permeating to water vapour. Modern paint seals and traps moisture, resulting in the loss of brick structural integrity and camouflages additional damages. If the majority of the brick cannot be saved through conservation efforts, then the building should be removed as a result of the substantial, cumulative alteration and loss of the heritage attribute which significantly harms the heritage integrity.

Should the cultural heritage resource be retained, the following mitigating measure is recommended:

1. A structural condition assessment should be completed to determine the condition of the building, particularly the masonry structure, stone foundation, and wood frame. As noted, the interior has been sustainability altered.
2. A salvage report with documentation of the existing condition should be completed before portions of the building are removed. This should include a measured architectural drawing, floor plans, elevations and site plans.
3. A conservation plan should be prepared in consultation with a Structural Engineer to determine the recommended measure to conserve the significant features of the cultural heritage resource.

The conservation plan should outline how the building will be adapted for redevelopment, provide recommendations related to retaining structural integrity and detail measures for the heritage building's short, medium and long-term maintenance. Specific items to address:

   a. Confirm suitability of the building for relocation during construction
   b. Work to be undertaken to secure the building before relocation
   c. Confirmation of the methodology and sequence for moving and structure.

   The conservation plan will ensure the remaining portions of the buildings are stabilized and protected before, during and after construction activities.
4. A Temporary Protection Plan should be completed and included as part of the Conservation Plan
5. The design of the proposed development should be sympathetic to the cultural heritage resource. The development can be set back to give a greater presence to the building along Brant Street
6. Use of sympathetic materials and details will further connect the proposed development to the cultural heritage resource.
7. Commemoration of the building through signage/plaque/marker. A signage or plaque should be provided on the site to reference the building and site, outlining the historical and contextual value they have to the community.

Should the cultural heritage resource be removed, the following mitigating measure are recommended:

1. A Cultural Heritage Documentation Report should be completed should the existing dwelling be approved to be demolished.
   a. Documents the interior and exterior with photographs
   b. Provide measured architectural drawings, floor plans, elevations and site plans.

2. The report should be filed with the City of Burlington, Halton Regional Archives and Heritage Burlington so that information regarding the site is added to the historical record of the subject site.
3. Commemoration of the building through signage/plaque/marker. Signage or plaque should be provided on the site, possibly through the salvage of material of the building as a reference to the building and site, outlining the historical and contextual value that they have to the community.

Should the cultural heritage resource be relocated, the following mitigating measure(s) are recommended:

1. A Feasibility Report should be completed. Consult with City staff and the Owner to study the possibility of relocating the building to private or public land. Relocation should be considered three site conditions:
    a. Relocation on the site
    b. Relocation to a nearby site
    c. Relocation to another site along Brant Street.
2. A Structural Report should be completed to determine the recommended measure to conserve and stabilize the building to relocate to the new site. The Structural Report should include a Moving Plan with recommendations for retaining structural during the relocation.
3. A consultation with a contractor experienced with building relocation.
4. Commemoration of the building through signage/plaque/marker. A signage or plaque should be provided on the site to reference the building and site, outlining the historical and contextual value they have to the community.

RECOMMENDATIONS AND CONCLUSIONS

The subject property is proposed to be developed into a mixed-use development consisting of a 31-storey tower with 354 residential units, a mechanical penthouse, a 7-storey podium, 485 m2 of ground-floor retail and a total of 279 vehicle parking spaces. The existing building on 795 Brant Street has heritage value and has been evaluated for potential impacts due to the proposed development.

The proposed development will not retain the portion of the building containing cultural heritage resources. The design of the proposed development is not final, and ATA recognizes that revision to the HIS will be required.

An analysis of potential impacts was undertaken, which found that there is a negative impact on the cultural heritage resource related to the demolition of the building. ATA proposed that the design should retain only the original 1854 house facing Brant Street. However, this is based on whether the brick can be conserved.

Of concern to the potential conservation of the building is the condition of the brick exterior and structural walls. Much of the exterior brick has been painted, preventing a clear visual inspection of the existing conditions. In addition, if the wrong type of paint were used, it would affect the permeability of the brick, potentially trapping moisture within the brick and causing potential damage during a freeze-thaw cycle. Interior brick structural walls could not be fully inspected at this time. Still, some visible areas have significant changes made to these walls as part of previous work, mainly related to M&E improvements.

The brick's condition and stability will impact the possibility of relocating the building or its worth of salvage.

Should the building be retained, ATA has provided some recommended mitigation measures to ensure that the heritage attributes of the subject site will be conserved.

Should the building be removed, ATA also has provided some recommended mitigation measures.

Due to the substantial, cumulative changes and the loss of heritage attributes, significant harm has been caused to the heritage integrity of the structure. Even though the proposed development has a negative impact from the removal of the building, it is concluded that the subject site is developed as proposed only if further investigations find that the brick cannot be conserved. The recommended mitigation measures for the final scenarios be implemented through the site plan control process following approval of the principle of development of the subject site.

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BIBLIOGRAPHY
SUPPORTING DOCUMENTS
JASON TRUELOVE CV
RYAN LEE CV

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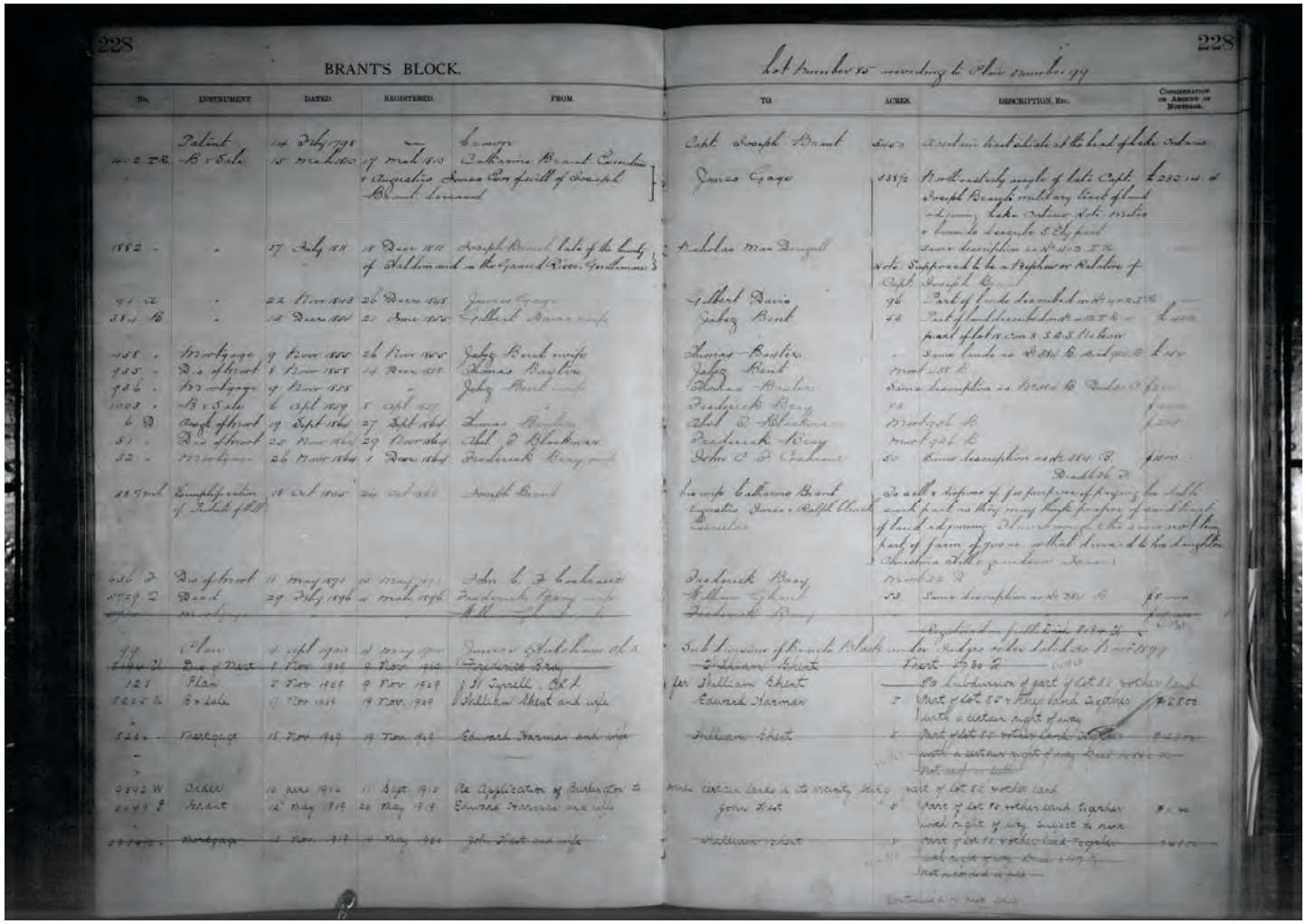
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APPENDIX
SUPPORTING DOCUMENTS



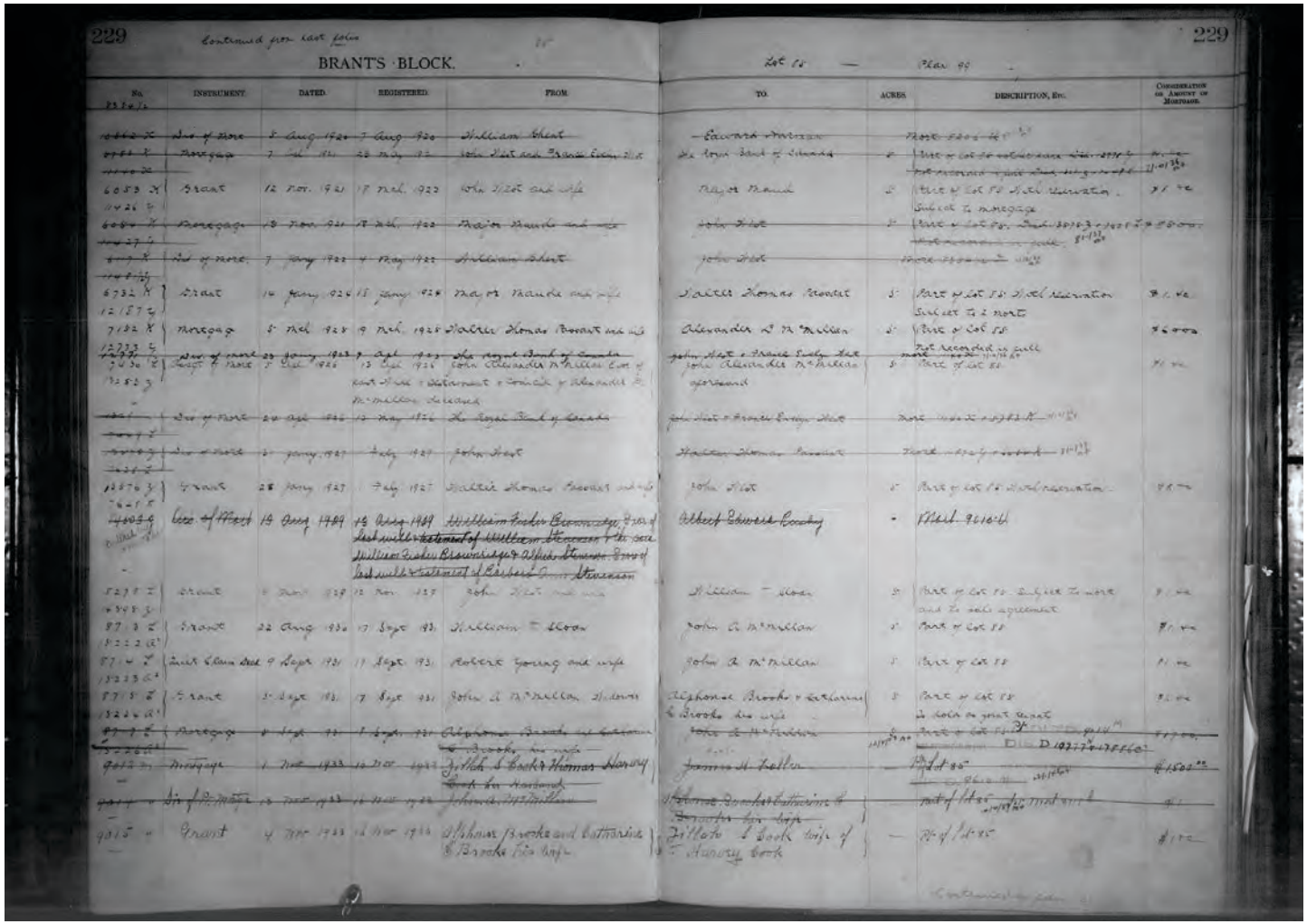
228 BRANT'S BLOCK. 228

Lot number 85 according to Plan number 99

No.	INSTRUMENT	DATED	REGISTERED	FROM	TO	ACRES	DESCRIPTION, Etc.	CONSIDERATION OR AMOUNT OF MORTGAGE
	Patent	14 July 1798	—	Crown	Capt. Joseph Brant	5203	Asserted that he had settled at the head of Lake Ontario	
402 ½	B & Sale	18 March 1800	17 March 1810	Catharine Brant Crawford & Augustus Jones Esquires both of Joseph Brant deceased	James Gage	338½	North easterly angle of late Capt. Joseph Brant's military tract of land adjoining Lake Ontario N.W. & more & bounded Southerly S. Ely part same description as No 400 ½ R.	£230 10 0
1882	"	17 July 1811	18 Dec 1811	Joseph Brant late of the County of Halton and the Grand River Gentleman	Nicholas Mac Dougall		Note Supposed to be a Nephew or Relative of Capt. Joseph Brant	
41 ½	"	22 Nov 1813	26 Dec 1815	James Gage	Gilbert Davis	96	Part of lands described as No 402 ½ R.	
384 B	"	18 Dec 1815	21 June 1820	Gilbert Davis wife	Jabez Bent	88	Part of lands described as No 402 ½ R. part of Lot No 3 S.D.S. Halton	£100
458	Mortgage	9 Nov 1825	26 Nov 1825	Jabez Bent wife	Thomas Baxter		Same lands as No 384 B. & adjoining	£150
955	D.o of Street	8 Nov 1828	14 Dec 1828	Thomas Baxter	Jabez Bent		mort 458 B	
986	Mortgage	9 Nov 1828	—	Jabez Bent wife	Thomas Baxter		Same description as No 384 B. & 458 B.	
1003	B & Sale	6 April 1829	8 April 1829		Frederick Bray	88		
6 D	Certificate	19 Sept 1864	27 Sept 1864	Thomas Baxter	Abel D. Blackman		Mortgage B	
51	D.o of Street	28 Nov 1864	29 Nov 1864	Abel D. Blackman	Frederick Bray		mort 986 B	
52	Mortgage	26 Nov 1864	1 Dec 1864	Frederick Bray wife	John C. F. Cochrane	50	Same description as No 384 B. & 1003 B. & 986 B.	$1000
88 Void	Exemplification of Probate of Will	18 Oct 1865	24 Oct 1865	Joseph Brant	the wife Catharine Brant & Ignatius Jones & Ralph Clench Executors		To sell & dispose of for purposes of paying the debts and such part as they may think proper of said Block of land adjoining Brant Street & the same not being part of farm of yours or that devised to the daughters Christina Dillon & Caroline Kerr	
636 D	D.o of Street	11 May 1871	15 May 1871	John C. F. Cochrane	Frederick Bray		mort 52 B	
3729 2	Deed	29 July 1876	2 March 1876	Frederick Bray wife	William Ebbs	88	Same description as No 384 B	$800
~~Void~~	~~mortgage~~				~~Frederick Bray~~		~~Reduction of the Price $100 &~~	
99	Plan	4 April 1900	11 May 1900	James & Hutcheson & S.	Sub division of Brants Block under Judges order dated 20 March 1899			
~~Entry D~~	~~D.o of Deed~~	~~5 Nov 1908~~	~~9 Nov 1908~~	~~Frederick Bray~~	~~Herbert Ebbs~~	~~Part~~	~~Lot 80 &~~	
123	Plan	5 Nov 1908	9 Nov 1908	J. St Cyrell, P.L.S.	for William Ebbs		Sub division of part of Lot 85 & other land	
5225 ½	B & Sale	17 Nov 1909	19 Nov 1909	William Ebbs and wife	Edward Harman	5	Part of Lot 85 & other lands & others with a certain right of way	£250
5264	Mortgage	18 Nov 1909	19 Nov 1909	Edward Harman and wife	William Ebbs	5	Part of Lot 85 & other lands & others with a certain right of way Dower released	$250
9592 W	Deed	10 June 1914	11 Sept 1915	Re Application of Burlington to	Whole certain lands in the vicinity		part of Lot 85 & other land	
2049 F	Grant	12 May 1919	20 May 1919	Edward Harman and wife	John Watt	5	Part of Lot 85 & others and together with right of way subject to same	$1.00
6880 C	Mortgage	1 Nov 1919	4 May 1920	John Watt and wife	William Ebbs	5	part of Lot 85 & other land together with right of way Dower released Not discharged as yet	$1400

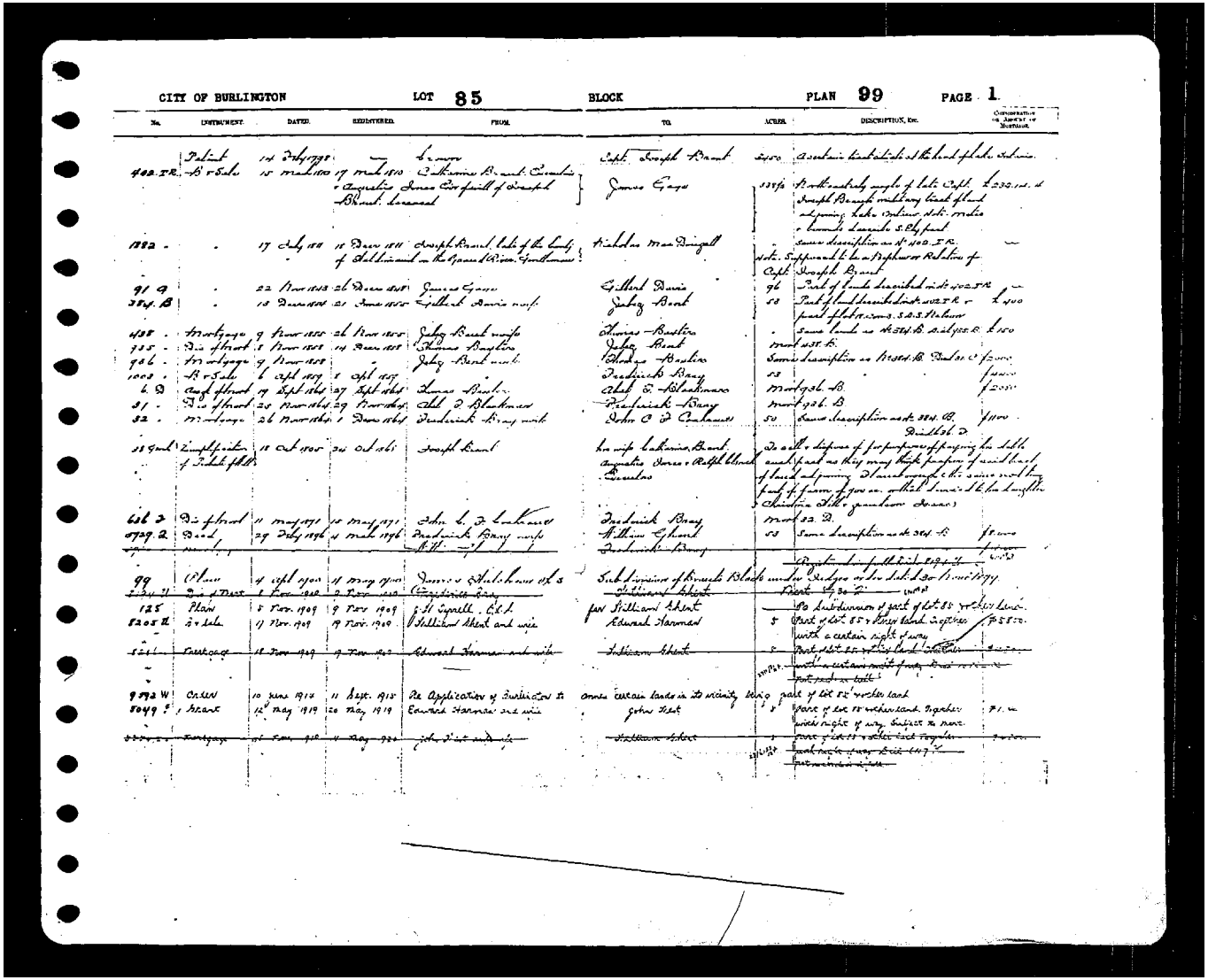
Land Registry Record for Lot 85, Plan No. 99
Source: https://www.familysearch.org/records/images/image-details?page=1&place=7214155&rmsId=TH-909-88613-72112-57&imageIndex=233&singleView=true

APPENDIX
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Land Registry Record for Lot 85, Plan No. 99
Source: https://www.familysearch.org/records/images/image-details?page=1&place=7214155&rmsId=TH-909-88613-72112-57&imageIndex=233&singleView=true

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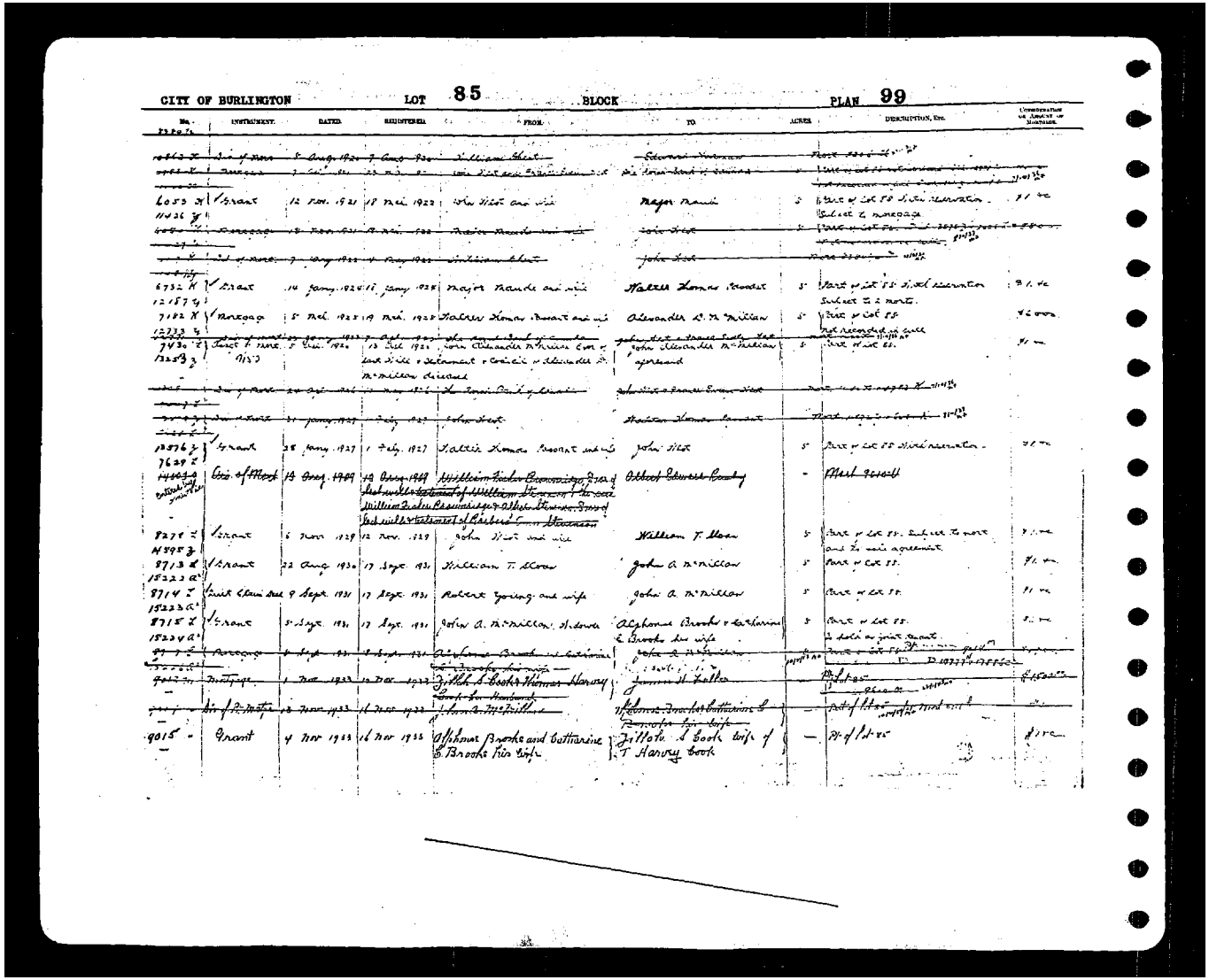


CITY OF BURLINGTON — LOT 85 — BLOCK — PLAN 99 — PAGE 1.

No.	Instrument	Dated	Registered	From	To	Acres	Description, Etc.
	Patent	14 July 1798	—	Crown	Capt. Joseph Brant	2450	A certain tract of land situate at the head of Lake Ontario
402 I.R.	B & Sale	15 March 1800	19 March 1810	Catharine Brant Crawford Augustus James Crawford of Joseph Brant deceased	James Gage	330 ½	Northwesterly angle of late Capt. Joseph Brant military tract of land adjoining Lake Ontario N.W. Mohawk Church Lands S.E. by land same description as No 402 I.R.
1882	.	17 July 1858	18 Dec 1911	Joseph Brant late of the City of Hamilton and the Town of Niagara Gentleman	Nicholas MacDougall	.	note. Supposed to be a Nephew or Relative of Capt. Joseph Brant
91 9	.	22 Nov 1853	26 Dec 1854	James Gage	Gilbert Davis	96	Part of lands described in No 402 I.R.
384 B	.	18 Dec 1854	21 June 1855	Gilbert Davis wife	Joby Beal	58	Part of land in Lot 85 W.S.R. & part of lot known as S.D.S. Hickson
435	Mortgage	9 Nov 1855	26 Nov 1855	Joby Beal wife	Thomas Baxter	.	same lands as 384 B. & 91 9 B.
435	Discharge	1 Nov 1858	14 Dec 1858	Joby Beal	Joby Beal wife		mort 435 B.
436	Mortgage	9 Nov 1858	.	Joby Beal wife	Thomas Baxter		Same description as 384 B. 91 9 B. & part of
1003	B & Sale	6 Sept 1859	6 Sept 1859	James Beal	Frederick Bray	58	part
6 D	Mortgage	19 Sept 1861	27 Sept 1861	James Beal	Abel E. Hilsabeck		Mortgage B.
81	Discharge	25 Nov 1861	29 Nov 1861	Abel D Blackmore	Frederick Bray		mort 436 B.
82	Mortgage	26 Nov 1861	1 Dec 1861	Frederick Bray wife	John C D Cochrane	50	Same description as 384 B. & 1000 Deed 56 D
58 Qual	Simplification of Title	18 Oct 1900	20 Oct 1861	Joseph Brant	his wife Catharine Brant Augustus James Crawford Executors		To all & singular of the premises in the said deed mentioned as they may stand in relation to any of said lands and premises & the same and every part & parcel thereof to have & to hold unto the said James Gage & Christina Gage his grandson (James)
68 2	Discharge	11 May 1871	15 May 1871	John L. D Cochrane	Frederick Bray		Mort 82 D.
6729 2	Deed	29 July 1896	4 March 1896	Frederick Bray wife	William Ghent	58	Same description as 384 B.
					Frederick Bray		Deed 56 D
99	Plan	4 Sept 1900	11 May 1900	James & Hutchinson & al's	Sub Division of Brant's Block		Registered Plan 99
5205 H	Discharge	1 Nov 1909	9 Nov 1909	Registrar Gen	William Ghent		Part of Lot 85
125	Plan	5 Nov. 1909	9 Nov 1909	J. H. Cipelle. C.L.S.			Re Subdivision of part of Lot 85
5205 H	B & Sale	11 Nov. 1909	19 Nov. 1909	William Ghent and wife	Edward Harmer	5	Part of Lot 85 W.S.R. together with a certain right of way
5211	Mortgage	18 Nov 1909	9 Nov 1909	Edward Harmer and wife	William Ghent	5	Part of Lot 85 W.S.R. and a certain right of way
9792 W	Order	10 June 1918	11 Sept. 1918	Re Application of Burlington to	owners certain lands in its vicinity		part of Lot 85 W.S.R.
5049 S	Grant	12th May 1919	20 May 1919	Edward Harmer and wife	John Ghent	5	part of Lot 85 W.S.R. together with a certain right of way subject to same
5205 H	Mortgage	16 Nov 1918	4 May 1920	John Ghent and wife	William Ghent	5	part of Lot 85 W.S.R. together with a certain right of way Deed 5205 H
							part released

Land Registry Records for Lot 85, Plan 99
Source: Halton Land Registry

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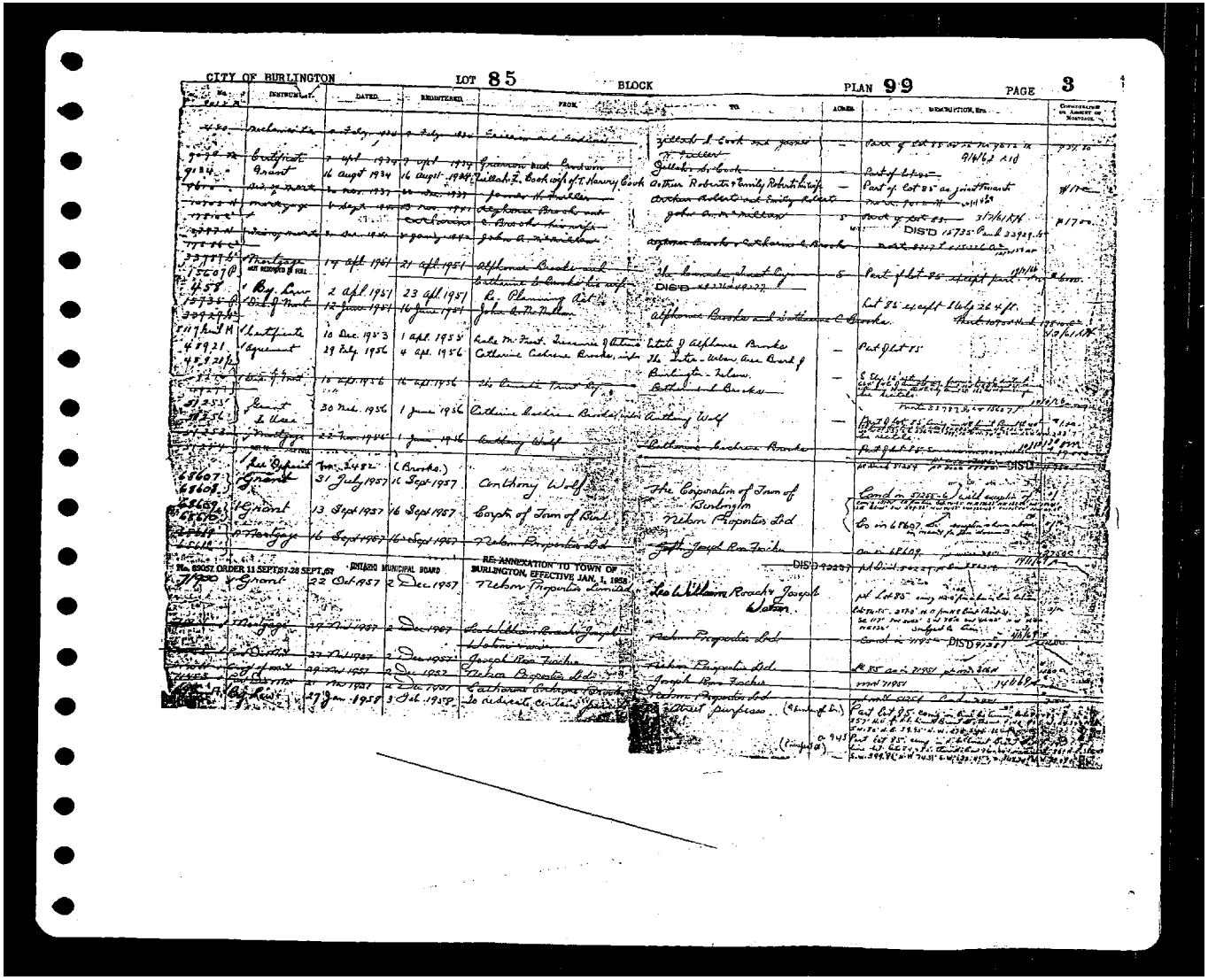


CITY OF BURLINGTON — LOT 85 — BLOCK — PLAN 99

No.	Instrument	Dated	Registered	From	To	Acres	Description, Etc.	Consideration or Amount of Mortgage
6055 H 11426 H	Grant	12 Nov. 1921	18 Nov. 1922	John West and wife	Mayor Meade	S	Part of Lot 85 Div. Plan 99 Subject to mortgage	$1 etc
6732 H 12157 H	Grant	14 Jany. 1926	16 Jany. 1926	Mayor Meade and wife	Hattie Homer Stewart	S	Part of Lot 85 Div. Plan 99 Subject to a mortg.	$1 etc
7182 H 12733 H	Mortgage	5 Nov. 1926	19 Nov. 1926	Hattie Homer Stewart and wife	Alexander D. McMillan	S	Part of Lot 85 Not released as yet	$2000
7430 H 13253 H	Grant & Trans.	5 Dec. 1926	13 Dec. 1926	John Alexander McMillan Exr. of last Will & Testament & Codicil of Alexander D. McMillan deceased	John Alexander McMillan agreeand	S	Part of Lot 85.	$1 etc
13576 H 7629 H	Grant	28 Jany. 1927	1 Feby. 1927	Hattie Homer Stewart and wife	John West	S	Part of Lot 85 Div. Plan 99	$1 etc
14463 H	Cert. of Effect	13 Sept. 1929	19 Sept. 1929	William Victor Bennington Exr. of last will & Testament of William Hewson & the said William Hewson Deceased & Alberta Hewson Exrx of last will & Testament of Charles Hewson	Ethel Edwards Beasley	-	Part 96-10-11	
8278 H 14395 H	Grant	6 Nov. 1929	12 Nov. 1929	John West and wife	William T. Moon	S	Part of Lot 85. Subject to mort. and to said agreement.	$1 etc
8713 H 15222 G	Grant	22 Aug. 1930	17 Sept. 1931	William T. Moon	John A. McMillan	S	Part of Lot 85.	$1 etc
8714 H 15223 G	Quit Claim Deed	9 Sept. 1931	17 Sept. 1931	Robert Young and wife	John A. McMillan	S	Part of Lot 85.	$1 etc
8715 H 15224 G	Grant	5 Sept. 1931	17 Sept. 1931	John A. McMillan & Edna	Alphonse Brooks & Catharine E. Brooks his wife	S	Part of Lot 85. As joint tenants	$1 etc
[illegible]	Mortgage	1 Nov. 1933	12 Dec. 1933	Alphonse Brooks & Catharine E. Brooks his wife	Judith A. Booth Thomas Harvey Booth Jr. Hamilton			$1500
[illegible]	Rel. of Mortge.	12 Dec. 1933	16 Dec. 1933	Thomas A. McPhillips	Alphonse Brooks & Catharine E. Brooks his wife		Pt. of Lot 85	$1 etc
9015 H	Grant	4 Nov 1933	16 Nov 1933	Alphonse Brooks and Catharine E. Brooks his wife	Judith A. Booth wife of T. Harvey Booth		Pt. of Lot 85	$1 etc

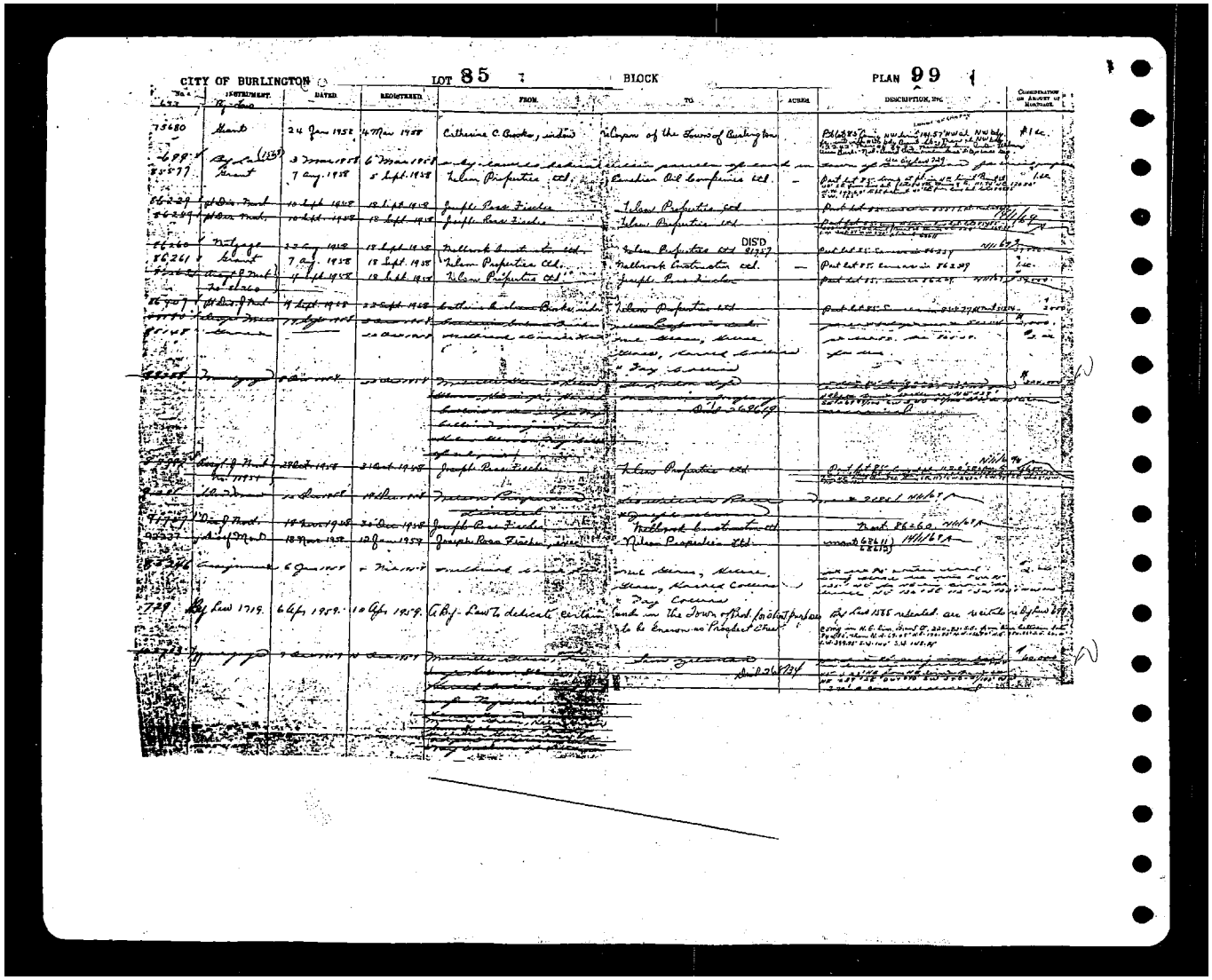
Land Registry Records for Lot 85, Plan 99
Source: Halton Land Registry

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CITY OF BURLINGTON LOT 85 BLOCK PLAN 99 PAGE 3

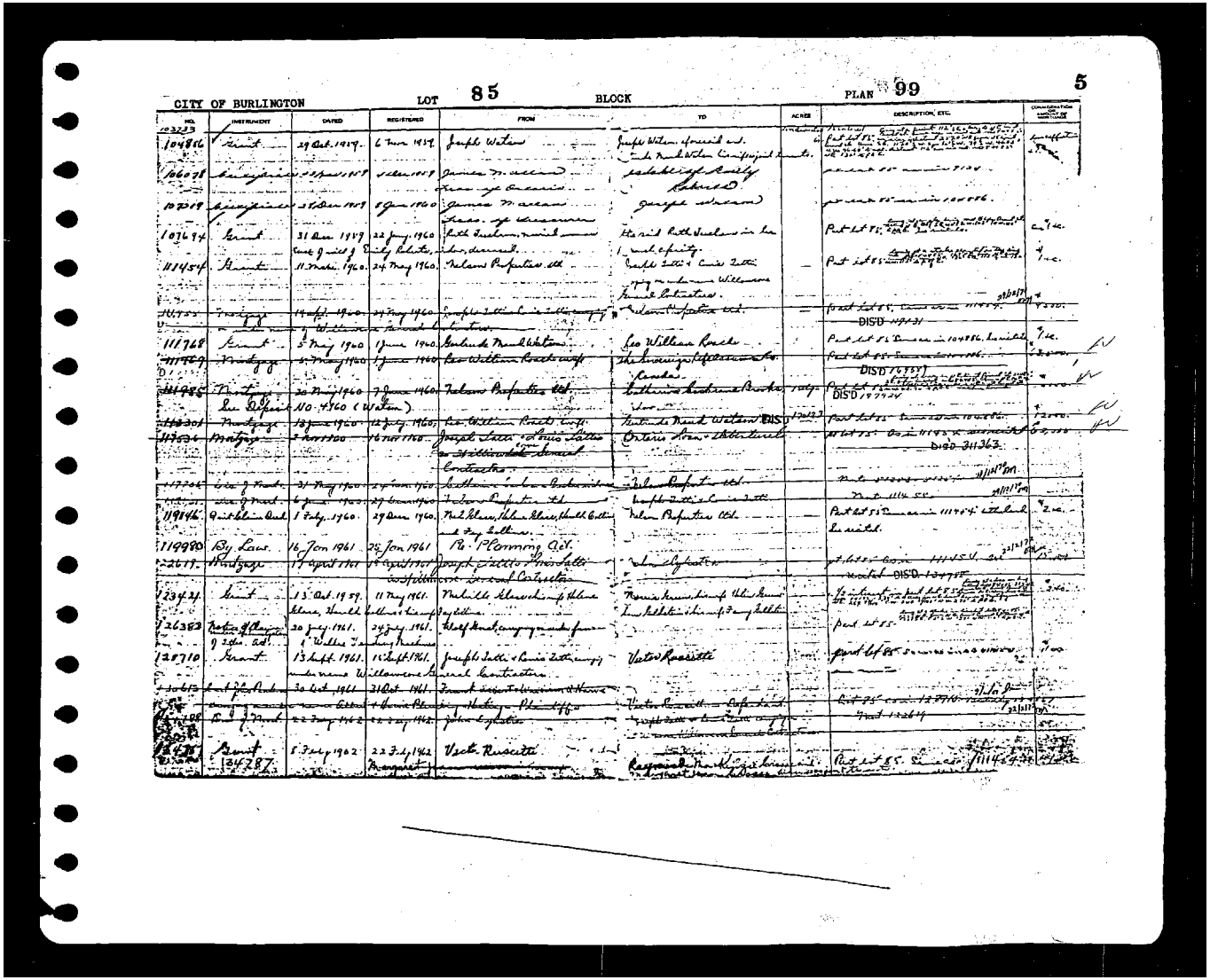
Land Registry Records for Lot 85, Plan 99
Source: Halton Land Registry

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CITY OF BURLINGTON — LOT 85 — BLOCK — PLAN 99

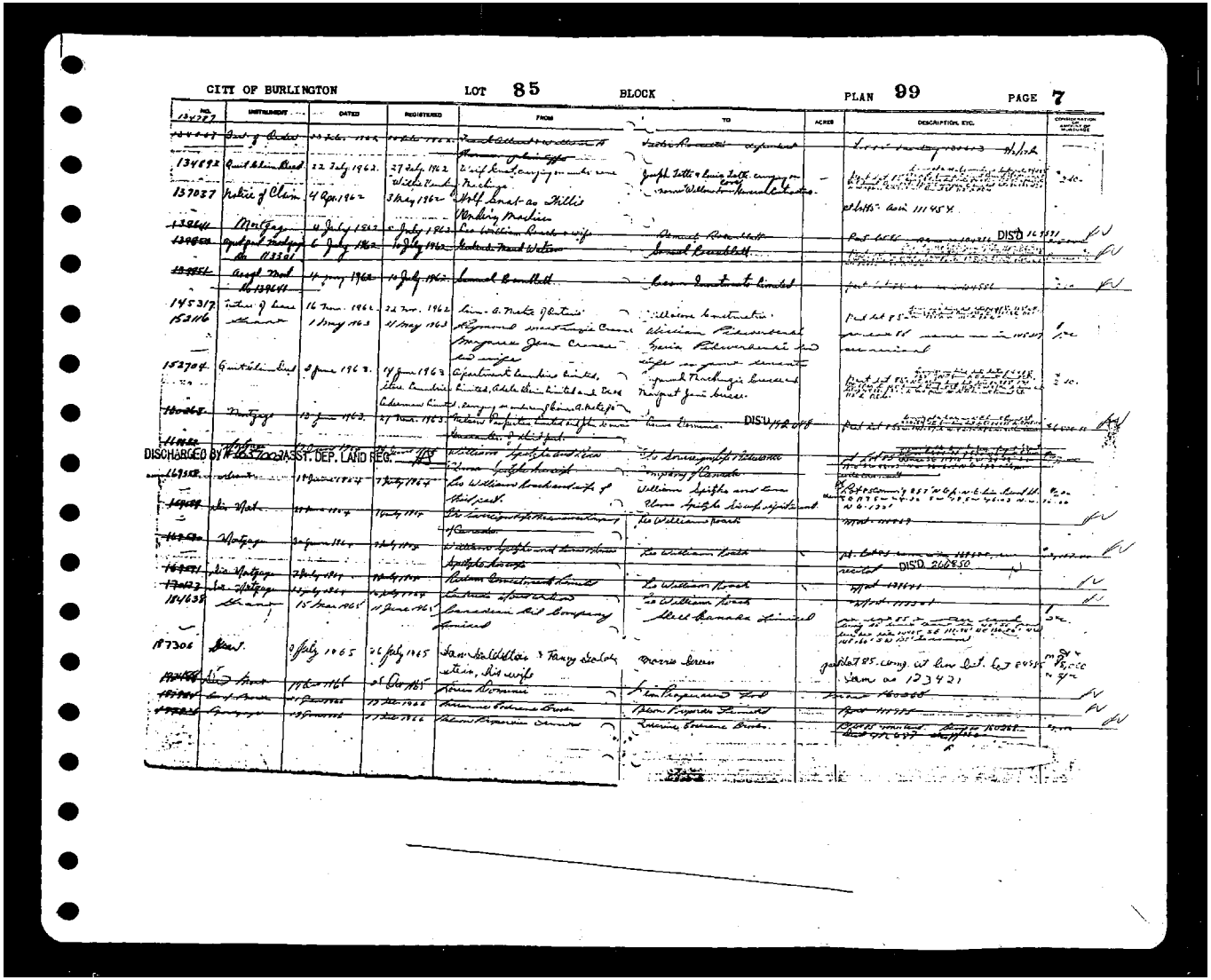
Land Registry Records for Lot 85, Plan 99
Source: Halton Land Registry

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CITY OF BURLINGTON LOT 85 BLOCK PLAN 99 5

Land Registry Records for Lot 85, Plan 99
Source: Halton Land Registry

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CITY OF BURLINGTON LOT 85 BLOCK PLAN 99 PAGE 7

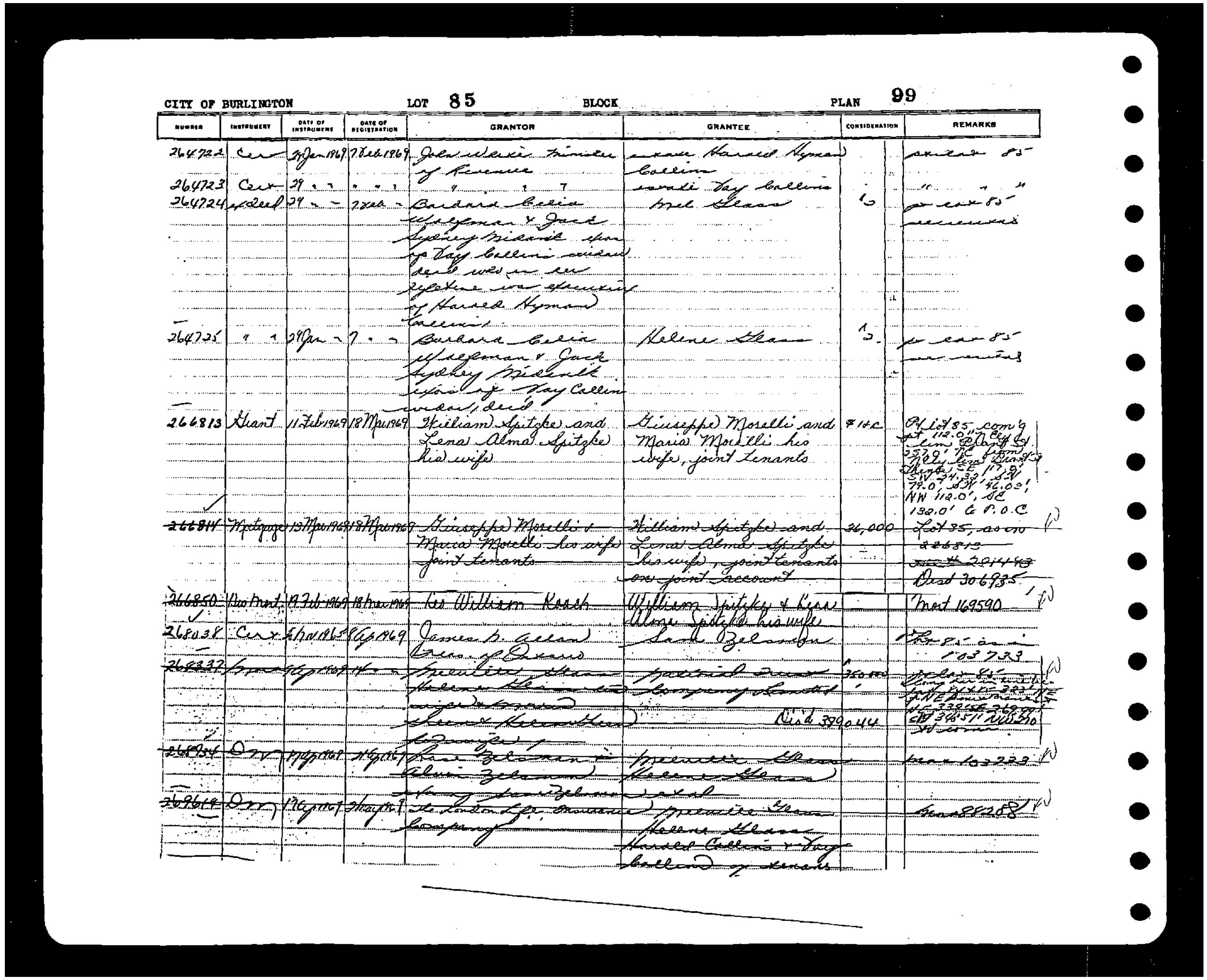
No.	Instrument	Dated	Registered	From	To	Acres	Description, Etc.	Consideration
134692	Quit Claim Deed	22 July 1962	27 July 1962	Wife [illegible]	Joseph Tetlo & Louis Tetlo			
137037	Notice of Claim	4 Apr 1962	3 May 1962	Wolf Boast as Attis Working Machine				
139241	Mortgage	4 July 1962	6 July 1962	Leo William Rowbotham & wife	Arnold Rowbotham			
139658	Application for Vesting Order	6 July 1962	10 July 1962	Roberta Maud Watson	Arnold Rowbotham			
139951	Assignment of Mortgage No. 139641	4 May 1962	10 July 1962	Arnold Rowbotham	Acorn Investments Limited			
145317	Notice of Claim	16 Nov. 1961	22 Nov. 1962	Wm. A. Mate & Peter	William Investments			
153116	Transfer	1 May 1963	11 May 1963	Raymond Mortgage Corporation	William Edwardsburgh Farm Edwardsburgh Ltd			
152704	Quit Claim Deed	8 June 1963	14 June 1963	Apartment Lumber Limited, Lake Lumber Limited, Addie Lumber Limited and Dale Lumber Limited, being a number of Wm. A. Mate & Peter	Raymond Mortgage Corporation			
160068	Mortgage	13 June 1963	27 Nov. 1963	Nelson Properties Limited	Acorn Investments Limited			
164122	Transfer	14 June 1964	7 July 1964	The Williams Investment Company of Canada	William Apple and Anne Marie Apple, his wife, as joint tenants			
164123	Mortgage	14 June 1964	7 July 1964	William Apple and Anne Marie Apple	The Williams Investment Company of Canada			
164124	Assignment of Rents	14 June 1964	7 July 1964	William Apple and Anne Marie Apple	The Williams Investment Company of Canada			
164125	Mortgage	14 June 1964	7 July 1964	William Apple and Anne Marie Apple	The Williams Bank			
164126	Assignment of Rents	14 June 1964	7 July 1964	William Apple and Anne Marie Apple	The Williams Bank			
164127	Discharge of Mortgage	7 July 1964	7 July 1964	The Williams Investment Company of Canada	The Williams Bank			
164128	Discharge of Mortgage	7 July 1964	7 July 1964	The Williams Investment Company of Canada	The Williams Bank			
164129	Mortgage	14 June 1964	7 July 1964	William Apple and Anne Marie Apple	The Williams Bank			
164130	Assignment of Rents	14 June 1964	7 July 1964	William Apple and Anne Marie Apple	The Williams Bank			
164131	Discharge of Mortgage	7 July 1964	7 July 1964	Radom Investments Limited	The William Bank			
164132	Discharge of Mortgage	13 July 1964	13 July 1964	Acorn Investments Limited	The William Bank			
164638	Transfer	15 June 1965	11 June 1965	Canadian Oil Company Limited	Shell Canada Limited			
187306	Deed	2 July 1965	26 July 1965	Sam Waldstein & Fanny Waldstein, his wife	Pierre Green			
188468	Deed	1960 1965	26 Oct 1965	Acorn Investments	Acorn Properties Ltd			
191944	Mortgage	17 Dec 1965	17 Dec 1965	Acorn Investments Limited	Acorn Properties Limited			
192261	Mortgage	15 Dec 1965	17 Dec 1965	Acorn Properties Limited	Victoria Square Trust			

DISCHARGED BY [illegible] ASST. DEP. LAND REG.

DIS'D 16/7/71

DIS'D 21/6/50

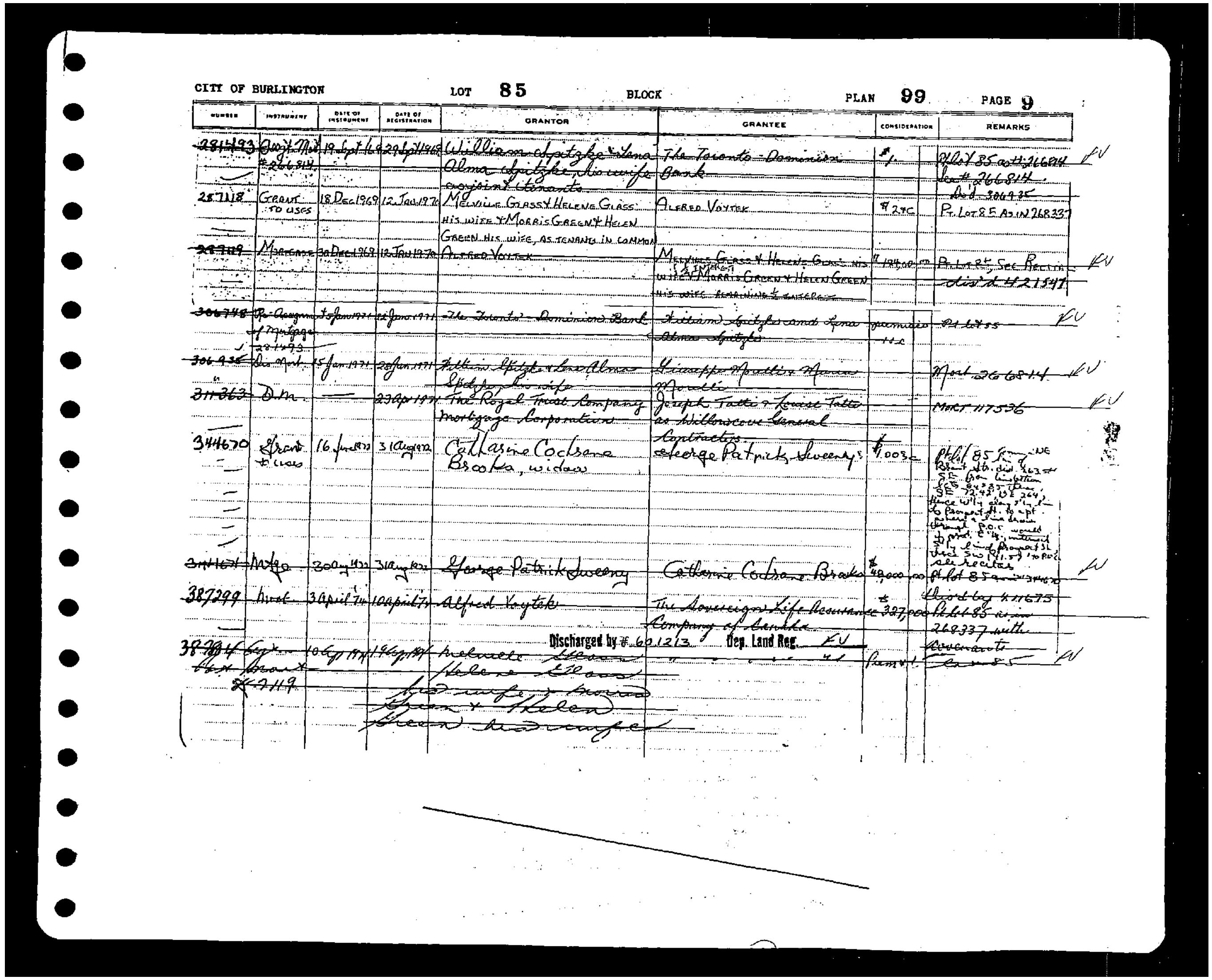
Land Registry Records for Lot 85, Plan 99
Source: Halton Land Registry



CITY OF BURLINGTON LOT 85 BLOCK PLAN 99

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
264722	Cer	[illegible] Jan 1969	7 Feb 1969	[illegible] Minister of Revenue	[illegible] Harold Hyman Collins		[illegible] 85
264723	Cer	29			[illegible] Fay Collins		
264724	Deed	29	7 Feb	Barbara Celia [illegible] & Jack Sydney [illegible] [illegible] Fay Collins [illegible] Harold Hyman Collins	[illegible] Glass	1	[illegible] 85
264725	Gr	29 Jan	7	Barbara Celia [illegible] & Jack Sydney [illegible] Fay Collins widow, decd	Helene Glass	1	[illegible] 85
266813	Grant	11 Feb 1969	18 Mar 1969	William Spitzke and Lena Alma Spitzke his wife	Giuseppe Morelli and Maria Morelli his wife, joint tenants	$14c	Pt lot 85, com'g at 112.0' [illegible] 257.0' [illegible] thence SE 117.9', SW 74.32', SW 79.0', SW 46.09', NW 112.0', SE 132.0' to P.O.C
266814	Mortgage	13 Mar 1969	18 Mar 1969	Giuseppe Morelli & Maria Morelli his wife joint tenants	William Spitzke and Lena Alma Spitzke his wife, joint tenants on joint account	26,000	Lot 85, as in 266813 [illegible] Disd 306935
266850	Dis Mort	17 Feb 1969	18 Mar 1969	[illegible] William Roach	William Spitzke & Lena Alma Spitzke his wife		Mort 169590
268038	Cer	[illegible] 1965	8 Apr 1969	James [illegible] Allan [illegible] of [illegible]	[illegible] Zelanson		[illegible] 85 [illegible] 103733
268237	[illegible]	[illegible] 1969	14	[illegible] Glass [illegible] Helene Glass [illegible]	[illegible] Company Limited	350,000	[illegible] Disd 399044
268934	[illegible]	17 Apr 1969	[illegible]	[illegible] Zelanson [illegible] Alvin Zelanson [illegible]	[illegible] Glass [illegible] Helene Glass [illegible]		[illegible] 103733
269619	[illegible]	17 Apr 1969	[illegible] May 1969	The London Life Insurance Company	[illegible] Glass Helene Glass Harold Collins & Fay Collins [illegible] tenants		[illegible] 88288

Land Registry Records for Lot 85, Plan 99
Source: Halton Land Registry



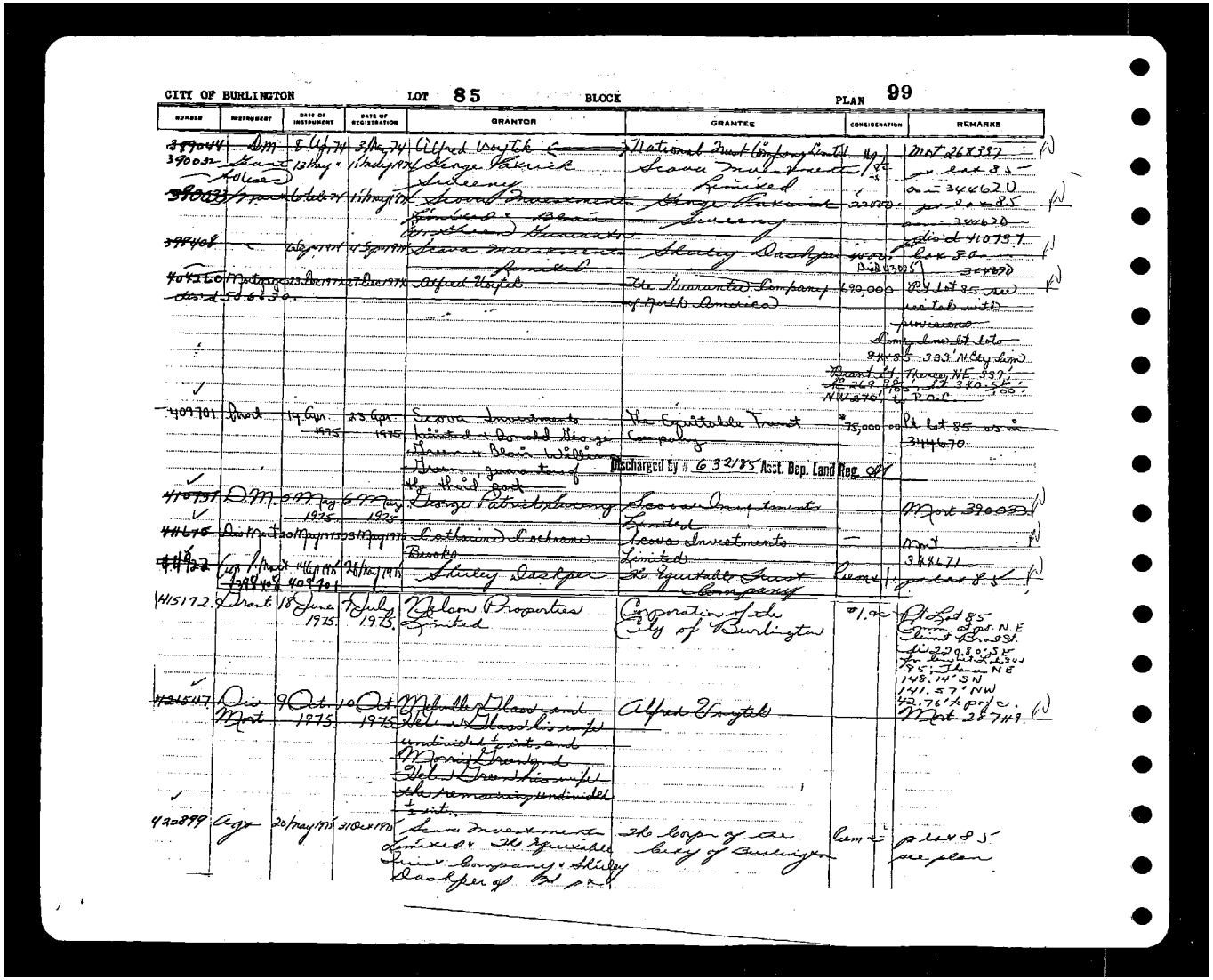
CITY OF BURLINGTON LOT 85 BLOCK PLAN 99 PAGE 9

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
281493	[illegible] Mort #266814	19 Sept 1969	29 Sept 1969	William [illegible] & Lena Alma [illegible], his wife, as joint tenants	The Toronto-Dominion Bank	$1	[illegible] 85 [illegible] 266814. Sec #266814. Asd 306935
287118	Grant to uses	18 Dec 1969	12 Jan 1970	Melville Glass & Helene Glass his wife & Morris Green & Helen Green his wife, as tenants in common	Alfred Voytek	$2 etc	Pt. Lot 85 As in 268337
287119	Mortgage	30 Dec 1969	12 Jan 1970	Alfred Voytek	Melville Glass & Helene Glass his wife ½ interest & Morris Green & Helen Green his wife remaining ½ interest	$19400.00	Pt Lot 85, See Recital. dis'd 421547
306748	Re-Assignment of Mortgage 281493	[illegible] Jan 1971	[illegible] Jan 1971	The Toronto-Dominion Bank	William [illegible] and Lena Alma [illegible]	premises etc	Pt Lot 85
306935	Dis. Mort.	15 Jan 1971	20 Jan 1971	William [illegible] & Lena Alma [illegible] his wife	Giuseppe [illegible] & Maria [illegible]		Mort 266814
311363	D.M.	—	23 Apr 1971	The Royal Trust Company Mortgage Corporation	Joseph Tatti & Louise Tatti as Willowcove General Contractors		Mort 117536
344670	Grant to uses	16 June 1972	31 Aug 1972	Catharine Cochrane Brooks, widow	George Patrick Sweeney	$1.00 etc	[illegible]
344671	Mtge	30 Aug 1972	31 Aug 1972	George Patrick Sweeney	Catharine Cochrane Brooks	$48,000.00	Pt lot 85 as in 344670. Dis'd by 411675
387299	Mort	3 April 74	10 April 74	Alfred Voytek	The Sovereign Life Assurance Company of Canada	$327,000	Pt Lot 85 as in 268337 with covenants
387304	Assignment of Mort 287119	10 Apr 1974	19 Apr 1974	Melville Glass, Helene Glass his wife & Morris Green & Helen Green his wife	" " " " "	Prem & $1	[illegible] 85

Discharged by # 601213 Dep. Land Reg. FV

Land Registry Records for Lot 85, Plan 99
Source: Halton Land Registry

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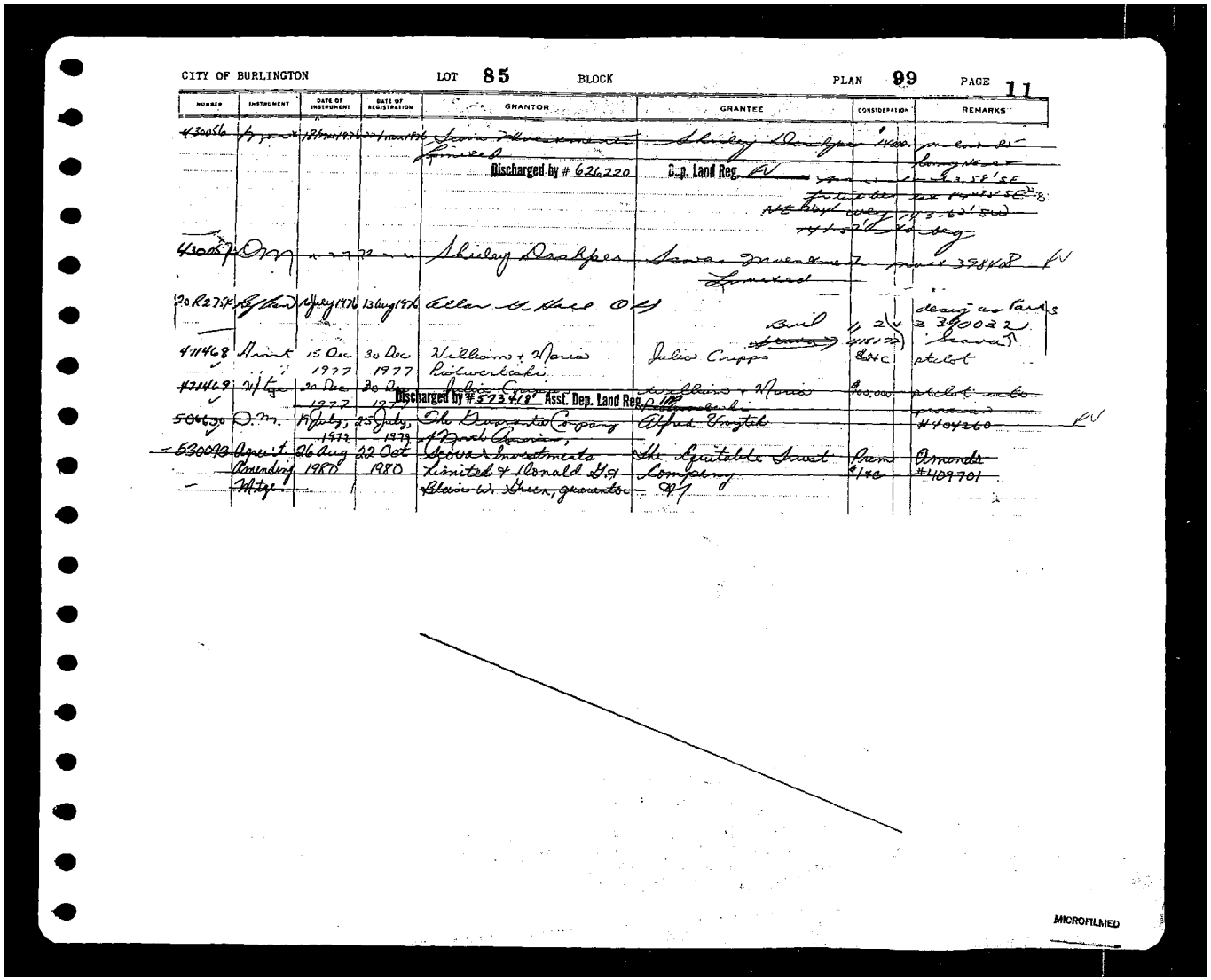


CITY OF BURLINGTON — LOT 85 — BLOCK — PLAN 99

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
389044	DM	8 Oct 74	3 Dec 74	Alfred Voytek	National Trust Company Limited		Mort 268337
390032	Grant	13 May 1975	15 May 1975	George Patrick Sweeney	Seaway Investments Limited		Pt Lot 85
390033	Grant	13 May 1975	15 May 1975	Seaway Investments Limited	George Blakemore Sweeney	22500	Pt Lot 85
390034	Grant	13 May 1975	15 May 1975	Seaway Investments Limited	Sweeney Blakemore Woodland Investments Limited		Pt Lot 85
398405		16 Sept 1975	4 Sept 1975	Seaway Investments Limited	Stanley Dashper	1500	Pt Lot 85
404160	Mortgage	23 Dec 1975	23 Dec 1975	Alfred Voytek	The Dominion Company of North America	690,000	Pt Lot 85
discd 506630							
409701	Grant	14 Oct 1975	23 Oct 1975	Seaway Investments Limited & Donald George Blakemore & Blair Williams Sweeney as to undivided 1/3 interest	The Equitable Trust Company	35,000	Pt Lot 85
409701					Discharged by # 632185 Asst. Dep. Land Reg.		
410737	D.M.	5 May 1975	6 May 1975	George Patrick Sweeney	Seaway Investments Limited		Mort 390033
411675	Dis Mort	13 May 1975	13 May 1975	Lathan and Cochrane Brooks	Seaway Investments Limited		Mort 398471
411922	Cert	16 Oct 1975	21 Oct 1975	Stanley Dashper	The Equitable Trust Company	Nom	Pt Lot 85
398405		409701					
411517	Grant	18 June 1975	7 July 1975	Nolan Properties Limited	Corporation of the City of Burlington	$1.00	Pt Lot 85
412547	Dis Mort	9 Oct 1975	10 Oct 1975	Melville Blackwood and Helen Blackwood his wife undivided 1/2 interest and Margaret Brundage Webb and Brundage his wife the remaining undivided 1/2 interest	Alfred Voytek		Mort 268749
420899	Agr	20 May 1975	31 Dec 1975	Seaway Investments Limited & The Equitable Trust Company & Stanley Dashper as to a part	The Corporation of the City of Burlington	Nom	Pt Lot 85

Land Registry Records for Lot 85, Plan 99
Source: Halton Land Registry

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CITY OF BURLINGTON LOT 85 BLOCK PLAN 99 PAGE 11

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
430056		18 Mar 1971	1 March 1972	Shirley Dashfee	Town Investments Limited		
				Discharged by # 626220	C.P. Land Reg. KV		
430057	Agmt	1 March 1972		Shirley Dashfee	Town Investments Ltd		
					Homestead		
20R2747	Plan	16 July 1976	13 Aug 1976	Allan H. Hess OLS			
471468	Grant	15 Dec 1977	30 Dec 1977	Williams + Morris Reinvestments	Julius Cuppo	$115,000	
471469	Agmt	30 Dec 1977	30 Dec 1977	Julius Cuppo	Williams + Morris	$100,000	
				Discharged by # 573478 Asst. Dep. Land Reg.			
506130	O.M.	15 July, 1977	25 July, 1979	The Dominion Company	Alfred Vogtle		#404260
530099	Agmt	26 Aug 1980	22 Oct 1980	Town Investments Limited + Donald Ltd	The Equitable Trust Company	$1	Amends #409701
	Amending Agmt			Blair W. Shier, grantor			

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Land Registry Records for Lot 85, Plan 99
Source: Halton Land Registry

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PAGE NO. LOT 85 PLAN 99 BURLINGTON

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE (day/month/yr.)	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
566394	Deed		16 11 82	Estate of Ruth Tresham	TRESHAM, Howard R.	Powers vested & $2.00	Pt. Comm. W ang.; Thence NE 125' SE 40' SW 125' NW 40' to p. of b.
581281	Deed		20 07 83	Scova Investments Limited	The Corporation Of The City Of Burlington	$2. & c	Pt. des. Pt. 3 on 20R-2754.
581284	Deed		20 07 83	The Corporation Of The City Of Burlington	Scova Investments Limited	$2. & c	Pt. des. Pt. 2 on 20R-2754.
~~582994~~	~~P.D.M.~~		~~12 08 83~~	~~The Equitable Trust Company~~	~~Scova Investments Limited~~	~~$2.~~	~~M #409701. Pt. des as Pt. 3 on 20R-2754~~
Discharged by #	Asst. Dep. Land Reg.						
582995	P.D.M.		12 08 83	DASHPER, Shirley	Scova Investments Limited	$2.	M #430056. Pt. des as Pt. 3 on 20R-2754
590771	Grant		01 12 83	Scova Investments Limited	Pro-Brant Group Limited		1st'ly-Part Com'g NE lim Brant St. dist 263.58' SE from W'ly angle lot Thence SE 72.42' NE 264' SW 143.62' SW 141.55' to POC with exception 2nd'ly-Part des as part 2 on 20R-2754
~~591891~~	~~Lodgement Viele~~		~~19 12 83~~	~~Burnhill Realty Limited~~	~~Cuna of Ontario Credit Union Limited~~		lst'ly: ~~Pt. Com'g SW ang Lot. Then NW 72.42', NE 141.55', NE 143.62', SW 264.' to p.o.b. With exception 2nd'ly: Pt des as Pt 2 on 20R-2754~~
Discharged by # 613241	Asst. Dep. Land Reg.						
599399	Mort		15 05 84	VOYTEK, Alfred	Canada Trustco Mortgage Company	$164,000.	Part Comm. pt. line bet. lots 84 & 85, 323' NE fr. NE limit Brant St.; Thence NE 339' SE 269.99' SW 340.51' NW 270' to p. of c.
599400	Assignment		15 05 84	VOYTEK, Alfred	Canada Trustco Mortgage Company		Part Comm. line bet. lots 84 & 85 323' NE fr. NE limit Brant St.; Thence NE 339' SE 269.99' SW 340.51' NW 270' to p. of c.
~~613243~~	~~Lodgement Title~~		~~28 01 85~~	~~Pro-Brant Group Limited~~	~~Cuna of Ontario Credit Union Limited~~		~~1st'ly: Pt. Com'g SW ang. Lot. Thece NW 72.42' NE 141.55' NE 141.62' SW 264.' to p.o.b. With Exception 2nd'ly: Part des. as PART2 on 20R-2754.~~
Discharged by # 831981	Asst. Dept. Land Reg.						

FORM A-4-15 (1/85-3)

continued next page

Land Registry Records for Lot 85, Plan 99
Source: Halton Land Registry

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ABSTRACT INDEX

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LOT 85 PLAN 99 BURLINGTON

613240

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
614458	Grant	22 02 85	TRESHAM, Howard R.	CRIPPS, Earl C.		as in 566394
615752	Not. of Lease	20 03 85	CRIPPS, Julia A.	TRESHAM, Howard R.		Part Com'g linebet Lots 84 and 85 dist 125' NE from NE lim Brant St. Thence NE 132' SE 112' SW 132' NW 112' to POC
625940	Mort	04 09 85	Pro-Brant Group Limited	Cuna of Ontario Credit Union Limited	$81,000.	as in 590771 DISCHARGED BY # 683239 ASST. DEP. LAND REG.
637003	Mort.	06 03 86	MORELLI, Giuseppe MORELLI, Maria	The Toronto-Dominion Bank	$264,000.	Part (163832)
Discharged by # 825635 Asst. Dep. Land Reg.						
649233	Grant	03 09 86	CRIPPS, Earl C.	CRIPPS, Julia A.		as in 566394 Firstly: Pt. with exception
687642	Mort.	15 03 88	PRO-BRANT GROUP LIMITED	CUNA OF ONTARIO CREDIT UNION LIMITED	$332,000.	Secondly: Pt. des. as pt. 2 on 20R-2754 (590771)
Discharged by # 752953 Asst. Dep. Land Reg.						
687643	Agreement	15 03 88	CUNA OF ONTARIO CREDIT UNION LIMITED	CUNA OF ONTARIO CREDIT UNION LIMITED		Judgement #613240 postponed to Mort. #687642
729667	Charge	Year/Month/Day 89 10 04	PRO-BRANT GROUP LIMITED	CUNA OF ONTARIO CREDIT UNION LIMITED	$300,000.	Firstly: Part With Exp Secondly: Part des as PART 2 on 20R-2754
Discharged by # 837880 Asst. Dept. Land Reg.						
20R-11372	R-Plan	94 01 11				Parts 1 & 2 Re: 649233 Part 3 RE: 471468
822973	Deposit	94 05 31				Part des as Parc 3 on 20R-11372
824113	Transfer	94 06 21	CRIPPS, Julia Anna	THE CORPORATION OF THE CITY OF BURLINGTON		Part des as Part 1 on 20R-11372
824506	Transfer	94 06 27	CRIPPS, Julia Anna	CRIPPS, Julia Anna CRIPPS, Earl Calvin JT		Pt des as Pt 2 on 20R-11372 Consent Re: Planning Act
824507	Transfer	94 06 27	CRIPPS, Julia	PRODANOVIC, Branko PRODANOVIC, Draga JT	$350,000.	Pt des as Pt 3 on 20R-11372
824508	Charge	94 06 27	PRODANOVIC, Branko PRODANOVIC, Draga	UNITED UKRAINIAN (HAMILTON-WENTWORTH-HALTON) CREDIT UNION LIMITED	$220,000.	Pt des as Pt 3 on 20R-11372
824509	Assignment	94 06 27	PRODANOVIC, Branko PRODANOVIC, Draga	UNITED UKRAINIAN (HAMILTON-WENTWORTH-HALTON) CREDIT UNION LIMITED		Pt des as Pt 3 on 20R-11372
824633	Transfer	94 06 29	CRIPPS, Julia Anna CRIPPS, Earl Calvin	CRIPPS, Julia Anna		Pt des as Pt 2 on 20R-11372

FORM RO-1-TM

NEXT CONTINUED ON PAGE

Land Registry Records for Lot 85, Plan 99
Source: Halton Land Registry

PAGE NO.

ABSTRACT INDEX

LOT 85 PLAN 99 BURLINGTON

824633

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE YEAR MONTH DAY	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
827785	Transfer	94 08 30	CRIPPS, Julia Anna	ALFORD, David Lawrence	$115,000.	Part des as PART 2 on 20r-11372
				ALFORD, Jessica May JT		
827786	Charge	94 08 30	ALFORD, David Lawrence	CRIPPS, Julia Anna	$103,500.	Part des as PART 2 on 20R-11372
			ALFORD, Jessica May			
835346	Transfer	95 02 28	PRO-BRANT GROUP LIMITED	LY, Khai Tuyen	$220,000.	FIRSTLY: Pt With Exp
				LEE, Donna Yik JT		SECONDLY: Pt des as Pt 2 on 20R-2754
835347	Charge	95 02 28	LY, Khai Tuyen	LAURENTIAN BANK OF CANADA	$110,000.	FIRSTLY: Pt With Exp
			LEE, Donna Yik			SECONDLY: Pt des as Pt 2 on 20R-2754
835348	Assignment	95 02 28	LY, Khai Tuyen	LAURENTIAN BANK OF CANADA		FIRSTLY: Pt With Exp
			LEE, Donna Yik			SECONDLY: Pt des as Pt 2 on 20R-2754
847650	By-Law	95 12 21		THE CORPORATION OF THE CITY OF		Pt des as Pt 1 on 20R-11372 & OL
	18-1995			BURLINGTON		To assume and declare parcels of land in
						the City of Burlington as part of the
						Public Highway - North Service Road, Appleby
						Line, Guelph Line, No. 2 Side Road, Pine
						Street, Lockhart Road, Brant Street,
						Raymore Drive, South Service Road, Tyrrell
						Road, Harold Road, Industrial Street,
						King Road, Emery Avenue and Masonry Court

NOTICE

The land in this abstract index is designated as of

SEP 2 3 1996

under part II of the Land Titles Act as qualified properties are registered under the Land Titles Act pursuant to Sec. 32. All Registrations subsequent to that date are recorded in the parcel register set out in Subsection 141(6) of the Land Titles Act.

FORM RO-1-TM

CONTINUED ON PAGE

Land Registry Records for Lot 85, Plan 99
Source: Halton Land Registry

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #20 | 07076-0383 (LT) | PAGE 1 OF 2 PREPARED FOR ATA ARCHITECTS ON 2022/08/23 AT 15:11:37

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

PROPERTY DESCRIPTION: FIRSTLY: PT LT 1 , PL 125 , AS IN 662884 EXCEPT PT 1, 20R-9944 ; T/W 744916 ; SECONDLY: PT LT 85 , RCP PL99 , AS IN 835346; CITY OF BURLINGTON

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
CONSOLIDATION FROM 07076-0017, 07076-0272

PIN CREATION DATE:
2022/05/24

OWNERS' NAMES
BRANT INVESTMENT HOLDINGS INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2022/05/24 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	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.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 1996/09/23 **						
119980	1961/01/25	BYLAW				C
422899	1975/10/31	AGREEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
20R2754	1976/08/13	PLAN REFERENCE				C
713605	1989/03/02	AGREEMENT			THE CORPORATION OF THE CITY OF BURLINGTON	C
HR1760362	2021/01/21	TRANSFER	$2	1246235 ONTARIO INC.	BRANT INVESTMENT HOLDINGS INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
HR1760363	2021/01/21	TRANSFER	$2	LEE, DONNA YIK LY, KHAI TUYEN	BRANT INVESTMENT HOLDINGS INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
HR1760364	2021/01/21	CHARGE		*** DELETED AGAINST THIS PROPERTY *** BRANT INVESTMENT HOLDINGS INC.	AFC MORTGAGE ADMINISTRATION INC.	
HR1760365	2021/01/21	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY ***		

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 85, Plan 99
Source: Halton Land Registry

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

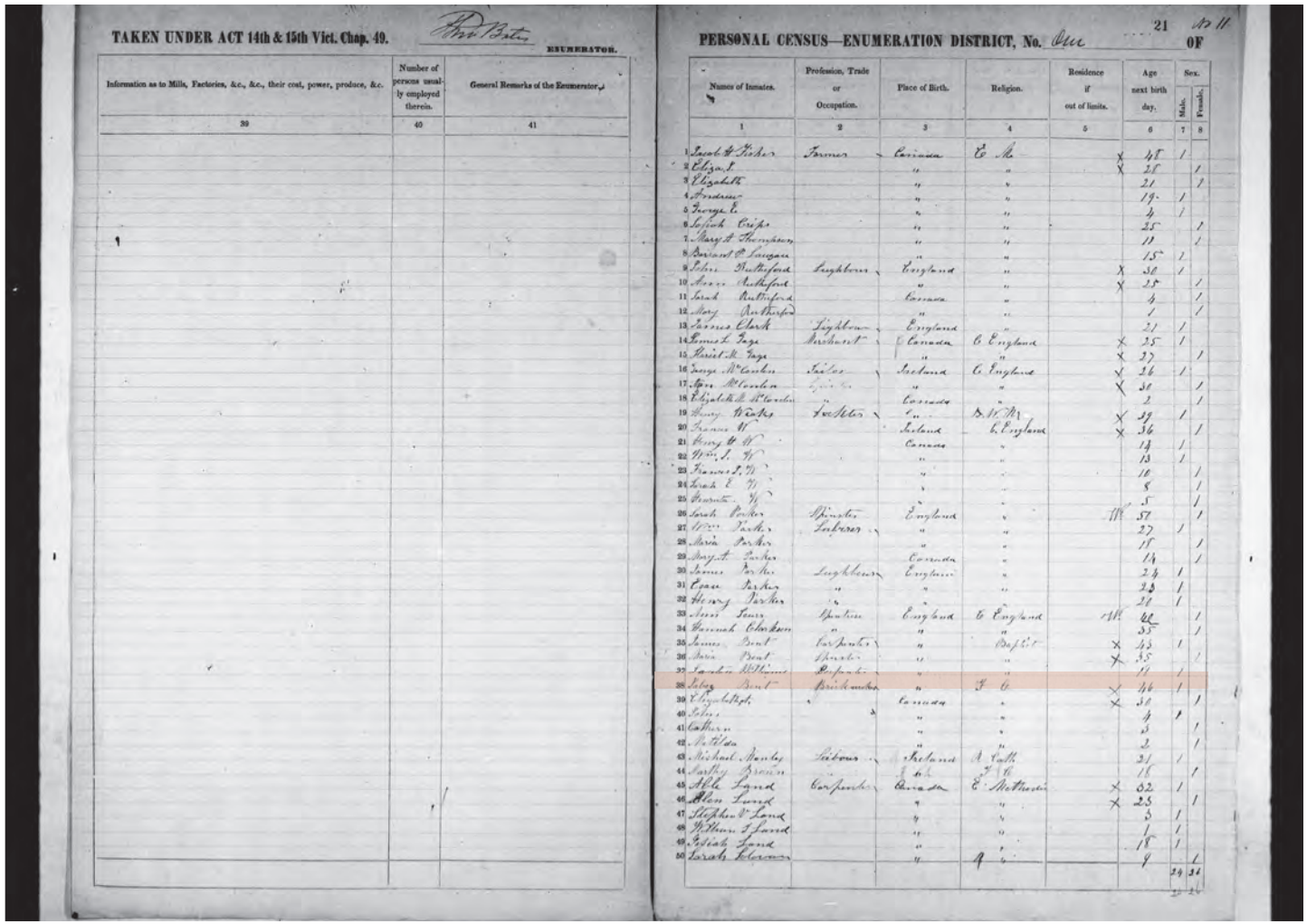
LAND REGISTRY OFFICE #20 | 07076-0383 (LT) | PAGE 2 OF 2 PREPARED FOR ATA ARCHITECTS ON 2022/08/23 AT 15:11:37

* 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
	REMARKS: HR1766364			BRANT INVESTMENT HOLDINGS INC.	AFC MORTGAGE ADMINISTRATION INC.	
HR1885679	2022/04/25	APL CONSOLIDATE		BRANT INVESTMENT HOLDINGS INC.		C
HR1899378	2022/06/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** AFC MORTGAGE ADMINISTRATION INC.		
	REMARKS: HR1766364.					
HR1899379	2022/06/13	CHARGE	$12,500,000	BRANT INVESTMENT HOLDINGS INC.	KINGSETT MORTGAGE CORPORATION	C
HR1899380	2022/06/13	NO ASSGN RENT GEN		BRANT INVESTMENT HOLDINGS INC.	KINGSETT MORTGAGE CORPORATION	C
	REMARKS: HR1899379					

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 85, Plan 99
Source: Halton Land Registry



TAKEN UNDER ACT 14th & 15th Vict. Chap. 49.

ENUMERATOR.

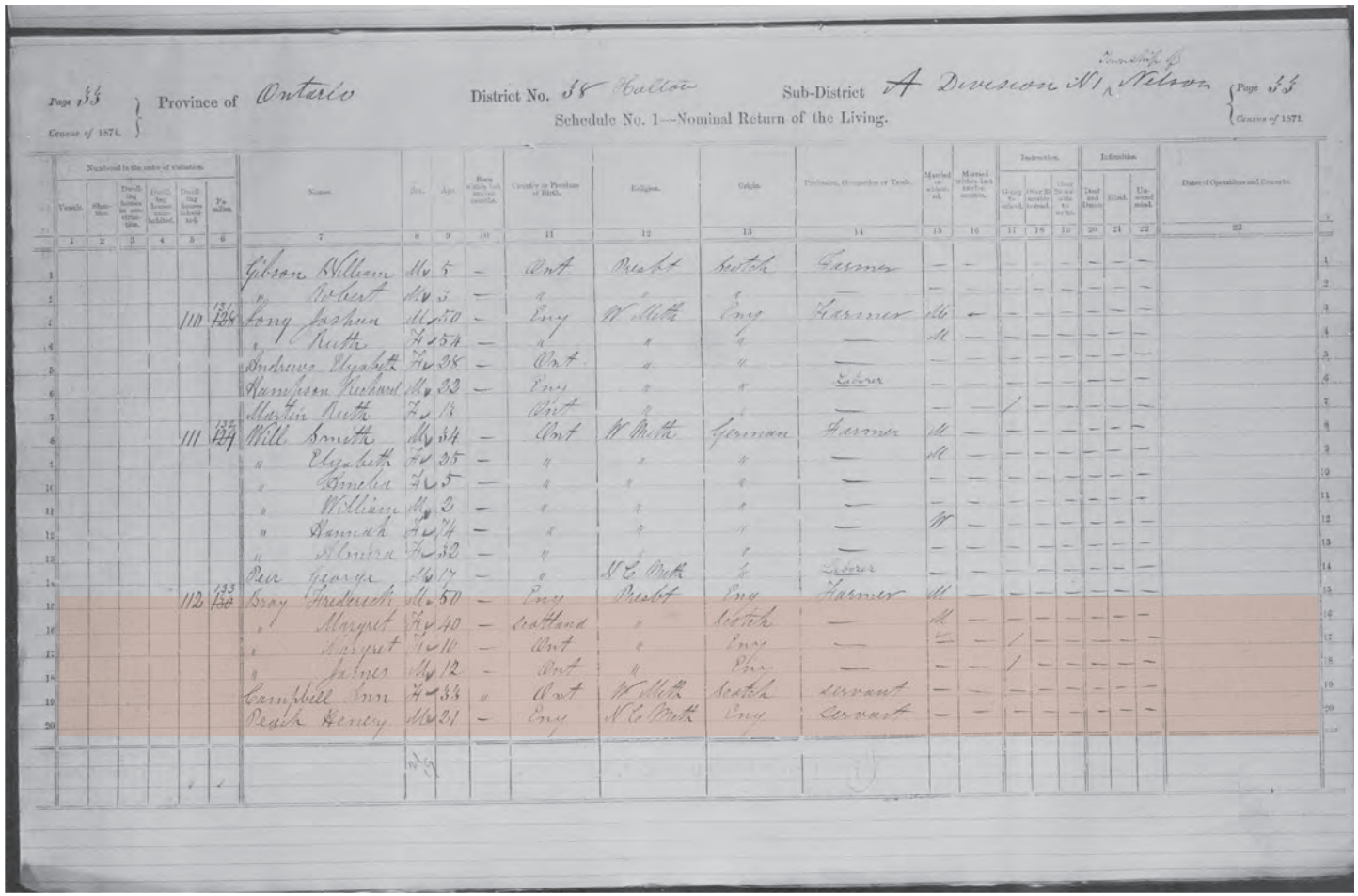
Information as to Mills, Factories, &c., &c., their cost, power, produce, &c.	Number of persons usually employed therein.	General Remarks of the Enumerator.
39	40	41

PERSONAL CENSUS—ENUMERATION DISTRICT, No. One ... 21 ... OF

Names of Inmates.	Profession, Trade or Occupation.	Place of Birth.	Religion.	Residence if out of limits.	Age next birth day.	Sex. Male.	Sex. Female.
1	2	3	4	5	6	7	8
1 Jacob A. Fisher	Farmer	Canada	E. Ch.	X	48	1	
2 Eliza J.		"	"	X	28		1
3 Elizabeth		"	"		21		1
4 Frederick		"	"		19	1	
5 George L.		"	"		4	1	
6 Sophia Crips		"	"		25		1
7 Mary A. Thompson		"	"		11		1
8 Servant P. Lavigne		"	"		15	1	
9 John Rutherford	Lighterman	England	"	X	30	1	
10 Anne Rutherford		"	"	X	25		1
11 Sarah Rutherford		Canada	"		4		1
12 Mary Rutherford		"	"		1		1
13 Barnes Clark	Lighterman	England	"		21	1	
14 Samuel Page	Merchant	Canada	C. England	X	35	1	
15 Harriet M. Page		"	"	X	37		1
16 George McCracken	Tailor	Scotland	C. England	X	26	1	
17 Ann McCracken		"	"	X	30		1
18 Elizabeth McCracken		Canada	"		2		1
19 Henry Weeks	Foreman	Eng.	D. W. M.	X	19	1	
20 Frances W.		Ireland	C. England	X	36		1
21 Henry B. W.		Canada	"		14	1	
22 Wm. J. W.		"	"		13	1	
23 Frances J. W.		"	"		10		1
24 Sarah E. W.		"	"		8		1
25 Henrietta W.		"	"		5		1
26 Sarah Parker	Minister	England	"		58		1
27 Wm. Parker	Labourer	"	"		27	1	
28 Maria Parker		"	"		18		1
29 Mary A. Parker		Canada	"		14		1
30 James Parker	Lighterman	England	"		24	1	
31 Isaac Parker	"	"	"		23	1	
32 Henry Parker	"	"	"		20	1	
33 Ann Sims	Spinster	England	C. England		60		1
34 Hannah Clarkson	"	"	"		33		1
35 James Bent	Carpenter	"	Baptist	X	43	1	
36 Sara Bent	Shoemaker	"	"	X	35		1
37 Landon McShane	Painter	"	"		19	1	
38 Jabez Bent	Brickmaker	"	E. C.	X	46	1	
39 Elizabeth		Canada	"	X	30		1
40 John		"	"		4	1	
41 Catherine		"	"		3		1
42 Matilda		"	"		2		1
43 Michael Manley	Labourer	Ireland	R. Cath.		31	1	
44 Martha Brown		[illegible]	[illegible]		18		1
45 Abla Lund	Carpenter	Canada	C. Methodist	X	52	1	
46 Ellen Lund		"	"	X	25		1
47 Stephen W. Lund		"	"		3	1	
48 William J. Lund		"	"		1	1	
49 Josiah Lund		"	"		18	1	
50 Sarah Peterson		"	"		4		1
						24	31

1851 Personal Census for Household of Jabez Bent
Source: 1851 Census of Canada, Library and Archives of Canada

APPENDIX
SUPPORTING DOCUMENTS

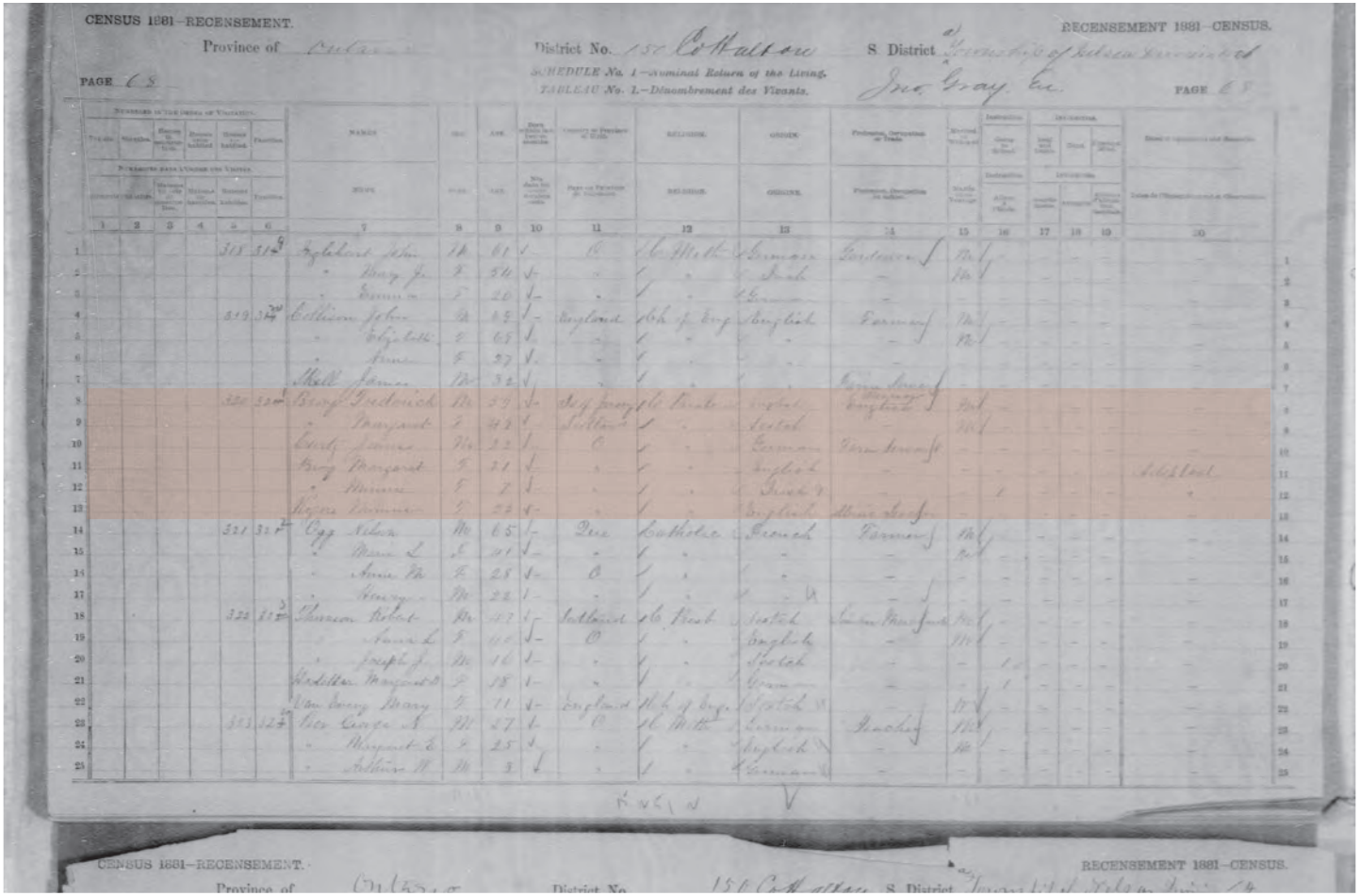


Page 33 Census of 1871. Province of Ontario District No. 38 Halton Sub-District A Division No 1, Nelson Schedule No. 1—Nominal Return of the Living. Page 33 Census of 1871.

Numbered in the order of visitation: Vessels	Shanties	Dwelling houses in corporations	Dwelling houses not included	Dwelling houses included	Families	Names	Sex	Age	Born within the Province	Country or Province of Birth	Religion	Origin	Profession, Occupation or Trade	Married or widowed	Married within the year	Instruction: Cannot read	Can read only	Can read and write	Infirmities: Deaf and Dumb	Blind	Unsound mind	Date of Operations and Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
						Gibson William	M	5	—	Ont	Presbt	Scotch	Farmer	—	—							
						" Robert	M	3	—	"	"	"	—	—	—							
				110	125	Long Joshua	M	50	—	Eng	W Meth	Eng	Farmer	M	—							
						" Ruth	F	54	—	"	"	"	—	M	—							
						Andrews Elizabeth	F	38	—	Ont	"	"	—	—	—							
						Hamilton Richard	M	23	—	Eng	"	"	Labour	—	—							
						Martin Ruth	F	18		Ont	"	"	—	—	—		✓					
				111	127	Will Smith	M	34	—	Ont	W Meth	German	Farmer	M	—							
						" Elizabeth	F	35	—	"	"	"	—	M	—							
						" Emelia	F	5	—	"	"	"	—	—	—							
						" William	M	3	—	"	"	"	—	—	—							
						" Hannah	F	74	—	"	"	"	—	W	—							
						" Almira	F	32	—	"	"	"	—	—	—							
						Pew George	M	17	—	"	M E Meth	"	Labour	—	—							
				112	130	Bray Frederick	M	50	—	Eng	Presbt	Eng	Farmer	M	—							
						" Margret	F	40	—	Scotland	"	Scotch	—	M	—							
						" Margret	F	10	—	Ont	"	Eng	—	—	—		✓					
						" James	M	12	—	Ont	"	Ire	—	—	—		✓					
						Campbell Ann	F	33	"	Ont	W Meth	Scotch	Servant	—	—							
						Veale Henry	M	21	—	Eng	M E Meth	Eng	Servant	—	—							

1871 Personal Census for Household of Frederick Bray
Source: 1881 Census of Canada, Library and Archives of Canada

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SUPPORTING DOCUMENTS


CENSUS 1881—RECENSEMENT.

RECENSEMENT 1881—CENSUS.

Province of

District No.

S. District

SCHEDULE No. 1—Nominal Return of the Living.
TABLEAU No. 1.—Dénombrement des Vivants.

PAGE

CENSUS 1881—RECENSEMENT.

RECENSEMENT 1881—CENSUS.

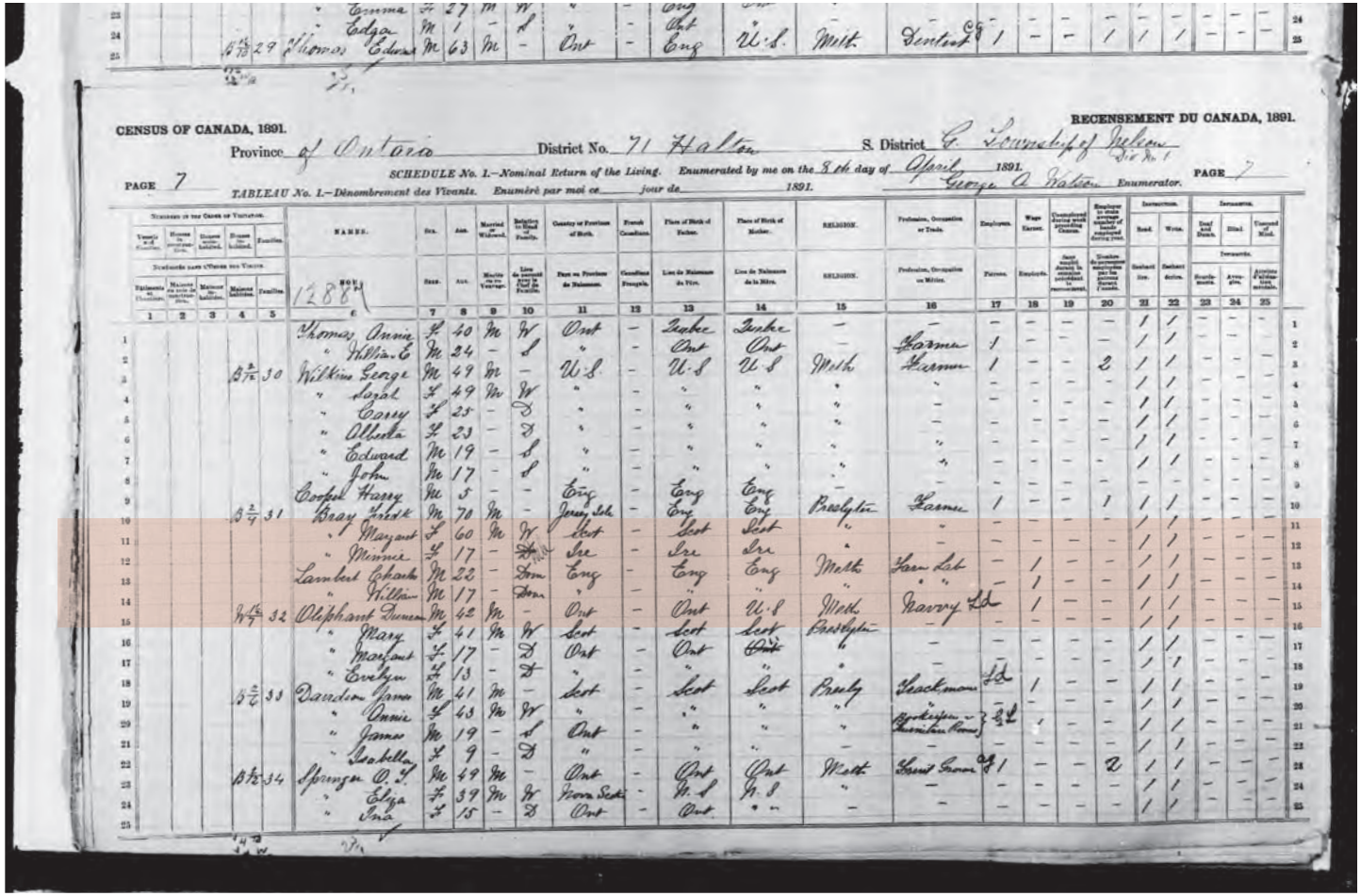
Province of

District No.

S. District

1881 Personal Census for Household of Frederick Bray
Source: 1881 Census of Canada, Library and Archives of Canada

APPENDIX
SUPPORTING DOCUMENTS



CENSUS OF CANADA, 1891.

RECENSEMENT DU CANADA, 1891.

Province of Ontario District No. 71 Halton S. District C. Township of Nelson S.D. No. 1

PAGE 7 SCHEDULE No. 1.—Nominal Return of the Living. Enumerated by me on the 8th day of April 1891.

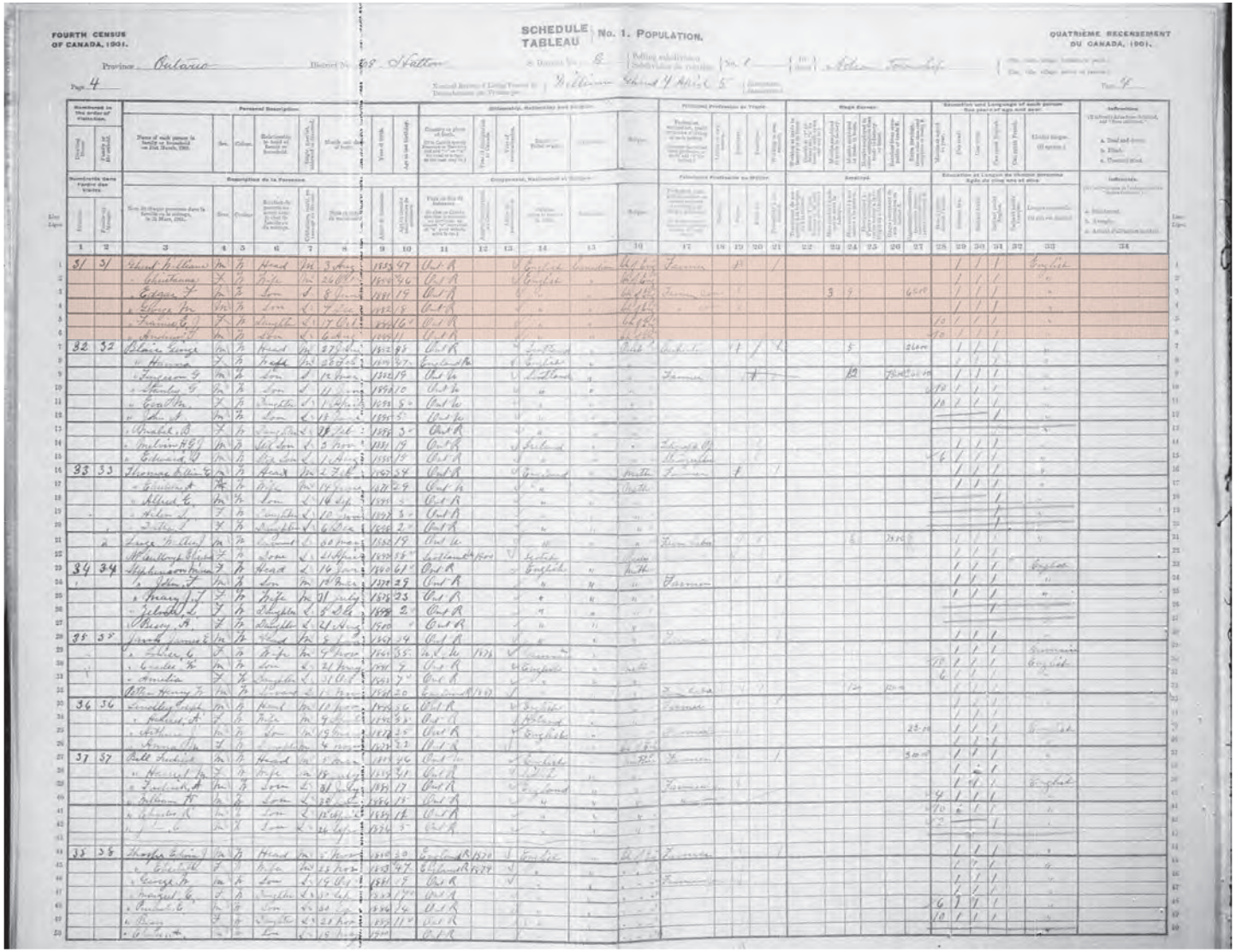
TABLEAU No. 1.—Dénombrement des Vivants. Enumeré par moi ce jour de 1891. George A Walton Enumerator.

PAGE 7

	NAMES.	Sex.	Age.	Married or Widowed.	Relation to Head of Family.	Country or Province of Birth.	French Canadian.	Place of Birth of Father.	Place of Birth of Mother.	RELIGION.	Profession, Occupation or Trade.	Employer.	Wage Earner.	Unemployed during week preceding Census.	Employer or other person working on own account, employing others.	Instruction. Read.	Instruction. Write.	Infirmities. Deaf and Dumb.	Infirmities. Blind.	Infirmities. Unsound of Mind.
	1288																			
	1	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
1	Thomas Annie	F	40	M	W	Ont	–	Quebec	Quebec	–	–	–	–	–	–	/	/	–	–	–
2	" William E	M	24	–	S	"	–	Ont	Ont	–	Farmer	/	–	–	–	/	/	–	–	–
3	B 2/12 30 Wilkins George	M	49	M	–	U.S.	–	U.S	U.S	Meth	Farmer	/	–	–	2	/	/	–	–	–
4	" Sarah	F	49	M	W	"	–	"	"	"	"	–	–	–	–	/	/	–	–	–
5	" Carey	F	25	–	D	"	–	"	"	"	–	–	–	–	–	/	/	–	–	–
6	" Alberta	F	23	–	D	"	–	"	"	"	–	–	–	–	–	/	/	–	–	–
7	" Edward	M	19	–	S	"	–	"	"	"	"	–	–	–	–	/	/	–	–	–
8	" John	M	17	–	S	"	–	"	"	"	–	–	–	–	–	/	/	–	–	–
9	Corfut Harry	M	5	–	–	Eng	–	Eng	Eng	–	–	–	–	–	–	–	–	–	–	–
10	B 2/4 31 Bray Frederick	M	70	M	–	Jersey Isle	–	Eng	Eng	Presbyter	Farmer	/	–	–	1	/	/	–	–	–
11	" Margaret	F	60	M	W	Scot	–	Scot	Scot	"	"	–	–	–	–	/	/	–	–	–
12	" Minnie	F	17	–	D	Ire	–	Ire	Ire	"	–	–	–	–	–	/	/	–	–	–
13	Lambert Charles	M	22	–	Son	Eng	–	Eng	Eng	Meth	Farm Lab	–	/	–	–	/	/	–	–	–
14	" William	M	17	–	Son	"	–	"	"	"	"	–	/	–	–	/	/	–	–	–
15	W 1/2 32 Oliphant Duncan	M	42	M	–	Ont	–	Ont	U.S	Meth	Harness	2	/	–	–	/	/	–	–	–
16	" Mary	F	41	M	W	Scot	–	Scot	Scot	Presbyter	–	–	–	–	–	/	/	–	–	–
17	" Margaret	F	17	–	D	Ont	–	Ont	Ont	"	–	–	–	–	–	/	/	–	–	–
18	" Evelyn	F	13	–	D	"	–	"	"	"	–	–	–	–	–	/	/	–	–	–
19	B 2/12 33 Davidson James	M	41	M	–	Scot	–	Scot	Scot	Presby	Blacksmith	1	/	–	–	/	/	–	–	–
20	" Annie	F	43	M	W	"	–	"	"	"	"	–	–	–	–	/	/	–	–	–
21	" James	M	19	–	S	Ont	–	"	"	"	Bookkeeper Dominion Bank	1	/	–	–	/	/	–	–	–
22	" Isabella	F	9	–	D	"	–	"	"	"	–	–	–	–	–	/	/	–	–	–
23	B 1/2 34 Springer O. J.	M	49	M	–	Ont	–	Ont	Ont	Meth	Grist Grower	1	–	–	2	/	/	–	–	–
24	" Eliza	F	39	M	W	Scot	–	U.S	U.S	"	–	–	–	–	–	/	/	–	–	–
25	" Ina	F	15	–	D	Ont	–	Ont	"	–	–	–	–	–	–	/	/	–	–	–

1891 Personal Census for Household of Frederick Bray
Source: 1891 Census of Canada, Library and Archives of Canada

APPENDIX
SUPPORTING DOCUMENTS


FOURTH CENSUS OF CANADA, 1901.

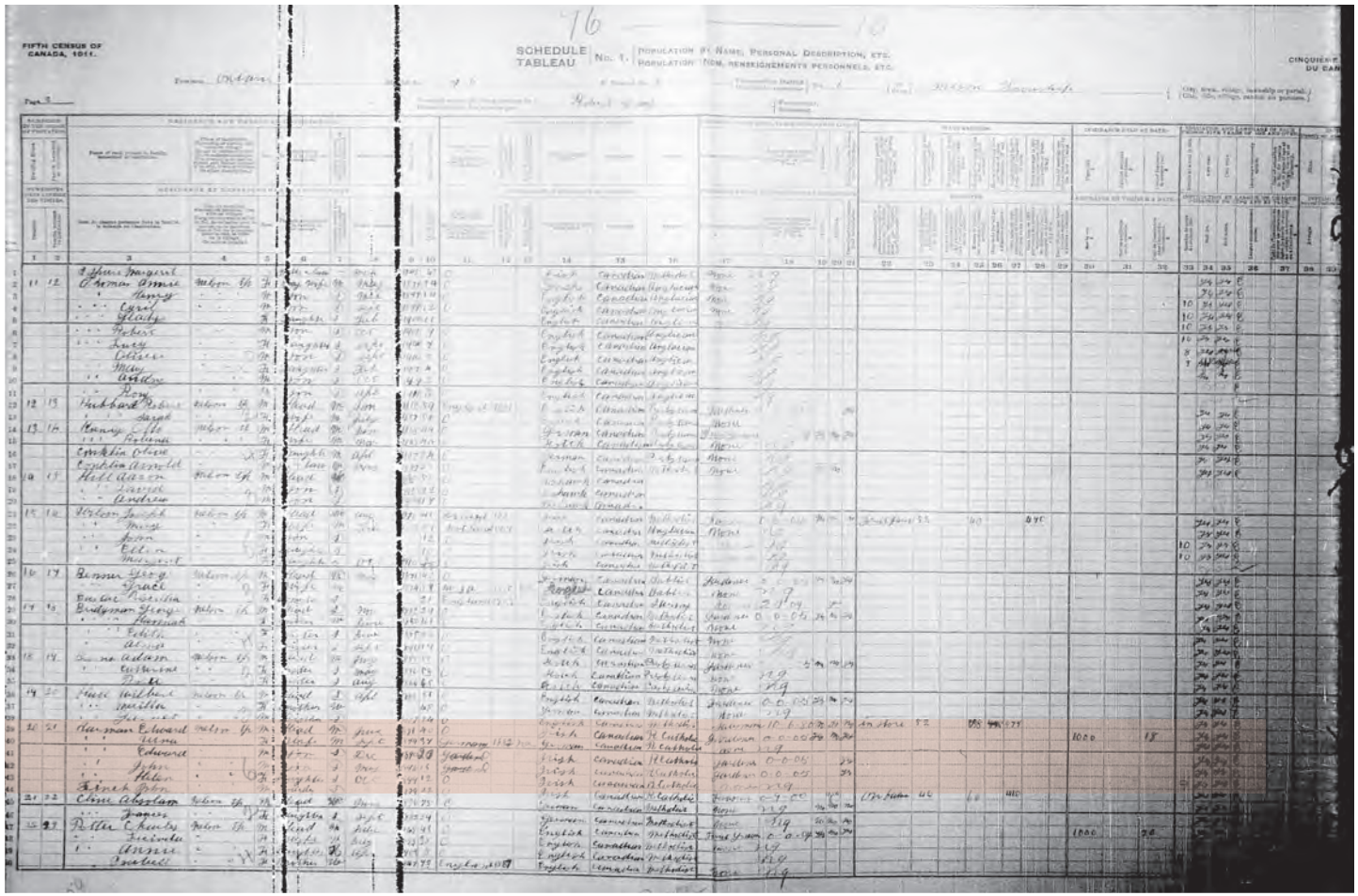
SCHEDULE No. 1. POPULATION.
TABLEAU

QUATRIÈME RECENSEMENT DU CANADA, 1901.

Province Ontario

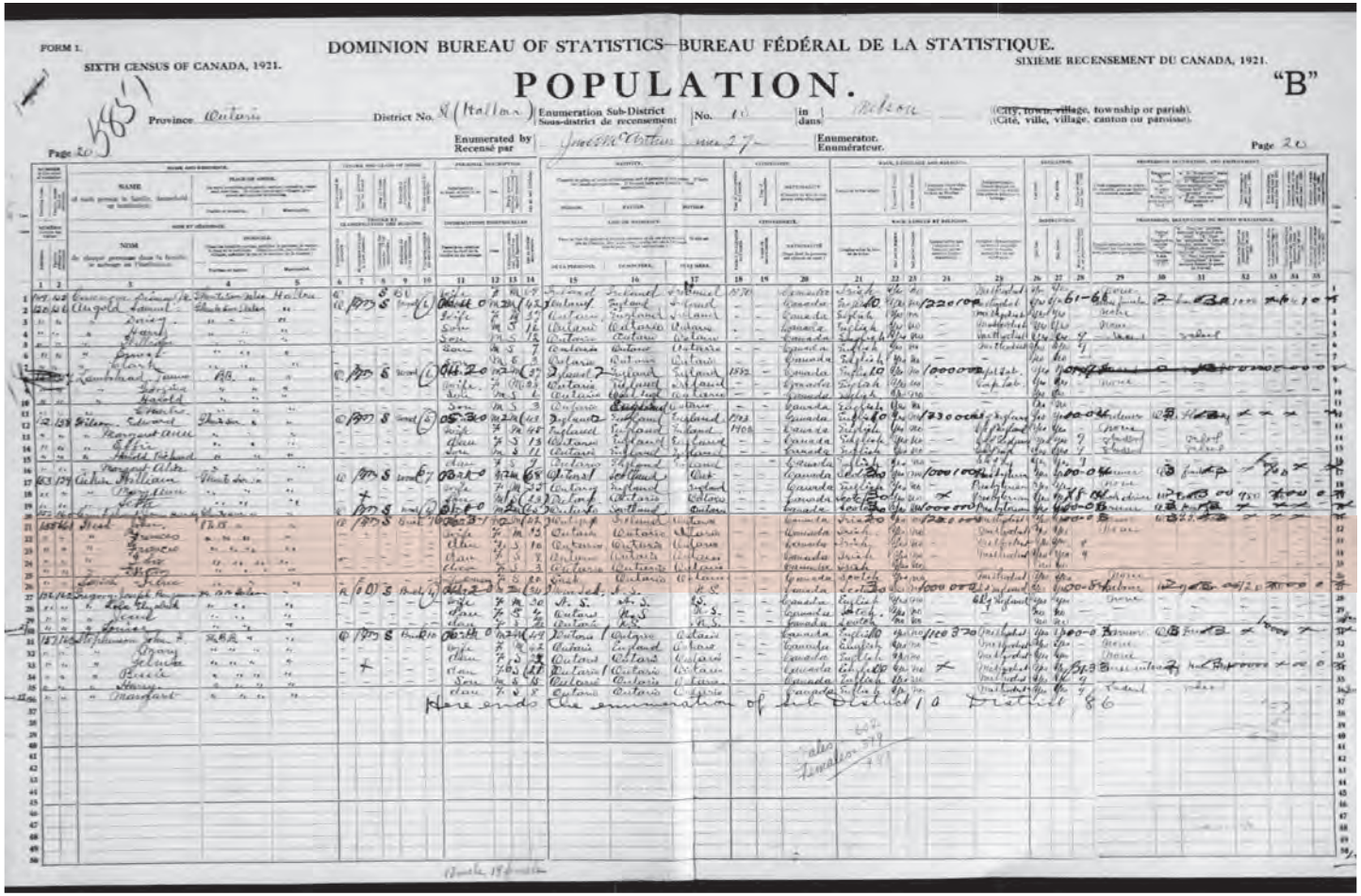
1901 Personal Census for Household of William Grent
Source: 1881 Census of Canada, Library and Archives of Canada

APPENDIX
SUPPORTING DOCUMENTS



1901 Personal Census for Household of Edward Harman
Source: 1901 Census of Canada, Library and Archives of Canada

APPENDIX
SUPPORTING DOCUMENTS



FORM 1.

SIXTH CENSUS OF CANADA, 1921.

DOMINION BUREAU OF STATISTICS—BUREAU FÉDÉRAL DE LA STATISTIQUE.

SIXIÈME RECENSEMENT DU CANADA, 1921.

POPULATION.

"B"

Province Ontario District No. 86 (Halton) Enumeration Sub-District / Sous-district de recensement No. 10 in / dans Nelson (City, town, village, township or parish. (Cité, ville, village, canton ou paroisse.)

Enumerated by / Recensé par John W. Patton June 27

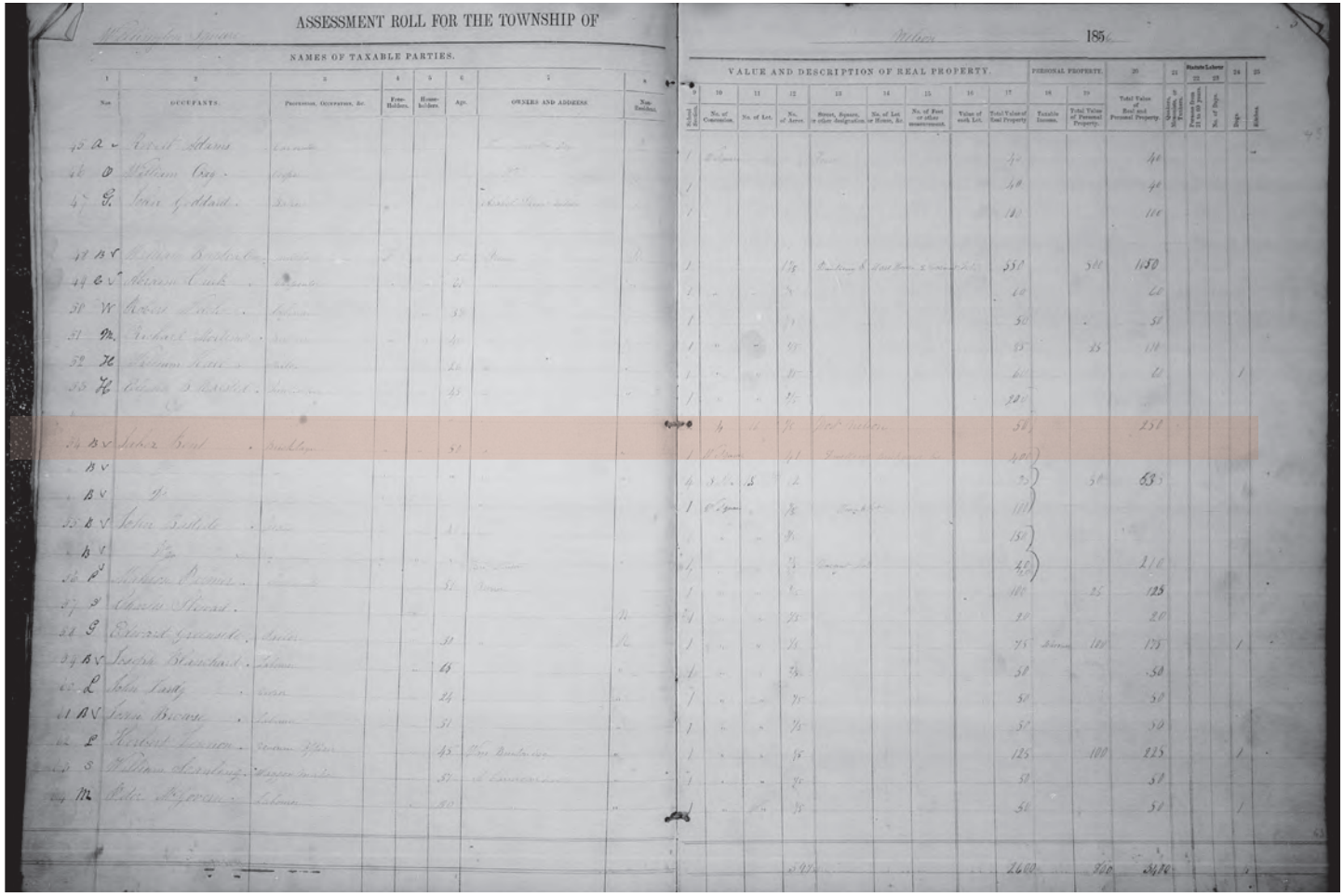
Enumerator. / Énumérateur.

Page 20

Here ends the enumeration of Sub District 10 District 86

1901 Personal Census for Household of William Grent
Source: 1881 Census of Canada, Library and Archives of Canada

APPENDIX
SUPPORTING DOCUMENTS


ASSESSMENT ROLL FOR THE TOWNSHIP OF

NAMES OF TAXABLE PARTIES.

VALUE AND DESCRIPTION OF REAL PROPERTY.

PERSONAL PROPERTY.

1856

1856 Tax Assessment of Jabez Bent
Source: 1586 Census of Canada, Library and Archives of Canada

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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

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,

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

APPENDIX
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

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

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 Hillsview 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

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

> 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

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. & Wyecroft 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

> 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