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curriculum vitae

Education:

Trinity College, University of Toronto

- B. A. (4 year) (Specialist English, Specialist History)

Ryerson Polytechnic University

- detailing of residential and institutional buildings, OBC, technical and presentation drawing

Royal Architectural Institute of Canada Syllabus Program

- program of architectural education through practical and design studio experience

Employment:

2010 - Present

SMDA Design Ltd. (Owner)

- (formerly Strickland Mateljan Design Associates Ltd.)
- architectural design practice specializing in custom residential and small commercial /institutional projects, land development consultation, residential infill, adaptive re-use, heritage conservation
- contract administration, tendering, site review for private and institutional clients
- heritage and urban design consulting for complex infill projects
- responsible for management, business development, marketing and project delivery
- extensive experience with building technical issues, integration of building systems, barrier-free issues, change of use issues, Ontario Building Code
- extensive experience in multi-disciplinary team environments
- extensive experience in municipal approvals, heritage approvals
- Ontario Association of Architects licence with terms, conditions and limitations
- qualified to give expert testimony on matters of Urban Design and Heritage Conservation to Ontario Local Planning Appeal Tribunal (LPAT) (2019)

2001 - 2010

Gren Weis Architect and Associates, Designer and Project Manager

- design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction
- extensive client, consultant and building site involvement
- specialist at Municipal Approvals, Site Plan and Re-zoning approvals
- specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities

1993-2001

Diversified Design Corporation, Owner

- conceptual design, design development, working drawings, approvals for custom residential, institutional and commercial projects
 - construction management and hands-on construction
-

Recent professional development:

2019	OAA Conference, Quebec City PQ
2018	Ontario Heritage Association Conference, Sault St. Marie ON
2017	RAIC/OAA Conference, Ottawa ON
2017	Ontario Heritage Association Conference, Ottawa ON
2012	OAA – Admission Course
2011	Ontario Heritage Association Conference, Cobourg ON
2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	First appearance before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

Activities:

2016-2019	Member, OAA Practice Committee
2015-present	Guest critic, Centennial College Architectural Technology Program
2014-2015	Guest critic, University of Waterloo Architectural Practice Program
2012-present	Member, Board of Directors, OAAAS (President from 2018)
2011-2016	Member and contributing writer, Editorial Committee, OAA Perspectives magazine
2008-2015	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007-2020	Member, Mississauga Heritage Advisory Committee (vice-chair 2015-2019), member of the Heritage Award jury and Heritage Property Grant Panel
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

Memberships:

- Ontario Association of Architects (OAA)
Ontario Association of Applied Architectural Sciences (OAAAS)
(former) Ontario Association of Certified Engineering Technicians and Technologists (OACETT)

MAY, 2014

(REV. MARCH 2016)

(REV. MAY 2016)

(SECOND REV. MAY 2016)

*HERITAGE IMPACT STUDY
PROPOSED DEVELOPMENT
6, 10 & 12 QUEEN STREET SOUTH
MISSISSAUGA, ON*



Strickland
Mateljan

Design + Architecture

www.smda.ca

Overview:

This report is prepared to address the proposed demolition and re-development of the properties at 6, 10 & 12 Queen Street South, Mississauga, ON. The legal description of these properties is Part Lots 22 & 23, Plan STR2, City of Mississauga (6 Queen St. South); Part Lots 21 & 22, Plan STR2, Part 2, City of Mississauga (10 Queen St. South); and Part Lot 21, Plan STR2, City of Mississauga (12 Queen St. South).

Rick Mateljan of Strickland Mateljan Design Associates Ltd. was engaged by CanTam Group (agents for the owners Rajwant Grewal & Talwinder Grewal (6 Queen St. South) and Barjo Streetsville Inc. (10 & 12 Queen St. South)) to complete a Heritage Impact Study and to comment on an original design by Battaglia Architect Inc. The site and existing dwelling were photographed and measured in August, 2013 and April, 2014. A Chain of Title search was performed by Stephen Nott Conveyancing Services of Brampton, ON. The information from this search was used to establish the timelines and ownership of the property, as set out in Section 3 and the appendix to this document.

This property is located within two Cultural Landscapes (Streetsville Village Core and Mississauga Road Scenic Route) recognized and regulated by the City of Mississauga.

"Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so. All cultural landscapes are listed on the City's Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City's Heritage Register."

. . . Cultural Landscapes can be defined as a setting which has enhanced a community's vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place."

(City of Mississauga website)

The Cultural Landscape Inventory defines and describes the fundamental characteristics of these Landscapes as follows:

Streetsville:

"Despite the encirclement of Streetsville by encroaching urbanization over the past twenty years, the main core of the community retains the distinct scale and character of a rural farming town. New developments continue to respect the scale of shop fronts along the main portion of the street and local features have crept into the many forecourt walls fronting buildings to the north end of the core area. Because of its integration with the surrounding development, the core area

remains a local service centre to its surrounding community - albeit to a much larger population base. Care should be taken to ensure that the appearance of Streetsville, including extant churches, cemeteries and public buildings, is retained in the face of future development pressures to ensure that the character of this part of Mississauga remains intact. There are over ninety heritage properties listed, many of which are designated. Streetsville is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village."

Mississauga Road Scenic Route:

"Mississauga Road is one of the oldest roads in Mississauga. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. It is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality."

(The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geodata Resources Inc., 2005)

Terms of Reference:

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following:

1. General requirements:

- property owner contact information
- location map
- a site plan of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing and topographical features
- a written and visual inventory (photographs) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal photographs and floor plans are also required.
- a site plan and elevations of the proposed development
- for cultural landscapes or features that transcend a single property, a streetscape plan is required, in addition to photographs of adjacent properties
- qualifications of the author completing the report

2. Addressing the Cultural Landscape or Feature Criteria:

- scenic and visual quality
- natural environment
- landscape design
- aesthetic and visual quality
- consistent scale of built features

- illustrates a style, trend or pattern
- illustrates an important phase of social or physical development
- significant ecological interest

3. Property information:

- chain of title, date of construction

4. Impact of Development or Site Alteration:

- destruction of any, or part of any, significant heritage attributes or features
- alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden
- isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- a change in land use where the change in use negates the properties cultural heritage value
- land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources

5. Mitigation Measures:

- alternative development approaches
- isolating development and site alteration from the significant built and natural heritage features and vistas
- design guidelines that harmonize mass, setback, setting and materials
- limiting density and height
- allowing only compatible infill and additions
- reversible alterations

6. Qualifications:

- The qualifications and background of the person completing the Heritage Impact Statement will be included in the report. The author must demonstrate a level of professional understanding and competence in the heritage conservation field of study

7. Recommendation:

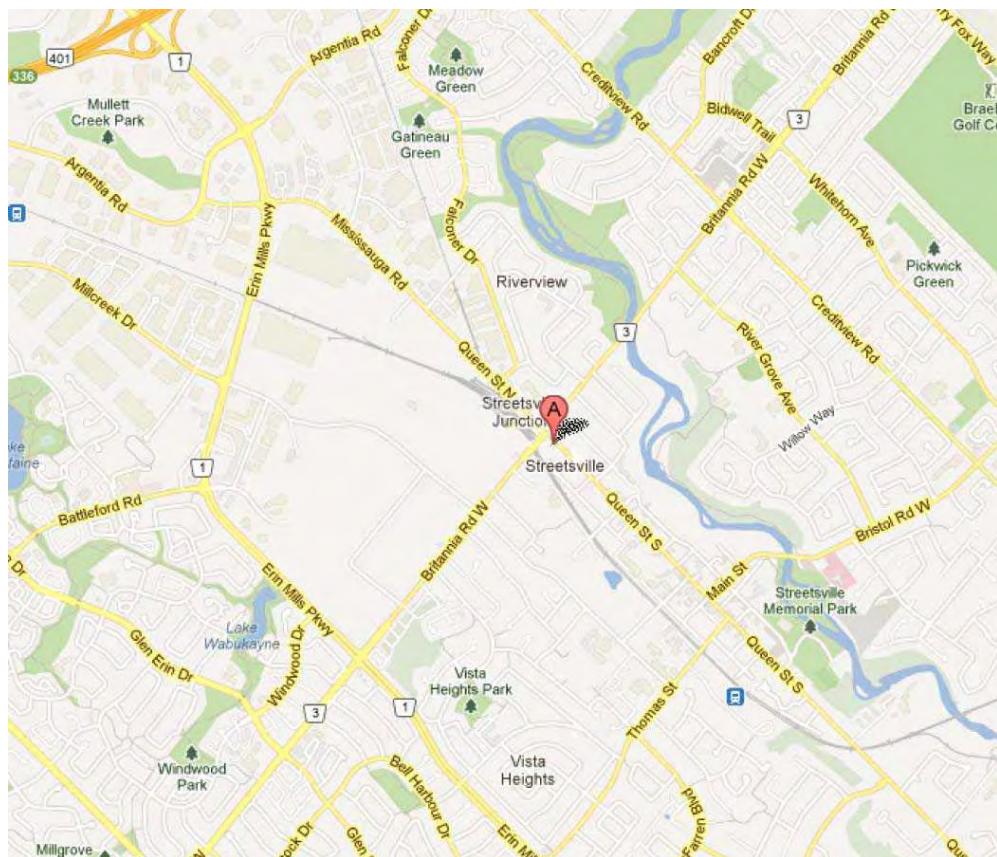
- the consultant should provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act

1. General Requirements

Property owners:

6 Queen Street South was acquired by its present owners in Dec, 2005. 10 Queen Street South was acquired by its present owner in October, 2010 and 12 Queen Street South in October, 2011. All of the owners may be contacted through their project manager The CanTam Group Ltd., Planning & Building Consultants, 850 Tapscott Rd., Unit 51, Toronto ON, 416 335 3353.

Site map:



Context:

The property is located on the west side of Queen Street South, south of Britannia Rd. and north of the historic core of the Village of Streetsville. This is a transitional community characterized by smaller, single family homes that are now being converted to professional, personal service and medical office uses. There has also been

significant re-development and intensification in this area with some of the older homes replaced by larger, single family homes and also some infill townhouse development.

To the north are purpose-built industrial and commercial buildings and to the west is the railroad track.

The east side of Queen Street South is generally more regular as regards built form and lotting pattern (reflecting its later development – see below) despite much conversion of these original buildings to commercial use. The west side of Queen Street South is highly irregular, however, with much redevelopment and inconsistency in land use and built form. This is exacerbated by the presence of the railroad track to the west and the development of industrial and storage uses adjacent to the railroad track.

Directly to the south of the subject site are two single family detached dwellings and south of them are infill townhouse developments along the north and south sides of James St. These are a development constructed in 2001.¹

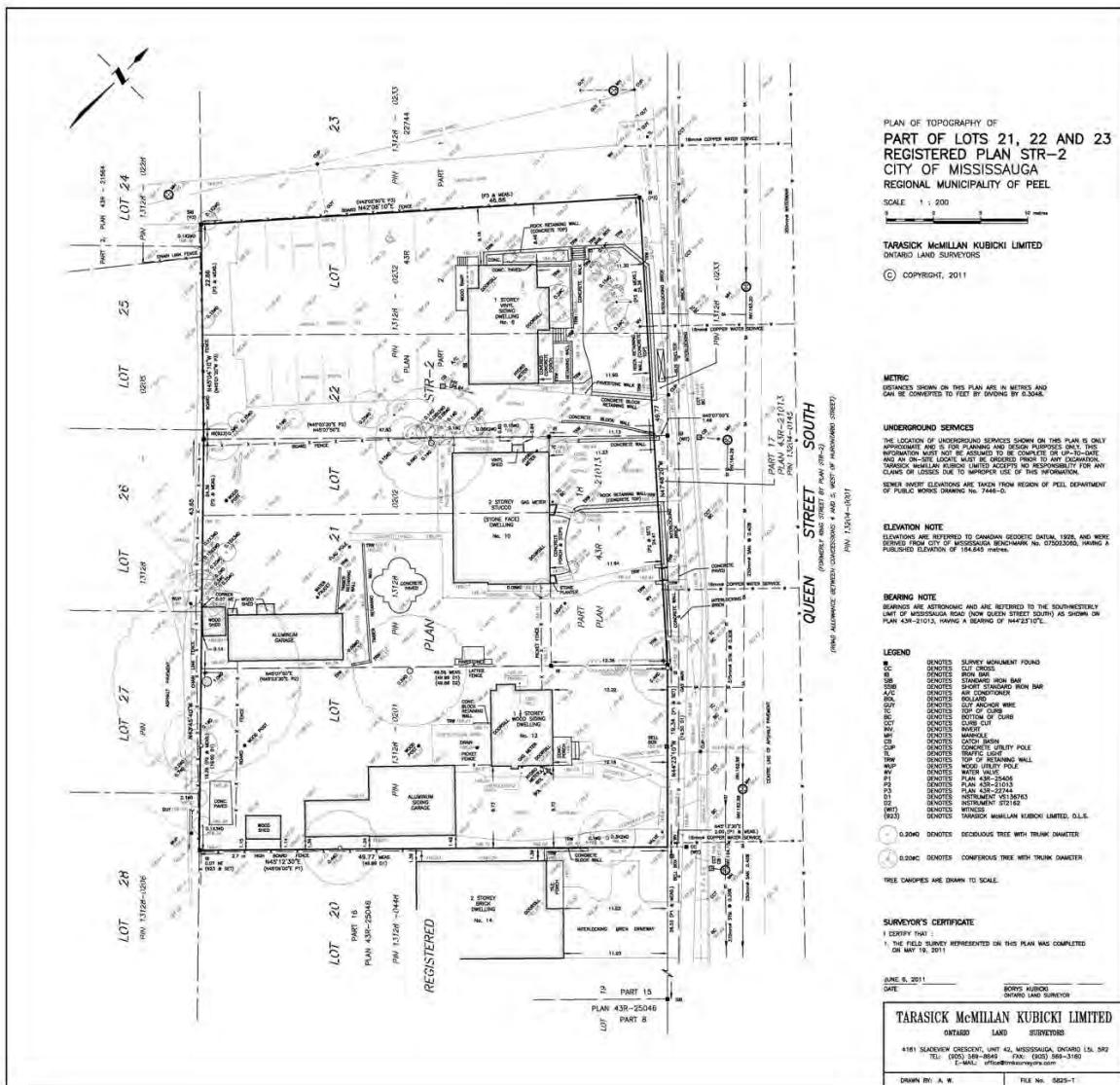
To the north of the site is Britannia Road, a busy arterial road, and north of that commercial and industrial development

The area is designated as a community node in the Mississauga Official Plan (2011) (presently under appeal). There are a number of specific provisions in the Plan to that encourage:

- the enhancement of the village character of Streetsville
- high level of urban design, landscaping and compact built form
- retention of Queen Street South as a commercial core
- conservation of built heritage features
- designs for new buildings to “enhance the historic character and heritage context of the Streetsville Node through appropriate height, massing, architectural pattern, proportions, setback and general appearance
- development of mix of residential and office uses on second floors and street commercial uses on main floors
- at least two stories and not more than 3 stories of building height
- apparent height of buildings to be reduced through massing and design
- development to reflect existing lotting patterns, setbacks of new buildings should match adjacent buildings
- placement of parking areas to the rear

¹ City of Mississauga building department records – www.mississauga.ca

The property is zoned C4-38 under the City of Mississauga Zoning By-law 225-2007. This is “Mainstreet Commercial” zoning that allows retail stores, restaurants, business and personal service uses but not automotive uses. The by-law also restricts building height to two stories in this local area.



Existing Property Survey



Context Plan



Subject Site



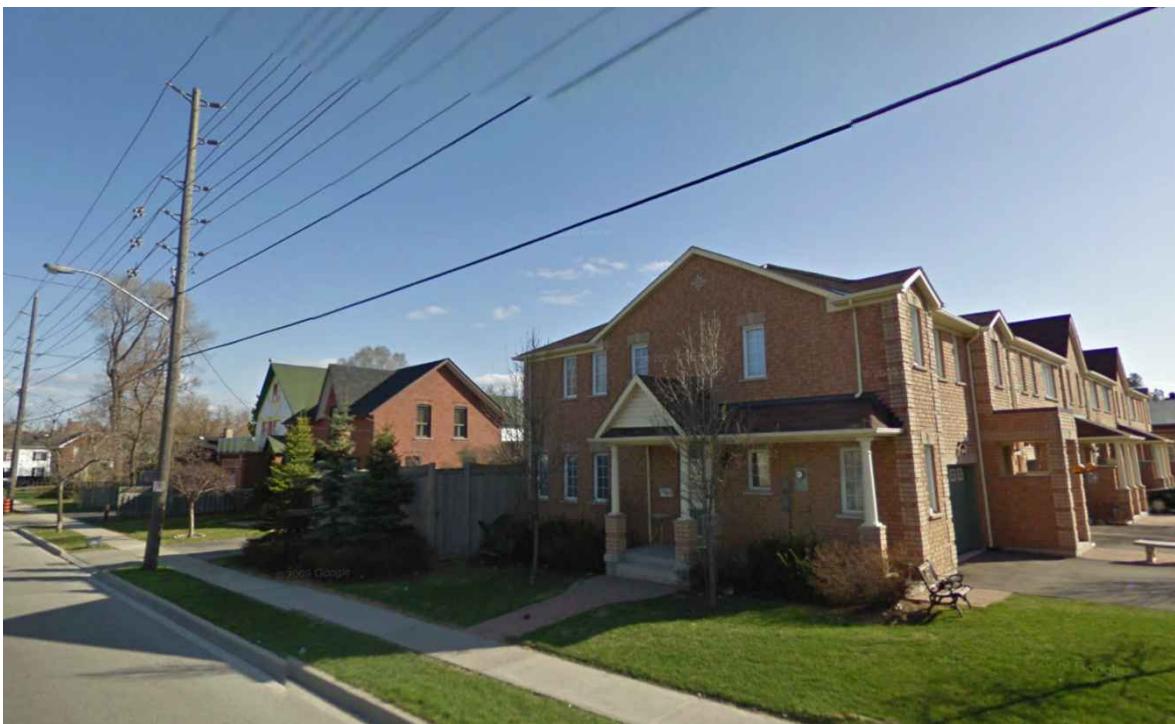
12 Queen Street South



6 & 10 Queen Street South



New Single Family Residential Development south of subject site



New Townhouse development south of subject site



Existing homes (some converted to commercial) on east side of Queen St. S.



Queen St. S. looking north from subject site



Queen St. S. looking south from subject site

Existing conditions on site:

The site comprises three properties known as 6, 10 & 12 Queen Street West. Together they form a parcel approximately 70m wide x 47m deep. To the north the property is bounded by a narrow parcel that serves as an access lane to the property to the west. To the west are industrial and storage uses and to the south a single family home at 18 Queen Street South. The property is level and moderately treed.

6 Queen Street South:

This is a one-storey building approximately 34' x 28' with a one-storey addition to the north approximately 8' x 20'. The building is of frame construction with concrete block basement. There is a crawl-space only beneath the north addition. There is an oil tank in the basement. Although presumably built as a single-family residence the building is presently used as a medical office. City of Mississauga records indicate plumbing permits issued in the mid 1950's, an enclosed unheated porch permit in 1984 (this may be the north addition), unspecified alterations in 1989 and then a permit for a pylon sign ("The Cock & Pheasant") in 1996 and alterations to permit a medical office in 1999.²

The building is entirely covered in vinyl siding and the windows are new, vinyl thermal units. All of the former residential detailing, trimwork and character on the inside of the building has been removed. There appears to be a vestige of the residential floor plan still existing but given the former use of the building as a restaurant this is questionable.

The roof is a simple gable with medium slope. The south-east corner of the building is indented beneath the roof to create a covered porch. There is a corner window at this location. These details, the porch formed by the negative space of the recessed corner and the corner window are modernist architectural details and typical of early post-war construction. The building's form and remnant materials correspond to this. The building's form and extant original materials would be indicative of 1940's or early 1950's construction.

There are no outbuildings on the property (City records indicate one was removed in 1999). The former back yard is presently used as a parking lot for the medical office.

The building's overall condition is good.

² City of Mississauga building department records – www.mississauga.ca



6 Queen Street South - north-east oblique view



6 Queen Street South - south-east oblique view



6 Queen Street South - rear elevation



6 Queen Street South – interior

10 Queen Street South:

This is a two-storey building approximately 22' x 46' with a one-storey rear element approximately 12' x 46'. The two-storey part of the building has a gambrel roof with five dormers facing the street and one large shed dormer facing the rear. There is an attached garage in the two-storey part of the building. The one-storey element has a flat roof.

Examination of the building reveals that it has obviously been much modified since its original construction. On the main floor the garage is most likely a later addition as is the flat roofed portion along the rear. On the second floor the master bedroom (located above the garage) is also most certainly later than the rest of the second floor. This conclusion is based on differing trims in these rooms and on the fact that what is likely the original house is heated by forced air heating fed through older, wall type diffusers while the rooms that appear to be newer are heated with electric baseboard heaters.

Examination of the basement also bears out this hypothesis. There is a partial basement only, located on the south-east corner of the home. This basement measures approximately 22' x 27' (outside dimensions) and is located under the part of the home presumed to be older. (Interestingly, this basement is very similar to the dimensions of the house at 12 Queen Street South – this may give a clue as to the former appearance of this home.)

The front elevation of the home is angel-stone on the main floor with aluminum siding on the dormers and gable ends. The sides and rear of the main floor are otherwise rough-cast stucco. The angel-stone finish and aluminum siding most certainly dates from the later renovation. The stucco may be original.

There is very original trimwork or detail remaining in the presumed original house but what is there would be suggestive of pre WW2 construction. The majority of the trimwork and detailing, especially in the presumed additions, is suggestive of 1960's construction. The exterior material selections are also suggestive of 1960's construction.

The home is in very poor condition, with numerous instances of water penetration through the roof, falling ceilings and significant mould contamination in the basement.

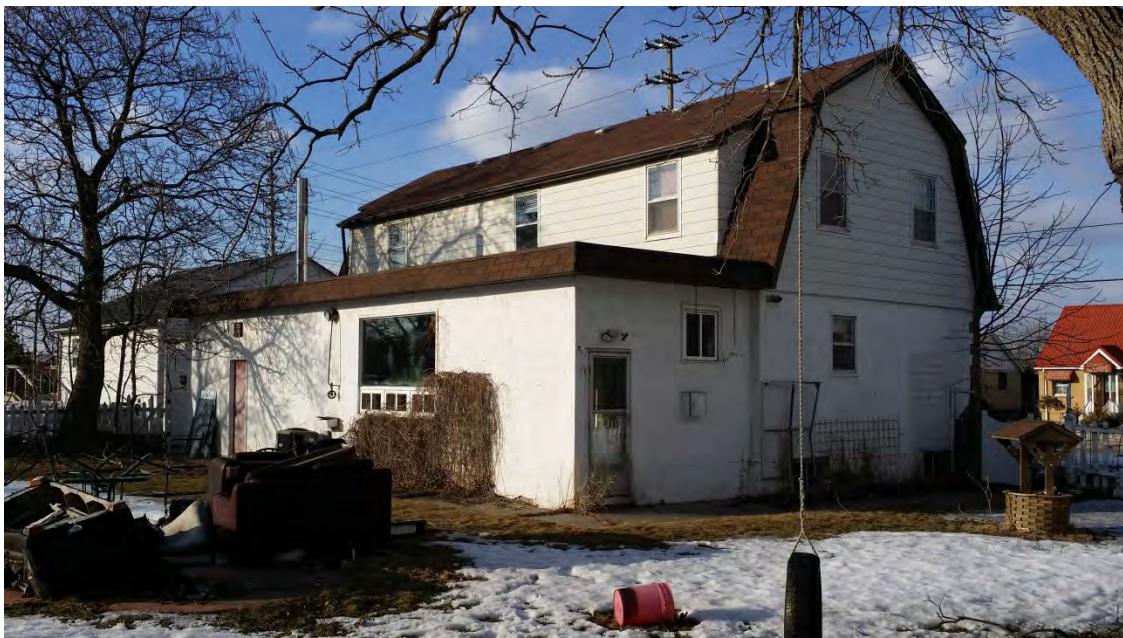
There is a large metal-clad shed structure in the rear yard.



10 Queen Street South - front elevation



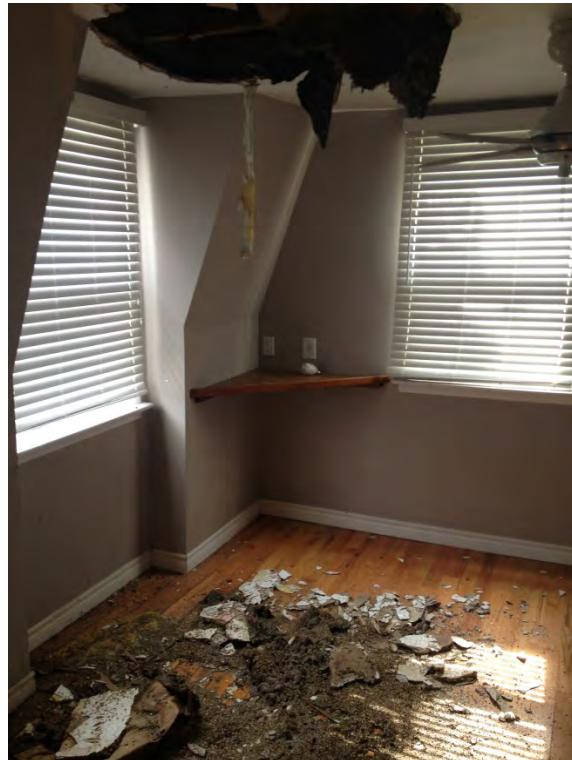
10 Queen Street South - north-west oblique view



10 Queen Street South - south-west oblique view



10 Queen Street South - main floor interior (note water damage above cabinets)



10 Queen Street South - second floor interior (note falling ceiling)



10 Queen Street South - basement interior (note extensive mould contamination)

12 Queen Street South:

This is a 1 ½ storey building approximately 22' x 27' with simple gable roof. There is one shed dormer facing the street and two gable dormers facing the rear. The ground floor is a kitchen and living and dining room combination and the second floor is two bedrooms and one bathroom.

The exterior is painted wood siding and trims. The exterior and interior appear to be virtually as built and is generally in very good condition. Even the kitchen is original to the home – this is very unusual in homes of this vintage. The exterior features some interesting Arts & Crafts trimwork including brackets at the front portico, exposed rafter tail detail at the front portico and octagonal window on the rear elevation. These details would suggest a pre-WW2 construction date.

This home is interesting in that it exists largely as built and includes more architectural detail and interest than would typically be found on a building of this size. It is a small but handsome and well-crafted home and has obviously been well maintained.

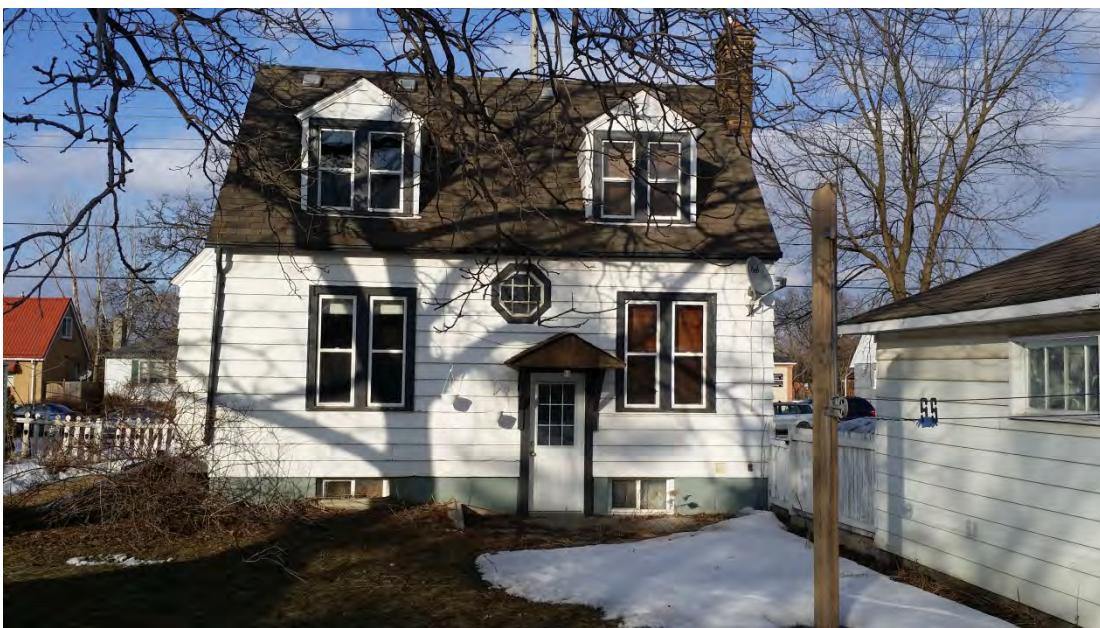
There is also a detached garage on the property.



12 Queen Street South - south-west oblique view



12 Queen Street South - north-east oblique view



12 Queen Street South - rear elevation



12 Queen Street South - interior (note original kitchen)



12 Queen Street West - interior (note original trimwork)

Analysis:

6, 10 & 12 Queen Street South are typical of homes that were built before, during and immediately after WW2. Generally these were simple, architecturally generic homes constructed by small builders on individual lots. As a group they are of some cultural interest in describing the mid-century trend toward sub-urbanization, the urgent need for housing for returned veterans and for post-war immigrants and the consequent housing boom that occurred during these years. Individually, however, their generic nature and lack of detail or obvious architectural expression generally means that there is no argument for preservation. In the case of these particular buildings, 6 & 10 Queen Street South have had any interest that may have once possessed stripped away by successive renovations and changes of use. With the possible exception of the addition to 10 Queen Street South that added an attached garage, more living space and a third bedroom there is little ability here to use these homes as a way to track changing cultural expectations.

12 Queen Street South is of some interest in that it exhibits more architectural intent and craftsmanship than is typical in these homes and because it retains much more of its original fabric than do most homes of this era. It is also reminiscent in form of WW2 Victory Housing, although there is no evidence that this house was in any way associated with wartime housing development.

Proposal:

Proposed building (Battaglia Architect Inc.)

The proposal involves the demolition of the existing buildings on this site and the construction of a new 2-storey building of approximately 2000 m² designed by Battaglia Architect Inc. It will feature retail uses on the ground floor and medical and general office uses on the second floor, with parking provided in the rear yard and underground.

The proposed building is a rectangular, two-storey volume with polychromatic brick finish, stucco accents and a flat roof. The building has been designed to present itself as three component elements separated by recessed, glass facades. The individual component "buildings" recall in form, massing and materiality typical main street commercial buildings such as would be found in most Victorian Ontario towns, including Streetsville. The idea here is several – to acknowledge that these properties are being converted to commercial use, to create a visual relationship with the heritage commercial core of downtown Streetsville and to recall that these are three constituent properties combined to one use but to arrange the building in a way that respects that. The idea that these are three is implied by the building form itself but also by the fact that each of the front elevations planes are at a different setback to the street and each of the component "buildings" is accessed by its own walkway and stairs from the municipal sidewalk. The fact that the sidewalk grade falls from south to north, giving a different number of steps at the entrance to each "building", also helps to create this definition. Across the front the building sits on a low stone pediment, similarly divided by recesses into three constituent elements and accented by landscape features.

The building is larger than its immediate neighbours but because of the complexity of its design and choice of natural, local materials it will integrate well into the streetscape. It meets the intent of the Official Plan policies described above.

2. Criteria

Streetsville Village Core cultural landscape criteria:

-illustrates style, trend or pattern

Analysis:

- the existing one-storey, single family homes north of the village core can be regarded as illustrating their own style or trend as an example of post-war suburban residential development, but clearly the intent of the Official Plan and zoning by-law is to encourage the re-development of this area with built form and use more similar to the historic downtown. In this respect both the proposed built form and use are appropriate and support the historic downtown core.

-illustrates an important phase in Mississauga's Social or Physical Development

Analysis:

-the context of this "important phase" is clearly the development of the Village of Streetsville, and by supporting the downtown core the proposal meets this requirement.

-aesthetic and visual quality (built environment)

Analysis:

-this is a part of the community very much in architectural transition and we can anticipate more pressure to demolish and re-develop adjacent properties. The proposed building draws its design cues from both the historic downtown core as well as the immediate local area. By consciously dividing itself into three constituent elements it respects the original lotting pattern of the community and attempts to integrate itself into the community. The proposed building is a complex yet sympathetic form that displays restraint as regards its size, proportion and detailing. It will be an attractive addition to the community, both now and as neighbouring properties are redeveloped.

-historical or archeological interest

Analysis:

-not applicable. This property was first developed in the 1940's and nothing would suggest particular historical or archeological interest here.

Additional Mississauga Road Scenic Route criteria:

-scenic and visual quality (landscape environment)

Analysis:

- this immediate area is characterized by relatively dense development that has generally seen front yards given over to parking and a loss of visual quality. By locating the parking at the rear of the site and creating landscaping opportunities at the street line the proposal does meet this requirement

-horticultural interest

Analysis:

-not applicable

-landscape design, type and technological interest

Analysis:

-not applicable

-consistent scale of built features

Analysis:

-the proposal is consistent with the scale of the historic downtown core. The intent of the Official Plan and zoning by-law is to require development of the type proposed here and not to respect the existing one-storey development presently located on the site and existing along the east side of Queen Street South. As more of these properties are re-developed, this consistency will re-emerge. This area is extremely varied, with existing one and two-storey residential development, commercial development and industrial development all in close proximity. In the short term, the scale, massing and detailing of this proposal is such that it will compliment the streetscape. Many of the existing buildings along both sides of Queen Street South are transitioning to commercial uses and clearly this type of development, supported as it is by the Official Plan and zoning by-law, will become more prevalent in the near future.

3. Property Information

Analysis of land titles information reveals as follows:

This property was part of an approximately 100 acre parcel known as *Lot 5 Concession 5 West of Hurontario Street*. This is part of the “Second Purchase” of lands from the Mississauga First Nation in 1818 and surveyed by Timothy Street and Richard Bristol about 1819.

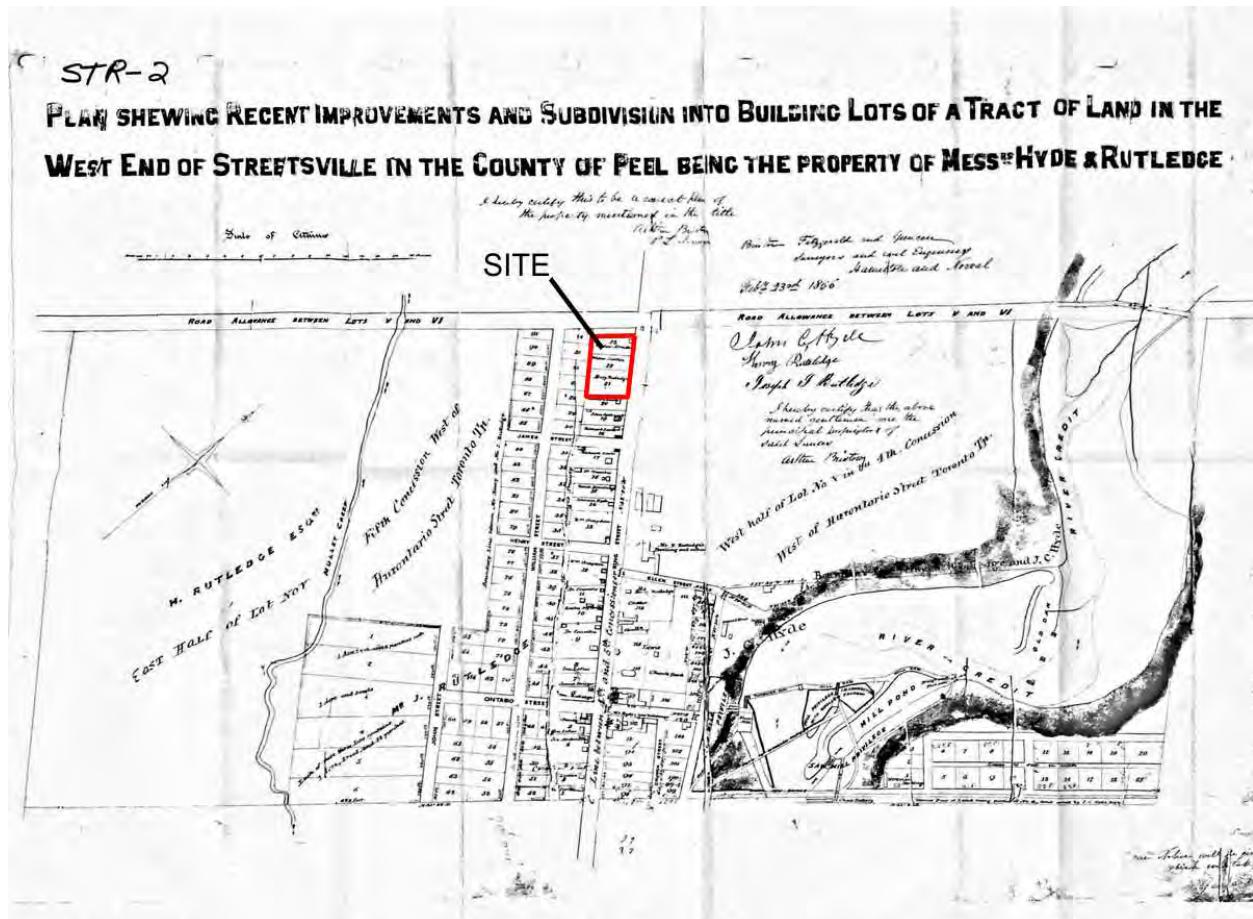
LOT 5, CONCESSION 5, WHS



Concession 5 - Lot 5 (Part of Second Purchase Map of 1818)³

Records of ownership of this property begin in the 1820 with the original Crown patent to Timothy Street and thence to the Rutledge family in 1859 (note that the transfer must have happened prior to this – a plan of subdivision dated 1856 indicates these lands are the property of “Mess. Hyde & Rutledge”). The Rutledge family were one of the early settlers in this area and were significant land owners, also owning property to the north and east of this site.

³ Illustrated Historical Atlas of the County of Peel 1877



1856 Plan of Subdivision

Individual chains-of-title are provided as appendices to this report. Analysis of them reveals as follows:

- Following their subdivision in 1856 the three properties remained in common ownership and were transferred together between members of the Rutledge family until 1922. (They were presumably tenanted and used for agricultural purposes during this time. The 1856 plan shows a very small building on the 6 Queen Street South site and an indication of "Widow Armstrong". 10 Queen Street South shows no building but is marked "Widow Justine". 12 Queen Street South also shows no building and is marked "Henry Rutledge".)
- The properties were last transferred together in 1922 when H.N. Rutledge sold them to George Gibbons.
- Gibbons sold 6 & 10 Queen together to A. Rothstein 1923. 6 & 10 Queen were next transferred (again together), this time under power-of-sale to Jennie Smith in 1928. Smith sold the properties together to F. & M. Jackson in 1931 who in turn sold them together to Elsie & Francis W. Dowling in 1941.

- It was at the end of the Dowling ownership that 6 & 10 Queen were first sold independently. Dowling sold 10 Queen to Kathleen & Charles W. Arch in 1944 and 6 Queen to Donald MacMillan in 1950
- 6 & 10 Queen continued under independent ownership from that time; 6 Queen went through a number of owners during the latter half of the twentieth century but 10 Queen was held by the Arch family until its purchase by the present owners in 2010
- George Gibbons held 12 Queen under 1937 when he lost it due to tax arrears and ownership returned to the Village of Streetsville.
- 12 Queen was purchased by Charles Caves from the Village of Streetsville in 1940. It continued under independent ownership from that time; eventually being purchased in 1970 by Wm. Arch & Sons Building & Construction Limited in 1970, who held it until its purchase by the present owners in 2011

Thus, 12 Queen has been under independent ownership since 1940, 10 Queen since 1944 and 6 Queen since 1950.

It is very likely that 12 Queen was built about 1940 for Charles Caves, 10 Queen was built about 1944 for Charles W. Arch and 6 Queen about 1950 for Donald MacMillan . This chronology and these dates also confirm the conclusions regarding the architectural character of the buildings reached above.

Research was unable to discover who the individual builders of these homes were, although given that Charles W. Arch was a prominent builder (see below) it is reasonable to assume that he built his own home.

The earliest available air photograph dates from 1954. This shows existing development on each of these properties and along the west side of Queen Street South. (The development on the east side of Queen Street South appears to be underway at the time of the photograph – note that this area was not subdivided until the 1940's.)



1954 Air Photograph⁴

Analysis:

These properties share with their neighbours that they are associated with the mid-century development of the area and with the sub-urbanization and intensification that occurred during this period.

The properties are notable in that they are associated with three families of local importance to the Streetsville community – Rutledge, Dowling and Arch.

Members of the Rutledge family owned this property from 1859 to 1922. The Rutledges were one of the founding families of Streetsville. The first members arrived in 1818 from Enniskillen, Ireland. Members of the family were involved in the brick business and the family donated the land for Trinity Anglican church as well as the bricks used in its building.⁵ Henry Rutledge (1797-1875) was a local councillor and is an ancestor of the present City councillor George Carlson. The Rutledges were large land-owners in the area, however, and their connection to these

⁴ www.mississauga.ca (mapping)

⁵ Tweedsmuir History of Streetsville, Volume 1, p. 90.

buildings is very tangential because development of the lands did not begin until after their tenure.

The Dowlings are also a significant family in Streetsville. James Dowling (1827-1909) arrived in Streetsville from Garafraxa, ON in 1879 and in 1886 purchased a 192 acre farm on the north side of Britannia Rd (present Canada Brick site). The Dowlings were successful farmers and eventually also went into the implement and fence business. They were strict Methodists and active in the Church community.⁶ Frank Dowling (1914-1998) was a grandson of James and is remembered as Reeve of Streetsville in 1958 and later became the first mayor of the Town in 1962. The house was sold by the Dowling family in 1946 but it remains and is known as Dowling House.⁷ It is designated under Part IV of the Ontario Heritage Act.

Frank Dowling is believed to be the Francis W. Dowling that appears in the title records of these properties. His relationship is also tangential, however, as he sold them prior to the presumed construction date of the buildings. The land was likely in agricultural use at that time. His ownership period also pre-dates the time when he became significant to the community.

The third family of significance to appear in the list of previous property owners is the Arch family. The Archs were long term owners of 10 and 12 Queen St. S.

Charles W. Arch (1867-1942) arrived in Streetsville with his wife and three children from London, England in 1901. It is recorded that he worked as a tinsmith. The family had two more children before Mrs. Arch died in childbirth in 1910. Mr. Arch died in 1942 at the age of 75.⁸

Charles W. Arch eldest son was William Arch. This is the individual who Wm. Arch & Sons Building & Construction was named for and that held 12 Queen St. S from 1970 to 2011. William had five sons and two daughters. One of these sons was Charles W. Arch (1922-1980)⁹ who would hold 10 Queen St. S. from 1944 until his death and whose youngest son, William Philip Arch, would succeed him on title until 2010. Thus, 10 & 12 Queen are significant in that they are associated with three generations of ownership by members of the Arch family.

The Arch family were locally successful and of some note. William C. Arch was Reeve of Streetsville 1953-1957.¹⁰ Wm. Arch & Sons are recorded as builders of the new Post Office at 145 Queen St. S. (built 1965 and still remaining), of the Wilcox Equipment Rentals building in the

⁶ The Tweedsmuir History of Streetsville, Volume III, page 64 (collection of Heritage Mississauga)

⁷ Mississauga News, Dec 17 2010

⁸ The Tweedsmuir History of Streetsville, Volume II, page 45 (collection of Heritage Mississauga)

⁹ Records of Streetsville Cemetery (Heritage Mississauga collection)

¹⁰ Heritage Mississauga website

early 1960's, of the renovations to 228 Queen St. S. and it is recorded that in 1928 Charles Arch did major renovations to the old library (now the Streetsville BIA Building).¹¹ The family is commemorated in Arch Rd., a residential street east of Queen St. between Britannia and Ellen St. The family is also of note in that they intermarried with the Street family and are the only direct descendants of Streetsville founder Timothy Street still living in the Town.¹² This is something still appreciated by the community. Mrs. Hilda Arch (1914-2008) was commemorated at her death as a great-great-grand-daughter of Timothy.¹³

4. Impact of Development or Site Alteration

The proposed development will have minimal impact on the identified heritage attributes in the cultural landscape. The cultural landscape document(s) identify no particular features associated with the existing building at 6, 10 & 12 Queen St. South. There will be a change in building form but only as mandated under the Official Plan and zoning by-law. There will be minimal shadow impacts outside of the subject site. The development will result in intensification of the site but this is consistent with similar projects in the immediate area and with the City's vision for future development of this area.

5. Mitigation Measures

-as there are no identifiable detrimental impacts, no mitigation measures are necessary or proposed.

6. Qualifications

-a CV for Rick Mateljan is attached.

7. Recommendations

The property must be evaluated under the criteria for designation under the Ontario Heritage Act.

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

¹¹ Hicks, Kathleen; Streetsville From Timothy to Hazel

¹² Interview with Matthew Wilkinson, Heritage Mississauga

¹³ Toronto Star, Hilda Arch obituary, Jan 22 2008

- iii. demonstrates a high degree of technical or scientific achievement.

Analysis: 6 & 10 Queen Street South have been extensively modified since first constructed and any significant original features have been lost. 12 Queen Street South is a handsome building and does display some interest but nothing close to what would be required to be considered worthy of Part IV designation. Nothing about the buildings would indicate that they were ever rare, unique or displayed a high degree of craftsmanship or 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 the 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.

Analysis: The buildings proposed to be demolished have associations with the mid-century development of this area, although to no greater a degree than other buildings on the street or in the immediate community. There is no evidence that this building has any significance to any identifiable community or culture. There is evidence of association with the Rutledge family, who were of cultural importance to the community, but the connection is not significant. There is evidence of connection to the Dowling family and Frank Dowling in particular. Frank Dowling is of local importance but he is identified with Dowling House, the place of his birth. There is no evidence that the community associates him with this building. There is strong connection of these buildings to the Arch family but this was a large family that would be presumed to have associations to many properties in the Town. There is no evidence that these properties were ever of particular cultural importance because of their ownership by the Arch family. The familial associations with these buildings are interesting but do not rise to the level that would require Part IV designation. The possibility that one or more of these buildings was built by the Arch family is also interesting but this was a major local building company that would have connections to many buildings. There is no indication that these were of particular significance to them.

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, or
- iii. is a landmark.

Analysis: The properties proposed to be demolished do not maintain the character of the streetscape in a significant way. They are linked to their physical location or surroundings by virtue of the fact that they share similar massing and form to their neighbours, but this is a weak relationship that grows weaker as other buildings on the street transition to non-residential uses and forms. They are not a landmark.

Conclusion:

The houses at 6, 10 & 12 Queen Street South are generic, tract built houses. 6 & 10 have had their form and finishes have been compromised by successive renovations and alterations. 12 Queen St. S. alone retains some interest and value because it has been well maintained and little altered since construction. They have some associations with prominent local families but not in a way that is atypical of small, rural communities.

The buildings do not meet the requirements for designation under Part IV of the Ontario Heritage Act.

8. Provincial Policy Statement:

Under the Provincial Policy Statement,

“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.”

Analysis:

Under this definition, 6, 10 & 12 Queen Street South do not warrant conservation.

Bibliography:**Published materials-**

Hicks, Kathleen A., Streetsville: from Timothy to Hazel

Illustrated Historical Atlas of the County of Peel

Non-published materials and collections-

Canadiana Room, City of Mississauga Public Library

Heritage Mississauga, including Wm. Perkins Bull collection and Tweedsmuir History of Streetsville

Websites-

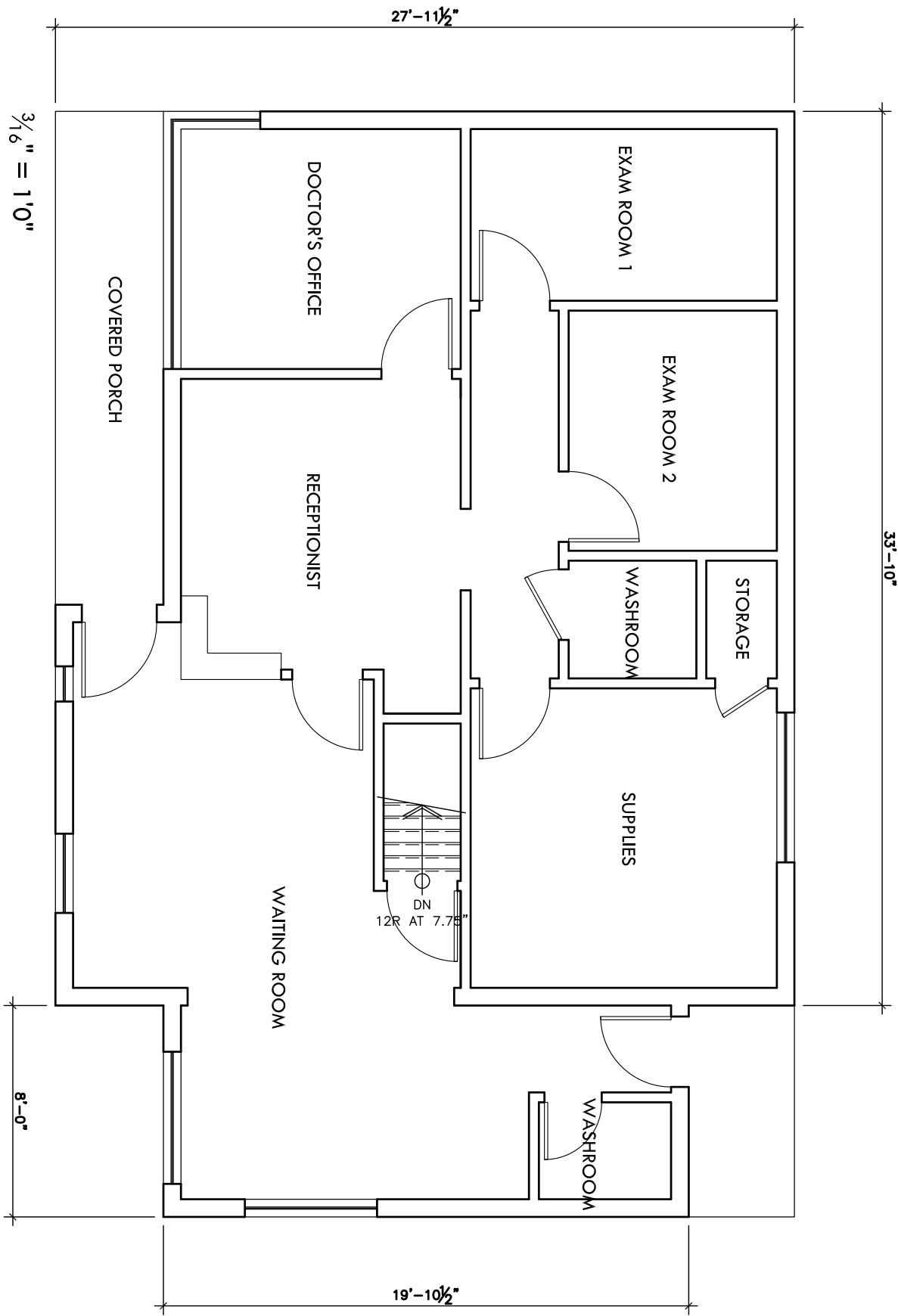
Historic Images database, City of Mississauga

Property Information database, City of Mississauga

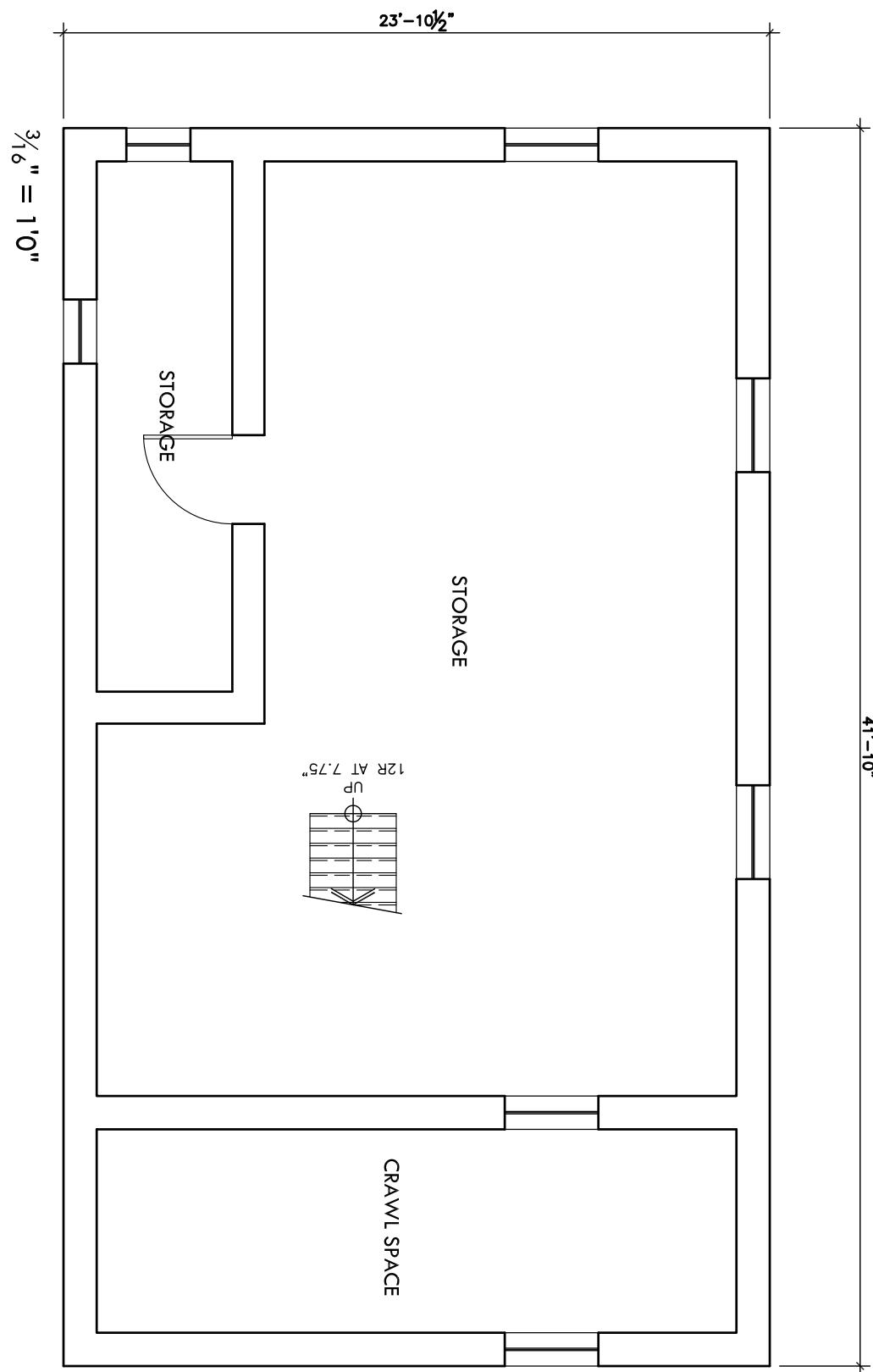
Appendices:

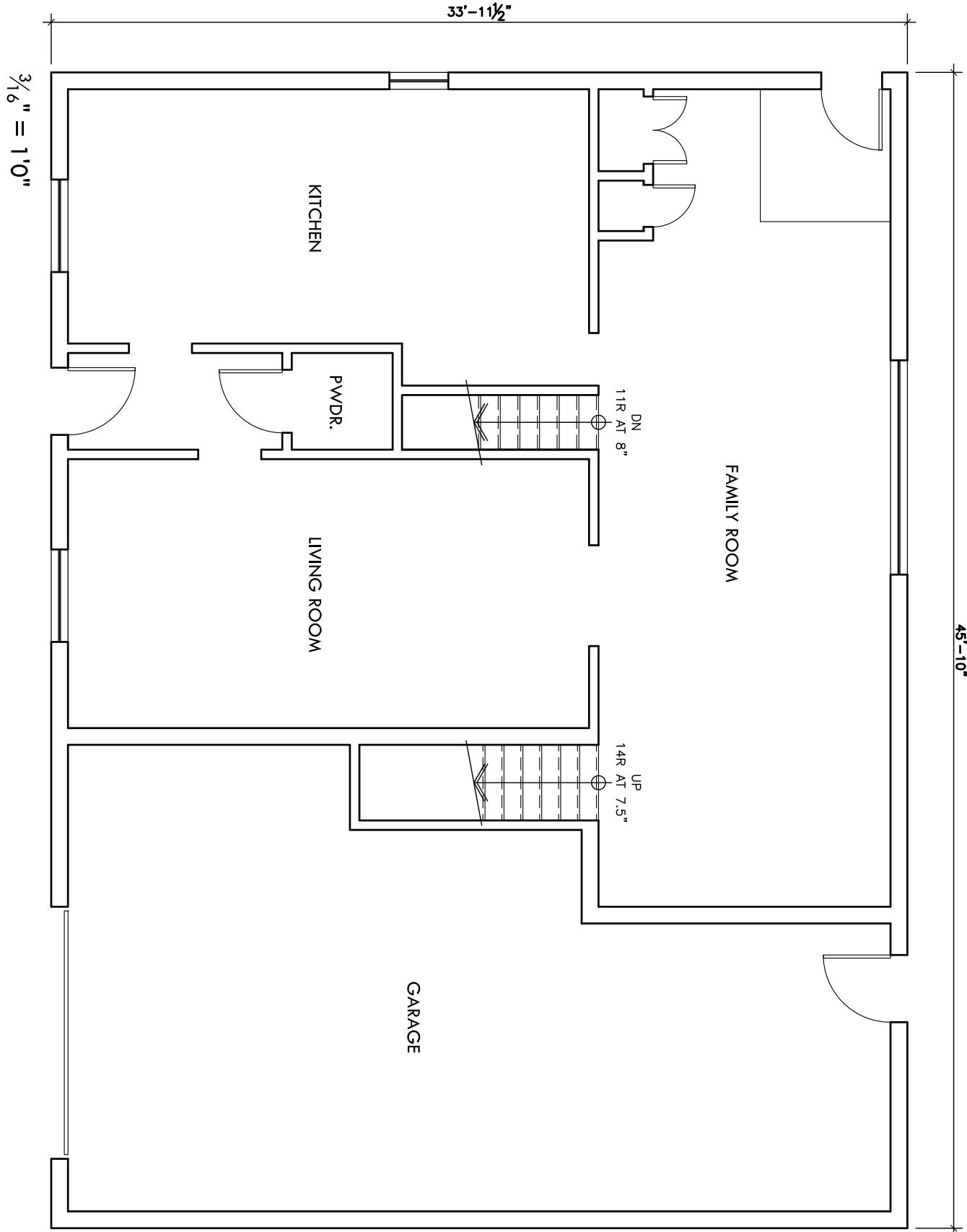
- Floor plans of existing buildings
- Existing streetscape and proposed streetscape
- Chain of title information
- Rick Mateljan CV

**6 QUEEN ST. S.
GROUND FLOOR**



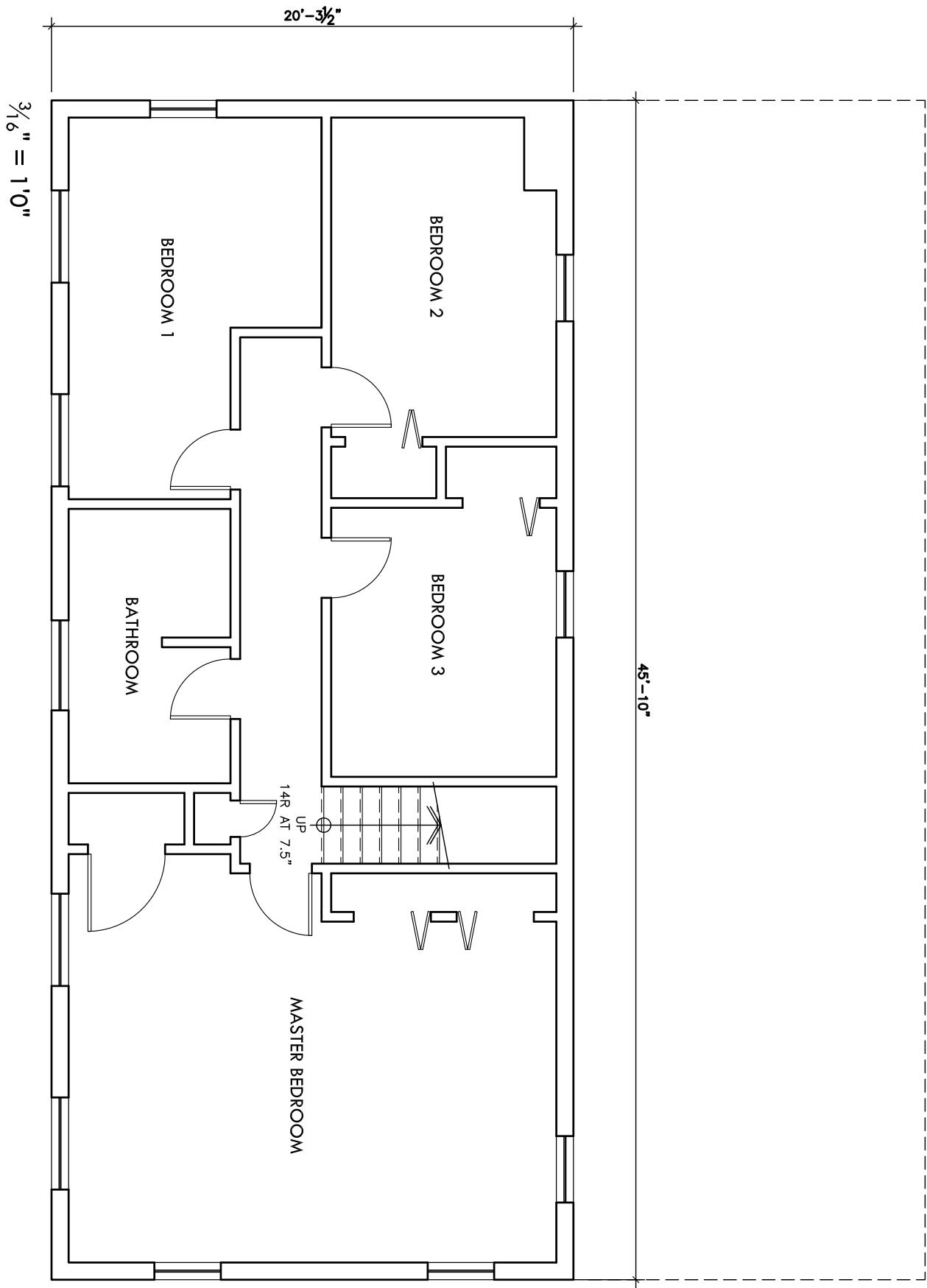
**6 QUEEN ST. S.
BASEMENT**

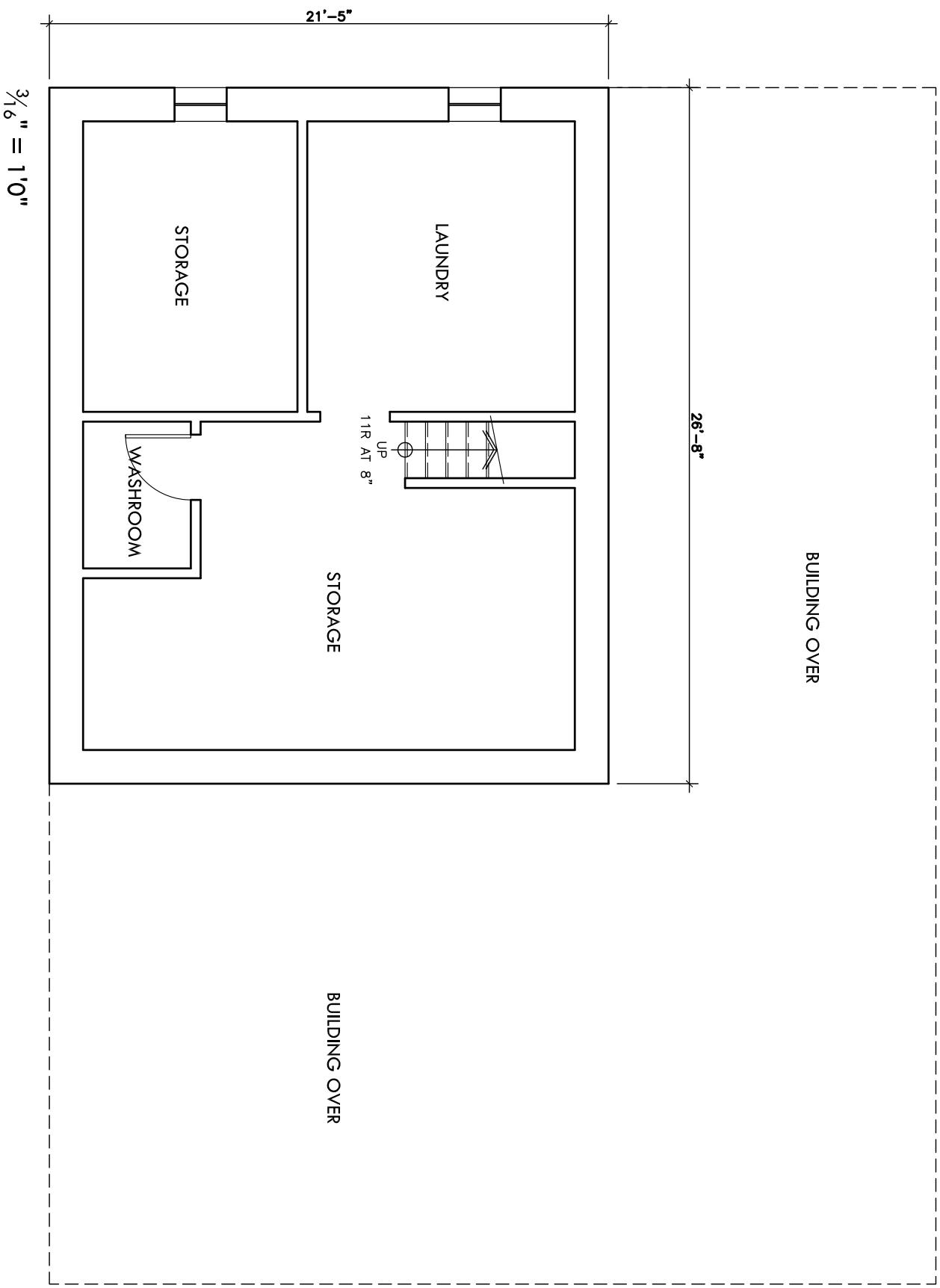




10 QUEEN ST. S.
GROUND FLOOR

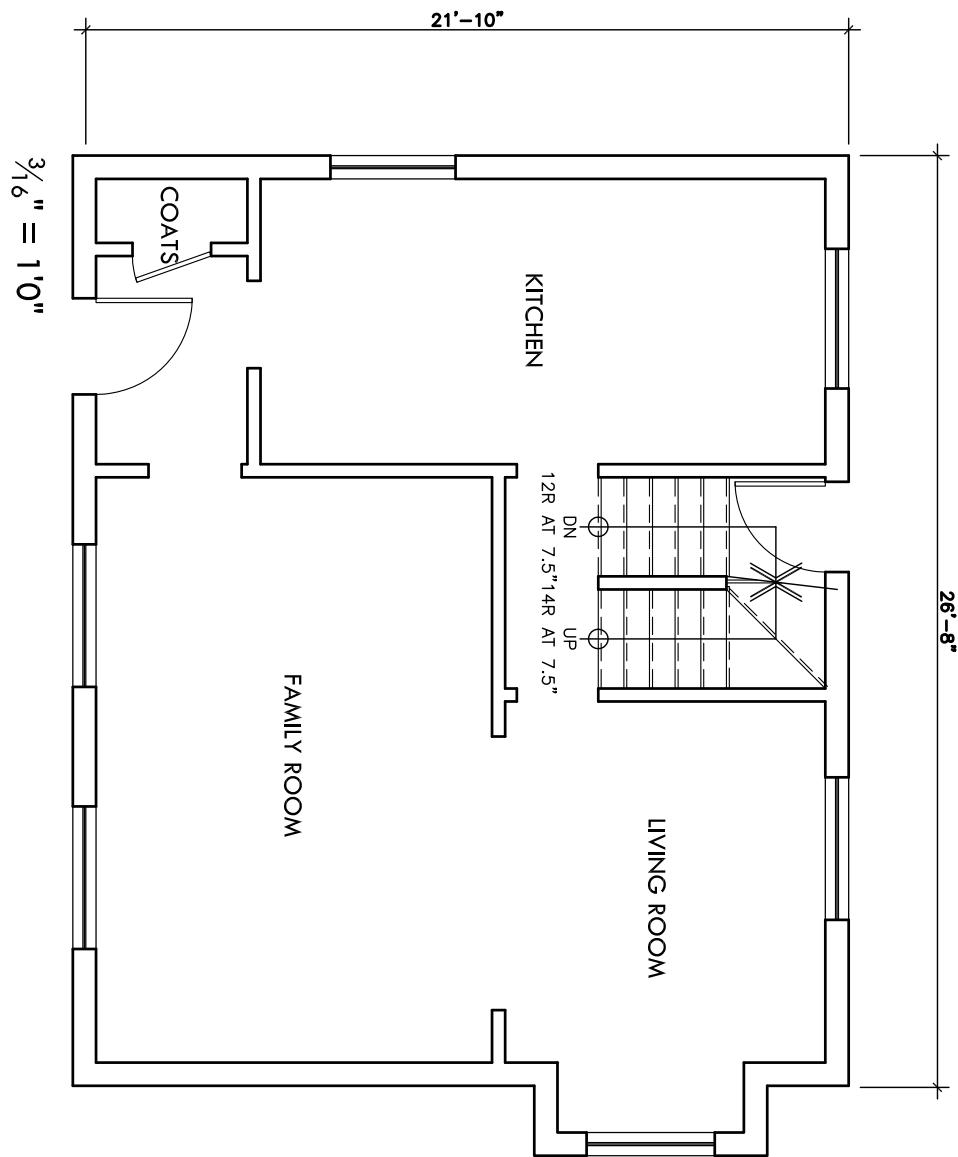
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SECOND FLOOR

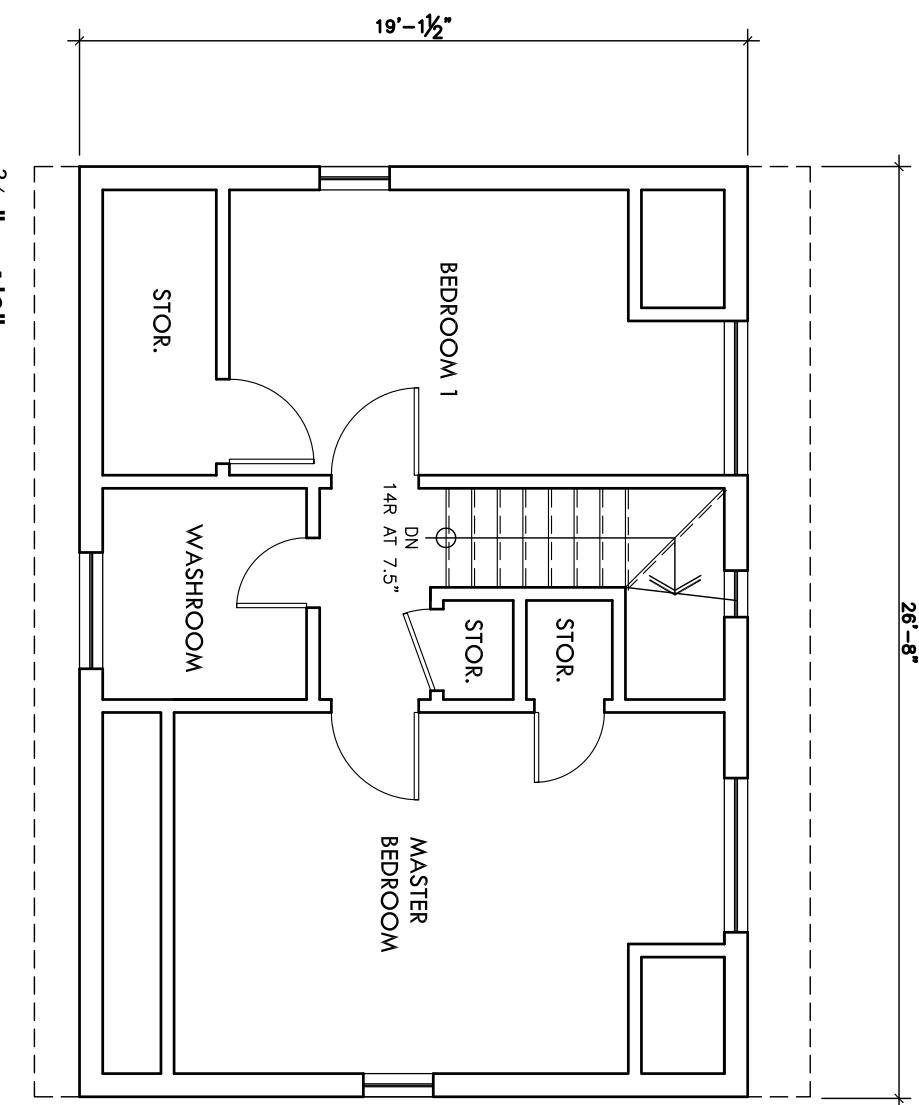




10 QUEEN ST. S.
BASEMENT

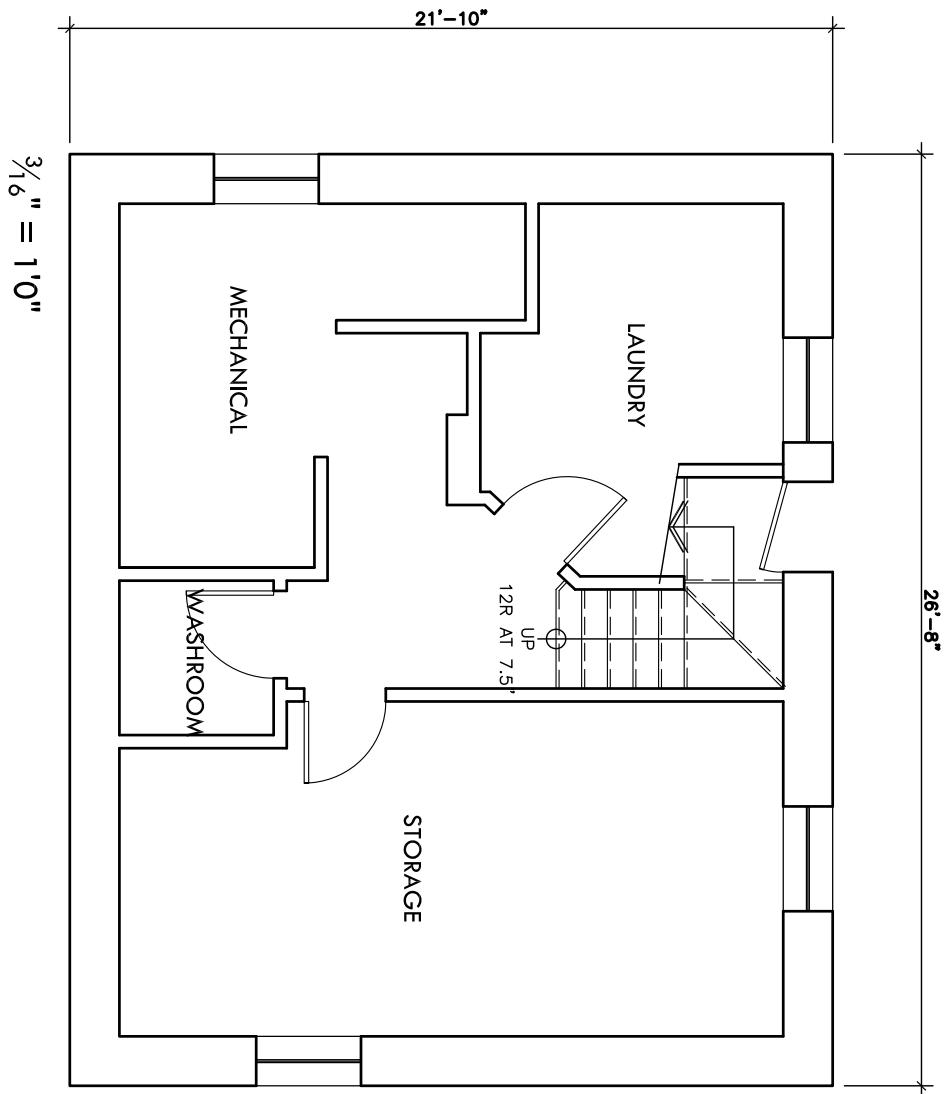
12 QUEEN ST. S.
GROUND FLOOR





12 QUEEN ST. S.
SECOND FLOOR

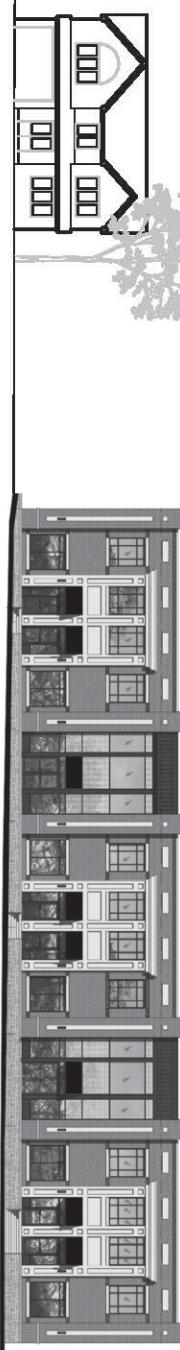
**12 QUEEN ST. S.
BASEMENT**



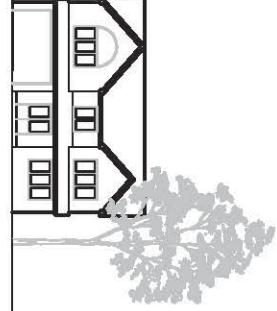
6-14 QUEEN ST. SOUTH PROPOSED STREETSCAPE

BRITANNIA
ROAD WEST.

PROPOSED BUILDING
6 QUEEN ST. SOUTH
MISSISSAUGA



EXISTING BUILDING
18 QUEEN ST. SOUTH
MISSISSAUGA



6-14 QUEEN ST. SOUTH EXISTING STREETSCAPE

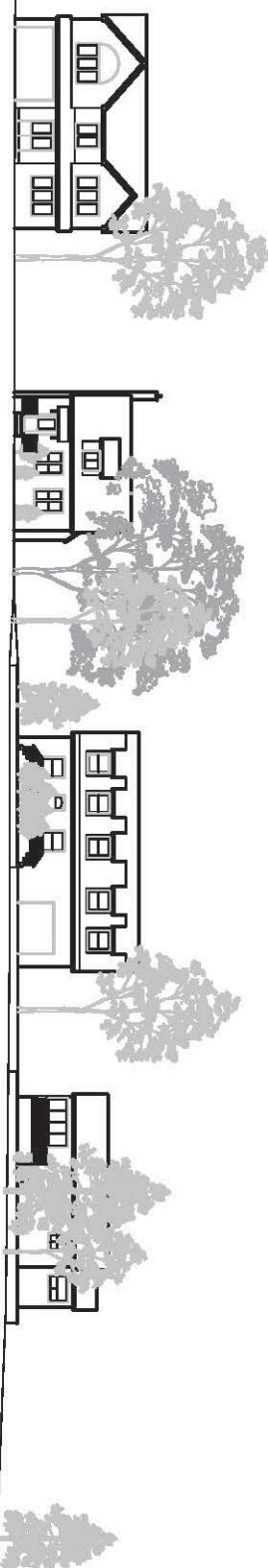
BRITANNIA
ROAD WEST.

EXISTING BUILDING
18 QUEEN ST. SOUTH
MISSISSAUGA

EXISTING BUILDING
12 QUEEN ST. SOUTH
MISSISSAUGA

EXISTING BUILDING
10 QUEEN ST. SOUTH
MISSISSAUGA

EXISTING BUILDING
6 QUEEN ST. SOUTH
MISSISSAUGA



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2) CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.	
3) DO NOT SCALE DRAWINGS.	
PROJECT COORDINATOR:	
CANTAM Group	
© COPYRIGHT: PLANNING & BUILDING CONSULTANTS 880 TARCOTT RD UNIT # 51 TORONTO, ON, M1X 1H4 TEL: 416-332-3055 - FAX: 416-332-7967	
PROJECT: 6, 10, 12 QUEEN ST., SOUTH, MISSISSAUGA CITY OF MISSISSAUGA	
PROPOSED RETAIL, MEDICAL AND OFFICE BUILDING	
DRAWING:	BUILDING ELEVATIONS
DATE: AUG 22, 2012	SP NUMBER: SP-11047-W1
SCALE AS SHOWN	DRAWING NO:
DRAWN BY: LS	
DIR BY: TS	

A6

Chain of Title for PIN 13128-0232 (LT)
 Part Lots 22 & 23 Plan STR2, Part 2, 43R22744
 6 Queen Street South, Mississauga

Deed #	Date	Transferor	Transferee
Part of Lot5, Concession 5 WHS, Toronto Township			
Patent	Jan 13 1820	The Crown	Timothy Street
75128	Nov 12 1959	Timothy Street	Henry Rutledge
105828	Nov 3 1862	Henry Rutledge	James E. Rutledge
298	May 8 1869	Henry Rutledge	James E. Rutledge
Part of Lots 21 & 22, Plan STR2			
1441 (Tax Deed)	Jan 25 1922	County of Peel	H. N. Rutledge
1442 (Tax Deed)	Jan 25 1922	County of Peel	H. N. Rutledge
1443	Jan 25 1922	H. N. Rutledge	George Gibbons
1493	May 9 1923	George Gibbons	A. Rothstein
1691 (Power of Sale)	Sept 19 1928	Jacob D. Switzer	Jennie Smith
1788	Oct 30 1931	Jennie Smith	F.W. Jackson Mary Jackson
2031	July 4 1941	Mary Jackson	Elsie Dowling Francis W. Dowling
2632	Feb 22 1950	Elsie N. Dowling Francis W. Dowling	Donald MacMillan
2650	April 27 1950	Donald MacMillan	Carman Ray
2651	April 27 1950	Carman Ray	Nora E. Griffith Orval Griffith
379602vs	Jan 6 1976	Nora E. Griffith Orval Griffith	George Ihnat Anne Ihnat
385987vs	March 19 1976	Elsie Dowling Francis W. Dowling	George Ihnat Anne Ihnat
523141	July 27 1979	Francis W. Dowling	Margaret R. Pearson Graham E. Berry
678705	April 27 1984	Margaret R. Pearson Graham E. Berry	Margaret R. Berry Graham E. Berry
81955	Sept 29 1987	Anne Ihnat	Louis Pinarello Ralph Hunter
832353	Jan 15 1988	Margaret Rose Berry Graham Ernest Berry	Trakenmar Inc.
RO1106730	Jan 12 1996	Louis Pinarello Ralph Hunter	The Regional Municipality of Peel
RO1106731	Jan 12 1996	Trakenmar Inc.	The Regional Municipality of Peel
RO1180635	Jan 18 1999	The Regional Municipality of Peel	Winston Martyn

RO1180636	Jan 18 1999	Winston Martyn	Rajwant Grewal Talwinder Grewal
PR986558	Dec 19 2005	Rajwant Grewal Talwinder Grewal	Rajwant Grewal

Documents Attached: Transfer PR986558

Plans Attached: STR2, 43R22744

Abstracts and PIN Maps attached

Title Chain from Crown by abstract name only.

Instruments not reviewed.

For Summary purposes only. For further details see Abstracts attached.

Chain of Title for PIN 13128-0202 (LT)
 Part Lots 21 & 22 Plan STR2 as in ST2162,
 except Part 17, 43R21013
 10 Queen Street South, Mississauga

Deed #	Date	Transferor	Transferee
Part of Lot5, Concession 5 WHS, Toronto Township			
Patent	Jan 13 1820	The Crown	Timothy Street
75128	Nov 12 1959	Timothy Street	Henry Rutledge
105828	Nov 3 1862	Henry Rutledge	James E. Rutledge
298	May 8 1869	Henry Rutledge	James E. Rutledge
Part of Lots 21 & 22, Plan STR2			
1442 (Tax Deed)	Jan 25 1922	County of Peel	H. N. Rutledge
1443	Jan 25 1922	H. N. Rutledge	George Gibbons
1493	May 9 1923	George Gibbons	A. Rothstein
1691 (Power of Sale)	Sept 19 1928	Jacob D. Switzer	Jennie Smith
1788	Oct 30 1931	Jennie Smith	F.W. Jackson Mary Jackson
2031	July 4 1941	Mary Jackson	Elsie Dowling Francis W. Dowling
ST2162	June 14 1944	Elsie N. Dowling	Kathleen Arch Charles W. Arch
PR202112	Feb 11 2002	Kathleen Arch	William Phillip Arch Kathleen Arch
PR418659	April 11 2003	William Phillip Arch	William Phillip Arch Christina Lynn Arch
PR1913738	Oct 29 2010	William Phillip Arch Christina Lynn Arch	Barjo Streetsville Inc.

Documents Attached: Transfer PR1913738, Deed ST2162

Plans Attached: STR2, 43R21013

Abstracts and PIN Maps attached

Title Chain from Crown by abstract name only.

Instruments not reviewed.

For Summary purposes only. For further details see Abstracts attached.

Chain of Title for PIN 13128-0202 (LT)
 Part Lots 21 & 22 Plan STR2 as in ST2162,
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 10 Queen Street South, Mississauga

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Patent	Jan 13 1820	The Crown	Timothy Street
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Documents Attached: Transfer PR1913738, Deed ST2162

Plans Attached: STR2, 43R21013

Abstracts and PIN Maps attached

Title Chain from Crown by abstract name only.

Instruments not reviewed.

For Summary purposes only. For further details see Abstracts attached.

RICK MATELJAN Lic. Tech. OAA
3566 Eglinton Ave. W., Mississauga, ON
(t) 416 315 4567 (e) rick.mateljan@smda.ca

cirriculum vitae

Education:

- | | |
|-----------|---|
| 1978-1983 | Trinity College, University of Toronto |
| | • B. A. (4 year) (Specialist English, Specialist History) |
| 1994-1995 | Ryerson Polytechnic University |
| | • detailing of residential and institutional buildings, OBC, technical and presentation drawing |
| 1997-2006 | Royal Architectural Institute of Canada Syllabus Program |
| | • program of study leading to a professional degree in architecture |
-

Employment:

- | | |
|----------------|---|
| 2010 - Present | Strickland Mateljan Design Associates Ltd.(Partner) |
| | • architectural design practice specializing in custom residential and small commercial projects, land development consultation, adaptive re-use, heritage conservation |
| | • heritage and urban design consulting for complex infill projects |
| | • responsible for management, business development, marketing and project delivery |
| | • extensive experience in municipal approvals, heritage approvals |
| | • Ontario Licensed Designer |
| | • Ontario Association of Architects licence with terms, conditions and limitations |
| 2001 - 2010 | Gren Weis Architect and Associates, Designer and Project Manager |
| | • design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction |
| | • extensive client, consultant and building site involvement |
| | • extensive experience in multi-disciplinary team environments |
| | • specialist at Municipal Approvals, Site Plan and Re-zoning approvals, OMB appeals |
| | • specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities |
| | • corporate communication, advertising and photography |

1993-2001

Diversified Design Corporation, Owner

- conceptual design, design development, working drawings, approvals and construction for custom residential, institutional and commercial projects

Recent professional development:

2012	OAA – Admission Course
2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	Qualified to give testimony before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

Activities:

2014 -2015	Guest critic, University of Waterloo Architectural Practice Program
2012-present	Member, Board of Directors, OAAAS and member of the OAAAS Student Award Jury
2011-present	Member, Editorial Committee, OAA Perspectives magazine
2008-present	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007-present	Member, Mississauga Heritage Advisory Committee (vice-chair from 2015), member of the Heritage Award jury and Heritage Property Grant Panel
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

Memberships:

Ontario Association of Architects Ontario Association of Applied Architectural Sciences

DRAWING LIST

No.	Drawing Name	DRAWING LIST
A100	TITLE SHEET	DRAWING LIST
A101	RENDERINGS	
A102	SURVEY	
A103	SITE PLAN / STATISTICS	
A201	BLOCK 1	
A202	BLOCK 2	



QST (QUEEN STREET TOWNS)

16 JAMES ST., 2 WILLIAM ST., 6,10,12 QUEEN ST. W.
STREETSVILLE (MISSISSAUGA) ONTARIO

CLIENT CITY PARK(STreetsville)INC.
95 NASHVILLE ROAD
KLEINBURG ONTARIO
905 552 5200 info@cityparkgroup.com

PROJECT QST (QUEEN STREET TOWNS)
16 JAMES STREET
2 WILLIAM STREET
6,10,12 QUEEN STREET WEST
STREETSVILLE (MISSISSAUGA) ON.
73 STACKED CONDOMINIUM UNITS
AND LIV/EWORK UNITS
PART OF LOTS 12,22,25,26,27,28,29&30
REGISTERED PLAN STR-2
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF Peel

TITLE SHEET
SCALE
No.
DATE
1:100
19/465

A100

REVISIONS
REF.
1. 1/21 RESIDENTIAL ACTIVITIES
2. 7/23 AL FEE, D. GARAGE, PICK UP
3. 7/26/21 CHANGE TO TITLE BLOCK
NO. ISSUANCE DATE
70 Stree Road, Unit 100 Woodbridge, Ontario L4, B9J
Tel. (905) 265-2688

PPD architectes inc.



REVISIONS REF.	DATE	DESCRIPTION
1	JUNE 11/21	REDESIGN FOR ACCUSTICS
2	JULY 21/21	ALTERED GARBAGE PICK UP
3	JULY 26/21	CHANGE TO TITLE BLOCK

PROJECT QST (QUEEN STREET TOWNS)
16 JAMES STREET
611 WILLIAM STREET
61012 QUEEN STREET WEST
STRATFORD VILLAGE (MISSISSAUGA) ON.
75 STACKED CONDOMINIUM UNITS
AND 4 LIVE WORK UNITS
AND 4 LIVE WORK UNITS
PROPOSED BLDG LANT 142-2
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

JULY 21 2021

MODULE K
EAST ELEVATION



MODULE J

July 21 2021

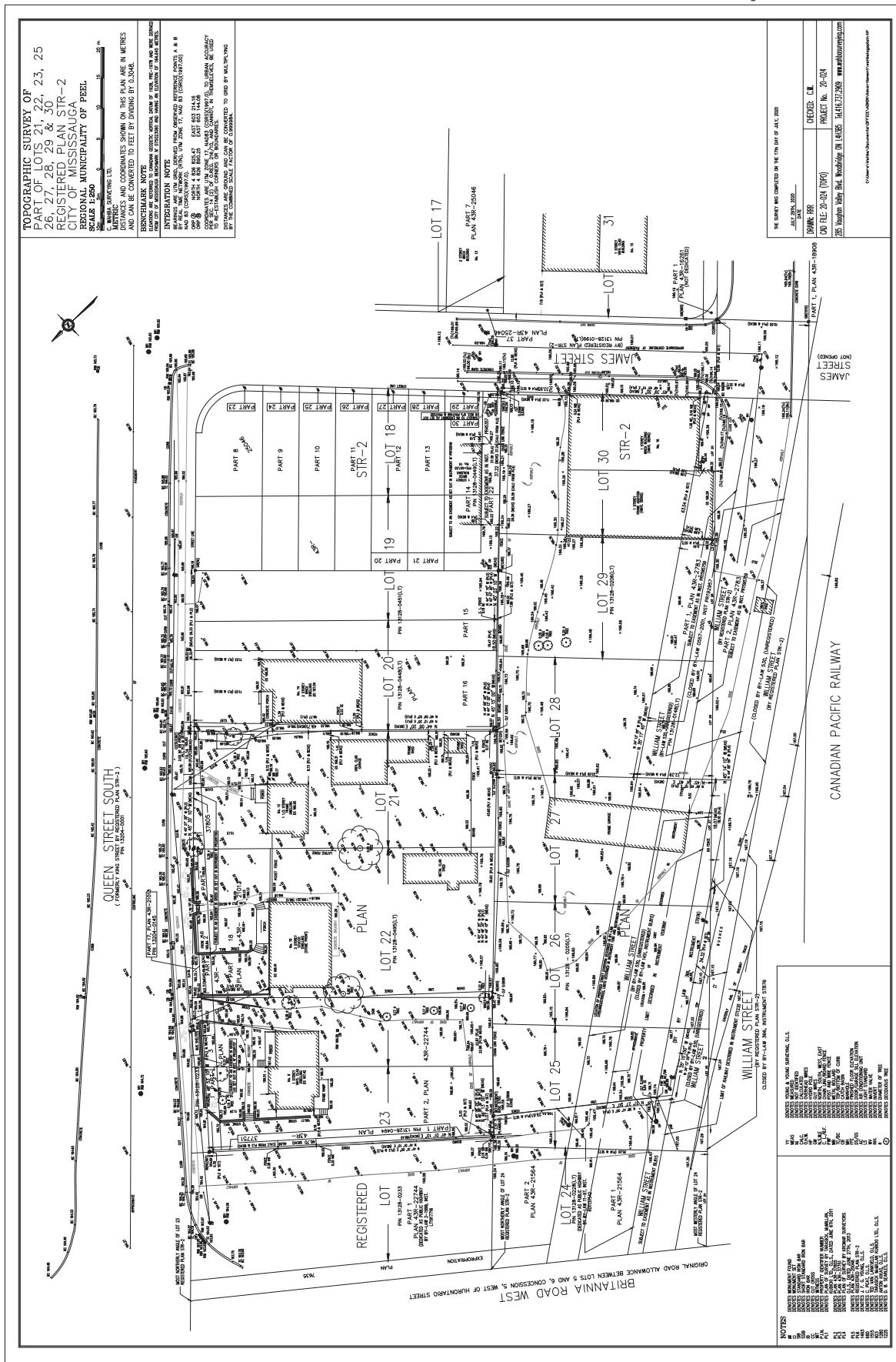




CLIENT CITY PARK(Streetville)INC.
950 NASHVILLE ROAD
KLEINBURG ONTARIO
905 552 5200 info@cityparkgroup.com

SURVEY

112-30 JULY 21 2021
19-1465



SITE PLAN / STATISTICS
SCALE 1:400
DATE JULY 21, 2021
JOB # 19-465

PROJECT QST STREET TOWNS

CITY OF KLEINBURG, ONTARIO L4A 8Z9
70 Main Road, Unit 1000B, Mississauga, Ontario L4W 1R9
Tel: (905) 265-2888



ARCHITECTURAL INC.
1400 10th Street, Suite 200, Mississauga, Ontario L4W 1R9
www.architecturalinc.ca

SITE STATISTICS	
GROSS SITE AREA	7864.41 m ² /1.9433 Ac./ 0.7864 Ha
EASEMENT	116.59 m ²
NET SITE AREA	7747.82 m ² /1.9145 Ac./ 0.7748 Ha
NUMBER OF UNITS:	
BLOCK 1 57 UNITS	48 Type 1 2 Bed 699.55 ft ² 6,539 m ² 4 Type 2 2 Bed 699.55 ft ² 6,539 m ² 3 Type 3 2 Bed 805.68 ft ² 7,485 m ²
BLOCK 2 20 UNITS	8 Type 1 2 Bed 699.55 ft ² 6,539 m ² 8 Type 2 2 Bed 715.11 ft ² 6,525 m ² 2 Type 4 2 Bed +786.52 ft ² 7,507 m ² retail 2 Type 5 2 Bed 715.11 ft ² 6,525 m ²
TOTAL 77 UNITS	+657.03 ft ² 61,04 m ² retail 14 Type 1 2 Bed 699.55 ft ² 6,539 m ² 3 Type 2 2 Bed 715.11 ft ² 6,525 m ² 3 Type 3 2 Bed 805.68 ft ² 7,485 m ² 2 Type 4 2 Bed +786.52 ft ² 7,507 m ² retail 2 Type 5 2 Bed 715.11 ft ² 6,525 m ²
GROSS FLOOR AREA	
Block 1	16724 m ² 4 floors = 50843 m ²
Block 2	671.49 m ² x 3 floors = 2014.7 m ²
TOTAL	7023.90 m ²
GROSS CONSTRUCTION AREA (same as GF.A)	
TOTAL	7023.90 m ²
ESI:	717.82/7023.90= 1.0%
BUILDING HEIGHT:	11.5m
DENSITY 77 UNITS/0.7748 Ha	99.380 UPH 40.19 UPF
COVERAGE COVERAGE	2344.30 ft ² 294.90 ft ² LANDSCAPE 30.26% ROADS 34.07% PARKING 31.67%
COVERACE	0.2 spaces per unit x 77 units = 15.40 spaces
PARKING	Spaces provided 15.00* *Includes 2 accessible parking space 1 Type A & 1 Type B
Visitor Parking:	0.2 spaces per unit x 77 units = 15.40 spaces
Resident Parking:	0.2 spaces per unit x 77 units = 15.40 spaces
Subbacks: Building to property line	Front 0.6m minimum
Front	22.0m minimum building
Rear	1.5m
Interior North	1.5m
Interior South	2.5m
Subbacks: to parking spaces	Front to Space 1.7m To Front of Building 3.4m To Rear of Building 2.5m
Subbacks: building to building	Front to Side 1.5m Front to Side 1.5m
Front to Side	12.15m
Subbacks: amenity space to building	Amenity area 1 285.77sm. 3.67sm/unit Amenity area 2 107.85sm. 1.39sm/unit
Front to Space	Total 58.82sm. 5.06sm/unit
Max Building Projection	1.80m
Max Building Depth	0.50m
Unit Width	1.50m
Min. Wall of Sidewalk	Min. Wall of Sidewalk 2.00m
Landscape area 2454.12m ²	Landscape area 2454.12m ² 31.67% of lot area
Amenity areas:	
Amenity area 1	285.77sm. 3.67sm/unit
Amenity area 2	107.85sm. 1.39sm/unit
Total	58.82sm. 5.06sm/unit
Min. Private area on Balcony	6.00sm.
Vehicle Parking:	
Resident Parking:	774.1Deped./unit 774.0spaces
Visitor Parking:	72.0Deped./unit 72.0spaces
Provider	15.0Deped./unit 15.0spaces
Visitor Parking:	15.0Deped./unit 15.0spaces
(Including 1 Type A & 1 Type B accessible parking spaces)	15.0Deped./unit 15.0spaces
Bicycle Parking:	92.0spaces 21 spaces (short term)

KEY PLAN

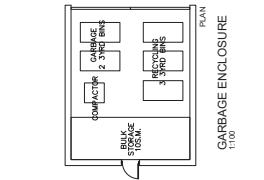
REVISIONS
REF. DATE
1 RELEASE FOR APPROVAL
JULY 21/21
2 ALERE PARAGE PICK UP
JULY 26/21
3 CHARGE TO TITLE BLOCK
JULY 26/21

PROPOSED ZONING SUMMARY

DESCRIPTION	REVISIONS
RSI PLAN	NO. ISSUANCE DATE
70 Main Road, Unit 1000B, Mississauga, Ontario L4W 1R9 Tel: (905) 265-2888	

site plan

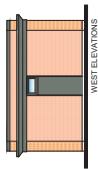




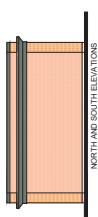
GARBAGE ENCLOSURE
1:100



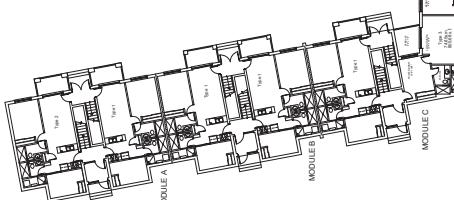
EAST ELEVATIONS



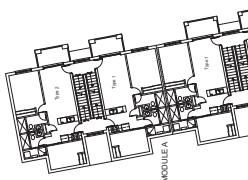
GARBAGE ENCLOSURE
1:100



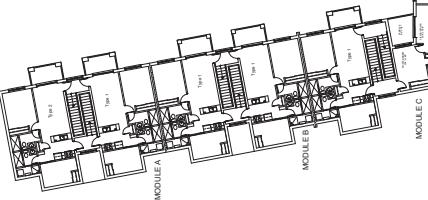
NORTH AND SOUTH ELEVATIONS



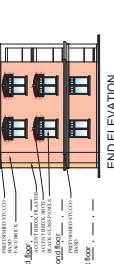
MODULE B



10



KEY PLAN



END ELEVATION

REVISIONS		DESCRIPTION	DATE
REF.	NO.		
1	1	REFLECTION FOR ACUSTICS	JULY 1/21
2	2	ALTERED GARAGE TICK UP	JULY 2/21
3	3	CHANGE TO TITLE BLOCK	JULY 26/21
		ISSUANCE	DATE

fhp architects inc.
70 Stens Road, Unit 100, Woodbridge, Ontario L4L 8B9
(905) 265-2658

930 NASHVILLE ROAD
KLEINBURG ONTARIO
L3R 2Z0
905 652 5200 info@citywood.com

RD.95CT QST (QUEEN STREET TOWNS

2 WILLIAM STREET
6,10,12 QUEEN STREET WEST
ST. JEFFREYSVILLE, MISSISSAUGA, ON

73 STACKED CONDOMINIUM UNITS

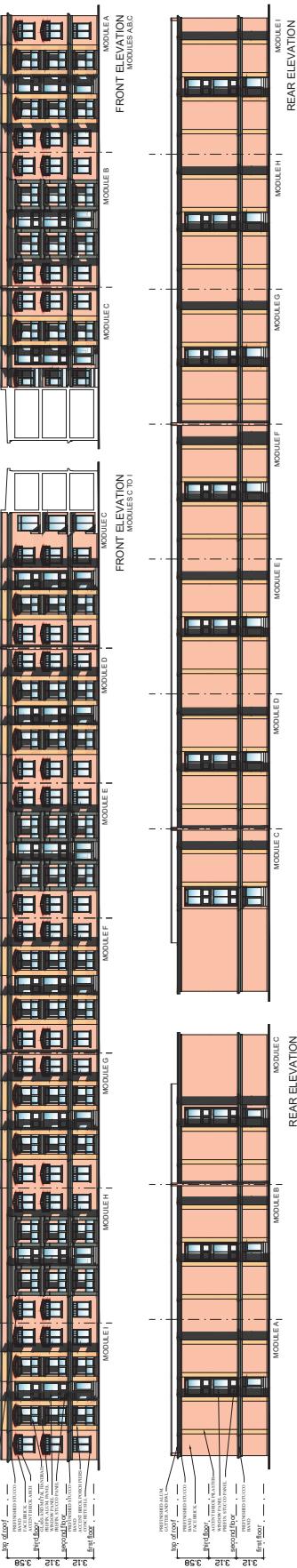
DATE OF ISSUE 21/22/2008 26/27/2008 2008

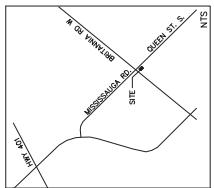
**CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF DURHAM**

ESTUARIES AND COASTS (2010) 33:111–119

SCALE
1:200

સાધુબદ્ધ મનુષ્ય





KEY PLAN

DESCRIPTION	REVISIONS	REF.	DATE	REVISION FOR ACCIDENTS	DATE
1	1	JAN 12/23	1	ALFRED GARAGE PICK UP	1
2	2	JULY 26/21	2	CHANGE TO TITLE BLOCK	2
3	3	JULY 26/21	3		3
NO.	ISSUANCE	DATE			

70 7th St., Unit 1000, Mississauga, Ontario L4 X 8B9
Tel. (905) 265-2688



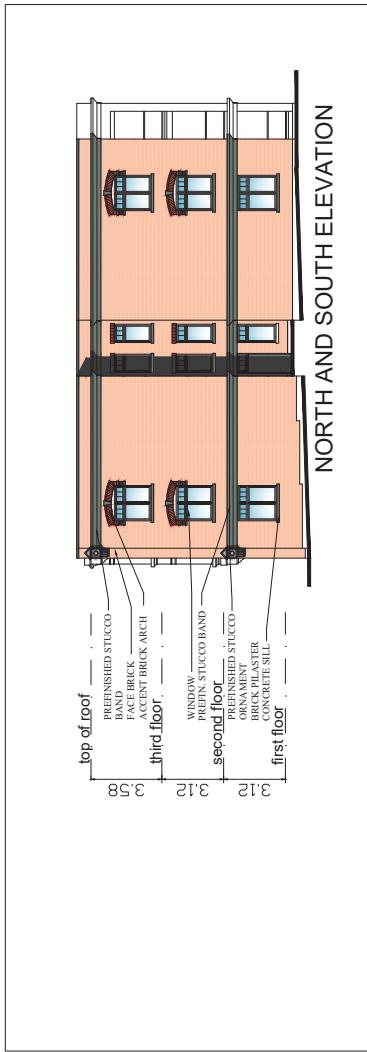
PARKGROUP INC.
70 7th St., Unit 1000, Mississauga, Ontario L4 X 8B9
Tel. (905) 265-2688

CLIENT CITY PARK(Streetsville)INC.
950 NASHVILLE ROAD
KLEINBURG, ONTARIO
N0L 5Z2, 5200 info@cityparkgroup.com
PROJECT QST (QUEEN STREET TOWNS)
16 JAMES STREET
2 WILLIAM STREET
6101/2 QUEEN STREET WEST
STREETSVILLE (MISSISSAUGA) ON.
73 STACKED CONDOMINIUM UNITS
AND 4 LIVE WORK UNITS
PART OF LOT 2 22 23 24 25 26 27 28 29
REGISTERED PLAT. PLAN. STR. 2
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

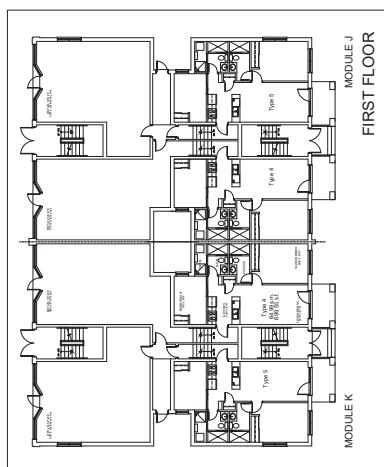
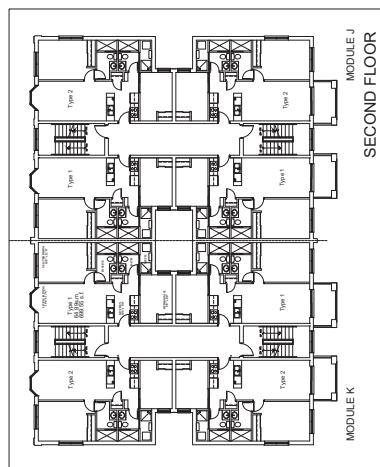
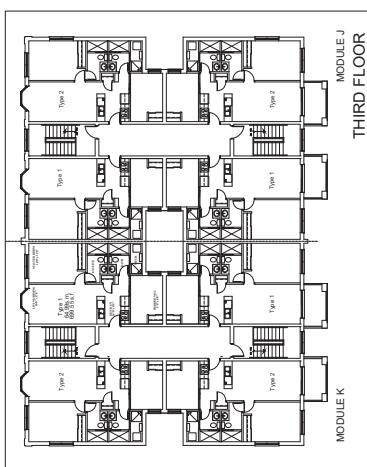
BLOCK 2

SCALE
DATE
JOB NO.
1450 JULY 21, 2021
1445

A201

MODULE K
EAST ELEVATIONMODULE K
WEST ELEVATION

NORTH AND SOUTH ELEVATION

MODULE J
FIRST FLOORMODULE J
SECOND FLOORMODULE J
THIRD FLOOR

CHAIN OF TITLE RE PIN 13128-0206 – 16 JAMES STREET, STREETSVILLE:

N.B. Many documents could not be produced by Teranet or were illegible, so the following is based on the best available information.

5858? Bargain & Sale 19 Oct. 1856 Richard H. Lewis to Henry Howard (pt. lt. 28);

5461? Bargain & Sale 31 Mar. 1857 Joseph D. Rutledge to John Cathcart (pt. lt. 29);

5465 B & S 8 June/58 ...Cathcart to Robert Arthur;

9878 B & S 11 Feb. /62 Joseph D. Rutledge to Richard H. Lewis (lts. 28 & 30);

16306 B & S 18 Feb./68 ...Howard to George Howard Jr. (pt. lt. 28);

16656 B & S 11 May/68 ... Howard to William Graydon;

113 B & S (Tax Deed?) 10 Feb./74 Corporation of Peel to William Graydon (pt. lt.29);

127 Mortgage 26 Nov./74 Richard H. Lewis to Canada P.L. & S. Co. (lt. 30);

300 B & S (power of sale?) 17 Nov./81 Canada P.L. & S. Co. to J. P. Clark;

320 B & S 17 Nov./81 ...Clark to Andrew Brakey;

499 B & S 26 Feb.87 ...Breakey to Michael Monaghan (pt. lt. 30);

1264 B & S 31 Jan. 1916 ...Graydon to Ontario Quebec Railway Company;

1265 B & S 31 Jan. 1916 ...Graydon to Ontario Quebec Railway Company;

1270 B & S 31 Jan./16 Estate of Michael Monaghan to Ontario Quebec Railway Company;

1447 B & S 17 Feb./22 Estate of William Graydon to Letitia E. Lindsay (pts. lts. 28 & 29);

1736 Tax Deed 14 Jan./30 County of Peel to John E. Dowling (pt. lt. 30);

1806 Grant 15 Aug./32 ...Dowling to Arthur E. Lines, Charles Quennell & Leonard J. Atkinson (pt. lot. 30);

1819 Grant 3 Feb./33 Arthur E. Lines to Charles G. Quennell;

2055 Grant 22 Dec.1941 Letitia Lindsay to Charles Quennell & Leonard J. Atkinson (Streetsville Sash & Door Co.) (pt. lt. 29);

2533, 3456 (see 2 William Street);

3348 Grant 23 Feb/54 Estate of Charles Quennell to Leonard J. Atkinson (pts. lts. 29 & 30);

3456 Grant 7 May/54 Ernest H. McGill to Frank Dowling (see 2 William St.);

3595 B & S 12 Nov./54 Frank Dowling to Streetsville Sash Limited (pt. lts. 28 & 29);

4047 Grant 23 Sept./55 Leonard J. Atkinson to Streetsville Sash Limited; ...2

62081 Grant 4 Jan./68 Streetsville... to Thomson Brothers Trucking (Streetsville) Limited & Rea Brothers Limited cob Thomson – Rea Transport (pts. Its. 28-30);
89990VS Grant 13 Nov./68 Streetsville... to Thomson...;
89991VS Grant 13 Nov./68 Thomson...to Octus Investments Limited;
127924VS Grant 28 Nov./69 Octus... to Frank W. Noble;
1040748 Grant 93/06/24 Estate of Frank William Noble to Edith Harriet Noble;
PR322382 (see 2 William Street);
PR462668, PR3256591 & PR3703372 (see 2 William Street)

CP 9878

A Memorial,

to be Registered of an Indenture of Bargain
in the year of our Lord one thousand eight

By and Between

of the FIRST PART; and

Which said Indenture is witnessed by

And this Memorial thereof is hereby required to be registered by the

Witness my Hand and Seal the Twenty eighth day of March in the year of our L.

Signed and Sealed in the presence of

all, to be Registered of an Indenture of Bargain and Sale, made the

in the year of our Lord one thousand eight hundred and

Mr. George W. Johnson, author of "The Life and Letters of George Washington,"

of the SECOND PART;

and in consideration of the sum of £¹⁰⁰ paid by me to the said part
him in hand paid by the said party of the Second part, the receipt whereof is acknowledged, Did give, grant, bargain, sell, alien,
convey, unto the said party of the Second part, his heirs and assigns, All and singular the certain Parcel or Tract of

and in the water of the lake, probably in the cove in
which it was collected, with which it was mixed.

Light rain will be frequent.

President, Missouri and Iowa State University.

Wachstum und die Verteilung der Pflanzen im Gebiet.

ed premises, with all the privileges and appurtenances thereof, to the said part, of the Second part, heirs and assigns to

in the heavy 'Munro' blue, or even in the lighter

to be registered by W.L. the said grantor therein named

the day of 18, in the year of our Lord one thousand eight hundred and 18.

• *Initial Effort*

This Indenture

Made / in duplicates / the first day of June
in the Year of our Lord one thousand eight
hundred and sixty seven

BETWEEN Henry St Howard of the
Village of Streetsville in the County of York
and Province of Lower Canada carriage master
of the first part

Caroline Howard wife of the said
party of the first part of the second part
And George Howard Jr. of the
Village County and Province aforesaid
carriage master of the third part.

WITNESSETH that in consideration
of Sixty Hundred and fifty dollars of lawful
money of Canada now paid by the said
party of the ^{part} first to the said parties of the
first and second part the receipt whereof
is hereby by them acknowledged well
bargained sold and quiet claimed and by
these presents we do bargain sell and quiet
claim unto the said party of the third part
his heirs executors administrators and
assigns forever all our land seats of our
and both at two river in equity and as well
in possession as in expectancy of in and
to all these certain parcels and tracts of
land situate lying and being in the Town
ship of Toronto in the County and Province
aforesaid same now forming part of the Village
of Streetsville Containing by admeasur-
ment One Thousand Thirteen acres and
two thirds of a Perch in the same more or

less being composed of part of the West half of
lot number four in the fourth concession West
of Amherstview Street in the Municipality of
Toronto aforesaid and bounded and bounded
as follows that is to say COMMENCING at
the distance of twelve ^{chain} and seventy minutes East
on a bearing of North forty five degrees thirty
minutes West from the Southwesterly angle of lot
number 1111 or the same bearing being
one chain fifty three links more or less for first
distance SECOND with forty five degrees thirty
minutes east North bearing more or less
more or less so as first the on 1111 said
two degrees thirty minutes east one chain
fifty three links more or less one thousand
FOURTH south forty five degrees thirty minutes
so that the chain second goes his course
less to the place of beginning

Third also that there is given to
tract of land and premises lying and being
in the village of Streetsville in the County
and Pickering aforesaid being comprised of a
part of the Westerly half of lot number four in
the fourth concession West of Amherstview
of the Township of Toronto and more particularly
described as follows that is to say COMMEN-
GING at the distance of two chains fifteen
links and four fifths of a link from the South-
westerly angle of block number 1111 said
MAIN street in the village of Streetsville
in the Municipality of Toronto bounded and in
the line between the point one thousand
West of Amherstview Street aforesaid THREE
North forty five degrees forty five minutes more
or less than eleven tenths and a few rods of
link THENCE back forty five degrees, oftener
FORWARD

minutes east three chains and five links thence
north forty three degrees forty five minutes east one
chain eleven links and four fifths of a link
thence north forty seven degrees fifteen minutes
east three chains and five links to the place of
beginning

AND ALSO Lots numbers thirty seven
Twenty eight and eighty six 137.28 & 86 so
laid down on a certain plan of the Village of
Streetville aforesaid made by Branson Fitzgerald
and affixed now lodged in the Registry Office of
the said County of Peel bearing date February
23rd 1856 sif

To have and to hold the aforesaid lands
with all and singular the hereditaments and
appurtenances thereto belonging subject never-
theless to the reservations limitations provisos
and conditions expressed in the original
grant thereof from the Crown. And further
we the said parties of the first and second
part will warrant the aforesaid lands and
premis to the said party of the third part his
heirs executors administrators and assigns
and library forever against the lawful claim
of all persons claiming under us or either
of us.

In witness whereof the said parties have
hereunto set their hands and seals

Signed sealed and delivered
in presence of

James E. Rutledge

Henry H. Howard

(John W. P. Lincoln)

George Howard

To all whom these Presents shall come.

We, Robert Cullen
of Toronto of the Incorporated
Esquire, Warden and George Gullam
of the Town of Brampton
Esquire, Treasurer of the County of Peel, send greeting—

Whereas by virtue of a Warrant under the hand of the Warden and seal
of the said County, bearing date the ~~Twenty Ninth~~
~~June~~ day
Hundred and ~~Seventy two~~ in the year of our Lord One Thousand Eight
County to levy upon the land hereinafter mentioned, for the arrears of taxes due thereon
with his costs, the Treasurer of the said County did, on the ~~Twenty~~
~~Ninth~~ day of ~~October~~ in the year of our Lord
One Thousand Eight Hundred and ~~Seventy two~~ sell by public auction to

William Graydon

Streetville of the Village of
in the County of Peel that
certain parcel or tract of land and premises hereinafter mentioned at and for the price
or sum of ~~Ten~~ dollars of lawful money of Canada, on
account of the arrears of taxes alleged to be due thereon up to the ~~first~~
day of ~~January~~ in the year of Our Lord One
Thousand Eight Hundred and ~~Seventy two~~ together with costs:

Now know ye that we, the said Robert Cullen
and George Gullam as Warden and Treasurer of the
said County, in pursuance of such sale, and the Assessment Act of 1869, and
for the consideration aforesaid, do hereby grant, bargain and sell unto the said
William Graydon his heirs and assigns, all that
certain parcel or tract of land and premises, containing

being composed of Village Lot
Number Twenty Nine, William
Street-West in the Village of
Streetville in the County of Peel.
aforesaid — on plan made by Brinston
J. D. Spencer and registered in the registry
office of County of Peel on Lot 10 in Con. 9
Twp of Toronto W H Strat.

No DOWER AND NO ENCUMBRANCE,

not attached

This Indenture made in duplicate the Twenty-first day of March in the year of our Lord 1914, IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT;

Between

ANN ELIZABETH KENNEDY of the City of Toronto in the County of York, wife of William Nicholas Kennedy of the same place, and the said WILLIAM NICHOLAS KENNEDY,

of the First Part;

and

THE ONTARIO AND QUEBEC RAILWAY COMPANY,

of the Second Part;

APPROVED,
A. M. T. P.
M. Y. 31/4

Whereas the parties of the Second Part desiring to take the lands hereinafter described for the purposes of their Railway, the parties of the First Part have as beneficial owners agreed to sell the same to them at the price and upon the terms herein mentioned;

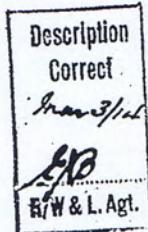
Now, therefore, this Indenture Witnesseth that in consideration of One hundred and eighty dollars (\$180.00).....

of lawful money of Canada now paid by the said parties of the Second Part to the said parties of the First Part (the receipt whereof is hereby by them acknowledged), they the said parties of the First Part, do as beneficial owners grant unto the said parties of the Second Part in fee simple all that parcel of land and premises which may be described as follows (including therewith all mines, ores, metals, coal, slate, mineral oils or other minerals in or under the said lands), namely:

(2)

All and singular that certain parcel or tract of land and premises being composed of all that part of lots numbers twenty five (25) and twenty six (26), in the Town of Streetsville, being a subdivision of lot number five (5) in the fifth (5th) Concession of the Township of Toronto, County of Peel and Province of Ontario, as shown on Registered Plan of Town of Streetsville, filed in the Registry Office for County of Peel, 18th August 1856, and recorded 17th December 1861 containing an area of twenty two

hundredths of an acre (0.22), more or less, and shown coloured red on the plan hereto attached and having the limits, dimensions and bearings shown on such plan, which plan forms part of this conveyance, and is signed by the Grantor herein, and by the Witness hereto for identification.



THIS INDENTURE made in duplicate the Twenty-eighth
day of January — in the year of our Lord, 1910.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT:

B E T W E E N:

WILLIAM JOHN GRAYDON of the Village of
Streetsville, Bank Manager, and IDA BOYD
BAKER of the City of Toronto, Widow,
Executors of the last Will and
Testament of the late William Graydon,
deceased,

of the First Part;

- and -

THE ONTARIO AND QUEBEC RAILWAY COMPANY,
of the Second Part;

W H E R E A S the said late William Graydon was at
the time of his decease owner in fee simple of the lands
and premises hereinafter described and before his
decease duly made his last Will and Testament dated
April 1st, 1907, wherein he appointed the parties of the
First Part to be the Executors of his said Will.

AND WHEREAS by his said Will, the said William
Graydon amongst other things gave and bequeathed to his
wife, Eliza Graydon, the income from his Estate during the
term of her natural life and after her decease directed
his said Executors to sell all the residue of his real
estate.

AND WHEREAS the said Eliza Graydon, wife of the
said William Graydon, predeceased her said husband.

AND WHEREAS Probate of the said Will was duly
granted to the said Executors on July 26th, 1910, and
was registered on August 2nd, 1910, as Number 1610 G.R.

1 C
8786 100 6 C
AND WHEREAS the parties of the Second Part,

APPROVED,

J.S.
J.S.
C.W.P.
10/27/14

(2)

2.

desiring to take the lands hereinafter described, for the purposes of their Railway, the parties of the First Part have as beneficial owners agreed to sell the same to them at the price and upon the terms herein mentioned;

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of Two hundred and Twenty-five dollars (\$225.00) of lawful money of Canada now paid by the said parties of the Second Part to the said parties of the First Part (the receipt whereof is hereby by them acknowledged) they, the said parties of the First Part do as beneficial owners grant unto the said parties of the Second Part in fee simple all that parcel of land and premises which may be described as follows (including therewith all mines, ores, metals, coal, slate, mineral oils or other minerals in or under the said lands,) namely:

All and singular that certain parcel or tract of land and premises
being composed of lot number Twenty seven (27) and part of lots
numbers twenty eight (28) and twenty nine (29), in the Town of
Streetsville, being a subdivision of lot number five (5) in the
fifth (5th) Concession of the Township of Toronto, County of
Peel, and Province of Ontario, as shown on Registered Plan of
the Village of Streetsville, filed in the Registry Office for County
of Peel, 18th August 1856 and recorded 17th December 1861, con-
taining an area of twenty one hundredths of an acre (0.21), more
or less, as shown coloured red on the plan hereto attached and
having the limits, dimensions and bearings shown on such plan,
which plan forms part of this conveyance and is signed by the
Grantor herein, and by the Witness hereto for identification.

Description
Correct

Re 3/14
JAB
R/W & L.Agt.

**Lot - 5
CONCESSION V**

N°6/A

CANADIAN PACIFIC RAILWAY

LONDON SUBDIVISION

M. 214

Lot - 6

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THIS INDENTURE made in duplicate the Twenty eighth
day of January, — in the year of our Lord, 1910,

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT:

B E T W E E N

)WILLIAM JOHN GRAYDON of the Village of
Streetsville, Bank Manager, and IDA BOYD
BAKER of the City of Toronto, Widow,
Executors of the last Will and Testament
of the late William Graydon, deceased,
of the First Part;

- and -

THE ONTARIO AND QUEBEC RAILWAY COMPANY,
of the Second Part;

W H E R E A S the said late William Graydon was at the
time of his decease owner in fee simple of the lands and premises
hereinafter described and before his decease duly made his last
Will and Testament dated April 1st, 1907, wherein he appointed
the parties of the First Part to be the Executors of his said
Will.

AND WHEREAS by his said Will the said William Graydon
amongst other things gave and bequeathed to his wife, Eliza
Graydon the income from his Estate during the term of her
natural life and after her decease directed his said Executors
to sell all the residue of his real estate.

AND WHEREAS the said Eliza Graydon, wife of the said
William Graydon predeceased her said husband.

AND WHEREAS Probate of the said Will was duly granted to
the said Executors on July 26th, 1910, and was registered on
August 2nd, 1910, as Number 1610 G.R.

AND WHEREAS the parties of the Second Part, desiring to
take the lands hereinafter described for the purposes of their
Railway, the parties of the First Part have as beneficial owners

APPROVED,


J.W.S.
9/11/13

(2)

agreed to sell the same to them at the price and upon the terms herein mentioned;

NOW, THEREFORE, THIS INDENTURE WITNESSETH that in consideration of One hundred and ten dollars (\$110.00).....,.....
of lawful money of Canada now paid by the said parties of the Second Part to the said parties of the First Part (the receipt whereof is hereby by them acknowledged), they, the said parties of the First Part do as beneficial owners grant unto the said parties of the Second Part in fee simple all that parcel of land and premises which may be described as follows (including therewith all mines, ores, metals, coal., slate, mineral oils or other minerals in or under the said lands,)namely:

(3)

All and singular that certain parcel or tract of land and premises being composed of part of lots numbers twenty seven (27), twenty eight (28) and twenty nine (29) in the Town of Streetsville, being a subdivision of lot number five (5) in the Township of Toronto, County of Peel and Province of Ontario, as shown on the Registered Plan of the said ~~Town~~ of Streetsville, filed in the Registry Office for the County of Peel on the 18th of August 1856, and recorded on December 17th 1861, containing three areas of three hundredths of an acre (0.03 ac.), more or less, two hundredths of an acre (0.02 ac.), more or less, and one hundredth of an acre (0.01 ac.), more or less, respectively, and shown coloured red on the plan hereto attached and having the limits, dimensions and bearings shown on such plan, which plan forms part of this conveyance, and is signed by the Grantor herein, and by the Witness hereto for identification.

Description Correct Nov 25/13	
R/W & L.Agt.	

THIS INDENTURE made in duplicate the
Eighth day of April — in the year of our Lord, 1916.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT:

~~B e t w e e n :~~

Frank 173/16
~~APPROVED,~~
AMH

FRANK MONAGHAN of number 142 Alma Street
in the City of St.Thomas in the County
of Elgin, Administrator of the Estate of
Michael Monaghan, deceased,

Of the First Part;

THE ONTARIO AND QUEBEC RAILWAY COMPANY,

Of the Second Part;

- and -

ANN MONAGHAN of number 170 Meldrum Avenue
in the City of Detroit and State of
Michigan, the lawful widow of the said
late Michael Monaghan,

Of the Third Part;

AMH
WHEREAS the said late Michael Monaghan died on or about the
sixth day of *July* 1907 intestate, and at the
time of his decease was owner in fee simple in possession of
the lands hereinafter described, and the said Ann Monaghan
is his lawful widow;

AMH
AND WHEREAS Letters of Administration to the Estate of the
said deceased were duly granted to the said Frank Monaghan
on or about the *fourth* day of *November* 1910 and were
registered as number in the Registry Office for the
Registry Division of the County of Peel;

AND WHEREAS the parties of the Second Part desiring to take
the lands hereinafter described for the purposes of their
Railway, the party of the First Part hath as personal repres-
entative of the said deceased agreed to sell the same to them
at the price and upon the terms herein mentioned;

NOW, THEREFORE, THIS INDENTURE WITNESSETH that in consideration
of the premises and of the sum of Fifty dollars (\$50.00) of

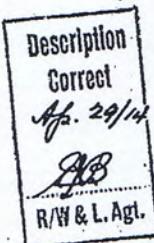
(5)

2.

lawful money of Canada now paid by the said parties of the Second Part to the said party of the First Part (the receipt whereof is hereby by him acknowledged) he, the said party of the First Part, doth as personal representative of the said deceased grant unto the said parties of the Second Part in fee simple all that parcel of land and premises which may be described as follows (including therewith all mines, ores, metals, coal, slate, mineral oils or other minerals in or under the said lands) namely, _____

(3)

All and singular that certain parcel or tract of land and premises, being composed of all that part of lot number thirty (30), in the Town of Streetsville, being a subdivision of lot number ~~thxxx~~ five (5), in the fifth (5th) concession of the Township of Toronto, County of Peel and Province of Ontario, as shown on the Registered Plan of the said Town of Streetsville, filed in the Registry Office for the County of Peel, on 18th August 1856, and recorded 17th December 1861, containing an area of Two hundredths of an acre (0.02), more or less, and shown coloured red on the plan hereto attached and having the limits, dimensions and bearings shown on such plan, which plan forms part of this conveyance and is signed by the Grantor herein, and by the Witness hereto for identification.



ST. 1270

M. 21.4

CANADIAN PACIFIC RLY.

LONDON SUBDIVISION
DOUBLE TRACK ISLINGTON TO GUELPH JCT.
Plan Showing Coloured Red
Land To Be Acquired From

Ann Monaghan

Part Lot 50 Subdiv. Lot 5 Con 5 W.

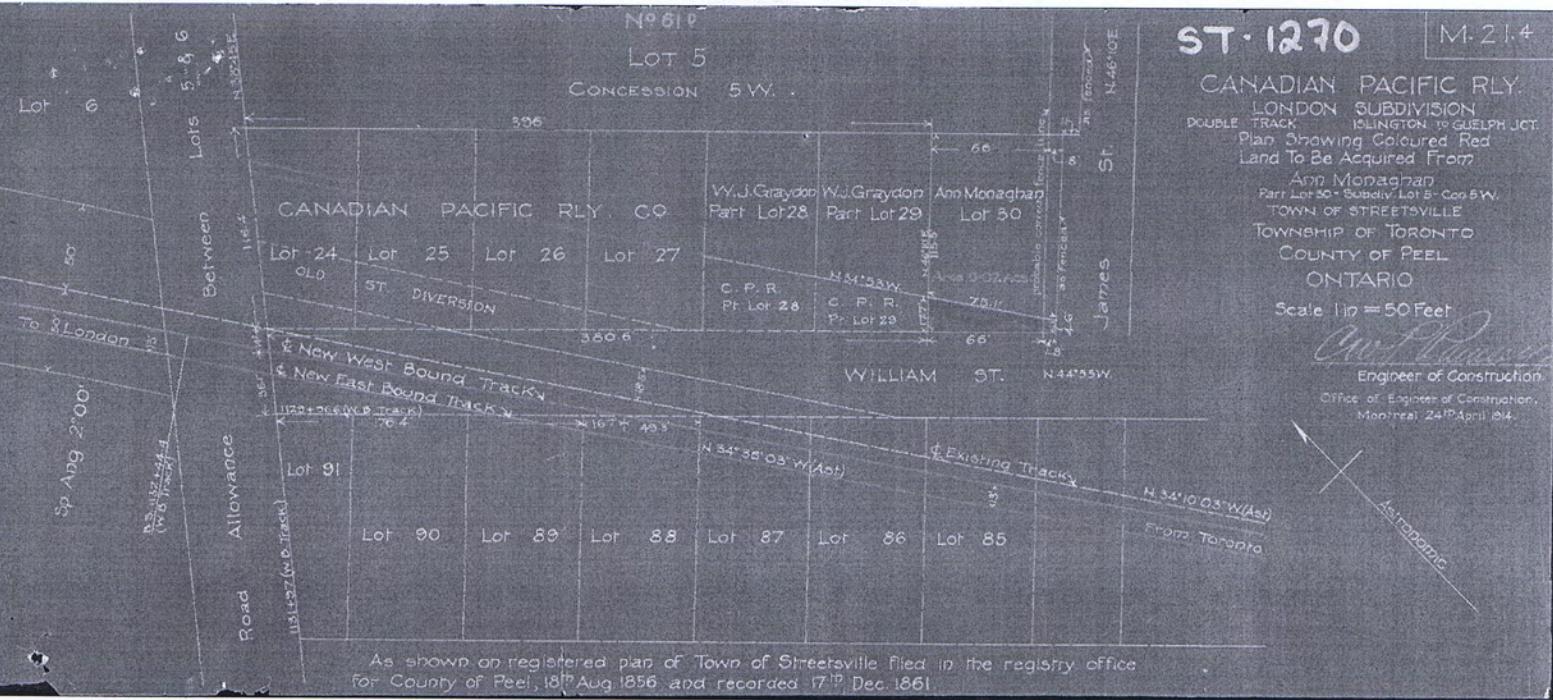
TOWN OF STREETSVILLE

TOWNSHIP OF TORONTO

COUNTY OF PEEL

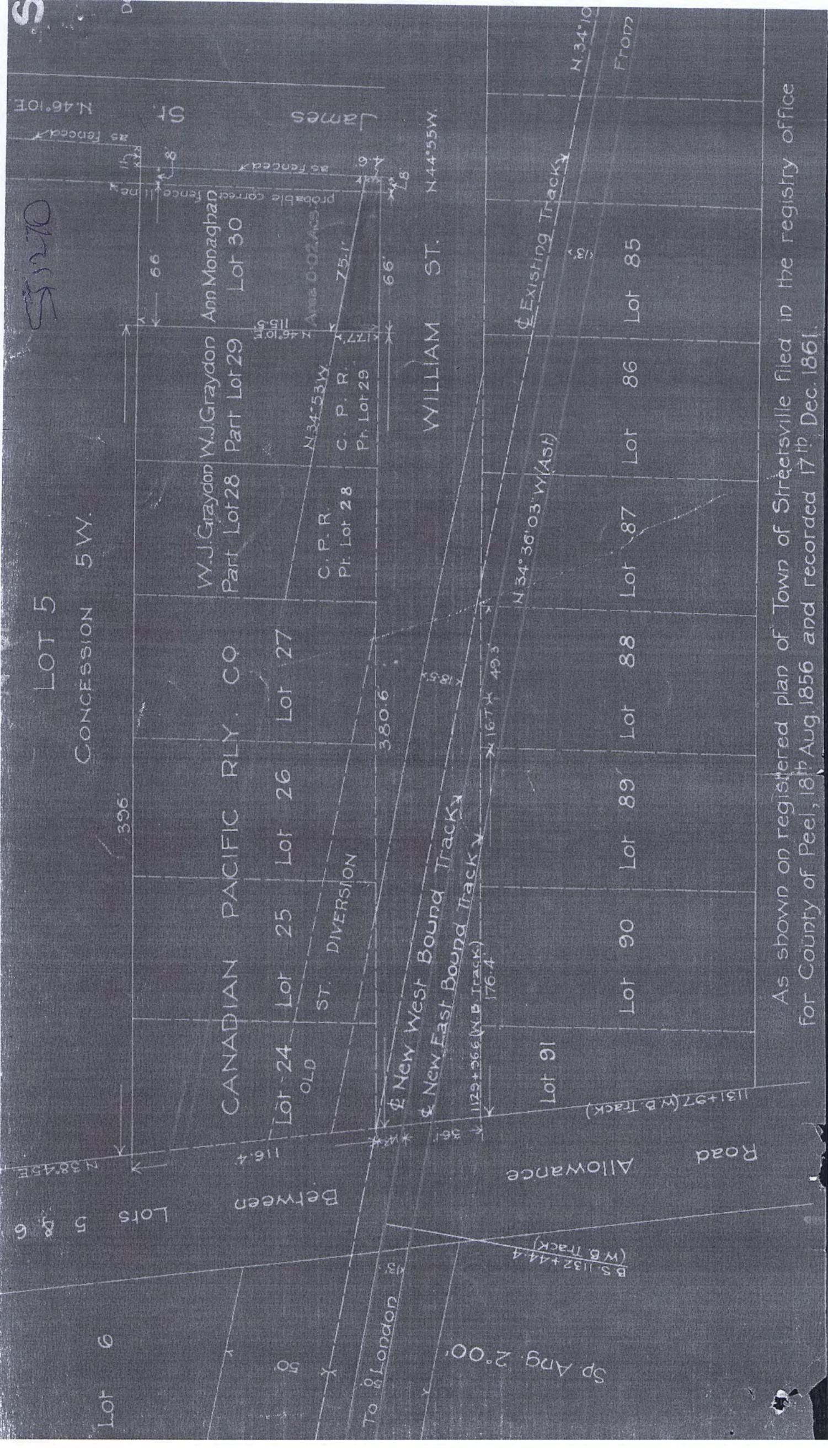
ONTARIO

Scale 1 in = 50 Feet

W. P. Raw
Engineer of ConstructionOffice of Engineer of Construction,
Montreal 24th April 1864

As shown on registered plan of Town of Streetsville filed in the registry office
for County of Peel, 18th Aug 1856 and recorded 17th Dec 1861.

As shown on registered plan of Town of Streetsville filed in the registry office
for County of Peel, 18th Aug. 1856 and recorded 17th Dec. 1861.



This Indenture

made the

Twelfth----- day of March ----- in the year of
 our Lord one thousand nine hundred and Twenty.
The Short Forms of Conveyances Act.

In pursuance of

Between

IDA BOYD BAKER, of the City of Toronto,
 in the County of York Tidesor,

the Executrix of the last Will and Testament of William Graydon,
 of

late of the Village of Streetsville,

in the County of Peel,
 Gentleman, deceased, hereinafter called the GRANTOR of the First Part, and

MARY E. LINDSAY,

hereinafter called the GRANTEE of the Second Part,

Whereas the said William Graydon was at the time of his decease seized of an estate of inheritance in fee simple in the lands hereinafter described; and before his decease did duly make and publish in writing his last Will and Testament bearing date the First day of April in the year of our Lord one thousand nine hundred and Seven wherein he appointed W. J. Graydon and Ida Boyd Baker, to be Executors of his said Will.

And Whereas the said William Graydon, departed this life on the Twentieth day of October in the year of our Lord one thousand nine hundred and nine, without revoking or otherwise cancelling or altering the said Will.

And Whereas Probate of the said Will was granted to the said Grantor by the Surrogate Court of the County of Peel,

on or about the twenty-sixth day of July, one thousand nine hundred and ten,
And Whereas the said William J. Graydon has since departed this life and the said Ida Boyd Baker is the sole surviving Executor of the Last Will and Testament of the said William Graydon.

Now this Indenture Witnesseth that (in pursuance of the powers vested in him) the said Grantor as personal representative of the said William Graydon, deceased in consideration of the sum of Twenty Five Dollars of lawful money of Canada, to him in hand paid by the said Grantee the receipt whereof is hereby acknowledged, doth grant unto the said Grantee in fee simple

All and Singular that certain parcel of land and premises situate, lying, and being in the Village of Streetsville in the County of Peel and being composed of lots numbers twenty-eight (28) and twenty-nine (29) East. side of William Street in the said Village excepting thereout a strip of land 27 feet in width sold to the Canadian Pacific Railway as shown more fully appearing by Registered Instrument.

511736

To All to whom these Presents shall come:

We, W.J. Wilson,
of the County of Peel
J.J. Jamieson
of the County of Peel,

of the Municipality
Esquire, Warden and
 of the Municipality
Esquire, Treasurer of the County of Peel.

Send Greeting:

WHEREAS, by virtue of a warrant under the hand of N.S.Lindsay, Warden
and seal of the said County of Peel bearing date the 18th.
day of June, in the year of our Lord, One Thousand Nine Hundred and Twenty-eight.
, commanding the Treasurer of the said County of Peel to levy upon the land
hereinafter mentioned, for the arrears of Taxes due thereon, with costs, the Treasurer of the said
County of Peel did, on the 13th. day of November 1928.
sell by public auction to John E.Dowling, of the Village
of Streetsville, in the County of Peel Province of Ontario,
that certain parcel or tract of land and premises hereinafter mentioned, at and for the
price or sum of Twenty (\$ 20.00) Dollars of lawful money of Canada
on account of the arrears of taxes alleged to be due thereon up to the 31st. day of December
in the year of our Lord, One Thousand Nine Hundred and twenty-seven together with the costs;
Now Know Ye, that we, the said W.J.Wilson, Warden and J.J.Jamieson
Treasurer of the said County of Peel, in pursuance of such sale, and of
The Assessment Act, and for the consideration aforesaid, do hereby grant, bargain, and sell unto the said

being composed of

All and singular that certain parcel or tract of land and premises situate lying and being Lot No.30 in the said Village according to a plan of part of Lot 5, in the 5th Concession West Hurontario Street in the Township of Toronto, in the said County of Peel made by Bristow, Fitzgerald & Spencer dated 23rd. February 1856 and registered in the Registry Office for the said County.

This Indenture

made in duplicate the - - - Thirtieth - - - day of - m-May - - -
in the year of our Lord one thousand nine hundred and thirty-two.

In Pursuance of the Short Forms of Conveyances Act:

Between

JOHN E. DOWLING, of the Village of Streets-
ville in the County of Peel, Gentleman,
hereinafter called the GRANTOR

OF THE FIRST PART.

ARTHUR EDWARD LINES, CHARLES GORDON
QUENFELD, and LEONARD ATKINSON, all of the
Village of Streetsville in the County of
Peel, Gentlemen, hereinafter called the
GRANTEE

OF THE SECOND PART.

MARY A. DOWLING, the wife of the Grantor
herein,

OF THE THIRD PART.

Witnesseth that in consideration of ONE HUNDRED AND TWENTY-FIVE-----

(\$125.00)----- dollar g of
lawful money of Canada now paid by the said grantee S to the said grantor (the receipt
whereof is hereby by him acknowledged) he the said grantor DO th
GRANT unto the said grantee S in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and
being Lot Number 30 in the said Village of Streetsville according
to a Plan of part of Lot 5 in the 5th Concession West of Hurontario
Street in the Township of Toronto in the said County of Peel, made
by Bristow, Fitzgerald & Spencer dated 23rd February 1856, and reg-
istered in the Registry Office for the said County.

STC 8/9

This Indenture

made in duplicate the ----- FIRST ----- day of ---- FEBRUARY -----
in the year of our Lord one thousand nine hundred and thirty-three,
In Pursuance of the Short Forms of Conveyances Act:

Between

ARTHUR EDWARD LINES, of the Village
of Streetsville in the County of Peel,
Gentleman, hereinafter called the
GRANTOR

OF THE FIRST PART,

CHARLES GORDON QUENNELL, of the Village
of Streetsville in the County of Peel,
Gentleman, hereinafter called the
GRANTEE

OF THE SECOND PART,

VIOLET LINES, wife of the Grantor,

OF THE THIRD PART.

Witnesseth that in consideration of the sum of ONE DOLLAR and other

valuable consideration ----- 666 ----- dollar of
lawful money of Canada now paid by the said grantee to the said grantor (the receipt
whereof is hereby by him acknowledged) he the said grantor DO TH
GRANT unto the said grantee in fee simple an undivided
one-third interest in .
ALL and Singular that certain parcel or tract of land and premises, situate, lying and
being Lot Number 30 in the said Village of Streetsville according
to a Plan of part of Lot 5 in the 5th Concession West of Hurontario
Street in the Township of Toronto in the said County of Peel, made
by Bristow, Fitzgerald & Spencer dated 23rd February, 1856, and reg-
istered in the Registry Office for the said County.

P.W.B.

This Indenture

made (in Duplicate) the tenth day of November
one thousand nine hundred and forty-one.

In Pursuance of The Short Forms of Conveyances Act
Between

Dye & Durban
411 Yonge St.
Arcade
Toronto, Ont.
Form No. 1 to :

LETITIA LINDSAY of the Village of Streetsville in the County of Peel, Widow, hereinafter called the Grantor

OF THE FIRST PART

-and-

CHARLES QUENNELL and LEONARD J. ATKINSON carrying on business in partnership in the Village of Streetsville under the firm name and style of Streetsville Sash & Door Company, hereinafter called the Grantees,

OF THE SECOND PART

Witnesseth that in consideration of one

..... (\$1.00) Dollars
of lawful money of Canada now paid by the said Grantees to the said Grantor (the receipt whereof is hereby by her acknowledged),
the said Grantor Doth Grant unto the said Grantee in fee simple,
All and Singulat th certain parcel or tract of land and premises
situate lying and being in the Township of Toronto, County of Peel,
Province of Ontario, being composed of part of lot 29 on
William Street, Plan now known as Streetsville 2, and which
said parcel is bounded as follows:

COMMENCING at the most westerly angle
of lot 19 of said Plan as evidenced by its long existing fence-corner.

THENCE south-westerly following the production of the limit between the said lot 19 and lot 20, the best evidence of which limit is the existing old fence, one hundred feet (100') more or less to intersect the proper limit of William Street after the C. P. R. widened their right-of-way in or about the year 1914.

THENCE south-easterly following said limit of William Street to the limit between said lots 29 and 30 being a distance of about fifty feet (50').

THENCE north-easterly following the limit between said lots 29 and 30, one hundred feet (100') more or less, to the most easterly corner of said lot 29.

THENCE north-westerly following the rear limit of said lot 29 to the point of commencement.

To have and to hold unto the said Grantee's their heirs and assigns, to and for their sole and only use for ever. **Subject** ~~Nevertheless~~ to the reservations, limitations, proviso's and conditions, expressed in the original grant thereof from the Crown.

This Indenture

ST 3348

made in duplicate the Seventeenth day of February,
one thousand nine hundred and fifty-four.

In Pursuance of The Short Forms of Conveyances Act, and of The Devolution
of Estates Act

Between

ALBERT BONHAM QUENNELL, of the Town of
Elmira, in the County of Waterloo,
Executive,

the Executor of the last Will and Testament of
late of the Village of Streetsville, in the County
of Peel, Manufacturer

CHARLES GORDON QUENNELL,
deceased, hereinafter called "the Grantor,"
OF THE FIRST PART

and

LEONARD JACOB ATKINSON, of the Village of
Streetsville, in the County of Peel,
Manufacturer,

hereinafter called "the Grantee,"
OF THE SECOND PART.

Whereas the said CHARLES GORDON QUENNELL died
on or about the 21st day of November, 1949, having duly made
his last Will and Testament bearing date the 10th day of May, 1946,
probate whereof was granted to the said Albert Bonham Quennell,
as Executor thereof by
the Surrogate Court of the County of Peel,

on the 26th day of January, 1950.

And Whereas probate of the said Will was registered on the 13th

day of January, 1954, as number 8691, in the
Registry Office for the Registry Division of the County of Peel.

And Whereas the said CHARLES GORDON QUENNELL was,
at the time of his decease, seised and possessed of the lands hereinafter described.

And Whereas for the purpose of payment of the debts and legacies of the said
Deceased,
it is necessary to sell the said lands.

AND WHEREAS Provincial Treasurer's Certificate for Registration Number 6806 was registered in the Registry Office for the Registry Division of the County of Peel, on the 27th day of January, 1954, as Number 8709. *GR.*

AND WHEREAS the Grantor did enter into an Agreement with the Grantee for the sale of the lands under Agreement dated January 20, 1950.

AND WHEREAS this Conveyance is given for the purpose of giving effect to the said Agreement for Sale.

Know this Indenture Witnesseth that, in pursuance of the powers vested in him, the Grantor, as personal representative of the said Charles Gordon Quennell, deceased,

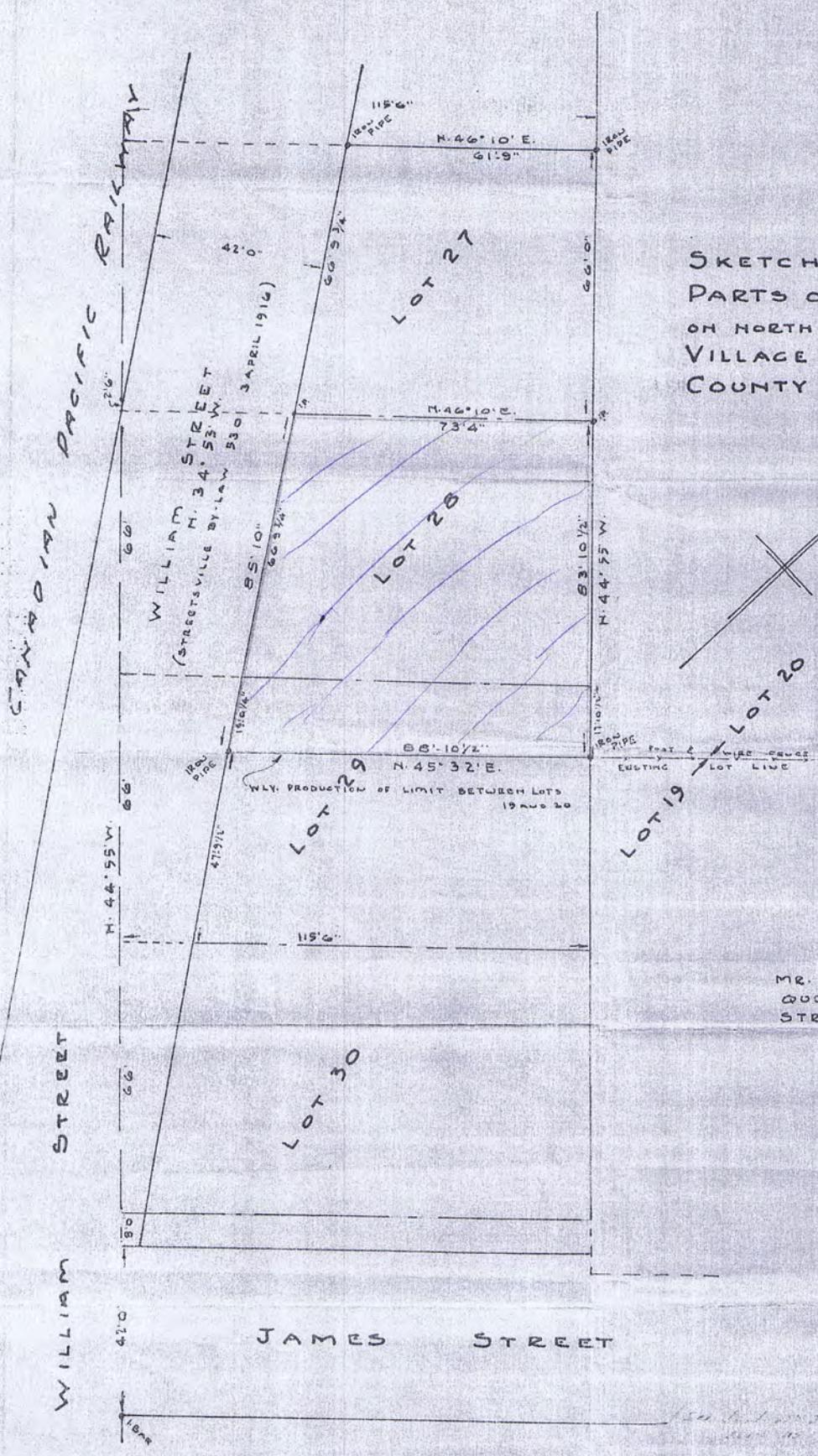
and in Consideration of the sum of OTHER VALUABLE CONSIDERATION AND ONE (\$1.00) ----- Dollars

now paid by the Grantee to the Grantor, the receipt whereof is hereby by him acknowledged, he, the Grantor, doth grant unto the Grantee in fee simple All and Singular those certain parcel of land and premises situate, lying and being in the Village of Streetsville, in the County of Peel, being composed of:

FIRSTLY: part of Lot Number Twenty-nine (29) on William Street, Plan Number Two for the said village of Streetsville, and which said parcel is bounded as follows: COMMENCING at the most westerly angle of Lot Nineteen (19) of said Plan as evidenced by its long existing fence corner; THENCE South-Westerly following the production of the limit between the said Lot Nineteen (19) and Lot Twenty (20), the best evidence of which limit is the existing old fence, one hundred feet (100') more or less to intersect the proper limit of William Street after the C.P. R. Widened their right-of-way in or about the year 1914; THENCE south-easterly following said limit of William Street to the limit between said Lots Twenty-nine and Thirty being a distance of about fifty feet (50'); THENCE North-easterly following the limit between said Lots Twenty-nine and Thirty, One hundred feet (100') more or less, to the most easterly corner of said Lot Twenty-nine (29); THENCE north-westerly following the rear limit of said Lot Twenty-nine (29) to the point of commencement.

SECONDLY: Lot Number Thirty (30) in the said Village of Streetsville according to a plan of part of Lot Number Five (5) in the Fifth Concession West of Hurontario Street in the Township of Toronto in the said County of Peel, made by Bristow, Fitzgerald & Sonner dated 23rd February 1856, and registered in the Registry Office for the said County.

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SKETCH OF SURVEY OF
PARTS OF LOTS 27-28 & 29
ON NORTH EAST SIDE OF WILLIAM ST.
VILLAGE OF STREETSVILLE
COUNTY OF PEEL

DIVISION OF THE LANDS SHOWN UPON
THIS SKETCH OF SURVEY AS INDICATED
HEREON IS HEREBY APPROVED.

VILLAGE OF STREETSVILLE PLANNING BOARD
PER: *Franklin B. Miller* CHAIRMAN
F.M. Miller SECRETARY

MR. DOWLING
QUEEN STREET
STREETSVILLE POST OFFICE

COOK & TAYLOR

NEW YORK CITY
JULY 1954

This Indenture,

made in duplicate the FIFTEENTH day of OCTOBER

in the year of our Lord one thousand nine hundred and fifty-four

In Pursuance of the Short Forms of Conveyances Act:

Between

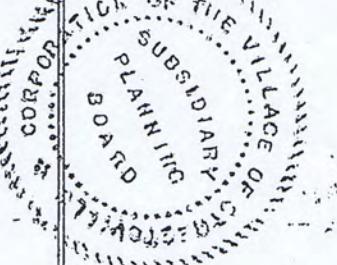
THE WITHIN DEED OR TRANSFER IS HERE
BY CONSENTED TO PURSUANT TO THE
PLANNING ACT.

VILLAGE OF STREETSVILLE PLANNING BOARD

PER: *D. M. Dowling*

Chairman

SECRETARY



FRANK DOWLING, of the Village of Streetsville, in the County of Peel, Real Estate Agent,

hereinafter called the Grantor of the FIRST PART

STREETSVILLE SASH LIMITED, of the Village of Streetsville, Real Estate Agent,

hereinafter called the Grantee of the SECOND PART

E. NOREEN DOWLING

Wife of the Grantor of the THIRD PART

Witnesseth that in consideration of FIVE HUNDRED (\$500.00) - - - - - dollar s of

lawful money of Canada now paid by the said grantee to the said grantor (the receipt whereof is hereby by him acknowledged) he the said grantor DO TH GRANT unto the said grantee in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and being in the Village of Streetsville, in the County of Peel, being composed of parts of Village lots 28 and 29 lying north east of William Street, the boundaries of the said parcel are described as follows:

COMMENCING where an iron pipe is planted at the most northerly angle of Lot 28.

THENCE South 46 degrees 10 minutes West along the north west limit of said Lot 28 a distance of 73 feet 4 inches to an iron pipe in the north east limit of William Street diversion described in by-law number 530 of the 3rd of April 1916.

THENCE South 34 degrees 53 minutes East along the north east limit of William Street aforesaid a distance of 85' 10" more or less to an iron pipe therein, which said iron pipe is at the intersection

with the production south westerly of the limit between lots 19
and 20 lying north-east of the herein described parcel.

THENCE North 45 degrees 32 minutes East along the said production
line a distance of 88 feet $10\frac{1}{2}$ inches more or less to an iron
pipe in the north-east limit of said Lot 29.

THENCE North 44 degrees 55 minutes west along the north east
limits of said Lots 29 and 28 a distance of 83 feet, $10\frac{1}{2}$ inches
more or less to the point of commencement.

Ref No. J-320

This Indenture

made in duplicate the 30th day of November
in the year of our Lord one thousand nine hundred and Sixty-Seven.

In Pursuance of the Short Forms of Conveyance Act:
Between

STREETSVILLE SASH LIMITED, a Company
incorporated under the laws of the Province
of Ontario,

hereinafter called the "GRANTOR".

of the FIRST PART.

-and-

THOMSON BROTHERS TRUCKING (STREETSVILLE) LIMITED
and REA BROTHERS LIMITED, both companies
incorporated under the laws of the Province of
Ontario, carrying on business under the firm
name and style of "THOMSON-REA TRANSPORT".

hereinafter called the "GRANTEE".

of the SECOND PART.

Witnesseth that in consideration of other good and valuable consideration

and the sum of ONE - - - - - (\$1.00) - - - - - + + + + +

lawful money of Canada now paid by the said grantee to the said grantor (the receipt
whereof is hereby by it acknowledged) it is the said grantor DO TH
GRANT unto the said grantee in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and
being in the Town of Streetsville, in the County of Peel, and being
composed of Lot 30 and parts of Lots 28 and 29, according to a
Plan of Part of Lot 5 in the Fifth Concession West of Hurontario
Street in the Township of Toronto, in the said County of Peel, made
by Bristow, Fitzgerald & Spencer dated February 23rd, 1856, and re-
gistered in the Registry Office for the said County, and more
particularly described in Schedule "A" hereto attached.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Streetsville, in the County of Peel, and being composed of Lot 30 and parts of Lots 28 and 29, according to a Plan of Part of Lot 5 in the Fifth Concession West of Hurontario Street in the Township of Toronto, in the said County of Peel, more particularly described as follows:

FIRSTLY

All and Singular that certain parcel or tract of land and premises, situate, lying and being in the Town of Streetsville, in the County of Peel, being composed of parts of Village Lots 28 and 29 lying north east of William Street, the boundaries of the said parcel are described as follows:

COMMENCING where an iron pipe is planted at the most northerly angle of Lot 28;

THENCE South 46 degrees 10 minutes West along the North-west limit of said Lot 28, a distance of 73 feet 4 inches to an iron pipe in the North-east limit of William Street diversion described in by-law Number 530 of the 3rd of April, 1916;

THENCE South 34 degrees 53 minutes East along the Northeast limit of William Street aforesaid, a distance of 85 feet 10 inches more or less to an iron pipe therein, which said iron pipe is at the intersection with the production South westerly of the limit between Lots 19 and 20 lying North-east of the herein described parcel.

THENCE North 45 degrees 32 minutes East along the said production line a distance of 88 feet 10-1/2 inches more or less to an iron pipe in the North-east limit of said Lot 29;

THENCE North 44 degrees 55 minutes west along the North east limits of said Lots 29 and 28, a distance of 83 feet, 10-1/2 inches more or less to the point of commencement.

SECONDLY

ALL AND SINGULAR that certain parcel of land and premises situate, lying and being in the Town of Streetsville, in the County of Peel, and being composed of:

Part of Lot Number Twenty-Nine (29) on William Street,

Plan Number Two for the said Town of Streetsville, and which parcel is bounded as follows:

COMMENCING at the most westerly angle of Lot Nineteen (19) of said Plan as evidenced by its long existing fence corner;

THENCE South-westerly following the production of the limit between the said Lot Nineteen (19) and Lot Twenty (20), the best evidence of which limit is the existing old fence, one hundred feet (100') more or less to intersect the proper limit of William Street after the C.P.R. widened their right-of-way in or about the year 1914;

THENCE South-easterly following said limit of William Street to the limit between said Lots Twenty-nine and Thirty being a distance of about fifty feet (50');

THENCE North-easterly following the limit between said Lots Twenty-Nine and Thirty, One hundred feet (100') more or less, to the most easterly corner of said Lot Twenty-nine (29);

THENCE North-westerly following the rear limit of said Lot Twenty-Nine (29) to the point of commencement.

THIRDLY

ALL AND SINGULAR that certain parcel of land and premises situate, lying and being in the Town of Streetsville, in the County of Peel and being composed of Lot Number Thirty (30) in the said Town of Streetsville according to a Plan of part of Lot Number Five (5) in the Fifth Concession West of Hurontario Street in the Township of Toronto, in the said County of Peel, made by Bristow, Fitzgerald and Spencer dated 23rd February, 1856, and registered in the Registry Office for the County of Peel.

VS 8990

THIS INDENTURE made in duplicate the 22nd day of October, one thousand nine hundred and sixty-eight.

IN PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT:

BETWEEN:

STREETSVILLE SASH LIMITED, a Company incorporated under the laws of the Province of Ontario,

hereinafter called the "GRANTOR",

of the FIRST PART

- and -

THOMSON BROTHERS TRUCKING (STREETSVILLE) LIMITED, and REA BROTHERS LIMITED, both companies incorporated under the laws of the Province of Ontario, carrying on business under the firm name and style of THOMSON-REA TRANSPORT",

hereinafter called the "GRANTEEES".

of the SECOND PART

WHEREAS by Deed dated the 30th of November, 1967 and registered in the Registry Office for the Registry Division of the County of Peel as No. 62081 VS, the Grantor herein purported to convey the lands and premises hereinafter described to the Grantees and an error was made in the description therein.

AND WHEREAS this conveyance is given for the purpose of correcting the error in the description.

WITNESSETH that in consideration of other good and valuable consideration and the sum of ONE-----(\$1.00) -----DOLLAR of lawful money of Canada now paid by the said Grantees to the said Grantor (the receipt whereof is hereby by it acknowledged) it the said Grantor DOTH GRANT unto the said Grantees in fee simple ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the Town of Streetsville, in the County of Peel and being composed of part of Lots 28, 29 and 30, according to Registered Plan ^{Hyde Butledge} STR-2, in the said Town of Streetsville, and which parcel is more particularly described in Schedule "A" hereto attached.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Streetsville, in the County of Peel and being composed of part of Lots 28, 29 and 30, according to Registered Plan STR-2, in the said Town of Streetsville, and which parcel is more particularly described as follows:

PREMISING that the centre line of the Canadian Pacific Railway, northbound track, has an assumed bearing of North 34 degrees, 36 minutes West and relating all bearings herein thereto.

COMMENCING at the point of intersection of the Northwesterly limit of James Street with the Northeasterly limit of William Street as the latter was diverted and opened by By-Law 530 and which point of commencement is distant 4.60 feet measured Northeasterly along the ~~Northwesterly limit of James Street~~ from the most southerly angle of the said Lot 30.

THENCE North 34 degrees 53 minutes West along the Northeasterly limit of William Street aforesaid, 208.40 feet more or less to the Northwesterly limit of the said Lot 28;

THENCE North 46 degrees 20 minutes East along the Northwesterly limit of said Lot 28, 76.32 feet more or less to the most Northerly angle of said Lot 28;

THENCE South 44 degrees 29 minutes East along the existing Northeasterly limit of Lots 28 and 29 being also the existing Southwesterly limit of Lot 20, 88.87 feet to the most Southerly angle of said Lot 20;

THENCE South 44 degrees 25 minutes East and being along the existing Northeasterly limit of Lots 29 and 30 being also the existing Southwesterly limit of Lot 19, 122.09 feet more or less to the Northwesterly limit of James Street aforesaid;

THENCE South 46 degrees 20 minutes West along the last mentioned limit 110.90 feet to the point of commencement.

VS 89991

This Indenture

made in duplicate the 19th day of July,
one thousand nine hundred and sixty-eight.

In Pursuance of the Short Forms of Conveyances Act:
Between

THOMSON BROTHERS TRUCKING (STREETSVILLE) LIMITED
and REA BROTHERS LIMITED, both companies
incorporated under the laws of the Province of
Ontario, carrying on business under the firm
name and style of "THOMSON-REA TRANSPORT".

hereinafter called the GRANTORS,

of the FIRST PART

-and-

OCTUS INVESTMENTS LIMITED, a Company incorporated
under the laws of the Province of Ontario,

hereinafter called the GRANTEEES,

of the SECOND PART

Witnesseth that in consideration of other good and valuable consideration
and the sum of ONE - - - - - (\$1.00) - - - - -

- - - - - dollar of
lawful money of Canada now paid by the said grantee to the said grantor s (the receipt
whereof is hereby by them acknowledged) by the said grantor s DO
GRANT unto the said grantee in fee simple

ALL and Singular that certain parcel or tract of land and premises, situate, lying and
being in the Town of Streetsville, in the County of Peel, and being
composed of Lot 30 and parts of Lots 28 and 29, according to a
Plan of Part of Lot 5 in the Fifth Concession West of Hurontario
Street in the Township of Toronto, in the said County of Peel, made
by Hyde and Rutledge, referred to as STR-2
by ~~BRISTOW, FLETCHER, HORN, SPENCER, MCKEE, TAYLOR, WATKINS, WILSON, YOUNG & ZEEB~~, and
registered in the Registry Office for the said County, and more
particularly described in Schedule "A" hereto attached.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Streetsville, in the County of Peel and being composed of Part of Lots 28, 29 and 30,

Hyde and Rutledge referred to as according to Registered Plan/STR-2, in the said Town of Streetsville, and which parcel is more particularly described as follows:

PREMISING that the centre line of the Canadian Pacific Railway, northbound track, has an assumed bearing of North 34 degrees, 36 minutes West and relating all bearings herein thereto.

COMMENCING at the point of intersection of the Northwesterly limit of James Street with the Northeasterly limit of William Street as the latter was diverted and opened by By-Law 530 and which point of commencement is distant 4.60 feet measured Northeasterly along the Northwesterly limit of James Street from the most southerly angle of the said Lot 30.

THENCE North 34 degrees 53 minutes West along the Northeasterly limit of William Street aforesaid, 208.40 feet more or less to the Northwesterly limit of the said Lot 28;

THENCE North 46 degrees 20 minutes East along the Northwesterly limit of said Lot 28, 76.32 feet more or less to the most Northerly angle of said Lot 28;

THENCE South 44 degrees 29 minutes East along the existing Northeasterly limit of Lots 28 and 29 being also the existing Southwesterly limit of Lot 20, 88.67 feet to the most Southerly angle of said Lot 20;

THENCE South 44 degrees 25 minutes East and being along the existing Northeasterly limit of Lots 29 and 30 being also the existing Southwesterly limit of Lot 19, 122.09 feet more or less to the Northwesterly limit of James Street aforesaid;

THENCE South 46 degrees 20 minutes West along the last mentioned limit 110.90 feet to the point of commencement.

DECLARATION

PROVINCE OF ONTARIO)
COUNTY OF PEEL }
TO WIT: }

WE, EDWARD PLEWMAN REA, of the Town of Streetsville,
in the County of Peel, and ROBERT THOMSON, of Township of
Esquesing, in the County of Halton, do solemnly declare:

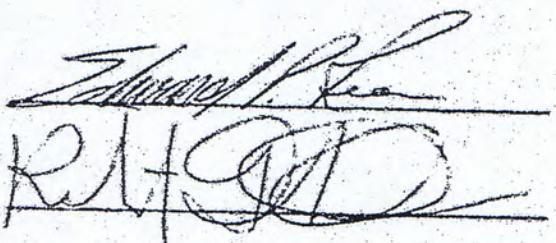
1. THAT Edward Plewman Rea is the President of Rea Brothers Limited and Robert Thomson is the Secretary of Thomson Brothers Trucking (Streetsville) Limited, and as such we have knowledge of the matters herein.
2. Rea Brothers Limited and Thomson Brothers Trucking (Streetsville) Limited carry on business in partnership under the firm name and style of "THOMSON-REA TRANSPORT", and no other company or person is associated with them in partnership.
3. The said lands hereinbefore described were acquired by Thomson-Rea Transport as partnership property, with partnership funds, and since then have been continuously and are now held exclusively as partnership assets and for the purposes of Thomson-Rea Transport.

SEVERALLY SWEARN before me at the)

Town of Streetsville, in the)

County of Peel, this 29th day)

of October, 1968.)



J. G. Macmillan

A Commissioner, etc.

127924/5

This Indenture

made in duplicate this 17th day of October
in the year of our Lord one thousand nine hundred and Sixty-Nine.

In Pursuance of the Short Terms of Conveyances Ate:

Between

OCTUS INVESTMENTS LIMITED, a Company
incorporated under the laws of the Province
of Ontario,

hereinafter called the "GRANTOR".

of the FIRST PART.

-and-

FRANK W. MOBLE, of the Town of Streetsville,
in the County of Peel, Trucker, to uses,

hereinafter called the "GRANTEE".

of the SECOND PART.

Witnesseth that in consideration of other good and valuable consider-
ation and the sum of ONE ----- (\$1.00) -----
----- dollar of
lawful money of Canada now paid by the said grantee to the said grantor (the receipt
whereof is hereby by it acknowledged) the said grantor DO TH
GRANT unto the said grantee ~~Indemnity~~ to the uses
hereinafter set forth.
ALL and Singular that certain parcel or tract of land and premises, situate, lying and
being in the Town of Streetsville, in the County of Peel, and
being composed of Part of Lot 30 and parts of Lots 28 and 29,
according to a Plan of Part of Lot 5 in the Fifth Concession West
of Hurontario Street in the Township of Toronto, in the said
County of Peel, made by Hyde and Rutledge, referred to as STR-2,
and registered in the Registry Office for the said County, and more
particularly described in Schedule "A" hereto attached.

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Town of Streetsville, in the county of Peel and being composed of Part of Lots 28, 29 and 30, according to Registered Plan made by Hyde and Rutledge referred to as STR-2, in the said Town of Streetsville, and which parcel is more particularly described as follows:

PREMISING that the centre line of the Canadian Pacific Railway, northbound track, has an assumed bearing of North 34 degrees, 36 minutes West and relating all bearings herein thereto.

COMMENCING at the point of intersection of the Northwesterly limit of James Street with the Northeasterly limit of William Street as the latter was diverted and opened by By-Law 530 and which point of commencement is distant 4.60 feet measured North-easterly along the Northwesterly limit of James Street from the most southerly angle of said Lot 30.

THENCE North 34 degrees 53 minutes West along the Northeasterly limit of William Street aforesaid, 208.40 feet more or less to the Northwesterly limit of the said Lot 28.

THENCE North 46 degrees 20 minutes East along the Northwesterly limit of said Lot 28, 76.32 feet more or less to the most Northerly angle of said Lot 28;

THENCE South 44 degrees 29 minutes East along the existing Northeasterly limit of Lots 28 and 29 being also the existing Southwesterly limit of Lot 20, 88.87 feet to the most Southerly angle of said Lot 20;

THENCE South 44 degrees 25 minutes East and being along the existing Northeasterly limit of Lots 29 and 30 being also the existing Southwesterly limit of Lot 19, 122.09 feet more or less to the Northwesterly limit of James Street aforesaid;

THENCE South 46 degrees 20 minutes West along the last mentioned limit 110.90 feet to the point of commencement.

127924 V5

This Indenture

made in duplicate this 17th day of October
in the year of our Lord one thousand nine hundred and Sixty-Nine.

In Pursuance of the Short Form of Conveyance Act:

Between

OCTUS INVESTMENTS LIMITED, a Company
incorporated under the laws of the Province
of Ontario,

hereinafter called the "GRANTOR",

of the FIRST PART,

-and-

FRANK W. MOBLE, of the Town of Streetsville,
in the County of Peel, Trucker, to uses,

hereinafter called the "GRANTEE",

of the SECOND PART,

Witnesseth that in consideration of other good and valuable consider-
ation and the sum of ONE - - - - - (\$1.00) - - - - -

- - - - - dollar of
lawful money of Canada now paid by the said grantee to the said grantor (the receipt
whereof is hereby by it acknowledged) the said grantor DO TH
GRANT unto the said grantee ~~under seal~~ to the uses
hereinafter set forth.

ALL and Singular that certain parcel or tract of land and premises, situate, lying and
being in the Town of Streetsville, in the County of Peel, and

being composed of Part of Lot 30 and parts of Lots 28 and 29,

according to a Plan of Part of Lot 5 in the Fifth Concession West
of Hurontario Street in the Township of Toronto, in the said
County of Peel, made by Hyde and Rutledge, referred to as STR-2.

and registered in the Registry Office for the said County, and more
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COMMENCING at the point of intersection of the Northwesterly limit of James Street with the Northeasterly limit of William Street as the latter was diverted and opened by By-Law 530 and which point of commencement is distant 4.60 feet measured North-easterly along the Northwesterly limit of James Street from the most southerly angle of said Lot 30.

THENCE North 34 degrees 53 minutes West along the northeasterly limit of William Street aforesaid, 208.40 feet more or less to the Northwesterly limit of the said Lot 28;

THENCE North 46 degrees 20 minutes East along the Northwesterly limit of said Lot 28, 76.32 feet more or less to the most Northerly angle of said Lot 28;

THENCE South 44 degrees 29 minutes East along the existing Northeasterly limit of Lots 28 and 29 being also the existing Southwesterly limit of Lot 20, 88.87 feet to the most Southerly angle of said Lot 20;

THENCE South 44 degrees 25 minutes East and being along the existing Northeasterly limit of Lots 29 and 30 being also the existing Southwesterly limit of Lot 19, 122.03 feet more or less to the Northwesterly limit of James Street aforesaid;

THENCE South 46 degrees 20 minutes West along the last mentioned limit 110.90 feet to the point of commencement.

Transfer/Deed of Land

Form 1 — Land Registration Reform Act

A

FOR OFFICE USE ONLY

R 01040748

 CERTIFICATE OF REGISTRATION
CITIFICAT DE RÉGISTREMENT
PEEL (43) ENCRYPTED

'93 05 24 13 25

 PEEL PROPERTY
REGISTRATION
DEPARTMENT
AND REVENUE
MINISTRY
ONTARIO
CANADA

New Property Identifiers

 Additional:
See
Schedule

Executions

 Additional:
See
Schedule

(1) Registry Land Titles (2) Page 1 of 3 pages P

(3) Property Identifier(s) Block Property Additional:
See Schedule

(4) Consideration

TWO ----- Dollars \$ 2.00

(5) Description This is a Property Division Property Consolidation

 Lots 28, 29 and 30, Plan STR-2,
City of Mississauga,
Regional Municipality of Peel

Lands as in Instrument No. 127924 VS

(6) This Document Contains (a) Redescription New Easement Plan/Sketch (b) Schedule for: Description Additional Parties Other (7) Interest/Estate Transferred Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that Frank William Noble was a spouse at the time of his death, and the person consenting below was his spouse.

Name(s) Signature(s)

NOBLE, Frank William - Estate of

Date of Signature

Y M D

Edith Noble 1993 06 16

 NOBLE, Edith Harriet
Executrix

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s) Signature(s)

NOBLE, Edith Harriet

Date of Signature

Y M D

Edith Noble 1993 06 16

(10) Transferor(s) Address for Service

175 Church Street, Streetsville, Ontario. L5M 1M6

(11) Transferee(s)

NOBLE, Edith Harriet

Date of Birth

Y M D

1933 10 22

(12) Transferee(s) Address for Service

175 Church Street, Streetsville, Ontario. L5M 1M6

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.

Date of Signature

Date of Signature

Y M D

Y M D

Signature

Signature

Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Date of Signature

Y M D

Name and Address of Solicitor

Signature

Planning Act — OPTIONAL

 Attnx Statement by
Solicitor for Transferor(s)
here if necessary

Date of Signature

Y M D

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Y M D

Y M D

 Name and Address of
Solicitor

Signature

(15) Assessment Roll Number of Property

 Cty. Mun. Map Sub. Par.
21 05 120 006 14700

Date of Signature

Y M D

(16) Municipal Address of Property

 16 James Street
Streetsville, Ontario

(17) Document Prepared by:

 Maurice C. Foster & Associates
Barristers & Solicitors
205 Queen St. South
Streetsville, Ontario
L5M 1L4

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee

4700

Land Transfer Tax

NIL

Total

4700

Properties

PIN 13128 - 0206 LT Interest/Estate Fee Simple
 Description PT LT 28 PL STR2 STREETSVILLE; PT LT 29 PL STR2 STREETSVILLE; PT LT 30 PL
 STR2 STREETSVILLE , AS IN VS127924; MISSISSAUGA.
 Address 16 JAMES STREET
 STREETSVILLE

Consideration

Consideration \$2,650,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name ABSOLUTE BUILDING SOLUTIONS INC.
 Address for Service c/o Mina Youssef 295 Matheson Blvd
 East Mississauga, ON L4Z 1X8

I, Frank Medeiros, have the authority to bind the corporation.

This document is not authorized under Power of Attorney by this party.

Transferee(s)**Capacity****Share**

Name	CITY PARK HOMES (STREETSVILLE) INC.	Registered Owner
Address for Service	2 WILLIAM STREET STREETSVILLE	

Signed By

Mina Samoeel Farag Salama Youssef	295 Matheson Blvd E Mississauga L4Z 1X8	acting for Transferor(s)	Signed	2020 08 27
-----------------------------------	---	-----------------------------	--------	------------

Tel 416-274-1118

Fax 905-502-6982

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Gerardo Carlo Borean	207-3883 Highway 7 Woodbridge L4L 6C1	acting for Transferee(s)	Signed	2020 08 27
----------------------	---	-----------------------------	--------	------------

Tel 905-850-6066

Fax 905-850-6069

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

PARENTE, BOREAN LLP	207-3883 Highway 7 Woodbridge L4L 6C1	2020 08 27
---------------------	---	------------

Tel 905-850-6066

Fax 905-850-6069

Fees/Taxes/Payment

Statutory Registration Fee	\$65.05
Provincial Land Transfer Tax	\$49,475.00
Total Paid	\$49,540.05

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 13128 - 0206 PT LT 28 PL STR2 STREETSVILLE; PT LT 29 PL STR2 STREETSVILLE; PT LT 30 PL STR2 STREETSVILLE , AS IN VS127924; MISSISSAUGA.

BY: ABSOLUTE BUILDING SOLUTIONS INC.
TO: CITY PARK HOMES (STREETSVILLE) INC. Registered Owner

1. CHRISTOPHER ZEPPA

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
 (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
 (c) A transferee named in the above-described conveyance;
 (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
 (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for CITY PARK HOMES (STREETSVILLE) INC. described in paragraph(s) (c) above.
 (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposited to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein: does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$2,650,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2,650,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2,650,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 43 Registration No. PR3693696 Date: 2020/08/27

B. Property(s): PIN 13128 - 0206 Address 16 JAMES STREET
STREETSVILLE Assessment -
Roll No

C. Address for Service: 2 WILLIAM STREET
STREETSVILLE

D. (i) Last Conveyance(s): PIN 13128 - 0206 Registration No. PR3256591
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Gerardo Carlo Borean
207-3883 Highway 7
Woodbridge L4L 6C1



LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 3
PREPARED FOR Dharmar01
ON 2020/10/07 AT 10:55:44

PROPERTY DESCRIPTION: PT LT 28 PL STR2 STREETSVILLE; PT LT 29 PL STR2 STREETSVILLE; PT LT 30 PL STR2 STREETSVILLE , AS IN V5127924; MISSISSAUGA.

PROPERTY REMARKS:
ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

You have

RECENTLY:
RE-ENTRY FROM 13128-0406

16 JAMES STREET

PIN CREATION DATE:
1999/02/22

(SEE ATTACHED)

13128-0206 (LT)

* 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
EFFECTIVE 2000/07/29	THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/09/24 ON THIS PIN					
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/02/22						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/02/22 **						
**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: 1999/02/23 **						
VS127925 1969/11/28	CHARGE			**** COMPLETELY-DELETED-***		
VS127925 1970/01/29	TRANSFER-OF-CHARGE			**** COMPLETELY-DELETED-***		
RG1040748 1993/06/24	TRANSFER REMARKS: VS127925 see attached			***** DELETED AGAINST THIS PROPERTY *****		
LT2057426 2000/03/27	NOTICE REMARKS: PEARSON AIRPORT ZONING REGULATION PR315348 2002/09/17			HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA INDUSTRIAL-DEVELOPMENT-BANK NOBLE, EDITH-HARRIET NOBLE, EDITH-HARRIET NOBLE, EDITH-HARRIET		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Ontario ServiceOntario

LAND

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

REGISTRY
OFFICE #43

13128-0206 (LT)

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

PAGE 2 OF 3
PREPARED FOR Dharmam01
ON 2020/10/07 AT 10:55:44

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
PR320803	2002/09/27	DISCH_OF_CHARGE		REMARKS:- DELETING-RO1040748		
PR322382	2002/09/27	TRANSFER		REMARKS:- RE- VS427925		
PR322383	2002/09/27	CHARGE		see 0205	"	
PR462668	2003/07/07	TRANSFER		REMARKS:- PLANNING_ACT_STATEMENTS		
PR462669	2003/07/07	CHARGE				
PR543592	2003/11/17	DISCH_OF_CHARGE		REMARKS:- RE- PR322383		
PR1153312	2006/10/16	NOTICE				
PR1194793	2007/01/05	TRANSFER_OF_CHARGE		REMARKS:- PR462669		
PR2117752	2011/12/02	DISCH_OF_CHARGE				
PR3256591	2017/12/18	TRANSFER		REMARKS:- PR462669-	"	
PR3256592	2017/12/18	CHARGE		REMARKS:- PLANNING_ACT_STATEMENTS		
				*** COMPLETELY DELETED ***		
				TROT-PROPERTIES INC.		
				*** COMPLETELY DELETED ***		
				CROATIAN (TORONTO) CREDIT UNION LIMITED		
				*** COMPLETELY DELETED ***		
				TROT-PROPERTIES INC.		
				1543279-ONTARIO-INC.		
				*** COMPLETELY DELETED ***		
				1543279-ONTARIO-INC.		
				*** COMPLETELY DELETED ***		
				CROATIAN (TORONTO) CREDIT UNION LIMITED		
				*** COMPLETELY DELETED ***		
				TROT-PROPERTIES INC.		
				1543279-ONTARIO-INC.		
				*** COMPLETELY DELETED ***		
				ABSOLUTE-BUILDING-SOLUTIONS INC.		
				MEDEFROS, MARIA LOURDES		
				ABSOLUTE-BUILDING-SOLUTIONS INC.		
				FOREMOST-SECOND-MORTGAGE-HOLDING CORPORATION		

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