THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
HERITAGE ADVISORY COMMITTEE AGENDA

Wednesday, June 27, 2018 @ 7:00 P.M.

Municipal Office, 3131 Old Perth Road, Almonte

A. APPROVAL OF AGENDA

B. DISCLOSURE OF PECUNIARY INTEREST

C. APPROVAL OF MINUTES
May 30, 2018 Pages 1 - 2

D. DELEGATIONS/PRESENTATIONS
1. Aselford Development, 36 Main Street
   Peter Mansfield, Krista Aselford, and Niki Dwyer Pages 3 - 61

E. NEW BUSINESS
1. Ontario Heritage Conference update – Ian MacLean

F. INFO/CORRESPONDENCE:

G. BUSINESS ARISING FROM MINUTES:
1. Almonte Old Hospital – Chair Gilmore to follow-up

H. ANNOUNCEMENTS
Next meeting: Wednesday, August 22, 2018

I. ADJOURNMENT

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS
HERITAGE ADVISORY COMMITTEE
MINUTES

Wednesday, May 30, 2018 @ 7:00 P.M.

Council Chambers, Municipal Office

PRESENT: Jason Gilmore, Chair
Harold McKay
Al Jones
Michael Rikley-Lancaster
David Thomson
Councillor John Edwards
Sarah More

ABSENT: Fred Dennis

STAFF: Roxanne Sweeney, Recording Secretary

Chair Jason Gilmore called the meeting to order at 7:00 p.m.

A. APPROVAL OF AGENDA

Moved by Harold McKay
Seconded by Michael Rikley-Lancaster
THAT the Agenda dated May 30, 2018, be accepted as presented.

CARRIED

B. DISCLOSURE OF PECUNIARY INTEREST
None were declared.

C. APPROVAL OF MINUTES

Moved by Al Jones
Seconded by Councillor John Edwards
THAT the Minutes dated March 28, 2018 be accepted as presented.

CARRIED

D. DELEGATIONS/PRESENTATIONS

E. NEW BUSINESS

1. Leckie's Corners Signage
   Moved by Councillor John Edwards
   Seconded by Harold McKay
   MOTION that the Heritage Committee requests approval from Council for the installation of twelve historical signs (Site of Mississippi Pride Cheese Factory, Foundations of Robert Drury's "Harness Shop" and House c. 1850, Robert Yule's Tailor Shop and House c. 1839, Foundations of Thomas Leckie's General Store c. 1845, Site of Original Log Schoolhouse, Site of Methodist Church c. 1835, Free Church Manse c.1845, Foundations of Free Church c. 1845, Site of Isaac Mansell's House, School House c.

1856, Auld Kirk Manse c. 1835, Site of Old Town Hall c.1851) and four settlement area signs (Galbraith, Uneeda, Bennies Corners, Union Hall). The cost of the signs can be covered by the Heritage Committee budget and installed by Mississippi Mills Public Works Department.

CARRIED

F. INFO/CORRESPONDENCE

G. BUSINESS ARISING FROM MINUTES

1. Almonte Old Hospital – deferred to June 27, 2018 meeting.

H. ANNOUNCEMENT

Next meeting: Wednesday, June 27, 2018

I. ADJOURNMENT

Moved by Al Jones
Seconded by David Thomson
THAT there being no further business before the Committee, the meeting adjourned at 7:41 p.m.

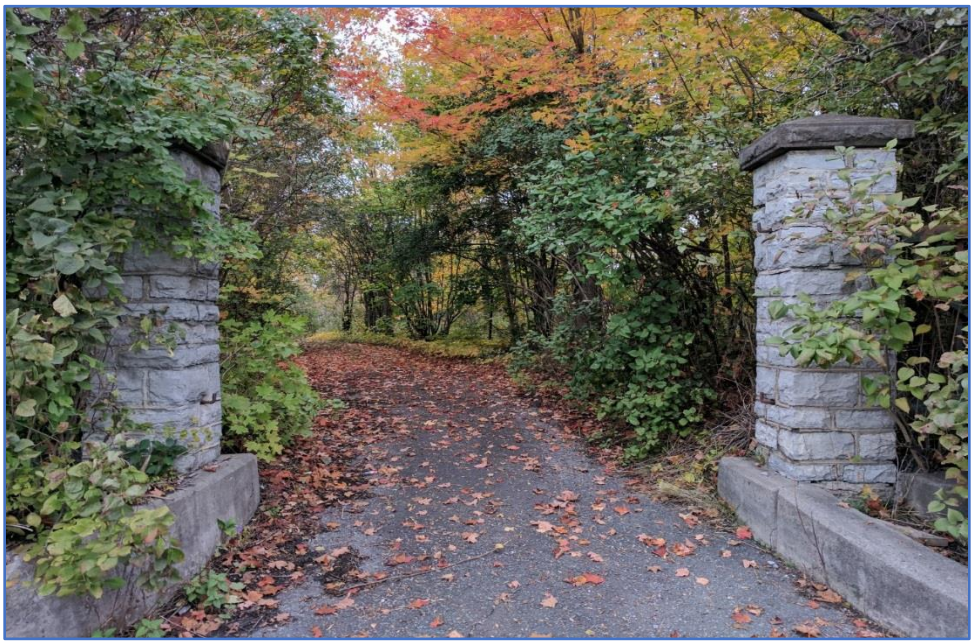
CARRIED

_____
Roxanne Sweeney, Recording Secretary

36 Main Street East, Almonte

Lilac & Main

Heritage Impact Assessment



Peter Mansfield Architect
122 Bridge Street,
Almonte, Ontario, K0A 1A0
www.pmansfieldarchitect.ca

Prepared by:

Peter Mansfield, Architect

In collaboration with

NOVATECH

Engineers, Planners & Landscape Architects

May 2018

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1.0 Introduction and Purpose

This Supplemental Report has been prepared in relation to a proposed Zoning By-law Amendment application for a vacant parcel of land in the Town of Almonte, located at 36 Main Street East. The project, to be known as *Lilac & Main*, is a residential infill project located within the Downtown Almonte Heritage Conservation District (HCD). This report addresses the requirement for a heritage impact assessment, and has been prepared pursuant to the Town's "*Cultural Heritage Impact Assessment Guide*", with consideration given to the Ministry of Culture publication "*Heritage Conservation Principles for Landuse Planning*".

While the planning merit for this residential infill development, as described in the Planning Rationale (November 2017) remains valid, this report builds on that report in order to further address heritage interests. In doing so, this supplemental report also responds to a revised development concept for the site, which has been prepared to address a range of comments received at a public meeting held in December 2017. Among the revisions, the redesign for *Lilac & Main* proposes a reduction to the overall density of the site and a re-arrangement of the building locations and parking layout on the site. The changes result in an overall increase in the amount of landscape open space, retention of important vegetation/tree cover, increased landscape buffers and an overall site layout that responds to functional, aesthetic, and heritage interests associated with the site. Moreover, the re-design has eliminated the need for any exceptions to the R3 zone. The revised design is described in this report and detailed on the Site Plan included in Appendix A.

This report has been prepared as a collaboration between Peter Mansfield Architect and Novatech. Peter Mansfield Architect has been a community-based Architectural practice for the past 19 years with extensive experience in most facets of professional practice, a significant portion of which has involved urban infill, heritage buildings and adaptive re-use. From 2013 to present, Peter Mansfield Architect has been a sessional instructor at the Azrieli School of Architecture and Urbanism at Carleton University with an emphasis on Conservation and Urban Design Studios.

2.0 Site Location and Heritage Context

The subject lands are located at 36 Main Street East and are legally described as Lot 91A and Part of Lot 93A, Registered Plan 6262 Mitcheson Section in the Town of Almonte. The subject lands have a total area of approximately 0.39 ha with approximately 54 m frontage on Main Street. The site is located approximately 100 m north of the Mississippi River and approximately 60 m southwest of the intersection of Main Street East and Union Street (Figure 1).

The property is currently vacant and gently slopes southward towards the Mississippi River. The interior of the site is treed with several mature trees present with well-established lilacs bordering the property along the Main Street frontage and along the former CPR rail line. There are three stone pillars that frame an old laneway and pedestrian gate along the Main Street frontage.

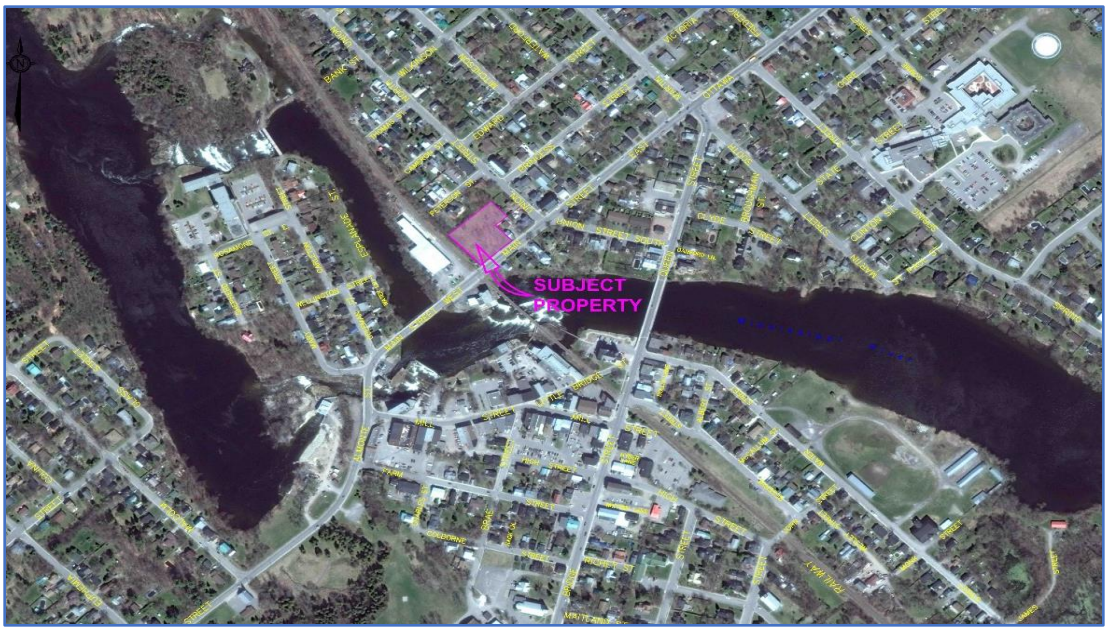


Figure 1 – Location of Subject Property

The subject lands are located within the Downtown Almonte Heritage Conservation District (HCD). The Downtown Almonte Heritage Conservation District Plan (the "Plan") was prepared for the Town of Mississippi Mills in June 2015, revised in June 2016. It is noted that the subject site is on the outer edge of the HCD (Figure 2).

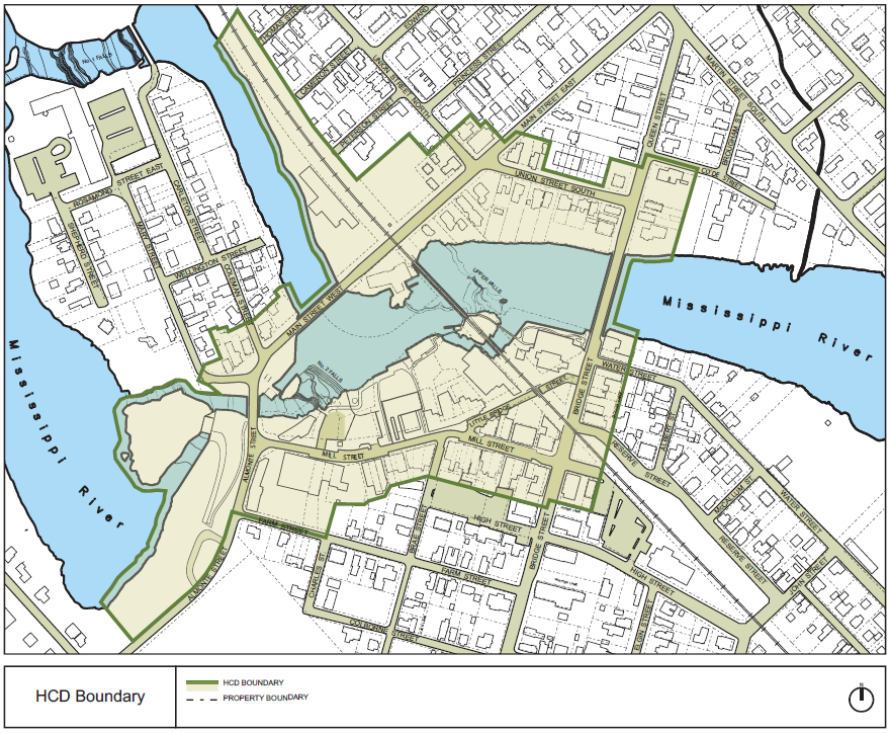


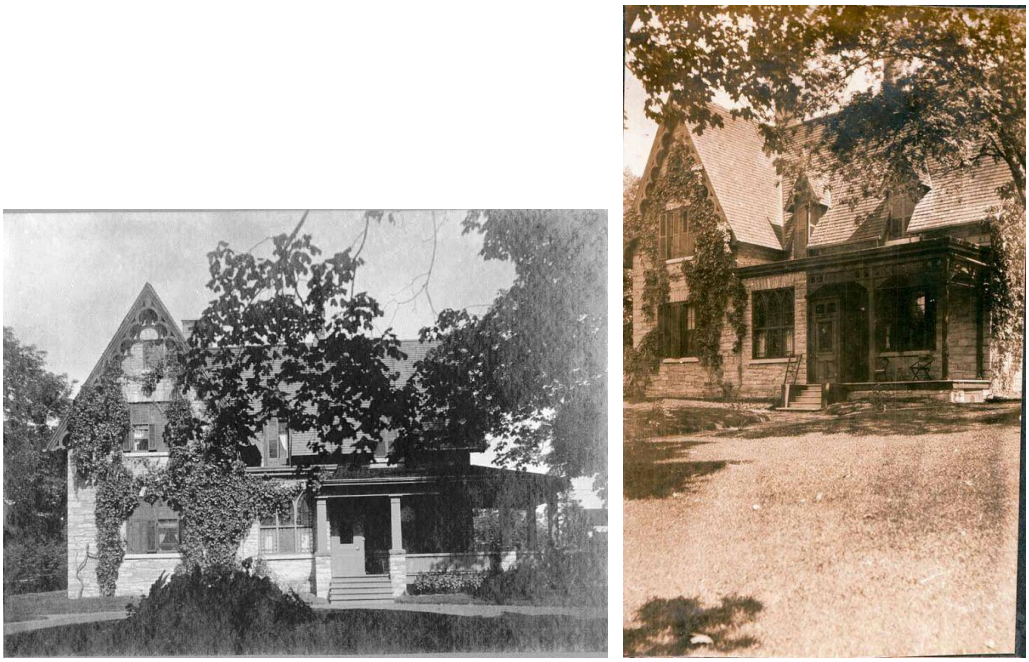
Figure 2 – Downtown Almonte Heritage Conservation District

The subject property was once part of the Rosamond Estate which served as the front lawns of the historic Rosamond Estate (refer to photos below). The lands were severed from the Rosamond House property in 2007. The laneway to the house and the front lawns were distinct landscape features within view of the Mississippi River and downtown core of Almonte. The three existing stone pillars that frame the former laneway and pedestrian gate to Main Street East remain in place, reminiscent of the time when the property was part of the Rosamond Estate.

Select images of the Rosamond House, revealing extensive front lawns and former laneway (Source: Michael Dunn)

Today, the Rosamond House is a private dwelling that takes its access from Peterson Street. The photos of the Rosamond House below reveal the 'Gothic Revival' architecture common in the 19th century. Notable features include exterior treatments that emphasize verticality through steeply-pitched gables, detailed woodwork along gable ends, and tall elongated windows. Several other examples are found throughout the District, which capture the character of residential buildings of the time, though many have since been altered through renovations and building additions.

Despite its historic significance and connection to the site, it is notable that the Rosamond House is not a designated heritage resource, nor is it located within HCD.



Select images of the Rosamond House, revealing 'Gothic Revival' architecture (Source: Michael Dunn)

2.1 Statement of Significance

The cultural heritage values and heritage attributes associated with landscapes and buildings within the HCD are described in the *Statement of Significance*, and further detailed for each of the several character areas identified in the Plan. The subject lands are located within the "North of River" character area of the HCD (Figure 3) which is described as having the following key features set out in Guideline Section 4.3.4:

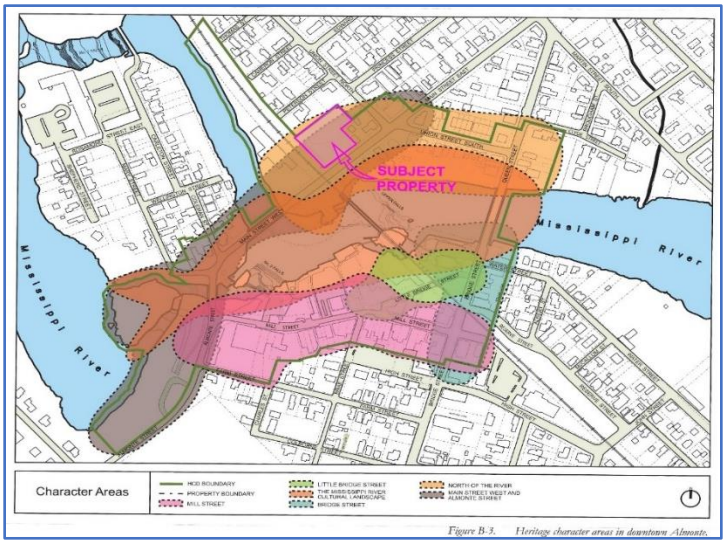


Figure 3 – Character Areas in the HCD

- Predominantly residential, with single family dwellings set back from the street and having landscaped front yards
- Tree canopies along the municipal right-of-way
- Mix of built forms and a variety of 19th century architectural styles and landscape features including stone walls and ornamental fencing
- Spacing between houses that provides visual amenity and a sense of openness between buildings
- Parking is limited to side and rear yards
- Streetscape vista of the river, landmark buildings and the townscape
- Sidewalks on both sides of Main Street East

Within the "North of River" character area, Guideline #7 specifically addresses development on the subject property, as follows:

- Respect the established pattern along the street, including lot sizes, building-to-lot ratios, building setbacks and landscaped front yards
- More intense development should be accommodated within the inner portions of the lot
- Retain and restore the historic stone gates and lilac plantings and mature tree cover where possible.

In general, the principles and guidelines in the HCD direct that the predominantly residential character on Main Street East should be retained and enhanced as a distinct transition between the suburban commercial functions of Ottawa Street and the historic and unique character of the commercial core. In choosing the architectural direction, close consideration should also be given to the heritage attributes of buildings in the surrounding neighbourhood. Discussion regarding these principles, including the specific principles to guide residential infill in general (i.e. new development on vacant land), is provided in Sections 4 and 5.

It is important to note that the "*Guidelines*" are meant to provide an effective and useful framework for managing future change in downtown Almonte, in order to protect and enhance the Town's cultural heritage value and distinct character. However, Section 4.1 of the Guidelines indicates that they generally apply only to parts of properties that can be seen from the street and not to interior parts hidden from public view.

The evaluation matrix in the Plan provides an inventory of heritage resources within the HCD and categorizes the individual properties according to their overall level of contribution to built heritage in the HCD. The Plan categorizes built resources as having "strongly contributing", "somewhat contributing" or "non-contributing" heritage values. The subject property has a "non-contributing" heritage evaluation. Although "non-contributing" properties do not support cultural heritage values in a significant way, they may have some attributes or intrinsic value and are considered to be of minor individual significance to the value of the whole. Accordingly, the statement of significance as it relates to the subject property, refers to the prominent location of the site within view of the river and the historic downtown. In addition, the stone pillars and lilacs along the Main Street frontage are physical reminders of the former Rosamond Estate, though these features alone in themselves do not have any heritage designation.

Photos of existing street frontage, revealing existing pillars and lilacs that represent local interest and reminder of entrance to Rosamond Estate front lawns

It is further noted that there are only ten (10) properties within the HCD that have also been designated under Part IV of the *Ontario Heritage Act*, all of which are located a considerable distance from the subject lands, and mostly centred in the downtown core south of the river (Figure 4). Accordingly, while there are no Part IV-designated properties near the subject lands, development of non-contributing properties should still follow the guidelines and principles set out in the Plan, with appropriate regard given the heritage features and attributes associated with the site. In the case of the subject property, the heritage attributes of the site are in large part limited to the stone pillars and lilacs across the frontage of the site and the general relationship of the site to other properties within the heritage district.

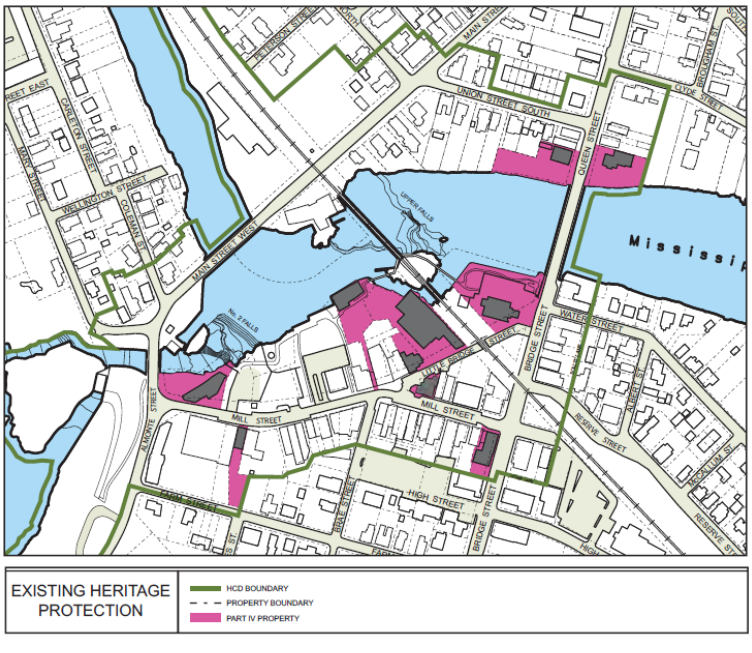


Figure A-2. Individual properties previously designated under Part IV of the Ontario Heritage Act, located within the HCD.

Figure 4 – Location of Properties designated under Part IV of the Ontario Heritage Act

3.0 Heritage Character Assessment

3.1 Existing Site Conditions

As viewed from the street, the subject site is wooded with extensive lilac growth that overhangs the sidewalk. The pillars, while prominent features, appear to be in some state of disrepair, due to neglect over the years. Internal to the site, there are no significant heritage features, including significant landscapes, gardens, or trees. Site photos provided in Appendix B to illustrate the relationship of the site interior to abutting properties and confirm that the stately lawns have become overgrown and naturally regenerated over time. The current conditions of the site, specifically as viewed from the street, is in considerable contrast to its former function as the stately manicured front yard lawns associated with the Rosamond Estate (refer to historic photos, Section 2.1).

The stone pillars and lilacs along the Main Street frontage (and along the westerly exposure to the former railway line) are the only distinguishing features of the property, and thus represent the only heritage character-defining elements of the site. The otherwise lack of built heritage associated with the site explains why the property has a "non-contributing" heritage evaluation. It is recognized however, that although "non-contributing" properties do not support cultural heritage values in a significant way, they may have some attributes or intrinsic value and are considered to be of minor individual significance to the value of the whole. As such, these features represent features of local interest that could be integrated into the development plans for the site so that their history is not lost.

3.2 Existing Neighbourhood Conditions

There are several strongly contributing resources surrounding the subject property. The Almonte Flour Mill building at 11 Main Street East to the south is a "strongly contributing" building with a modern addition on the side, that is highly visible from the River. The church at 38 Main Street East is also a "strongly contributing" resource, though it is noted the building underwent major alterations mid-century.

The abutting single dwelling at 48 Main Street East is one of the only buildings in the study area to have original clapboard siding that remains intact and visible. The residential dwellings at 51 & 57 Main Street East are both examples where the original volume and form are intact and visible within the River viewshed. All three houses are considered to be a "strongly contributing resource".

The Canadian Hydro Components building located immediately to the southwest is a "non-contributing" resource. However, it should be noted that the redevelopment of the property which took place in 2008 incorporated the architectural language of the former 19th century dairy factory which stood near this structure in its street-facing façade.

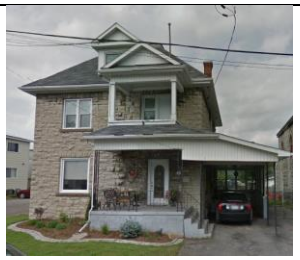
Other houses in the immediate area, located at 35 Main Street (immediately across the street), 43 Main Street, 4 Union Street, and 11 Union Street, all within the HCD, have heritage attributes that "somewhat contribute" to the built heritage.

Table 1 provides a summary of built heritage resources that are on lands adjacent to the subject property and located within the HCD. Observations and heritage evaluation is provided on the basis of information contained in the evaluation matrix found in the Appendices of the Plan.

Table 1 – Summary of Built Heritage Resources within HCD

Civic Address	Resource Type	Construction Date	Observations	Photo / Context	Heritage Evaluation
36 Main St E (Subject Lands)	Vacant lot		Lot severed from Rosamond Estate; historic stone pillars and gate framed by lilac plantings along Main Street		Non-contributing
51 Main St E	House	Pre 1908	Original volume and form intact; detailing at cornice appears to have been removed; property visible within river viewshed; rear additions prominent		Strongly contributes
38 Main St E	Church	1887	Major alterations c. 1950		Strongly contributes
57 Main St E	House	Pre 1908	Original volume intact; property visible within river viewshed		Strongly contributes

48 Main St E	House	Pre 1889	One of few buildings in HCD with original clapboard siding intact		Strongly contributes
35 Main St E	House	Pre 1908	Original volume intact; enclosed porch addition; property visible within river viewshed		Contributes somewhat
43 Main St E	House	Pre 1908	Original volume intact; property visible within river viewshed		Contributes somewhat
11 Main St E	Mill Building	1886	Modern addition to side; property visible within river viewshed		Strongly contributes
16 Main St E	Industrial	Post 1980	Property visible within river viewshed		Non-contributing
4 Union St N	House	Pre 1863	Original volume and form intact		Contributes somewhat

11 Union St N	House	Pre 1908	Original form and volume intact; former manse to adjacent church		Strongly contributes

The abutting properties forming the block bounded by Main Street, Union Street, Peterson Street and the former rail line, consist exclusively of residential uses, and in large part, are not located within the HCD. Nonetheless, the residential character of the block contributes to the heritage values of the neighbourhood. The block is zoned R2 - Residential Second Density, which generally limits building form to low density residential uses ranging from single-detached dwellings to triplex dwellings. The abutting properties contain single dwellings that are generally two storeys in height with detached garages. Examples of properties with R3 zoning include two rows of 4-unit townhouse dwellings on Union and Peterson Streets and a converted apartment dwelling on Union Street, whereas the immediate area contains primarily single dwellings.

Table 2 provides additional examples of built resources on lands adjacent to the subject property, but which are not located within the HCD.

Table 2 – Examples of Built Resources Outside HCD

Civic Address	Resource Type	Construction Date	Observations	Photo / Context
35 Union St N	Townhouse	unknown	Multiple units	
14 Union St N	House	unknown		
19 Union St N	House	unknown	Contains multiple units	

In general, the date of construction of the surrounding residential dwellings varies, as does the architectural style and finishing materials used. There are houses made of stone and brick, along with many houses that have been renovated and now have vinyl siding. Most dwellings have a relatively small setback from the street.

The distribution of structures and alignment of roadways within the HCD is a result of a more organic-based growth rather than growth which often takes place over a much shorter period of time. As a result, the urban fabric is much less orthogonal and homogeneous in nature and often reflects ages-old circulation paths within the community as well as the path of the river and adjacent topography.

Main Street crosses the River and intersects with Mill Street, which is Almonte's main downtown thoroughfare, where retail, commercial and mixed-use development is located within historical buildings. There is excellent connectivity from the subject site to the downtown via Main Street/Almonte Street, which has sidewalks on both sides for pedestrians. The subject site is close to the Town's Riverwalk boardwalk which spans from Metcalfe Heritage Park on the west side, through downtown, to Almonte Old Town Hall on the east side. Riverwalk offers a scenic pedestrian route through the downtown core, with several historic points noted along the way, in addition to picturesque views of the many significant, historical downtown buildings, and the Mississippi River.

4.0 Project Description and Analysis

The design of *Lilac & Main* has focused on creating a sensitive intervention into a traditional neighborhood within Almonte's HCD. While the Plan identifies the property at 36 Main Street as having a "non-contributing" heritage evaluation, the historic stone pillars framed by lilac plantings along Main Street East are a notable feature of the site.

In addition to retaining the stone pillars and lilac frontage, the revised Site Plan submission (Appendix A) seeks to retain a greater amount of landscaped area at approximately 63% of the overall site, excluding all parking areas. The concentration of green space is divided between the centre of the site as well as around the entire perimeter. Both the central and perimeter area will be a combination of new and existing mature trees in combination with lower level plantings. Whereas the initial design concentrated all parking to a single lot in the north east corner of the property, the revised plan places the parking in a more centralized and traditional arrangement in much closer proximity to each individual living unit. This alternate arrangement has also achieved a greater amount of privacy as seen from the exterior of the site as well as from within the site itself (from neighbour to neighbour).

The following Sections describes the proposed site development, and gives consideration to the heritage attributes, features and general characteristics of the "North or River" character area. It is noted that new development will respect established patterns, including setbacks, street wall design, and the rhythm and pattern of openings. Since the Plan directs that new work in the HCD will be of its own time, and in a contemporary style that complements and enhances the character

of the HCD, the proposed development introduces a contemporary design that takes its design inspiration from the historic past.

4.1 Building Form and Architectural Design

The overall massing of the proposed development is broken down into smaller individual elements resulting in a streetscape that is very similar in form to that of the surrounding houses, both on Main Street and Union Street. The *Guidelines* specifically note that any new development on the subject property should respect the established pattern of development on the street including building-to-lot ratios and setbacks. Although row unit dwelling types are not the preference, it is understood that the intent of this guideline is to discourage the development of street-oriented townhouse units, where each unit has its own driveway access to the street. Moreover, the townhouse units are positioned to the inner portions of the lot, consistent with Guideline #7 for the "North of River" character area.

The site represents an infill opportunity within the downtown core of Almonte. There are a variety of building forms on surrounding properties, though they are predominantly single dwellings of varying size, height, setbacks, materials and orientation to the street. The size and shape of the lot is appropriate for the proposed development in terms of having adequate street frontage and lot depth to accommodate the three separate structures. The townhouse units are oriented towards the central courtyard with generous yards associated with individual units. It is important to note that the street-facing fourplex unit has one shared entry under a traditionally-styled facade. An interior foyer is used to provide access to each of the individual units (two on the main level and two on the upper level). As viewed from the street, the intention is to allow this structure to have the architectural appearance of a single dwelling, while serving four individual, internalized units (Figure 5 and 6).

In keeping with the urban fabric that reflects ages-old circulation paths within the community, the placement of individual buildings as well as both the pedestrian and vehicular circulation is intended to introduce an element of complexity within its geometry and in turn avoid a more predictable or 'heavy handed' arrangement. This arrangement also satisfies the principle of directing more intense forms of development to the inner areas of the lot.

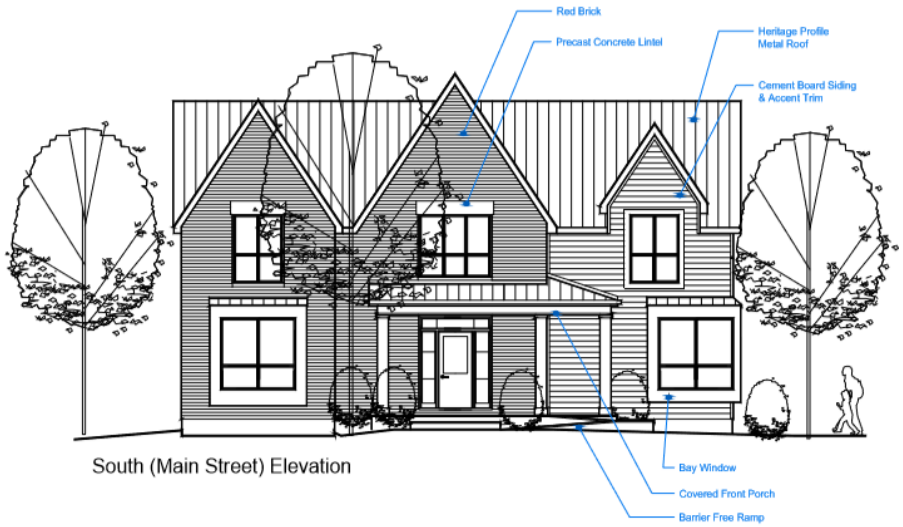


Figure 5 – Elevation of proposed Fourplex facing Main Street

Since variable front yard setbacks are typical along this block of Main Street, the proposed front yard setback will not be out of character for the street. The parking and building areas are connected by walkways and open landscaped amenity areas. Most of the existing lilacs will be retained and the orientation of the buildings on the site provides a balanced streetscape. The proposed building heights and mass are consistent with adjacent residential properties and will not cause negative impacts such as shadowing of adjacent properties.

A number of steeply-pitched roof gables are proposed to reflect older homes in the immediate vicinity. A single palette of colours through the site is meant to unify the three separate structures. The colours consist of deep gray masonry (with a variety of masonry detailing and precast sills); a warm gray cement board ship-lapped siding with cream trim and black frame windows. Each entry door is given an accented colour of deep ox-blood; a colour that is associated with heritage colour schemes. The windows are all traditional style vertically proportioned '2 over 2' double hung units. Each entry door has a glass transom window and sidelight to further introduce light into the entry vestibules.

The proposed development is a good example of a residential infill housing project that is different in comparison to the existing built form, but one that is not out of character. The proposed residential development will complement the existing streetscape and neighbourhood, while maintaining the low density residential character.

4.2 Amenity Space, Parking and Landscaping

Since the historic stone gates frame the walkway entrance to the development facing Main Street East and are regarded as a prominent site feature, they will be restored and retained. The existing site perimeter lilac plantings will also be retained along Main Street East and former rail line frontage, maintaining the historic character of the site.

As much as possible, the existing lilacs along the edges of the property will also be preserved, though they too will benefit from "restoration" by cutting out old wood and trimming to rejuvenate the shrubs. New lilacs (or transplants) will be planted where construction activities will cause disturbance to the perimeter of lilacs. Trees along the northern edge of the property, as well as along the interior side yards will be preserved, and a scattering of trees through the middle and the southern edge will also be preserved.

New planting around the proposed buildings will include a mix of low-maintenance shrubs and perennials. Invasive, exotic species will not be planted. Most of the interior of the property will be turf and considered a common "lawn area" for the residents of this property, although a number of large scale trees will be introduced into the interior of the site as noted on the revised Site Plan. Gaps in the thicket on the northern edge of the property will be planted with native shrubs.

The overall parking area has been kept to a minimum size while providing the required number of parking spaces and aisle widths in accordance with zoning standards. All parking is provided internally on the block, accessed by a laneway that generally follows the historic pathway through the site. An ample landscaped amenity area contributes to achieving an appropriate building-to-lot ratio.

4.3 Streetscape

The Plan identifies the viewscape of Main Street, as viewed from Union Street and looking in the direction of the river, as being a significant streetview. Since the streetscape along Main Street East is recognized as being significant, development along Main Street East should consider matters such as building facades, building setbacks and streetscape-defining features in the design, such as the pillars and lilac presence.

The streetscape created by the proposed design maintains the existing character of the street through an appropriate building-to-lot ratio and building setbacks, that are in keeping with other developed sites and the maintenance of landscape buffers along the front of the site and along adjoining properties. As viewed from the public realm, building mass will generally be limited to that of the fourplex (Figure 6) resembling that of a single dwelling facade, with the stone pillars and lilac hedge remaining intact. Maintenance and retention of the stone pillars will ensure that the local interest associated with these pillars is not lost.

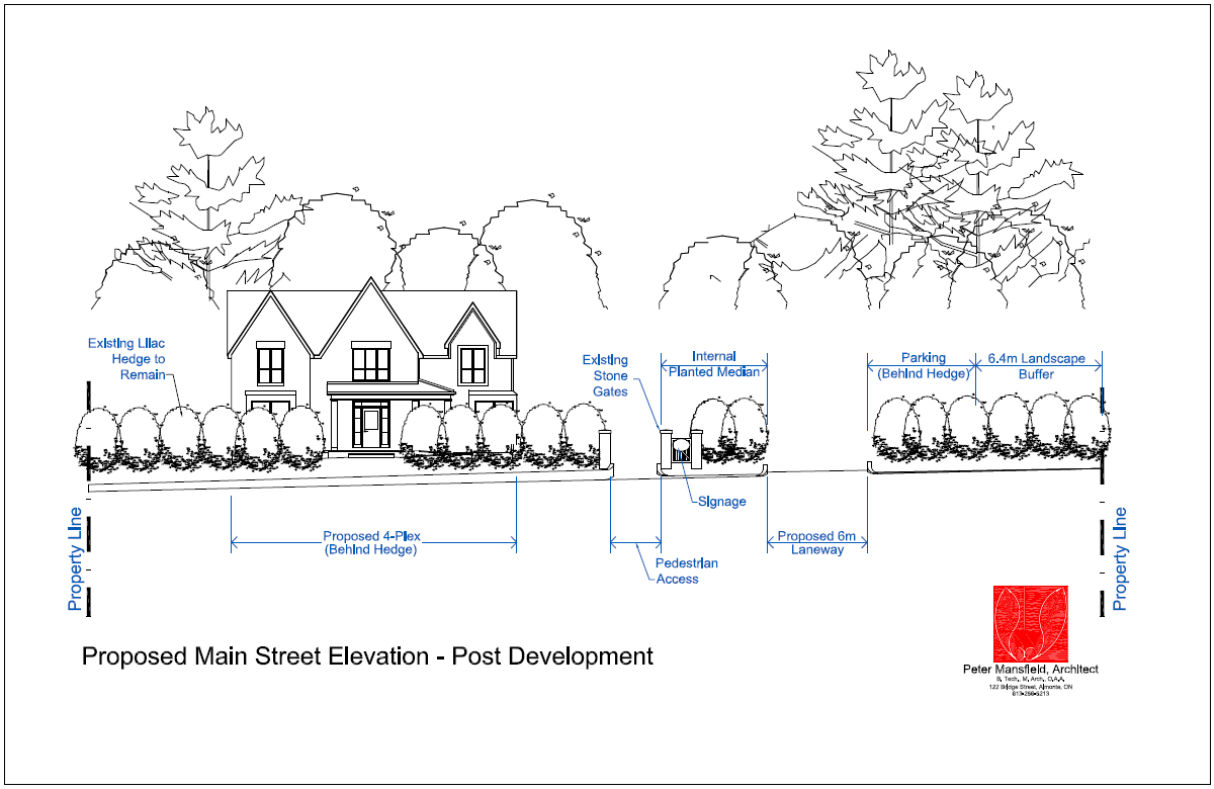


Figure 6 – Proposed streetscape under development conditions

5.0 Statement of Compliance and Impact Mitigation

5.1 Compliance with HCD Guidelines

The HCD Guidelines in the Plan support the cultural heritage values within the District through setting out guidelines for built resources and criteria for residential infill projects. Tables 1 and 2 address the guidelines and criteria, respectively, and includes a project response.

Table 1 General Guidelines for Built Resources (Section 4.4)

Guideline Criteria	Project Response
4.4.3 Roofs and Rooflines	• Steeply pitched roof gables to reflect existing rooflines on adjacent properties
4.4.5 Doors and Windows	• Traditional style '2 over 2' double hung windows • Glass transom window above each entry door

	• Sidelight window for natural light in entry vestibules • Ox-blood coloured doors (historical colour)
4.4.9 Materials	• Masonry (deep gray, variety of details and precast sills) • Cement board ship lapped siding (warm gray) • Trim (cream) • Frame windows (black) • Entry doors (ox-blood coloured)
4.4.10 Architectural Detailing	• Overall massing is broken into smaller, individual elements • Similar streetscape facing Main Street as surrounding building form created by orientation of the buildings • Landscaped areas at unit entrances

Table 2 Criteria for Residential Infill (Section 4.8)

Criteria	Project Response
1. Infill areas zoned for residential use must respect the heritage character of the area, as well as the more immediate environment.	• The use of complementary architectural design and materials, in addition to the similar setbacks and landscaped areas, is a positive contribution to the District.
2. Open spaces around buildings should be maintained, in particular on the rear portion of lots.	• Spacious open areas are provided around the dwelling types. All yard requirements are met, and generally exceed that of existing uses in the neighbourhood. • All areas not proposed for the townhouses, fourplexes, driveway and parking lot will be landscaped. The parking lot is located in the interior of the site and is accessed via a curved entranceway to the site, generally following the historic entrance.
3. Where multi-unit dwelling (semi-detached, town-house) is proposed, entrances to individual units should be from the sidewalk. The front yard setback should be the same as for adjacent Contributing properties.	• The main entrance of the fourplex faces Main Street East. The front yard setback of the abutting property is exceedingly small and so the front yard setback for the fourplex is

	proposed at 6.0 m to accommodate the existing stone pillars and lilacs.
4. Small lot development is encouraged (rather than land assembly). The density of new development can be the maximum allowed under current height and lot coverage zoning.	• There is no opportunity for small lot development. The subject property has a total area of 0.39 ha and represents an opportunity for a more intensive type of development including the proposed multi-unit, multi-building layout, kept to the interior of the site. • Only the fourplex fronts onto Main Street, thus representing an appropriate building-to-lot ratio.
5. The building form of new development should respect the massing of adjacent contributing properties.	• The building form and architectural style is generally consistent with adjacent residential properties.
6. Materials and detailing should be contemporary in style, and should respect and reinforce the character of the immediate area. Infill must not disrupt the continuity of residential streetscapes.	• The proposed materials and architectural detailing respect the properties in the immediate area and will be in keeping with the residential streetscape.
7. Refer to the general guidelines for built resources for additional guidance on existing patterns and character.	• Detailed response to built resources guidelines provided in previous section.

5.2 Impact Mitigation

As noted, the heritage attributes of the site are in large part limited to the stone pillars and lilacs across the frontage of the site, as the pillars and lilacs along the Main Street frontage are physical reminders of the former Rosamond Estate. The iconic pillars along Main Street are a key element both in relation to historical context of the former broader site as well as maintaining the existing streetscape. Although these features alone do not have any heritage designation, the pillars are the only element of 'built heritage' that exist on this property.

The proposed development incorporates a number of important design features to respond to heritage interests. While the development, as envisioned, will not conflict with the heritage attributes associated with the site, it is recommended that the local significance of the pillars and lilacs be recognized as site-defining features in the development of the site.

As part of the Conservation Strategy, a complete restoration of the pillars would serve to maintain the local significance of this feature. While the current condition of the masonry is stable,

extensive repointing and cleaning of the stonework and stone caps should be undertaken to ensure their continued life. Appendix C of this report contains the relevant sections from the Canadian Master Specification that deal with the proper execution of masonry restoration, which deal with the following matters:

- Cleaning Historic Masonry (Section 04 03 06),
- Repointing & Repair of Historic Masonry (Section 04 03 07)
- Historic Mortaring (Section 04 03 08)
- Historic Repair of Stone (Section 04 03 41)
- Replacement of Historic Stone (Section 04 03 42)

The specifications should be utilized as a guideline by all trades involved in this work.

The project responds favourably to the guidelines and criteria set out in the Plan. The infill development does not propose to introduce a potentially incompatible land use or building form, thus a heritage impact monitoring plan is not required. It is concluded the site plan and heritage permit approval processes are suitable means to ensure that the site will develop in manner that respects heritage interests.

6.0 Heritage Conservation Strategy

The proposed *Lilac & Main* residential development incorporates a number of key site design elements that are considered appropriate for the development of the subject lands and which would ensure that the infill does not conflict with the heritage attributes associated with the area. Each of the following items are addressed through the revised Site Plan included in Appendix A for reference:

1. Retention of the existing lilac border along Main Street: The vast majority of the lilac hedge which currently borders Main Street will remain intact. Only a small 6 metre portion (or just over 10%) will need to be removed to allow for a new vehicular access. It is anticipated that lilac tree maintenance and retention will be addressed within the site plan agreement to be registered on title to the property.

2. Existing Stone Pillars: All three of the existing stone pillars are to remain unaltered in their current location. The stone pillars will serve to mark a dedicated pedestrian access to the overall development. It is the intention of the developer to make repairs to the pillars as needed to ensure their long-term existence along the Main Street streetscape. It is anticipated that the maintenance, conservation, and repair associated with stone pillars will be addressed within the site plan agreement to be registered on title to the property.

3. View to Heritage Rosamond Home: Because the front (south) lawn of the former Rosamond house has been fully severed from the heritage stone home itself, the proposed residential infill development and the original stone house will never function as

one single development. However, the proposed development would still retain a framed view of the original Rosamond house which is 'revealed' as one enters the site along the curved laneway. In general, the site plan both acknowledges the former singular nature of the Rosamond site while also seeking to nest the additional residential units within the inner portions of the lot and landscape to the extent possible.

4. Architectural Language: Replication of the architectural language of the original Rosamond house or any other of the neighboring heritage properties would be inappropriate. Alternatively, the proposed building architecture recognizes a number of the existing character-defining elements within the immediate area and incorporates these elements into a 'complementary' design.

   These elements include:
   a. varied and generally steeply pitched roofs
   b. second storey spaces 'within' roof volumes rather than 'underneath'
   c. front porches on all units (social edges)
   d. significant amounts of masonry on all street-facing facades
   e. a historically sympathetic color scheme
   f. appropriately proportioned windows (vertically orientated rather than horizontal)

5. Separation of Pedestrian & Vehicular Circulation: To ensure a safer and more human scaled development, the vehicular entrance and pedestrian entrance are fully separated by a 5.75 metre landscaped medium. This width provides sufficient space to accommodate a number of large trees to provide a shaded canopy for both pedestrians and vehicles.

6. A Softer Geometry: The previous site plan provided a vehicular laneway and sidewalks laid out in an orthagonal manner. The revised site plan uses a curved laneway with adjacent single-loaded parking to both 'soften' and reduce the overall maximum width of asphalt anywhere on site to 2/3 of the original (from a previous maximum width of 17.5 meters to 11.75 meters). The double spline curve approximately follows the path of the original carriage which still remains on site. Further, this curved laneway, together with the flipped arrangement of the parking spaces and location of existing and new trees, significantly narrows the visual opening into the site as seen from Main Street. It is the intent to retain a sense of 'mystic' when entering the site and the laneway travels over the former 'front lawns'.

7. Reduced Unit Count: The total unit count of 13 units (revised from 15 units) are further broken down into 3 fully separated blocks consisting of one 4-plex and two townhouse groupings of 4 and 5 units respectively. In order to further breakdown the scale of the townhouse blocks, each grouping has a staggered or 'saw tooth' footprint to individualize each entrance, increase overall privacy and create of sense of spaciousness around the buildings.

8. Exterior Lighting: All exterior lighting will be designed to minimize unnecessary spilling of light into neighboring properties. Where possible, exterior security lighting will be provided

by way of porch lighting and low level bollard lighting integrated into the landscape along all pathways.

9. More Parking Provided per Unit: It should be noted that the total number of parking provided remains at 20 spaces which is unchanged from the earlier site plan. This results in parking that is in excess of that required by the Zoning By-law.

10. Signage and Site Identification: Signage and site identification will be kept to a minimum. The main identification for *Lilac & Main* will consist of a small, surface lit, sign mounted between the pair of existing stone pillars directly to the east of the pedestrian entrance.

7.0 Conclusion

This report has been prepared in relation to a Zoning By-law Amendment application for the proposed planned unit development to be known as *Lilac & Main*. The planned unit development would consist of a total of 13 residential dwelling units with a high degree of exterior design, arranged on the site with a view towards sympathetic design to abutting properties and streetscape. In combination with the retention of the historic stone pillars and lilacs, the project represents an appropriate scale of residential infill and intensification that respects the built heritage of the area and the principles set out in the Heritage Conservation District Plan.

The proposed development gives consideration to the Town's Heritage Conservation District Plan and reflects the Ministry of Culture's principles for heritage conservation in land use planning. Based on an analysis of neighbourhood character and the criteria provided in the Heritage Conservation Plan, the proposed development is considered to be complementary to the existing heritage attributes associated with properties adjacent to and near to the site. It is further considered that through the design elements incorporated into the building design and site layout, there will not be adverse impacts on heritage resources. The integration of the proposed development at this prominent site in Almonte will be a positive addition in terms of preserving the heritage value of the District.

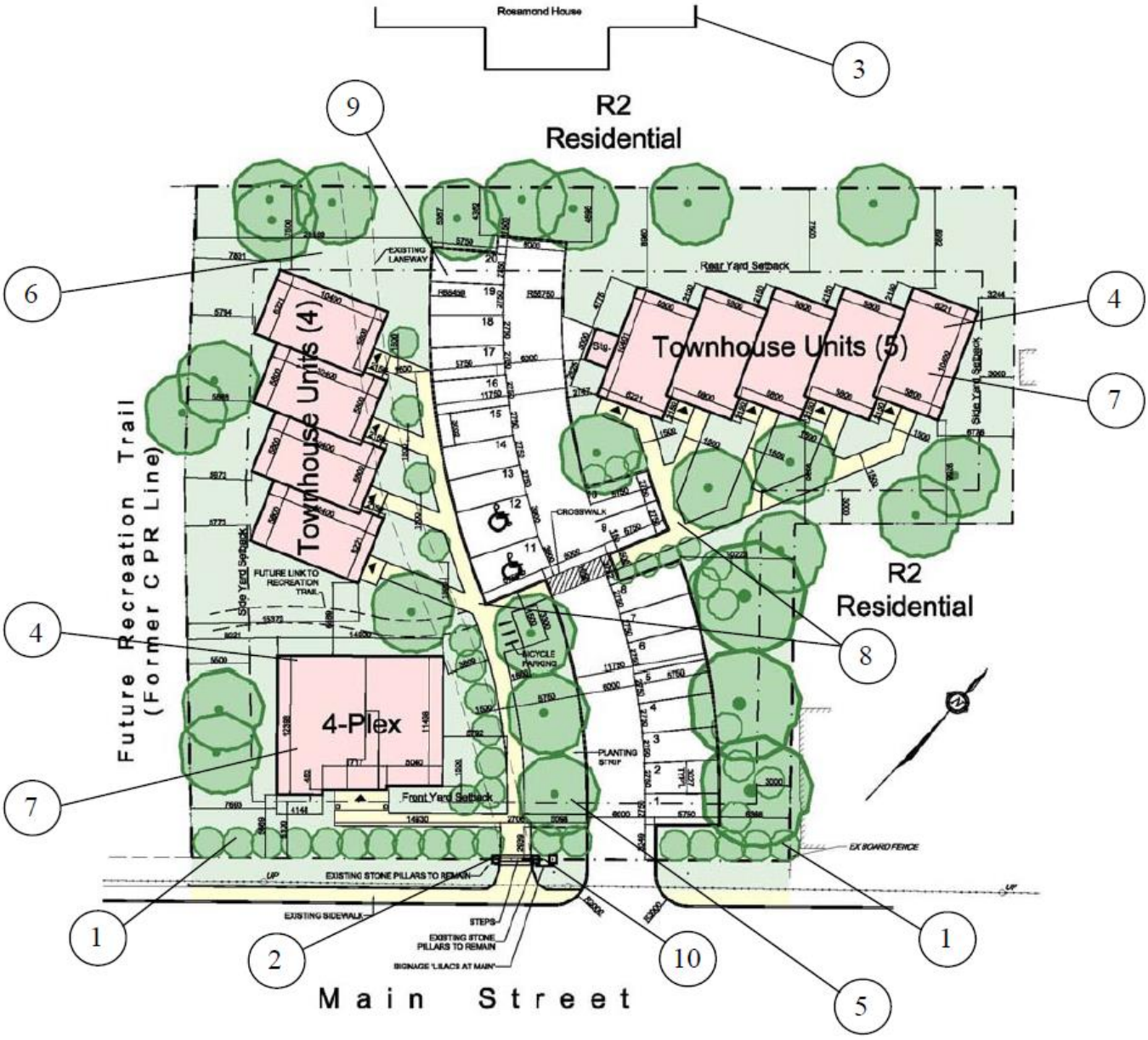
Prepared by:

Peter Mansfield, B.Tech, M.Arch, O.A.A.
Architect

Steve Pentz, MCIP RPP
Senior Project Manager, Novatech

Appendix A

Site Plan (April 2018)



Peter Mansfield, Architect
B. Tech., M. Arch., O.A.A.
122 Bridge Street, Almonte, ON
6132565213

Appendix B

Site Photos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3


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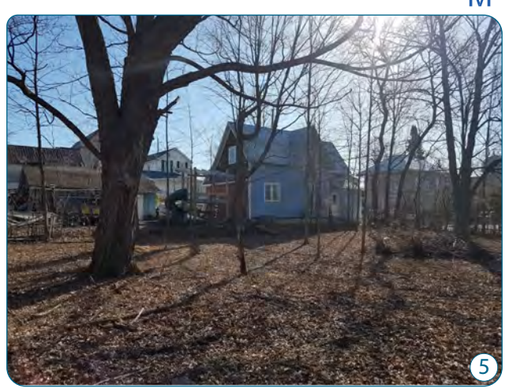
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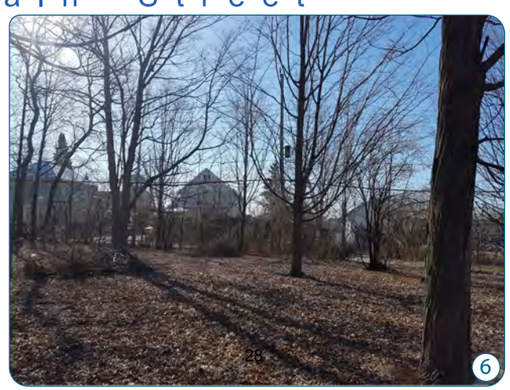
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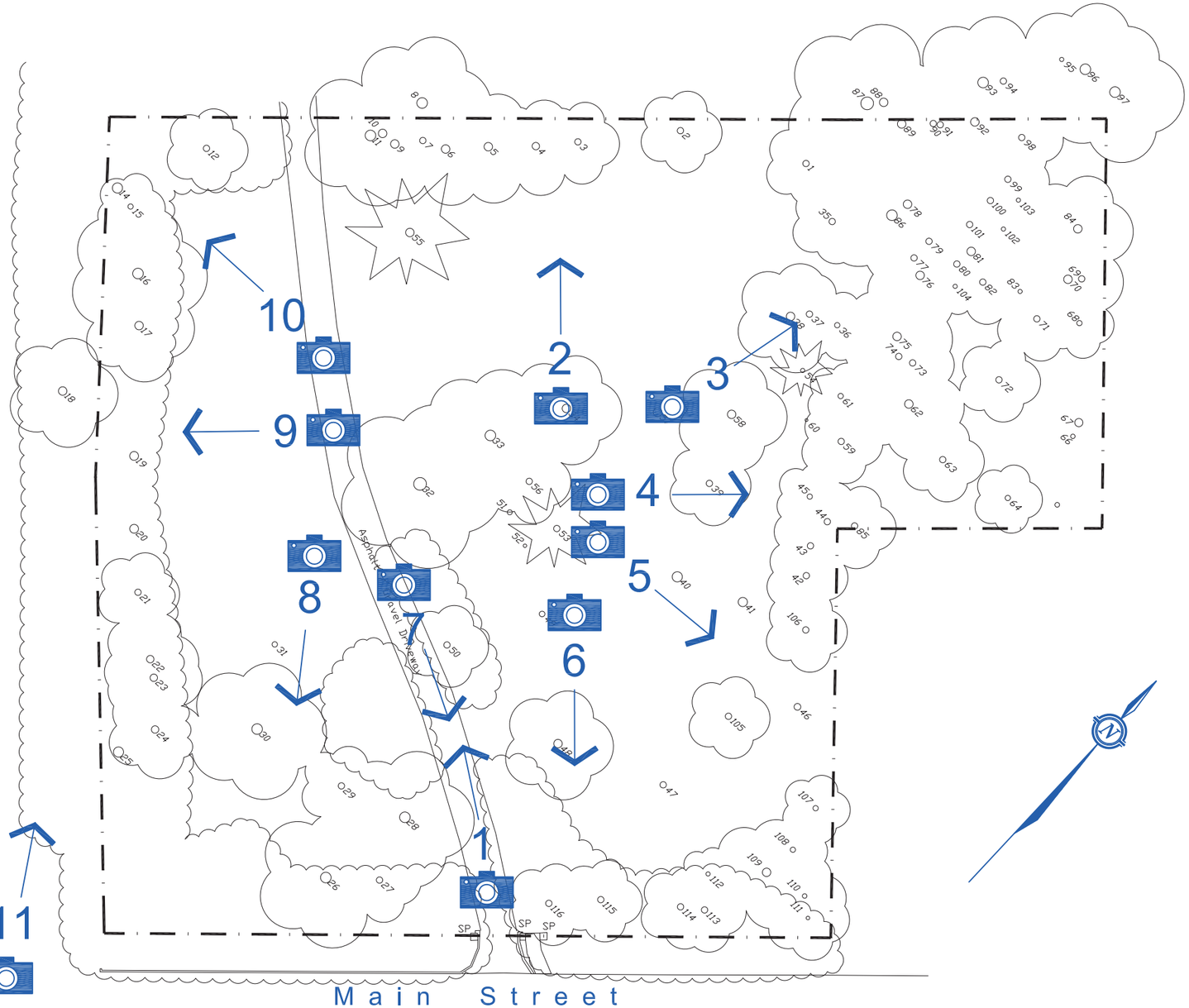
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2
3
9
4
8
5
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6
1
11
Asphalt
Driveway
Main Street
SP
SP
SP

Appendix C

Excerpts from Canadian National Master Construction Specification

CLEANING HISTORIC MASONRY
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

1 GENERAL

1.01 RELATED SECTIONS

.1 040307, 040308, 040341,040342

1.02 REFERENCES

.1 Health Canada/Workplace Hazardous Materials Information System (WHMIS)
.1 Material Safety Data Sheets (MSDS).

.2 Mine Safety and Health Administration/National Institute for Occupational Safety and Health (MSHA/NIOSH) Standards

1.03 SUBMITTALS

.1 Provide submittals in accordance with Section 01 33 00 - Submittal Procedures

.2 Submit WHMIS MSDS - Material Safety Data Sheets documentation in accordance with Section[01 33 00 - Submittal Procedures

.3 Comply with the requirements of Workplace Hazardous Materials Information Sheet (WHMIS) and submit documentation to Consultant.

.4 Provide samples in accordance with Section 01 33 00 - Submittal Procedures

.5 Demonstrate machinery, tools and nozzles for approval by Consultant

.6 Submit samples of cleaning materials for approval of Consultant.

.7 Submit test results in accordance with Section 01 33 00 - Submittal Procedures

1.04 QUALITY ASSURANCE

.1 Regulatory Requirements: ensure work is performed in compliance with CEPA regulations

.2 Do mock-ups tests in accordance with Section 01 45 00 - Quality Control.

.3 Locate test patches in inconspicuous places directed by Consultant Test patches to be 1 m^2.

.4 Determine effect of cleaning operations on surrounding historic

CLEANING HISTORIC MASONRY
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

material and plants.

.5 Stop work when cleaning has detrimental effect on surrounding material and plants.

1.05 DELIVERY, STORAGE AND HANDLING

.1 Deliver, store and handle materials in accordance with Section 01 61 00 - Common Product Requirements

1.06 AMBIENT CONDITIONS

.1 Do not use wet cleaning methods when there is threat of frost.

.2 Do not use chemical cleaners when temperature is below 10 degrees C.

.3 Provide shading to wall to avoid cleaning in full, hot sunlight.

.4 Do not clean if there is risk of chemicals spray being blown onto publicly accessible areas.

1.07 EXISTING CONDITIONS

.1 Report to Consultantconditions of deteriorated masonry or pointing found during cleaning.

.2 Record existing conditions, using photographs before and after cleaning.

2 PRODUCTS

2.01 MATERIALS

.1 Use clean potable water free from contaminants.

.2 Treat water which has high metal content before use in cleaning.

.3 Use air free from oil or other contaminants.

.4 Use non-ionic surfactant detergent in concentration less than 2 % by volume.

.5 Use [xylene] [60 degrees C Flash Point solvent in gel poultice] [Perchloroethylene] to remove graffiti and other stains.

.6 Use non-ferrous or plastic mesh as support mechanism for poultice.

.7 Use 10% solution by weight of orthophosphoric acid or oxalic acid

CLEANING HISTORIC MASONRY
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

and 2% sodium salt of EDTA 15 % solution by weight in water of sodium citrate mixed 1:1 with glycerine in poultice to treat iron stains.

2.02 TOOLS AND EQUIPMENT

.1 Use brushes with natural or soft plastic bristles.

.2 Use scrapers of wood or plastic.

.3 Use water pumps fitted with accurate pressure regulators and gauges capable of being preset and locked at maximum specified levels.

.4 Use air compressors equipped with on-line oil filters to avoid spraying oil onto masonry.

.5 Use gun equipped with pressure gauge at nozzle end.

.6 Use plastic or non-ferrous metal piping and fittings.

.7 Use nozzles that give nebulized droplet spray. Use nozzles with 12 mm opening.

3 EXECUTION

3.01 SITE VERIFICATION OF CONDITIONS

.1 Record existing conditions, by means of photographs before and after cleaning. Advise Consultant of potential complications.

3.02 PREPARATION

.1 Place safety devices and signs near work areas as indicated and directed.

.2 Seal or repair openings and joints where there is potential risk of water/chemical infiltration.

.3 Cover surfaces not to be cleaned.

.4 Dry brush or scrape accumulations from walls, ledges and cornices.

.5 Cover and protect surfaces and non-masonry finishes to be cleaned.

.6 Prepare lime trenches to contain acids.

3.03 PROTECTION

.1 Mask or seal vents, windows, and other openings, to prevent water entry.

CLEANING HISTORIC MASONRY
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

.2 Mask wood, glass, and metal adjacent to masonry.

.3 Protect plants, gardens, shrubs from excessive watering and chemicals. [Lime soil] [Construct lime filled trenches] to neutralize effects of acid cleaners.

.4 Hand sheeting material from scaffolding to enclose water spray.

.5 Ensure workers wear eye, head, and face protection, and protective gloves, coveralls, boots and filter mask to MSHA/NIOSH standard.

.6 Protect cleaned surfaces which are to be painted from contact with rain and snow.

.7 Protect rainwater leaders, eaves troughs and gutters from being blocked by residue.

.8 Protect finished Work from damage until take-over.

.9 Protect adjacent Work from spread of dust and dirt beyond work areas.

.10 Protect operatives and other site personnel from hazards.

3.04 EXECUTION OF CLEANING

.1 Moderate Pressure Water Cleaning:
- .1 Pre-wet masonry surface when necessary. Work from bottom of wall upwards.
- .2 Remove dirt with moderate-high pressure 400-1400kPa wash-down at flow rate of 0.25L/s.
- .3 Use 12 mm nozzle and lower pressure on [cut stone] [tooled stone] [carved work].
- .4 Avoid prolonged wetting and excessive water penetration.
- .5 Use chemical cleaners approved by Consultant. Follow manufacturer's recommended dwell time.
- .6 Do not exceed maximum pressure at nozzle.
- .7 Keep nozzle 150 mm minimum distance away from masonry surface as approved by Consultant.
- .8 Use alkaline chemicals on carbonate rocks to support steam cleaning.

.2 Use brushing and scraping only to supplement water washing.

.3 Soften and loosen heavy deposits with prolonged water spray, then brush. Remove thick incrustations with [wooden] [or] [plastic] scrapers.

CLEANING HISTORIC MASONRY
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

3.05 CLEAN-UP

.1 Rinse off masonry to satisfaction of Consultant until no indications of chemicals are present.

.2 Rinse from bottom to top and from top to bottom.

.3 Clean up work area as work progresses.

.4 Upon completion, clean and restore areas used for work to condition at least equal to that previously existing.

END OF SECTION

MASONRY REPOINTING & REPAIR
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

1 GENERAL

1.01 RELATED SECTIONS

.1 040306,040308,040341,040342.

1.02 MEASUREMENT PROCEDURES

.1 Work of this section will be measured by Consultant. It will be paid for under payment items:
  .1 Inspecting and testing to identify unsound joints. This item will not be measured; payment will be according to one fixed lump sum price for work necessary to locate unsound joints.
  .2 Pointing - [per linear metre of joints raked and pointed] [on lump sum basis] [per square metre of surface area of masonry].

.2 Repair work will be paid for on a unit price basis according to pre-established unit prices. Measurement will be based on number of stones repaired .

1.03 REFERENCES

.1 Canadian Standards Association (CSA International)
  .1 CAN/CSA A23.1-[04]/A23.2-[04], Concrete Materials and Methods of Concrete Construction/Methods of Test and Standard Practices for Concrete.
  .2 CAN/CSA A179-[04], Mortar and Grout for Unit Masonry.
  .3 CSA-A371-[04], Masonry Construction for Buildings.

1.04 DEFINITIONS

.1 Raking: the removal of loose/deteriorated mortar until sound mortar 4x the joint thickness is reached.

.2 Repointing: filling and finishing of masonry joints from which mortar is missing has been raked out or has been omitted.

.3 Tooling: finishing of masonry joints using tool to provide final contour.

.4 Repair: using adhesives to rebond sections of fractured masonry.

.5 Consolidation: strengthening masonry units to prevent deterioration (spalling).

.6 Descaling: the removal of loose portions of the masonry (usually spalled area) through impact with a brush hammer or similar device.

MASONRY REPOINTING & REPAIR
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

1.05 SYSTEM DESCRIPTION

.1 Work of this Section includes but is not limited to:
- .1 Visually inspecting for obvious signs of deteriorated masonry and testing/verification of masonry joints.
- .2 Raking identified unsound joints.
- .3 Preparation of masonry surface including joints surface cleaning, flushing of voids and open joints, and masonry wetting.
- .4 Repointing of identified masonry joints.
- .5 Removal of loose portions on stone surface.
- .6 Resetting of dislodged masonry units.
- .7 Ensuring cure of mortar.
- .8 Grouting by hand, small voids.
- .9 Consolidation of fractured masonry units or spalled units.
- .10 Replacement of deteriorated or missing units.

1.06 SUBMITTALS

.1 Provide submittals in accordance with Section 01 33 00 - Submittal Procedures

.2 Provide samples in accordance with Section 01 33 00 - Submittal Procedures
- .1 Provide labelled samples of materials used on project for approval before work commences.

1.07 QUALIFICATIONS

.1 Masonry Contractor:
- .1 Use single Masonry Contractor for all masonry work.
- .2 Masonry contractor to have 10 years experience minimum in historic [stone] [brick] masonry work.
- .3 Masonry contractor to have good level of understanding of structural behaviour of masonry walls when masonry work involves replacing or repairing [stones] [brick] which are part of structural masonry work.

.2 Masons:
- .1 Mason to have certificate of qualification with [5] [10] years minimum experience in historic [stone] [brick] masonry work.
- .2 Masons to have proof of license certification for propriety restoration mortars.

1.08 MOCK-UPS

.1 Construct mock-up in accordance with Section 01 45 00 - Quality Control.

MASONRY REPOINTING & REPAIR
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

.2 Construct mock-up 1 m x 1 m to demonstrate procedure for Type of masonry material specified.

1.09 DELIVERY, STORAGE AND HANDLING

.1 Packing, shipping, handling and unloading:
.2 Deliver, store, handle and protect materials in accordance with Section 01 61 00 - Common Product Requirements.
.3 Store cementitious materials and aggregates in accordance with CAN/CSA A23.1.
.4 Store lime putty in plastic lined sealed drums.
.5 Keep material dry. Protect from weather, freezing and contamination.
.6 Ensure that manufacturer's labels and seals are intact upon delivery.
.7 Remove rejected or contaminated material from site.
.8 At end of each working day, cover unprotected work with waterproof membranes. Membranes should extend to 0.5 m over surface area of work and be tightly installed to prevent finished work from drying out too rapidly.
.9 Protect adjacent finished work against damage which may be caused by on-going work.

1.10 EXISTING CONDITIONS

.1 Report in writing, to Consultant areas of deteriorated masonry revealed during work. Obtain Consultant's approval and instructions of repair and replacement of masonry units before proceeding with repair work.

1.11 AMBIENT CONDITIONS

.1 Maintain masonry temperature between 10 degrees C and 25 degrees C for duration of work.

.2 When ambient temperature is 10 degrees C:
.1 Allow cement and sands to reach minimum temperature of 10 degrees C.
.2 Heat and maintain water to minimum of 20 degrees C and maximum of 30 degrees C:
.1 At time of use temperature of mortar to be minimum of 15 degrees C and maximum of 30 degrees C.
.2 Do not mix cement with water or with aggregate or with water-aggregate mixtures having higher temperature than 30 degrees C.
.3 Maintain aggregate temperature between 10 degrees C and 30 degrees.
.4 Maintain mortar mix between 10 degrees and 40 degrees.
.5 Provide hot water to a maximum 90 degrees C on site during cold weather.

MASONRY REPOINTING & REPAIR
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

2 PRODUCTS

2.01 MATERIALS

.1 Mortar: in accordance with CAN/CSA A179 Section 04 03 08 - Historic - Mortaring

3 EXECUTION

3.01 EXAMINATION/TESTING

.1 Procedure of testing: examine joints visually for obvious signs of deteriorated masonry.

.2 Test joints not visually deteriorated as follows:
.1 Test for voids and weakness by using hammers or other approved means.

3.02 REPAIR

.1 Perform work in accordance with CSA-A371.

.2 Protection requirements are specified in Section 04 05 00 - Common Work Results for Masonry

3.03 RAKING JOINTS

.1 Use manual raking tool to remove deteriorated mortar to sound mortar.

.2 Ensure that no masonry units are chipped, altered or damaged by work to remove mortar.

.3 Clean by compressed air, with non-ferrous brush by moderate water wash surfaces of joints without damaging texture of exposed joints or masonry units.

.4 Flush open joints and voids; clean open joints and voids with low pressure water and if not free draining blow clean with compressed air.

.5 Leave no standing water.

3.04 REPOINTING:

.1 Dampen joints.

.2 Keep masonry damp while pointing is being performed.

.3 Completely fill joint with mortar. If surface of masonry units has worn rounded edges keep pointing back from surface to keep same width

of joint. Avoid feather edges. Pack mortar solidly into voids and joints.

.4 Tool and compact using jointing tool to force mortar into joint.

.5 Build-up pointing in layers not exceeding 12 mm in depth. Allow each layer to set before applying subsequent layers. Maintain joint width.

.6 Tool joints to match existing profile.

.7 Remove excess mortar from masonry face before it sets.

3.05 RESETTING

.1 Fix dislodged masonry units in correct location with water soaked hardwood wedges.

.2 Insert and compress firm mortar to within 50 mm of pointing surface. Allow mortar to set 24Hours.

.3 Pull out wood wedges when dried and shrunken.

.4 Point to surface in two layers.

3.06 CLEANING

.1 Clean surfaces of mortar droppings, stains and other blemishes resulting from work of this contract as work progresses.

.2 Remove droppings and splashings using clean sponge and water.

.3 Do further cleaning using stiff natural bristle brushes after mortar has obtained its initial set and has not fully cured.

.4 Clean masonry with stiff natural bristle brushes and plain water only if mortar has fully cured.

.5 Clean masonry with low pressure [1 to 3 bar] [15 to 45 psi] clean water and soft natural bristle brush.

3.07 PROTECTION OF COMPLETED WORK

.1 Cover completed and partially completed work not enclosed or sheltered at end of each work day.

.2 Cover with waterproof tarps to prevent weather from eroding recently repointed material.
- .1 Maintain tarps in place for minimum of [2] [4] weeks after repointing.
- .2 Ensure that bottoms of tarps permit airflow to reach mortar

MASONRY REPOINTING & REPAIR
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

in joints.

.3 Anchor coverings securely in position.

.4 Install and maintain wetted burlap protection during the curing process:
.1 Minimum 7 days in summer.
.2 Minimum 30 days in cold weather conditions using dry heated enclosures.

.5 Wet mist burlap only - ensure no direct spray reaches surface of curing mortar.

.6 Shade areas of work from direct sunlight during periods over 25 degrees C, and maintain constant dampness of burlap.

.7 Maintain ambient temperature of 10 degrees C for minimum of 4 weeks after repointing masonry.

END OF SECTION

MORTARING
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

1 GENERAL

1.01 RELATED SECTIONS

.1 040306,040307,040341,040342.

1.02 REFERENCES

.1 American Society for Testing and Materials International (ASTM)
- .1 ASTM C 5-[03], Standard Specification for Quicklime for Structural Purposes.
- .2 ASTM C 144-[04], Standard Specification for Aggregate for Masonry Mortar.
- .3 ASTM C 207-[06], Standard Specification for Hydrated Lime for Masonry Purposes.

.2 Canadian Standards Association (CSA International)
- .1 CAN/CSA-A179-04 Mortar and Grout for Unit Masonry.
- .2 CAN/CSA-A3000-03, Cementitious Materials Compendium (Consists of A3001, A3002, A3003, A3004 and A3005).

1.03 DESIGN/PERFORMANCE REQUIREMENTS

.1 Mortar compressive strength minimum [_____] Mpa, maximum [_____] Mpa at 7 days.

.2 Mortar compressive strength minimum [_____] Mpa, maximum [_____] Mpa at 28 days.

.3 Mortar compressive strength to maximum 25% of compressive strength of bonded masonry units.
- .1 Minimum [_____] MPa and maximum [_____] MPa at 90 days.

.4 Mortar bond strength minimum [_____] MPa at 28 days.

1.04 SAMPLES

.1 Provide samples in accordance with Section 01 33 00 - Submittal Procedures.

.2 Provide samples in quantity and size in accordance with CAN/CSA-A179.

1.05 TESTING STANDARDS

.1 Flow and cube strength: to ASTM C 270.

.2 Vicat cone test: to ASTM C 780.

MORTARING
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

.3 Cube strength: to CAN/CSA-A179, Appendix B.

.4 Flexural bond strength: to ASTM C 1072.

1.06 QUALITY ASSURANCE

.1 Qualifications:
- .1 Mechanics to have minimum of 10 years experience in lime mortars preparation.
- .2 Provide and construct mock-ups in accordance with Section [01 45 00 - Quality Control.
- .3 Submit methods of reproducing existing mortar colour, texture and pointing styles, and samples.
- .4 Construct mock-up 100mm x 100mm
- .5 Mock-up will be used:
  - .1 To judge workmanship, substrate preparation, operation of equipment and material application.
  - .2 For testing to determine compliance with performance requirements.
- .6 Locate where directed by Consultant.
- .7 Allow 24 hours for inspection of mock-up before proceeding with work.

1.07 AMBIENT CONDITIONS

.1 Execute work when ambient temperature is above 0 degrees C. When ambient temperature is below 0 degrees C cover and heat work as directed by Departmental Representative/Engineer/Consultant.

.2 Prepare and maintain temperature of mortar between 5 degrees C and 50 degrees C until used.

2 PRODUCTS

2.01 MATERIALS

.1 Water: potable, clean and free from contaminants.

.2 Sand: to ASTM C 144.

Sieve Size	% By Weight Passing Each Sieve	% By Weight Retained on Each Sieve
No. 4 (4.75 mm)	100	0
No. 8	90	5
No. 16	70	25
No. 30 (600 micron)	50	20

No. 50 (300 micron)	30	20
No. 100 (150 micron)	15	15
No. 200 (75 micron)	0	15

.1 Sharp, screened and washed pit sand, free of organic material, with final grading and colour to approval of Consultant.
.2 Custom blend sands where necessary to provide appropriate colour match and gradation to approval of Consultant.

.3 Portland cement: to CAN/CSA-A3000 (A5).

.4 Masonry cement: to [CAN/CSA-A3000 (A8)

.5 Lime:
.1 Processed Lime (Quicklime): to [ASTM C 5], fresh, finely ground and crushed; high calcium, 3/16" fines, dry bagged.
.2 Hydrated Lime:
.1 Dolomitic finishing lime, Type "S", to [ASTM C 207]

2.02 ACCESSORIES

.1 Prepare mortars in:
.1 A mortar mill comprising mortar pan with adjustable cast iron sprung rollers on cranked roller shaft, steel scrapers and blades.

.2 A spiral paddle mill comprising a mechanically driven rotating barrel with integral internal paddles.
.1 To each batch add up to 6 big beach stones to tumble and pound mortar during mixing process.

.3 Plasterer's metal troughs.

2.03 MORTAR MIXES

.1 Proportion requirements:
.1 Portland cement-lime mortar:
.1 For normal exterior pointing and bedding: type, based on proportion specifications.
.2 parts lime, and [_____] parts sand.
.2 Masonry cement-lime mortar:
.1 For normal exterior based on proportion specifications, consisting of grey masonry cement, [_____] parts lime, and [_____] parts sand.

.2 Property requirements:

.1 Mixes: as required to achieve specified performance criteria, functionally compatible with adjacent materials and components.

2.04 COLOURED LIME MORTAR

.1 Use sand as colouring agent.

.2 Maintain one mortar mixer exclusively for coloured mortar.

2.05 ALLOWABLE TOLERANCES

.1 Mortar compression strength minimum [_____] MPa, maximum [_____] MPa, cured for [_____] days.

.2 If mortar fails to meet the 7 day compressive strength requirements, but meets the 28 day compressive strength requirement, it is acceptable. If mortar fails to meet the 7 day compressive strength requirement, but its strength at 7 days exceeds two thirds of the value required for the 7 day strength, contractor may elect to continue work at his own risk while awaiting the results of the 28 day tests, or to take down the work affected.

3 EXECUTION

3.01 SITE VERIFICATION OF CONDITIONS

.1 Report in writing to Consultant areas of deteriorated masonry not previously identified.

3.02 GENERAL PREPARATIONS

.1 Special Techniques:
.1 Examine horizontal and vertical joints to determine which were struck first and whether they are same style, as well as aspects of workmanship which establish authenticity of original work.

.2 Prepare measuring boxes to ensure accurate proportioning of materials.

.3 Maintain separate measuring boxes for each component.

.4 Ensure sand is tested and volume corrected for bulking.

.5 Ensure air entraining agent is available together with a graduated container for accurate volume measurements.

.6 Ensure testing equipment is ready and in working order.

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3.03 PREPARATION OF HYDRATED LIME PUTTY

.1 Lime putty preparation:
  .1 Estimate project requirements, and prepare sufficient lime putty for entire project by slaking hydrated lime in plaster's metal troughs as follows:
    .1 Fill trough with minimum 300 mm of hot water.
    .2 Add bagged dry hydrated lime to water. (CAUTION: DO NOT ADD WATER TO HYDRATED LIME).
    .3 Mix material with hoe or shovel until mixture forms a thick cream.
    .4 Run through 3 mm mesh screen into plastic-lined drums to cool.
    .5 Store under 100 mm of water.
    .6 Seal containers.
    .7 Allow to cure for minimum of 48 hours before use.

.2 Label and date all containers.

.3 Keep prepared material from freezing. Discard frozen material.

3.04 BULKING OF SAND

.1 Test sand for bulking:
  .1 At start of work;
  .2 After each new delivery of sand;
  .3 After an excessive change in weather.

.2 Test and adjust sand quantities for bulking.
  .1 Obtain sample of sand which accurately reflects average condition of pile of damp sand, by the following method:
    .1 Take 4 shovels full of sand, each from a different level of the pile, and mix thoroughly.
    .2 Place this sand in a conical pile and divide into 4 quarters with a board. Remove 2 opposite quarters from the pile, and combine the 2 remaining quarters and mix thoroughly.
    .3 Repeat this quartering and mixing procedure until a sample of the size required for testing remains.
  .2 Fill a 1-litre capacity jar, about two-thirds full with the damp sand to be tested. Drop sand in loosely. Do not pack it in. Level off surface, then measure depth of damp sand (D).
    .1 Carefully empty sand into another container, and half fill first container with water.
    .2 Pour back about half of the test sample of sand slowly into the water so that it is entirely saturated. Rod it thoroughly to remove air.
    .3 Add rest of sand, rodding again to remove air and level off surface. Measure depth of saturated sand (S), which

will be less than depth of damp sand.

.4 Calculate the percentage bulking using formula: [(D-S) x 100%]/S = percentage bulking; where D = depth of damp sand, and S = depth of saturated sand.

.3 Increase volume of sand by percentage bulking shown in test.

3.05 PREPARATION OF LIME-SAND ROUGHAGE (COARSE STUFF)

.1 Prepare measuring boxes to ensure accurate proportioning of lime putty and sand.

.2 Take lime putty from bins, siphon off water by screening lime through muslin, or cheesecloth, to remove excess water. Rework lime without adding water until it regains its plasticity by beating, ramming and chopping.

.3 Adjust sand for bulking as described in article 3.4.

.4 Mix lime and sand thoroughly in mortar mill, or spiral- blade mechanical mixer for minimum 3 maximum 10 minutes. Add no water. No spots or streaks of lime to remain upon completion of mixing.

.5 Store lime sand roughage in air-tight plastic bins.

.6 Keep prepared material from freezing. Discard frozen material.

.7 Maintain measuring containers for correct quantity of materials for use in batches.

.8 Thoroughly clean mortar boards, measuring boxes and mixers between batches.

3.06 CLEANING

.1 Remove droppings and splashings using clean sponge and water.

.2 Clean masonry with low pressure [1 to 3 bar] [15 to 45 psi] clean water and soft natural bristle brush.

3.07 PROTECTION OF COMPLETED WORK

.1 Cover completed and partially completed work not enclosed or sheltered at end of each work day.

.2 Enclose and protect work using wetted burlap as directed in Article 1.9, AMBIENT CONDITIONS of this Section.

.3 Cover with waterproof tarps to prevent weather from eroding recently laid material.

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.1 Maintain tarps in place for minimum of [2] [4] weeks after laying.
.2 Ensure that bottoms of tarps permit airflow to reach mortar in joints.

.4 Anchor coverings securely in position.

END OF SECTION

REPAIR OF STONE
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

1 GENERAL

1.01 RELATED SECTIONS

.1 040306, 040307, 040308, 040342.

1.02 ALTERNATIVES

.1 Obtain Consultant's approval before changing procedures, manufacturer's brands, sources of supply of materials during entire contract.

1.03 REFERENCES

.1 American Society for Testing and Materials International (ASTM)
  .1 ASTM C 144-[04], Standard Specification for Aggregate for Masonry Mortar.

.2 Canadian General Standards Board (CGSB)
  .1 CAN/CGSB-75.1-[M88], Tile, Ceramic.

.3 Canadian Standards Association (CSA International)
  .1 CAN/CSA-A3000-[03(R2006)], Cementitious Materials Compendium (Consists of A3001, A3002, A3003, A3004 and A3005).
  .2 CAN/CSA A179-[04], Mortar and Grout for Unit Masonry.

1.04 DEFINITIONS

.1 Repair of Stone: mechanical or plastic repair, done to restore original appearance and function of partly deteriorated stones.

.2 Filling: material used to rebuild broken or deteriorated part of stone.

.3 Adhesive: material used to fasten broken/fractured stone elements by direct application at fracture interface and/or by application to added reinforcing elements such as dowels.

.4 Mortar: material used to repoint the adjacent mortar joints to stone element being repaired.

1.05 SUBMITTALS

.1 Provide submittals in accordance with Section 01 33 00 - Submittal Procedures.

.2 Provide samples in accordance with Section 01 33 00 - Submittal Procedures.

.3 Provide mortar samples to CAN/CSA A179.

1.06 QUALITY ASSURANCE

.1 Mock-ups:
- .1 Construct mock-up in accordance with Section 01 45 00 - Quality Control
- .2 Construct mock-up 1 m^2minimum of stonework to be refaced with specified materials and methods.
- .3 Construct mock-up where directed.
- .4 Allow 24 hours for inspection of mock-up by Consultant before proceeding with stone repair work.
- .5 .

1.07 DELIVERY, STORAGE AND HANDLING
- .1 Packing, shipping, handling and unloading:
- .2 Deliver, store, handle and protect materials in accordance with Section [01 61 00 - Common Product Requirements.
- .3 Keep material dry. Protect from weather, freezing and contamination. Store materials in a dry area and supported free of ground.

1.08 AMBIENT CONDITIONS

.1 Maintain a minimum temperature of 10 degrees C during and 48 hours after repair, throughout thickness of stone.

.2 Allow materials to reach minimum temperature of 10 degrees C prior to use.

.3 Maintain temperature between 21 degrees C and 24 degrees C during repair and 48 hours after, throughout thickness of stone.

.4 Ensure epoxy resin compatible with humidity condition of stone as specified by manufacturer.

.5 Provide temporary enclosures and heating equipment to maintain specified temperatures. Take precautions to avoid overheating masonry.

.6 Refer to manufacturer's instructions for environmental requirements of products.

2 PRODUCTS

2.01 MATERIALS

.1 Portland cement : to CAN/CSA-A3000.

.2 Sand: cleaned and graded in accordance to ASTM C 144.

.3 Water: clean and free of deleterious materials such as acid, alkali and organic material in accordance to CAN/CSA A179.

2.02 MORTAR MIXES

.1 It is highly recommended for historic masonry to have a separate specification section specifying the mortar characteristics.
.1 Mortar:
.1 Proportion Specification:
.1 In accordance with [CAN/CSA A179], [Section 04 03 08 - Historic - Mortaring

2.03 FILLING MIXES

.1 Filling to contain Portland cement, lime putty, sand, crushed stone and match surrounding stones in texture, strength, porosity and colour.

2.04 ADHESIVE MIXES

.1 Adhesive to contain epoxy and sand. Mix proportions: in accordance with applicable Section.

.2 Submit samples for testing.

3 EXECUTION

3.01 SITE VERIFICATION OF CONDITIONS

.1 Obtain Consultant's approval and instructions for repair and replacement of masonry units before proceeding with repair work.

3.02 PREPARATION

.1 Remove deteriorated portions of stones using low impact removal methods until sound surface is reached.

.2 Reinstate consolidated element into work and repoint with specified mortar. Joints to match existing.

3.03 REFACING PARTLY DETERIORATED STONE WITH SLAB

.1 Drill [[_____] mm diameter] [_____] holes, [[_____] mm long] [_____] at interface of existing and new stone slabs [as indicated on drawings [_____]] [_____].

.2 Insert [_____] mm diameter dowels, [_____] mm long into existing

stone and apply specified adhesive to holes and interface.

.3 Make horizontal dovetailed grooves [_____] mm deep at interface of existing and new stone slabs.

.4 Apply specified adhesive to dovetailed grooves and interface of existing stone.

.5 Fill [dowel holes] [dovetailed grooves] of new stone slab with specified adhesive. Erect new stone slab into position. Secure stone temporarily to allow adhesive to set.

.6 Repoint with specified mortar. Joints to match existing.

3.04 MORTAR JOINT REPAIR

.1 Make good any damage to mortar joints.

3.05 CLEANING

.1 Proceed in accordance with Section 01 74 11 - Cleaning

.2 Obtain Consultant's approval of cleaning operations before starting cleaning work.

.3 Protect plants, grass, vegetation and adjacent grounds from excessive water accumulation

.4 Clean stone work surfaces after repairs have been completed and mortar has set.

.5 Clean stone surfaces of adhesive or mortar residue resulting from work performed without damage to stone or joints.

.6 Clear site of debris, surplus material and equipment, leaving work area in clean and safe condition.

3.06 PROTECTION OF COMPLETED WORK

.1 Protect finished work from impact damage for period of two weeks.

END OF SECTION

REPLACEMENT OF HISTORIC STONE
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

1 GENERAL

1.01 RELATED SECTIONS

.1 040306, 040307, 040308, 040341.

1.02 REFERENCES

.1 Canadian Standards Association (CSA International)
.1 CAN/CSA A179-[04], Mortar and Grout for Unit Masonry.

1.03 DEFINITIONS

.1 Lewis: instrument inserted at top of stone as means of attachment in raising and lowering. Holds stone by means of keys or wedges fitted to dovetailed recess.

.2 Dogs: metal appliance for securing parts or members together by means of one or more projecting teeth or bent portions, lug, cramp.

1.04 SUBMITTALS

.1 Provide submittals in accordance with Section 01 33 00 - Submittal Procedures.

.2 Provide samples in accordance with Section 01 33 00 - Submittal Procedures

.3 Provide samples of replacement stones before masonry work begins.

.4 Provide mortar samples in quantity and size specified in CAN/CSA A179.

.5 Provide maintenance data for masonry work.

1.05 QUALITY ASSURANCE

.1 Execute work by personnel experienced in preservation of historic masonry.

.2 Masons engaged by Masonry Contractor to have minimum of 10 years experience with historic masonry.

.3 Construct mock-up where directed.

.4 Protect adjacent work from marking or damage due to work.

.5 Provide temporary bracing of masonry work during erection until

permanent structure provides adequate bracing.

1.06 DELIVERY, STORAGE AND HANDLING

.1 Packing, shipping, handling and unloading:

.2 Deliver, store, handle and protect materials in accordance with Section 01 61 00 - Common Product Requirements.

2 PRODUCTS

2.01 MATERIALS

.1 Limestone: to ASTM C 568

2.02 STONE CHARACTERISTICS

.1 Stratification: low, bedding plane to within 15% the horizontal trim of work.

.2 Density: 2.6.

.3 Cold water absorption: 0.69.

.4 Hot water absorption: 0.72.

.5 Compressive strength: 101.8 Mpa.

3 EXECUTION

3.01 PREPARATION

.1 Move and lift stone units using means to prevent damage. Submit stone units dropped or impacted Consultant for inspection and approval. Do not make holes or indentations for Lewises or dogs on face or top side of stone.

.2 Indicate bedding planes of stone units. Duplicate bedding marks on usable pieces of cut stone.

.3 Cover adjacent plant material and fragile surfaces.

3.02 STONE REMOVAL

.1 Remove loose material from deteriorated stones. Create level surface 50 mm from masonry face for setting of stone face plates.

.2 Clean dust, mortar and stone fragments from slot.

REPLACEMENT OF HISTORIC STONE
EXISTING STONE GATES, 36 MAIN STREET ALMONTE

3.03 CUTTING/SIZING OF STONE

.1 Use calipers, squares and levels to measure hole for new stone. Allow for mortar joints to match existing adjacent thickness.

.2 Provide 1:10 slope on top face of stone unit, sloping down to front face.

3.04 INSERTING REPLACEMENT STONE

.1 Clean stone by washing with water and natural fibre brush before laying.

.2 Dampen surfaces of slot and apply bedding mortar.

.3 Lay heavy stones and projecting stones after mortar in courses below has hardened sufficiently to support weight.

.4 Prop and anchor projecting stones until wall above is set.

.5 Set large stones on water soaked softwood wedges to support stone in proper alignment until mortar has set. Remove wedges when dry, do not break off.

.6 Remove mortar dropping from face of stone before mortar is set. Sponge stone free of mortar along joints as work progresses.

.7 Install anchors, dowels and cramps. Use non-corrosive anchors to fix stone face plates.

.8 Set stones [to match alignment of adjacent stones] [plumb, true, level] [as shown on drawings] in full bed of mortar with vertical joints flushed full except where otherwise specified. Completely fill anchor, dowel and lifting holes and voids left by removed edges

.9 Clean stone surfaces of adhesive or mortar residue resulting from work performed without damaging stone or joints.

.10 Clear site of debris, surplus material and equipment, leaving work area in clean and safe condition.

END OF SECTION

1 SITE PLAN - OPTION A
A1.0 1:150

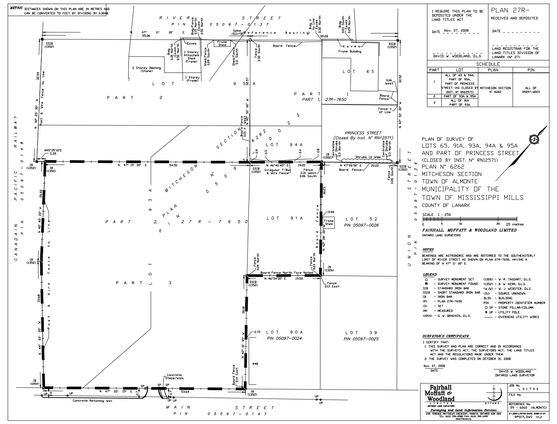
DWELLING UNIT INFORMATION

1 FOURPLEX, CONSISTING OF:
2 MAIN LEVEL BARRIER FREE UNITS @ 82 m²
2 UPPER LEVEL UNITS @ 84 m²
TOTAL - 4 UNITS
9 3-LEVEL TOWNHOUSE UNITS @ 186 m²

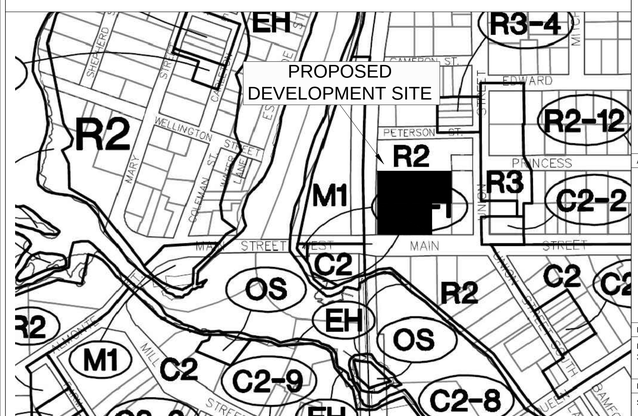
TOTAL UNITS ON SITE = 13 UNITS, PROPOSED DENSITY = 33.6 UNITS/HECTARE

SITE & ZONING STATISTICS

LEGAL DESCRIPTION:	LOT 91A & Part of Lot 93A, REGISTERED PLAN NO. 6262, MITCHESON SECTION TOWN OF ALMONTE MUNICIPALITY OF THE TOWN OF MISSISSIPPI MILLS
CIVIC ADDRESS:	36 MAIN STREET, ALMONTE, ON
PROPOSED ZONING:	TBD
LOT FRONTAGE:	53.64m
FRONT YARD SETBACK:	6.0 m
INTERIOR SIDE YARD SETBACK:	5.5m (Townhouses), 7.69m (4-Plex)
REAR YARD SETBACK:	7.5m
OVERALL SITE AREA:	3,865m² (0.386 ha)
GROUND FLOOR BUILDING AREA:	727 m²
TOTAL GROSS FLOOR AREA (GFA):	2,006 m²
BUILDING HEIGHT :	7.6 m (4-Plex), 8.4 m (Townhouses)
TOTAL BUILDING COVERAGE:	18.8 %
TOTAL ASPHALT AREA (PARKING LOT & LANE WAY):	708 m²
TOTAL LANDSCAPE AREA:	2,430 m² (62.8%)
TOTAL PARKING REQUIRED:	= (9x1.2) + (4x1.4) = 16.4 SPACES = 17 SPACES
TOTAL PARKING PROVIDED:	= 20 SPACES (18 REGULAR SPACES @ 2.75m x 5.75m) (2 ACCESSIBLE SPACES @ 3.9m x 5.75m)
LANDSCAPED BUFFER (ABUTTING PARKING)	6.38m (INTERIOR SIDE YARD), 4.36m (REAR YARD)
BICYCLE PARKING PROVIDED:	6 SPACES



3 SURVEY PLAN
A1.0 1:500



4 KEY PLAN
A1.0 NTS

No.:	Issued For:	Date:
1	For Review	April 10-2017
2	For Review	April 26-2017
3	For Site Plan Agreement Appln	Nov 01-2017
4	Revisions	Nov 01-2017
5	Site Plan Control Application	Nov 02-2017
6	For Review	Mar 13-2018
7	For Review	May 25-2018

It is the responsibility of the appropriate Contractor to verify all dimensions on site and report all errors and/or omissions to the Architect.

All Contractors must comply with pertinent codes & by-laws.

Do not scale drawings. This drawing may not be used for construction until signed. Architect's copyright reserved.

Metric Scale Drawing: All measurements are in millimeters (mm) unless otherwise noted.

Symbol Legend:

- DENOTES BUILDING VOLUME
- DENOTES FLOOR AREA ABOVE
- DENOTES LANDSCAPED AREA
- DENOTES CONCRETE AREA
- DENOTES CONCRETE PAVER
- DENOTES SITE SETBACK
- DENOTES PROPERTY LINE
- DENOTES C/L FIRE ACCESS ROUTE
- DENOTES BUILDING ENTRANCE / EXIT
- DC - DENOTES DEPRESSED CURB
- DENOTES BOLLARD
- DENOTES ACCESSIBLE PARKING SPACE
- DENOTES DUMPSTER

Site Map:

North Arrow:

Project North Arrow:

Actual North Arrow:

ONTARIO ASSOCIATION OF ARCHITECTS
PETER MANSFIELD
LICENCE
5450

Architect:

Peter Mansfield, Architect
B. Tech., M. Arch., O.A.A.
122 Bridge Street, Almonte, ON
613-256-5213

Project Title:
Proposed Residential Development
36 Main Street, Almonte, ON

Drawing List:
Site Plan

Job No.:	1642	Drawing No.:	A1.0
Scale:	As Noted		
Date:	Nov 01-2017		
Drawn By:	PM	Reviewed By:	PM

LILAC & MAIN

Proposed Residential Development • 36 Main Street, Almonte

May 2018

Aerial View

Peter Mansfield Architect
122 Bridge Street,
Almonte, Ontario, K0A 1A0
www.pmansfieldarchitect.ca

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Perspective View

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