HERITAGE IMPACT ASSESSMENT

25 Jeffery Street & 19 Harriet Street, Penetanguishene, Ontario



FINAL REPORT

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A.

This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the building unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to assess potential impacts to the property and the surrounding heritage properties as it relates to the proposed development. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct an impact assessment.

The review of policy and legislation was limited to information directly related to cultural heritage management and is not a comprehensive planning review.

Soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Archaeological potential has not been assessed as part of this HIA. A separate archaeological assessment has been prepared by LHC under separate cover.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results, as well as limitations.

LHC Heritage Planning and Archaeology Inc. (**LHC**) was retained in April 2024 by 25 Jeffery Street Inc. & 2596217 Ontario Inc. (the '**Proponents**') to prepare a Cultural Heritage Evaluation Report (**CHER**) for the former hospital located at 25 Jeffery Street and 19 Harriet Street (the Property, Figure 1 and Figure 2) in the Town of Penetanguishene, Ontario (the Town).

The proponent seeks to redevelop the Study Area and construct a Condominium Townhouse (Block A) and a Rental Apartment (Block B). Block A is proposed to contain 32 units of three-storey back-to-back townhouses. The existing former hospital building is proposed to be retained in Block B and converted to provide 74 rental units. Block B will also contain a block of twelve three-storey back-to-back stacked townhouse units. Additionally, the client seeks to sever a portion of the Study Area (Block C) to provide parking spaces for 7 Harriet Street.

The CHER found that the hospital at 25 Jeffery Street meets criteria 1, 4, and 6 of *Ontario Regulation 9/06* (***O. Reg. 9/06***). The hospital is eligible for designation under Part IV of the *Ontario Heritage Act* (***OHA***) for its design or physical value, historical or associative value, and its contextual value. The Property at 19 Harriet Street does not meet the criteria of *O. Reg. 9/06*. The CHER recommended that an HIA be prepared.

The proposed development is unlikely to yield any direct or indirect negative impacts to any surrounding heritage properties. No adverse impacts were identified related to the proposed new townhouse units.

If planned and carried out with appropriate measures in place, the adaptive reuse of the former hospital building will result in an overall positive impact on the heritage attributes of the Property. LHC recommends that a Conservation Plan be prepared for the site to guide interventions for the adaptive reuse of the hospital building and outline mitigative measures during construction.

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1 INTRODUCTION

LHC was retained in April 2024 by 25 Jeffery Street Inc. & 2596217 Ontario Inc. to prepare a Heritage Impact Assessment (HIA) for the former hospital located at 25 Jeffery Street and 19 Harriet Street (the Property) in the Town of Penetanguishene, Ontario (the Town). (see Figure 1 and Figure 2)

The proponent seeks to redevelop the Study Area and construct a Condominium Townhouses (Block A) and a Rental Apartment and Townhouses (Block B). Block A is proposed to contain 32 units consisting of a set of three-storey back-to-back townhouse blocks. The existing former hospital building is proposed to be retained in Block B and converted to provide 74 rental units. Block B will also include a block of twelve three-storey back-to-back stacked rental townhouses. Additionally, the client seeks to sever a portion of the Study Area (Block C) to provide parking spaces for 7 Harriet Street.

This HIA was prepared in accordance with the *Ontario Heritage Tool Kit* (2006).

1.1 PROPERTY LOCATION

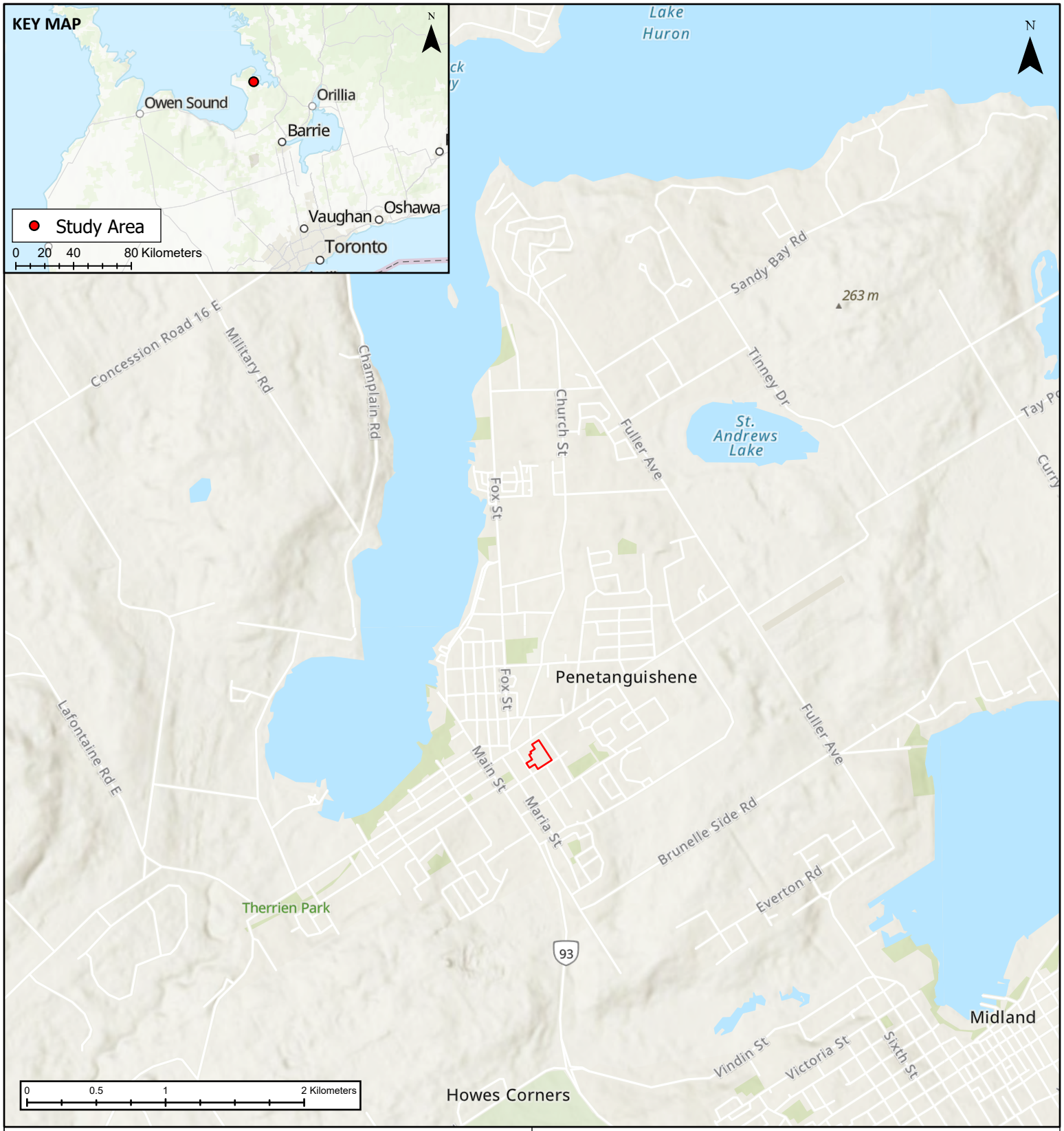
The Study Area is located at 25 Jeffery Street and 19 Harriet Street in the Town of Penetanguishene (Figure 1). It comprises a large portion of the town block bordered by Robert Street East to the north, Harriet Street to the west, Jeffery Street to the South, and Lucy Street to the east. The Property is located on the south side of the block fronting onto Jeffery Street with a small Harriet Street frontage to the west (Figure 2).

1.2 PROPERTY DESCRIPTION

The Study Area is comprised of two lots: a rectangular shaped lot at 19 Harriet Street and an irregularly shaped lot at 25 Jeffery Street. They collectively have an area of approximately 1.95 hectares (ha). A two-storey buff brick hospital building with various surface parking lots comprises 25 Jeffery Street and a surface parking lot comprises 19 Harriet Street (Figure 2).

1.3 PROPERTY HERITAGE STATUS AND ADJACENT HERITAGE PROPERTIES

The Property is not a listed property under Section 27 Part IV, nor is it designated under Part IV or Part V of the *Ontario Heritage Act* (***OHA***). The Property is not adjacent to any heritage properties; however, it is near 18 Robert Street East (listed as a non-designated property under Section 27 Part IV).



Legend

Study Area

TITLE
Location of the Study Area

CLIENT
25 Jeffery Street Inc. & 2596217 Ontario Inc.

PROJECT
Cultural Heritage Evaluation Report, 25 Jeffery Street & 19 Harriet Street, Penetanguishene, Ontario

PROJECT NO. LHC0438

NOTE(S) 1. All locations are approximate.

REFERENCE(S) 1. Esri, NASA, NGA, USGS, FEMA, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, NRCan, Parks Canada, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, NRCan, Parks Canada, Esri, USGS
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YYYY-MM-DD 6/11/2024

FIGURE # 1



Legend

- Study Area
- Property Boundaries

TITLE
Current Conditions

CLIENT
25 Jeffery Street Inc. & 2596217 Ontario Inc.

PROJECT
Cultural Heritage Evaluation Report, 25 Jeffery Street & 19 Harriet Street, Penetanguishene, Ontario

PROJECT NO. LHC0438

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LHC HERITAGE PLANNING & ARCHAEOLOGY

YYYY-MM-DD 7/9/2024

FIGURE # 2

2 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning, and intervening guidance from the *Standards and Guidelines for the Conservation of Historic Places in Canada*.[1] Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation, and evaluation – when necessary.
- Understanding the setting, context, and condition of the cultural heritage resource through research, site visit and analysis.
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

This is consistent with the recommended methodology outlined in the *Ontario Heritage Tool Kit.*[2]

2.1 LEGISLATION AND POLICY REVIEW

This HIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans. This review outlines the cultural heritage legislative and policy framework that applies to the Study Area.

2.2 HISTORICAL RESEARCH

Historical Research for the CHER included local history research and research of hospitals in Ontario. LHC consulted primary and secondary research sources including:

- Local histories;
- Penetanguishene Museum and Archives materials;
- Aerial photographs; and,
- Online sources about local history.

  Online sources consulted included (but was not limited to):

[1] Canada's Historic Place, "Standards and Guidelines for the Conservation of Historic Places in Canada," last modified 2010, accessed 29 April 2024, https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf, 3.
[2] Ministry of Citizenship and Multiculturalism, "Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities," in *Ontario Heritage Tool Kit* (Toronto: Queen's Printer for Ontario, 2006), 18.

- County of Simcoe Open-Source Data;
- Huronia Museum; and,
- The Great Canadian Catholic Hospital History Project.

2.3 SITE VISIT

A site visit was conducted on 25 June 2024 by Intermediate Cultural Heritage Specialist Colin Yu with field assistance from Nathan Parrott (Archaeologist), Chloe Good and Madison Potter (Field Technicians). The purpose of the site visit was to document the observed current conditions of the Property and its surrounding context. Access to the interior was granted by the owner. A follow up site visit of exteriors was undertaken on 1 August 2024 by Christienne Uchiyama. Unless otherwise attributed, all photographs in this HIA were taken during the site visits. A selection of photographs from the site visit that document the hospital are included in Section 5.

2.4 EVALUATION

Ontario Regulation 9/06 (**O. Reg. 9/06**) identifies the criteria for determining cultural heritage value or interest under the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**).

The regulation has nine criteria:

1) The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;

2) The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit;

3) The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement;

4) The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;

5) The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture;

6) The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community;

7) The property has contextual value because it is important in defining, maintaining, or supporting the character of an area;

8) The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings;

9) The property has contextual value because it is a landmark. [3]

Properties that meet at least two of these criteria may be designated under Part IV Section 29 of the *OHA*.

The CHER's evaluation considers the potential cultural heritage value or interest for the hospital and uses guidance from the *Ontario Heritage Tool Kit* and the Town of Penetanguishene Official Plan to inform recommendations.

2.5 IMPACT ASSESSMENT

Information Sheet #5: Heritage Impact Assessments and Conservation Plans [4] outline seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

1) **Destruction** of any part of any significant heritage attribute or features;
2) **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3) **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4) **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5) **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;

[3] Province of Ontario, *"O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest* under *Ontario Heritage Act,* R.S.O. 1990, c. O. 18," last modified 1 January 2023, accessed 29 April 2024, https://www.ontario.ca/laws/regulation/060009.
[4] Ministry of Citizenship and Multiculturalism, "Info Sheet #5: Heritage Impact Assessments and Conservation Plans," in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement* (Toronto: Queen's Printer for Ontario, 2006), 1-4.

6) **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and

7) **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

The HIA assesses the Property using these impacts based on the proposed development. In addition, it does includes a consideration of direct and indirect adverse impacts on adjacent properties with known or potential cultural heritage value or interest.

3 POLICY AND LEGISLATION CONTEXT

3.1 PROVINCIAL CONTEXT

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *OHA*, the *Planning Act*, and the *Provincial Planning Statement (PPS)*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an evaluation to understand the structure based on applicable legislation and policy.

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

The *Ontario Heritage Act (**OHA**)* includes regulations that set criteria for the evaluation of heritage resources in the province. It gives municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. Individual heritage properties are designated by municipalities under Section 29 Part IV of the *OHA*. A municipality may designate heritage conservation districts under Section 41 Part V of the *OHA*. An *OHA* designation applies to real property rather than individual structures.

Part IV Sections 33 and 34 and Part V Section 42 of the *OHA* require owners of designated heritage properties to obtain a permit or approval in writing from a municipality/municipal council to alter, demolish or remove a structure from a designated heritage property. These sections also enable a municipality to require an applicant to provide information or material that council considers it may need to make a decision, which may include a Heritage Impact Assessment (HIA). [5]

O. Reg. 9/06 under the *OHA* prescribes the criteria for determining CHVI. See Section 2.4of this CHER for the criteria used to determine CHVI on an individual property.

3.1.2 *PLANNING ACT*, R.S.O. 1990, C. P. 13

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and sets the context for provincial interest in heritage. Those carrying out responsibilities under this Act must do so in a manner that considers matters of provincial interest, which includes heritage. Details about provincial interest as it relates to land use

[5] Province of Ontario, "*Ontario Heritage Act*, R.S.O. 1990, c.O.18," last modified 4 December 2023, accessed 29 April 2024, https://www.ontario.ca/laws/statute/90o18.

planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development within the province (*PPS* Part IV and Section 1.2.1).[6]

3.1.3 *PROVINCIAL PLANNING STATEMENT* (2024)

The *PPS* provides further direction for municipalities regarding provincial requirements. The *PPS* includes cultural heritage in its Vision for shaping how communities grow and prosper, indicating that "cultural heritage and archaeology in Ontario will provide people with a sense of place (Chapter 1)." Section 4.6 of the *PPS* outlines provincial policy regarding cultural heritage and archaeology (relevant definitions are outlined in Appendix B of this HIA). The subsections state:

1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.
2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.
3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.
4. Planning authorities are encouraged to develop and implement:
    a. archaeological management plans for conserving archaeological resources; and
    b. proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.
5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The *PPS* makes

[6] Province of Ontario, "Planning Act, R.S.O. 1990, c. P. 13," last modified 1 April 2024, accessed 29 April 2024, https://www.ontario.ca/laws/statute/90p13.

the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province.

A HIA may be required by a municipality in response to Section 4.6.1 and 4.6.3 to conserve the heritage attributes of a protected heritage property. A HIA is one tool to conserve or demonstrate conservation of a cultural heritage resource.

3.2 LOCAL PLANNING CONTEXT

3.2.1 *COUNTY OF SIMCOE OFFICIAL PLAN* (2016)

The *County of Simcoe Official Plan* (***CSOP***) was adopted by County Council on 25 November 2008 and was approved by the Minister of Municipal Affairs and Housing on 29 December 2016 after several iterations and an Ontario Municipal Board hearing. It was consolidated on 28 February 2023. The *CSOP* serves to outline a vision for the County of Simcoe and provides guiding policies for lower-tier municipalities under its jurisdiction until at least 2028.

One of the goals of the *CSOP* is "to protect, conserve, and enhance the County's natural and cultural heritage."[7] Section 4 of the *CSOP* contains policies that pertain to cultural heritage with additional heritage policies interspersed throughout the official plan.[8] Relevant policies are detailed in Appendix C. In general, *CSOP*'s policies require the conservation of significant built heritage resources and cultural heritage landscapes, and direct individual municipalities to establish an inventory of cultural heritage resources as well as policies of their own to protect those resources.

3.2.2 *TOWN OF PENETANGUISHENE OFFICIAL PLAN (*2018)

The *Town of Penetanguishene Official Plan* (*OP*) was approved by County Council on 25 June 2019 and came into force and effect on 9 January 2020. The *OP* serves to guide growth in the Town of Penetanguishene until 2031.

One of the goals of the *OP* is to "enhance the protection of the Town's Cultural Heritage Resources."[9] Section 3 of the *OP* contains policies that pertain to cultural heritage with additional heritage policies interspersed throughout the official plan. Relevant policies are detailed in Appendix C. In general, *OP* policies require the conservation of significant cultural heritage resources – including heritage roads – and cultural heritage landscapes.

[7] County of Simcoe, "County of Simcoe Official Plan," last modified 28 February 2023, accessed 29 April 2024, https://www.simcoe.ca/Planning/Documents/SCOP%20Office%20Consolidation%20February%202023%20FINAL%20Certified.pdf, 6.
[8] County of Simcoe, "County of Simcoe Official Plan," 99-101.
[9] WSP, "Town of Penetanguishene Official Plan," last modified November 2018, accessed 30 April 2024, https://penetanguishene.civicweb.net/filepro/documents/?preview=312119, 8.

4 HISTORIC CONTEXT

4.1 PRE-CONTACT OVERVIEW

Southern Ontario became open to settlement following the final retreat of the Laurentide Ice Sheet, which had covered much of the Great Lakes area until 12,000 B.P. This retreat resulted in the formation of Lake Schomberg in south central Ontario. The Lake Simcoe Basis resulted from erosive action of the Simcoe Lobe of the Laurentide Ice sheet.[10] Lake Algonquin covered much of the region following the glacial retreat of the Niagara Escarpment. Lake Simcoe emerged from the draining of Lake Algonquin at around 12,000 B.P.[11]

4.1.1 PALEO PERIOD (11,000 – 9,500 B.P.)

The earliest human occupation in Southern Ontario dates to around 11,000 B.P. These early populations consisted of small groups of hunter gatherers who traveled long distances, relying on caribou and other resources available in spruce dominated forests. Archaeologists identify this as the Paleo period. The stone tools are characterized by lanceolate (a narrow oval pointed at the ends like the head of a lance) shaped points with a channel or flute extending from the base. Three "phases" for the Early Paleo period are distinguished by stylistic variations in the fluted points.

Archaeological evidence suggests that people in the latter half of the Paleo Period still covered large areas but were more restricted in their movements. This suggests that food resources were more readily available. People in the Late Paleo Period made smaller non-fluted points produced from a broader range of lithic materials.

4.1.2 ARCHIAC PERIOD (9,500 – 2,800 B.P.)

The Archaic period is initially distinguished by the appearance of notched projectile points and the use of ground stone tools. The environment at the beginning of this period was largely pine forest which evolved into the contemporary mixed forest environment by 5,000 B.P. Water levels in the lower Great Lakes continued to rise through the first half of the Archaic Period with present day levels reached sometime between 7,000 and 5,000 B.P. Throughout this period, people continued to hunt, gather, and fish.

During the Archaic Period, evidence suggests that the seasonal movement of extended family units were becoming increasingly regionalized and covered smaller territories as food

[10] R.M. Doyle, N. Bumstead, C.F.M. Lewis, and F.J. Longstaffe, "A~14,000-year record of environmental change from Lake Simcoe, Canada," in *Quaternary Science Reviews* 292 (2022), https://doi.org/10.1016/j.quascirev.2022.107667.

[11] Doyle, Bumstead, Lewis, and Longstaffe, "A~14,000-year record of environmental change from Lake Simcoe, Canada," 4.

resources became more abundant.[12] New tools were developed including stemmed projectile points, net sinkers, banner stones, and ground stone projectile points, gouges, adzes, and plummets.[13]

4.1.3 WOODLAND PERIOD (2,800 – 400 B.P.)

The Woodland period is separated from the Archaic Period by the appearance of ceramics. The first ceramics produced in Southern Ontario consisted of thick walled, grit tempered vessels with exterior cord marked impressions referred to as Vinette 1. Although few Early Woodland occupation sites have been excavated in Southern Ontario, the presence of ceramics on those that have been investigated has not been universal suggesting that Early Woodland populations "eased" into using this new technology. Ceramic technology became widespread in the Middle Woodland period.[14]

By the Middle Woodland period (circa 2400 B.P.), archaeological evidence indicates a substantial increase in the population of Southern Ontario. Several different tool traditions appear in Ontario at this time indicating the further regionalization of groups within the province.[15] Middle Woodland populations continued to hunt, gather, and fish. Small extended family units congregated in the late summer and early fall at large sites. Around 1400 B.P., cultivated plants were introduced into Southern Ontario.[16]

The Late Woodland period is defined in Southern Ontario by the increased reliance on cultivated plants and the associated transition to permanent village sites. Villages consisting of cabins and longhouses were often palisaded. While much of Southern Ontario moved towards horticulture and semi permanent and permanent villages, largely hunting and gathering populations remained along the Ottawa Valley and in the Georgian Bay regions throughout the Lake Woodland period.

4.1.4 TRADITIONAL TERRITORIES AND TREATIES

The Study Area is within the 1818 Nottawasaga Purchase (Treaty #18) lands. The Nottawasaga Purchase involved land along the boundary with the London District, the west shore of Lake

[12] William A. Fox and Jean-Luc Pilon, "St. Charles or Dovetail Points in Eastern Ontario," in *Arch Notes*, Vol. 20(1), 2015: 5-9.
[13] Gordon Watson, "Prehistoric Peoples of the Rideau Waterway," in *Archaeological Historical Symposium: October 2-3, 1982, Rideau Ferry, Ontario*, presented by the Central Region and the Ministry of Citizenship and Culture, F.C.L. Wyght, ed.
[14] Bud Parker, "The Fitzgerald Site: A non-Meadowood Early Woodland site in Southwestern Ontario," *Canadian Journal of Archaeology*, Vol. 21(2), 1997: 121-148.
[15] Christian Gates St-Pierre, "The Middle Woodland Ancestors of the St. Lawrence Iroquoians," in *A Passion for the Past: Papers in Honour of James F. Pendergast,* James V. Wright and Jean-Luc Pilon (ed.), Mercury Series Arch. Paper 164 (Quebec, PQ: Canadian Museum of Civilization, 2004): 395-417.

Simcoe, the south shore of Kempenfelt Bay, and the north shores of Lake Huron and Georgian Bay. The tract of land contained 1,592,000 acres and the chiefs received £1,200 of goods in return.[17] The Treaty was signed between Deputy Superintendent-General William Claus - on behalf of the Crown - and principal men of the Chippewa Nation including Musquakie, or Yellow Head - Chief of the Reindeer Tribe, Kaqueticum - Chief of the Catfish Tribe, Maskigonce of the Otter Tribe, and Manitonobe of the Pike Tribe.[18]

It should be noted that historical documentation related to the location and movement of Indigenous peoples in present-day Ontario is based on the documentary record of the experiences and biases of early European explorers, traders, and settlers. This record provides only a brief account of the long, varied, and continuing occupation and use of the Lake Simcoe shorelines by Chippewa and Anishinaabe people known - through their histories and the archaeological record - to have been highly mobile over vast territories which transcend modern understandings of geographical boundaries.

The Town of Penetanguishene provides the following land acknowledgement statement:

> Penetanguishene respectfully acknowledges that we are on the traditional and Treaty territory of the Anishinabek people and their ancestors, now known as the Williams Treaties First Nations territory. This includes Chippewa Tri-Council comprised of Beausoleil First Nation, Rama First Nation, and the Georgina Island First Nation, Alderville, Curve Lake, Hiawatha and Mississauga's of Scugog Island First Nation.
>
> Also, once the home of the Huron-Wendat and more recently the historic settlement of the Metis, Penetanguishene is now home to many Indigenous peoples. Penetanguishene is proud of its Indigenous name and more importantly, that for thousands of years it has been and will continue to be an important homeland and gathering place for Indigenous people. We recognize that we are the stewards and caretakers of these lands and waters, and are responsible to ensure that our Mother, the earth, is here for future generations.[19]

[17] Government of Canada, "Treaty Texts – Upper Canada Land Surrenders, Crown-Indigenous Relations and Northern Affairs Canada," accessed 29 April 2024, https://www.rcaanc-cirnac.gc.ca/eng/1370372152585/1581293792285#ucls16.
[18] Government of Canada, "Treaty Texts."
[19] Town of Penetanguishene, "The Town of Penetanguishene Posts the Official Land Acknowledgement Throughout Municipal Buildings," last modified 24 April 2023, accessed 29 April 2024, https://www.penetanguishene.ca/news/the-town-of-penetanguishene-posts-the-official-land-acknowledgment-throughout-municipal-buildings/#:~:text=The%20Town%20of%20Penetanguishene%20Official,Williams%20Treaties%20First%20Nations%20territory.

The Study Area is located within the traditional territories of the Anishinaabe of Beausoleil First Nation, the Chippewas of Rama First Nation, and the Chippewas of Georgina Island First Nation

4.1.5 EUROPEAN CONTACT

At the beginning of the seventeenth century, permanent European settlements were established in northeastern North America resulting in rapid changes in Indigenous populations influenced by trade, warfare, and disease. The Huron/Wyandot - who had occupied areas around Lake Simcoe and along the south end of Georgian Bay by the mid-seventeenth century - were dispersed by the Iroquois from south of Lake Ontario. The Attwanadaron (Neutral) - at the west end of Lake Ontario - were similarly displaced by 1650. The St. Lawrence Iroquois encountered by Cartier at Hochelaga (Montreal) had completely disappeared by the time of Champlain's arrival to the region at the beginning of the seventeenth century.

Samuel de Champlain documented his numerous interactions with Indigenous peoples in the Huronia region during a visit in 1615. He brought four Recollets friars to undertake missionary work, including Joseph Le Caron. [20] In 1623, Le Caron returned to Simcoe County with Recollet Father Nicolas Viel and Brother Gabriel Sagard and took up residence in Carhagouha.[21]

European activity in southern Ontario during the seventeenth century was principally limited to fur trade. Fort Frontenac was located at the confluence of Lake Ontario and the St. Lawrence River in present day Kingston. By this time, the Iroquois had established seven villages along the north of Lake Ontario.[22] Early in the eighteenth century, these were abandoned as the Ojibway successfully pushed south from Georgian Bay occupying all of southern Ontario.[23]

4.2 SIMCOE COUNTY

Evidence of Europeans in what would become Simcoe County can be traced back to 1615 with an increase of French explorers and missionaries into the area. [24] In the early 17th century, Jesuit missionaries travelled 1,200 kilometres from Quebec to arrive in present day Simcoe

[20] Andrew F. Hunter, *A History of Simcoe County* (Barrie, ON: Simcoe County Council, 1909), 7.
[21] Hunter, *A History of Simcoe County*, 7.
[22] Nick Adams, "Iroquois Settlement at Fort Frontenac in the Seventeenth and Early Eighteenth Centuries," in *Ontario Archaeology*, Vol. 46 (1986): 5-20.
[23] Peter Schmalz, *The Ojibwa of Southern Ontario* (Toronto, ON: University of Toronto Press, 1987).
[24] ASI Inc, "County of Simcoe Archaeological Management Plan," last modified 2019, accessed 29 April 2024, https://simcoe.ca/wp-content/uploads/2024/01/Simcoe-AMP-Final-Report-Council-Endorsed.pdf, 23.

County. [25] The Jesuits believed that spreading Christianity was their mission and travelled from village to village learning the Wendat language. [26] The most well-known settlement in the area is Sainte Marie among the Hurons which was established by Fathers Jerome Lalemant and Jean de Brebeuf in 1639 as the oldest European settlement in Ontario. [27] This village was intended to serve various functions. It provided refuge in time of danger, but it also allowed settlers to construct buildings of European design. Sainte Marie was thus designed to be an example of European culture in the heart of Huronia. The residence of Sainte Marie gradually acquired a hospital and a burial ground and became a centre for trade and distribution of European goods within Huronia due to its strategic location apart from any one village, and near the geographical centre of the Huron-Wendat confederacy.[28] Following increasing attacks from the Iroquois Confederacy in 1649, a party of sixty Frenchmen - including priests, helpers, and soldiers - departed with all their belongings from Sainte Marie to a new location on Christian Island named Fort Sainte Marie, which lasted until 1650 when the party fled to Quebec.[29]

By 1651, the Wendat and their Algonquin allies were dispersed from the area. It was not until the late 18th century that European interest in the area was revived. [30] The main reason for Europeans in the area was exploitation of natural resources, mainly furs. [31] Simcoe County was well positioned for resource extraction because it had access to Georgian Bay, Lake Huron, and the Humber River. [32]

European powers claimed control of much of North America in the 17th and 18th centuries. The Treaty of Paris concluded the Seven Years War (1756-1763) and transferred control of New France to Great Britain. The British Royal Proclamation (1763) defined the British boundaries of the Province of Quebec and represents early British administrative control over territories in what would become Canada. The Proclamation established the Appalachian Mountains as the boundary between the Indian and Colonial lands and, in doing so, recognized the rights of

[25] Sainte-Marie among the Hurons, "The History of Sainte-Marie Among the Hurons," accessed 19 January 2024, https://saintemarieamongthehurons.on.ca/about-us/historic-background/#story.
[26] Sainte-Marie among the Hurons, "The History of Sainte-Marie Among the Hurons."
[27] ASI Inc, "County of Simcoe Archaeological Management Plan," 23.; Hunter, *A History of Simcoe County*, 7.
[28] B.G. Trigger, "The French Presence in Huronia: The Structure of Franco-Huron Relations in the First Half of the Seventeenth Century," *The Canadian Historical Review* 49(2), 1968: 125; B.G. Trigger, *The Children of Aataensic*, *Vol. 1* (Montreal, PQ: McGill-Queen's University Press, 1976), 665.
[29] Wilfred Jury and Elsie McLeod Jury, *Sainte-Marie Among the Hurons*.; Sainte-Marie among the Hurons, "The History of Sainte-Marie Among the Hurons."
[30] ASI Inc, "County of Simcoe Archaeological Management Plan," 23.
[31] ASI Inc, "County of Simcoe Archaeological Management Plan," 23.
[32] ASI Inc, "County of Simcoe Archaeological Management Plan," 23.

Indigenous populations to their lands.[33] The Royal Proclamation was the basis upon which lands were ceded to the crown for compensation through treaties and/or land acquisitions. [34]

In 1774, British Parliament passed the Quebec Act extending the boundaries into what is now Ontario - located south of the Arctic watershed and including land that would become much of Ontario and several midwestern states in the United States. [35] In 1783, the Crawford Purchase enabled British settlers to move into what would become Eastern Ontario. [36] Although the Crawford Purchase is not located within the boundaries of Simcoe County, this purchase paved the way for European encroachment into the area and dictated how subsequent Treaties were drafted.

In 1788, southern Ontario was divided into four political districts by the Province of Quebec's government to serve as administrative bodies from the local level.[37] The first Districts were Hesse, Nassau, Mecklenburg, and Lunenburg. They became part of the Province of Upper Canada in 1791. The following year, these four Districts would be renamed Western, Home, Midland, and Eastern, respectively. All of Simcoe County was placed into Home District and in 1821, legislation was passed to allow Lt. Governor John Grave Simcoe to create Simcoe County "when he saw fit."[38]

In 1811, the government planned to create a new county and sent surveyor Samuel S. Wilmot to survey the area.[39] Wilmot began his survey between Kempenfeldt Bay and Penetanguishene harbour.[40] His survey was based around 200 acre farm lots with frontage of 80 rods and a depth of 400 rods.[41] By 1820, the Townships of Adjala, Essa, West Gwillimbury, Medonte, Orillia, Oro, Tay, and Vespra were surveyed.[42] In 1835, the remaining Townships of Flos, Matchedash, Nottawasage, Sunnidale, Tecusmseth, Tiny, and the rest of Vespra were surveyed.[43]

[33] Colin G. Calloway, *The Indian World of George Washington* (Oxford, UK: Oxford University Press, 2018).
[34] Randall White, *Ontario 1610-1985: A Political and Economic History* (Toronto: Dundurn Press Limited, 1985), 51.
[35] White, *Ontario 1610-1985 A Political and Economic History*, 51.; Archives of Ontario, "Evolution of Ontario's Boundaries 1774-1912," *The Changing Shape of Ontario,* accessed 29 April 2024, https://www.archives.gov.on.ca/en/maps/ontario-boundaries.aspx.
[36] Province of Ontario, "Map of Ontario Treaties and Reserves," accessed 29 April 2024, https://www.ontario.ca/page/map-ontario-treaties-and-reserves#t18.
[37] Government of Ontario, "Early Districts and Counties 1788-1899," *The Changing Shape of Ontario*, accessed 29 April 2024, http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx.
[38] ASI Inc, "County of Simcoe Archaeological Management Plan," 22.
[39] Hunter, *A History of Simcoe County*, 38.
[40] Hunter, *A History of Simcoe County,* 38.
[41] Hunter, *A History of Simcoe County,* 40.
[42] Hunter, *A History of Simcoe County,* 41.
[43] Hunter, *A History of Simcoe County,* 41.

The earliest known permanent European settlers in Simcoe County arrived in 1819 when a group of Scottish immigrants settled near Bradford. That same year, the Carswells and Mannings settled at the edge of Tecumseth Township.[44] After the War of 1812, a rapid influx of immigrants moved to the area when Americans still loyal to the King were granted land.[45] John Graves Simcoe also encouraged Loyalists to settle in Canada to maintain a strong British presence. Vast tracts of land were surveyed to prepare for the expected settlers.[46]

In 1843, a courthouse was built in Barrie and Simcoe was made into its own district.[47] Simcoe County was created in 1849 when the district system of Upper Canada was abolished.[48]

4.3 PENETANGUISHENE

Penetanguishene is considered "one of the oldest [towns] in Canada west of Quebec City" with both Etienne Brule and Samuel de Champlain visiting the area in the early 17th century.[49] In 1793, Lieutenant Governor John Graves Simcoe realized Penetanguishene Bay's potential for defense and established a naval base in 1817. Fur traders and voyageurs from Drummond Island settled in Penetanguishene in 1828 with farmers from Quebec moving to the area in the 1840s. This established the area's bilingual character which is still present today. In 1856, the naval and military presence left the area. Penetanguishene was incorporated as a town in 1882.[50]

4.4 PROPERTY HISTORY

The Properties are situated on Lot 115 Concession 1, which was initially granted to Agnus James McAfee by the Crown in 1842. Two years later, Agnus McAfee sold the lot to Stephen Jeffery for £25. In 1858, Stephen Jeffery sold the west half of the lot to his son Edward Jeffery for £2000 suggesting that at least one structure was present on this half of the lot by this time. Plan 404 – which divided the west half of Lot 115 into a grid pattern of streets and town lots - was registered in 1888. The west half of the lot was willed to Edward's wife, Sophia Mary Jeffery, in 1891 (Figure 3).[51]

[44] Hunter, *A History of Simcoe County,* 62.
[45] Hunter, *A History of Simcoe County,* 62.
[46] ASI Inc, "County of Simcoe Archaeological Management Plan," 23-24.
[47] ASI Inc, "County of Simcoe Archaeological Management Plan," 23.
[48] ASI Inc, "County of Simcoe Archaeological Management Plan," 23.
[49] Penetanguishene Centennial Museum & Archives, "A Short History of Penetanguishene," accessed 17 April 2024, https://www.penetanguishene.ca/museum/about-us/history/.
[50] John C. Bayfield, "Penetanguishene," *Canadian Encyclopedia*, last modified 5 March 2015, accessed 17 April 2024, https://www.thecanadianencyclopedia.ca/en/article/penetanguishene.
[51] See Appendices D and E of this report.; Find A Grave, "Edward Jeffery," accessed 14 May 2024, https://www.findagrave.com/memorial/99377826/edward_jeffery.

4.4.1 25 JEFFERY STREET

Henry H. Thompson mortgaged lots 1, 2, 3, 4, & 5 East of Harriet Street, Lots 1 to 17 East of Ann Street, and lots 4 to 19 west of Ann Street of Plan 404 in 1896 (Figure 3). Power of Sale was granted to William H. Hewson for lots 4 to 19 west Ann Street in 1905. In 1907, Wilhemina Gilley purchased part of lot 4 then sold it to Reuben D. Keefe in 1915. Jean M. Caston was granted this part of lot 4 in 1942. A year later, Jean Caston gifted this part of lot 4 to the Grey Sisters of the Immaculate Conception.

Lots 1 to 10 and 13 to 17 east of Ann Street and the remainder of lots 4 to 19 were deeded by William Hewson to his wife Jane Mitchell Hewson in 1920. In 1933, Jane Hewson deeded these lots along with several others to her sons William Horace and Conrad Mitchell Hewson. Lots 1 to 10 east of Anne Street, part of lot 4 plus lots 5 to 10 west of Anne Street, and much of Anne Street itself was deeded to the Diocese of Toronto in 1944 by William Hewson and Blanche Elizabeth Hewson. In 1953, the Diocese of Toronto gifted these lands to the Penetanguishene General Hospital. Sections of this land were granted by the Penetanguishene General Hospital board to the County of Simcoe in 1955. The remaining lands were granted to the Grey Sisters of the Immaculate Conception. In 1960, part of lot 4 and 5 were granted back to the hospital by the County of Simcoe, who subsequently granted it to the Grey Sisters of the Immaculate Conception. This started a chain of transfers from private owners to the Grey Sisters of the Immaculate Conception between November 1960 and 1987. In 1987, the Grey Sisters of the Immaculate Conception transferred their lands to the Huronia District Hospital. By 1997, two rear additions had been added to the hospital building connecting the hospital and the seniors' facility on the southeast corner of Harriet Street and Robert Street East (Figure 4). These lands were sold to the current owner in December of 2022. For full details, see Appendix D

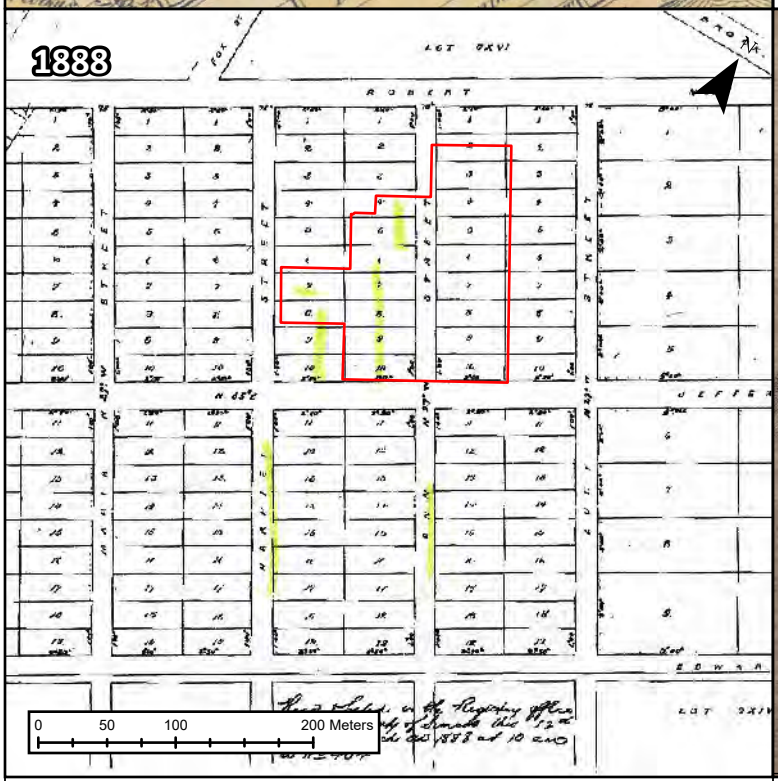
4.4.2 19 HARRIET STREET

Albert J. Smith purchased Lot 8 of Plan 404 – comprising ¼ acre - from the estate of Edward Jeffery in 1903 for $100 (Figure 3). Three years later, he sold it to Bridget J. Gendron for $1500 suggesting that Smith had constructed a building on the property during his ownership. In 1909, Bridget Gendron sold the lot to Arthur S. Gendron. Fourteen years later, Neil Macmillan was granted the lot before Ethel Macmillan - his wife - granted the lot to John B. and Denise Lacourse in 1952. Two years later, Alexander R. and Mary A. Lapere were granted the property. In 1964, sole ownership was granted to Alexander Lapere, who then granted the property to Edgar and Marie A. Maurice the following year. In 1986, Bernard and Rejeanne L. Juneau acquired the property. The property was transferred to the County of Simcoe in 1999. By 2002, the house had been demolished with its conversion to a parking lot for the hospital having

been completed by 2008 (Figure 4 and Figure 5). In 2014, Georgian Bay Retirement Home Limited (now named the Georgian Bay MyLife Retirement Living Facility) acquired the property. The property was sold to the current owner in 2017. For full details, see Appendix E.









Legend

Study Area

REFERENCE(S)
Boulton, J.G.
1892 Georgian Bay (Penetanguishene Harbour), scale 1:18,270, collwction search, Library and Archives Canada, digitized map, http://central.bac-lac.gc.ca/.redirect?app=fonandcol&id=3672574&lang=eng, accessed 2 July, 2024.
Ralph, J.T.R.
1871 Hogg's Map of the County of Simcoe, scale 80 chains to one inch, Ontario Historical County Maps, digitized map, https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f , accessed 11 June, 2024.
MacDonald, D.
1881 Township of Tay, scale 100 chains per inch, The Canadian County Atlas Digital Project, digitized map, https://digital.library.mcgill.ca/countyatlas/searchmapframes.php , accessed 11 June, 2024.
ONLand
1888 Plan Shewing the Subdivision of West Half Lot CXV Con 1 Township of Tay Jeffery Estate, scale 2 chains to an inch, digitized map, registration number MBP404, accessed 9 May, 2024.

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NOTE(S)
1. All locations are approximate.
*Historic mapping may contain inaccuracies in depicted street patterns.

TITLE
1871, 1881, 1888, and 1892 Historic Maps Showing the Study Area

CLIENT
25 Jeffery Street Inc. & 2596217 Ontario Inc.

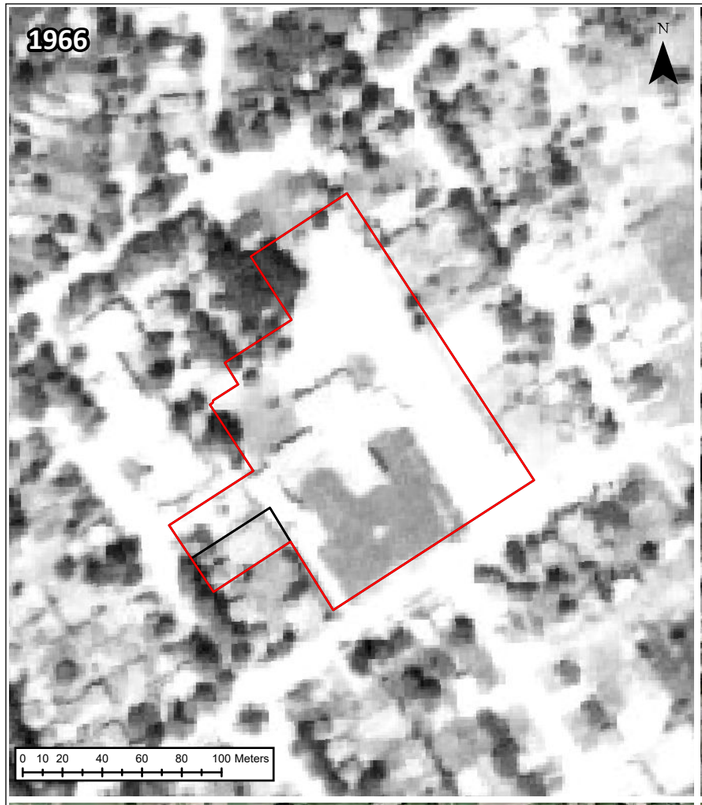
PROJECT
Cultural Heritage Evaluation Report, 25 Jeffery Street & 19 Harriet Street, Penetanguishene, Ontario

PROJECT NO. LHC0438

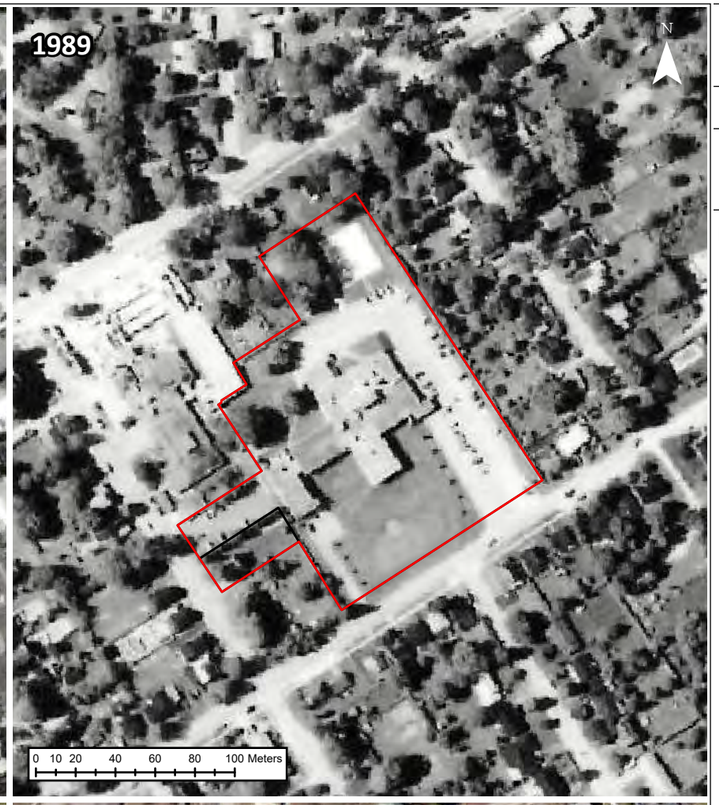
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FIGURE # 3













TITLE
1966, 1978, 1989, 1997, 2002, and 2008 Historic Aerial Photographs Showing the Study Area

CLIENT
25 Jeffery Street Inc. & 2596217 Ontario Inc.

PROJECT
PROJECT NO. LHC0438
Cultural Heritage Evaluation Report, 25 Jeffery Street & 19 Harriet Street, Penetanguishene, Ontario

Legend

Study Area

Property Boundaries

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

County of Simcoe
1978 Imagery (1978), County of Simcoe Interactive Map, web map, https://opengis.simcoe.ca/public/, accessed 2 July, 2024.
1989 Imagery (1989), County of Simcoe Interactive Map, web map, https://opengis.simcoe.ca/public/, accessed 2 July, 2024.
1997 Imagery (1997), County of Simcoe Interactive Map, web map, https://opengis.simcoe.ca/public/, accessed 2 July, 2024.
2002 Imagery (2002), County of Simcoe Interactive Map, web map, https://opengis.simcoe.ca/public/, accessed 2 July, 2024.
2008 Imagery (2008), County of Simcoe Interactive Map, web map, https://opengis.simcoe.ca/public/, accessed 2 July, 2024.
National Air Photo Library
1966 A19542-050, 1:35,000, roll A19542 line 11W photo 50, Trent University (Maps, Data and Government Information Centre: Airphoto Viewer), air photo, https://trentuniversity.maps.arcgis.com/apps/instant/sidebar/index.html?appid=9c55e21aa0d44894b8af8aa540e8f6a9&center=-79.3405;44.5415&lev accessed 21 June, 2024.

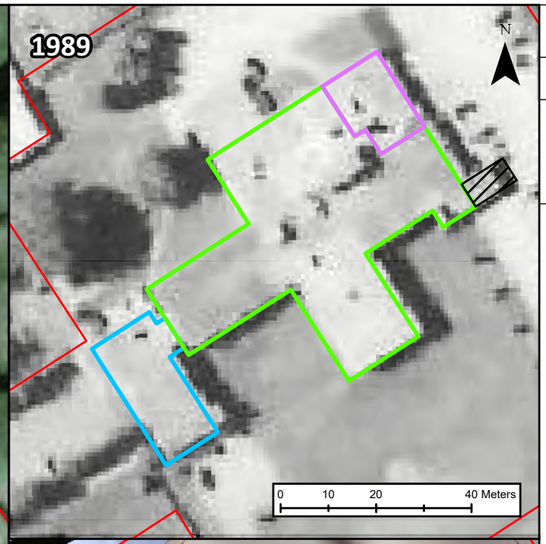
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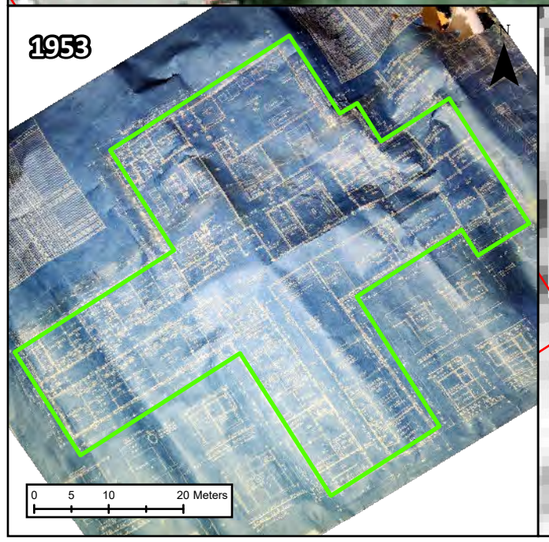
YYYY-MM-DD 7/9/2024

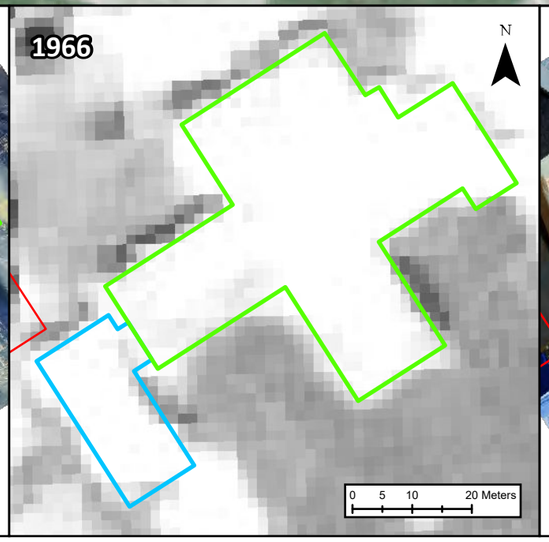
FIGURE # 4

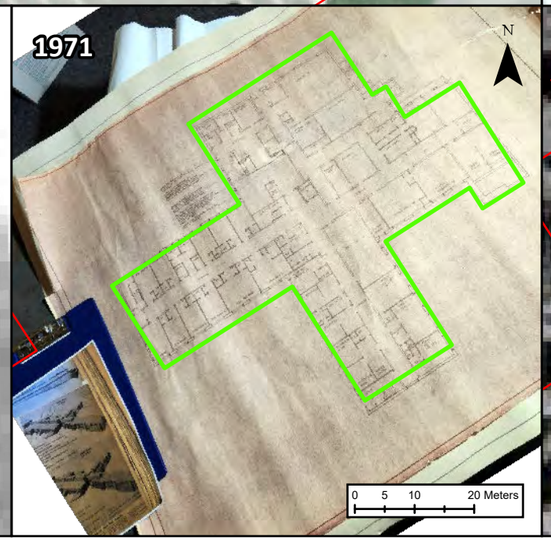


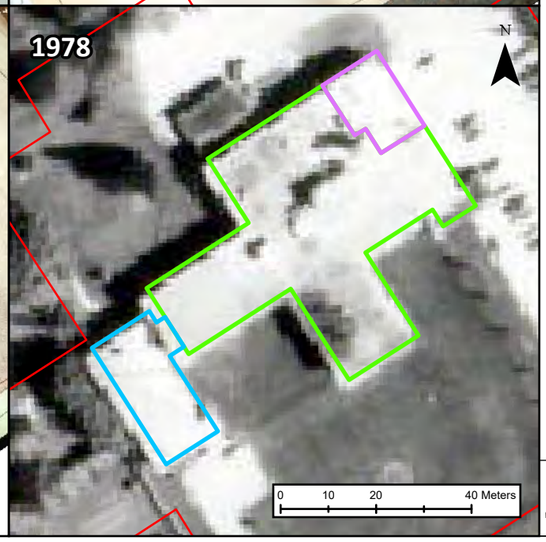












TITLE
Morphology of the Hospital

CLIENT
25 Jeffery Street Inc. & 2596217 Ontario Inc.

PROJECT
Cultural Heritage Evaluation Report, 25 Jeffery Street & 19 Harriet Street, Penetanguishene, Ontario

PROJECT NO. LHC0438

Legend

- Study Area
- Removed Between 1989-97
- Built Between 1987-89, Removed Between 1989-97
- Original 1953 Cruciform
- Built 1960
- Built Between 1971-1978
- Built Between 1987-97

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

Chester C. Woods Architect.
1953. Penetanguishene General Hospital. Scale varies, Chester C. Woods Architect, Toronto, ON.
County of Simcoe
1978 Imagery (1978), County of Simcoe Interactive Map, web map, <LINK>https://opengis.simcoe.ca/public/,</LINK> accessed 2 July, 2024.
1989 Imagery (1989), County of Simcoe Interactive Map, web map, <LINK>https://opengis.simcoe.ca/public/,</LINK> accessed 2 July, 2024.
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Craig Zeidler & Strong Architects.
1971. Addition and Alterations to Penetanguishene General Hospital, 1/8" = 1 ft, Craig Zeidler & Strong Architects, Toronto, ON.
Dunlop Farrow Aitken Cansfield Architects Engineers.
1987. Penetanguishene General Hospital, Penetanguishene, ONT. 1/16" = 1 ft, Dunlop Farrow Aitken Cansfield Architects Engineers, Toronto, ON.
National Air Photo Library
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YYYY-MM-DD 7/9/2024

FIGURE # 5

4.5 ONTARIO HOSPITAL HISTORY

In 1795, the first Act to regulate the practice of medicine was passed in Upper Canada. At the time, there was no formal medical training in Canada and licences from elsewhere were examined for authenticity. Civilian hospitals did not exist during the 1790s and early 1800s as the people that could afford medical care preferred to be treated in their own homes or treated at a boarding house operated by a religious society.[52] The only hospitals active at this time were the military garrison hospitals at York (1815) and Kingston (1783), where regimental surgeons cared for soldiers and sailors.[53] In 1817, the Society for the Relief of Strangers in Distress was founded at York to care for immigrants, and the Kingston Compassionate Society was founded in Kingston to care for the poor. In 1818, the Medical Licensing Board of Upper Canada was established.[54]

Early urban hospitals were modeled after voluntary hospitals in Britain. In 1819, Toronto General Hospital was established, and a two-storey red brick building was constructed by John Ewart. Between 1824 and 1829, it was temporarily used as the Legislature of Upper Canada.[55] Other urban hospitals included Kingston General Hospital (1835), Hotel Dieu in Kingston (1845), Ottawa Roman Catholic Hospital (1845), Hamilton General Hospital (1850), and St. Catherine's General Hospital (1865).[56] Many of these early-to-mid nineteenth-century hospitals resembled large country houses on rectangular plans with central entranceways in the Georgian architectural style (Image 1).[57] Medical schools – including King's College / University of Toronto Medical School and Queen's College in Kingston – were established in the 1840s and 1850s and played an important role in the development of early hospitals. In 1867, the Toronto General Hospital closed for a year due to lack of funds, and it was partly because of this that the Ontario government passed an Act in the early 1870s providing for annual grants to hospitals and to other charitable institutions.

In 1895, the Fenwick Operating Room in the Kingston General Hospital opened and was considered one of the finest equipped operating rooms of its kind in North America. It was typical of the growing orientation of the Canadian hospital towards surgery, specialized

[52] Margaret Angus, *Kingston General Hospital A Social and Institutional History* (Kingston, ON: McGill-Queen's University Press, 1973), 3.
[53] James A. Low, "Kingston Hospital: A Community Hospital in Upper Canada in mid-Nineteenth Century," *Ontario History* 107, no. 5 (Fall 2015): 202, accessed 28 June 2024, https://www.erudit.org/en/journals/onhistory/2015-v107-n2-onhistory03909/1050635ar/.
[54] Low, "Kingston Hospital A Community Hospital in Upper Canada in mid-Nineteenth Century," 200-201.
[55] Waring G. Cosbie, *The Toronto General Hospital, 1819-1965: A Chronicle* (Toronto, ON: Macmillan, 1975), 10-11.
[56] Low, "Kingston Hospital A Community Hospital in Upper Canada in mid-Nineteenth Century," 202.
[57] Annmarie Adams, "Hospital Architecture," *The Canadian Encyclopedia*, published 25 January 2009, last modified 15 March 2024, accessed 28 June 2024, https://www.thecanadianencyclopedia.ca/en/article/hospital-architecture.; Low, "Kingston Hospital A Community Hospital in Upper Canada in mid-Nineteenth Century," 202.

procedures, and medicine. By the early twentieth-century, hospitals were massive and compact buildings featuring smaller wards and specialized spaces arranged along double-loaded corridors (Image 1). By this time, the increasingly specialized profession of medicine demanded custom-designed facilities for laboratories, X-rays, and other diagnostic functions. In 1911, the Toronto Women's College Hospital opened, marking the growing awareness of women's special health needs and serving as a significant site for the education of women physicians in Canada.[58]

The 1920s and 1930s were considered the golden age of the Canadian hospital. By this time, the design of hospitals was highly specialized within the profession of architecture. The firm of Edward F. Stevens and Frederick C. Lee - with offices in Boston and Toronto - designed more than 25 per cent of the country's accredited institutions. Other notable Canadian architects of hospitals during this period were B. Evan Parry, James Govan, and J.C. McDougall.[59]

After the Second World War, Canadian hospital construction experienced a significant increase. In 1945, there had been 536 public general hospitals in Canada, and by 1960, there were 844 hospitals. The number of beds increased by nearly 88 per cent during this time period. Hospitals built in the 1950s were freestanding, high-rise towers often surrounded by parking facilities. The hallmarks of the hospitals constructed after the Second World War were standardized floor plans, undecorated façades, flat roofs, vertical circulation, and controlled ventilation. Their massing often comprised clear rectangular volumes colliding at right angles. The image of the Canadian hospital after the Second World War was sleek and modern, whereas the interwar institution had been romantic and highly decorative (Image 1).[60]

Around 1980, hospitals constructed in a Postmodern architectural style and focusing on patient- and family-centred care began to appear. They were spread horizontally with colourful and bright atrium-based lobbies, proliferation of private rooms, colourful exterior walls, and commissioned public art (Image 1).[61] Beginning in the 2000s, "superhospitals" were constructed across Canada with some still in the planning stages in a number of Canadian cities. These enormous megaprojects called for the abandonment of historic hospital buildings and the re-accommodation of several institutions in a single structure in order to prevent the duplication of services.[62]

[58] Adams, “Hospital Architecture.”
[59] Adams, “Hospital Architecture.”
[60] Adams, “Hospital Architecture.”
[61] Annamarie Adams, “Canadian hospital architecture: how we got here,” *Canadian Medical Association Journal*, 188, no. 5 (15 March 2016): 371, accessed 28 June 2024, https://www.cmaj.ca/content/cmaj/188/5/370.full.pdf.
[62] Adams, “Hospital Architecture.”; Chris McQuillan, “Battleship Super-Hospital: Could Naval History Inform the Future of Hospital Design?” *B+H Architects*, last modified 28 April 2020, accessed 28 June 2024,

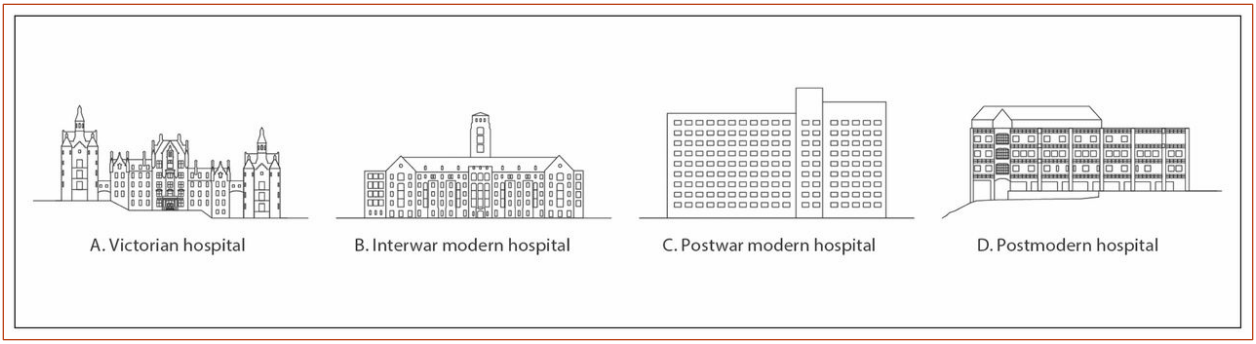


Image 1. Hospital Architectural Styles[63]

4.6 PENETANGUISHENE GENERAL HOSPITAL

The establishment of the hospital was the result of a combination of factors. First, the area had experienced a diphtheria epidemic at the turn of the 20th century bringing heath care to the top of mind for the community. Second, two doctors – a father and son– had recently moved to the area and became involved in the push for a hospital. Finally, the closest hospital was near Midland but served both towns. Some accounts indicate that the Midland hospital – the Marine Hospital – burned down in 1912 and other accounts indicate a rivalry between Penetanguishene and Midland. Collectively, these factors suggested a need for a local hospital and led to active efforts to make this happen.[64]

In 1910, William Firstbrook and his wife decided to sell their property on the southeast corner of Harriet Street and Robert Street East and offered it to a group of local businessmen to use for a club (Image 2). During a meeting, these local businessmen determined that the need for a hospital was greater than their need for a club, so the Firstbrook family sold the house to the town instead. Those businessmen became the first hospital board members. Penetanguishene General Hospital was incorporated in 1911 (Figure 6 and Image 2). The following year, a training school for nurses was added and operated until 1929. The board of directors for the hospital, the team of doctors, and the ladies' auxiliary – which was established in 1920 – operated and helped fundraise for the hospital.[65]

https://bharchitects.com/en/2020/04/28/battleship-super-hospital-could-naval-history-inform-the-future-of-hospital-design/.

[63] Adams, "Hospital Architecture," Figure 1.

[64] Penetanguishene General Hospital, *Penetanguishene General Hospital 1911-1971* (Penetanguishene, ON: Penetanguishene General Hospital, 1971), accessed 21 June 2024, https://www.chac.ca/documents/224/Penetanguishene_Penetanguishene_General_Hospital_1911-1971.pdf, 4.

[65] Penetanguishene General Hospital, *Penetanguishene General Hospital 1911-1971*, 4.; Georgian Bay General Hospital, "Our History," accessed 21 June 2024, https://gbgh.on.ca/our-history/.; Penetanguishene General Hospital, *Penetanguishene General Hospital, Penetanguishene, Ontario: 50 Years of Service* (Penetanguishene, ON:

By the early 1940s, the hospital faced financial difficulties stemming from the lack of medical insurance during the 20th century and their taking on of more charity work than the hospital could afford in order to provide care to those who needed it. As a result, Monsignor Jean Marie Castex – pastor of St. Ann's Roman Catholic Church – invited the Grey Sisters of the Immaculate Conception to Penetanguishene to take over the hospital. On 6 August 1942, the Grey Sisters were formally contracted to take over the operation of the hospital until 1953.[66]

Initially, the Grey Sisters lived in the attic of the original hospital building and shared washroom facilities with the patients. Everything from food preparation to nurse duties to tending to the furnace was the responsibility of the Grey Sisters. The hospital's doctors provided the bulk of the medical care. However, the size and layout of the hospital created a number of challenges. Without elevators, patients had to be carried by the doctors to a bed on the second floor following surgery as the operating room was on the first floor. After a while, the Grey Sisters decided to enlist the help of the patients' family and friends and local police and taxi drivers to take care of this task. Additionally, the hospital's existing financial difficulties meant limited resources and the need for creative solutions to meet the hospital's needs. Throughout the hospital's financial difficulties and recovery, the community contributed to the hospital by donating time, supplies, transportation, food, and even funds to pay wages. The hospital's Ladies' Auxiliary group were key contributors to the hospital throughout its history.[67]

Under the Grey Sisters, the hospital paid its debts, acquired better equipment, and constructed a new and larger facility. The lands required for the new building had been purchased by Monsignor Castex several years prior. Fundraising and planning for the new hospital facility was led by Monsignor Castex with Chester C. Woods as architect and Wilfred G. How as builder. Funding contributions were made to the new facility by the Town, Tiny Township, Simcoe County, the Archdiocese, and builder Wilfred How. Furnishings were funded purely through fundraising efforts. Construction of the new facility began in July 1953 with the official opening taking place in July of the following year (Figure 5, Figure 7, and Image 3). Patients were not moved to the new facility until September. Also in 1953, the Grey Sisters extended their contract for operation of the hospital for another ten years. [68]

Penetanguishene General Hospital, 1961), accessed 2 July 2024, https://www.chac.ca/documents/223/Penetanguishene_Penetanguishene_General_Hospital_1911-1961.pdf, 2-3.

[66] Penetanguishene General Hospital, *Penetanguishene General Hospital 1911-1971*, 4.; Georgian Bay General Hospital, "Our History."

[67] Penetanguishene General Hospital, *Penetanguishene General Hospital 1911-1971*, 6-7.

[68] Penetanguishene General Hospital, *Penetanguishene General Hospital 1911-1971*, 4-5.; Georgian Bay General Hospital, "Our History."; Penetanguishene General Hospital, *50 Years of Service*, 11-13.

At this point, a new house for the Grey Sisters was required. A couple years after their arrival, the Grey Sisters moved to a home adjacent to the first hospital building that had been purchased by Monsignor Castex. However, with the new facility being further away, commuting through harsh weather was a challenge and a new convent became necessary. Monsignor Castex, architect Chester C. Woods, and builder Wilfred G. How came together for a second time for this project. The Grey Sisters funded the new convent themselves. It was attached to the west side of the hospital building and completed in 1960 (Figure 5 and Image 4). Two years later, the hospital experienced another set of financial difficulties, and the Grey Sisters purchased the hospital from the Town.[69]

In the 1970s, the Penetanguishene General Hospital added emergency and physiotherapy departments to the building. Major renovations were undertaken in the 1980s including adding a continuing care unit (Figure 4, Figure 5, and Figure 7). The continuing care unit was the "first full service in-patient rehab unit in Simcoe County." In 1984, the hospital led the planning of emergency and special health care needs for the visit of Pope John Paul to the Martyrs' Shrine. Penetanguishene General Hospital and Huronia District Hospital in Midland partnered in the 1990s to become the North Simcoe Hospital Alliance. At this time, the Penetanguishene General Hospital shifted its focus to continuing care and rehabilitation leaving acute medical care to the Midland facility. The hospital was approved for operation as a regional rehabilitation centre by the Ministry of Health in 1992.[70]

The Grey Sisters granted the hospital to the Catholic Health Corporation of Ontario in 2000. Penetanguishene General Hospital and Huronia District hospital amalgamated and secularized in 2008 and were renamed Georgian Bay General Hospital. In 2014, the Board of Directors voted to close the Penetanguishene General Hospital moving continuing care and rehabilitation services to the Midland facility. At this time, Penetanguishene General Hospital shifted its focus to dialysis services, the hospital's finance department, and tenants such as Hospice Huronia and Georgian Bay Cancer Support Centre. All services – including tenants – had relocated by 2022. The site officially closed in February 2022. The cornerstone was

[69] Penetanguishene General Hospital, *Penetanguishene General Hospital 1911-1971*, 4-5.; Georgian Bay General Hospital, "Our History."; Penetanguishene General Hospital, *50 Years of Service*, 19.
[70] Georgian Bay General Hospital, "Our History."; Georgian Bay General Hospital, "GBGH Celebrates Legacy of Service and Love at the Penetanguishene General Hospital," last modified 26 May 2022, accessed 21 June 2024, https://gbgh.on.ca/gbgh-celebrates-legacy-of-service-and-love-at-the-penetanguishene-general-hospital/.; Andrew Mendler, "'The little hospital that could': Remembering the legacy of Penetanguishene General Hospital," *The Midland Mirror*, last modified 30 May 2022, accessed 21 June 2024, https://www.simcoe.com/news/the-little-hospital-that-could-remembering-the-legacy-of-penetanguishene-general-hospital/article_97cb29fc-ff0f-5faa-b10a-f3c3a04cff3e.html#:~:text=PGH%20opened%20in%201910%20with,and%20equipping%20of%20the%20building.

donated to the Town of Penetanguishene with the intention of being displayed to honour the hospital's history.[71]

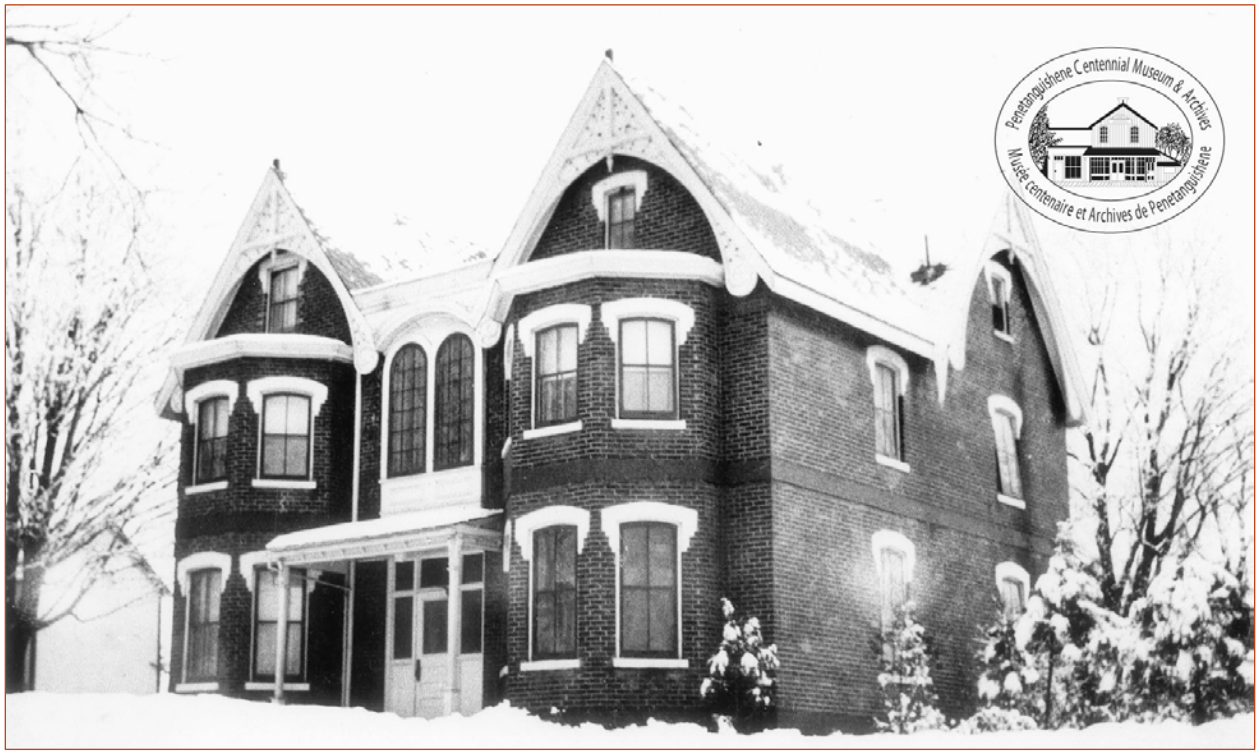


Image 2. Historic Image of the First Hospital Building circa 1911[72]

[71] Georgian Bay General Hospital, "Our History."; Georgian Bay General Hospital, "GBGH Celebrates Legacy of Service and Love at the Penetanguishene General Hospital."; Andrew Mendler, "'The little hospital that could': Remembering the legacy of Penetanguishene General Hospital."

[72] Penetanguishene Centennial Museum & Archives, "Photograph, Catalogue Number 1997011-51," accessed 9 July 2024, https://pencenmuseum.catalogaccess.com/photos/6758.

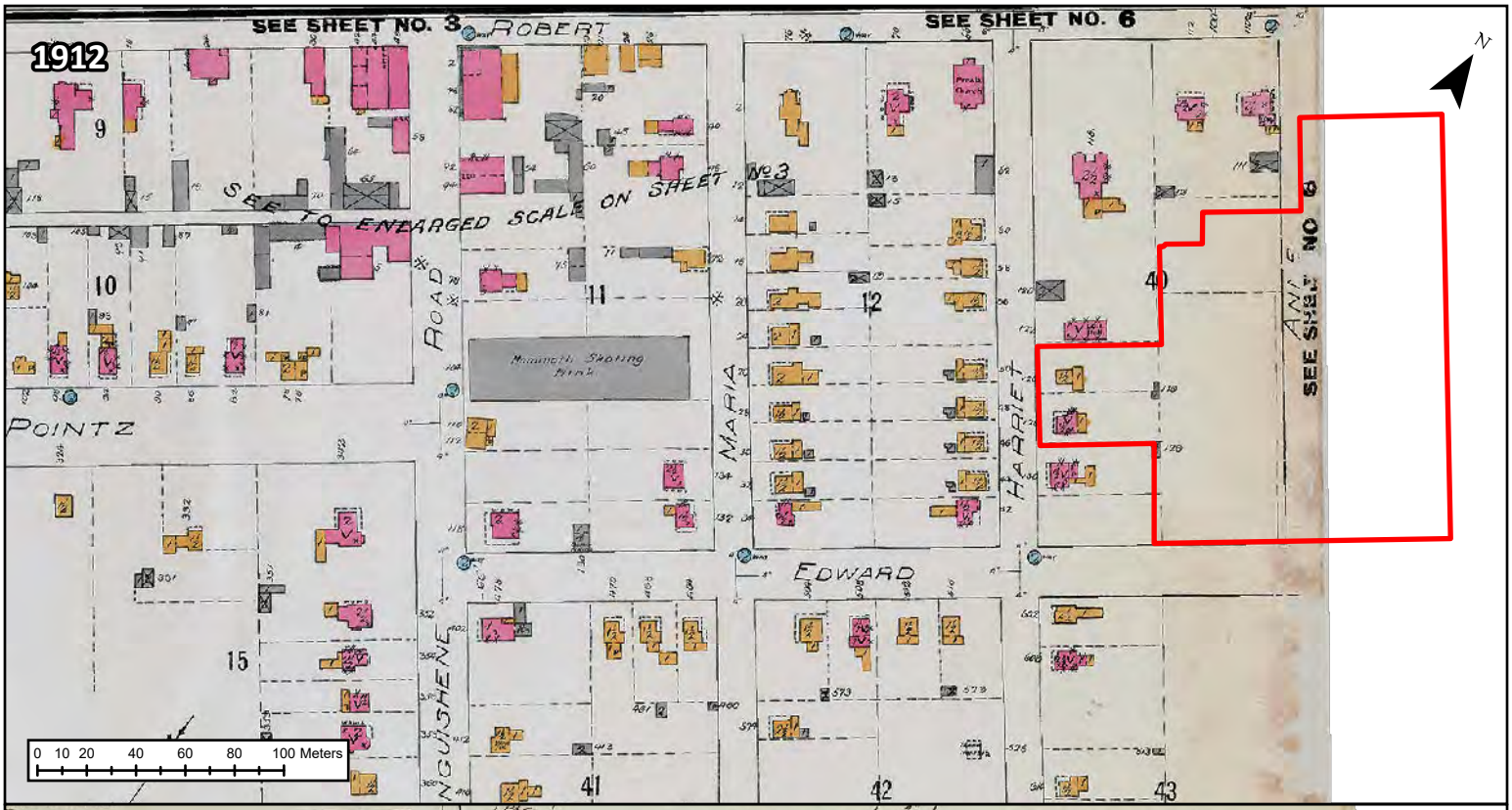


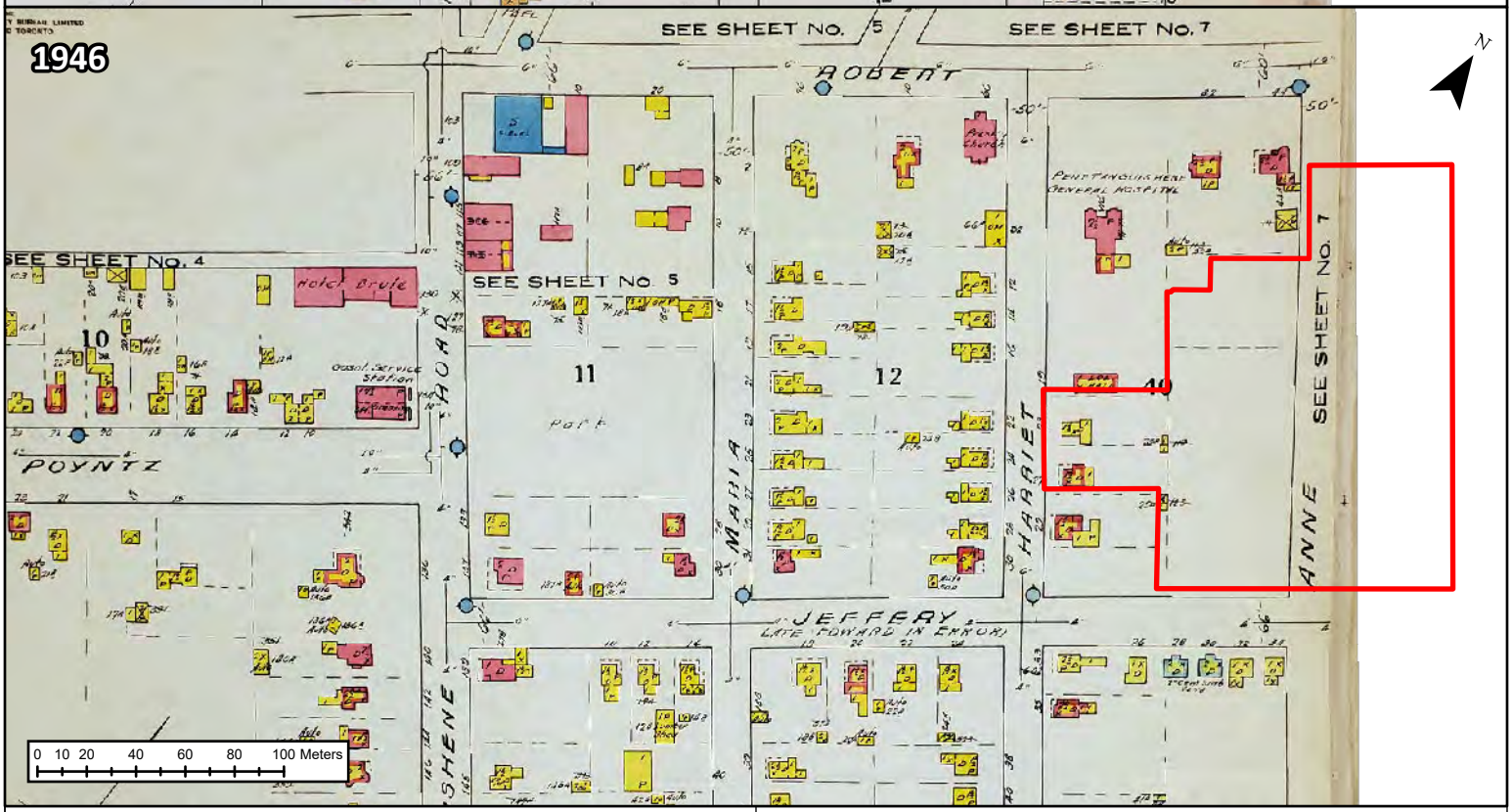
Image 3. Image of the Existing Hospital in 1961[73]



Image 4. Image of the Grey Sisters' Convent in 1961[74]

[73] Penetanguishene General Hospital, *50 Years of Service*, Title Page.
[74] Penetanguishene General Hospital, *50 Years of Service*, 19.





Legend

Study Area

NOTE(S) 1. All locations are approximate.
REFERENCE(S)
Chas. E. Goad Co.
1912 Penetanguishene (Simcoe, County Ontario), sheet 5, scale 1:1,200, Penetanguishene (Simcoe County, Ontario, December 1912), Library and Archives Canada, digitized map, http://central.bac-lac.gc.ca/.redirect?app=fonandcol&id=3830371&lang=eng , accessed 25 June, 2024.
Underwriters' Survey Bureau
1946 Insurance Plan of the Town of Penetanguishene, Ont., sheet 6, scale 1:1,200, from the holdings of Archives and Special Collections (Western University), Underwriters' Survey Bureau, Toronto and Montreal.
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TITLE
1912 and 1946 Fire Insurance Plans Showing the Study Area

CLIENT
25 Jeffery Street Inc. & 2596217 Ontario Inc.

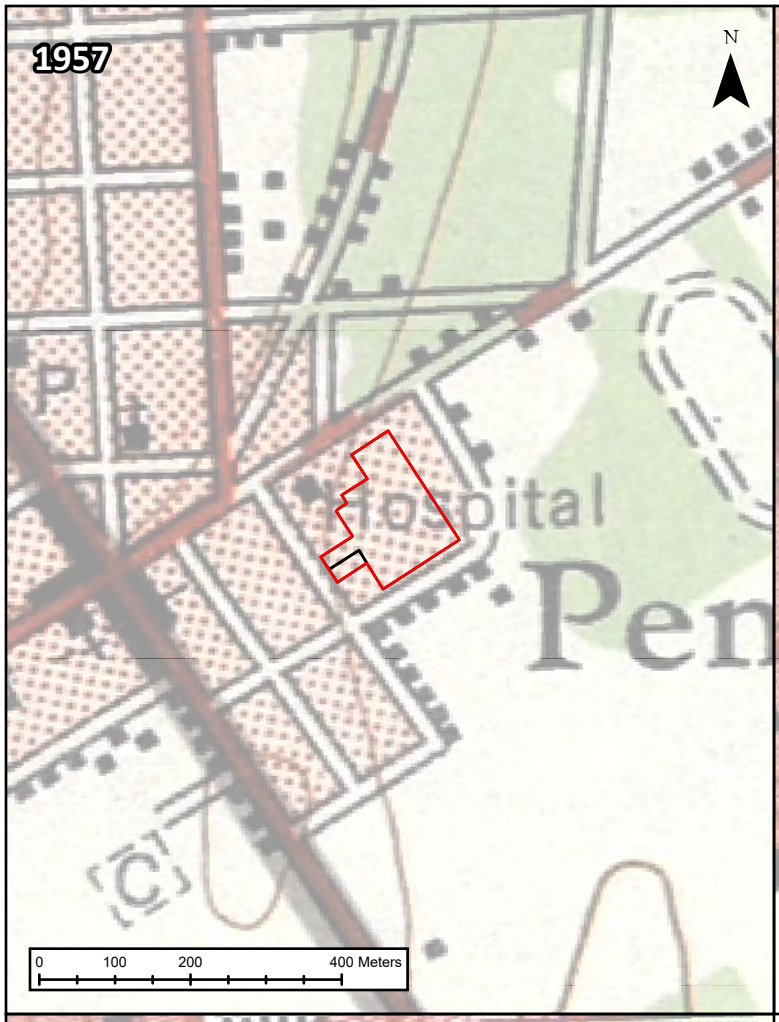
PROJECT
Cultural Heritage Evaluation Report, 25 Jeffery Street & 19 Harriet Street, Penetanguishene, Ontario

PROJECT NO. LHC0438

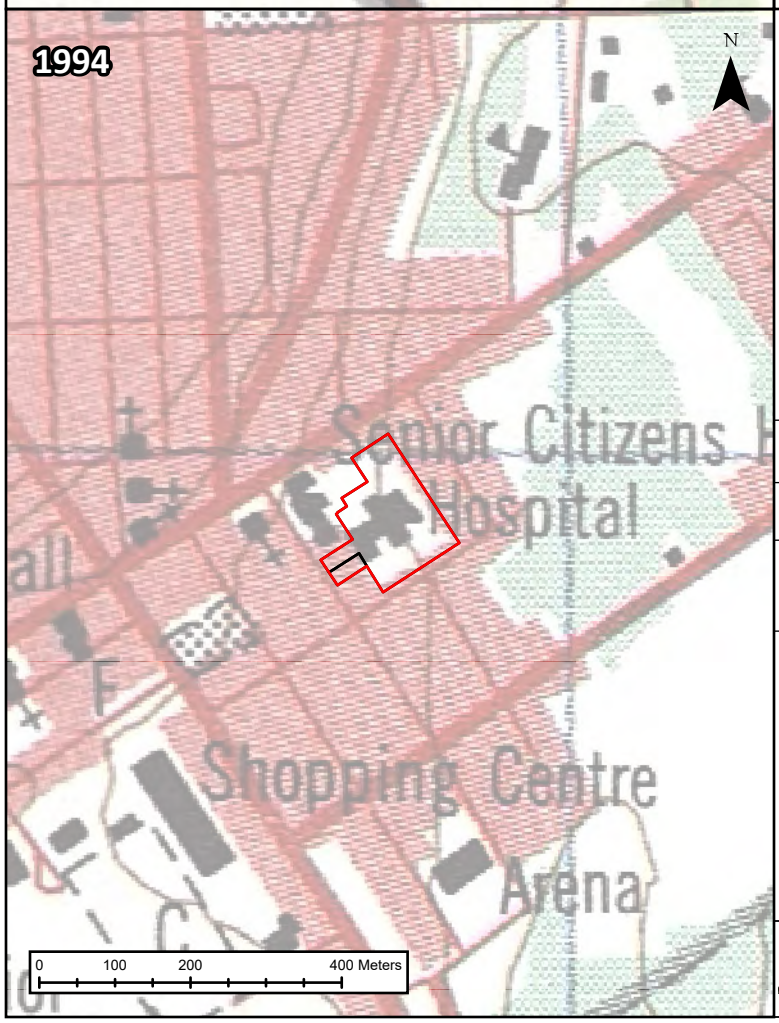
LHC HERITAGE PLANNING & ARCHAEOLOGY

YYYY-MM-DD 7/9/2024

FIGURE # 6







Legend

Study Area

Property Boundaries

TITLE
1957, 1973, and 1994 Topographic Maps Showing the Study Area

CLIENT
25 Jeffery Street Inc. & 2596217 Ontario Inc.

PROJECT PROJECT NO. LHC0438
Cultural Heritage Evaluation Report, 25 Jeffery Street & 19 Harriet Street, Penetanguishene, Ontario

NOTE(S) 1. All locations are approximate.
REFERENCE(S)
Natural Resources Canada
1957 Penetanguishene (Ontario), scale 1:50,000, sheet 31 D/13 west half, Scholars Geoportal, digitized map, https://geo.scholarsportal.info/#r/details/_uri@=NTS50K031D13_1957ed1WTIFF&_add:true_nozoom:true , accessed 12 June, 2024.
1973 Penetanguishene (Ontario), scale 1:50,000, sheet 31 D/13, edition 2, Scholars Geoportal, digitized map, https://geo.scholarsportal.info/#r/details/_uri@=NTS50K031D13_1973ed2mceTIFF&_add:true_nozoom:true , accessed 12 June, 2024.
1994 Penetanguishene (Ontario), scale 1:50,000, sheet 31 D/13, edition 4, Scholars Geoportal, digitized map, https://geo.scholarsportal.info/#r/details/_uri@=NTS50K031D13_1994ed4mceTIFF&_add:true_nozoom:true , accessed 12 June, 2024.
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LHC HERITAGE PLANNING & ARCHAEOLOGY

YYYY-MM-DD 7/9/2024

FIGURE # 7

4.7 GREY SISTERS OF THE IMMACULATE CONCEPTION

The Grey Sisters of the Immaculate Conception is a branch of the Grey Sister's Institute, which was the first all Canadian religious community. The Grey Sisters were founded in Montreal by Saint Marie-Marguerite d'Youville in 1738. Throughout her life and her own hardships, Madame d'Youville – widow of Francois d'Youville - devoted her spare time and money to helping the poor. Under the guidance of the Sulpicians, Madame d'Youville and three companions founded a hospice in 1738. In 1747, Madame d'Youville was given provisional charge of the General Hospital of Montreal. Despite some resistance in both the Catholic church and the government, Madame d'Youville was granted official charge of the General Hospital of Montreal by the King of France in 1752. In 1754, Madame d'Youville and her companions were canonized as a diocesan community by the Bishop of Quebec and adopted the nun's habit the following year. Initially, Madame d'Youville and her companions were nicknamed "les Soeurs grises" (Grey Sisters – gris also means giddy or drunk in French) by the people of Montreal who intended it as an insult against Madame d'Youville's late husband's occupation as a bootlegger. However, recognition as a diocesan community and adoption of grey as the colour of their habits gave the title honour and indicated their service, so they maintained the name as a reminder of their origins. Madame d'Youville died in 1771 and the Grey Sisters continued their religious and medical service in Montreal as well as their side businesses – such as farms, orchards, mills, and a bakery - that were used to finance their endeavours.[75]

In 1840, the Grey Sisters began to expand their services to other parts of Canada. They established convents in Red River Manitoba in 1844 and Bytown in 1845 in addition to expanding their organization within Quebec. The Bytown branch was semi-independent from the Quebec branches and established themselves not only for their medical and religious services but also for educational pursuits. This branch would later further separate themselves by taking on the unique name of the Grey Nuns of the Cross. Additional convents were established throughout Canada, especially in the north.[76]

All branches of the Grey Sisters established until this point maintained their French origins and their French language. Expansion into Ontario through Bytown necessitated English-

[75] Grey Sisters of the Immaculate Conception, *Twenty Years After* (Pembroke, ON: Grey Sisters of the Immaculate Conception, 1947), 5-13.; Anne-Marie Pederson, James Hanrahan, and Celine Cooper, "Grey Nuns," *The Canadian Encyclopedia*, last modified 25 July 2019, accessed 10 May 2024, https://www.thecanadianencyclopedia.ca/en/article/grey-nuns.; Maude Abbott Medical Museum, "Hôpital Générale des Soeurs Grises," *McGill University*, accessed 10 May 2024, https://www.mcgill.ca/medicalmuseum/exhibits/postcard-collection/post-cards/soeurs-grises.

[76] Grey Sisters of the Immaculate Conception, *Twenty Years After,* 5-13.; Pederson, Hanrahan, and Cooper, "Grey Nuns."

speaking services leading to the 1921 establishment of the Grey Nuns of the Sacred Heart, who were based in Philadelphia and entirely independent of both Ottawa and Quebec. A second English-speaking branch was established in 1926 in Pembroke, Ontario known as the Grey Sisters of the Immaculate Conception. The Grey Sisters of the Immaculate Conception's works varied and included education and healthcare. In Ontario, the Grey Sisters of the Immaculate Conception operated three hospitals: Pembroke General Hospital, General Hospital in Sault Ste. Marie, and Penetanguishene General Hospital. The Grey Sisters of the Immaculate Conception took over Penetanguishene General Hospital in 1942 at the request of the hospital board.[77]

4.8 MONSIGNOR JEAN-MARIE CASTEX (1871-1971)

Reverend Monsignor Jean-Marie Castex (Image 5) was born in Sacoue, France and immigrated to Canada in 1890.[78] He was ordained as a Catholic priest in 1896. Throughout his career, he served in several churches across Canada including one located in Phelpston and even spent one year in Brooklyn, New York in the early 1900s. In 1938, he moved to Penetanguishene and became the pastor of St. Ann's Memorial Church. He served as a board member for the Penetanguishene General Hospital and was nicknamed "Father of the Woods" by his parishioners for his love of walking in the woods. In 1971, he passed away at the Midland General Hospital at the age of 99 and was buried at Saint Augustine's Seminary Burial Ground in Toronto. The New York Times noted that he was the oldest Roman Catholic priest in Canada at the time of his passing.[79]

[77] Grey Sisters of the Immaculate Conception, *Twenty Years After,* 5-13 and 29.
[78] "Msgr. Jean M. Castex," *New York Times*, published 28 February 1971, 61.
[79] "Monsignor J.M. Castex, 99 dies at Midland," *Toronto Daily Star*, published 27 February 1971, 19.; "Msgr. Jean M. Castex," *New York Times*, 61.; St. Ann's Memorial Church, "Historical Background," *Penetanguishene Heritage,* accessed 2 July 2024, https://heritage.penetanguishene.ca/uploads/1562267844_StAnnsbackground.pdf.; Penetanguishene General Hospital, *50 Years of Service,* 1.



Image 5. Photograph of Monsignor Jean-Marie Castex, n.d.[80]

4.9 CHESTER C. WOODS (1890-1970)

Chester Charles Woods (Image 6) was born in Toronto on 15 August 1890 and raised in Sarnia. He studied architecture and construction at the Toronto Technical School and the University of Toronto. Between 1912 and 1914, he worked under John M. Lyle, then moved to Detroit to work with Smith, Hinchman & Grylls for two years. In New York, he joined the firm of Edward F. Stevens & Frederick C. Lee - known as experts in the hospital planning field.[81]

In 1920, he opened an office in Sarnia in partnership with American architect G.L. Harvey. By 1921, Woods was working independently under his own firm. Beginning in 1936, Woods designed movie theatres for the Harris Theatre chain for their Sarnia, Chatham, Stratford, Brantford, Owen Sound, Guelph, Galt, Peterborough, Orillia, and Oshawa locations. He continued to practice in Toronto focusing primarily on hospital and other medical building projects until after 1950. He died on 26 January 1970.[82]

Some of his other hospital works include:

- Isolation Hospital (1921) and its addition (1927), Sarnia, ON;
- Major addition to Plummer Memorial Hospital, Sault Ste. Marie, ON (1929);
- St. Lawrence Tuberculosis Sanatorium, Cornwall, ON (1937);

[80] Jenni Dunning, "Condition Critical: A look at the issues surrounding Penetanguishene hospital's pending closure," *Midland Mirror*, last modified 25 September 2014, accessed 28 June 2024, https://www.simcoe.com/news/condition-critical-a-look-at-the-issues-surrounding-penetanguishene-hospitals-pending-closure/article_c65ed285-f754-5c2a-a6d5-ea5e051e1e0a.html.
[81] Robert G. Hill, "Woods, Chester Charles," *Biographical Dictionary of Architects in Canada 1800-1950*, accessed 27 June 2024, http://dictionaryofarchitectsincanada.org/node/417.
[82] "Woods, Chester Charles," *Biographical Dictionary of Architects in Canada 1800-1950*.

- General Hospital, Gananoque, ON (1943);
- General Hospital, Parry Sound, ON (1944);
- Major addition to General Hospital, Cornwall, ON (1944);
- Memorial Hospital, Port Colborne, ON (1945);
- Memorial Hospital, Grimsby, ON (1948);
- Major addition to Peel Memorial Hospital, Brampton, ON (1948);
- General Hospital, Campbellford, ON (1949);
- Hotel Dieu Roman Catholic Hospital, St. Catharines, ON (1949); and,
- Major Addition to Lord Dufferin Hospital, Orangeville, ON.[83]



Image 6. Photograph of Chester C. Woods, n.d.[84]

4.10 WILFRED G. HOW (1913-1995)

Wilfred Gordon How (Image 7) was born in Regina, Saskatchewan to parents John Gordon How (1887-1948) and Edith How (*née* Woolsey) (1882-1961). In 1938, he married Crystal Arbour in Midland, and they had five children.[85] Between 1949 and 1965, he worked as a

[83] *Engineering and Contract Record*, Vol. 63 (Toronto, ON: Hugh C. McLean Publications Limited, 1950), 140.
[84] Penetanguishene General Hospital, "50 Years of Service," 21.
[85] Ancestry.ca, "Wilfred G. How (1914-1995)," user: callon90, accessed 28 June 2024, https://www.ancestry.ca/family-tree/person/tree/183046200/person/362378080853/facts.

general contractor for his own company, How Contracting in Toronto.[86] In 1953, Wilfred was awarded the contract to construct the Penetanguishene General Hospital and provided a $100,000 loan for its construction. In 1956, he constructed the Simcoe County Aged Home.[87] In 1966, the company was incorporated as W.G. How (Toronto) Ltd, with Wilfred as president and his wife as secretary-treasurer.[88] That same year, the company was awarded a contract for the construction of 32 Davenport Road to serve as the main office for the architectural firm Moriyama & Teshima Architects.[89] In 1978, W.G. How (Toronto) Ltd. was awarded a contract for the construction of new trades and industrial therapy storage buildings for the Mental Health Centre in Penetanguishene.[90] By the 1990s, he had retired and was living in Fort Myers, Florida.[91]

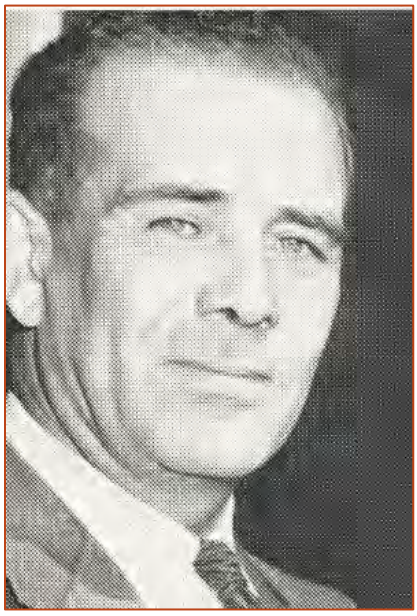


Image 7. Photograph of Wilfred G. How, n.d.[92]

[86] *Might's Greater Toronto City Directory 1949* (Toronto, ON: Might Directories Limited, 1949): 854, accessed 28 June 2024, https://archive.org/details/torontocitydirectory1949.
[87] Huronia Museum, "Huronia Museum – Looking Back 60 Years ago in North Simcoe – April 16th to 30th 1956," Last modified 3 May 2016, accessed 28 June 2024, https://huroniamuseum.com/2016/05/03/huronia-museum-looking-back-60-years-ago-in-north-simcoe-april-16th-to-30th-1956/.
[88] *Might's Greater Toronto City Directory 1966*, (Toronto, ON: Might Directories Limited, 1966): 568, accessed 28 June 2024, https://archive.org/details/torontocitydirectory1966/.
[89] Norman Jennings, "Anson Finlay," *Moriyama & Teshima Architects*, accessed 28 June 2024, http://legacy.mtarch.com/mtaaaf.html.
[90] Ministry of Government Services, *Annual Report Fiscal year ending March 31, 1979* (Toronto, ON: Ministry of Government Services, 1979): 33, accessed 28 June 2024, https://archive.org/details/31761116514191/.
[91] Ancestry.ca, "Wilfred G. How (1914-1995)."
[92] "Penetanguishene General Hospital 50 Years of Service 1911-1961", The Great Canadian Catholic Hospital Project, 1961, 21.

5 EXISTING CONDITIONS

5.1 SURROUNDING CONTEXT

The Property is located in Central Ontario in the Town of Penetanguishene. It is approximately 810 meters (m) east of the east bank of the South Basin of Georgian Bay, approximately 2 kilometers (km) west of the west bank of Midland Bay, approximately 311 m east of downtown Penetanguishene, and approximately 4 km northwest of downtown Midland (Figure 1).

The topography of the area is gently sloping with a moderately progressing hill along Harriet Street ascending up to the intersection with Jeffery Street (Image 8). The east side of Harriet Street has a moderate slope ascending away from the street at the intersection with Robert Street East (Image 9). In addition, Robert Street East has a moderately progressing slope that ascends to the east (Image 10). The vegetation of the area consists of a combination of mature coniferous and deciduous trees and landscaped front yards some with hedgerows. More dense tree cover is focused behind residences and in the distance along all surrounding streets (Image 8 and Image 11).

The Property is bounded by Jeffery Street to the south, Harriet Street to the west, residences and a senior's care facility to the north, and residences to the east. Jeffery Street is a municipally maintained local road running east to west that connect residences to Main Street. It is a two-lane road flanked by curbs with streetlights and a sidewalk on the south side (Image 11). Harriet Street is a municipally maintained local road running north to south that connect residences to Robert Street East. It is a two-lane road flanked by curbs with streetlights and a sidewalk on the west side (Image 8 and Image 9).

The surrounding area includes residential properties with some institutional buildings to the north around the intersection of Harriet Street and Robert Street East (Image 9). Residential properties are mainly one to two storeys in height and setbacks ranging from approximately 5 metres (m) to approximately 13 m (Image 8 and Image 10). Institutional properties are mainly one to two storeys in height with setbacks ranging from approximately 11 m to 13 m (Image 9). Building materials primarily consist of vinyl siding with some brick and stone and the occasional stucco clad building.



Image 8. View southeast along Harriet Street from in front of 6 Harriet Street



Image 9. View north along Harriet Street from in front of 6 Harriet Street



Image 10. View west along Robert Street East from in front of 26 Robert Street East



Image 11. View southwest along Jeffery Street from the end of the hospital's driveway

5.2 SURROUNDING HERITAGE PROPERTIES

The Property is near one heritage property at 18 Robert Street East, which is a designated property under Section 29 Part IV of the *OHA* (Image 12). Designation by-law 2016-67 lists its heritage attributes as "the bay tower and associated spire on the west side of the building; the

semi-circular window nestled in the triangular dormer on the high hip roof; and the two-storey bay window."[93]



Image 12. View south of 18 Robert Street East[94]

5.3 19 HARRIET STREET

The property municipally known as 19 Harriet Street is a rectangular shaped lot with an area of 0.09 hectares (976.71 m^2). The lot does not contain any buildings. It is serving as a parking lot for the former hospital building with approximately 34 parking spaces. It is surrounded by buildings on all but one side. The parking lot is paved. The entrance to the parking lot is on Harriet Street between 7 Harriet Street and 21 Harriet Street (Image 13).

[93] The Corporation of the Town of Penetanguishene, "By-Law Number 2016-67," *Ontario Heritage Trust*, last modified 7 December 2016, accessed 16 December 2024, https://www.heritagetrust.on.ca/oha/details/file?id=4196.
[94] Google Streetview, August 2021.



Image 13. View north of the 19 Harriet Street parking lot

5.4 25 JEFFERY STREET

5.4.1 EXTERIOR

The hospital and the convent both have deep setbacks - Jeffery Street and Harriet Street respectively – and are set in the centre of the block bounded by Jeffery Street to the south, Harriet Street to the west, Robert Street East to the north, and Lucy Street to the east (Figure 2). A row of mature deciduous trees obscures the view of the west side of the hospital from Jeffery Street to the unobscured driveway on the east side of the hospital building. The residence on the northwest corner of Lucy Street and Jeffery Street obscures the view of the hospital from the east. The convent is obscured by the residences and other institutional buildings along Harriet Street until the surface parking lot at 19 Harriet Street.

5.4.1.1 ORIGINAL 1953 CRUCIFORM

The original 1953 section of the hospital has a cruciform (cross-shaped) plan. It is a two-storey, flat roofed building with overhanging eaves, a buff brick exterior, a buff brick chimney on the east wing, and a concrete foundation. The concrete foundation spans the extent of the first storey on the north elevation of the east and west wings as well as the entirety of the first storey of the north wing (Image 14 to Image 19). The main entrance is located at the east end of the east wing just west of the 1980s addition. It is a flat-headed double door entrance with

clear glass sidelights and transom. A covered walkway with a flat roof and buff brick pillars – which was added in the 1990s - extends from the main entrance to the front parking lot (Image 14). An additional flat-headed single door entrance with paned sidelights and a concrete overhang is found on the west end of the west wing's north elevation (Image 18). Windows on all wings are primarily paired flat-headed one-over-one sash windows with concrete lug sills; however, there are some single flat-headed one-over-one sash windows with concrete lug sills on the north elevation of the west wing as well as a bank of flat-headed one-over-one sash windows with a continuous sill around the southeast corner of the south wing (Image 14 to Image 19).



Image 14. View northwest of the east side of the original 1953 section



Image 15. View northeast of the west side of the original 1953 section and the façade of the convent



Image 16. View east of the west side of the north elevation, the north side of the west elevation, and the 1990s addition



Image 17. View south of the east side of the north elevation and the 1990s addition



Image 18. View south of the north elevation of the original 1953 section and the convent



Image 19. View northwest of the south wing of the original 1953 section

5.4.1.2 CONVENT

The convent for the Grey Sisters of the Immaculate Conception is a two-storey, rectangular plan, buff brick section attached to the west end of the main cruciform with a small two-storey steel and glass corridor (Image 18). The convent has a flat roof, a buff brick chimney on the north elevation, and a flat roofed covered porch on the façade with stone supports that partially enclose it. The west porch support has a large metal cross in the centre (Image 15). The main entrance to the convent is a double glass door offset to the east side of the first storey of the façade (Image 15). Additional entrances include a flat-headed single accessibility door with an east sidelight in the centre of the first storey of the façade (Image 15), a flat-headed single door on the first storey of the north elevation (Image 18), and a flat-headed single accessibility door on the second storey of the north elevation (Image 18). Exposed beams between the first and second storey of the north elevation suggest a deck or other type of platform that once provided access to the second storey entrance (Image 18). Windows are generally flat-headed one-over-one sash windows with concrete lug sills – some of which are short and wide – and one rectangular sliding window with a concrete lug sill on the second storey of the north elevation (Image 15, Image 18, Image 20).



Image 20. View northeast of the façade and west elevation of the convent

5.4.1.3 1970s ADDITION

The 1970s addition is an L-shaped section nestled between the north and east wings of the 1953 cruciform to form an overall rectangular plan (Image 21). It is a red brick construction with a concrete foundation, a flat roof, and overhanging eaves constructed into a small hill. A single red brick chimney rises from the west side of this addition (Image 17). A single flat-headed entrance with sidelights and a transom is located on the first storey at the western end of the north elevation (Image 17). A flat-headed double door entrance is located on the second storey at the southern end of the east elevation (Image 21). Windows are generally single or paired one-over-one flat-headed sash windows with concrete lug sills. A short and narrow sliding window with a concrete lug sill is found east of the entrance on the first storey of the north elevation (Image 17 and Image 21).



Image 21. View southwest of the 1970s and 1990s additions

5.4.1.4 1990s ADDITIONS

Two additions were made to the hospital in the 1990s. The first is a one-storey rectangular plan buff brick construction with a concrete foundation, flat roof, a band of soldier course buff brick, and a square plan overhang and skylight on the north elevation. It is located at the east end of the 1953 cruciform and extends to the 1970s addition (Image 21). It has a single flat-headed entrance on the north side of the east elevation and a single flat-headed entrance on the east side of the south elevation (Image 14 and Image 21). Windows are generally single flat-headed one-over-one sash windows with concrete lug sills (Image 14 and Image 21). An art installation made from brick entitled “The Real McCoy” by A. Belluz in 1992 is located on the east side of the south elevation (Image 22).



Image 22. Detail view of the art installation

5.4.2 INTERIOR

Both stories of the hospital consist of a series of rooms of varying sizes centred around a long hallway (Image 23). Most rooms – especially high traffic public areas – have drop ceilings and linoleum or vinyl sheeting floors that extend partially up the walls. Some rooms are carpeted (Image 24). Staff-only areas – especially mechanical equipment, loading bay, and workshop type areas - generally have concrete floors. Exposed rafter ceilings are generally reserved for mechanical equipment and loading bay areas (Image 25). Occasionally, a room will have a more decorative element like a ceiling medallion (Image 26).

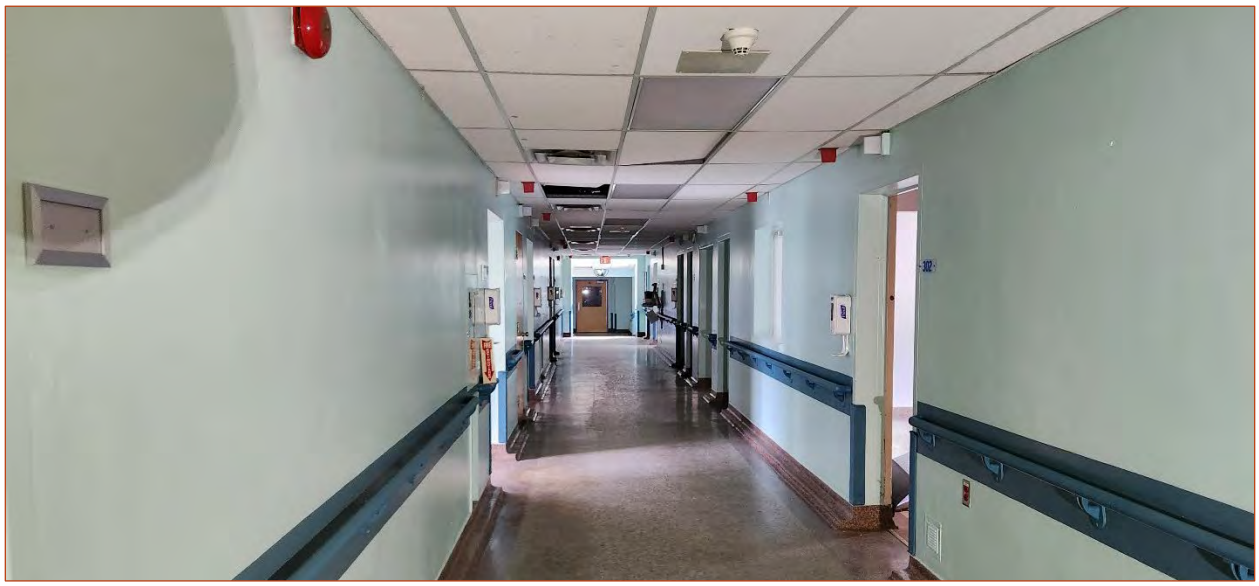


Image 23. View of a hallway on the second storey



Image 24. View of a carpeted room on the second storey

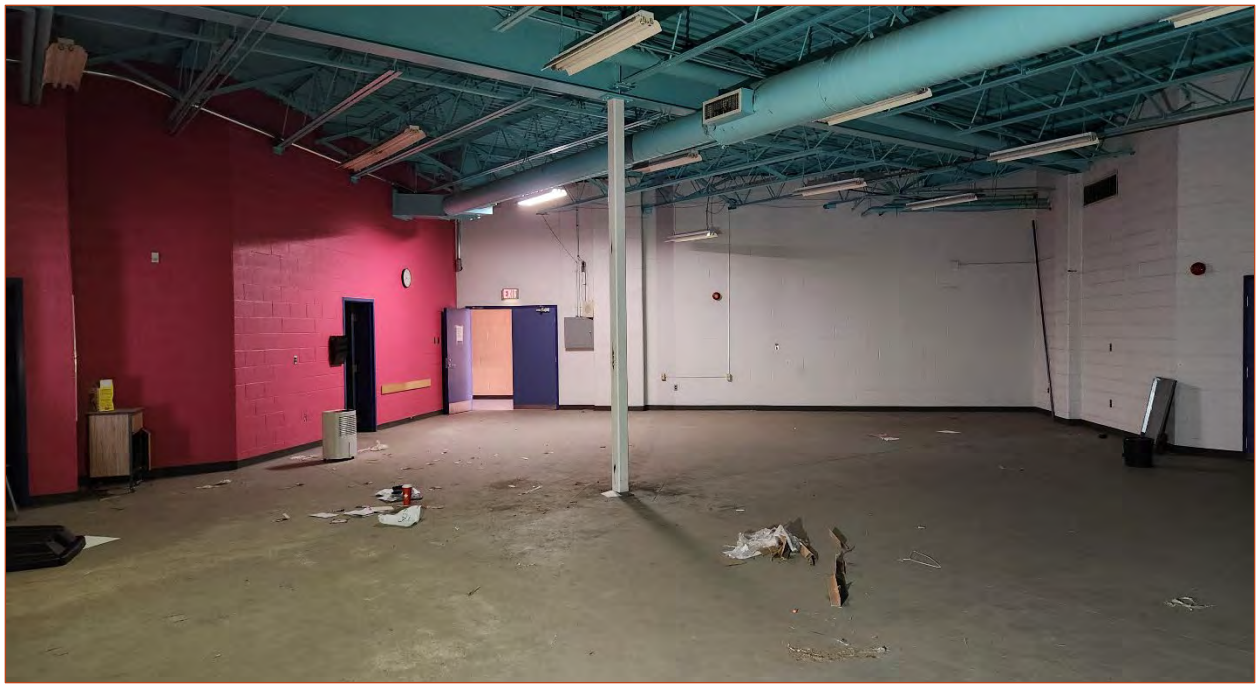


Image 25. View of a staff only area



Image 26. Detail view of a ceiling medallion

6 UNDERSTANDING OF CULTURAL HERITAGE VALUE OR INTEREST

The Properties at 25 Jeffery Street and 19 Harriet Street were evaluated against *O. Reg. 9/06* in the CHER. This evaluation (see Table 1 and Table 2) was informed by the research and analysis presented in Section 4 and Section 5 of this HIA. The purpose of this evaluation was to consider the cultural heritage value or interest of the Properties and identify any potential heritage attributes.

6.1 EVALUATION FOR 25 JEFFERY STREET

Table 1. *Ontario Regulation 9/06* Evaluation for the Property at 25 Jeffery Street

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method.	Y	The Property is a representative example of post-war hospital architecture. The Property is not a rare, unique, or early example of a style, type, expression, material, or construction method. Influences from post-war hospital architecture are evident in the standardized floor plan, undecorated facades, flat roofs, massing of rectangular volumes colliding at right angles, and being surrounded by parking facilities. The hospital is not rare because there are other hospitals in Ontario that exhibit post-war hospital architecture. The hospital is not unique because it exhibits several of the features that the style is known for. The hospital is not early because post-war hospital architecture became common in Ontario at the beginning of the 1950s. This hospital was constructed in 1953.
2. The property has design value or physical value because it displays a high	N	The Property does not display a high degree of craftsmanship or artistic merit. Hospitals influenced by post-war architecture were common in Ontario in the late 20th century.

Criteria	Criteria Met	Justification
degree of craftsmanship or artistic merit.		There is no evidence to suggest that the hospital was constructed with a higher degree of craftsmanship or artistic merit than a standard building at the time.
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	N	The Property does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the hospital was built with technical expertise that required specialized craftsmen, used materials that were scarce for the area, or had breakthroughs in design or construction techniques.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Y	The Property is directly associated with a theme, person, and organization that are significant to the community. It is not directly associated with an event, belief, activity, or institution that are significant to a community. The Property is associated with the theme of healthcare in Penetanguishene. The needs of the community were such that a hospital was established in the early 1900s. As the needs of the community grew, so did the hospital with several additions constructed that were funded by community fundraising. Community contributions in the form of labour and resources were provided throughout the hospital's history. Its continuing care unit was the first of its kind in Simcoe County. The Property is directly associated with Monsignor Jean-Marie Castex, pastor of St. Ann's Catholic Church of Penetanguishene. Monsignor Castex helped contract the Grey Sisters, served on the hospital board, assisted with fundraising and planning for the new hospital building, and assisted with constructing a new residence for the Grey Sisters. His forward thinking in purchasing the lands for the 1953 hospital building and

Criteria	Criteria Met	Justification
		the Grey Sister's second residence assisted in the success of the hospital. The Property is directly associated with the Grey Sisters of the Immaculate Conception. The Grey Sisters of the Immaculate Conception – based in Pembroke - were the second English speaking branch and second Ontario branch of the Grey Sisters in Quebec. This hospital is one of few in Ontario that was operated by the Grey Sisters of the Immaculate Conception. Under their guidance, the Penetanguishene General Hospital was able to continue operations and expand into a new facility.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N	The Property does not yield or have the potential to yield information that contributes to an understanding of a community or culture. The Property was used as a hospital and does not offer new knowledge or a greater understanding of a community's history. There is no evidence to suggest that the Property meets this criterion.
6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Y	The Property demonstrates or reflects the work or ideas of an architect and builder who are significant to the community. Chester C. Woods was the architect for the Penetanguishene General Hospital and the attached Grey Sisters' convent. Woods studied under renowned hospital planning experts in New York and went on to design several hospitals across Ontario under his own firm. Wilfred G. How was the builder for the Penetanguishene General Hospital and the attached Grey Sisters'

Criteria	Criteria Met	Justification
		convent. How loaned $100,000 to the hospital board for the construction of the new hospital and by doing so, encouraged the Archdiocese of Toronto to contribute the remaining $100,000 required for its construction. Without their contributions, the construction of the hospital would have been delayed.
7. The Property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N	The Property is not important in maintaining, defining or supporting the character of an area. As described in Section 5.1, the Property is in an area composed of mainly residential uses with some institutional uses. Setbacks are generally shallow, heights are one to two storeys, and materials are mainly vinyl siding with some brick and stone. It has a deep setback from Jeffery Street and is partially obscured in places by mature trees and vegetation, distancing the hospital from the surrounding residential character and making it only visible from specific vantage points.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N	The Property is not functionally, historically, physically or visually linked to its surroundings. The Property is not physically linked to its surroundings because it does not have any material connections to its surroundings. The Property is not visually linked to its surroundings because the hospital is surrounded by residences and institutional buildings constructed in other materials or other types of brick. Additionally, the hospital is constructed in a different architectural style than its surroundings. Accordingly, no visual links are present or possible.
9. The property has contextual value	N	The Property is a landmark. The Ministry of Citizenship and Multiculturalism defines landmark as: …a recognizable natural or human-made feature used for a point of reference that

Criteria	Criteria Met	Justification
because it is a landmark.		helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.[95] The hospital is a recognizable human-made feature that has been the subject of numerous articles and booklets. It marks the development of healthcare in Penetanguishene. However, its deep setback from the street and obscuring by mature trees and vegetation in some places makes it difficult to use this building for wayfinding. The setback of the hospital is a marked change in the setbacks of the surrounding residences. Therefore, the hospital is not a landmark.

6.2 EVALUATION FOR 19 HARRIET STREET

Table 2. *Ontario Regulation 9/06* Evaluation for the Property at 19 Harriet Street

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method.	N	The Property is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. The Property has been converted into a parking lot with no buildings or structures currently present and any previous buildings or structures have been removed.
2. The property has design value or physical value because it displays a high degree	N	There is no evidence to suggest that the Property was constructed with a high degree of craftsmanship or artistic merit. The Property is

[95] Ministry of Citizenship and Multiculturalism, "*Heritage Identification & Evaluation Process*," last updated 1 September 1, 2014, 17.

Criteria	Criteria Met	Justification
of craftsmanship or artistic merit.		comprised of a parking lot that was established in the 21st century.
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	N	The Property does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the Property was constructed with a higher degree of technical or scientific achievement than a standard parking lot at the time.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N	The Property does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community. Any potential tangible reminders of previous owners were removed when the house was demolished.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N	The Property does not have the potential to yield information that contributes to an understanding of a community or culture. An archaeological assessment has been completed under separate cover.
6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is	N	The Property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community. There is no evidence to suggest that the Property reflects the work of an architect, artist, designer, or theorist. The builders are unknown.

Criteria	Criteria Met	Justification
significant to a community.		
7. The Property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N	The Property does not define, maintain, or support the character of an area. As outlined in Section 5.1, the surrounding area is generally residential with some institutional properties. The Property is a parking lot, which is generally out of character for the area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	N	The Property is not physically, functionally, visually, or historically linked to its surroundings. There is no evidence to suggest that this property has any significant links to its surroundings.
9. The property has contextual value because it is a landmark.	N	The Property is not a landmark, which is "a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous."[96] The Property is a conspicuous parking lot. There is no evidence to suggest that this Property is used for a point of reference or helps to orient in the environment.

[96] MCM, "Standards & Guidelines for Conservation of Provincial Heritage Properties, Heritage Identification & Evaluation Process."

6.3 SUMMARY OF EVALUATION

In LHC's professional opinion, the Property municipally known as 25 Jeffery Street **meets** criteria 1, 4, and 6 of *O. Reg. 9/06* for its design and physical value, historical and associative value, and its contextual value. The Property municipally known as 19 Harriet Street does not meet the criteria of *O. Reg. 9/06.*

A Statement of Cultural Heritage Value or Interest was developed for 25 Jeffery Street to describe the cultural heritage value of the property and articulate its heritage attributes.

6.4 PROPOSED STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

6.4.1 DESCRIPTION OF THE PROPERTY

The Property is on an irregular shaped parcel on the north side of Jeffery Street between Harriet Street and Lucy Street. The approximately 1.95-hectare lot includes a 20th century hospital building with several additions. It is a two-storey buff brick construction.

6.4.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The hospital has design and physical value as a representative example of a post-war style hospital. Influences from the post-war style of hospital architecture are evident in its standardized floor plan, undecorated facades, flat roofs, massing of rectangular volumes colliding at right angles, and being surrounded by parking facilities.

The hospital has historical and associative value because it has a direct association with a theme, a person, and an organization that are significant to the community and because it reflects the work of an architect and a builder who are significant to a community. The hospital is directly associated with the theme of healthcare in Penetanguishene. It is also directly associated with Monsignor Jean-Marie Castex - a pastor of St. Ann's Catholic Church in Penetanguishene – and the Grey Sisters of the Immaculate Conception – a branch of a religious organization known as the Grey Sisters that was established in Quebec.

6.4.3 HERITAGE ATTRIBUTES

Key heritage attributes of the hospital include its:

- Legible 1953 cruciform plan with attached 1960 rectangular plan convent (*O. Reg. 9/06* criteria 1, 4, and 6);
- Massing of rectangular volumes colliding at right angles (*O. Reg. 9/06* criteria 1 and 6);
- Plain elevations (*O. Reg. 9/06* criteria 1 and 6);

- Two-storey height (*O. Reg. 9/06* criteria 7);
- Concrete foundation (*O. Reg. 9/06* criteria 6);
- Buff brick exterior (*O. Reg. 9/06* criteria 6);
- Flat roof with overhanging eaves (*O. Reg. 9/06* criteria 6);
- The configuration of single and paired flat-headed window openings with concrete lug sills (*O. Reg. 9/06* criteria 1 and 6);
- Covered walkway with flat roof and buff brick pillars (*O. Reg. 9/06* criteria 4); and,
- Brick art installation on the east side of the south elevation of the 1990s addition (*O. Reg. 9/06* criteria 4).

7 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development concept is to retain the extant two-storey hospital building and convert it into 74 residential units. A row of 32 three-storey back-to-back townhouses is proposed in front of the hospital building along Jeffery Street. The parcel at 19 Harriet Street is proposed to contain a three-storey stacked townhouse comprising 12 units on the west side with 12 surface parking spots to the rear (east side). The north side of 19 Harriet Street will be 34 surface parking spots for the adjacent Georgian Bay MyLife Retirement Living Facility. Additional surface parking for the hospital building and proposed back-to-back townhouses will be located between the hospital building and back-to-back townhouses (21 spots) and to the east and northeast of the hospital building (121 spots). An outdoor amenity area with a community garden and play area are proposed for the area between the original hospital building and the 1990s addition. Outdoor amenity is also proposed for the remaining areas between the hospital building's different sections (Figure 8 and Figure 9). See Appendix F for the complete set of architectural drawings.

The stacked townhouses on Harriet Street are proposed to have cut stone facing with a hip roof and hip-roofed dormers. Entrances will be flat-headed doors with flat-roofed arched covered porches on the second storey. The flat-roofed porches will be topped with decorative railings. Windows will be multi-paned (Figure 10).

The back-to-back townhouses along Jeffery Street will be similar in design to the townhouse block along Harriet Street. The central projecting bay will be clad in cut stone with a hip roof and hip-roofed dormers and finials. The side bays will be clad in prefabricated concrete panels with a hip roof and arched dormers. Entrances will be flat-headed. Garage doors will slightly project with hip roofs and flat-headed doors. Windows will be multi-paned (Figure 11).

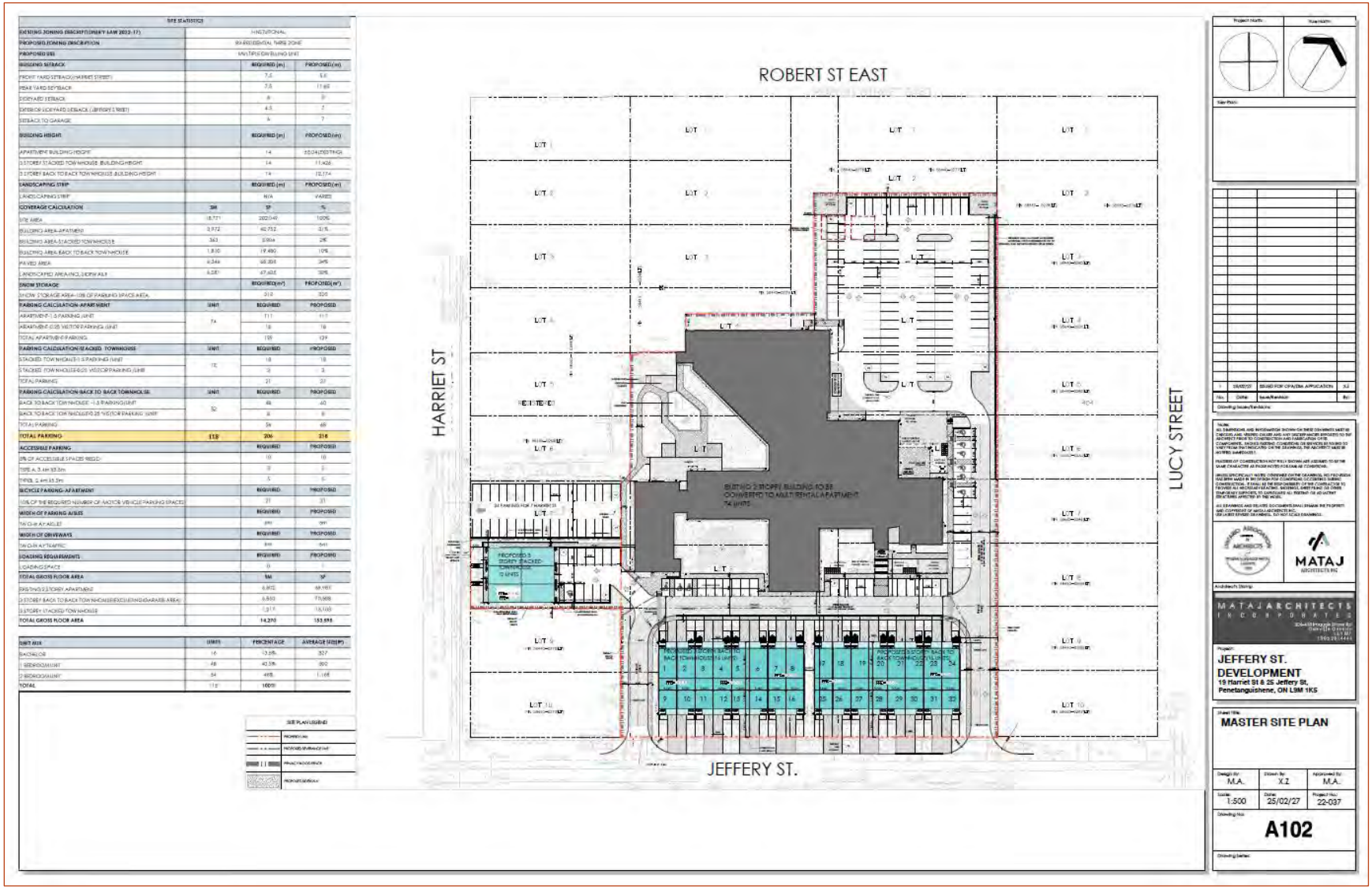


Figure 8. Site Plan



Figure 9. Site Massing



Figure 10. Elevation Drawings for Block A



Figure 11. Elevation Drawings for Blocks B & C

8 IMPACT ASSESSMENT

The impact assessment in Table 3 considers adverse impacts identified in the *Ontario Heritage Tool Kit* against each of the heritage attributes of the hospital based on the proposed conversion to multi-unit residential of the hospital building and the redevelopment of the surrounding lot. Section 8.1 considers adverse impacts to the surrounding heritage properties. The impact assessment finds that the proposed townhouses will not result in an adverse impact to the heritage attributes of the Property.

If planned and carried out with appropriate measures in place, the adaptive reuse of the former hospital building will result in an overall positive impact on the heritage attributes of the Property.

Adverse impacts to the surrounding heritage properties are not anticipated.

The impact assessment also considers the proposed project against municipal cultural heritage policies (see Appendix C). The proposal to retain the hospital building and convert the interior into residential units with some surrounding development was found to comply with heritage policy at both the provincial and local levels.

8.1 SURROUNDING HERITAGE PROPERTIES

The proposed development will not extend to the property at 18 Robert Street East, will not create shadows that will adversely impact a heritage attribute, will not isolate or obstruct a view of a heritage attribute, and will not result in land disturbance or a change in land use. Therefore, the proposed development will not result in the direct or indirect loss of 18 Robert Street East's cultural heritage value or interest.

Table 3. Impact Assessment of the heritage attributes of 25 Jeffrey Street

Heritage Attributes	Potential Impact	Type of Impact	Discussion
Legible 1953 cruciform plan with attached 1960 rectangular plan convent	No	None	The development proposes the retention of the hospital building in its existing location with interior alterations to divide the building into residential units. The proposal does not include changes to the cruciform plan or convent. The proposal will not create shadows, will not obstruct a significant view, will not isolate this heritage attribute, and will not result in a change in land use or land disturbance that would adversely impact this heritage attribute.
Massing of rectangular volumes colliding at right angles	No	None	The development proposes the retention of the hospital building in its existing location with interior alterations to divide the building into residential units. The proposal does not include changes to the massing. The proposal will not create shadows, will not obstruct a significant view, will not isolate this heritage attribute, and will not result in a change in land use or land disturbance that would adversely impact this heritage attribute.
Plain elevations	No	None	The development proposes the retention of the hospital building in its existing location with interior alterations to divide the building into residential units. The proposal does not include changes to the elevations. The proposal will not create shadows, will not obstruct a significant view, will not isolate this heritage attribute, and will not result in a change in land use or land disturbance that would adversely impact this heritage attribute.

Heritage Attributes	Potential Impact	Type of Impact	Discussion
Two-storey height	No	None	The development proposes the retention of the hospital building in its existing location with interior alterations to divide the building into residential units. The proposal does not include changes to the height. The proposal will not create shadows, will not obstruct a significant view, will not isolate this heritage attribute, and will not result in a change in land use or land disturbance that would adversely impact this heritage attribute.
Concrete foundation	No	None	The development proposes the retention of the hospital building in its existing location with interior alterations to divide the building into residential units. The proposal does not include changes to the foundation. The proposal will not create shadows, will not obstruct a significant view, will not isolate this heritage attribute, and will not result in a change in land use or land disturbance that would adversely impact this heritage attribute.
Buff brick exterior	No	None	The development proposes the retention of the hospital building in its existing location with interior alterations to divide the building into residential units. The proposal does not include changes to the buff brick exterior. The proposal will not create shadows, will not obstruct a significant view, will not isolate this heritage attribute, and will not result in a change in land use or land disturbance that would adversely impact this heritage attribute.

Heritage Attributes	Potential Impact	Type of Impact	Discussion
Flat roof with overhanging eaves	No	None	The development proposes the retention of the hospital building in its existing location with interior alterations to divide the building into residential units. The proposal does not include changes to the roof. The proposal will not create shadows, will not obstruct a significant view, will not isolate this heritage attribute, and will not result in a change in land use or land disturbance that would adversely impact this heritage attribute.
The configuration of single and paired flat-headed window openings with concrete lug sills	No	None	The development proposes the retention of the hospital building in its existing location with interior alterations to divide the building into residential units. New window units are proposed. The replacement of window units will not have an adverse impact on the configuration of window openings and concrete lug sills The proposal will not create shadows, will not obstruct a significant view, will not isolate this heritage attribute, and will not result in a change in land use or land disturbance that would adversely impact this heritage attribute.
Covered walkway with flat roof and buff brick pillars	No	None	The development proposes the retention of the hospital building in its existing location with interior alterations to divide the building into residential units. The proposal does not include changes to the covered walkway. The proposal will not create shadows, will not obstruct a significant view, will not isolate this heritage attribute, and will not result in a change in land use or land disturbance that would adversely impact this heritage attribute.

Heritage Attributes	Potential Impact	Type of Impact	Discussion
Brick art installation on the east side of the south elevation of the 1990s addition	No	None	The development proposes the retention of the hospital building in its existing location with interior alterations to divide the building into residential units. The proposal does not include changes to the exterior. The proposal will not create shadows, will not obstruct a significant view, will not isolate this heritage attribute, and will not result in a change in land use or land disturbance that would adversely impact this heritage attribute.

9 CONSERVATION STRATEGIES

9.1 HERITAGE CONSERVATION GUIDANCE

9.1.1 STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (*S&Gs*) have been adopted by most federal agencies (including Parks Canada), provinces, heritage agencies (such as the Ontario Heritage Trust), and many municipalities as the guiding document for heritage work. They are considered best practice guidance for heritage conservation in Canada.

The *S&G* document is a tool to help guide conservation for cultural heritage resources. It provides an overview of the conservation decision-making process, identifies appropriate conservation treatments, and provides standards and guidelines appropriate for conservation. The conservation decision-making process includes understanding a historic place including its condition and planning for the historic place, which includes the needs of the owners and users, community interests, the potential for environmental impacts, available resources, and external constraints. In the context of the *S&Gs,* conservation is understood to embrace several key concepts including preservation, rehabilitation, and restoration. These terms are defined as follows:

> **Conservation**: All actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes;
>
> **Preservation**: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;
>
> **Rehabilitation**: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value; and,
>
> **Restoration**: The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it

appeared at a particular period in its history, while protecting its heritage value.[97]

All standards identified by the *S&Gs* are included in Table 4 below.

Table 4. Standards and Guidelines from the *S&Gs*[98]

No.	Standard
1	Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2	Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3	Conserve heritage value by adopting an approach calling for minimal intervention.
4	Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5	Find a use for an historic place that requires minimal or no change to its character-defining elements.
6	Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7	Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8	Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

[97] Canada's Historic Places, "*Standards and Guidelines for the Conservation of Historic Place in Canada*," last modified 2010, accessed 1 October 2024, https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf, 15-16.
[98] Canada's Historic Places, "*Standards and Guidelines for the Conservation of Historic Place in Canada*," 22-23.

No.	Standard
9	Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.
10	Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11	Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12	Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.
13	Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14	Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

9.1.2 EIGHT GUIDING PRINCIPLES IN THE CONSERVATION OF BUILT HERITAGE PROPERTIES

The Eight Guiding Principles - compiled by the Ministry of Tourism, Culture and Sport (now the Ministry of Citizenship and Multiculturalism) - are a useful tool to help guide change to cultural heritage resources. These principles are intended to provide a basis

for decisions concerning "good practice" in heritage conservation. All principles identified in the Eight Guiding Principles are included in Table 5.

Table 5. Principles from the Eight Guiding Principles in the Conservation of Built Heritage Properties[99]

No.	Principle
1	**Respect for documentary evidence:** Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.
2	**Respect for the original location:** Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.
3	**Respect for historical material:** Repair/conserve rather than replace building materials and finishes except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.
4	**Respect for original fabric:** Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.
5	**Respect for the building's history:** Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.
6	**Reversibility:** Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
7	**Legibility:** New work should be distinguished from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
8	**Maintenance:** With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

[99] Province of Ontario, "Eight Guiding Principles in the Conservation of Built Heritage Properties," last modified 25 October 2022, accessed 1 October 2024, https://www.ontario.ca/page/eight-guiding-principles-conservation-built-heritage-properties.

9.2 MITIGATION MEASURES

The adaptive reuse of the building and the development of the surrounding site constitutes an overall positive impact to the cultural heritage value or interest of the Property; however, this change to the building and the site must be managed in order to conserve the heritage attributes of the hospital. It is recommended that a Conservation Plan be developed to guide interventions to the building and site in addition to identifying mitigative measures during the construction process to conserve the cultural heritage value or interest of the site.

10 CONCLUSION AND RECOMMENDATIONS

LHC was retained in April 2024 by 25 Jeffery Street Inc. & 2596217 Ontario Inc. to prepare a Cultural Heritage Evaluation Report (**CHER**) for the former hospital located at 25 Jeffery Street and 19 Harriet Street (the Property, Figure 1 and Figure 2) in the Town of Penetanguishene, Ontario (the Town).

The CHER found that the hospital at 25 Jeffery Street meets criteria 1, 4, and 6 of *Ontario Regulation 9/06* (***O. Reg. 9/06***). The hospital is eligible for designation under Part IV of the *Ontario Heritage Act* (***OHA***) for its design or physical value, historical or associative value, and its contextual value. The Property at 19 Harriet Street does not meet the criteria of *O. Reg. 9/06*. The CHER recommended that an HIA be prepared.

The proponent seeks to redevelop the Study Area and construct a Condominium Townhouse Block and a Rental Apartment Block. The townhouse block along Jeffery Street is proposed to contain 32 units including a set of three-storey back-to-back townhouse blocks. The existing former hospital building is proposed to be retained in Block B and converted to provide 74 rental units along with a new block of twelve stacked back-to-back rental townhouses along Harriet Street. Additionally, the client seeks to sever a portion of the Study Area (Block C) to provide parking spaces for 7 Harriet Street.

The proposed development is unlikely to yield any direct or indirect negative impacts to any surrounding heritage properties. No adverse impacts were identified related to the proposed new townhouse units.

If planned and carried out with appropriate measures in place, the adaptive reuse of the former hospital building will result in an overall positive impact on the heritage attributes of the Property. LHC recommends that a Conservation Plan be prepared for the site to guide interventions for the adaptive reuse of the hospital building and outline mitigative measures during construction.

11 SIGNATURES



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Principal – Manager Heritage Consulting Services



Lisa Coles, MPl, RPP, MCIP, CAHP
Intermediate Heritage Planner

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Appendix A Qualifications

Lisa Coles, MPL, RPP, MCIP, CAHP – Intermediate Heritage Planner

Lisa Coles is an Intermediate Heritage Planner with experience working in heritage consulting and the not-for-profit museum sector. She holds a Master of Arts in Planning from the University of Waterloo; a Graduate Certificate in Museum Management & Curatorship from Fleming College; and a B.A. (Hons) in History and French from the University of Windsor.

Lisa has consulting experience in heritage planning, evaluation, heritage impact assessment, cultural heritage policy review, historical research, and interpretive planning. She has been a project manager for cultural heritage evaluation report and heritage impact assessment projects. Lisa has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, and review of municipal cultural heritage policy and guidance. Her work has involved a wide range of cultural heritage resources including institutional, industrial, commercial, and residential properties, structures, and areas in urban, suburban, and rural environments.

Lisa is experienced in museum and archive policy development, exhibit development, interpretation, and public programming. She has written museum policy, public programs, and interpretive plans. She is a professional member of the Canadian Association of Heritage Professionals (CAHP), a registered professional planner (RPP) and full member with the Ontario Professional Planning Institute (OPPI), and a full member with the Canadian Institute of Planners (MCIP).

Diego Maenza, M.Pl., CAHP-Intern – Heritage Planner

Diego Maenza is a Heritage Planner with LHC Heritage Planning & Archaeology Inc. He holds a B.A. in Human Geography and Urban Studies from the University of Toronto and a Master of Planning degree from Dalhousie University. His thesis considered the urban morphological changes of railway infrastructure, landscapes, and neighbourhoods before and after the 1917 Halifax Explosion. Diego is a heritage professional with three years of public sector experience in Alberta, Nova Scotia, and Ontario through team-based and independent roles. He is an intern member of the Canadian Association of Heritage Professionals (CAHP) and a candidate member of the Ontario Professional Planners Institute (OPPI).

At LHC, Diego has worked on over 25 projects dealing with all aspects of Ontario's cultural heritage. He has been lead author or co-author of over fifteen cultural heritage technical reports for development proposals including Cultural Heritage Evaluation Reports, Heritage

Impact Assessments, and Heritage Documentation Reports. Diego has also provided heritage planning advisory support for the Town of Niagara-on-the-Lake and the Municipality of Port Hope which included work on heritage permit applications and work with municipal heritage committees. His work has involved a wide range of cultural heritage resources including institutional, infrastructural, industrial, agricultural. and residential sites in urban, suburban, and rural settings.

Jordan Greene, BA (Hons) – Mapping Technician

Jordan Greene, BA joined LHC as a mapping technician following the completion of her undergraduate degree. In addition to completing her B.A. in Geography at Queen's University, Jordan also completed certificates in Geographic Information Science and Urban Planning Studies. During her work with LHC Jordan has been able to transition her academic training into professional experience and has deepened her understanding of the applications of GIS in the fields of heritage planning and archaeology. Jordan has contributed to over 100 technical studies and has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to GIS work she has completed for studies Jordan has begun developing interactive maps and online tools that contribute to LHC's internal data management. In 2021 Jordan began acting as the health and safety representative for LHC.

Christienne Uchiyama, MA CAHP - Principal, LHC

Christienne Uchiyama MA CAHP is Principal and Manager of Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with more than two decades of experience working on cultural heritage aspects of planning and development projects. Her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports and has a great deal of experience undertaking peer reviews.

Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Benjamin Holthof, M.Pl., M.M.A., MCIP, RPP, CAHP – Senior Heritage Planner

Ben Holthof is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. He has been a project manager for heritage consulting projects including archaeological management plans and heritage conservation district studies. Ben has also provided heritage planning support to municipalities including work on heritage permit applications, work with municipal heritage committees, along with review and advice on municipal cultural heritage policy and process. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Ben is experienced in museum and archive collections management, policy development, exhibit development and public interpretation. He has written museum policy, strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings, and he is knowledgeable with extensive collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Appendix B Glossary

Definitions are based on those provided in the *Provincial Planning Statement (PPS), Ontario Heritage Act (OHA)*, the *County of Simcoe Official Plan (CSOP), and Town of Penetanguishene Official Plan (OP).* In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

Adjacent Lands means for the purposes of cultural heritage and archaeology means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan *(CSOP).*

Adjacent lands means those lands contiguous to a protected heritage property, or located within a vista or viewshed of, a designated heritage property or heritage feature *(OP).*

Adjacent lands means for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan *(PPS)*.

Adaptive Reuse means the renovation of a building or site to include elements that allow a particular use or uses to occupy a space that originally was intended for a different use *(OP).*

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and "alteration" has a corresponding meaning ("transformer," "transformation") (*OHA*).

Archaeological Resources include artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act (OP).*

Archaeological Resources include artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act (PPS).*

Areas of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act (*CSOP).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural

heritage value or interest as identified by a community, including an Indigenous community (*PPS*).

Built Heritage Resource means one or more significant buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to the community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act* or listed by local, provincial, or federal jurisdiction (*CSOP*).

Built Heritage Resource means a building, structure, monument, installation, or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial, and/or federal registers (*OP*).

Conservation means the wise management of resources in a way to maintain, restore, enhance and protect their quality and quantity for sustained benefit to man and the environment (*OP*).

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

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. This may be addressed through a conservation plan or a heritage impact assessment (*CSOP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (*PPS*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as

structures, spaces, archaeological sites and natural elements that are valued together for their interrelationship, meaning or association. Examples may include but are not limited to heritage conservation districts designated under the Ontario Heritage Act, villages, parks, gardens, main streets and neighbourhoods, cemeteries, trailways, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (*CSOP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Example may include, but are not limited to, heritage conservation district designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a national Historic Site or District designation, or a UNESCO World Heritage Site) (*OP*).

Cultural Features refer to historical, architectural, archaeological, recreational and aesthetic built and natural features of cultural significance including significant built heritage resources, significant cultural heritage landscapes, and archaeological resources (*CSOP*).

Cultural Heritage Resources means built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*OP*).

Heritage attribute means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest ("attributs patrimoniaux") (*OHA*).

Heritage attribute means, as defined under the *Ontario Heritage Act,* in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (*PPS*).

Heritage attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water

features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property) (*OP*).

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

Heritage Resources means a feature of the landscape which by itself, or together with its associated environment, is unique or representative of past human activities or events. Such features may include a site or area of archaeological or historical value, and it may include a building or structure of cultural heritage value or significance (*OP*).

Preserve means to maintain the quality or condition of a resource in its current form, and to slow down the deterioration of the resource (*OP*).

Protected heritage property means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites (*PPS*).

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

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

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people (*CSOP, OP*).

Significant Archaeological Resources means the remains of any building, structure, activity, place or cultural feature, which because of the passage of time is on or below the surface of the land or water, and which has been identified and evaluated and determined to be significant to the understanding of the history of people or place. The identification and evaluation of this resource is based upon an archaeological assessment (*CSOP*).

Appendix C Relevant County of Simcoe and Town of Penetanguishene Official Plan Policies

Table 6. County of Simcoe Official Plan Relevant Policies Related to Cultural Heritage

Policy Number	Policy	Comments
3.5.27	Settlements, and the downtowns and main streets of primary settlement areas, shall be promoted as focal points for residential, commercial, and institutional uses through the following: • Protection of heritage buildings and structures;	This policy applies as the proposed redevelopment will need to demonstrate how it protects heritage buildings and structures. This HIA demonstrates that the hospital is a heritage building and that the heritage building will be preserved.
4.6.1	Significant built heritage resources, and significant cultural heritage landscapes, will be conserved.	This policy applies as the proposed redevelopment will need to demonstrate how it conserves built heritage resources. This HIA demonstrates that the hospital is a built heritage resource and will be conserved through adaptive reuse.
4.6.6	Development and site alteration shall not be permitted on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated, and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.	This policy applies as the proposed redevelopment will need to demonstrate that it conserves on site and adjacent heritage properties. This HIA demonstrate that the hospital is a built heritage resource, will conserve the site's built heritage resource through adaptive reuse, and will conserve surrounding built heritage resources.

Policy Number	Policy	Comments
4.6.11	Local municipalities are encouraged to: (a) Establish policies within their official plans that promote and encourage the designation of heritage properties under the Ontario Heritage Act, and include within these policies the criteria as set out in the Ontario Heritage Act amendment 2006 as Regulation #1 to be used to evaluate the architectural and historic significance; (b) Create and support a heritage committee within their community to deal with heritage matters considered appropriate; (c) Zone sites containing significant cultural features sites to ensure preservation in accordance with Section 34(1) 3.3 of the Planning Act; and (d) Apply the objectives and criteria set out in the County's Cultural Heritage Guidelines.	This HIA demonstrates that the hospital is a built heritage resource. The Town may choose to designate the hospital under the *Ontario Heritage Act*.

Table 7. Town of Penetanguishene Official Plan Relevant Policies Related to Cultural Heritage

Policy Number	Policy	Comments
3.4.3(1)	The Town shall encourage the identification, preservation, management, and use of significant built heritage resources and cultural heritage landscapes and may use the Ontario Heritage Act to do so.	This policy applies as the proposed redevelopment will need to demonstrate that it identifies, preserves, manages, and uses its built heritage resources. This HIA is in compliance with identification of built heritage resources and demonstrates that the hospital is a built heritage resource.
3.4.3(2)	The Town may choose to designate certain properties under Part IV or districts under Part V of the Ontario Heritage Act.	This policy applies as the Town may choose to designate the hospital under the *Ontario Heritage Act*.
3.4.3(6)	The Town will work to prevent the demolition, destruction, or inappropriate alteration or use of heritage resources and encourage the adaptive reuse and an investigation of the potential of repurposing of the heritage properties prior to entertaining the demolition of any building or structure.	This policy applies as it outlines the Town's order of preference for heritage resources during development. The proposed redevelopment includes adaptive reuse of the hospital building in compliance with this policy.
3.4.3(7)	The Town shall seek the acquisition of easements on properties with heritage significance in order to ensure the preservation of these properties in perpetuity.	This policy applies as the Town may seek an easement for the hospital.

Policy Number	Policy	Comments
3.4.3 (12)	To ensure that heritage properties remain in their context, the relocation of heritage buildings or structures is discouraged.	This policy applies as it outlines the Town's order of preference for heritage resources during development. The hospital building will be adaptively reused in its current location in compliance with this policy.
3.4.5 (1)	New development and redevelopment shall conserve heritage resources and shall, wherever feasible, incorporate these resources into any plan that may be prepared for such new development or redevelopment within the Town.	This policy applies as the site contains a heritage resource. This HIA demonstrates that the heritage resource will be conserved through adaptive reuse of the hospital building.
3.4.5 (2)	A Heritage Impact Assessment shall be prepared by a qualified professional where proposed development and/or site alteration may impact a protected heritage property or cultural heritage resource.	This HIA complies with this policy.
3.4.5 (8)	The Town shall ensure that all cultural heritage resources to be demolished or significantly altered are documented for archival purposes with a history, photographic record and measured drawings prior to demolition or alternation and that such documentation will be the responsibility of the applicant in consultation with the Heritage Committee and the Province.	This policy partially applies as the interior of the building will be altered to convert the hospital into residential units. Although not a demolition and the exterior will be conserved, the Town may request documentation of the interior of the hospital for archival purposes.

Appendix D Title Search for 25 Jeffery Street

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #51 CURRENT

58440-0274 (LT)

PREPARED FOR SM
ON 2024/04/23 AT 09:05:24

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

PROPERTY DESCRIPTION: LT 6 W/S ANN ST, 7 W/S ANN ST, 8 W/S ANN ST, 9 W/S ANN ST, 10 W/S ANN ST, 3 E/S ANN ST, 4 E/S ANN ST, 5 E/S ANN ST, 6 E/S ANN ST, 7 E/S ANN ST, 8 E/S ANN ST, 9 E/S ANN ST, 10 E/S ANN ST, 7 E/S HARRIET ST PL 404 PENETANGUISHENE; PT LT 2 E/S ANN ST, 4 W/S ANN ST, 5 W/S ANN ST, 8 E/S HARRIET ST, 9 E/S HARRIET ST, 10 E/S HARRIET ST PL 404 PENETANGUISHENE; PT ANN ST PL 404 PENETANGUISHENE CLOSED BY PE7762, PT 1, 51R22256;; TOWN OF PENETANGUISHENE

PROPERTY REMARKS: PLANNING ACT CONSENT AS IN RO140629. PLANNING ACT CONSENT AS IN RO141749. PLANNING ACT CONSENT AS IN RO962344. PLANNING ACT CONSENT AS IN RO141750.

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2001/11/13

OWNERS' NAMES
25 JEFFERY STREET INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/11/09 **						
**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: 2001/11/13 **						
RO94196	1959/01/21	TRANSFER		*** COMPLETELY DELETED ***	GREY SISTERS OF THE IMMACULATE CONCEPTION	
REMARKS: SKETCH ATTACHED.						
RO121094	1960/08/23	TRANSFER		*** COMPLETELY DELETED ***	THE GREY SISTERS OF THE IMMACULATE CONCEPTION	
RO140628	1961/10/19	TRANSFER		*** COMPLETELY DELETED ***	THE GREY SISTERS OF THE IMMACULATE CONCEPTION	
RO140629	1961/10/19	TRANSFER		*** COMPLETELY DELETED ***	THE GREY SISTERS OF THE IMMACULATE CONCEPTION	
RO141749	1961/11/10	TRANSFER		*** COMPLETELY DELETED ***	THE GREY SISTERS OF THE IMMACULATE CONCEPTION	
RO141750	1961/11/10	TRANSFER		*** COMPLETELY DELETED ***		

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
					THE GREY SISTERS OF THE IMMACULATE CONCEPTION	
RO962344	1987/07/31	TRANSFER		*** COMPLETELY DELETED ***	THE GREY SISTERS OF THE IMMACULATE CONCEPTION	
RO989856	1988/02/15	AGREEMENT			THE COUNTY OF SIMCOE	C
RO1005756	1988/06/09	AGREEMENT		*** COMPLETELY DELETED ***	THE MUNICIPALITY OF THE COUNTY OF SIMCOE	
51R18487	1989/02/02	PLAN REFERENCE				C
51R22256	1991/07/08	PLAN REFERENCE				C
RO1185769	1992/05/04	AGREEMENT			THE TOWN OF PENETANGUISHENE THE PENETANGUISHENE HYDRO ELECTRIC COMMISSION	C
SC702316	2008/11/27	APL CH NAME OWNER		*** COMPLETELY DELETED *** THE GREY SISTERS OF THE IMMACULATE CONCEPTION	GREY SISTERS OF THE IMMACULATE CONCEPTION	
	REMARKS: RO121094, RO140628, RO140629, RO141749, RO141750, RO962344					
SC703515	2008/12/01	TRANSFER		*** COMPLETELY DELETED *** GREY SISTERS OF THE IMMACULATE CONCEPTION	HURONIA DISTRICT HOSPITAL	
	REMARKS: PLANNING ACT STATEMENTS					
SC1901262	2022/06/01	APL CH NAME OWNER		*** COMPLETELY DELETED *** HURONIA DISTRICT HOSPITAL	GEORGIAN BAY GENERAL HOSPITAL	
SC1901263	2022/06/01	APL (GENERAL)		*** COMPLETELY DELETED *** GEORGIAN BAY GENERAL HOSPITAL		
	REMARKS: DELETING RO1005756					
SC1954937	2022/12/28	TRANSFER	$3,700,000	GEORGIAN BAY GENERAL HOSPITAL	25 JEFFERY STREET INC.	C
	REMARKS: PLANNING ACT STATEMENTS.					
SC1954938	2022/12/28	CHARGE	$2,500,000	25 JEFFERY STREET INC.	MERIDIAN CREDIT UNION LIMITED	C
SC1954939	2022/12/28	NO ASSGN RENT GEN		25 JEFFERY STREET INC.	MERIDIAN CREDIT UNION LIMITED	C
	REMARKS: SC1954938					

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.

CHAIN OF TITLE

LOT 6 to 10, & PART LOT 4 TO 5, WEST SIDE OF ANNE STREET
LOT 3 to 10, & PART LOT 2, EAST SIDE OF ANN STREET
LOT 7 & PART LOT 8 to10 EAST SIDE OF HARRIET STREET &
PART ANN STREET (closed by PE 7762)
ALL ON THE REGISTERED PLAN OF 404 being Part 1 on 51R 22256
TOWN OF PENETANGUISHENE
COUNTY OF SIMCOE
PIN 58440-0274 (LT)

PRIOR HISTORY FROM THE TOWNSHIP OF TAY - LOT CXV (115) CONCESSION 1

PATENT -

Signed 28 DEC 1842	the CROWN	to	AGNES JAMES McAFEE All lot - 200 acres

TA 6273 - BARGAIN & SALE - Date of Inst. - 12 AUG 1844

Reg'd 17 MAR 1846	ANGUS JAMES McAFEE	to	STEPHEN JEFFREY 25.00 Pounds All lot - 200 acres

TA 23652 - BARGAIN & SALE - 23 FEB 1958

Reg'd 2 Mar 1858	STEPHEN JEFFREY	to	EDWARD JEFFREY 2000.00 Pounds Part lot - 100 acres

TA 71047 - WILL & PROBATE - 18 MAR 1891

Reg'd 5 MAR 1893	EDWARD JEFFREY	to	SOPHIA MARY JEFFREY Part West ½ - 100 acres

PLAN 404 fyled 12 MARCH 1888 - West Half Lot CXV (115) CONCESSION 1 TOWNSHIP OF TAY for the JEFFREY ESTATE

LOTS 6, 7, 8, 9 & 10 WEST OF ANN STREET
PART LOTS 4 & 5 WEST OF ANN STREET
ALL ON REGISTERED PLAN 404 (& subsequent Lots)

PE 1757 - MORTGAGE - 14 JULY 1896

Reg'd 16 JULY 1896	HENRY H. THOMPSON	to	THE CANADA PERMANENT LOAN AND SAVINGS COMPANY $ 3000.00 Lots 1, 2, 3, 4 & 5 East of Harriet Street Lots 1 to 17 East of Ann Street Lots 4 to 19 West of Ann Street et al Plan 404

PE 3271 - DEED - 30 SEPT 1905

Reg'd 13 AUG 1907	Canada Permanent Mortgage Corporation	to	WILLIAM H. HEWSON $ 200.00 Re Power of Sale LOTS 4 to 19 W. Ann St. Plan 404

PE 3307 - BARGAIN & SALE - 5 AUG 1907

Reg'd 26 DEC 1907	WILLIAM H. HEWSON	to	WILHEMINA GILLEY Part Lot 4

PE 4707 - BARGAIN & SALE - 6 SEPT 1915

Reg'd 3 FEB 1916	WILHEMINA GILLEY	to	REUBEN D. KEEFE Part Lot 4

PE 6518 - DEED - 18 MAY 1920

Reg'd 3 FEB 1930	WILLIAM HUTCHINSON HEWSON	to	JANE MITCHELL HEWSON

$1.00 between husband & wife

LOTS 1 to 10 & 13 to 17, Westerly 1ft in width through lots 11 & 12, EAST of Ann Street &
Lots 4 to 19, except 26 ft of the Westerly 72 ft Lot 4, WEST of Ann Street
All on Plan 404

PE 7009 - DEED - 25 NOV 1933

Reg'd 29 JUNE 1937	JANE MITCHELL HEWSON	to	WILLIAM HORACE HEWSON CONRAD MITCHELL HEWSON

$ 1.00 between mother & sons

LOTS 1, 2 & 3 except the Westerly 72 ft throughout West of Anne Street
LOT 4 except the 72 ft of the Northerly 26 ft throughout West of Anne Street
LOTS 5, 6, 7, 8, 9 & 10 West of Anne Street
LOTS 11 & 12 West of Anne Street except Westerly 82 ft of the Easterly 83 ft throughout
LOTS 13, 14, 15, 16, 17, 18 & 19 West of Anne Street

LOTS 1 & 2 East of Anne Street, excepting Easterly 64 ft throughout,
Together with a Right of Way over Easterly 10 ft of Lots 3 to 10 East of Anne Street
Westerly 1 ft throughout LOTS 11 & 12 East of Anne Street &
LOTS 13, 14, 15, 16 & 17 East of Anne Street

LOTS 4, 5, 6 & 7 East of Lucy Street
LOTS 12, 13, 14, 15 & 16 West of William Street

ALL ON REGISTERED PLAN 404

PE - 7153 - PARTITION DEED - 25 JULY 1938

Reg'd 11 OCT 1938	WILLIAM HORACE HEWSON	to	CONRAD MITCHELL HEWSON To an undivided share $ 1.00 - love & affection

Releasing unto William Horace Hewson

LOTS 1, 2 & 3 except the Westerly 72 ft throughout West of Anne Street
LOT 4 except the 72 ft of the Northerly 26 ft throughout West of Anne Street
LOTS 5, 6, 7, 8, 9 & 10 West of Anne Street
LOTS 11 & 12 West of Anne Street except Westerly 82 ft of the Easterly 83 ft throughout
LOTS 13, 14, 15, 16, 17, 18 & 19 West of Anne Street

Westerly 1 ft throughout LOTS 11 & 12 East of Anne Street &
LOTS 13, 14, 15, 16 & 17 East of Anne Street

LOTS 4, 5, 6 & 7 East of Lucy Street
LOTS 12, 13, 14, 15 & 16 West of William Street

ALL ON REGISTERED PLAN 404

Releasing unto Conrad Mitchell Hewson

LOTS 1 & 2 East of Anne Street, excepting Easterly 64 ft throughout,
Together with a Right of Way over Easterly 10 ft of Lots 3 to 10 East of Anne Street

ALL ON REGISTERED PLAN 404

PE 7508 - GRANT - 23 JULY 1942

Reg'd 23 SEPT 1942	REUBEN D. KEEFE	to	JEAN M. CASTON Westerly 72 feet of Northerly 26 feet Lot 4

PE 7551 - 15 JAN 1943

REG'D 12 MAR 1943	JEAN M. CASTON	to	THE GREY SISTERS OF THE IMMACULATE CONCEPTION Westerly 72 feet of Northerly 26 feet Lot 4

PE - 7784 - DEED -1 NOV 1944

Reg'd 14 NOV 1944	WILLIAM HORACE HEWSON & BLANCHE ELIZABETH HEWSON	to	THE ROMAN CATHOLIC EPISCOPAL CORPORATION OF THE DIOCESE OF TORONTO $ 2,850.00

LOTS 1 to 10 inclusive East of Anne Street

Southerly 40 ft throughout Lot 4
LOTS 5 to 10 inclusive West of Anne Street

All Anne Street lying between Robert & Jeffrey Streets excepting Westerly half of said Anne Street from Robert Street to the Northerly limit produced Easterly of the Southerly 40 ft throughout Lot 4 on the West side of Anne Street

ALL ON REGISTERED PLAN 404

PE 10376 - GRANT - ? JULY 1953

Reg'd 17 AUG 1953	THE ROMAN CATHOLIC CORPORATION FOR THE DIOCESE OF TORONTO, IN CANADA	to	THE PENTETANGUISHENE GENERAL HOSPITAL $ 1.00 Gift between parties to Assist with the hospital work

LOTS 1 to 10 inclusive on the East of Anne Street

The Southerly 40 ft through LOT 4
LOTS 5 to 10 on the West side of Anne Street

All of Anne Street lying between Robert & Jeffrey Streets excepting the Westerly one half of Anne Street from Robert Street to the Northerly limit produced Easterly of the Southerly 40 ft throughout Lot 4 on the West side of Anne Street

ALL ON REGISTERED PLAN 404

PE 10800 - 8 AUG 1955

Reg'd 19 OCT 1955	THE PENETANGUISHENE GENERAL HOSPITAL BOARD	to	THE CORPORATION OF THE COUNTY OF SIMCOE

LOTS 1, 2, 3, 4 & 5 East side of Harriet Street
Part LOTS 4 & 5 West of Anne Street
PLAN 404

BECOMES PIN 58440-0274(LT)

(see following pages for entries prior to Pin info)

RO 94196 - GRANT - 10 DEC 1958
Reg'd 21 JAN 1959 — THE PENETANGUINSHENE GENERAL HOSPITAL to GREY SISTERS OF THE IMMACULATE CONCEPTION
$ 2.00
Grantees have taken over the operation of the Hospital on a non-profit basis

The Southerly part of LOT 2 & LOTS 3 to 10 inclusive on the East side of Anne Street
Part Lots 4 & 5 & LOTS 6 to 10 inclusive on the West side of Anne Street
Sketch attached to document

ALL ON REGISTERED PLAN 404

RO 120717 - GRANT - 23 JAN 1960
Reg'd 15 AUG 1960 — CORPORATION OF THE COUNTY OF SIMCOE to THE PENETANGUISHENE GENERAL HOSPITAL
$ 1.00
PART LOT 4 & 5

RO 121094 - GRANT - 16 AUG 1960
Reg'd 23 AUG 1960 — THE PENETANGUINSHENE GENERAL HOSPITAL to THE GREY SISTERS OF THE IMMACULATE CONCEPTION
$ 1.00
Grantor previously conveyed adjoining lands & desires to add this parcel without further consideration

All of that part Lots 4 & 5 West of Anne Street

REGISTERED PLAN 404

RO 140628 - TRANSFER - 25 NOV 1960
Reg'd 19 OCT 1961 — JOSEPH LAURIN & ANNIE LAURIN to THE GREY SISTERS OF THE IMMACULATE CONCEPTION
$ 225.00
Easterly 10 ft-LOT 7 Throughout - East side of Harriet Street
REGISTERED PLAN 404

RO 140629 - TRANSFER - 18 AUG 1961
Reg'd 19 OCT 1961 ALEXANDER REID LAPERE & MARY AUDREY LAPERE to THE GREY SISTERS OF THE IMMACULATE CONCEPTION
$ 300.00
Easterly 10 ft LOT 8
Throughout - East side of
Harriet Street as in 10552
REGISTERED PLAN 404

RO 141749 - TRANSFER- 29 SEPT 1961
Reg'd 19 OCT 1961 JAMES McMAHON & ESTELLE McMAHON to THE GREY SISTERS OF THE IMMACULATE CONCEPTION
$ 250.00
Easterly 10 ft LOT 10 &
Lot 9 - excepting Southerly
55 ft throughout
East side of Harriet Street
REGISTERED PLAN 404

RO 141750 - TRANSFER - 29 SEPT 1961
Reg'd 10 NOV 1961 BERNARD BOURGEOIS & BERNADETTE BOURGEOIS to THE GREY SISTERS OF THE IMMACULATE CONCEPTION
$ 250.00
Easterly 10 ft throughout
Southerly 55 ft LOT 10
East side of Harriet Street
REGISTERED PLAN 404

RO 962344 - TRANSFER- - 30 JULY 1987
Reg'd 31 JULY 1987 MARTIN LAURIN to THE GREY SISTERS OF THE IMMACULATE CONCEPTION
$ 80,000.00
LOT 7
East side of Harriet Street
REGISTERED PLAN 404

SC 702316 - APPLICATION TO CHANGE NAME-OWNERS - 24 NOV 2008

Reg'd 27 NOV 2008	THE GREY SISTERS OF THE IMMACULATE CONCEPTION	to	GREY SISTERS OF THE IMMACULATE CONCEPTION the name was changed due to being incorrectly described in multiple

instruments in RO 121094 / RO 140628 / RO 140629 / RO 141749 / RO 1417570 / RO 962344

LOTS 6, 7, 8, 9 & 10; Part LOTS 4 & 5, West side of Ann Street
LOTS 3, 4, 5, 6, 7, 8, 9 & 10; Part LOT 2, East side of Ann Street
LOT 7; Part LOTS 8, 9 & 10, East side of Harriet Street
Part ANN STREET (closed by PE 7762)
Being Part 1 on 51R 22256
TOWN OF PENETANGUISHENE

SC 703515 - TRANSFER - 30 JULY 1987

Reg'd 1 DEC 2008	GREY SISTERS OF THE IMMACULATE CONCEPTION	to	HURONIA DISTRICT HOSPITAL Land as below

SC 1901262 - APPLICATION TO CHANGE NAME-OWNERS - 1 JUNE 2022

Reg'd 1 JUNE 2022	HURONIA DISTRICT HOSPITAL	to	GEORGIAN BAY GENERAL HOSPITAL the name was changed due to a Corporate name change

LOTS 6, 7, 8, 9 & 10; Part LOTS 4 & 5, West side of Ann Street
LOTS 3, 4, 5, 6, 7, 8, 9 & 10; Part LOT 2, East side of Ann Street
LOT 7; Part LOTS 8, 9 & 10, East side of Harriet Street
Part ANN STREET (closed by PE 7762)
Being Part 1 on 51R 22256
TOWN OF PENETANGUISHENE

SC 1954937 - TRANSFER - 28 DEC 2022

Reg'd 28 DEC 2022	GEORGIAN BAY GENERAL HOSPITAL	to	25 JEFFREY STREET INC. $ 3,700,000.00

LOTS 6, 7, 8, 9 & 10; Part LOTS 4 & 5, West side of Ann Street
LOTS 3, 4, 5, 6, 7, 8, 9 & 10; Part LOT 2, East side of Ann Street
LOT 7; Part LOTS 8, 9 & 10, East side of Harriet Street
Part ANN STREET (closed by PE 7762)
Being Part 1 on 51R 22256
TOWN OF PENETANGUISHENE

CURRENT OWNER (see next pages for Lot entries)

SEE ENTRIES BELOW FOR MORE COMPREHENSIVE LOT DETAIL

PART LOT 4 & 5 WEST OF ANN STREET

7784 - GRANT -1 NOV 1944
Reg'd 14 NOV 1944 WILLIAM H. HEWSON to the ROMAN CATHOLIC EPISCOPLE CORPORATION of the DIOCESE OF TORONTO

Southerly 40 ft of LOT 4 West of Ann Street
All of Lot 5, 6, 7, 8, 9 & 10 West of Ann Street
&
Lot 2, 3, 4, 5, 6, 7, 8, 9 & 10 East of Ann Street

Registered Plan 404
PE 10376 - GRANT - ? JULY 1953
Reg'd 17 AUG 1953 THE ROMAN CATHOLIC CORPORATION FOR THE DIOCESE OF TORONTO, IN CANADA to THE PENTETANGUISHENE GENERAL HOSPITAL
$ 1.00
Gift between parties to
Assist with the hospital work

LOTS 1 to 10 inclusive on the East of Anne Street

The Southerly 40 ft through LOT 4
LOTS 5 to 10 on the West side of Anne Street

All of Anne Street lying between Robert & Jeffrey Streets excepting the Westerly one half of Anne Street from Robert Street to the Northerly limit produced Easterly of the Southerly 40 ft throughout Lot 4 on the West side of Anne Street

ALL ON REGISTERED PLAN 404

PE 10800 - 8 AUG 1955
Reg'd 19 OCT 1955 THE PENETANGUISHENE GENERAL HOSPITAL BOARD to THE CORPORATION OF THE COUNTY OF SIMCOE
LOTS 1, 2, 3, 4 & 5 East side of Harriet Street
Part LOTS 4 & 5 West of Anne Street
PLAN 404

RO 120717 - GRANT - 23 JAN 1960
Reg'd 15 AUG 1960 CORPORATION OF THE COUNTY OF SIMCOE to THE PENETANGUISHENE GENERAL HOSPITAL
$ 1.00
PART LOT 4 & 5

See continuation of Pin entries

EASTERLY 10 FEET LOT 7 EAST OF HARRIET STREET

2755 - BARGAIN & SALE - 12 MAY 1904
Reg'd 7 OCT 1904 — estate of EDWARD JEFFREY — to PETER PATNOBE
$ 100.00
LOT 7 - ¼ acre

3587 - BARGAIN & SALE - 13 MAR 1907
Reg'd 2 MAR 1909 — PETER PATNOBE — to WILLIAM NEVILLE
$ 1050.00
LOT 7

4349 - BARGAIN & SALE - 2 JUNE 1913
Reg'd 13 JULY 1913 — WILLIAM NEVILLE — to JOHN WATSON
$ 850.00
LOT 7 - ¼ acre

4916 - BARGAIN & SALE - 1 DEC 1917
Reg'd 27 DEC 1917 — JOHN WATSON — to THOMAS H. NEWBERRY
$ 950.00
LOT 7 - ¼ acre

4975 - BARGAIN & SALE - 22 APR 1918
Reg'd 11 JUNE 1918 — THOMAS A. NEWBERRY — to RICHARD A. WESTAWAY
$ 1100. 00
LOT 7 - ¼ acre

7894 - GRANT - 6 SEPT 1945
Reg'd 18 SEPT 1945 — RICHARD A. WESTAWAY — to EDMOND J. DUROCHERS
$ 900.00
LOT 7

9806 - GRANT - 16 MAR 1950
Reg'd 17 MAR 1950 — EDMOND J. DUROCHER — to JOSEPH LAURIN
$ 2500.00
LOT 7

140628 - GRANT -25 NOV 1960
Reg'd 19 OCT 1961 — JOSEPH LAURIN — to THE GREY SISTERS OF THE IMMACULATE CONCEPTION OF PEMBROKE
Easterly 10 feet

See continuation of Pin entries

EASTERLY 10 FEET OF LOT 8 EAST OF HARRIET STREET

2575 - BARGAIN & SALE - 12 AUG 1903

Reg'd 26 AUG 1903	estate of EDWARD JEFFREY	to	ALBERT J. SMITH $ 100.00 LOT 8 - ¼ acre

3305 - BARGAIN & SALE - 20 ? 1907

Reg'd 16 OCT 1907	ALBERT J. SMITH	to	BRIDGET J. GENDRON # 1500.00 LOT 8 - ¼ acre

3697 - BARGAIN & SALE - 30 SEPT 1909

Reg'd 6 FEB 1909	BRIDGET J. GENDRON	to	ARTHUR S. GENDRON $ 1400.00 LOT 8 - ¼ acre

5925 - GRANT - 18 JUNE 1923

Reg'd 31 JULY 1923	ARTHUR S. GENDRON	to	NEIL MacMILLAN $ 200.00 Lot 8 - ¼ acre

10243 - GRANT - 20 SEPT 1952 LACOURSE

Reg'd 27 OCT 1952	ETHEL M. MacMILLAN	to	JOHN B. LACOURSE DENISE LACOURSE $ 5000.00 LOT 8 - ¼ acre

10552 - GRANT - 20 JULY 1954

Reg'd 16 AUG 1954	JOHN B. LACOURSE DENISE LACOURSE	to	ALEXANDER R. LAPERE MARY A. LAPERE $ 5400.00 LOT 8 - ¼ acre

140629 - GRANT -18 AUG 1961

Reg'd 19 OCT 1961	ALEXANDER R. LAPERE MARY A. LAPER	to	THE GREY SISTERS OF THE IMMACULATE CONCEPTION OF PEMBROKE $300.00 Easterly 10 feet LOT 8

See continuation of Pin entries

EASTERLY 10 FEET OF LOT 9 EAST OF HARRIET STREET

2201 - BARGAIN & SALE - 30 JUNE 1898
Reg'd 1 AUG 1901 AWREY THOMPSON to WILLIAM H. HEWSON
$?
LOT 9 - ¼ acre

2926 - BARGAIN & SALE - 13 OCT 1905
Reg'd 21 NOV 1905 WILLIAM H. HEWSON to THOMAS J. HORNSBY
$ 550.00
LOT 9 - ¼ acre

5192 - BARGAIN & SALE -15 SEPT 1919
Reg'd 18 SEPT 1919 THOMAS J. HORNSBY to MARY J. GLASPELL
$ 2100.00
LOT 9

5930 - GRANT - 5 MAR 1923
Reg'd 16 AUG 1923 MARY J. GLASPELL to EDMUND W. TODD
$ 2300.00
LOT 9 -1/2 acre

6425 - GRANT & RELEASE - 5 MAR 1929
Reg'd 21 MAR 1929 EDMUND W. TODD to JOHN A. CAMERON
Release of Equity
LOT 9 -1/2 acre

7679 - GRANT - 9 MAR 1944
Reg'd 13 APR 1944 ETHEL E. CAMERON to ELZEAR MOREAU
FLORENCE MOREAU
1000.00
LOT 9 ½ acre

9386 - GRANT - 7 OCT 1947
Reg'd 31 OCT 1947 ELZEAR MOREAU to JOHN S. HOUSTON
FLORENCE MOREAU
$ 2680.00
LOT 9

9804 - GRANT - 23 FEB 1950
Reg'd 16 MAR 1950 JOHN S. HOUSTON to ROBERT D. HAMELIN
BERNADETTE M.
HAMELIN
$ 4000.00
LOT 9

127997 - GRANT - 25 FEB 1950

Reg'd 24 JAN 1961	ROBERT D. HAMELIN BERNADETTE M. HAMELIN	to	JOHN SVOBODA $ 3375.00 LOT 9

130351 - GRANT - 18 MAR 1961

Reg'd 28 MAR 1961	JOHN SVOBODA	to	JAMES McMAHON ESTELLE McMAHON $ 9000.00 LOT 9

141749 - GRANT - 29 SEPT 1961

Reg'd 10 NOV 1961	JAMES McMAHON ESTELLE McMAHON	to	THE GREY SISTERS OF THE IMMACULATE CONCEPTION OF PEMBROKE $ 250.00 Easterly 10 ft LOT 9

See continuation of Pin entries

PART LOT 10 EAST OF HARRIET STREET

1417 - BARGAIN & SALE - 8 JAN 1886
Reg'd ?/?/? ???? to ????
$ 1.00
LOT 10

2997 -BARGAIN & SALE - 6 JUNE 1906
Reg'd 9 JUNE 1906 estate of ELIZABETH J. ??? to THOMAS J. HORNSBY
$ 125.00
LOT 10

5192 - BARGAIN & SALE - 15 SEPT 1919
Reg'd 18 SEPT 1919 THOMAS J. HORNSBY to MARY J. GLASPELL
$ 2100.00
LOT 10 -1/2 acre

5930 - GRAANT - 5 MAR 1923
Reg'd 16 AUG 1923 MARY G. GLASPELL to EDMUND W. TODD
$ 2300.00
LOT 10 -1/2 acre

6425 - GRANT & RELEASE - 5 MAR 1929
Reg'd 21 MAR 1929 EDMUND W. TODD to JOHN A. CAMERON
Release of equity
LOT 10

7679 - GRANT - 9 MAR 1944
Reg'd 13 APR 1944 EDITH E. CAMERON to ELZEAR MOREAU
FLORENCE MOREAU
1000.00
LOT 10

9355 - GRANT - 28 MAY 1947
Reg'd 5 AUG 1947 ELZEAR MOREAU
FLORENCE MOREAU
HAMELIN to EDWARD LASTER
$ 4000.00
Southerly 55 ft LOT 10

9386 - GRANT - 7 OCT 1947
Reg'd 31 OCT 1947 ELZEAR MOREAU
FLORENCE MOREAU to JOHN S. HOUSTON
$ 4000.00
LOT 10 except 55 ft

9804 - GRANT - 23 FEB 1950
Reg'd 16 MAR 1950 JOHN S. HOUSTON to ROBERT S. HAMELIN
FLORENCE MOREAU
HAMELIN
$ 4000.00
LOT 10 except 55 ft

10291 - GRANT -11 DEC 1952
Reg'd 19 DEC 1952 EDWARD LASTRE to GILBERT
ROBISTALLS
$ 150.00
Easterly 55 ft of the Southerly 55 ft

10380 - GRANT - 1 AUG 1953
Reg'd 28 AUG 1953 GILBERT
ROBISTALLS to GERARD
BOURGEOIS
BERNADETTE
BOURGEOIS
$ 5000.00
Westerly 55 feet of the
Southerly 55 feet - LOT 10

127997 - GRANT - 25 FEB 1950
Reg'd 24 JAN 1961 ROBERT D. HAMELIN
BERNADETTE M.
HAMELIN to JOHN SVOBODA
$ 3375.00
LOT 10-except Sly 55 ft

130351 - GRANT - 18 MAR 1961
Reg'd 28 MAR 1961 JOHN SVOBODA to JAMES McMAHON
ESTELLE McMAHON
$ 9000.00
LOT 10-except Sly 55 ft

141749 - GRANT - 29 SEPT 1961
Reg'd 10 NOV 1961 JAMES McMAHON
ESTELLE McMAHON to THE GREY SISTERS OF
THE IMMACULATE
CONCEPTION OF PEMBROKE
$ 250.00
Easterly 10 ft of Lot 10
Excepting Southerly 55 ft

141750 - GRANT - 29 SEPT 1961
Reg'd 16 NOV 1961 GERARD
BOURGEOIS
BERNADETTE
BOURGEOIS to THE GREY SISTERS OF
THE IMMACULATE
CONCEPTION OF
PEMBROKE
$ 250.00
Easterly 10 ft LOT 10
of the Southerly 55 ft

See continuation of Pin entries

ROADS & STREETS - TOWN OF PENETANGUISHENE

7762 - BYLAW - 10 OCT 1944
Reg'd 13 OCT 1944 BYLAW # 1015 for the TOWN OF PENETANGUISHENE
To stop up the Road Allowance known as Anne Street Plan 404
between Robert Street & Jeffrey Street

7777 - GRANT - 26 OCT 1944
Reg'd 28 OCT 1944 THE CORPORATION OF THE TOWN OF PENETANGUISHENE to WILLIAM H. HEWSON
$ 1.00
All that portion of
Anne Street lying
between Robert Street & Jeffrey Street

NO FURTHER ENTRIES FOUND IN ROADS & STREETS -
See continuation of Pin entries

CHAIN OF TITLE

PART LOT 8 EAST SIDE OF HARRIET STREET &
REGISTERED PLAN OF 404
TOWN OF PENETANGUISHENE
COUNTY OF SIMCOE
PIN 58440-0271 (LT)

PRIOR HISTORY FROM THE TOWNSHIP OF TAY - LOT (CXV) 115 CONCESSION 1

PATENT -

Signed 28 DEC 1842	the CROWN	to	AGNES JAMES McAFEE All lot - 200 acres

TA 6273 - BARGAIN & SALE - Date of Inst. - 12 AUG 1844

Reg'd 17 MAR 1846	ANGUS JAMES McAFEE	to	STEPHEN JEFFREY 25.00 Pounds All lot - 200 acres

TA 23652 - BARGAIN & SALE - 23 FEB 1958

Reg'd 2 Mar 1858	STEPHEN JEFFREY	to	EDWARD JEFFREY 2000.00 Pounds Part lot - 100 acres

TA 71047 - WILL & PROBATE - 18 MAR 1891

Reg'd 11 MAR 1893	EDWARD JEFFREY	to	SOPHIA MARY JEFFREY Part West ½ - 100 acres

PLAN 404 fyled 12 MARCH 1888 - West Half Lot CXV (115) CONCESSION 1 TOWNSHIP OF TAY for the JEFFREY ESTATE

PART LOT 8 EAST OF HARRIET STREET

2575 - BARGAIN & SALE - 12 AUG 1903

Reg'd 26 AUG 1903	estate of EDWARD JEFFREY	to	ALBERT J. SMITH $ 100.00 LOT 8 - ¼ acre

3305 - BARGAIN & SALE - 20 ? 1907

Reg'd 16 OCT 1907	ALBERT J. SMITH	to	BRIDGET J. GENDRON # 1500.00 LOT 8 - ¼ acre

3697 - BARGAIN & SALE - 30 SEPT 1909

Reg'd 6 DEC 1909	BRIDGET J. GENDRON	to	ARTHUR S. GENDRON $ 1400.00 LOT 8 - ¼ acre

5925 - GRANT - 18 JUNE 1923

Reg'd 31 JULY 1923	ARTHUR S. GENDRON	to	NEIL MacMILLAN $ 200.00 Lot 8 - ¼ acre

10243 - GRANT - 20 SEPT 1952 LACOURSE

Reg'd 27 OCT 1952	ETHEL M. MacMILLAN	to	JOHN B. LACOURSE DENISE LACOURSE $ 5000.00 LOT 8 - ¼ acre

10552 - GRANT - 20 JULY 1954

Reg'd 16 AUG 1954	JOHN B. LACOURSE DENISE LACOURSE	to	ALEXANDER R. LAPERE MARY A. LAPERE $ 5400.00 LOT 8

197021 - GRANT - 20 OCT 1964

Reg'd 7 JAN 1965	ALEXANDER R. LAPERE MARY A. LAPERE	to	ALEXANDER R. LAPERE tax paid on $ 1000.00 Lot 8 - ¼ acre

210180 - GRANT - 8 SEPT 1965

Reg'd 28 SEPT 1965	ALEXANDER R. LAPERE	to	EDGAR MAURICE MARIE A. MAURICE $ 9000.00 Lot 8 - ¼ acre except Easterly 10 feet

899454 - GRANT - 1986

Reg'd 22 APR 1986	EDGAR MAURICE MARIE A. MAURICE	to	BERNARD JUNEAU REJEANNE L. JUNEAU $ 1000.00 Lot 8 - ¼ acre except Easterly 10 feet

BECOMES PIN 58440-0271

RO 1414702 - TRANSFER - 28 JUNE 1999

Reg'd 30 AUG 1999	BERNARD JUNEAU REJEANNE LUCRECE JUNEAU	to	THE CORPORATION OF THE COUNTY OF SIMCOE $ 100,000.00 Part Lot 8 East side of Harriet Street Plan 404

SC 1115713 - TRANSFER - 14 FEB 2014

Reg'd 14 FEB 2014	THE CORPORATION OF THE COUNTY OF SIMCOE	to	GEORGIAN BAY RETIREMENT HOME LIMITED $ 1,200,000.00 Part Lot 8 East side of Harriet Street As in RO 1414702 Plan 404 TOWN OF PENETANGUISHENE

SC 1362499 - TRANSFER under POWER of SALE - 17 NOV 2016

Reg'd 17 NOV 2016	2314052 ONTARIO LTD.	to	2540594 ONTARIO LIMITED $ 4,300,000.00 Part Lot 8 East side of Harriet Street As in RO 1414702 Plan 404 et al TOWN OF PENETANGUISHENE

Power of Sale re instruments SC 1218207 / SC 1247913 & SC 1267336

SC 1474858 - TRANSFER under POWER of SALE - 1 DEC 2017

Reg'd 1 DEC 2017	2314052 ONTARIO LTD.	to	2596217 ONTARIO INC. $ 3,200,000.00 Part Lot 8 East side of Harriet Street As in RO 1414702 Plan 404 et al TOWN OF PENETANGUISHENE

Power of Sale re instruments SC 1362500 / SC 1362506 & SC 1368110

CURRENT OWNER

Appendix E Title Search for 19 Harriet Street

Ontario ServiceOntario

LAND REGISTRY OFFICE #51

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

CURRENT

58440-0271 (LT)

PREPARED FOR SM
ON 2024/04/30 AT 08:39:38

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

PROPERTY DESCRIPTION: PT LT 8 E/S HARRIET ST PL 404 PENETANGUISHENE AS IN RO1414702; PENETANGUISHENE

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
2001/11/13

OWNERS' NAMES
2596217 ONTARIO INC.

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/11/09 **						
**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: 2001/11/13 **						
RO1414702	1939/06/30	TRANSFER		*** COMPLETELY DELETED ***	THE CORPORATION OF THE COUNTY OF SIMCOE	
SC1115713	2014/02/14	TRANSFER		*** COMPLETELY DELETED *** THE CORPORATION OF THE COUNTY OF SIMCOE	GEORGIAN BAY RETIREMENT HOME LIMITED	
	REMARKS: PLANNING ACT STATEMENTS.					
SC1115719	2014/02/14	CHARGE		*** COMPLETELY DELETED *** GEORGIAN BAY RETIREMENT HOME LIMITED	W. J. KOSTER FAMILY INVESTMENTS LTD.	
SC1115729	2014/02/14	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** GEORGIAN BAY RETIREMENT HOME LIMITED	W. J. KOSTER FAMILY INVESTMENTS LTD.	
	REMARKS: SC1115719					
SC1116477	2014/02/21	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** W. J. KOSTER FAMILY INVESTMENTS LTD.	KOSTER, WILLIAM JOSEPH	
	REMARKS: SC1115719.					
SC1218207	2015/06/15	CHARGE		*** COMPLETELY DELETED ***		

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				GEORGIAN BAY RETIREMENT HOME LIMITED	2314052 ONTARIO LTD.	
SC1218208	2015/06/15	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** GEORGIAN BAY RETIREMENT HOME LIMITED	2314052 ONTARIO LTD.	
	REMARKS: SC1218207					
SC1247913	2015/09/29	CHARGE		*** COMPLETELY DELETED *** GEORGIAN BAY RETIREMENT HOME LIMITED	NORTH SIMCOE COMMUNITY FUTURES DEVELOPMENT CORPORATION	
SC1263867	2015/11/25	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** KOSTER, WILLIAM JOSEPH	1570935 ONTARIO LIMITED	
	REMARKS: SC1115719					
SC1263868	2015/11/25	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** W. J. KOSTER FAMILY INVESTMENTS LTD.	1570935 ONTARIO LIMITED	
	REMARKS: SC1115719.					
SC1267336	2015/12/04	CHARGE		*** COMPLETELY DELETED *** GEORGIAN BAY RETIREMENT HOME LIMITED	DEVENDRA, MANIKKAM DEVENDRA, SWARNAMALAR	
SC1267337	2015/12/04	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** GEORGIAN BAY RETIREMENT HOME LIMITED	DEVENDRA, MANIKKAM DEVENDRA, SWARNAMALAR	
	REMARKS: SC1267336					
SC1313672	2016/06/20	NOTICE		*** COMPLETELY DELETED *** GEORGIAN BAY RETIREMENT HOME LIMITED	DEVENDRA, MANIKKAM DEVENDRA, SWARNAMALAR	
	REMARKS: SC1267336					
SC1362499	2016/11/17	TRANS POWER SALE		*** COMPLETELY DELETED *** 2314052 ONTARIO LTD.	2540594 ONTARIO LIMITED	
	REMARKS: SC1218207.					
SC1362500	2016/11/17	CHARGE		*** COMPLETELY DELETED *** 2540594 ONTARIO LIMITED	2314052 ONTARIO LTD.	
SC1362501	2016/11/17	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 2540594 ONTARIO LIMITED	2314052 ONTARIO LTD.	
	REMARKS: SC1362500 - RENTS					
SC1362504	2016/11/17	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				1570935 ONTARIO LIMITED		
	REMARKS: SC1115719.					
SC1362506	2016/11/17	CHARGE		*** COMPLETELY DELETED *** 2540594 ONTARIO LIMITED	SILVERFERN SECURED MORTGAGE LIMITED PARTNERSHIP	
SC1362507	2016/11/17	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 2540594 ONTARIO LIMITED	SILVERFERN SECURED MORTGAGE LIMITED PARTNERSHIP	
	REMARKS: SC1362506 - RENTS					
SC1362761	2016/11/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** NORTH SIMCOE COMMUNITY FUTURES DEVELOPMENT CORPORATION		
	REMARKS: SC1247913.					
SC1368110	2016/12/02	NOTICE		*** COMPLETELY DELETED *** 2540594 ONTARIO LIMITED	SILVERFERN SECURED MORTGAGE LIMITED PARTNERSHIP	
	REMARKS: AMENDING SC1362506					
SC1447673	2017/09/05	APL COURT ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE COMMERCIAL LIST	GRANT THORNTON LIMITED	
SC1463338	2017/10/26	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	GRANT THORNTON LIMITED	
	REMARKS: SC1447673					
SC1474858	2017/12/01	TRANS POWER SALE	$3,200,000	2314052 ONTARIO LTD.	2596217 ONTARIO INC.	C
	REMARKS: SC1362500.					
SC1474859	2017/12/01	CHARGE		*** COMPLETELY DELETED *** 2596217 ONTARIO INC.	HMT HOLDINGS INC.	
SC1474860	2017/12/01	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 2596217 ONTARIO INC.	HMT HOLDINGS INC.	
	REMARKS: SC1474859					
SC1565796	2018/12/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** HMT HOLDINGS INC.		
	REMARKS: SC1474859.					
SC1590250	2019/04/30	CHARGE	$2,700,000	2596217 ONTARIO INC.	ROYAL BANK OF CANADA	C
SC1590254	2019/04/30	NO ASSGN RENT GEN		2596217 ONTARIO INC.	ROYAL BANK OF CANADA	C
	REMARKS: SC1590250.					

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.

CHAIN OF TITLE

PART LOT 8 EAST SIDE OF HARRIET STREET &
REGISTERED PLAN OF 404
TOWN OF PENETANGUISHENE
COUNTY OF SIMCOE
PIN 58440-0271 (LT)

PRIOR HISTORY FROM THE TOWNSHIP OF TAY - LOT 115 CONCESSION 1

PATENT -
Signed 28 DEC 1842 — the CROWN — to — AGNES JAMES McAFEE
All lot - 200 acres

TA 6273 - BARGAIN & SALE - Date of Inst. - 12 AUG 1844
Reg'd 17 MAR 1846 — ANGUS JAMES McAFEE — to — STEPHEN JEFFREY
25.00 Pounds
All lot - 200 acres

TA 23652 - BARGAIN & SALE - 23 FEB 1958
Reg'd 2 Mar 1858 — STEPHEN JEFFREY — to — EDWARD JEFFREY
2000.00 Pounds
Part lot - 100 acres

TA 71047 - WILL & PROBATE - 18 MAR 1891
Reg'd 11 MAR 1893 — EDWARD JEFFREY — to — SOPHIA MARY JEFFREY
Part West ½ - 100 acres

PLAN 404 fyled 12 MARCH 1888 - West Half Lot CXV (115) CONCESSION 1 TOWNSHIP OF TAY for the JEFFREY ESTATE

PART LOT 8 EAST OF HARRIET STREET

2575 - BARGAIN & SALE - 12 AUG 1903
Reg'd 26 AUG 1903 — estate of EDWARD JEFFREY — to — ALBERT J. SMITH
$ 100.00
LOT 8 - ¼ acre

3305 - BARGAIN & SALE - 20 ? 1907
Reg'd 16 OCT 1907 — ALBERT J. SMITH — to — BRIDGET J. GENDRON
1500.00
LOT 8 - ¼ acre

3697 - BARGAIN & SALE - 30 SEPT 1909

Reg'd 6 DEC 1909	BRIDGET J. GENDRON	to	ARTHUR S. GENDRON $ 1400.00 LOT 8 - ¼ acre

5925 - GRANT - 18 JUNE 1923

Reg'd 31 JULY 1923	ARTHUR S. GENDRON	to	NEIL MacMILLAN $ 200.00 Lot 8 - ¼ acre

10243 - GRANT - 20 SEPT 1952 LACOURSE

Reg'd 27 OCT 1952	ETHEL M. MacMILLAN	to	JOHN B. LACOURSE DENISE LACOURSE $ 5000.00 LOT 8 - ¼ acre

10552 - GRANT - 20 JULY 1954

Reg'd 16 AUG 1954	JOHN B. LACOURSE DENISE LACOURSE	to	ALEXANDER R. LAPERE MARY A. LAPERE $ 5400.00 LOT 8

197021 - GRANT - 20 OCT 1964

Reg'd 7 JAN 1965	ALEXANDER R. LAPERE MARY A. LAPERE	to	ALEXANDER R. LAPERE tax paid on $ 1000.00 Lot 8 - ¼ acre

210180 - GRANT - 8 SEPT 1965

Reg'd 28 SEPT 1965	ALEXANDER R. LAPERE	to	EDGAR MAURICE MARIE A. MAURICE $ 9000.00 Lot 8 - ¼ acre except Easterly 10 feet

899454 - GRANT - 1986

Reg'd 22 APR 1986	EDGAR MAURICE MARIE A. MAURICE	to	BERNARD JUNEAU REJEANNE L. JUNEAU $ 1000.00 Lot 8 - ¼ acre except Easterly 10 feet

BECOMES PIN 58440-0271

RO 1414702 - TRANSFER - 28 JUNE 1999

Reg'd 30 AUG 1999	BERNARD JUNEAU REJEANNE LUCRECE JUNEAU	to	THE CORPORATION OF THE COUNTY OF SIMCOE $ 100,000.00 Part Lot 8 East side of Harriet Street Plan 404

SC 1115713 - TRANSFER - 14 FEB 2014

Reg'd 14 FEB 2014	THE CORPORATION OF THE COUNTY OF SIMCOE	to	GEORGIAN BAY RETIREMENT HOME LIMITED $ 1,200,000.00 Part Lot 8 East side of Harriet Street As in RO 1414702 Plan 404 TOWN OF PENETANGUISHENE

SC 1362499 - TRANSFER under POWER of SALE - 17 NOV 2016

Reg'd 17 NOV 2016	2314052 ONTARIO LTD.	to	2540594 ONTARIO LIMITED $ 4,300,000.00 Part Lot 8 East side of Harriet Street As in RO 1414702 Plan 404 et al TOWN OF PENETANGUISHENE

Power of Sale re instruments SC 1218207 / SC 1247913 & SC 1267336

SC 1474858 - TRANSFER under POWER of SALE - 1 DEC 2017

Reg'd 1 DEC 2017	2314052 ONTARIO LTD.	to	2596217 ONTARIO INC. $ 3,200,000.00 Part Lot 8 East side of Harriet Street As in RO 1414702 Plan 404 et al TOWN OF PENETANGUISHENE

Power of Sale re instruments SC 1362500 / SC 1362506 & SC 1368110

CURRENT OWNER

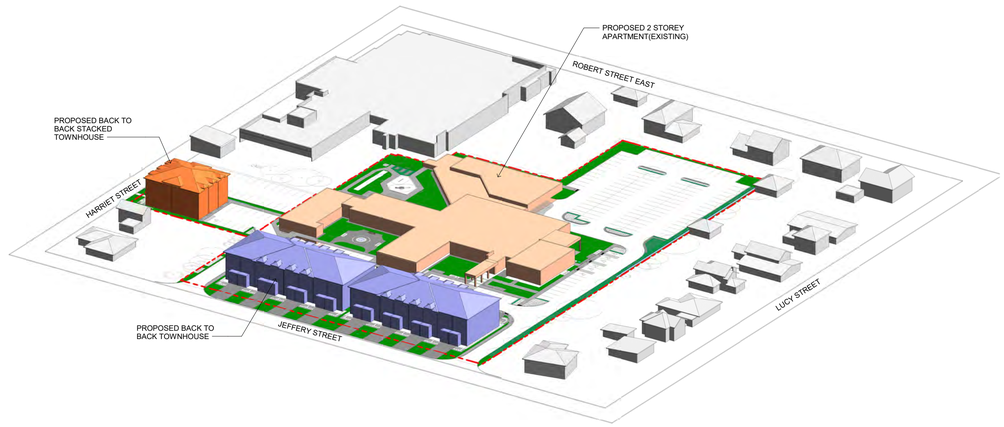
Appendix F Architectural Drawings

JEFFERY ST. DEVELOPMENT

19 Harriet St & 25 Jeffery St, Penetanguishene, ON L9M 1K5

FOR OPA/ZBA APPLICATION, FEB 27,2025

ARCHITECTURAL DRAWING LIST	
A.101	BLOCK PLAN
A.102	MASTER PLAN
A.200	APARTMENT OVERALL LOWER FLOOR PLAN
A.201	APARTMENT OVERALL MAIN FLOOR PLAN
A.202	BACK TO BACK STACKED TOWNHOUSE FLOOR PLAN
A.202a	BACK TO BACK STACKED TOWNHOUSE FLOOR PLAN
A.203	BACK TO BACK TOWNHOUSE FLOOR PLAN
A.203a	BACK TO BACK TOWNHOUSE FLOOR PLAN
A.301	BACK TO BACK STACKED TOWNHOUSE ELEVATION
A.302	BACK TO BACK TOWNHOUSE ELEVATION
A.302a	BACK TO BACK TOWNHOUSE ELEVATION
A.400	BACK TO BACK TOWNHOUSE SECTION
A.401	BACK TO BACK STACKED TOWNHOUSE SECTION
MV-1	MASSING VIEW 1
MV-2	MASSING VIEW 2



CLIENT:

SUNRAY GROUP

245 Yorkland Blvd. Suite 200,
Toronto, ON

AMIR FATEMI

email: amir.fatemi@sunraygroup.ca
phone: 416 492 1200

ARCHITECTURAL

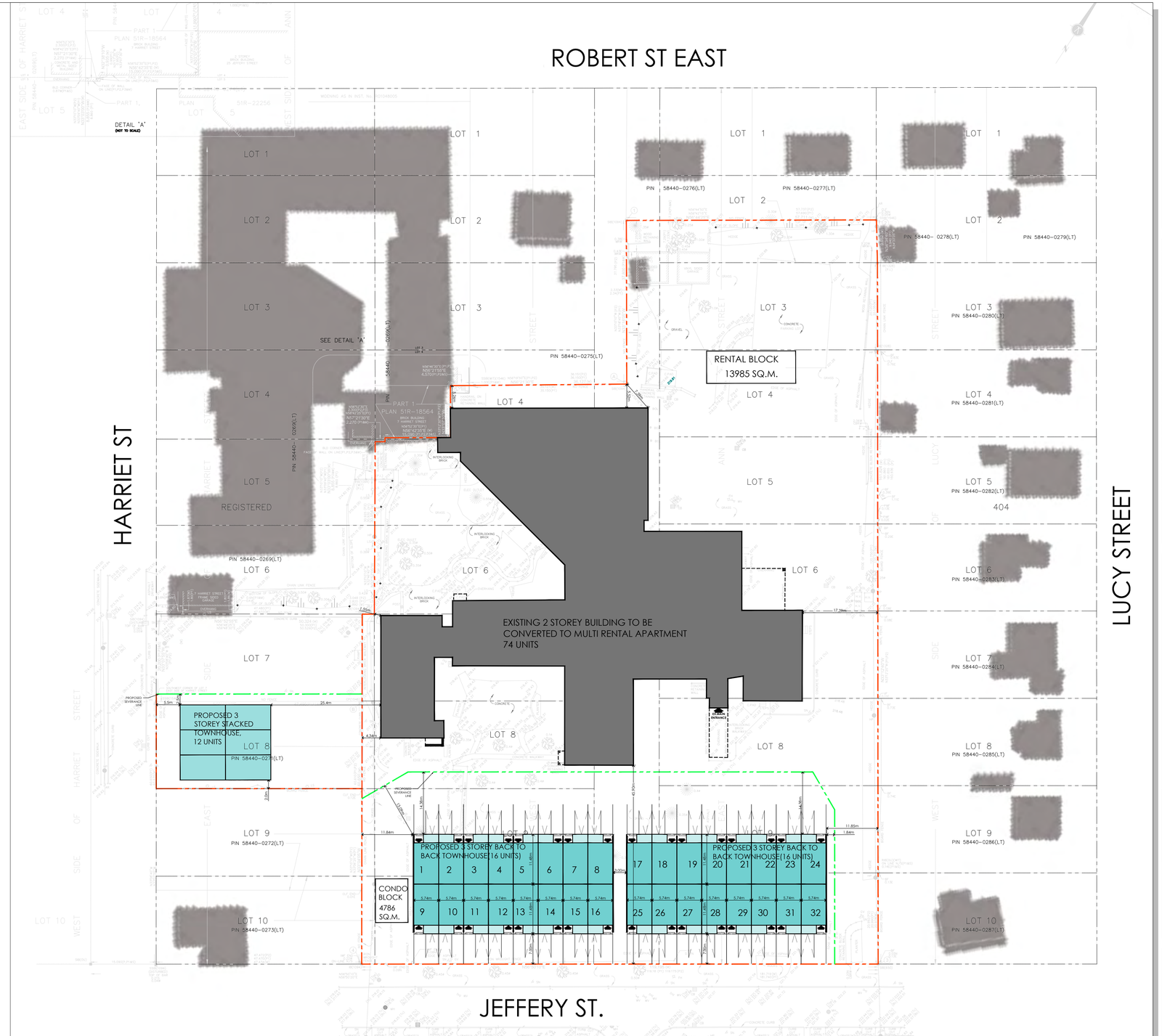
MATAJ ARCHITECTS INC.

418 Iroquois Shore Road, Unit 206.
Oakville, ON L6H 0X7

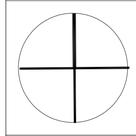
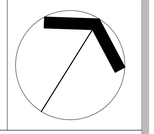
EVA MATAJ

email: eva@matajarchitects.com
phone: 905.281.4444 ext 101

COVER SHEET



SITE PLAN LEGEND	
	PROPERTY LINE
	PROPOSED SEVERANCE LINE

Project North:	True North:
	

Key Plan:

No.	Date:	Issue/Revision	By:
1	25/02/27	ISSUED FOR OPA/ZBA APPLICATION	X.Z

Drawing Issues/Revisions:

Note:
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FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

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ETLEVA GURAKUQI MATAJ
LICENCE
7609

MATAJ ARCHITECTS INC

Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T 905.281.4444

Project:
JEFFERY ST. DEVELOPMENT
19 Harriet St & 25 Jeffery St, Penetanguishene, ON L9M 1K5

Sheet Title:
BLOCK PLAN

Design By:	Drawn By:	Approved By:
M.A.	X.Z	M.A.
Scale:	Date:	Project No.:
1:500	25/02/27	22-037

Drawing No:
A101

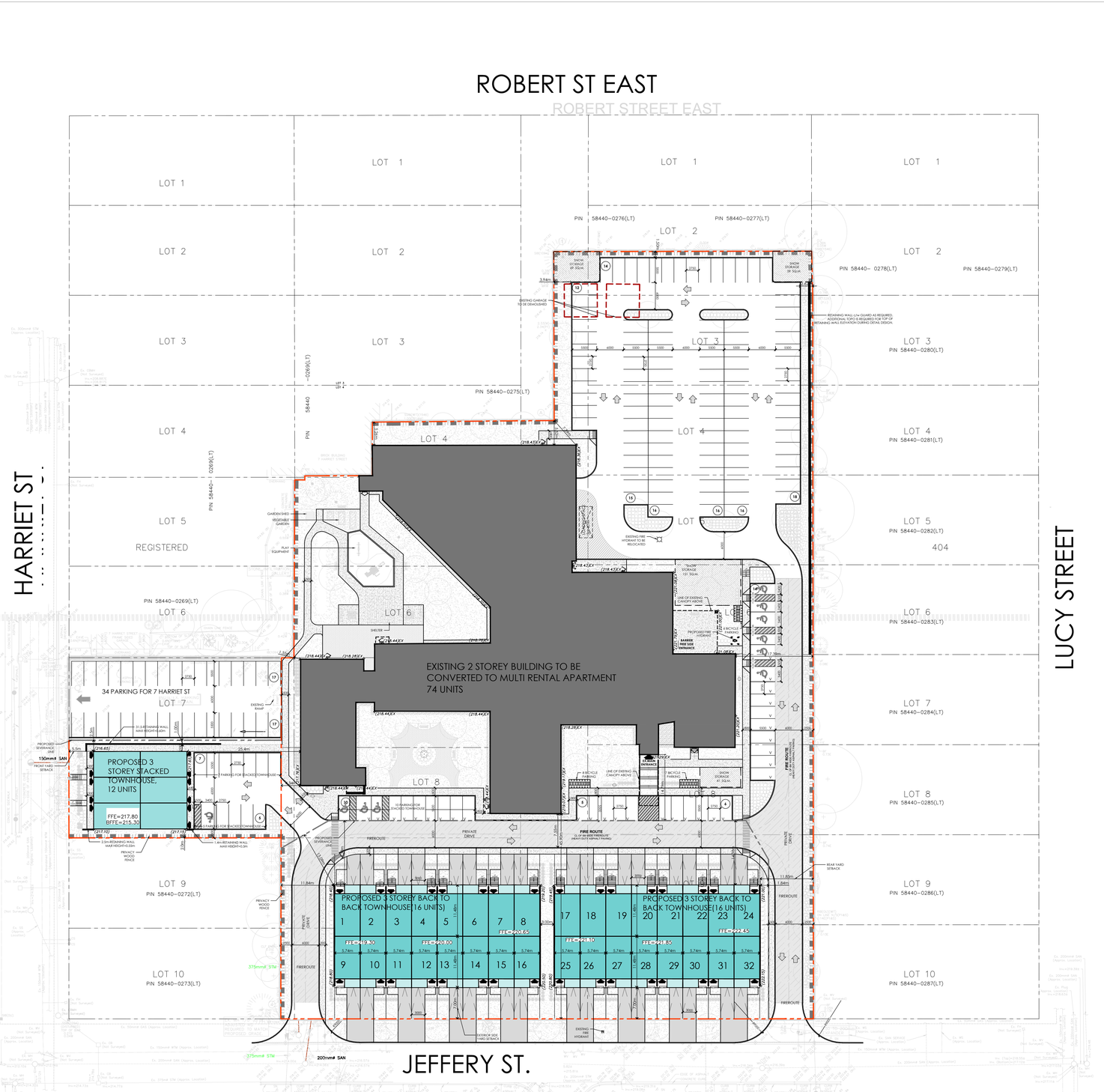
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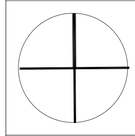
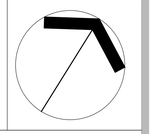
SITE STATISTICS			
EXISTING ZONING DESCRIPTION(BY-LAW 2022-17)	I-INSTUTIONAL		
PROPOSED ZONING DESCRIPTION	R3-RESIDENTIAL THREE ZONE		
PROPOSED USE	MULTIPLE DW ELLING UNIT		
BUILDING SETBACK		**REQUIRED (m)**	**PROPOSED (m)**
FRONT YARD SETBACK(HARRIET STREET)		7.5	5.5
REAR YARD SEYTBACK		7.5	11.85
SIDEYARD SETBACK		6	0
EXTERIOR SIDEYARD SETBACK (JEFFERY STREET)		4.5	7
SETBACK TO GARAGE		6	7
BUILDING HEIGHT		**REQUIRED (m)**	**PROPOSED (m)**
APARTMENT BUILDING HEIGHT		14	±8.04(EXISTING)
3 STOREY STACKED TOW NHOUSE ,BUILDING HEIGHT		14	11.426
3 STOREY BACK TO BACK TOW NHOUSE ,BUILDING HEIGHT		14	12.174
LANDSCAPING STRIP		**REQUIRED (m)**	**PROPOSED (m)**
LANDSCAPING STRIP		N/A	VARIES
COVERAGE CALCULATION	**SM**	**SF**	**%**
SITE AREA	18,771	202,049	100%
BUILDING AREA-APATMENT	3,972	42,752	21%
BUILDING AREA-STACKED TOW NHOUSE	363	3,904	2%
BUILDING AREA-BACK TO BACK TOW NHOUSE	1,810	19,480	10%
PAVED AREA	6,346	68,308	34%
LANDSCAPED AREA-INCL SIDEW ALK	6,281	67,605	33%
SNOW STORAGE		**REQUIRED(m²)**	**PROPOSED(m²)**
SNOW STORAGE AREA-10% OF PARKING SPACE AREA		312	320
PARKING CALCULATION-APARTMENT	**UNIT**	**REQUIRED**	**PROPOSED**
ARARTMENT-1.5 PARKING /UNIT	74	111	111
ARARTMENT-0.25 VISITOR PARKING /UNIT		18	18
TOTAL APARTMENT PARKING		129	129
PARKING CALCULATION-STACKED TOWNHOUSE	**UNIT**	**REQUIRED**	**PROPOSED**
STACKED TOW NHOUSE-1.5 PARKING /UNIT	12	18	18
STACKED TOW NHOUSE-0.25 VISITOR PARKING /UNIT		3	3
TOTAL PARKING		21	21
PARKING CALCULATION-BACK TO BACK TOWNHOUSE	**UNIT**	**REQUIRED**	**PROPOSED**
BACK TO BACK TOW NHOUSE -1.5 PARKING/UNIT	32	48	60
BACK TO BACK TOW NHOUSE-0.25 VISITOR PARKING /UNIT		8	8
TOTAL PARKING		56	68
TOTAL PARKING	**118**	**206**	**218**
ACCESSIBLE PARKING		**REQUIRED**	**PROPOSED**
5% OF ACCESSIBLE SPACES REQ'D		10	10
TYPE A, 3.4m X5.5m		5	5
TYPEB, 2.4m X5.5m		5	5
BICYCLE PARKING-APARTMENT		**REQUIRED**	**PROPOSED**
10% OF THE REQUIRED NUMBER OF MOTOR VEHICLE PARKING SPACES		21	21
WIDTH OF PARKING AISLES		**REQUIRED**	**PROPOSED**
TW O-W AY AISLES		6m	6m
WIDTH OF DRIVEWAYS		**REQUIRED**	**PROPOSED**
TW O-W AY TRAFFIC		6m	6m
LOADING REQUIREMENTS		**REQUIRED**	**PROPOSED**
LOADING SPACE		0	1
TOTAL GROSS FLOOR AREA		**SM**	**SF**
EXISTING 2 STOREY APARTMENT		6,502	69,987
3 STOREY BACK TO BACK TOW NHOUSE(EXCLUDING GARAGE AREA)		6,550	70,508
3 STOREY STACKED TOW NHOUSE		1,217	13,103
TOTAL GROSS FLOOR AREA		**14,270**	**153,598**

UNIT MIX	UNITS	PERCENTAGE	AVERAGE SIZE(ft²)
BACHELOR	16	13.5%	327
1 BEDROOM UNIT	48	40.5%	500
2 BEDROOM UNIT	54	46%	1,168
TOTAL	118	**100%**	

SITE PLAN LEGEND

- PROPERTY LINE
- PROPOSED SEVERANCE LINE
- PRIVACY WOOD FENCE
- PROPOSED SIDEWALK



Project North:	True North:
	

Key Plan:

No.	Date:	Issue/Revision	By:
1	25/02/27	ISSUED FOR OPA/ZBA APPLICATION	X.Z

Drawing Issues/Revisions:

Note:
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04/08/2025
ETLEVA GURAKUQI MATAJ
LICENCE 7608

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Architect's Stamp

MATAJ ARCHITECTS INCORPORATED
206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:
JEFFERY ST. DEVELOPMENT
19 Harriet St & 25 Jeffery St, Penetanguishene, ON L9M 1K5

Sheet Title:
MASTER SITE PLAN

Design By:	Drawn By:	Approved By:
M.A.	X.Z	M.A.
Scale: 1:500	Date: 25/02/27	Project No.: 22-037

Drawing No:
A102

Drawing Series:



APARTMENT UNIT MIX							
	LOWER FLOOR	MAIN FLOOR	TOTAL	MIX	PERCENTAGE	AVERAGE SIZE(ft^2)	AVERAGE SIZE(m^2)
BACHELOR	8	8	16	21.6%	21.6%	327	30
ONE BDRM	22	16	38	51.4%	64.9%	500	46
ONE BDRM+DEN	5	5	10	13.5%			
TWO BDRM/+DEN	5	5	10	13.5%	13.5%	884	82
TOTAL	40	34	74	100%	100%		

LEGEND

- EX./EXIST — EXISTING
- EXISTING WALLS TO REMAIN
- NEW PARTITION WALLS
- EXISTING DOOR & FRAME TO REMAIN
- PROPOSED DOOR

Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
1	25/02/27	ISSUED FOR OPA/ZBA APPLICATION	X.Z

Drawing Issues/Revisions:

Note:
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LICENCE 7609

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206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T 905.281.4444

Project:
JEFFERY ST. DEVELOPMENT
19 Harriet St & 25 Jeffery St, Penetanguishene, ON L9M 1K5

Sheet Title:
APARTMENT OVERALL LOWER FLOOR PLAN

Design By:	Drawn By:	Approved By:
M.A.	X.Z	M.A.
Scale: 1:200	Date: 25/02/27	Project No.: 22-037

Drawing No:
A200

Drawing Series:



APARTMENT UNIT MIX							
	LOWER FLOOR	MAIN FLOOR	TOTAL	MIX	PERCENTAGE	AVERAGE SIZE(ft^2)	AVERAGE SIZE(m^2)
BACHELOR	8	8	16	21.6%	21.6%	327	30
ONE BDRM	22	16	38	51.4%	64.9%	500	46
ONE BDRM+DEN	5	5	10	13.5%			
TWO BDRM/+DEN	5	5	10	13.5%	13.5%	884	82
TOTAL	40	34	74	100%	100%		

LEGEND

EX./EXIST	EXISTING
	EXISTING WALLS TO REMAIN
	NEW PARTITION WALLS
	EXISTING DOOR & FRAME TO REMAIN
	PROPOSED DOOR

Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
1	25/02/27	ISSUED FOR OPA/ZBA APPLICATION	X.Z

Drawing Issues/Revisions:

Note:
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7609

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Oakville Ontario
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T 905.281.4444

Project:
JEFFERY ST. DEVELOPMENT
19 Harriet St & 25 Jeffery St, Penetanguishene, ON L9M 1K5

Sheet Title:
APARTMENT OVERALL MAIN FLOOR PLAN

Design By:	Drawn By:	Approved By:
M.A.	X.Z	M.A.
Scale: 1:200	Date: 25/02/27	Project No.: 22-037

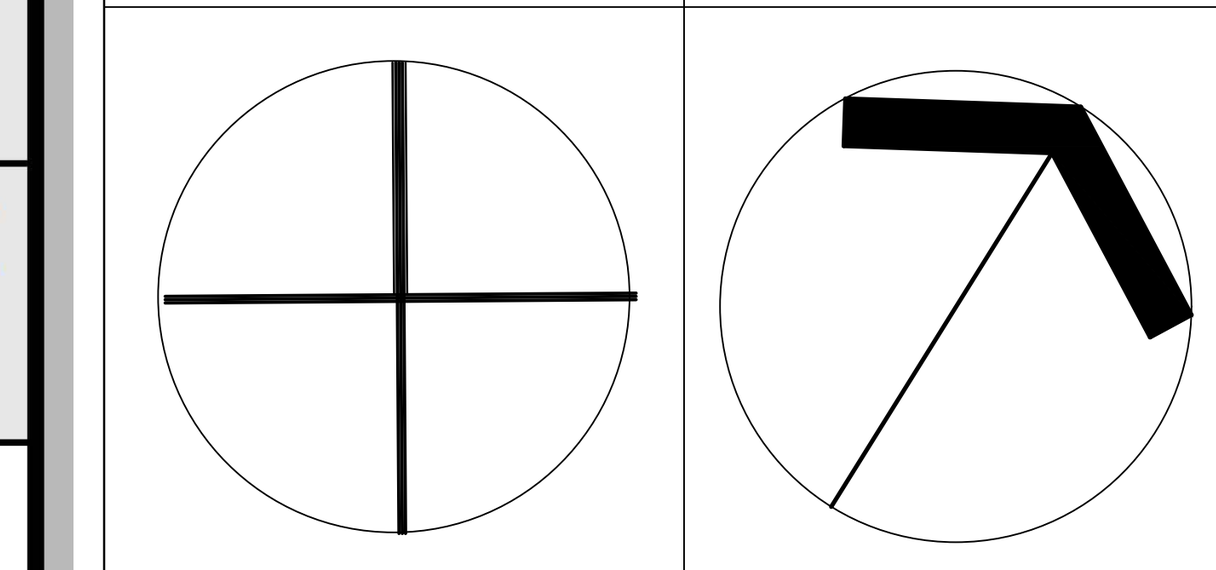
Drawing No:
A201

Drawing Series:

BACK TO BACK STACKED TOWNHOUSE UNIT MIX				
	UNITS	PERCENTAGE	AVERAGE SIZE(ft²)	AVERAGE SIZE(m²)
1 BEDROOM UNIT	0	0%	0	0
2 BEDROOM UNIT	12	100%	1708	159
TOTAL	12	100%		

Project North:

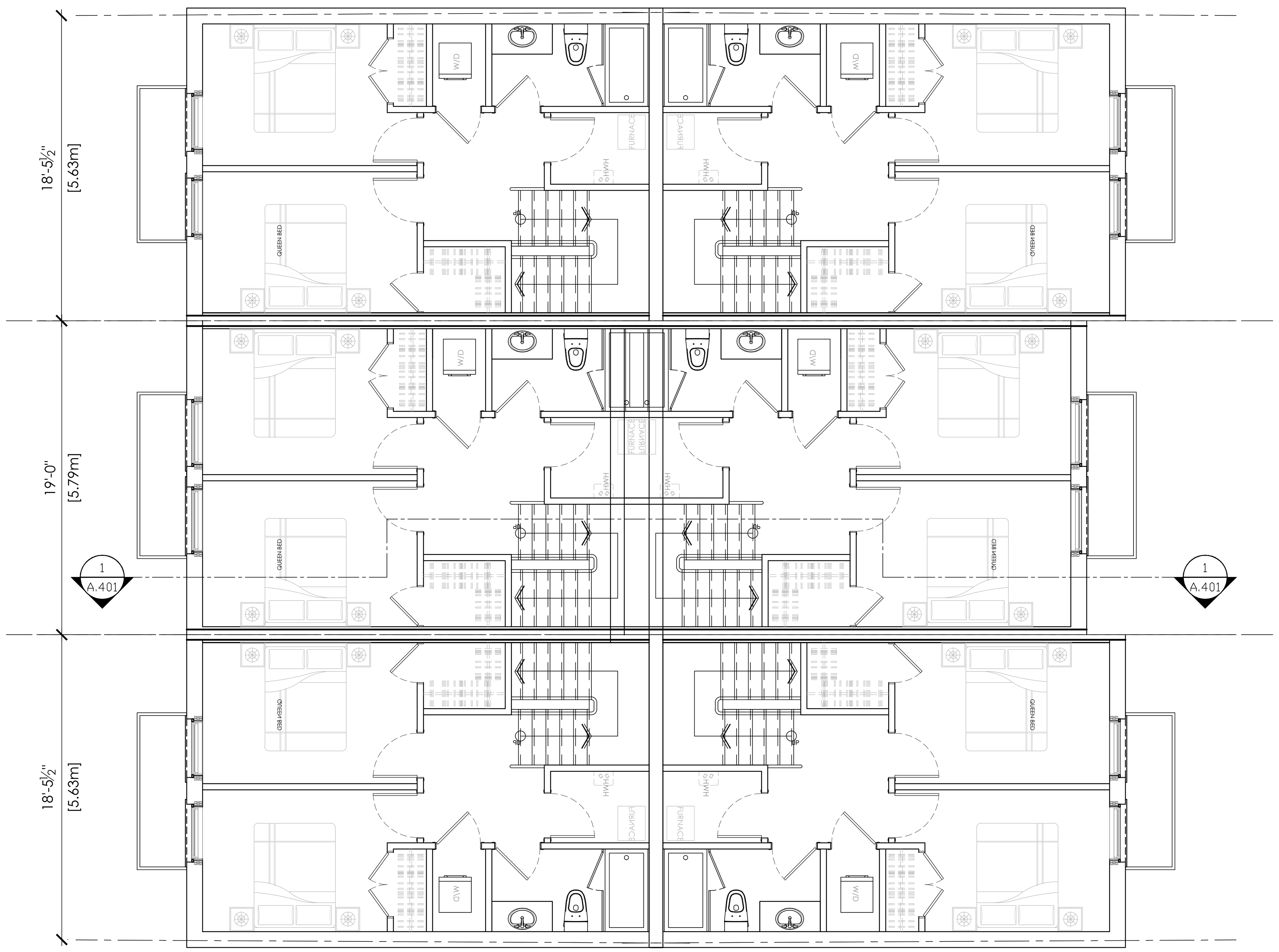
True North:



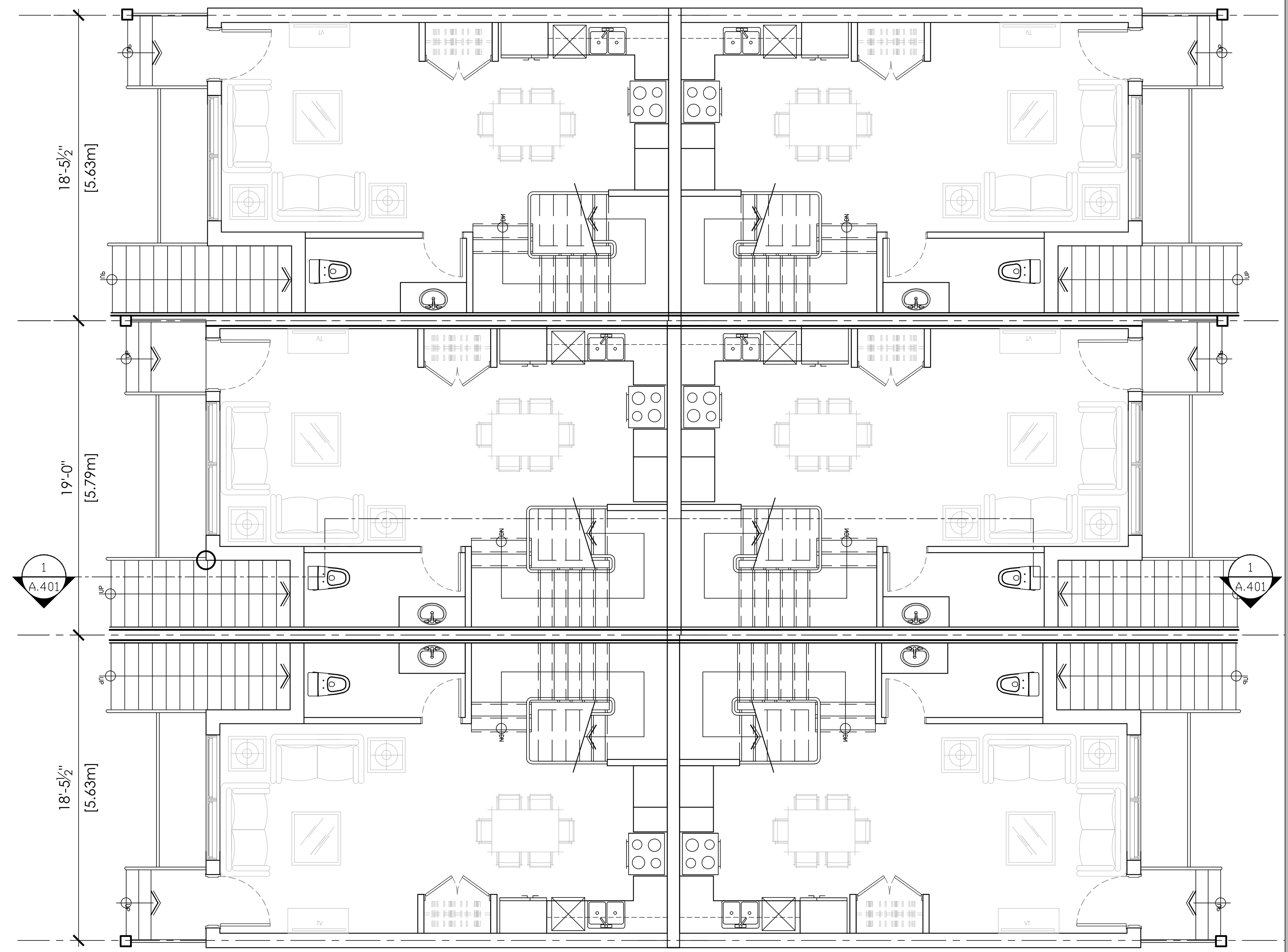
Key Plan:

No.	Date:	Issue/Revision	By:
1	25/02/27	ISSUED FOR OPA/ZBA APPLICATION	X.Z

Drawing Issues/Revisions:



BASEMENT



GROUND

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206-418 Iroquois Shore Rd
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Project:
JEFFERY ST. DEVELOPMENT
19 Harriet St & 25 Jeffery St, Penetanguishene, ON L9M 1K5

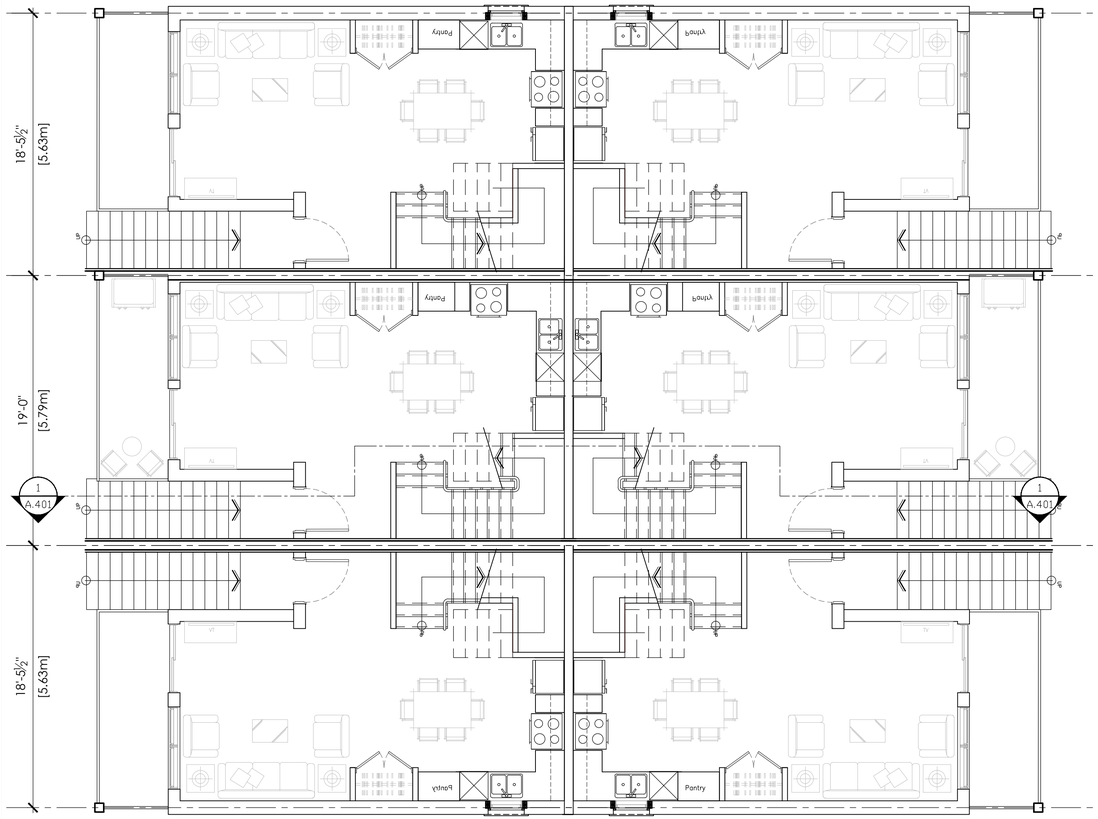
Sheet Title:
BACK TO BACK STACKED TOWNHOUSE FLOOR PLAN

Design By:	Drawn By:	Approved By:
M.A.	X.Z	M.A.
Scale: 1:75	Date: 25/02/27	Project No.: 22-037

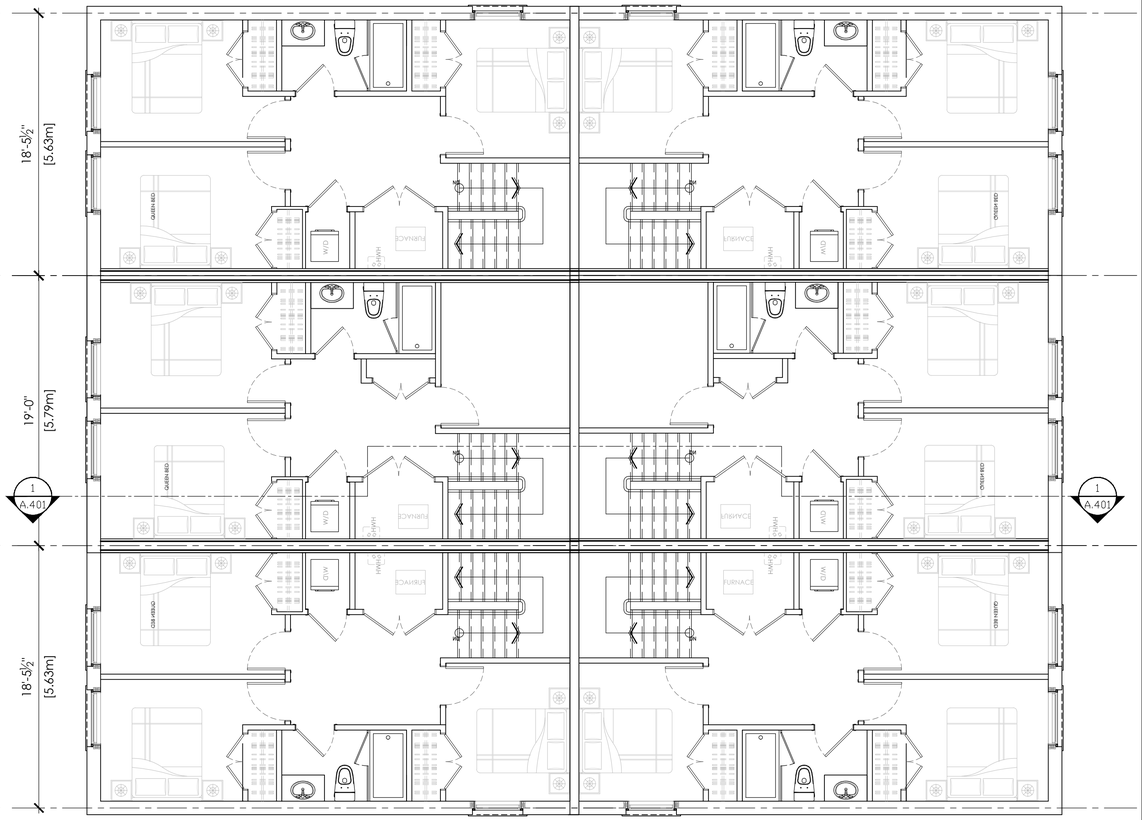
Drawing No:
A202

Drawing Series:

BACK TO BACK STACKED TOWNHOUSE UNIT MIX				
	UNITS	**PERCENTAGE**	**AVERAGE SIZE(ft²)**	**AVERAGE SIZE(m²)**
1 BEDROOM UNIT	0	0%	0	0
2 BEDROOM UNIT	12	100%	1708	159
TOTAL	12	100%		



2ND FLOOR



3RD FLOOR

Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
1	25/02/27	ISSUED FOR OPA/ZBA APPLICATION	X.Z

Drawing Issues/Revisions:

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JEFFERY ST. DEVELOPMENT
19 Harriet St & 25 Jeffery St, Penetanguishene, ON L9M 1K5

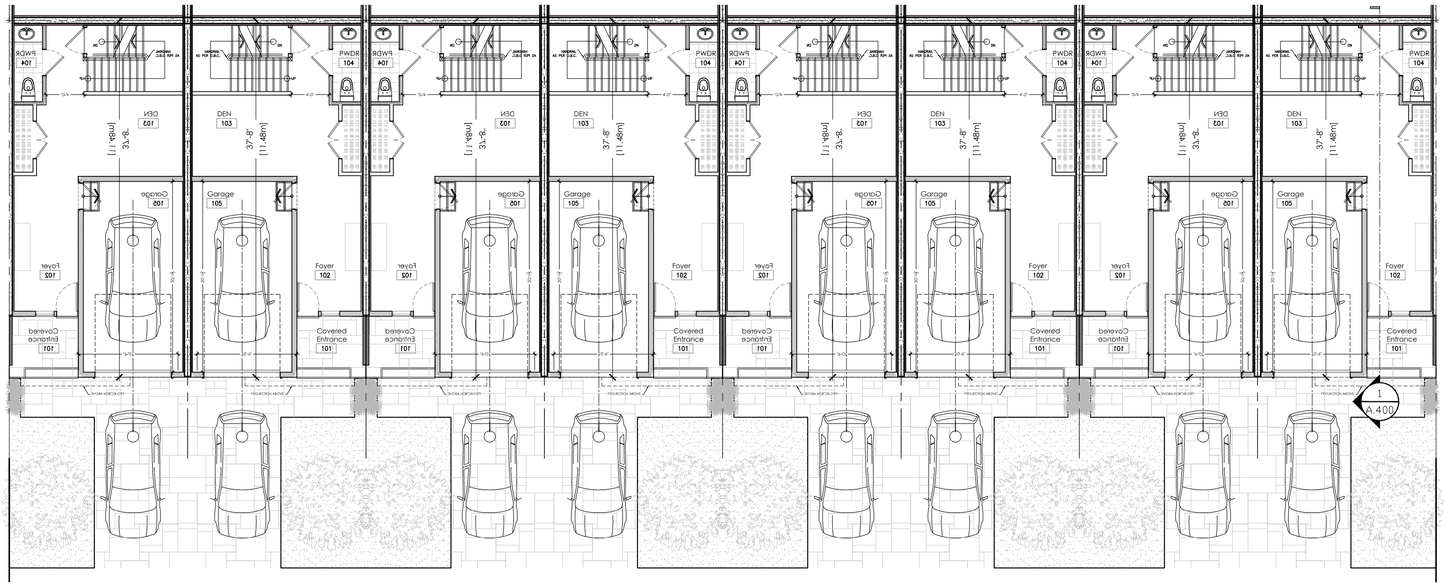
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BACK TO BACK STACKED TOWNHOUSE FLOOR PLAN

Design By:	Drawn By:	Approved By:
M.A.	X.Z	M.A.
Scale: 1:75	Date: 25/02/27	Project No.: 22-037

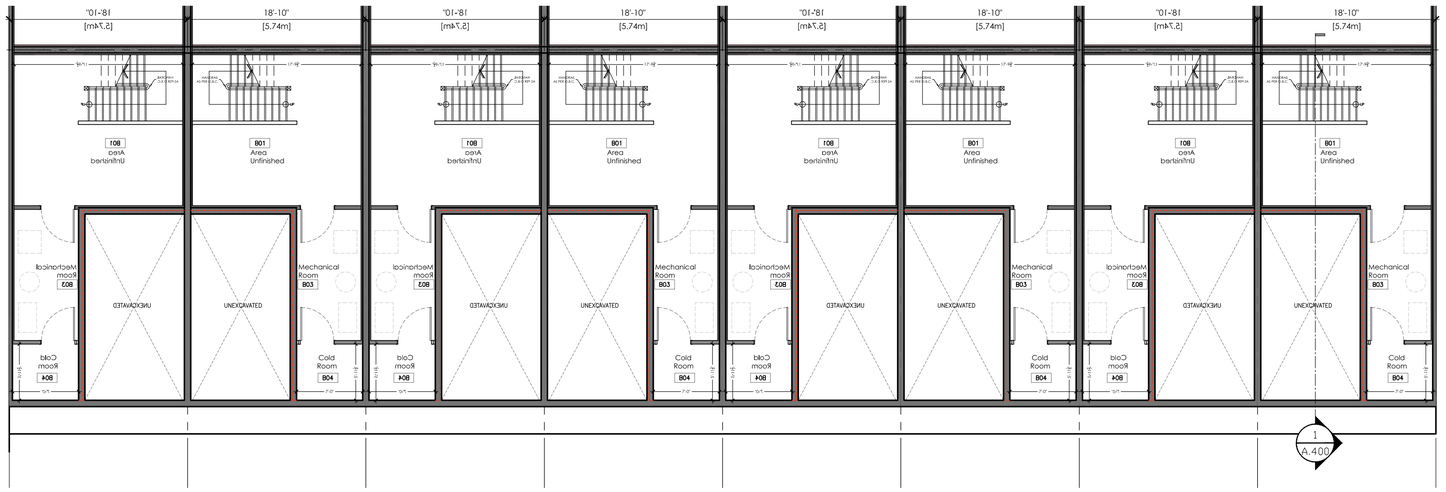
Drawing No:
A202a

Drawing Series:

BACK TO BACK TOWNHOUSE UNIT MIX				
	UNITS	**PERCENTAGE**	**AVERAGE SIZE(ft²)**	**AVERAGE SIZE(m²)**
1 BEDROOM UNIT	0	0%	0	0
2 BEDROOM UNIT	32	100%	1708	159
TOTAL	32	100%		



2 A.203 GROUND FLOOR



1 A.203 BASEMENT FLOOR

Project North: True North:

Key Plan:

No.	Date:	Issue/Revision	By:
1	25/02/27	ISSUED FOR OPA/ZBA APPLICATION	X.Z

Drawing Issues/Revisions:

Note:
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206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:
JEFFERY ST. DEVELOPMENT
19 Harriet St & 25 Jeffery St, Penetanguishene, ON L9M 1K5

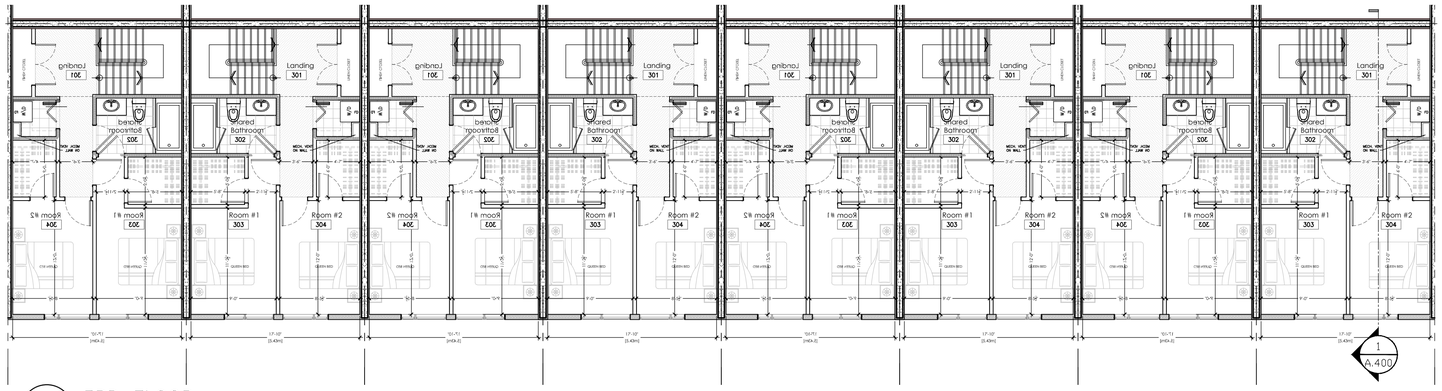
Sheet Title:
BACK TO BACK TOWNHOUSE FLOOR PLAN

Design By:	Drawn By:	Approved By:
M.A.	X.Z	M.A.
Scale: 1:100	Date: 25/02/27	Project No.: 22-037

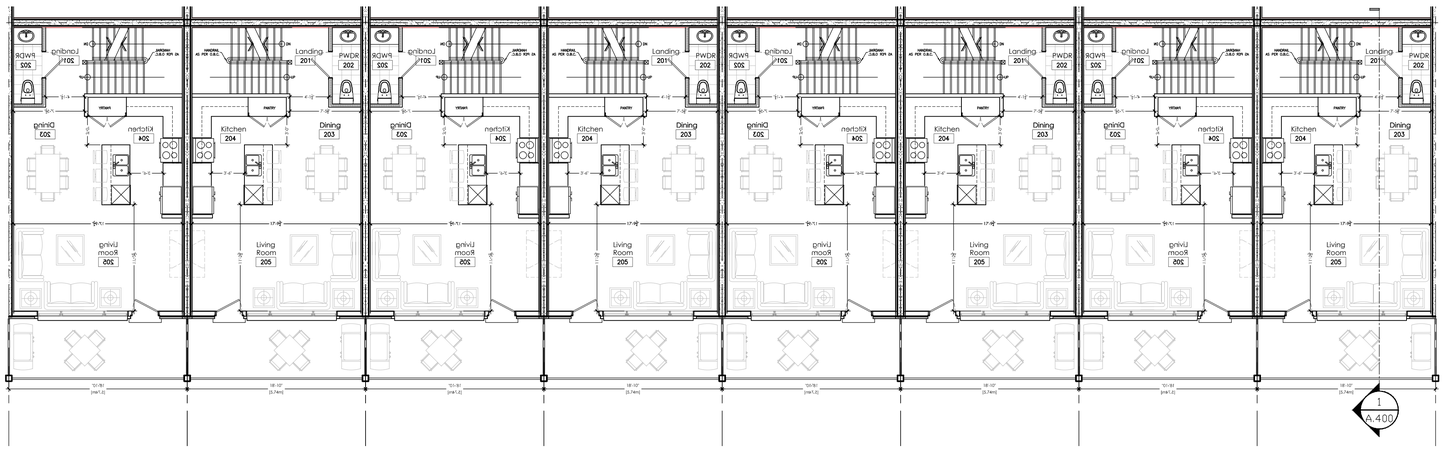
Drawing No:
A203

Drawing Series:

BACK TO BACK TOWNHOUSE UNIT MIX				
	UNITS	**PERCENTAGE**	**AVERAGE SIZE(ft²)**	**AVERAGE SIZE(m²)**
1 BEDROOM UNIT	0	0%	0	0
2 BEDROOM UNIT	32	100%	1708	159
TOTAL	32	100%		



2 A.203a 3RD FLOOR



1 A.203a 2ND FLOOR

Project North: True North:

Key Plan:

No.	Date:	Issue/Revision	By:
1	25/02/27	ISSUED FOR OPA/ZBA APPLICATION	X.Z

Drawing Issues/Revisions:

Note:
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Oakville Ontario
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1.905.281.4444

Project:
JEFFERY ST. DEVELOPMENT
19 Harriet St & 25 Jeffery St,
Penetanguishene, ON L9M 1K5

Sheet Title:
BACK TO BACK TOWNHOUSE FLOOR PLAN

Design By:	Drawn By:	Approved By:
M.A.	X.Z	M.A.
Scale:	Date:	Project No.:
1:100	25/02/27	22-037

Drawing No:
A203a

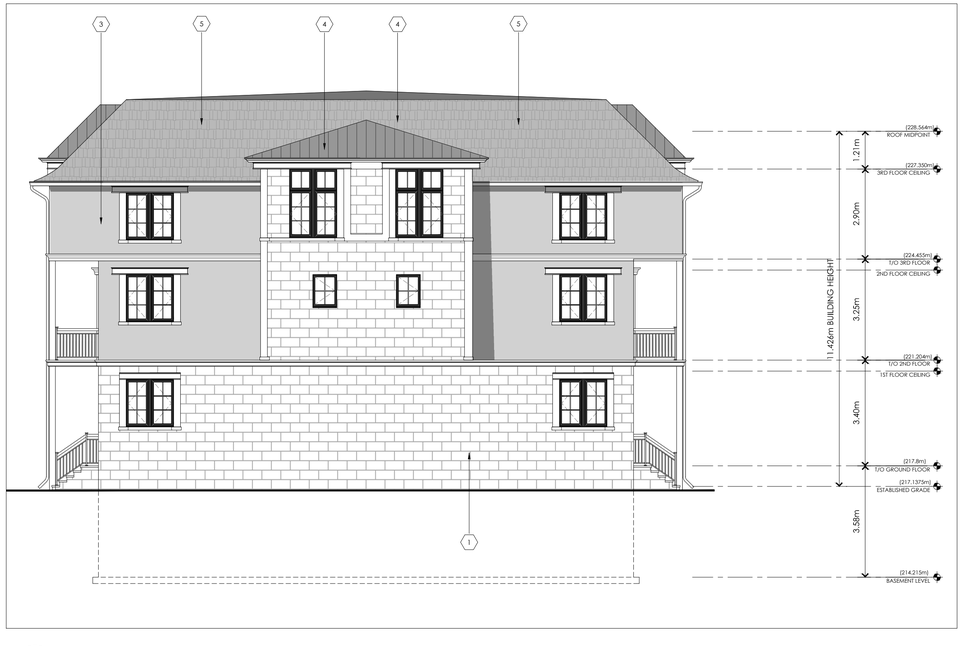
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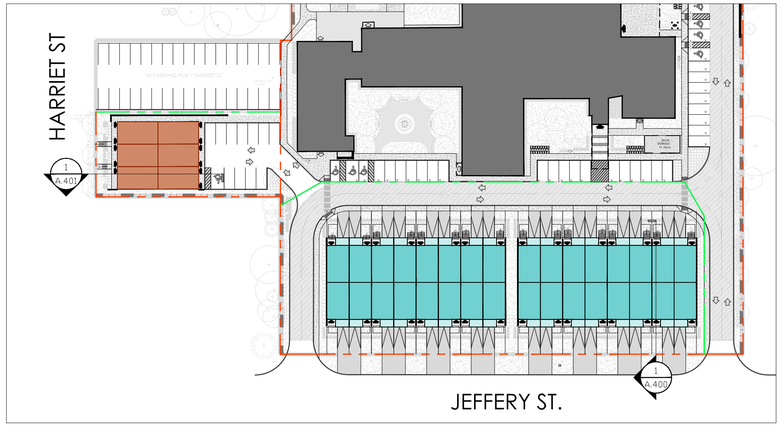
1 A.301 EAST ELEVATION
1:100



2 A.301 WEST ELEVATION
1:100



3 A.301 SOUTH & NORTH ELEVATION
1:100



4 A.301 KEY PLAN
N.T.S

EXTERIOR FINISH SCHEDULE

	MATERIAL/FINISH	COLOR
1	EIFS SYSTEM - WITH MASONRY PATTERN	GEMSTONE FINISH
2	STUCCO BAND	OFF WHITE
3	EIFS SYSTEM - SMOOTH FINISH	HIMALAYAN TREK BM 1542
4	ASPHALT SHINGLES ROOF	
5	METAL ROOF	

Key Plan:

No.	Date:	Issue/Revision	By:
1	25/02/27	ISSUED FOR OPA/ZBA APPLICATION	X.Z

Drawing Issues/Revisions:

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206-418 Iroquois Shore Rd
Oakville Ontario
L6H 0X7
T 905.281.4444

Project:
JEFFERY ST. DEVELOPMENT
19 Harriet St & 25 Jeffery St, Penetanguishene, ON L9M 1K5

Sheet Title:
BACK TO BACK STACKED TOWNHOUSE ELEVATION

Design By:	Drawn By:	Approved By:
E.M.	M.A.	E.M.
Scale: AS SHOWN	Date: 25/02/27	Project No.: 22-037

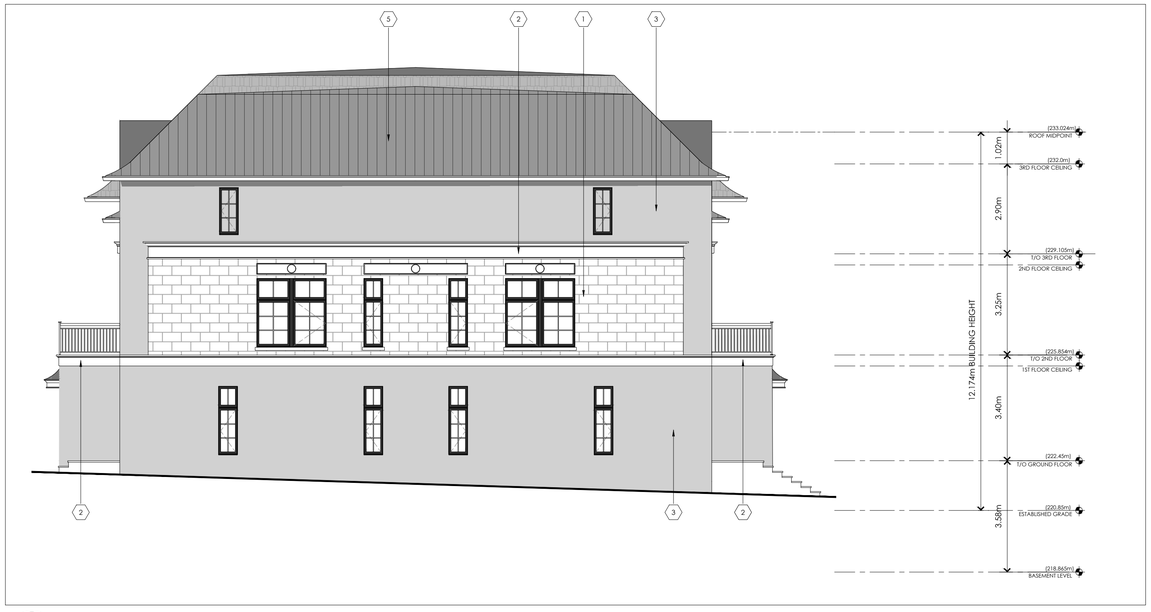
Drawing No:
A301

Drawing Series:



1 A.302 SOUTH ELEVATION

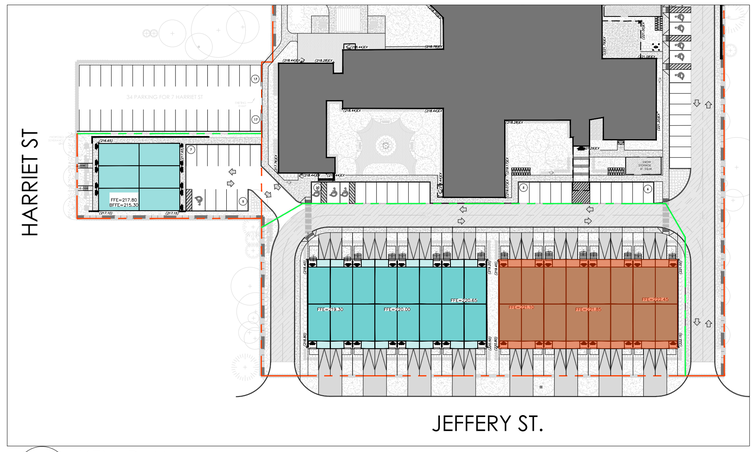
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2 A.302 EAST ELEVATION

1:100

EXTERIOR FINISH SCHEDULE		
	MATERIAL/FINISH	COLOR
1	EIFS SYSTEM - WITH MASONRY PATTERN	GEMSTONE FINISH
2	STUCCO BAND	OFF WHITE
3	EIFS SYSTEM - SMOOTH FINISH	HIMALAYAN TREK BM 1542
4	ASPHALT SHINGLES ROOF	
5	METAL ROOF	



3 A.302 KEY PLAN

N.T.S

Key Plan:

No.	Date:	Issue/Revision	By:
1	25/02/27	ISSUED FOR OPA/ZBA APPLICATION	X.Z

Drawing Issues/Revisions:

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1.905.281.4444

Project:

JEFFERY ST. DEVELOPMENT

19 Harriet St & 25 Jeffery St, Penetanguishene, ON L9M 1K5

Sheet Title:

BACK TO BACK TOWNHOUSE ELEVATION

Design By:	Drawn By:	Approved By:
E.M.	M.A.	E.M.
Scale:	Date:	Project No.:
AS SHOWN	25/02/27	22-037

Drawing No:

A302

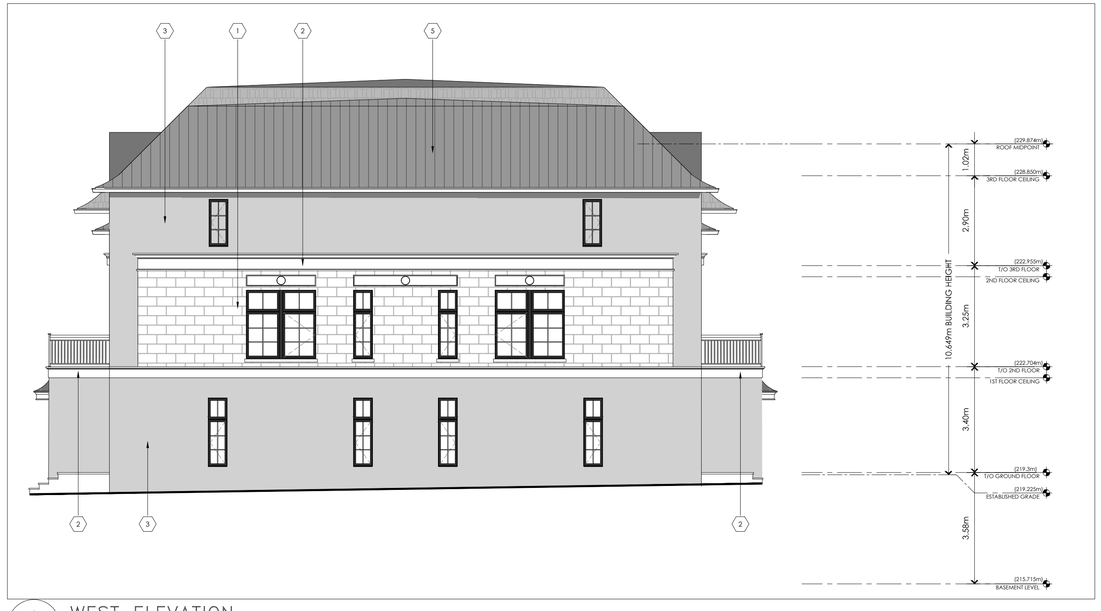
Drawing Series:



1
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SOUTH ELEVATION

1:100

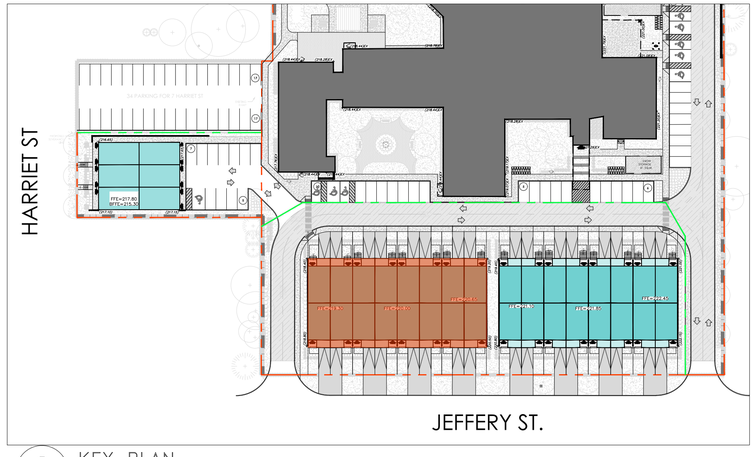


2
A.302

WEST ELEVATION

1:100

EXTERIOR FINISH SCHEDULE		
	MATERIAL/FINISH	COLOR
1	EIFS SYSTEM - WITH MASONRY PATTERN	GEMSTONE FINISH
2	STUCCO BAND	OFF WHITE
3	EIFS SYSTEM - SMOOTH FINISH	HIMALAYAN TREK BM 1542
4	ASPHALT SHINGLES ROOF	
5	METAL ROOF	



3
A.302

KEY PLAN

N.T.S

Key Plan:

No.	Date:	Issue/Revision	By:
1	25/02/27	ISSUED FOR OPA/ZBA APPLICATION	X.Z

Drawing Issues/Revisions:

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Oakville Ontario
L6H 0X7
T 905.281.4444

Project:

JEFFERY ST. DEVELOPMENT

19 Harriet St & 25 Jeffery St, Penetanguishene, ON L9M 1K5

Sheet Title:

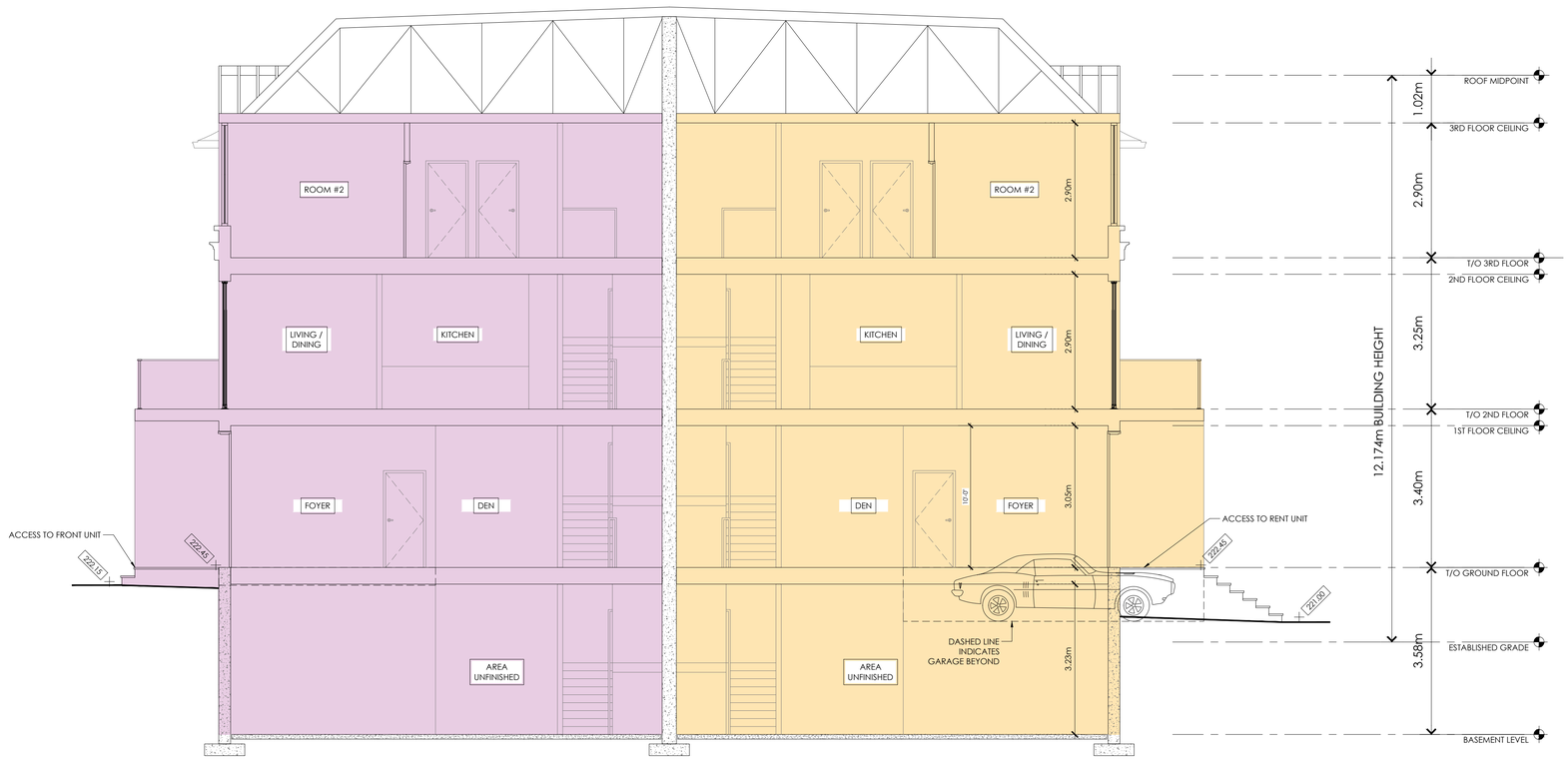
BACK TO BACK TOWNHOUSE ELEVATION

Design By:	Drawn By:	Approved By:
E.M.	M.A.	E.M.
Scale:	Date:	Project No.:
AS SHOWN	25/02/27	22-037

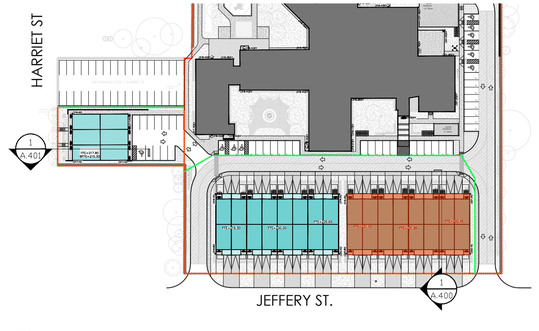
Drawing No:

A302a

Drawing Series:



1 / A.400 BACK TO BACK TOWNHOUSE SECTION
1:75



2 / A.400 KEY PLAN
N.T.S

Key Plan:

No.	Date:	Issue/Revision	By:
1	25/02/27	ISSUED FOR OPA/ZBA APPLICATION	X.Z

Drawing Issues/Revisions:

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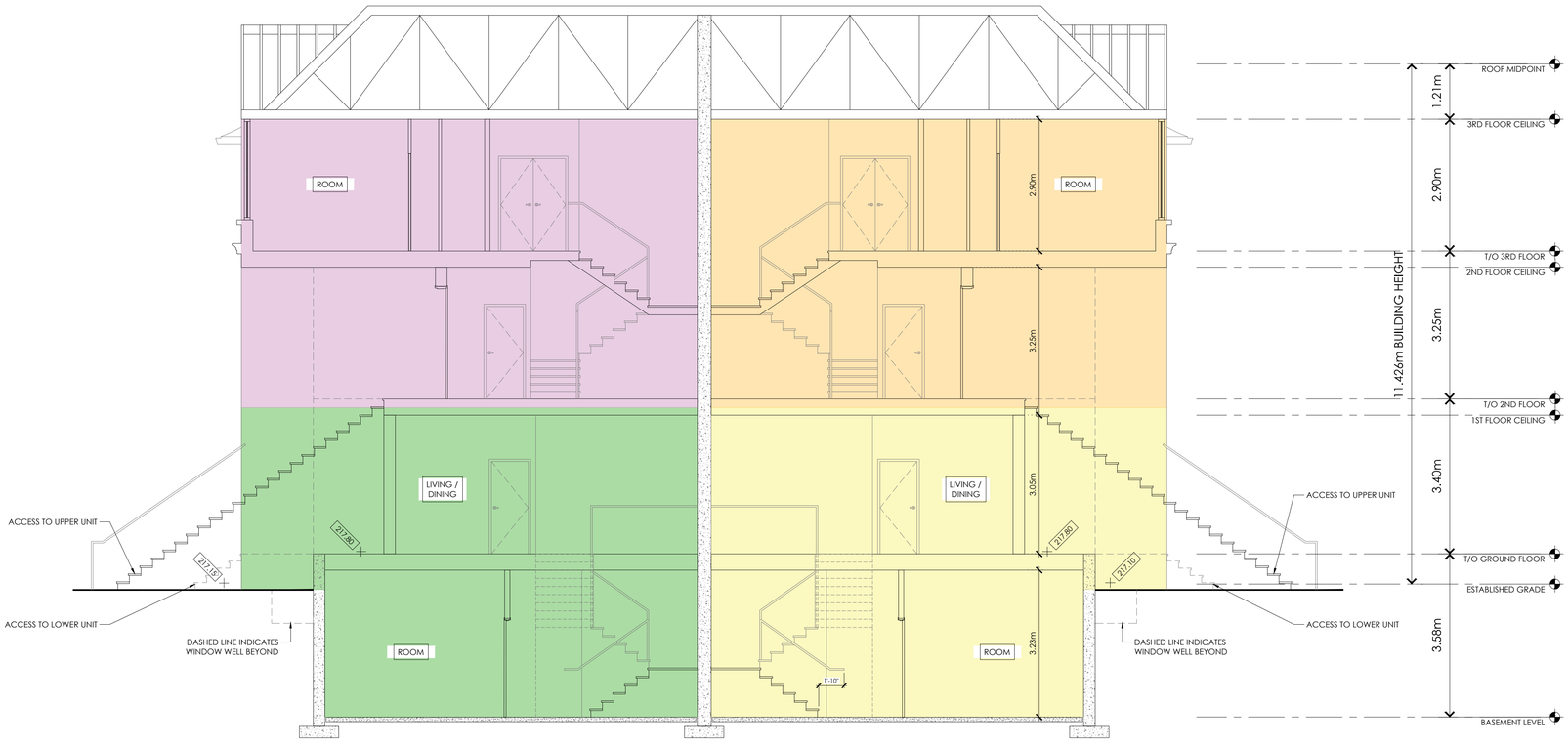
Project:
JEFFERY ST. DEVELOPMENT
19 Harriet St & 25 Jeffery St, Penetanguishene, ON L9M 1K5

Sheet Title:
BACK TO BACK TOWNHOUSE SECTION

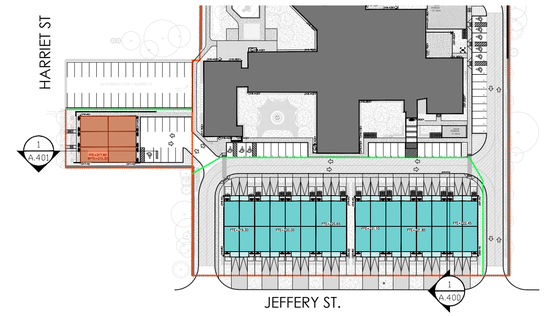
Design By:	Drawn By:	Approved By:
R.N.	R.N.	E.M.
Scale: AS SHOWN	Date: 25/02/27	Project No.: 22-037

Drawing No:
A.400

Drawing Series:



1 / A.401 BACK TO BACK STACKED TOWNHOUSE SECTION
1:75



1 / A.401 KEY PLAN
N.T.S

Key Plan:

No.	Date:	Issue/Revision	By:
1	25/02/27	ISSUED FOR OPA/ZBA APPLICATION	X.Z

Drawing Issues/Revisions:

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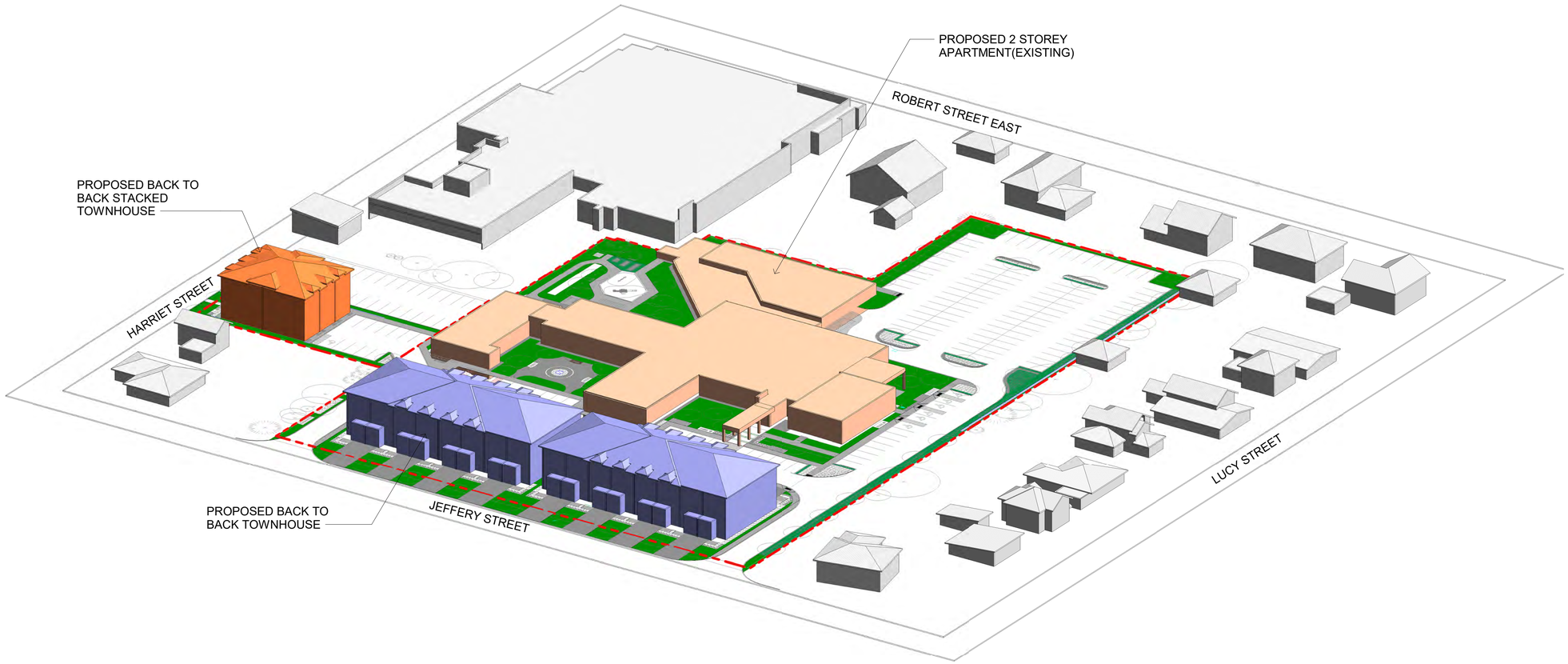
Project:
JEFFERY ST. DEVELOPMENT
19 Harriet St & 25 Jeffery St, Penetanguishene, ON L9M 1K5

Sheet Title:
BACK TO BACK STACKED TOWNHOUSE SECTION

Design By:	Drawn By:	Approved By:
R.N.	R.N.	E.M.
Scale: AS SHOWN	Date: 25/02/27	Project No.: 22-037

Drawing No:
A.401

Drawing Series:



Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
1	ISSUED FOR OPA/ZBA APPLICATION	25/02/27

Drawing Issues/Revisions:

Note:

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MATAJ ARCHITECTS
INCORPORATED
418 Iroquois Shore Road, Unit 206.
Oakville Ontario
L6H 0X7
T.905.281.4444

Project:

JEFFERY ST. DEVELOPMENT

19 Harriet St & 25 Jeffery St,
Penetanguishene, ON L9M 1K5

Sheet Title:

MASSING VIEW 1

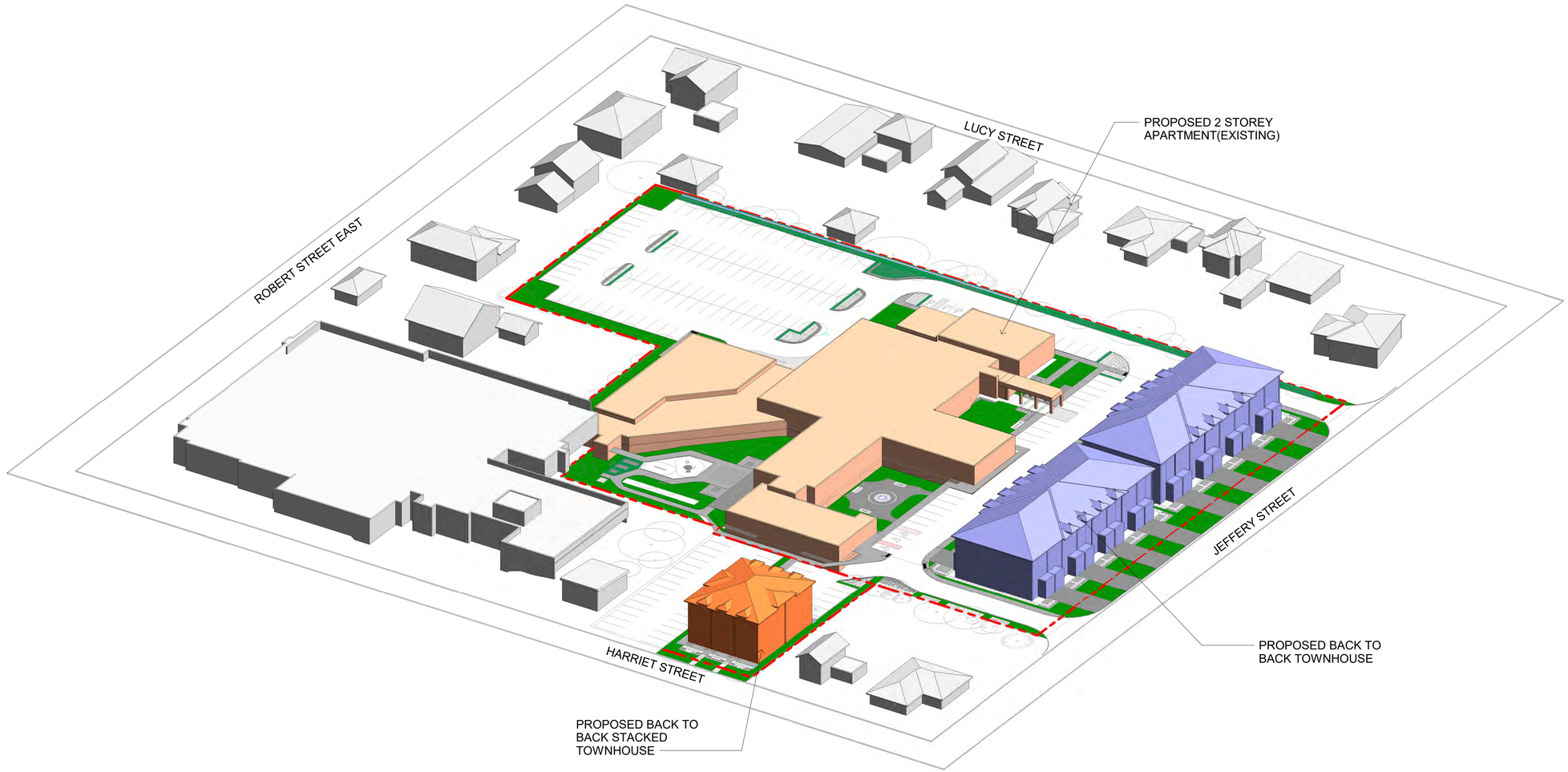
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E.M.	X.Z	E.M.
Scale:	Date:	Project No.:
NTS	25/02/27	22-037

Drawing No:

MV-1

Of:

Drawing Series:



Project North:	True North:

SPA FILE NO. -

REV	DESCRIPTION	REV. DATE
1	ISSUED FOR OPA/ZBA APPLICATION	25/02/27

Drawing Issues/Revisions:

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MASSING VIEW 2

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Scale:	Date:	Project No.:
NTS	25/02/27	22-037

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