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<b>Date:</b>	December 29, 2023	<b>No. of Pages:</b>	2 + Encl.
<b>Project:</b>	9151 Huntington Road Relocation Feasibility	<b>Project No.:</b>	TA-5330-22
<b>Address:</b>	9151 Huntington Road, Vaughan, Ontario	<b>Permit No.:</b>	N/A
<b>Client:</b>	Anatolia Block 59 Developments		
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### **Background:**

Tacoma Engineers has been retained by Anatolia Block 59 Developments to provide a memorandum regarding the building relocation feasibility for the building at 9151 Huntington Road, Vaughan, Ontario. The undersigned visited the site on November 27, 2023.



**John Fleming House**

### **Relocation Feasibility:**

Tacoma Engineers was asked to review the relocation feasibility of the detached house at 9151 Huntington Road, with respect to the suitability of the structural elements only. It is assumed that grading of the proposed site would be similar to that of the existing house location for the discussion below. The extent of the building elements to be retained and relocated are to be outlined by the heritage consultant.

The relocation of a building is generally carried out as follows:

- Complete the design and construction of a new foundation at the proposed location of the building's final site. Make accommodations (pockets, openings, etc.) to suit temporary supports such that the structure can be set on top of the new foundation without interference of the temporary supports.
- Complete a full detailed set of stamped shop drawings of the bracing and moving requirements submitted to the prime consultant for review and approval.
- Install temporary supports around the primary structural support locations of the building at the underside of the ground floor framing, including:
  - exterior walls;
  - interior loadbearing walls; and
  - interior bearing locations (as required).

Note: refer to heritage consultant report for extents of building elements to be relocated.

- Cut all connections between the house and foundations.
- Cut all service connections to the house, including all plumbing and electrical connections.
- Remove any and all material from the structure, including finishes that are intended for replacement in the new location.
- Install jacking beams to lift the house from its original foundation.
- Move the temporarily supported structure from its original location to the proposed relocation site.
- Secure the structure to the new foundation.
- Carry out restoration and renovation work as planned, including repairs or replacement of damaged and brittle finishes and/or other materials.

The building at 9151 Huntington Road would require, at minimum, supports at the following locations:

- the exterior perimeter;
- under all posts/columns;
- around the stair opening; and
- at all beam/joist ends.

The risk of damage to brittle finishes and materials that cannot accommodate movement, such as brick and the drywall finishes, is increased with the distance of the move. The distance of the move should be considered in the design of temporary bracing on the structure and in discussions with a qualified moving contractor.

Please call if you have any questions.

**Per**



Matti Rintala, P.Eng.  
Structural Engineer  
Tacoma Engineers

**Encl.**

Nil.



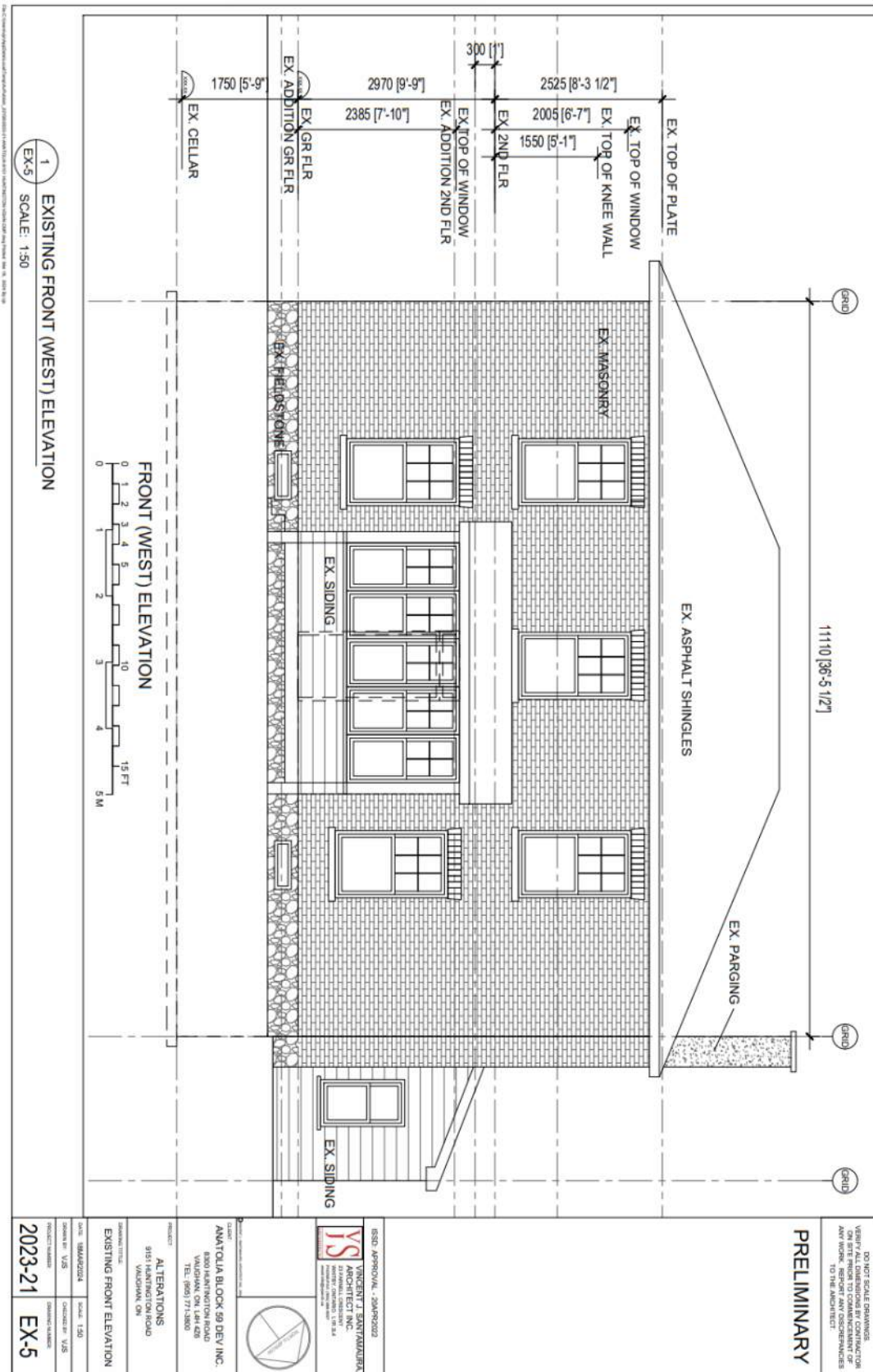
# Conservation Plan for Heritage Resources

John Fleming House, 9151 Huntington Road, Vaughan, Ontario

## Appendix 4: Existing Building Elevations

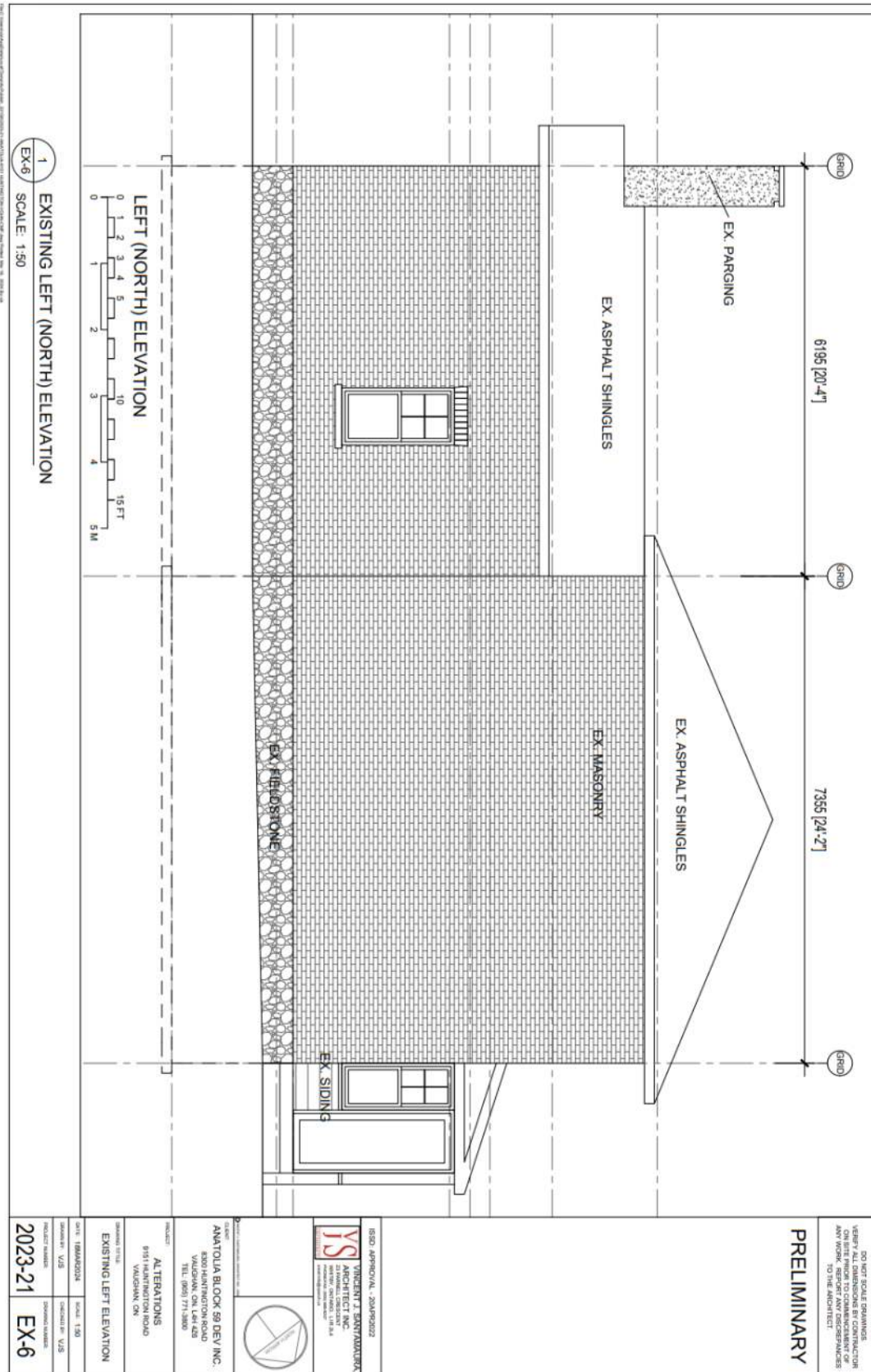
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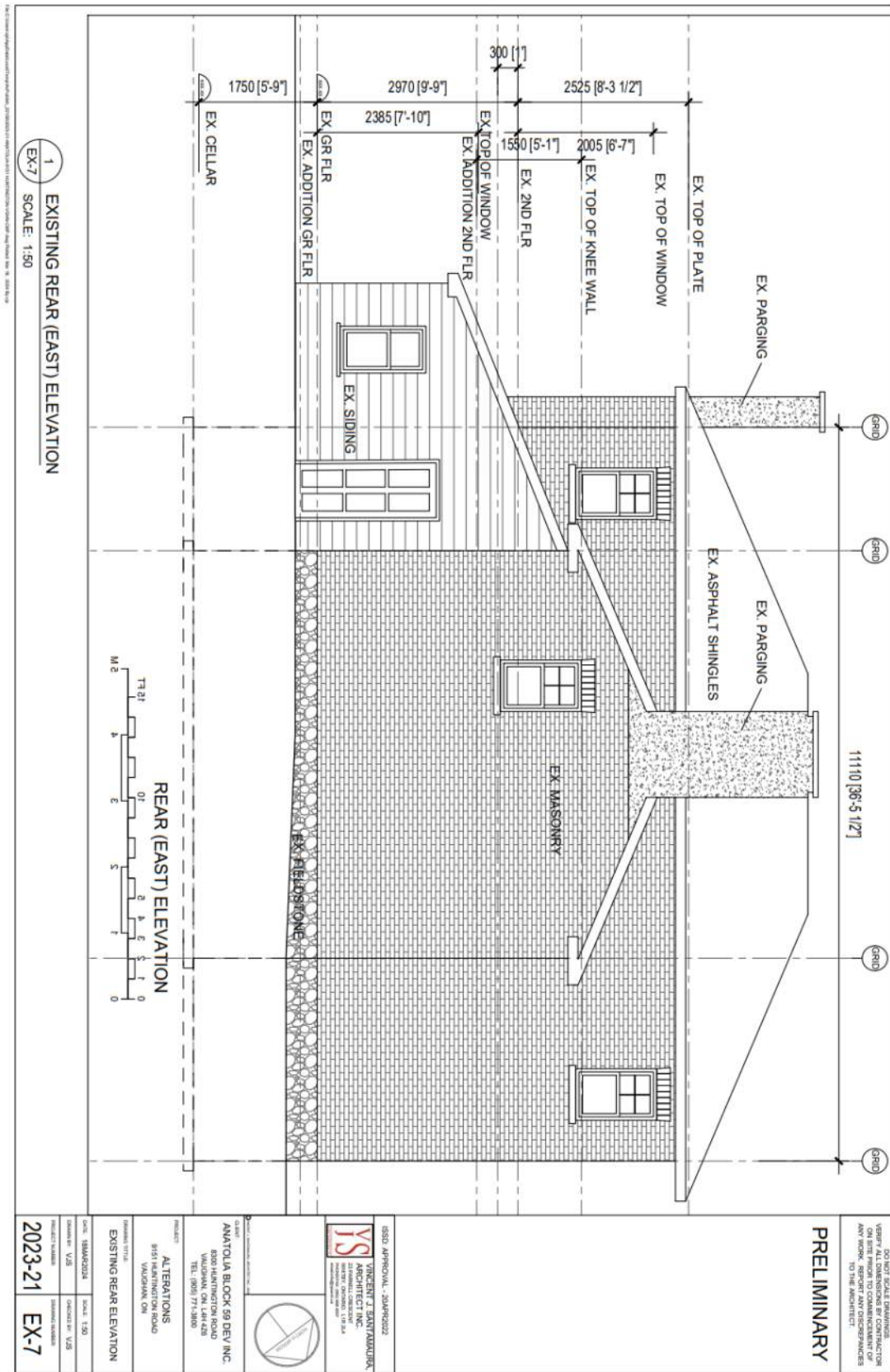
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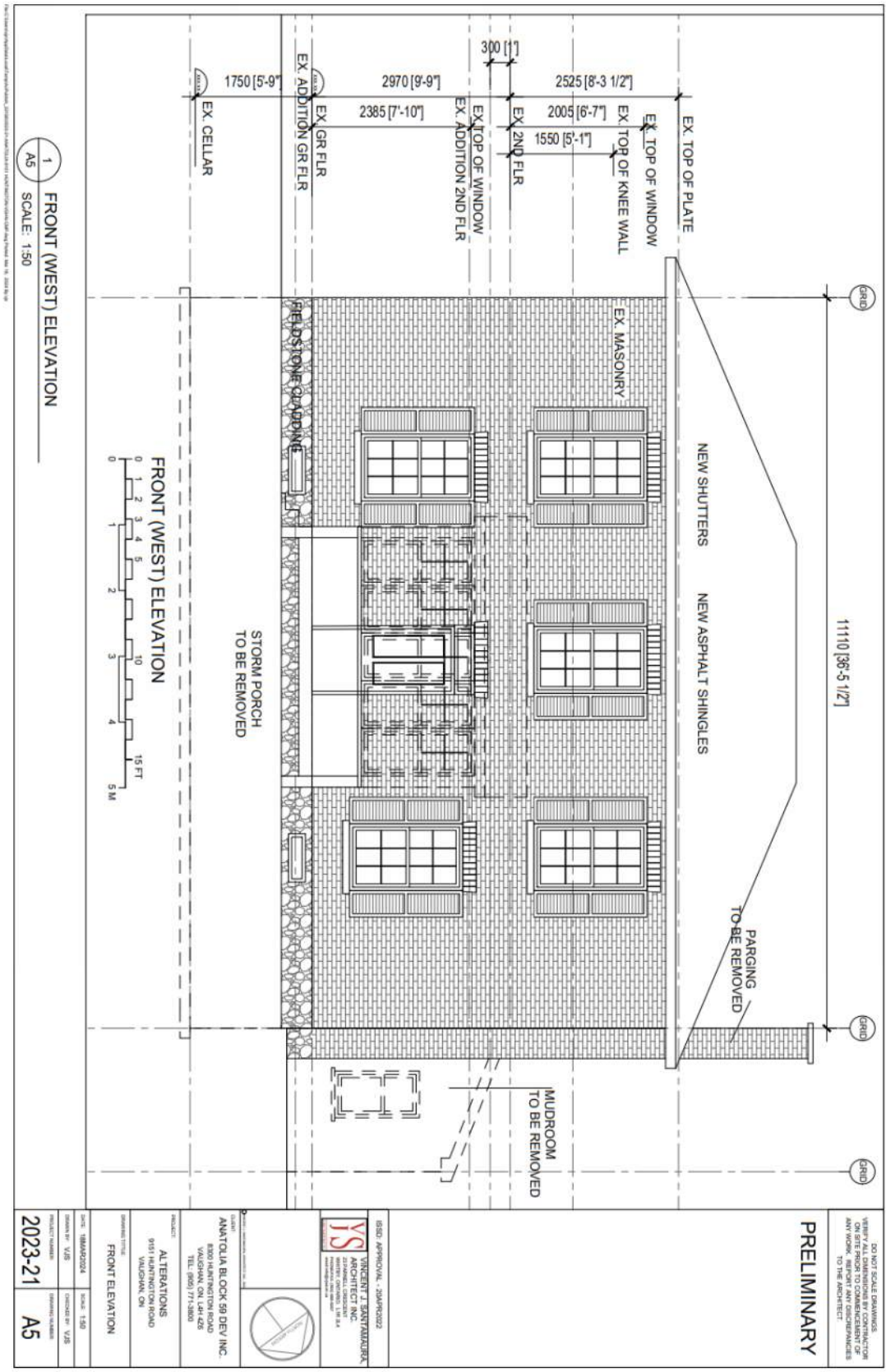
## Appendix 5: Proposed Building Elevations





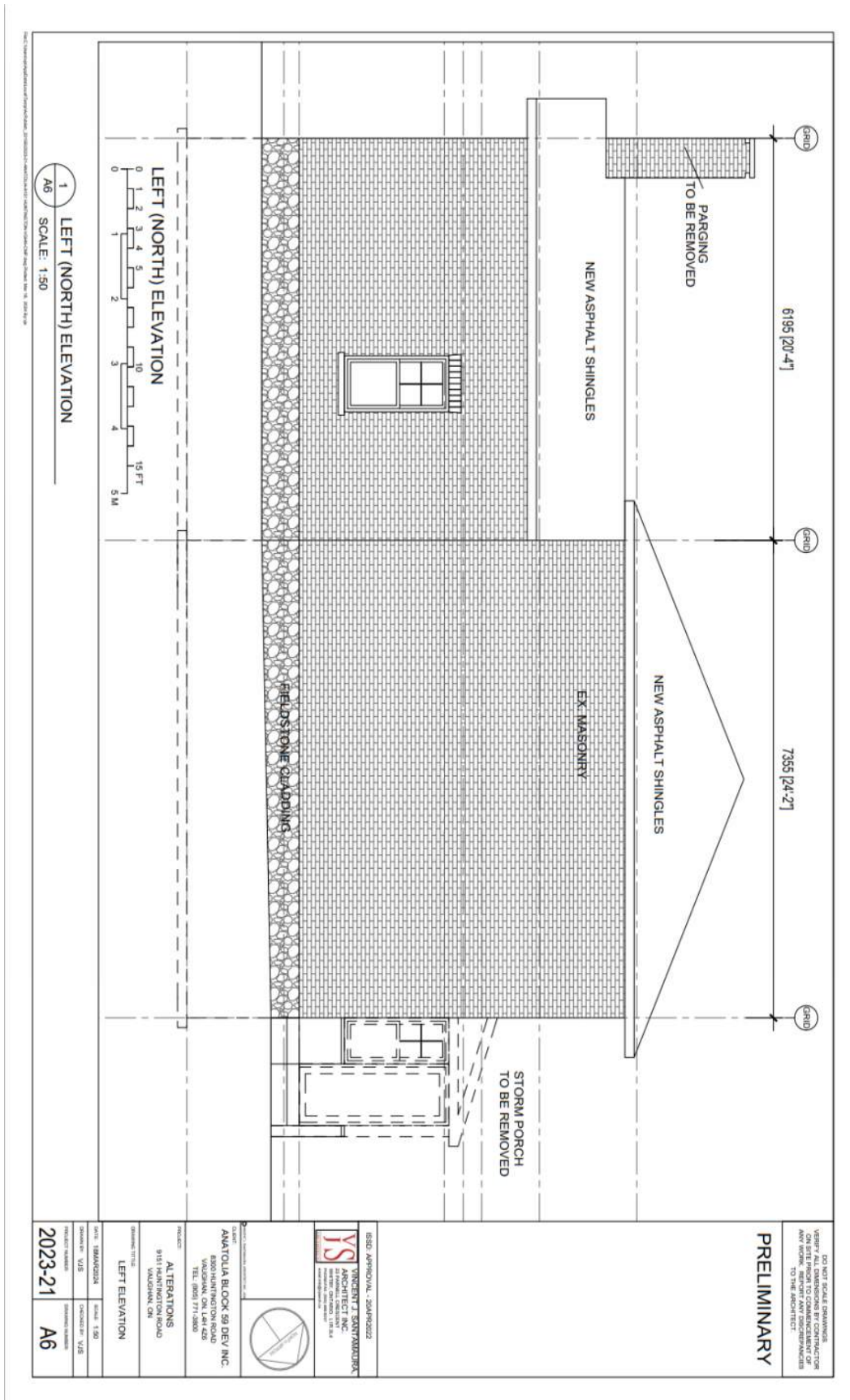
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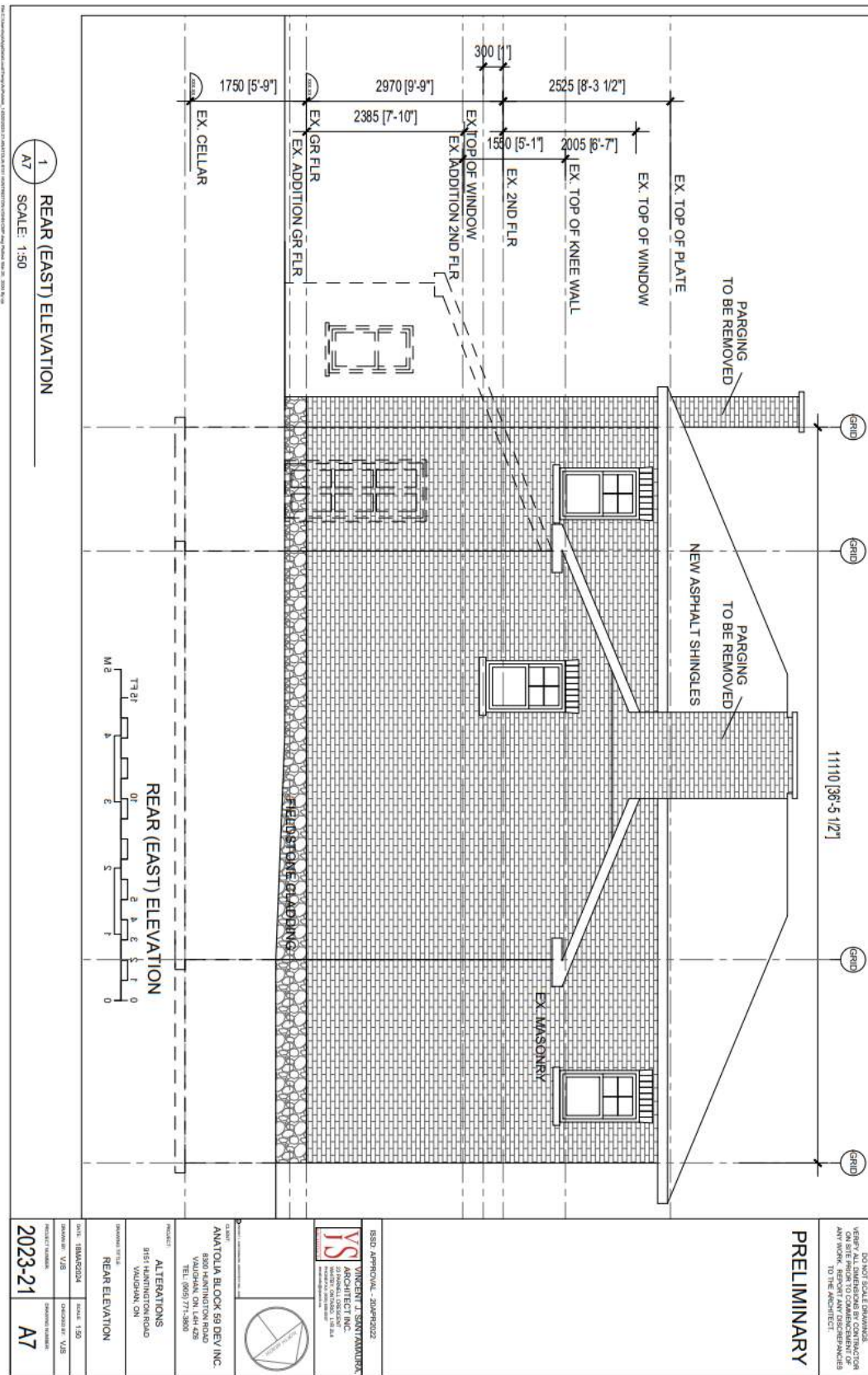
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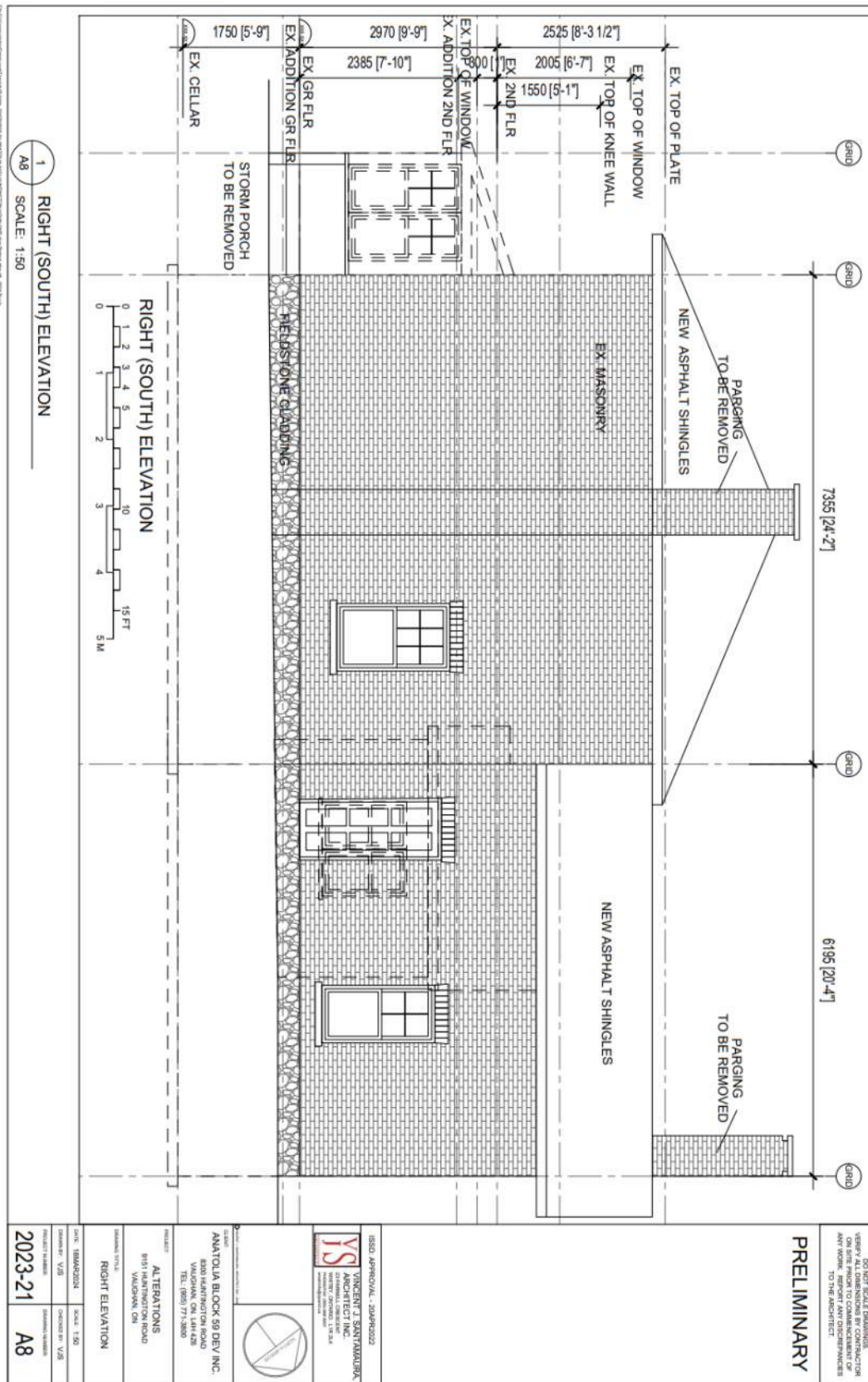
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## Appendix 6: Biography of Author

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## SELECTED PROFESSIONAL RESUME

Vincent J. Santamaura, B. Arch, MOAA, MRAIC

### Overview:

Vincent has evolved his over to 35 years of experience in the Construction Industry from Vincent J. Santamaura, Architect into a founding partner of SRN Architects Inc. A creative designer, familiar with a variety of Building systems, and the Building and Approvals process, he applies his knowledge to solving the building needs of his clients.

Trained and registered as an Architect, Vincent graduated from the University of Toronto. He has been active in the Greater Toronto Area – from downtown infill housing to new communities to historic renovations, adaptive re-use to high-rise. Vincent has worked for award winning architectural firms and has run his own practice. He has worked for a large land developer/home builder as Staff Architect and Community Planner where he was responsible for designing new communities, lotting modules and commercial and residential unit forms. Fully versed in the grand picture, Vincent applies his knowledge and experience back into the urban and architectural design fields.

Familiar with a variety of building systems, Vincent is comfortable designing in steel frame, cast-in place concrete or wood or light gauge steel framing. His design solutions balance urban concerns, client needs, and budget demands. Sustainability has always been an interest of Vincent's since his university days having been involved in passive energy design since the first oil crisis, and this has led to an interest in building envelope systems and an exploration of the new techniques. Fundamentally, though, it is the satisfaction of the client's needs that drives the building design solution and the delivery of it on time and on budget.

Vincent derives a large amount of his design inspiration from our Ontario Heritage. He's been the Chair of the Uxbridge LACAC and has been active in the preservation efforts of the Foster Memorial and the Lucy Maud Montgomery House, both in Leaskdale. He designed the York/Durham Heritage Railway/Go Train Station in Stouffville, and renovations to the Goodwood Town Hall (1875) and the Uxbridge Music Hall (1901). With these works, Vincent has developed strong interpersonal skills interacting with various communities, committees and municipal governments. This sensitivity to the existing built (and social) environment ensures that any design intervention will respect its neighbours.

Keenly aware of the complex issues and interests in building communities, Vincent uses his design skills, his consensus building skills and his experience to arrive at a balanced solution to any design challenge.

### Education:

- 2001 to present – OAA Professional Development Continuing Education Course Certificates
- 1986 to 1989 – AutoCAD Certificate courses, Ontario CADD/CAM Centre, Cambridge, Ontario
- 1985 – Construction Specifications Course, CSC, Toronto
- 1983 – Bachelor of Architecture, University of Toronto

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## Professional Memberships:

- 2012 to 2017 - Member, Alberta Association of Architects
- 2010 to present - Member, Building Specialist, Canadian Association of Heritage Professionals
- 1981 to present - Member, Ontario Association of Architects, Registered 1988
- 1983 to present - Member, Royal Architectural Institute of Canada

## Community Memberships:

- Currently - Member, Heritage Whitby/LACAC, Town of Whitby
- 2015 to 2018 - involved in Local Architectural Conservation Advisory Committee to the Town of Whitby
- 2009 to 2012
- 1993 to 1996 - Member/Chairman, Heritage Uxbridge/LACAC, Town of Uxbridge
- involved in Local Architectural Conservation Advisory Committee to the Town of Uxbridge
- 1993 to 2002 - Member, Friends of the Foster Memorial, Town of Uxbridge
- involved in the fund raising, preservation and designation efforts for the Foster Memorial in the Town of Uxbridge
- 1994 to 2002 - Member, York/Durham Heritage Railway Association, Stouffville
- involved the running of the heritage railway between Stouffville and Uxbridge
- 1995 to 1998 - Member, Celebration of the Arts Committee, Town of Uxbridge
- involved in organizing the annual Cultural Celebration in the Town of Uxbridge

## Professional Activities and Selected Projects:

### Expert Witness – Heritage Matters:

**Expert Witness – Heritage Matters: Ontario Municipal Board -**  
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Dunbar Homes Appeal of the City of Mississauga Refusal to Enact By-Law no. 0225-2007

**Expert Witness – Heritage Matters: Ontario Municipal Board**  
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Testimony for Vitmont Holding Inc Appeal of the Town of Aurora Non-Decision on Site Plan for 15160 Yonge Street & No. 5 Tyler Street, Aurora

**Expert Witness – Heritage Matters: Ontario Municipal Board -**  
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Ballantry Homes Appeal of the Town of Markham By-Law no. 2006-78

### Heritage Impact Statements/Reports:



**Heritage Impact Statement/Preservation Plan – 68 Daisy Street, City of Toronto (Etobicoke):**  
**Heritage Architect** who analyzed and authored a Heritage Impact Assessment and prepared a Preservation Plan for the Vincent Massey Public School on the impact of a new cluster of townhouses proposed around it in the City of Toronto.

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**Cultural Heritage Impact Review Assessment/  
Preservation Plan - 8161 & 8177 Kipling Avenue,  
(The Thomas Wright House and the McGillivray-  
Shore House) City of Vaughan:**

**Heritage Architect & Architect** who analyzed and authored a Cultural Heritage Impact Assessment/Conservation Plan for the re-location and renovation of two Designated Homes and the impact of a proposed stacked townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

**2017 Vaughan Urban Design Award winner.**



**Cultural Heritage Impact Review  
Assessment/Preservation Plan –  
The Thomas Watson House**

**8934 Huntington Road, City of Vaughan:**

**Architect/Heritage Architect** who analyzed and authored a Cultural Heritage Impact Statement and Preservation plan for the renovation of a formerly Designated Home as part of the proposed Arlington Estate Banquet Hall re-development project in the City of Vaughan.

**Heritage Impact Statement – 4583, 4589 & 4601  
Mississauga Road, City of Mississauga:**

Analyzed and authored a Heritage Impact Statement for the impact of a new cluster of homes on the Credit River Cultural Landscape (Heritage Registered Inventory) and the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

**Heritage Impact Assessment - 6 Mann Street,  
Clarington (Bowmanville):**

Analyzed and authored a Heritage Impact Assessment for the impact of an infill project of three single detached homes in the Town of Clarington (Bowmanville).

**Heritage Impact Statement – 4390 Mississauga  
Road, City of Mississauga:**

Analyzed and authored a Heritage Impact Statement for the impact of a proposed semi-detached and townhouse development on the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

**Heritage Impact Statement –10056 & 10068 Keele  
Street**

**(Le Sedici Vilette) City of Vaughan:**

Analyzed and authored a Cultural Heritage Impact Statement for a proposed townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

**Heritage Impact Statement/Preservation Plan -  
Stiver Tenant House-9721 Kennedy Road, City of  
Markham**

**Heritage Architect** who analyzed and authored a Cultural Heritage Impact Assessment/Preservation Plan for the preservation, re-location, renovation, and addition of a Designated Stiver Tenant Home project in the Town of Markham. (on-going)



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## Restoration:



### The Music Hall (1901), Uxbridge:

**Architect** for the renovation of the cultural centre of the thriving artistic life of Uxbridge since 1901. The facilities of the Historically Designated Music Hall were updated, and the stage was restored.

## Adaptive Re-Use:



### 11 Woodlawn Avenue, Toronto:

**Project Architect** for a conversion of a church building into condominium suites. The existing 4,000 sf building shell had another 8,000 sf of building area inserted into its envelope to create six luxury 2-storey units.

## Mixed Use Projects:



### Old Brooklin-The Mews, Brooklin:

**Architect** for the infill and extension of downtown Brooklin's Heritage District's main street with a mixed-use project using traditional living above retail programming and local heritage architectural styles.

## Institutional:



### Go Transit Stouffville and York Durham Heritage Railway Terminus, Stouffville:

**Architect** for the Heritage inspired Go Transit Station Stouffville which also acts as a terminus station for the York Durham Heritage Railway line between Stouffville and Uxbridge.

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**Commercial:**



**10 Richmond Street, Maple:**

**Architect** for a commercial infill building in Downtown Maple's Heritage, currently approved by the City of Vaughan Heritage Committee, the Maple Streetscape Committee and City of Vaughan Council.

**Architectural Control Guidelines:**

**Spring Creek, Waterdown:**

**Control Architect** who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Edwardian, Queen Anne, Arts & Crafts and Canadiana styles in this heritage inspired residential community.

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End of Report