C29
Communication
Council – November 19, 2024
CW(1) – Report No. 37 Item No. 2

DATE: November 15, 2024

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

RE: **COMMUNICATION – COUNCIL, November 19, 2024**

Item # 2, Report # 37

NOTICE OF OBJECTION TO THE NOTICE OF INTENT TO DESIGNATE KIRBY HOUSE LOCATED AT 2480 KIRBY ROAD UNDER PART IV OF THE ONTARIO HERITAGE ACT

Recommendation

1. THAT Council consider the Notice of Objection dated August 6, 2024, in conjunction with the Building Condition Assessment dated November 14,2024 and withdraw its decision of May 22, 2024, to designate the subject property at 2480 Kirby Road under Part IV of *Ontario Heritage Act*;
2. THAT Council require the owner to enter into a letter of undertaking as a condition of Heritage Clearance for demolition to erect a commemorative display, material salvage and reuse, in a manner that recognizes and carries forward the legacy of the Kirby House and its significance to the community to the satisfaction of the City.

Background

2480 Kirby Road has been a recognized significant heritage building since 2005 as a listed property under Section 27 of the *Ontario Heritage Act*. City staff research on the subject property has confirmed that the cultural heritage value of 2480 Kirby Road meets eight (8) out of nine (9) criteria set out under OHA Regulation 9/06 for physical, associative and contextual cultural heritage value. A complete designation report that outlines these values was presented to Heritage Vaughan Committee on April 24, 2024, recommended to Committee of the Whole on May 7, 2024, and approved by City Council on May 22, 2024.

A Notice of Objection to the Notice of Intent was submitted by the Owner's representative that stated the condition of the building being "very poor" and "beyond reasonable and practical repair" (Attachment 1). A report from staff was presented to Committee of the Whole on November 5, 2024, in response to the Notice of Objection. The Committee deferred the report back to staff in light of additional information that will

be provided by the Owner and asked of the owner and representative(s) that access be granted onto the property for staff inspection of the site. Staff visited the site on November 04, 2024, and provided photos (Attachment 2), which show brick spalling on the kitchen wing of the building.

A new Building Condition Assessment Report authored by Sandro Soscia, a licensed Professional Engineer specialized in building structure, was submitted to the City on November 14, 2024 (Attachment 3).

Analysis and Options

The Building Condition Assessment Report states that *"This structure has undergone significant deterioration and does not meet the structural requirements of a dwelling"* and *"To make the building habitable, a complete reconstruction is necessary".*

The report concludes that *"The building does not meet the minimum acceptable standards for public health and public safety, structural sufficiency, environmental integrity and energy conservation. We recommend demolition of 2480 Kirby Road, City of Vaughan."*

In addition to the Conditions Assessment Report the Owner's representative had also submitted a communication to the Committee of Whole that was prepared by heritage consultants from LHC (Attachment 4), questioning the Notice of Intent to Designate (NOID) and the Statement of Cultural Heritage Values but did not dispute the overall heritage value of the property.

Based on the findings of the Building Condition Assessment Report, staff recommend that the Notice of Intent to Designate the Kirby House located at 2480 Kirby Road be withdrawn, and that Council direct staff to require the owner to enter into a letter of undertaking as a condition of Heritage Clearance for demolition to erect a commemorative display, material salvage and reuse in a manner that celebrates the legacy of the Kirby House and its significance to the community.

For more information, please contact Shahrzad Davoudi-Strike, ext. 8653.

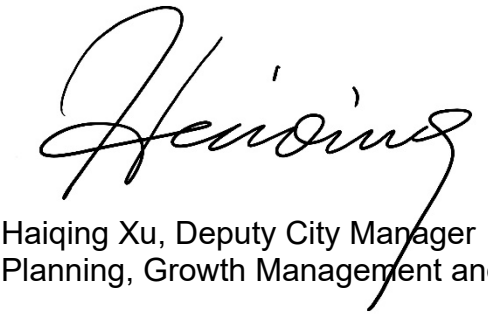
Attachments

1. Notice of Objection Letter
2. Site Photos package
3. Building Condition Assessment Report
4. Communication memo by LHC

Prepared by

Shahrzad Davoudi-Strike, Senior Manager of Development Planning, ext. 8653.
Nancy Tuckett, Director of Development Planning, ext. 8529.

Respectfully submitted by



Haiqing Xu, Deputy City Manager
Planning, Growth Management and Housing Delivery

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

August 6, 2024
HPGI File: LI24L

SUBMITTED VIA EMAIL: clerks@vaughan.ca

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attn: Todd Coles, City Clerk

Re: Intent to Designate under the *Ontario Heritage Act*
2480 Kirby Road, Vaughan

Humphries Planning Group Inc (HPGI) represents 1411069 Ontario Inc., the owner of the property located at 2480 Kirby Road in the City of Vaughan (the "**Subject Property**"). It is our understanding that the Council of the Corporation of the City of Vaughan intends to designate the Subject Property for reasons of cultural heritage value or interests, pursuant to Part IV, Section 29 of the Ontario Heritage Act (the "**Act**"). Under subsections 29(5)-(6) of the Act, any person may object to the designation of the property within thirty days of the publication of the notice of intention to designate in the newspaper by serving the Clerk a notice of objection, including any information relevant to their rationale for objection. On behalf of our client, we are filing this objection in response to the Notice of Intention to Designate the Subject Property under Part IV, Section 29 of the Ontario Heritage Act.

The Property is currently occupied by a 2-storey brick building that has, in recent years, fallen into a state of significant disrepair. The building has been vacant for approximately 5 years, and currently is disconnected from gas, water, and electricity services. As set out in the April 11, 2024 report from Heritage Planning, Staff assert that the Property has cultural heritage value and meets 4 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. Our client disagrees with this conclusion and submits that the building, in its current condition, is not physically or functionally appropriate to warrant designation. The building is unfit for any form of residential occupancy.

While the Statement of Cultural Heritage Value states that the condition of the building is "fair", this is not truly representative of the existing conditions on the ground. The so-called "brick house" is, in fact, a vacant building that is in very poor condition. We understand that years of being unoccupied has seriously damaged the structural integrity of the brick house including a partially collapsed roof, damaged floors, and the presence of mold all of which render the

190 Pippin Road
Suite A
Vaughan ON
L4K 4X9

T: 905-264-7678
F: 905-264-8073

building uninhabitable and beyond reasonable or practical repair. In its current status the building poses a serious risk to human health and safety should it be retained. It is unreasonable and unfair to subject our client to the additional obligations that flow from a property being designated under the Ontario Heritage Act in light of the current state of the building.

For the reasons stated above together with additional reasons which may be shared in future correspondence, our client formally objects to the Notice of Intent to Designate the Subject Property. We request a meeting with Staff to discuss the matter as soon as possible and ask that this correspondence be included on the public record and as part of any subsequent consideration of this matter by Vaughan City Council. We also request notice of any subsequent decisions made in respect of this matter

Yours truly,
HUMPHRIES PLANNING GROUP INC.

Rosemarie L. Humphries B.A. MCIP RPP
Principal

cc. *1411069 Ontario Inc*

ATTACHMENT 2

2480 KIRBY ROAD – PHOTOS

Staff Photos from 2001-2005

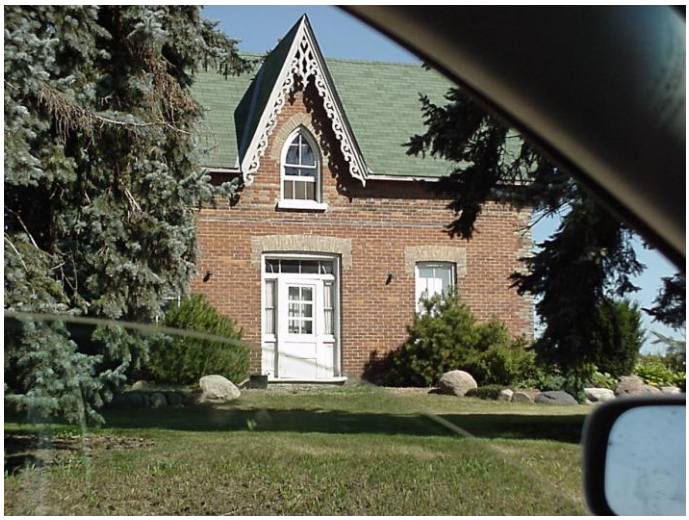


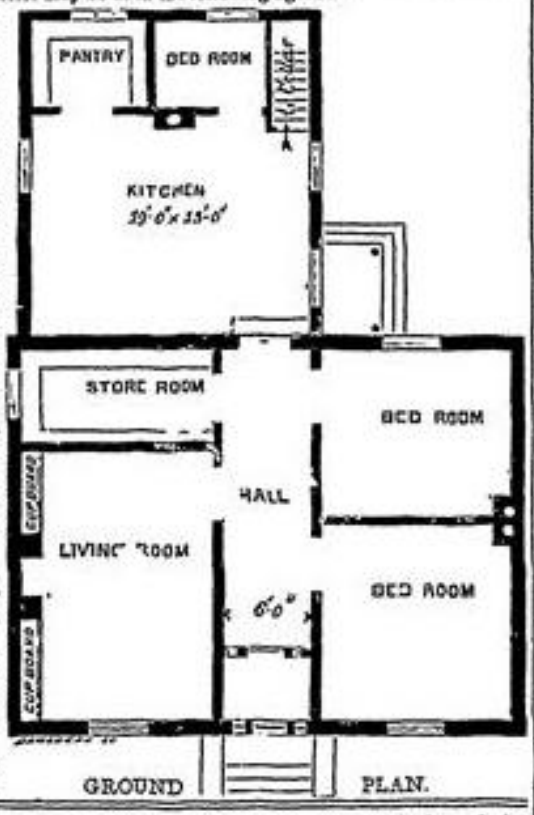
Photo provided by By-law Enforcement, November 04, 2024

with cedar posts and railing. The ends of the logs are sawn off square, and the tops and bottoms dressed off straight; they are then halved into one another and pinned. They project about 18 inches from the corners.

The second illustration we give is—

A SMALL GOTHIC COTTAGE.

This building can be constructed with stone, brick, or timber. It is a dwelling suitable for a small family, the main building having a hall six feet wide running through the centre and entering the kitchen; on the left side of this hall is a large living room or parlour, 11 x 13, and store room, 14 x 7; on the right are two bed-rooms, one 13 x 14 and the other 11 x 14; in the rear addition is a large kitchen, a pantry and bed-room. From the kitchen is a stair leading to the dairy and cellar, which should either have a brick or concrete floor, laid with a fall to the drain. If the kitchen flue is brought down to the cellar, it will materially assist in its ventilation. The walls of the cellar to the ground surface should be built with stone laid in water-lime mortar, and be at least 18 inches thick. None of the ceilings of the rooms should be under 10 feet high. The manner of laying out the interior may be as in the following figure:—



GROUND PLAN.

The second figure shows the front elevation of the cottage which is situated on a raised terrace, and built with red brick, with white brick corners. The window-sills and the drips over the front door and windows, could be of dry pine, painted and sanded, but stone would be better. A small gable is raised over the front door, surmounted with a turned pinnacle, and having a simple piece of tracery fastened to the under side of the cornice, and in the centre of this gable is a small trefoil window to give light and ventilation to the garret. The roof should project at least two feet over the walls, having tin eaves-gutters and down pipes to carry the rain water to the cistern. The shingles should be of dry pine, laid on four inches to the weather, and bedded in good hair mortar. The walls, if built hollow, a brick and a half thick, would be very dry and warm, and require no lathing on the interior surface. Round flues of glazed tile are much better than square brick flues, as they are safer from fire, and do not require sweeping.

The cost of a cottage of the above description would not exceed $1,000. If built of timber, and boarded perpendicularly, or rough-casted on the outside, the cost would be about $750. It must be borne in mind, however, that estimates are governed by the style of finish and the price of material in a given locality.

Size of main building, 36 x 28. Kitchen extension, 21 x 22. Scale, 12 feet to the inch.

IMPROVED FARMING IN ALBANY COUNTY, STATE OF NEW YORK.—A friend of ours, in this county, began farming some 20 years ago. His farm would then produce 20 tons of hay for sale, and eight for home consumption. This present season he *has sold forty-three tons*, and has enough left to winter 675 sheep, with his farm horses and other stock. The size of the farm, we believe, is about 100 acres. Its productiveness has been increased by the system of stock feeding we have so long advocated, together with draining where most necessary. The number of sheep mentioned above, are fatting for the late winter or early spring market. Notwithstanding the high price of Indian corn and all feeding material, and the tempting inducement to sell more hay, when it commands $22 or $23 a ton, the sheep will be fed as freely as ever. There is no success in half-way work, as our friend understands; and the consequence is, he is the most successful sheep feeder within our acquaintance in this or any other State.—*Country Gentleman.*

CLIFFING SHEEP [illegible]TION.—This has grown into a great abuse [illegible]t Britain, as well as, to some extent, in this [illegible]; and at the meeting of the Council of the [illegible]griculture Society, Dec. 9th, the following [illegible]ons were adopted: 1 That sheep exhibited for [illegible] the prizes must have been really and fairly [illegible] the year of the exhibition. 2 That shearing form part [illegible] two inspectors be [illegible] amine the sheep [illegible] yard, with instructions to [illegible] cases in which the sheep have not been really and fairly shorn bare.

FRONT VIEW SHOWN IN STAFF PHOTOS

The Breeder and Grazier.

The Horse.

THE introduction of *pure blood*, when judiciously managed, will be productive of good not only to the carriage, but also to the farm horse. But judgment and great caution are necessary in considering the points and qualities of a blood stallion before he is admitted to mares whose progeny is intended for the saddle, the carriage, or for the heavier work of the farm. Let his shape and qualities be good, bad or indifferent, the stallion which possesses a sprinkling of blood is almost sure to be the animal which will be selected. His light action, showy appearance, and high sounding pedigree, will be a sufficient recommendation to those who are ignorant of the various points and qualities which are connected with the strength, substance, durability and disposition of the animal. Besides, the same horse is certain of being put to a great number of mares of all sorts, shapes, and sizes, without the slightest regard to that exact adaptation of form, in sire and dam, which is absolutely necessary in order to secure a satisfactory result. Breeding from blood stallions is highly commendable, provided it is done with judgment and discretion; but the practice of *indiscriminate* crossing is decidedly objectionable, and cannot be too strongly condemned. "Extremes in crossing," observes a writer in the *New Sporting Magazine*, "are very rarely successful; and it is really astonishing to see farmers so constantly putting their complete cart-mares to thorough-bred horses, expecting to have foals of a class fit for hunters, whereas nine times out of ten, they are fit neither for draught nor hunting; for though they may be up to weight, which is what they expect, there is always a lamentable deficiency of pluck; and the same mare, with a three-parts bred horse, would be likely to produce a very valuable class of [illegible] here refer [illegible] combinin[illegible] quently t[illegible] character, that he is fit "neither for the land nor the sea." In place of being a fair medium between the sire and dam [illegible] while [illegible] opposite [illegible] balanced [illegible] proportioned that he is comparatively useless. His temper, moreover, is frequently characterized by a want of conformity to the purpose for which his owner might think him in other respects best adapted. At the last Provincial Exhibition in Kingston, there were some half dozen specimens of pure blood, which, with judicious management in crossing, might be made subservient to the improvement both of our carriage and farm horses.

VIEW SHOWN IN PHOTO PROVIDED FROM BY-LAW ENFORCEMENT

The *Suffolk Punch* appears to be a good type for improving our ordinary race of agricultural horses. He is a decided favorite in several of the Eastern Counties of England. Being of medium size, compact, thick, and "punchy" in appearance, good step, and exceedingly muscular and enduring, he could not fail, when judiciously used, to get a progeny possessing many desirable qualities, and adapted to the wants of farmers in this country. A stallion of this breed has been in use for several years in Guelph, Woodstock, and subsequently in some places west of the latter, that has produced stock, we have been informed, of a very desirable character. It is often observed that short-legged, firm, compact horses, do their work better, and last longer than larger ones, particularly if they have a clean, flat bone and plenty of muscle. It often happens that cart horses of great height and weight have round bones; but round-boned horses, of any breed, are often gummy, and are apt to get greasy; besides which, it indicates softness. For these, among other reasons, the Suffolk is de[illegible]ore extensive trial in this country.

[illegible]eland Bay may be classed among the [illegible]ds of draught horses, and forms a distinct [illegible]heir colour and general points are very uniform; of a large size, 16 hands and upwards; colour bright bay, as the name indicates, with black

SITE PHOTOS, MAY 2024

SITE PHOTOS, MAY 2024

Photo provided by By-law Enforcement, November 04, 2024

SOSCIA
PROFESSIONAL ENGINEERS INC.

10376 Yonge Street • Suite 307 • Richmond Hill • Ontario • L4C 3B8 • T: 905•237•5410, F: 905•237•5413, E:ssoscia@sosciaeng.ca

BUILDING CONDITION ASSESSMENT

2480 Kirby Road

Vaughan, Ontario

SOSCIA ENGINEERING LTD.

Project number 24 – 136

SOSCIA
PROFESSIONAL ENGINEERS INC.
10376 Yonge Street • Suite 307 • Richmond Hill • Ontario • L4C 3B8 • T: 905•237•5410, F: 905•237•5413, E:ssoscia@sosciaeng.ca

Executive Summary

Soscia Professional Engineers Inc. visited Kirby Road in the City of Vaughan, Ontario for the purpose of determining whether the existing dwelling is structurally stable and whether the dwelling is suitable for habitation.

The study was limited to a visual inspection of the building components and as found conditions. Destructive testing was not performed. The Ontario Building Code and the Occupation Health and Safety Act (OHSA) are used in assessing the building condition.

The subject building is a 2-storey structure and appears to have been abandoned for many years. The building sits on a stone foundation wall and is not in a condition to conducive to preservation. The building and roof were not properly sealed which allowed water to infiltrate in the building, where water damage is apparent throughout the ceiling assembly of the second floor (**Figure 1**).

The existing exterior brick (above grade) is of a non-load bearing type with interior wood framing transferring loads to a stone load bearing wall foundation. The exterior brick is experiencing severe spalling throughout. Exterior brick connections to the sheathing has been compromised and are no longer adequate or safe to laterally support the existing brick conditions. Due to this failure, large openings have developed leading to water infiltration subjecting the interior wood framing to rotting conditions (**Figure 2**). In addition, the brick is in very poor condition from weathering where significant section loss is occurring systematically throughout the exterior walls (**Figure 3**). Mortar between the joints is eroding and porous leading to freezing and thawing further undermining the structural integrity of the exterior brick wall system leading to possible structural collapse.

Foundation walls are of stone rubble and have experienced water infiltration as seen from inside the basement (**Figure 4**). A strong aroma due to mold was apparent possessing a health and safety hazard alongside sustained water exposure being imposed on the structural elements of the building. The combination of water damage and mold growth can be seen on the main structural elements in the basement such as posts and joists. This water exposure to these main structural elements subject them to rot and threatens the building's stability.

This structure has undergone significant deterioration and does not meet the structural requirements of a dwelling as defined in the Ontario Building Code. Furthermore, we are of the firm opinion that the structure will not be capable of withstanding centrifugal forces during the transportation of the building. Transportation of this building will pose a safety hazard to the general public

The exterior walls are a face sealed envelope assembly. They do not provide the required resistance for vapor diffusion; they do not provide the necessary resistance to air transfer and do not provide the required resistance to heat transfer. In consequence of no air barrier, no vapor barrier and no thermal insulation the building assemblies and materials have deteriorated. The deterioration has led to the development of mold, rot and corrosion, all of which are detrimental to an individual's health and is in strict contravention of both the Ontario Building Code and the Occupation Health and Safety Act.

The interior wood structure is constructed of rough-sawn beams and joists that is original to the structure and constructed using traditional techniques. Main structural beam supporting second floor as seen from the ground floor kitchen has undergone flexural failure splitting the beam longitudinally from end-to-end (**Figure 5**). Several other structural members display similar failure patterns (**Figure 6**) subjecting the building to possible internal collapse. Further, due to bending failure, the deflection has been magnified where the interior floors are out of plumb on both ground floor and second floor (**Figure 7**). Deflection is significant enough to where interior walls are cracking due to the floor sinking (**Figure 8**).

To make the building habitable, a complete reconstruction is necessary, starting with excavation and progressing through foundations, above-grade framing, and finishes. Excavation is required to facilitate foundation repairs and the preparation for a new slab on grade. The foundations need to be entirely rebuilt, including new footings, foundation walls, and a new slab on grade, all adhering to the Ontario Building Code (OBC) requirements. Above-grade framing will involve constructing new exterior walls, lintels, and solid load bearing brick, along with an engineered floor joist system for both the ground and second floors. The roof will need to be reconstructed with new trusses, sheathing, and shingles. Finally, the finishes must be redone to include new insulation, vapor barriers, drywall, painting, and all other finishing touches in accordance with OBC standards. Overall, the repairs needed to make the house habitable are extensive.

SOSCIA
PROFESSIONAL ENGINEERS INC.
10376 Yonge Street • Suite 307 • Richmond Hill • Ontario • L4C 3B8 • T: 905•237•5410, F: 905•237•5413, E:ssoscia@sosciaeng.ca

In addition, based on the structural condition identified in this report, we are in the opinion that transporting the structure poses a significant health and safety hazards to the public. This is due to an internally comprised structure with main structural beams having undergone failure. Exterior bricking is falling apart and the structure in its entirety will not be able to withstand the dynamic movement and centrifugal forces from transportation.

Based on our findings we are of the opinion that this building is not habitable. The building does not meet the minimum acceptable standards for public health and public safety, structural sufficiency, environmental integrity and energy conservation. We recommend demolition of 2480 Kirby Road, City of Vaughan.

We further conclude that the non-compliance with the Ontario Building Codes, and the Ontario Occupational Health and Safety Acts overrides any historical and cultural value that this dwelling is said to contain. We recommend, that this house undergo demolition because of its inhabitable condition.

SOSCIA
PROFESSIONAL ENGINEERS INC.
10376 Yonge Street • Suite 307 • Richmond Hill • Ontario • L4C 3B8 • T: 905•237•5410, F: 905•237•5413, E:ssoscia@sosciaeng.ca

BUILDING CONDITION ASSESSMENT

2480 Kirby Road

Vaughn, Ontario

1.0 INTRODUCTION

1.1 Terms of References

Soscia Engineering Ltd. was authorized by Mr. Marc Bozzo, to conduct a building condition survey of the building and property located at 2480 Kirby Road. Soscia Professional Engineers personnel were to carry out a visual walk-through survey of the building and property to review various elements and services of the building. The purpose of the building survey was to determine whether the existing dwelling is structurally stable and whether the dwelling is suitable for habitation.

1.2 Scope of Work

Our scope of work was to include visual assessment and review of:

- Review of the roof and building envelope (visual only),
- Review of the building structural components,

The work was to be conducted in accordance with Soscia Professional Engineers verbal agreement with Mr. Marc Bozzo. The objective of the survey was to review the condition of the various building elements and components to assess their present condition in reference to compliance with the latest edition of the Ontario Building Code and Occupation Health and Safety Act.

HERITAGE PLANNING
& ARCHAEOLOGY

837 Princess Street, Suite 400
Kingston, Ontario
Canada K7L 1G8
Phone: 613-507-7817
Toll free: 833-210-7817
info@lhcheritage.com
www.lhcheritage.com

C 42
Communication
CW(1) – November 5, 2024
Item No. 2

MEMORANDUM

TO: 1411069 Ontario Inc.
Tony Gugleitti
President
1 & 2 Bradwick Drive
Concord, ON

CC: Rosemarie Humphries
Humpries Planning Group Inc.

FROM: LHC Heritage Planning & Archaeology Inc.

DATE: 23 October 2024

RE: **REVIEW OF THE NOTICE OF INTENTION TO DESIGNATE DOCUMENTATION FOR 2480 KIRBY ROAD IN THE CITY OF VAUGHAN, ONTARIO**

LHC Heritage Planning & Archaeology Inc. (LHC) was retained in August 2024 by 1411069 Ontario Inc. (the Owner) of 2480 Kirby Road (the Property) to review a Notice of Intention to Designate (NOID) issued by the City of Vaughan (the City) and supporting documentation for the NOID.

On 30 July 2024, the Office of the City Clerk issued a NOID under the *Ontario Heritage Act* (*OHA*) to designate the Property under Part IV Section 29 of the *OHA.* On 06 August 2024, Humphries Planning Group Inc. sent a letter of objection to the City on behalf of the Owner.

According to Section 29(6) of the *OHA,* municipal Council has 90 days after the end of the 30-day period (30 days from NOID is 29 August 2024 plus 90 days is 27 November 2024) to decide regarding whether or not to withdraw the NOID.

1 NOID REVIEW

The OHA includes specific requirements for a NOID. Section 29(4) of the *OHA* includes three content requirements for a NOID served on an owner, and states:

> Notice of intention to designate property that is served on the owner of property and on the Trust under clause (3) (a) shall contain,
> (a) an adequate description of the property so that it may be readily ascertained;
> (b) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property; and

> (c) a statement that notice of objection to the notice of intention to designate the property may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper of general circulation in the municipality under clause (3) (b). 2005, c. 6, s. 17 (2); 2019, c. 9, Sched. 11, s. 7 (4).

LHC's review of the NOID finds that it does not include an adequate description of the property [Section 29(4a)]. Since the *OHA* does not define what an adequate description of the property includes, guidance from the *Ontario Heritage Tool Kit Designating Heritage Properties* (*Tool Kit*) informs LHC's understanding of what should be included in the NOID. The *Tool Kit* states that:

> The *Description of Property* describes the general character of the property and identifies those aspects of the property to which the designation applies. In addition to providing information so that the location of the property can be identified (i.e. municipal address and neighbourhood if appropriate), it should outline the principal resources that form part of the designation (i.e. buildings, structures, landscapes, remains, etc.) and identify an discernable boundaries.[1]

The NOID includes the municipal address but does not include a description of its general character or specifically identify those aspects of the property to which the designation applies. It also does not specify the principal resources, although it can be inferred that the house on the property is the focus of the designation. The NOID does not describe discernable boundaries.

The NOID includes a statement explaining the cultural heritage value or interest of the property [Section 29(4b)] in the section titled "Reasons for Proposed Designation". However, the NOID itself does not include a description of heritage attributes of the property. It references an 11 April 2024 Heritage Vaughan report with a statement of cultural heritage value, but all the required information is not included in the NOID itself. The NOID is not clear about what details a heritage designation by-law would contain and what heritage attributes must be conserved to conserve the heritage value of the property.

2 11 APRIL 2024 HERITAGE VAUGHAN COMMITTEE REPORT - REVIEW

The Heritage Vaughan Committee Report proposes and recommends the designation of the Property. It includes the municipal address and legal description of the Property, and an evaluation against the criteria for determining cultural heritage value or interest from *Ontario Regulation 9/06* (*O. Reg. 9/06*). The evaluation indicates that the property meets 8 of the 9 criteria. In LHC's professional opinion, it is highly unusual for a property like this one to meet so many of the criteria.

[1] Province of Ontario, Ontario Heritage Tool Kit, Designating Heritage Properties, 2006, 15.

The evaluation utilizes the common approach of grouping the criteria into three main categories: design or physical value, historical or associative value, and contextual value.

It includes a brief discussion or explanation following each group of criteria. Additional detail is included in a Statement of Cultural Heritage Value included as Attachment 2 to the report. The evaluation for physical value or design value indicates that the City believes the Property meets two of the three criteria, criteria 1 and 2. It makes a case that the property is "an excellent representative and surviving example of the Gothic Cottage style", which may support the property in meeting criterion 1. However, the evaluation finds that the Property demonstrates a high degree of craftsmanship or artistic merit (criterion 2) but there is no discussion of how it meets the criterion. In LHC's professional experience, a visit to the building—usually including interior access—and detailed photographic documentation of the entire building(s) and potential heritage attributes would be required to determine if the Property demonstrates craftsmanship. Attachment 3 includes two windshield survey images and a Google Streetview image; however, these images only depict the façade from a distance and are insufficient for determining potential for craftsmanship. Review of recent site photographs and an on site review of the exterior on 12 September 2024 suggests that while the building does exhibit a number of decorative elements including buff on red brickwork (*i.e.,* headers, quoins and banding) and decorative wooden bargeboard along the central gable peak, these elements and the patterns are relatively standard in examples of dichromatic brick Gothic Cottage architecture across Ontario. Further, the application of these simple and widely used patterns did not require a higher than usual application of skill on the part of the bricklayer.[2]

The evaluation indicates that the City believes the Property meets all three of the historical value or associative value criteria, criteria 4 through 6. However, the discussion following the historical value or associative value criteria only makes a case for criterion 4. There is information that identifies William and Joseph Kirby as historically significant and connected to the Property which could support it meeting criterion 4. The description includes supporting information about the potential significance of William Kirby. There is some confusion in the reference to Joseph Kirby, as LHC's preliminary research suggests that James H. Kirby was a township councillor and reeve, not Joseph. It is unknown if J.H. Kirby went by both James and Joseph, or if there may be conflicting historical references. The report only states that he was a multi-term councillor in Vaughan Township. It does not **directly** connect him to the Property while serving on Township Council or confirm that he lived at the Property during his time in office. There is no discussion on how the Property yields or has the potential to yield information that contributes to an understanding of a community or culture (criterion 5). There is no discussion on how the Property reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community (criterion 6). An architect, artist, builder,

[2] T. Ritchie. "Notes on dichromatic brickwork in Ontario," *Association for Preservation Technology Bulletin*, 11, 2, pp. 60-75, 1979.

designer, or theorist were not identified for this Property. It is unusual – although not impossible – for a specific architect, artist, builder, designer, or theorist to be associated with a rural farmhouse since the intent of the *Canadian Farmer* and other architectural design booklets was to provide broad access to these styles and allow anyone to construct one for themselves.

The discussion of contextual value criteria indicates that the City believes the Property meets all three of the contextual value criteria, criteria 7 through 9. The discussion does not specify how the Property meets these criteria except to describe it as a longstanding landmark (criterion 9). The report mentions that the Property is the "namesake property" of Kirby Road, without expanding on what that means and mentions that it is one of the remaining residential properties associated with the Hamlet of Hope, without explaining how this demonstrates that it meets any of the *O. Reg. 9/06* criteria or how the property supports, maintains or defines the character of the area (criterion 7). Limited information about the context of the Property is presented but there is no analysis describing how the Property supports, defines, or maintains the character of the area or how it is physically, functionally, visually, or historically linked to its surroundings.

In LHC's professional opinion this report does not provide adequate support for the conclusions.

3 STATEMENT OF CULTURAL HERITAGE VALUE - REVIEW

A Statement of Cultural Heritage Value is attached to the Heritage Vaughan report. This statement includes the address; legal description of the Property; a brief overview of the Property and discussion for architectural/physical value, historical/associative value, and contextual value; a Summary of Cultural Heritage Value that appears to be a list of heritage attributes and associations; and a bibliography/resources.

The overview describes the Property as located in the community of the Hamlet of Hope. However, it appears that this was a rural property outside of the hamlet and it is understood that the hamlet no longer exists. The statement does not describe the property sufficiently for the reader to understand where it is, what it includes, or what the boundaries may be. Furthermore, the overview describes the property condition as fair; however, there is no supporting information or images to verify this assessment. It is unclear how condition was determined or if whomever prepared this document visited the Property for this assessment.

The discussions of architectural/physical value, historical/associative value, and contextual value are more detailed than the information included in the main Heritage Vaughan report. The discussion includes a description of the house and limited historical information but does not include citations linking the information to the bibliography or list of resources consulted. It is unclear exactly where the information came from, its relevance, or the quality of the source material.

The document states "He [William Kirby] was recognized as a significant local pioneer. His son Joseph H would go on to not only inherit the Kirby Farm, but also served on the Vaughan Township Councils for several terms." This is an example of a statement that is not referenced

and does not include objective analysis to confirm William's significance to the community. The statement also does not include details on the significance Joseph Kirby (James Kirby) had while on Township Council, or if he lived at or farmed the Property while also serving on Council. This information may be relevant to the background and evaluation of the Property, but the documents do not effectively link information to the evaluation.

The discussion of contextual value describes the disappearance of the hamlet of Hope and asserts that this Property is a remaining piece of the hamlet. The statement also describes how the buildings in the hamlet disappeared over time. From this description, it appears that this Property was rural, outside of the hamlet, and increasingly isolated from any historic context associated with the hamlet as tangible evidence of it disappeared over time. Therefore, without much more information, context and landscape analysis the report does not make an effective case that the Property is historically linked to the hamlet of Hope.

The discussion of contextual value also asserts that the Property is a landmark because it is the only property with significant structures along the road. Review of Kirby Road between Dufferin Street and Jane Street (focussing on the area around Keele Street and Kirby Road, which was formerly the hamlet of Hope) did not identify a definable character supported or maintained by the former farmhouse at 2480 Kirby Road. Along Kirby Road is a mix of trees, berms, residential subdivisions, cultivated fields without notable agricultural structures or features (e.g., barns, silos). The farmhouse itself is partially shielded from view along the road by large coniferous trees. From Kirby Road, other aspects of the golf course on the property are equally prominent. There is no information indicating that this property is or was used in wayfinding. The discussion of the Property as a landmark is not supported by sources.

The summary of cultural heritage value includes a bullet list of physical features and historic facts about the Property. A list of heritage attributes should be physical features of the Property that are key to understanding its cultural heritage value or interest. The list of physical features appears to be used as a list of potential heritage attributes. However, this list does not explain how they connect to each of the relevant criteria from *O. Reg. 9/06* as required by *Ontario Regulation 385/21* (*O. Reg. 9/06*) if they are to be used in a designation By-law. This list also includes speculation regarding the originality of wood frame windows. Since heritage attributes are supposed to be the key physical features that must be retained to conserve cultural heritage value or interest, it is inappropriate to speculate about originality. This kind of discussion is better suited for research summaries. Furthermore, many of the features listed are imprecise. For example, it is unknown if "the stone laid foundation" is rubble, coursed, cut or if it is a crawlspace or full basement. There is concern that the vague nature of how features of the house are described introduces potential for different interpretations around conservation which make planning for change, maintenance, or rehabilitation challenging.

The summary of contextual value states "the property is a longstanding landmark in the area and is the namesake property of Kirby Road, and its location and orientation in relation to Kirby Road is important in establishing that connection". This description as a landmark contains

multiple ideas. It is unclear if only the house, the entire Property, or any natural or landscape elements are considered part of the landmark. The vague description raises questions such as: How does the orientation and location of the Property or house on Kirby Road establish a connection? Was the road named for the Property or –as seems likely—for one or more of the Kirby family members? How is this property any more of a landmark than any other older agricultural property in the rural areas of the City? In LHC's professional opinion, more analysis is required to evaluate the historical significance of the context around the Property.

Furthermore, the Statement of Cultural Heritage Value would benefit from a map or site plan illustrating where the City finds that cultural heritage value is located on the Property. It would also benefit from a section that clearly states which parts of the Property the City finds do not have cultural heritage value or interest.

4 CONCLUSION

In LHC's professional opinion, the NOID and supporting information in the report to Heritage Vaughan and attached Statement of Cultural Heritage Value is incomplete and includes insufficient analysis and supporting materials. It is unclear exactly how many of the criteria from *O. Reg. 9/06* are met by the Property. LHC would recommend a much more detailed research and evaluation report be prepared before the City considers designation of this Property. Furthermore, the information in the 11 April 2024 report to Heritage Vaughan, the Statement of Cultural Heritage Value, and the NOID are different and it is unclear what details a heritage designation by-law would contain and how heritage attributes connect to each of the criteria from *O. Reg. 9/06.* This creates significant uncertainty around management of the Property.

As described in this Statement of Cultural Heritage Value, the list of what appears to be heritage attributes would be difficult to work with from a heritage planning standpoint and does not enable the owner to clearly understand what needs to be conserved to conserve cultural heritage value on this Property.

LHC recommends additional research and analysis of the Property be completed –with clearly referenced sources—to clearly identify which criteria from *O. Reg 9/06* it may meet. If evaluation finds that the Property still meets criteria for designation, a NOID should be prepared that includes all information required by the *OHA* for NOIDs and also includes all information required by *O. Reg. 385/21* for designation By-laws so that the NOID can serve as a draft By-law and the owner can very clearly understand the relevant implications.

SIGNATURES

Benjamin Holthof, MPl, MMA, RPP, MCIP, CAHP
Senior Heritage Planner

Christienne Uchiyama, MA, CAHP
Principal, Manager of Heritage Consulting Services

1.3 Brief Description of Building

The building at 2480 Kirby Road is a 2-storey structure and appears to have been abandoned for many years. The structure is a wood framed building with wood floor joist, wood planking and conventional wood framed roof members. The walls are of brick. Basement walls are loadbearing stone rubble with stud framing supporting wooden roof structure and floors.

The exterior walls are a face sealed envelope assembly and does not provide the required resistance for vapor diffusion, does not provide the necessary resistance to air transfer nor provide the required resistance to heat transfer.

The building utilities have been decommissioned.

2.0 METHODOLOGY

The survey of the building components was carried out on November 5th, 2024. Soscia Engineering Ltd. personnel were on-site to review the components outlined in the Scope of Work (report Section 1.2). Access was provided throughout the building. Our general approach to the project consisted of the following:

- Discussions with the client.
- Visual examination of accessible components.
- Preparation of a report summarizing our findings.

The observations of exterior cladding and structural framing were made from floor level by unaided visual observation. The visual review was conducted to evaluate each item specified in the report format outline, in an effort to determine obvious areas of concern with respect to the general characteristics of the building.

The Structural Assessment in part 3 will be broken down into the following:

- Exterior
- Roof
- Basement

- Ground Floor
- Second Floor

For each observation item under review (listed above), the report describes:

- Description,
- observations of existing conditions
- Compliance with OBC and OHSA of Ontario.

Representative photographs were taken of typical deficiencies.

3.0 STRUCTURAL ASESSMENT

3.1 Exterior

3.1.1 Description

The exterior of the building is of a brick veneer non-load bearing façade with interior load bearing exterior stud walls. The foundation walls are of stone rubble. The building has entrances on the south face, 2 entrances on the east and an entrance on the north face. Brick is seen to be spalling and decaying due to weathering. In addition, the exterior brick with mortar is both porous.

3.1.2 Observations

The exterior brick has spalled at the base of the wall and has been structurally comprised. This pattern is systematic and occurs throughout the perimeter of the property at varying locations. Exterior brick connections to the sheathing have been compromised and are no longer adequate or safe to laterally support the existing brick conditions. Openings are seen due to bricks being detached from the house and exposing the interior of the structure to outside elements. Interior wood structural elements as seen from the exterior appears to be rotting in some locations.

The brick veneer exterior is significantly spalling throughout. The veneer does not meet the requirements of the OBC.

At high stress point locations such as window openings, the brick appears to be further stressed where diagonal cracking is exhibited throughout the exterior structure (Figure 9).

The exterior walls appear not to be plumb which may be a result of the structure being compromised (Figure 10). The chimney on the west face of the building appears to have been added after the building was built and is not interlocked with the structure, posing an additional hazard.

3.1.3 Compliance

As the lateral connection of exterior brick to sheathing is inadequate to restrain the brick, the brick system is experiencing failure in several locations. This includes crumbling of the brick at the base which leads to potential structural collapse of the brick. Freezing and thawing of the porous brick leads to water permeating throughout the brick system subjecting it to brittle cracking and instability of the brick. In addition, the progressive inadequacy of the exterior brick façade leads to openings subjecting the internal structural elements to termites, water infiltration and hazardous conditions.

In general, the exterior of the structure is in a very poor condition and is in **non compliance** of both the Ontario Building Code and the Occupational Health and Safety Act of Ontario.

3.2 Roof

3.2.1 Description

The roof consists of a black/green shingles on an A-framed style structure that is conventionally framed. A chimney is located on the west elevation of the building. Half of the roof is occupied by the second floor where ceilings joists can be seen from inside. Access to the roof space was not accessible at the time of visit.

3.2.2 Observations

The soffits on the roof appear to be damaged with the fascia boards falling apart in several locations **(Figure 11)**. These damaged soffits create openings that allow for water infiltration and moisture build-up in the attic space.

Water damage on the second-floor ceiling (**Figure 12**) suggests a faulty roof with ongoing water infiltration. Ceiling paint can be seen flaking off with discoloured molded ceilings indicating water infiltration/exposure from faulty roof (**Figure 13**). Roof rafters, sheathing and collar ties may also be experiencing water damage.

Given the amount of rework (patching) (**Figure 14**) of the second-floor ceiling, water discolouration of ceiling, an inspection of the roof structure for decay is recommended, as it was not accessible during the time of visit.

Ceiling in locations throughout appear to have long splits parallel to collar ties indicating potential structural deflection laterally due to roof wanting to displace outward (**Figure 15**). This is further evidenced by large structural induced tears at the ceiling and wall interface as a result of the wall being displaced laterally outwards which may explain why exterior walls are not plumb. Contributing factors would be the water infiltration leading to potential decay of roof supporting elements and loadbearing end walls not being able to withstand the outward force transmitted from the rafter bearing ends.

3.2.3 Compliance

Water leakage of the roof is apparent with the condensation and discolouring of the ceiling finishes. This water damage subjects the roof structural framing to a loss of integrity and instability. In addition, cracks that are long and parallel to roof members demonstrates lateral deflection from structural inadequacy to confine the movement. Structural exterior wall that are not plumb and is evidenced by large cracks at ceiling

and wall interface is an example of the roof deviating laterally and pushing the wall outwards.

In general, the roof of the structure is in a very poor condition and is in **non compliance** of both the Ontario Building Code and the Occupational Health and Safety Act of Ontario.

3.3 Basement

3.3.1 Description

The basement is approximately 8 foot in height with stone exterior walls. Floor joists are encased in stone in some areas and ledger boards in others. The finished floor is of a concrete slab on grade.

3.3.2 Observations

Basement walls are not consistent throughout where alterations have been made to sections of the wall introducing masonry block and brick (**Figure 17**). These locations create instability in the wall with introduction of cold joints and inconsistent material and can become unpredictable under the lateral soil bearing pressure it is retaining.

Large openings in the stone bearing walls were seen to make room for mechanical systems added later on (**Figure 18**). Due to the large openings, there are several floor joists and flooring systems that have no direct bearing, compromising the floor system and removing the required top lateral support of the retaining load bearing walls.

Water infiltration is apparent as large areas of slab on grade and around the perimeter edge of walls there is discolouring due to water absorption (**Figure 19**). The moisture buildup led to a strong musty smell and presence and can be seen with the peeling of the stone cover where moisture is trapped (**Figure 20**). In addition, the heavy presence of moisture in the basement is seen absorbed through the main structural wood posts (**Figure 21**) and floor joists (**Figure 22**). The wood posts in addition are bearing on the slab on grade without a spread footing which is structurally inadequate for any live loading of the structure.

Basement walls are not waterproofed, does not contain weeping tile and contains no drainage board. This allows water into the basement.

3.3.3 Compliance

Load bearing stone wall subjected to lateral soil pressures and gravity loading are inconsistent in material and is unpredictable. Large holes at the top of stone wall removes critical bearing of floor joists.

Water infiltration through the exterior stone wall and from the underside of slab on grade is evident with the absorptive discolouring of the structural joists, posts and slab. The structural integrity of these prolonged exposure to water has led to structural weaknesses.

Freezing and thawing of the water will further weaken the structure and may contribute to a fatal collapse. Load bearing walls with large openings are not structurally adequate to carry the loads.

In general, the basement of the structure is in a very poor condition and is in **non compliance** of both the Ontario Building Code and the Occupational Health and Safety Act of Ontario.

3.4 Ground Floor

3.4.1 Description

The ground floor bears on a conventional floor system with true dimensional lumber supported on foundation stone wall and timber beams.

3.4.2 Observations

Upon entry from the east elevation of the building it was observed that the main timber beam supporting second floor joints had undergone structural failure. The timber beam has undergone flexural bending failure as indicate by the end-to-end splitting (Figure 5). This is further seen on other main structural timber supporting beams (Figure 6).

Joists in the kitchen location are not plumb and deflecting with the beam as seen with gaps being formed to underside of ceiling (Figure 23).

White mold is observed spread throughout on the exposed timber (Figure 24). Peeling of ceiling and walls is apparent throughout indicating moisture intrusion (Figure 25).

3.4.3 Compliance

Main structural supporting elements as observed in the kitchen carrying joists has lost half its capacity due to the split along mid-depth of beam from end-to-end. This is a contributing factor to deflection in the flooring system and is structurally unstable subjected to collapse. White mold is observed throughout the wood members and over time can weaken wood fibers, compromising the wood's structural integrity. This weakening can lead to wood rot if the mold persists, potentially causing beams to warp, crack and progressively advances the already unstable beam. Furthermore, rampant molding possesses a health risk and contributes to a toxic indoor air pollution.

In general, the ground floor of the structure is in a very poor condition and is in **non compliance** of both the Ontario Building Code and the Occupational Health and Safety Act of Ontario.

3.5 Second Floor

3.5.1 Description

The second floor is conventionally framed with wood joists and wood flooring original to the structure. The stairway is located at the entrance from the south elevation of the building.

3.5.2 Observations

On-going mold and water damage effects are seen throughout the second floor. Rework to ceilings is consistent throughout entire second floor ceiling indicating water damage from roof.

Deflection appears to occur both in the downward gravity and lateral direction. Downward gravity cracking is observed by the cracking of the interior walls due to floor settlement (**Figure 8**). Lateral deflection is observed at the ceilings throughout where there are long structural tears. As half the second floor is located within the bottom half of the roof assembly structure, the rafters bear at the exterior walls. This means that there is a lateral force due to gravity loading of the A-framed roof structure where the ceiling cracking and large structural cracks at the ceiling wall interface (**Figure 16**) demonstrates the exterior wall is unable to confine these lateral loads adequately resulting in a bending out of plane (not plumb) exterior walls. At the same time, the ceiling is splitting as a result of lateral deflection (Figure 26). Diagonal cracking at a 45

degree angle displayed on interior walls indicates shear failure. This could be the result of one side of the structure settling while the other side is not, developing shear cracks (**Figure 27**).

Droppings are seen throughout the second floor (**Figure 28**) indicating the Prescence of rodent or wildlife infestation.

3.5.3 Compliance

The second floor is a concern due to evident deflection in the downward and lateral directions. These are indications of a structural instability of the structures inability to confine these movements in a manner that is safe. Additional loading of the second floor will lead to a collapse through the failed members supporting the floor or a combination of roof loading from snow, earthquake or winds adding additional stress on the exterior walls.

Additionally, to this is the water infiltration from the roof onto the ceiling and exposing roof members to moisture further advances structural decline. Wildlife infiltration with rodent droppings throughout the floor further stresses the structure and indoor air quality.

In general, the second floor of the structure is in a very poor condition and is in **non compliance** of both the Ontario Building Code and the Occupational Health and Safety Act of Ontario.

10376 Yonge Street • Suite 307 • Richmond Hill • Ontario • L4C 3B8 • T: 905•237•5410, F: 905•237•5413, E:ssoscia@sosciaeng.ca

3.6 Extent of Repairs

We are in the opinion that, to make the building habitable, the dwelling will need to be reconstructed. The order of reconstruction starts with the excavation, foundations, above grade framing and finishes.

- **Excavation**: Excavation is necessary to facilitate foundation repair work of a new slab on grade and preparation work for foundations.

- **Foundations**: The foundations need to be completely reconstructed which includes new footings, foundation walls and new slab on grade. All foundations are to adhere to the requirements of the OBC. Foundations are to be waterproofed and comes with drainage board and weeping tiles.

- **Above-Grade Framing**: The above-grade framing will require new exterior walls, lintels, and load bearing solid brick. A new engineered floor joist system for ground and second floor. The roof will be required to be reconstructed with new trusses, sheathing and shingles.

- **Finishes**: The finishes must be reconstructed to include new insulation, vapor barriers, drywall, painting and finishing, all in accordance with the OBC requirements.

10376 Yonge Street • Suite 307 • Richmond Hill • Ontario • L4C 3B8 • T: 905•237•5410, F: 905•237•5413, E:ssoscia@sosciaeng.ca

3.7 House Lift Condition for Transportation

Based on the structural condition as identified on this report, we are in the opinion that the dwelling would have to be shored and braced in its totality. This is necessary to withstand the centrifugal forces that will be applied to the structure during transportation. Furthermore, the roof structure is lacking lateral support.

The house has multiple safety concerns, including a stressed roof, deteriorating brick façade and a failed internal floor framing system supporting second floor. This house is susceptible to immediate collapse.

- **Roof Structure:** The roof structure has been exposed to water infiltration and the state of these members in these prolonged conditions are unknown. The exterior walls supporting the roof is out of plumb with evident cracking throughout is a concern when transporting the structure.

- **Brick Facade:** The brick façade does not have adequate lateral connection to the sheathing. Exterior brick is seen failing off the structure in addition to the lack of grout and brick fullness is susceptible to falling off due to centrifugal and vibrational forces when transporting.

- **Floor Framing:** The second-floor framing has main timber supporting members that have failed with visible end-to-end splitting. The uncertainty of these inadequate members is an additional concern of the floors collapsing into itself during transport due to the additional centrifugal and vibrational forces due to transportation.

Transportation of the structure possess a hazard to the health and safety of the public. The extent of reconstruction and repair to bring the structure to a safe standard for transportation would be costly and may still pose a safety issue to the public.

SOSCIA
PROFESSIONAL ENGINEERS INC.
10376 Yonge Street • Suite 307 • Richmond Hill • Ontario • L4C 3B8 • T: 905•237•5410, F: 905•237•5413, E:ssoscia@sosciaeng.ca

4. Conclusion

The building structure at 2480 Kirby Road does not provide an adequate envelope that meets OBC and OHSA standards. Due to the gaps in the load bearing stone walls, the inconsistent material of stone and block in the walls. Water infiltration through the roof, stone basement walls and above grade exterior walls. The exterior brick system is dilapidated and increases external exposure to the structure. The ground floor has deflected significantly where noticeable warping and uneven leveling is noticeable. The second-floor main structural timber members have failed. The roof is not adequately confined by the exterior walls and is cracking throughout the ceilings and partition walls due to downward gravity and lateral deflection. The roof structure is missing lateral support and has potential of immediate collapse.

The structure contains many structural unsafe conditions. The structure does not comply with the structural requirements of the Ontario Building Code. We are of the firm opinion that this structure is unsafe and not habitable.

The building envelope at 2480 Kirby Road does not provide the protection necessary to prevent the development of mold, rot and corrosion, all of which are detrimental to an individual's health and is in strict contravention of both the Ontario Building Code and the Occupation Health and Safety Act. On this basis we conclude that the building is also not habitable.

The dwelling is not suitable for transportation.

We further conclude that the non-compliance with the Ontario Building Codes, and the Ontario Occupational Health and Safety Acts overrides any historical and cultural value that this dwelling is said to contain. We recommend, that this house undergo demolition because of its inhabitable condition.

If you have any questions, please do not hesitate to contact us.

Yours truly,

Sandro Soscia, P. Eng.
SOSCIA Professional Engineers Inc.

SOSCIA
PROFESSIONAL ENGINEERS INC.
10376 Yonge Street • Suite 307 • Richmond Hill • Ontario • L4C 3B8 • T: 905•237•5410, F: 905•237•5413, E:ssoscia@sosciaeng.ca

Figures

Figure 1: Cracking shown throughout the second floor ceiling and discolouring due to water penetration through roof.

Figure 2: Exterior brick is crumbling throughout the building where openings as shown exposes the building to water infiltration and infestation.

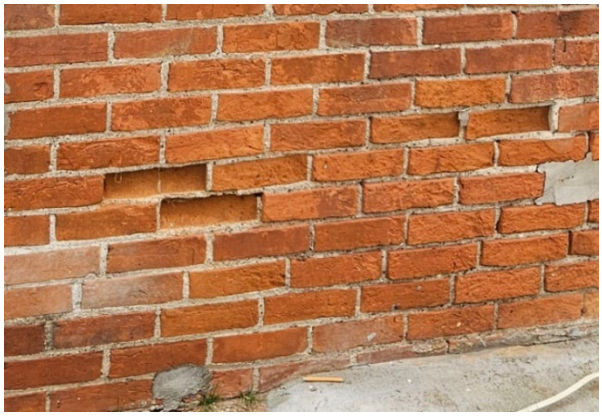


Figure 3: Section loss of brick systematic throughout exterior wall that are shown to be porous included with the mortar subjecting to freeze and thaw.

Figure 4: Water infiltration visible with discolouring of the slab due to water absorption throughout the basement.

Figure 5: Structural main supporting beam undergone flexural bending failure with splitting from end-to-end.

Figure 6: Main structural member undergoing flexural failure with splitting of member from end-to-end.

Figure 7: Leveler taken from top of stairwell on second floor.

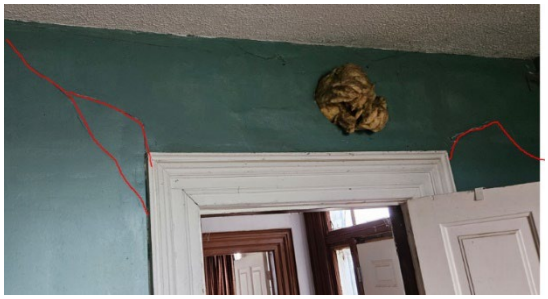


Figure 8: Floor beneath is deflecting considerably where partition walls are sinking and cracking as shown in red.

Figure 9: Diagonal cracking at openings.

Figure 10: The east wall appears to not be plumb.

Figure 11: Roof Fascia.

Figure 12: Ceiling mold and discolouration due to water penetration from roof.

Figure 13: Paint peeling.

Figure 14: Ceiling work reworked (patched).

Figure 15: Parallel cracks to collar ties.

Figure 16: Ceiling tears at wall interface due to lateral displacement and walls pushing outwards out of plumb due to potential roof instability.

Figure 17: Introduction of new material.

Figure 18: Openings.

Figure 19: Discoloring of slab due to water absorption and infiltration.

Figure 20: Spalling.

Figure 21: Water penetration through slab and seen on posts without adequate bearing.

Figure 22: White mold and water discolouration due to water moisture and penetration.

Figure 23: Deflection between ceiling and joists.

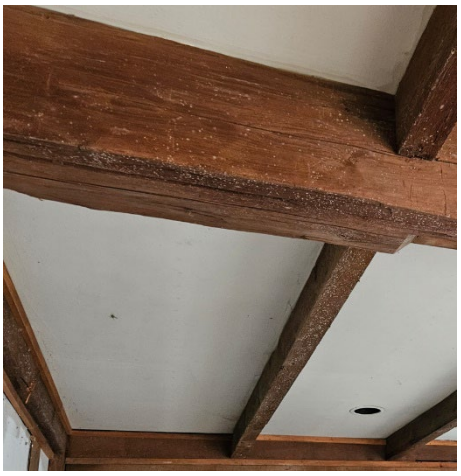


Figure 24: White mold seen throughout on timber and wood framing.

Figure 25: Paint peeling due to moisture.

Figure 26: Long ceiling splits due to tearing from lateral deflection.

Figure 27: Diagonal cracking seen and may be from one side of building settling more than other side.

Figure 28: Droppings seen throughout the structure indicating infestation of rodent or wildlife.