CACHET DEVELOPMENTS (EMERALD CASTLE) INC.

HERITAGE CONSERVATION PLAN FOR 10431 THE GORE ROAD

LOT 13, CONCESSION 10 NERN DIV, FORMER TOWNSHIP OF TORONTO GORE, PEEL COUNTY NOW CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

NOVEMBER 11, 2022

HERITAGE CONSERVATION PLAN FOR 10431 THE GORE ROAD

LOT 13, CONCESSION 10 NERN DIV, FORMER TOWNSHIP OF TORONTO GORE, PEEL COUNTY NOW CITY OF BRAMPTON, REGIONAL MUNICIPALITY OF PEEL, ONTARIO

CACHET DEVELOPMENTS (EMERALD CASTLE) INC.

PROJECT NO.: OCUL2205
DATE: NOVEMBER 10, 2022

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WSP.com

Effective September 21, 2022, Wood Environment & Infrastructure Solutions Canada Limited is now operating as WSP E&I Canada Limited. No other aspects of our legal entity, contractual terms or capabilities have changed in relation to this report submission.

EXECUTIVE SUMMARY

WSP E&I Canada Limited (WSP) (formerly Wood Environment & Infrastructure Solutions Canada Limited) was retained by the Cachet Developments (Emerald Castle) Inc (the Client) to complete a Heritage Conservation Plan (HCP) to support the relocation and rehabilitation of the circa 1925 Craftsman Bungalow style house at 10431 The Gore Road in the City of Brampton, Ontario. The property is listed on the City of Brampton's Heritage Register as a "rare example of an early 20th century Craftsman style farmhouse in a rural context". It is understood that the Client intends to relocate and rehabilitate the house within a new residential development (the Project).

The purpose of an HCP is to describe the current understanding of the historic place, then recommend interventions that recognize and respect what is important about the historic place. The HCP has been prepared in accordance with the City of Brampton's *Heritage Impact Assessment Terms of Reference* and Sections 2.3.556 and 2.3.557 from the City of Brampton's *Official Plan* (2020a). This HCP is also informed by the Canada's Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP 2010), Public Works and Government Services Canada (PWGSC) *Architectural Conservation Technology Manual* (1994), Historic England *Informed Conservation* (Clark 2001), the *Practical Building Conservation* (Historic England 2018a-c) series, ICOMOS Australia *The Illustrated Burra Charter* (Walker & Kyle 2004) and *The Conservation Plan* (Kerr 2013), and *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003).

Following international, federal, provincial, and municipal guidance, this plan takes an understanding, planning and intervening approach to conserving 10431 The Gore Road, with goals to:

- Relocate and rehabilitate 10431 The Gore Road as a significant built heritage resource in the community.

To achieve these goals, WSP has recommended eleven (11) rehabilitation, preservation, and commemoration strategies to be implemented within two (2) years.

PROJECT PERSONNEL

Project Manager:	Henry Cary, PhD, CAHP, RPA
Field Investigation:	Chelsea Dickinson, BA Heidy Schopf, MES, CAHP
Report Preparation:	Chelsea Dickinson, BA Henry Cary, PhD, CAHP, RPA
Graphics:	Chelsea Dickinson, BA
Report Reviewers:	Heidy Schopf, MES, CAHP Henry Cary, PhD, CAHP, RPA

ACKNOWLEDGEMENTS

Shelby Swinfield	Development Planner at City of Brampton

ABBREVIATIONS

CHRA	Cultural Heritage Resource Assessment
CHER	Cultural Heritage Evaluation Report
CHSR	Cultural Heritage Screening Report
CHVI	Cultural Heritage Value or Interest
HCP	Heritage Conservation Plan
HIA	Heritage Impact Assessment
MCM	Ministry of Citizenship and Multiculturalism
OHA	Ontario Heritage Act
PHP	Provincial Heritage Property
PPS	Provincial Policy Statement
SCHV	Statement of Cultural Heritage Value

GLOSSARY

Adjacent lands	Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (Government of Ontario 2020).
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. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers (Government of Ontario 2020).
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 (Government of Ontario 2020).
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. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (Government of Ontario 2020).
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) (Government of Ontario 2020).
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 (Government of Ontario 2020).

Significant:	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* (Government of Ontario 2020).

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1 INTRODUCTION

WSP E&I Canada Limited (WSP) (formerly Wood Environment & Infrastructure Solutions Canada Limited) was retained by the Cachet Developments (Emerald Castle) Inc (the Client) to complete a Heritage Conservation Plan (HCP) to support the relocation and rehabilitation of the circa 1925 Craftsman Bungalow style house at 10431 The Gore Road in the City of Brampton, Ontario (Figure 1). The property is listed on the City of Brampton's Heritage Register as a "rare example of an early 20th century Craftsman style farmhouse in a rural context". It is understood that the Client intends to relocate and rehabilitate the house within a new residential development (the Project).

The purpose of an HCP is to describe the current understanding of the historic place, then recommend interventions that recognize and respect what is important about the historic place. The HCP has been prepared in accordance with the City of Brampton's *Heritage Impact Assessment Terms of Reference* and Sections 2.3.556 and 2.3.557 from the City of Brampton's *Official Plan* (2020a). This HCP is also informed by the following guidance documents:

- *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP 2010),
- *Architectural Conservation Technology Manual* (PWGSC 1994),
- *Informed Conservation* (Clark 2001),
- *Practical Building Conservation* series (Historic England 2018a-c),
- *The Illustrated Burra Charter* (Walker & Kyle 2004),
- *The Conservation Plan* (Kerr 2013), and
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003)

This HCP describes the current understanding of 10431 The Gore Road, then recommends planning and intervening measures that recognize and respect what is important about the historic place (CHP 2010:4). Overall, this HCP:

- Summarizes the heritage policies relevant to conserving 10431 The Gore Road;
- Provides an overview of the building's setting and structural history;
- Provides a draft Statement of CHVI and list of heritage attributes to reflect the current understanding of the building;
- Describes the building's physical condition;
- Develops goals for the building and identifies the objectives to achieve those goals;
- Recommends the primary and secondary conservation treatment options and a series of strategies to ensure the heritage attributes of 10431 The Gore Road are conserved; and,
- Outlines the schedule to achieve the goals and objectives and complete the recommended strategies.

Following guidance from heritage conservation pioneer James Kerr (2013:2), this HCP only includes what is relevant to conserving 10431 The Gore Road and does not extensively cover the previous historical research nor the theoretical basis for heritage conservation.

1.1 SCOPE OF WORK

WSP completed the following tasks for this HCP:

- Background Review: Existing documents were reviewed and summarized to provide a comprehensive understanding of the work completed to date, and planning tools in place for the property.
- Information Gathering: Information gathering requests were sent to the City of Brampton to obtain up-to-date heritage-related information about the property.
- Field Review: A site visit was conducted to document the properties heritage attributes and existing conditions.
- Review of Condition Assessment: The results of the 10431 The Gore Road structural condition assessment prepared by Tacoma Engineers (Appendix AAppendix B) was reviewed to identify structural constraints.
- Planning Considerations and Approvals: The City of Brampton planning requirements and municipal approvals were identified for each of the short-, medium-, and long-term conservation strategies for the property.
- Conservation Strategy: A conservation strategy for 10431 The Gore Road was prepared using the following guidance documents:
    - *Conservation Plans for Heritage Properties* (Ontario Heritage Trust 2012)
    - *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MHSTCI 2010*)*
    - *Information Bulletin 2, Strategic Conservation Plans for Provincial Heritage Properties* (MHSTCI 2017b)
    - *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP 2010).
- Action Plan, Implementation and Monitoring: This HCP provides an action plan, implementation, and monitoring plan to conserve the property over the short, medium, and long terms

PROJECT:

HERITAGE CONSERVATION PLAN FOR
10431 THE GORE ROAD, CITY OF BRAMPTON,
ONTARIO

TITLE:

LOCATION OF THE STUDY AREA

LEGEND:

STUDY AREA

NOTES:
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS Report No. OCUL2118.
ALL LOCATIONS ARE APPROXIMATE.
REFERENCES:
BASE AERIAL MICROSOFT® BING™

0 75 150 225 m

SCALE:1:6,750

CLIENT:

CACHET DEVELOPMENTS
(EMERALD CASTLE) INC

361 CONNIE CRESCENT, SUITE 200
CONCORD, ONTARIO, L4K 5R2

wood.
Wood Environment &
Infrastructure Solutions

50 TROOP AVENUE UNIT 300
DARTMOUTH, NOVA SCOTIA
B3B 1Z1

DWN BY: CD	CHK'D BY: HC	DATE: 2 JUNE 2022
DATUM: WGS 84	PROJECTION: UTM ZONE 17	PROJECT No.: OCUL2218
REV No.: 0		FIGURE No.: 1

DATE PLOTTED 05/31/2022
FILE LOCATION C:\Users\Chelsea Dickinson\OneDrive - Wood PLC\Desktop\HCP 10341 The Gore Road Brampton\GIS\10431 The Gore Rd.qgz

2 PLANNING FRAMEWORK

Heritage properties are subject to provincial and municipal planning and policy requirements, as well as guidance developed at the federal and international levels. These have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

2.1 INTERNATIONAL & FEDERAL HERITAGE POLICIES

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada's Historic Places (CHP) *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; hereafter CHP *Standards and Guidelines*). Drafted in response to international and national agreements such as the *International Charter for the Conservation and Restoration of Monuments and Sites* (the *Venice Charter*, 1964), *Australia ICOMOS* [International Council on Monuments & Sites] *Charter for Places of Cultural Significance* (the *Burra Charter*, updated 2013) and *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment* (the *Appleton Charter*, 1983), the CHP *Standards and Guidelines* define three conservation treatments – preservation, rehabilitation, and restoration – and outline the process and required and suggested actions relevant to each treatment. The principles provided in the CHP *Standards and Guidelines* form the basis of this HCP and are outlined in greater detail in Sections 5 and Section 6.

2.2 PROVINCIAL HERITAGE LEGISLATION & POLICIES

2.2.1 PLANNING ACT

Development and land use on privately owned or municipally owned property in Ontario is subject to the *Planning Act, R.S.O. 1990, c.P.13* (Government of Ontario 1990b). The *Planning Act* lays out the "ground rules" for land use planning in Ontario and includes direction for the provincial and local administration on planning matters in the province. The *Planning Act* also enables municipalities to develop Official Plans, which are to set goals, objectives, and policies to manage and direct local land use (Government of Ontario 1990b). Under the *Planning Act*, planning authorities are responsible for local planning decisions and creating local planning documents (i.e. Official Plans, Secondary Plans, and Heritage Conservation District Plans) that are consistent with the Provincial Policy Statement (PPS) and other applicable provincial legislation, such as the *Ontario Heritage Act*.

2.2.2 PROVINCIAL POLICY STATEMENT

The PPS provides policy direction on matters of provincial interest related to land use planning and development (Government of Ontario 2020:1). The PPS is applicable to the entire Province of Ontario. Under the PPS, the conservation of cultural heritage is identified as a matter of provincial interest. Section 2.6 of the PPS gives direction on the consideration of cultural heritage and archaeology (Government of Ontario 2020:31). Specifically, the following direction is given regarding built heritage resources, cultural heritage landscapes, and protected heritage properties:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved

2.6.3 Planning authorities shall not permit development and site alteration 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.

(Government of Ontario 2020)

2.2.3 ONTARIO HERITAGE ACT AND ONTARIO REGULATION 9/06

The *Ontario Heritage Act*, R.S.O. 1990, c. O.18, gives municipalities and the provincial government powers to protect heritage properties and archaeological sites (Government of Ontario 1990a). For Provincially owned and administered heritage properties, compliance with the Ministry of Heritage, Sport, Tourism and Culture Industries (MHTSCI) *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MHSTCI S&Gs) is mandatory under Part III of the OHA and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the OHA empowers council to "designate" individual properties (Part IV), or properties within a heritage conservation district (HCD; Part V), as being of "cultural heritage value or interest" (CHVI). Evaluation for CHVI under the OHA (or *significance* under PPS 2020) at the municipal level is guided by *Ontario Regulation 9/06* (O. Reg. 9/06), which prescribes the criteria for determining cultural heritage value or interest. O. Reg. 9/06 has three categories of absolute or non-ranked criteria, each with three sub-criteria:

1) The property has **design value or physical value** because it:
   - i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
   - ii) Displays a high degree of craftsmanship or artistic merit; or
   - iii) Demonstrates a high degree of technical or scientific achievement.
2) The property has **historic value or associative value** because it:
   - i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
   - ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture; or
   - iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
3) The property has **contextual value** because it:
   - i) Is important in defining, maintaining or supporting the character of an area;
   - ii) Is physically, functionally, visually or historically linked to its surroundings; or
   - iii) Is a landmark.

A property needs to meet only one criterion of O. Reg. 9/06 to be considered for designation under Part IV of the OHA. If found to meet one or more criterion, the property's CHVI is then described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. In the OHA heritage attributes are defined slightly differently to the PPS 2020 and directly linked to real property; therefore, in most cases a property's CHVI applies to the entire land parcel, not just individual buildings or structures.

Once a municipal council decides to designate a property, it is recognized through a by-law and added to a "Register" maintained by the municipal clerk. A municipality may also "list" a property on the Register to indicate it as having potential cultural heritage value or interest. The Study Area property at 10431 The Gore Road is listed on the Cities Heritage List under its municipal address.

2.2.4 PROVINCIAL GUIDANCE

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI S&Gs, but these also provide "best practice" approaches for evaluating cultural heritage resources not under provincial jurisdiction. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Info Bulletin 2* advises on the contents and possible strategies for an HCP. The Ontario Heritage Trust, an agency of the province, has also developed terms of reference and suggested contents for conservation plans under their management, although these are less detailed (OHT 2012a; OHT 2012b).

To advise municipalities, organizations and individuals on heritage protection and conservation, the MHSTCI developed a series of products under the *Ontario Heritage Tool Kit*. Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2006) provides an outline for the contents of a HCP, which it defines as:

- A document that details how a cultural heritage resource can be conserved. The conservation plan may be supplemental to a heritage impact assessment but is typically a separate document. The recommendations of a plan should include description of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures.

Determining the optimal conservation strategy is further guided by the MHSTCI *Eight Guiding Principles in the Conservation of Historic Properties* (2012), which encourage respect for:

1) **Documentary evidence** – restoration should not be based on conjecture
2) **Original location** – do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably
3) **Historic material** – follow "minimal intervention" and repair or conserve building materials rather than replace them
4) **Original fabric** – repair with like materials
5) **Building history** – do not destroy later additions to reproduce a single period
6) **Reversibility** – any alterations should be reversible
7) **Legibility** – new work should be distinguishable from old
8) **Maintenance** – historic places should be continually maintained

2.3 MUNICIPAL HERITAGE POLICIES

2.3.1 CITY OF BRAMPTON OFFICIAL PLAN

The City's Official Plan, last consolidated in 2020, informs decisions on issues such as future land use, transportation, infrastructure and community improvement within the City's limits. Section 4.10 of the Official Plan outlines the goal and policies for cultural heritage resources, with the latter defined as:

> "Structures, sites, environments, artefacts and traditions which are of historical, architectural, archaeological, cultural and contextual values, significance or interest. These include, but are not necessarily restricted to, structures such as buildings, groups of buildings, monuments, bridges, fences and gates; sites associated with a historic event; natural heritage features such as landscapes, woodlots, and valleys, streetscapes, flora and fauna within a defined area, parks, scenic roadways and historic corridors; artefacts and assemblages from an archaeological site or a museum; and traditions reflecting the social, cultural or ethnic heritage of the community" (City of Brampton 2020a: Section 4.10-1).

The City's three objectives for cultural heritage policies include:

- Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
- Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,
- Promote public awareness of Brampton's heritage and involve the public in heritage resource decisions affecting the municipality.

For built heritage, the Official Plan states that "retention, integration and adaptive reuse…are the overriding objectives in heritage planning" and, importantly, that the "immediate environs including roads, vegetation, and landscape that are an integral part of the main constituent building or of significant contextual value or interest should be provided with the same attention and protection" (City of Brampton 2020a: Section 4.10.1). Guidance to conserve built heritage in the City looks to the CHP *Standards and Guidelines* (2010) as well as the *Appleton Charter* (City of Brampton 2020a: Section 4.10.1.8). Additionally, "Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects" (City of Brampton 2020a: Section 4.10.1.8) and "alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided" (City of Brampton 2020a: Section 4.10.1.9). Sections 4.10.1.15 through 4.10.1.18 address maintenance and minimum standards for heritage properties.

2.3.2 MUNICIPAL GUIDANCE

Cultural resource management can be addressed under Secondary Plans or other special policies. 10431 Gore Road is situated within the Highway 427 Industrial Secondary Plan Area 47. The Secondary Plan is partially under affect with some components under appeal. The plane lists two main objectives for cultural heritage, one for built

heritage (4.2.7) and one for archaeological resources (4.2.8), for built heritage the plan, neither of which are under appeal:

4.2.7 Retain and conserve buildings of architectural or historic merit on their original sites, where appropriate, and promote the integration of these resources into any plans which may be prepared for development on such sites in order that their heritage values, attributes and integrity are retained.

(City of Brampton 2020b: 11)

The City has produced guidance for property owners and proponents such as the *Heritage Property Owner's Guide* (2022a) and the *Heritage Building Protection Plan: Terms of Reference* (2022b). The latter outlines the steps required to maintain and protect vacant buildings while a development application is being reviewed, while the H*eritage Property Owner's Guide* provides practical advice on heritage conservation as well as eight "heritage principles".

These are:

1) Conserve and repair rather than replace historic materials and finishes.

2) Repair with like materials.

3) Respect the building's whole history by not removing important elements in order to restore it to a single time period.

4) Use historic documents such as old photographs and drawings to guide your work.

5) Appreciate the original location of a structure by not moving it to a different location.

6) Make alterations reversible so that the future building restoration remains an option.

7) Make a distinction between new work and old.

8) Care for your building through continuous maintenance.

Although not specifically referenced, these match the "eight guiding principles in the conservation of historic properties" prepared by the MHSTCI and endorsed by the Ontario Heritage Trust.

3 UNDERSTANDING

The information provided in the following sections is excerpted from the CHC Limited 2017 *Heritage Impact Assessment 10431 The Gore Road Brampton* report. Figure references and footnotes have been removed for clarity.

2.1 Description

The subject property is comprised of a 48.8 acre (19.75 ha) remnant of the original 100 acre (40.4 ha) farm settled in 1873. Situated on the property are a house, driveshed and remnants of a former barn/ shed complex. A north-south oriented hedgerow divides the property into roughly two-thirds and one-third and a small tributary stream cuts diagonally across the southeast corner. Farmstead plantings of Colorado Spruce, White Spruce, Scot's Pine, Black Walnut, Norway Maple, Sugar Maple, etc. surround the house and site of the former barn. The house is set approximately 60' (18 m) from The Gore Road. The driveshed is behind the house and to the north side of it.

(CHC Limited 2017: 4-5)

2.2 Context

10431 The Gore Road is located in a mostly rural context that contains a number of residential estate lots and is rapidly becoming urbanized. The lands on the east side of The Gore Road are currently agricultural and being actively farmed. A few rural residential homes are dotted along the east side of the road, whereas there is more rural residential development on the west side. Immediately adjacent and to the south are two rural residences of the latter part of the 20th century on land that was part of the original farm. Immediately across The Gore Road is a very large recently constructed residence.

(CHC Limited 2017: 5-6)

2.3 Apparent physical condition, security, critical maintenance concerns and integrity of structures

The house appears to be in generally good condition. Woodwork is in need of paint; the chimneys need attention; otherwise, the exterior appears to be sound. The interior retains its original woodwork and other than requiring redecorating, it appears to be in good condition. A modern, high-efficiency, natural gas furnace heats the house. The house is occupied and the land is being actively farmed. There appear to be no immediate security issues. The driveshed is a modern steel-sided pole barn in apparently good condition.

(CHC Limited 2017: 6)

3.1 House

The 1½ storey polychromatic brick "California" or "Craftsman Bungalow" style house is set square to The Gore Road. It is nearly square in shape at approximately 40' x 32' (12m x 10m), including a slightly narrower tail. It is typical of the early 20th century Craftsman Bungalow style with its broad, low-pitched, almost bell-cast roof, large enclosed porch, overhangs, and large shed dormer with exposed roof rafters.

Window placement is reminiscent of the Arts and Crafts period, reflecting the interior layout. Windows are 3 over 1 throughout, including the dormer windows. An oriel window graces the south side, opening into the interior side staircase. The north side of the house sports a bay window. Window lintels are arched brick; sills are cast concrete. A door at a half-storey level leads outdoors on the south elevation and another door

leads to the south from the tail. The same polychrome brick is used for the corbelled chimneys, the north side chimney serving a fireplace and the south side a wood-burning, kitchen cook stove. The foundation is parged granite fieldstone, perhaps collected from the farm. The roof is clad with asphalt shingles as is the side of the shed dormer and roof of the bay and oriel windows. An outdoor 2nd storey porch is found on the tail of the house.

Details typical of the Bungalow-style are found throughout the exterior. The interior is typical of the style as well and has Arts and Crafts influences in its woodwork and leaded glass. A side staircase leads from the front entrance to the second floor, enhanced by a south-facing oriel window. Leaded and bevelled glass French doors lead from the vestibule to the living room and from the kitchen to the dining room and from the dining room to the living room. Doors and mouldings in the principal rooms and vestibule of the downstairs are varnished oak which appears to have its original finish. Floors are oak hardwood. The kitchen is divided into two rooms, one containing a wood-burning cookstove, cupboards and eating area; the other, a sink, appliances and pantry. Upstairs trim and doors are painted pine. Floors are pine, partly stripped and varnished, and partly painted or stained. There is a full basement of full height with a concrete floor, wood beams and joists and massive concrete support posts.

(CHC Limited 2017: 7-14)

3.2 Chronological History

Tremaine's Map of Peel County, 1859 shows the 100 acre west half of Lots 12 and 13 in the ownership of John Adams. The property remained intact until 1970 when it was subdivided. Further subdivision occurred in the 1970s and in 1982, easements dividing the original 100 acres into two nearly equal parts (48.8 and 43.8 acres) were granted (Trans Canada Pipelines and the Region of Peel).

A 1986 survey shows the property subdivisions from 1970 to date. The survey also shows the former barn/shed complex east of the house and the easement through the centre.

The house on the subject property is circa 1920s and obviously not the first house on the property. Tremaine's 1859 map shows no buildings on the John Adams property, the first house likely built by/for James M. Adams, his son and successor in the 1870s. Why that frame or log house[4] was replaced by the current structure is not known, and why an urban Craftsman Bungalow style house was built in the 1920s for or by George Hunter in this rural setting is also unknown and unusual. Alterations to the house since it was built include the enclosed front porch which was originally open. At some point it was closed in with windows and a door being added. The only other obvious exterior alteration to the house is the replacement of the rear door to the porch with a window.

The interior of the house is remarkably unchanged, including the oak woodwork and staircase. A fireplace insert has been added in the living room which is the only obvious alteration.

The former barn/shed complex was demolished sometime between 1994 and 2000. The outline of the former buildings is still evident in the 2014 airphoto.

What is today the City of Brampton was surveyed as part of the New Survey in 1819. It is comprised of the Township of Chinguacousy and parts of the Townships of Toronto and Toronto Gore. Toronto Gore (Gore of Toronto) was surveyed into "double-front" 200-acre lots, with the exception of triangular shaped lots (gores) along the eastern border. The township was broken into a north and south district. Concessions were arranged as continuations of those concessions west of Hurontario Street, and ranged from 7 to 12. Lots

were numbered from South to North, with the terminus of the south district and beginning of the north district at modern Steeles Avenue. The south district contained 15 lots, while the north district contained 17 lots. The northern terminus of Toronto Gore is at modern Mayfield Road.[5] Appendix 1 is a chain of title from 1859 to the present. Until 1986, the subject property had been in the ownership of three families, the Adams, Hunters and Bells. John Adams, farmer, was born in Ireland in 1797 [6]. He was a member of the Church of England. In 1873 he sold the farm to his son, James M. Adams who was 49 years old at the time . The 1877 Atlas shows the farm in James Adams's name and a house in the location of the current house with an orchard behind.

In 1887, James Adams sold the farm to William Hunter. Hunter was born in Ontario of Irish parents in 1859. Also a member of the Church of England, he was married with two children . William Hunter sold the farm to George Hunter (1883 - 1949) in 1903. In the 1901 Census, Hunter is listed as a farm labourer. In the 1911 Census, George is listed as married with two children with his sister living with them on the farm. George E. Hunter is buried in St. John's Anglican Cemetery in Toronto Gore (Brampton).[10] The farm was sold to Richard A. Bell and William J. H. Bell. After Richard's death in 1960, William and Helen Bell sold two lots and the southerly portion of the farm, and in 1986, sold the subject property to Antonio, Cecilia, Camillo and Rosa Casciato. The Casciatos sold the subject property to Emerald Castle Developments Inc. in 2012.

(CHC Limited 2017: 14-20)

3.1 EXISTING CONDITIONS

A field review of the Study Area was completed on April 28, 2022, by Chelsea Dickinson and Heidy Schopf, both Cultural Heritage Specialists at WSP. The purpose of the field review was to establish the existing conditions of the property. Weather conditions were sunny and warm and access to the building interior was provided by the client.

A 3-D model of the property, generated via Matterport Capture (v. 1.5.1), is available at the following link: 10431 The Gore Rd - 3D Model

As-built drawings of the residence are provided in Appendix A. These drawings depict the existing conditions of the house prior to any alteration.

Additionally, the following the following pages include the associated ground/second floor plans generated by CHC Limited in 2017 (Plate 1 and Plate 2).

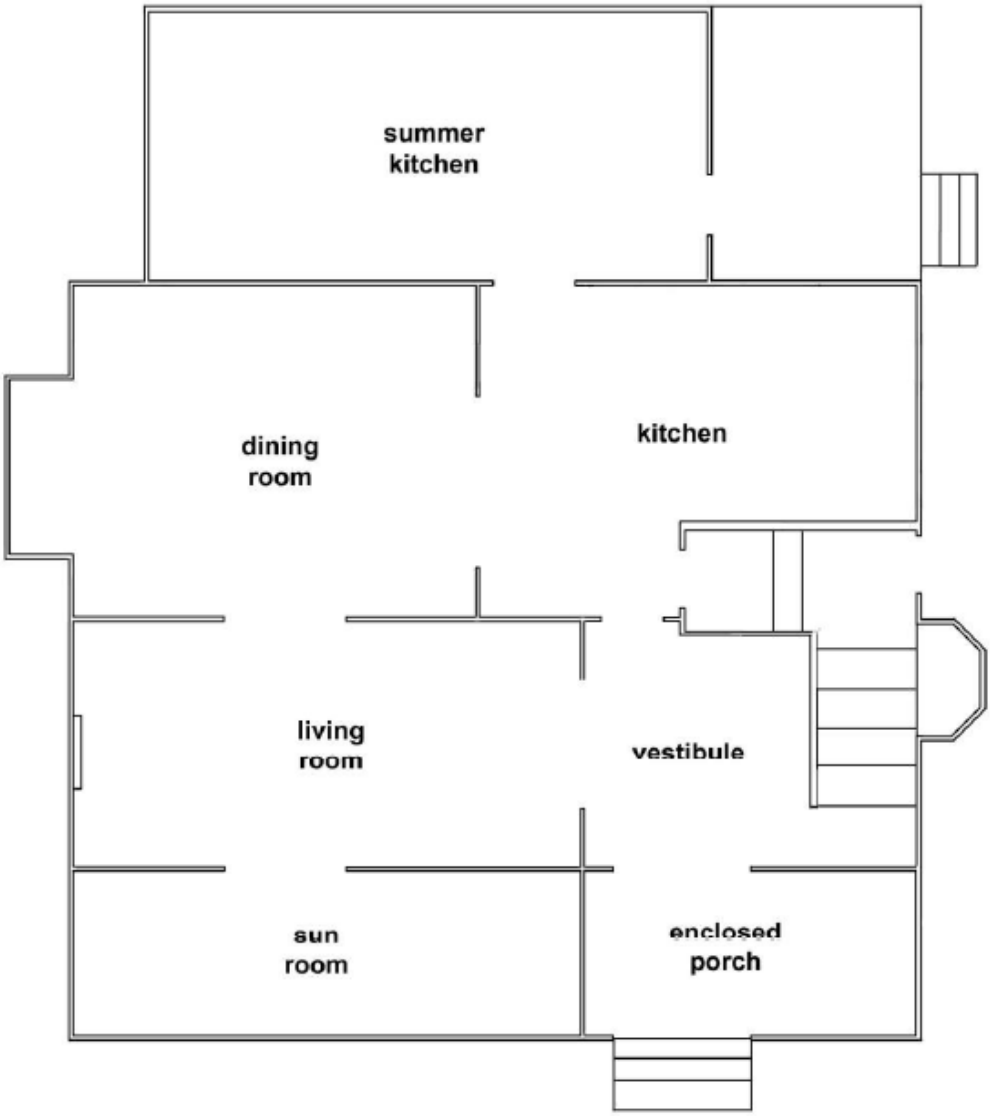

Plate 1: Ground Floor Plan (CHC Limited 2017: 13)

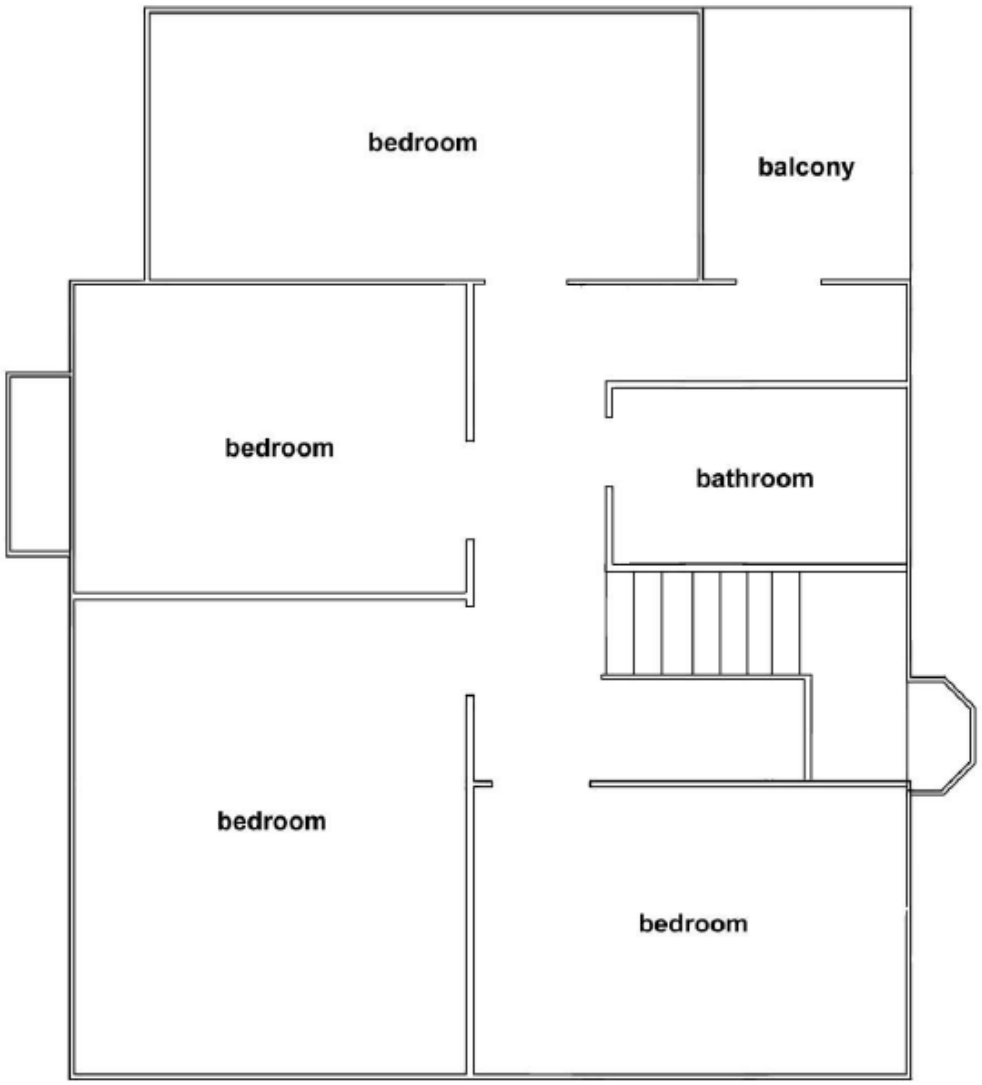

Plate 2: Second Floor Plan (CHC Limited 2017: 14)

3.1.1 LANDSCAPE

The property at 10431 The Gore Road is accessible from a northeast/southwest orientated driveway that passes on the north side of the main residence and south of the driveshed/outbuilding. The circulation route then continues northeast passing a pond on the right and a tributary and leading to a rear former barn complex that was demolished between 1994 and 2000 (CHC Limited 2017: 18; Plate 3-Plate 6). Mr. Dave Morgan, who actively farms the property, noted that the former barn complex was destroyed by fire.

Plate 3: Northeast view of rear landscape towards pond and tributary

Plate 4: Southwest view of main residence from rear circulation path and a pond to the left

Plate 5: Southeast view of the remnant west elevation of the barn complex (located at the end of the circulation path)

Plate 6: West view of the remnant north elevation of the barn complex showing a grassed gangway

3.1.2 EXTERIOR

The property conditions observed by WSP staff in 2022 are consistent with those from the 2017 HIA. The property features a one and a half storey early 20th century “California”, or “Craftsman Bungalow” style residence clad in polychromatic brick with stone foundations. The roof is set in a broad, low-pitched, almost bell-cast roof with asphalt singles, wooden soffits and fascia and shed dormer with exposed roof decking soffits. Photographs of the building elevations with exterior measurements and notable features are provided in Table 1.

Table 1: 10431 The Gore Road elevation treatments and measurements

PHOTO	ELEVATION	MEASUREMENTS	EXTERIOR ATTRIBUTES
	West	Width • Base – 25’ • Dormer – 24’ 5’’ Height • Base to Roof – 10’ 11’’ • Height Dormer base to Roof – 4’ 6’’	• Large, enclosed porch accessible via concrete steps and a glass panelled doorway • Three over one and one over one rectangular windows with plain concrete sills
	South	Width • Total – 42’ 6’’ • Left edge to porch edge – 34’ Height • Left – 10’ 11’’ • Centre – 26’ 5’’ • Right – 19’ 4’’ • Chimney Base to top – 21’ 1’’	• Segmental arched three over one windows with double course brick voussoirs and plain concrete sills • Three-light basement segmental arched windows with brick voussoirs Oriel window • Paired one over one window with plain concrete sills • Concrete steps leading to rear side entrance on open porch with upper balcony • Chimney • Two exterior doorways on ground

	East	Width • Bottom of the house (not including steps) – 21’ 6’’ • Edge of porch to edge of house - 15’ 7’’ • Porch – 5’ 9’’ • Edge to main house – 3’ 9’’ Height • Total - 15’ 8’’ • Porch to bottom of balcony – 8’ 10’’ • Stoop 2’ 5’’ • Depth • Main to dormer – 1’ 5’’	• One over one rectangular window with plain concrete sills • Three-light basement segmental arched windows with brick voussoirs • Porch with single light window and doorway and second floor balcony
	North	Width • Total – 34’ 6’’ (Red) • Dormer – 6’ 11’’ (Orange) • Dormer to Edge 1 – 2’ 11’’ (Green) • Edge 1 to Edge 2 – 7’ 7’’ (Blue) Height • Left – 15’ • Centre – 27’ 5’’ • Right – 11’ 2’’ • Chimney – 29’ 10’’	• Segmental arched windows and bay window with double course brick voussoirs and plain concrete sills • Three-light basement window with brick voussoir and plain concrete sills • Rectangular single light window with plain concrete sills • Paired decorative stained glass window glass with a flower pattern on either side of chimney • Concrete steps leading to rear side entrance on open porch with upper balcony • Corbelled chimney

3.1.3 INTERIOR

3.1.3.1 GROUND FLOOR

The ground floor features an enclosed porch that leads to the front vestibule which includes the main floor stairwell and oriel window. From the vestibule there are entryways to the living room, exterior side exit/basement stairway and kitchen (Plate 7-Plate 9). The living room is accessible from the vestibule via leaded and bevelled glass French doors. The living room feature two decorative single light-stained glass windows with flower patterns on either side of a brick fireplace. The brick fireplace connects to the chimney on the north elevation of the residence. Directly off of the living room is the sunroom and dining room, the latter of which is accessible via leaded and bevelled glass French doors (Plate 10 and Plate 11). The main kitchen features a large wood burning stove that connects to the chimney on the south elevation of the residence. The doors and mouldings on the ground floor are varnished oak that appears to have its original finish. Additional features include the dining room's decorative picture rail moulding in the same material/finish and oak hardwood floors throughout the main floor. The last room on the ground floor is the summer kitchen that includes a small single piece bathroom and an exterior exit that leads to the rear open porch (Plate 12-Plate 13). There is a visible transition between the main kitchen and summer kitchen area that includes a change in doors and mouldings indicating this room underwent later alterations.

Plate 7: View of enclosed porch with mix of one-over-one windows and three over one segmentally arched windows with double course brick voussoirs

Plate 8: Vestibule with living room French doors and upper-level stairway facing towards rear/basement entryway

Plate 9: Interior view of oriel window directly off the main floor staircase

Plate 10: View of sunroom (left), living room with fireplace (centre) and the dining room (right)

Plate 11: View of dining room facing towards the living room via French doors

Plate 12: Main kitchen with wood stove

Plate 13: Summer kitchen and single-piece washroom accessible via the rear open porch

3.1.3.2 SECOND FLOOR

The second floor features four bedrooms, one three piece washroom, a linen closet and the second floor balcony. Doorways and trim on the upper floor are painted pine and the pine floors are partly varnished/painted/stained or covered by carpet/laminate. The first two bedrooms are located directly to the left and across from the stairwell the latter of which is located next to the linen cupboard (Plate 14-Plate 16). The third bedroom is located on the either side of the linen cupboard directly across from the bathroom (Plate 17-Plate 18). The final bedroom entryway is situated to the right of the third bedroom next to the second floor balcony (Plate 19-Plate 20).

Plate 14: View of Bedroom No. 1 & 2 entryways and linen cupboard from top of stairwell

Plate 15: View of Bedroom No. 1 facing towards second floor hallway

Plate 16: View of Bedroom No. 2 facing from second floor hallway entryway

Plate 17: View of Bedroom No. 3 facing towards second floor hallway

Plate 18: View of second floor three-piece bathroom

Plate 19: Bedroom No. 4 accessible via stairwell

Plate 20: Second floor balcony

3.1.3.3 BASEMENT

The basement features a large main area, accessible from the main floor vestibule and southern elevation. The basement has concrete floors and a machine cut summer beam supported by two trapezoidal concrete support posts (Plate 21-Plate 22). Additional rooms from the basement include a small closet and cellar (Plate 23).

Plate 21: Basement main area including summer beams and concrete pilasters

Plate 22: Basement main area showing the machine cut summer beam and concrete pilasters

Plate 23: Cellar off of the main basement area

3.2 PHYSICAL CONDITION

On May 12, 2022, Tacoma Engineers conducted a structural condition assessment of 10431 The Gore Road (Appendix B). Tacoma made the following observations:

- General Observations:
  - The masonry walls appear to be in good condition
  - Wood framed floors and roof are in generally good condition
- Roof
  - The asphalt shingles are at or near the end of their service life
  - Soffit and fascia boards were also found to be in poor condition.
- Second Floor

  - Floor finishes, where present, are in poor condition
  - Cracking is visible in several locations including walls and ceilings however there is no cracking to suggest there is structurally significant deterioration or damage.
- Ground Floor
  - Framing members are in generally good repair and have sustained limited damage/deterioration.
  - A vertical crack was noted above the door from the front hall into the living room
- Basement
  - The foundation is generally in good condition
  - Limited cracking was noted on the interior and exterior faces
  - Upper structure is relatively free of step-cracking and other signs of settlement.
- Exterior
  - The exterior is in good condition.
  - Mortar joints are generally sound and in place, and very few damaged brick units were noted during the review.
  - The chimneys are in fair condition however, the upper 5-6 courses of each chimney appear to have sustained some damage and several bricks appear to be loose.

(Tacoma Engineering 2022: 4-7; Appendix B)

4 STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

Understanding a built heritage resource or cultural heritage landscape includes not only being able to trace its dates of construction or modifications through time, but also its overall cultural heritage significance and what elements should be prioritized for conservation. In Ontario, the cultural heritage significance is usually summarized through a "Statement of Cultural Heritage Value of Interest" (SCHVI) which includes a "Description" (where the resource is located), its "Heritage Value" (why a resource is important) and its "Heritage Attributes" (what elements demonstrate the heritage value and therefore should be prioritized for conservation). In the CHP *Standards and Guidelines*, the latter are referred to as "character-defining elements," explicitly referencing why an element is important to the significance of a historic place.

The 2017 HIA does not include a Statement of CHVI for the property at 10431 The Gore Road; in its absence, one is proposed below.

4.1 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

4.1.1 DESCRIPTION OF THE PROPERTY – 10431 THE GORE ROAD

10431 The Gore Road comprises of a 48.8-acre (19.75 ha) remnant of the original 100-acre (40.4 ha) farm and features a one and a half storey early twentieth century California Bungalow style residence, a driveshed/outbuilding, and remnants of a former barn/shed complex accessible via circulation path/driveway.

4.1.2 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

The cultural heritage value of 10431 The Gore Road lies in it being one of the best examples of the Second Craftsman Bungalow style private dwelling architecture set in the unique rural setting of Brampton. Typical of this style, the residence features a shed dormer, oriel windows and projecting bays, and a large, enclosed porch. Built in 1925, the residence also demonstrates a high degree of craftsmanship evident in the use of several interior features in the Arts and Crafts style.

The property has historical significance since it contributes to an understanding of the City of Brampton's agricultural landscape and reflects the themes of early 20th century settlement and agricultural practice.

4.1.3 HERITAGE ATTRIBUTES

Key attributes that reflect the design or physical value of 10431 The Gore Road include:

- Typical Craftsman Bungalow style architectural elements:
  - One-and-a-half storey residence,
  - Broad "bungaloid" massing with low-pitched, roof that blankets the building,

- Enclosed porch
- Large, shed dormer roof overhangs constructed with exposed structural framing,
- Granite fieldstone foundation
- Bay and oriel windows.

5 PLANNING AND CONSERVATION TREATMENT

5.1 PLANNING FOR FUTURE USE: CONSERVATION TREATMENTS

5.1.1 CONSERVATION TREATMENTS

The CHP *Standards and Guidelines* outline three "treatments" to guide intervention on a historic place. Although in theory a single treatment would be selected, nearly all projects involve a combination of all three depending on a variety of factors including level of understanding, practicality, and projected future uses.

"Conservation", as presented in the CHP *Standards and Guidelines*, includes:

All actions or processes that are aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.

The latter actions or processes are then defined in the CHP *Standards and Guidelines*, but perhaps are best summarized in illustrations provided in Volume 4 of the PWGSC *Architectural Conservation Technology Manual* (1994). The first shows a resource "as found", with the remaining four depicting a conservation treatment.

Figure 2: A historic resource as found

Figure 3: Preservation (Interim Protection)

Figure 4: Preservation (Stabilization)

Figure 5: Rehabilitation

Rehabilitation (or adaptive reuse): 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 (Figure 5).

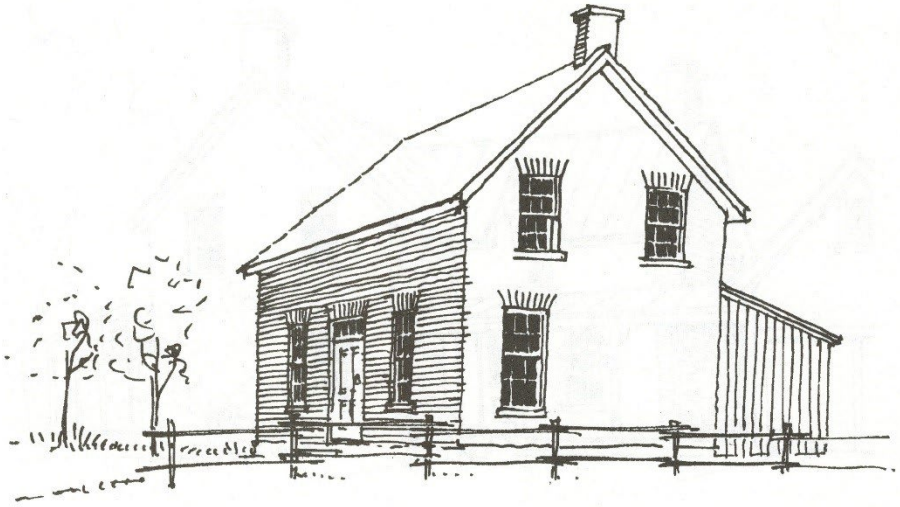

Figure 6: Restoration

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 (Figure 6).

A closely related treatment is reconstruction, defined in the Burra Charter as "returning a place to a known or earlier state and is distinguished from restoration by the introduction of new material" (ICOMOS 2013:1.8). It is

most often applied when “a historic place…has been lost or is unsalvageable” but requires that the reconstructed work be identifiable as a new work to ensure it is not mistaken as an “authentic historic place” (Kalman & Letournaeu 2021: 226).

A fourth treatment, which does not appear in the CHP Standards and Guidelines yet is occasionally applied is redevelopment. As defined in the PWGSC Manual (1994:7), redevelopment is “construction of compatible contemporary facilities to replace missing element [sic] or to increase density in a historic environment.” As the illustration in Figure 7 shows, what sets redevelopment apart from the other treatments is “that there is no direct emphasis on protection”, and “procedures are used which are basically unrelated to the preservation of historic fabric”. There is also a “continual interaction between contemporary design intentions and the constraints of existing historic resources” (PWGSC 1994:7). Conservation of heritage value remains central in this approach, even if it is expressed less tangibly than that seen in the other treatments.

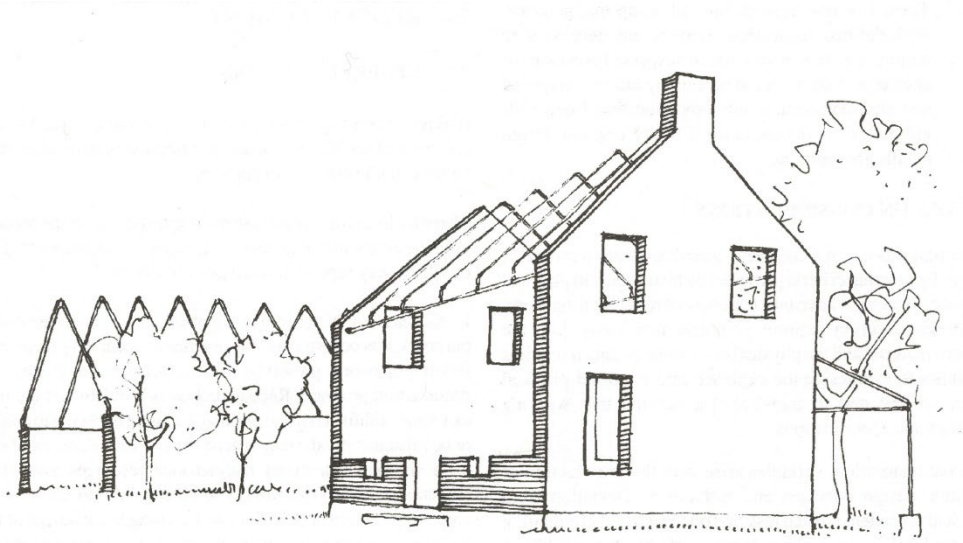

Figure 7: Redevelopment

Another treatment applicable to this HCP is ***reassembly*** or ***reconstitution***, which refers to the rebuilding a dismantled historic place. It is referred to in the *Venice Charter* as “anastylosis” and an acceptable approach if there is a clear delineation between what material is new and what is original (Kalman & Létourneau 2020: 231). The most famous example of reconstitution was the effort to relocate the Great Temple at Abu Simbel during construction of the Aswan Dam in Egypt between 1964 and 1968.

5.1.2 CONSERVATION STANDARDS

The CHP *Standards & Guidelines* presents nine standards that apply to the preservation, rehabilitation, and restoration treatments, with a further three added for rehabilitation and two for restoration. The nine standards for all treatments are:

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 a 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.

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.

The additional standards that apply to **Rehabilitation** are:

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 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.

The additional standards that apply to **Restoration** are:

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 details are based on sufficient physical, documentary and/or oral evidence.

A key principle explicitly or implicitly repeated in the CHP *Standards and Guidelines* is “minimal intervention”, that is, “doing enough, but only enough to meet realistic objectives while protecting heritage values” (CHP 2010: 26). On any given project, minimal intervention can mean very little work, or a significant amount —the degree is based on whatever is required to protect the heritage value of a place.

5.2 PROPOSED FUTURE USE, GOALS & OBJECTIVES

The current proposed plan for 10431 The Gore Road is to lift the house and move the structure 20m to the east. Draft Plans of the proposed development are provided in Appendix C.

The goals[1] of this conservation plan are therefore to:

- Conserve 10431 The Gore Road as an early 20th century Craftsman Bungalow style house with cultural heritage significance to the community
- Convert 10431 The Gore Road to a comfortable and desirable single-family dwelling within a contemporary housing development.

Based on these goals, the objectives of this HCP are to:

- Select the most appropriate conservation treatments for 10431 The Gore Road;
- Provide conservation strategies that are sustainable, and adaptable to the new proposed use; and,
- Complete conservation of 10431 The Gore Road within two years.

5.3 RECOMMENDED CONSERVATION TREATMENT FOR 10431 THE GORE ROAD

Based on the identified goals, this HCP recommends that the preferred primary treatment for the 10431 The Gore Road is rehabilitation. Sympathetic rehabilitation of the house will retain the building's late 19th century heritage attributes, reflect its changes through time, and accommodate contemporary use without compromising its authenticity or cultural heritage significance. Secondary treatments, selected to conserve the heritage attributes of the 10431 The Gore Road for the future, are stabilization, preservation, and commemoration. Strategies to achieve these conservation treatments are provided in Section 6.

[1] The importance of setting goals and objectives in heritage conservation planning is outlined in Kalman & Letourneau (2021: 343).

6 CONSERVATION STRATEGIES

This section provides a series of conservation strategies —in priority order and linked to the CHP *Standards and Guidelines* — to enact as part of the future stabilization, preservation, restoration and reconstruction, and commemoration of the 10431 The Gore Road. As stressed above, the overall goal is to conserve the heritage attributes of the house through minimal intervention yet adapt it for contemporary use.

The strategies are also ordered with the aim of ensuring the building remains stable throughout the conservation effort; as each strategy is completed, the cultural heritage value or interest and heritage attributes will be maintained on an ongoing basis, even if resources become limited or local events delay completing the next strategy in the sequence.

The work should be undertaken by individuals who have demonstrated to City staff that they have expertise in heritage conservation. The trades and expertise required for each action are also included under each conservation strategy.

6.1 STABILIZE

Several actions should be undertaken to stabilize 10431 The Gore Road and prepare the property for further interventions. These include immediate action items and those for during adjacent construction. Where relevant, it is noted where an action is complete or currently underway. As the demands of the maintenance and stabilization will only increase through time, it is integral that the house be rehabilitated at the earliest opportunity. The rehabilitation effort is currently planned to begin in spring of 2023.

6.1.1 MONITOR & SECURE

- Initiate and conduct regular (weekly or bi-weekly) exterior and interior monitoring (ongoing)
- Comply with actions outlined in the City of Brampton Minimum Maintenance By-law 104-96 (Property Standards)
- Implement site stabilization measures that include the following actions:
  - Secure and cover windows and doors with plywood hoarding to prevent damage and unauthorized entry (complete)
    - Care should be taken when installing the hoarding to ensure the masonry or other features of the house are not damaged.
  - Erect a modular chain-link fence to prevent or dissuade unauthorized entry
  - As a deterrent, install prominent “No Trespassing” on the fencing or a location where the house fabric will not be impacted (such as affixed to the plywood hoarding over the windows and doors)
- Document all stabilization work with photographs and notes as necessary (ongoing).

Related Conservation Standards:

No. 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.

Required Trades and Expertise:

- No cultural heritage expertise required.

6.1.2 PROTECT FROM ADJACENT CONSTRUCTION

Masonry is particularly vulnerable to damage from vibration (Randl 2001) produced by adjacent construction, including heavy vehicle traffic. To ensure the house is protected during construction in the immediate vicinity, the following actions are recommended:

- Enact site control & communication by indicating 10431 The Gore Road on Cachet Developments (Emerald Castle) Inc. project mapping and communicating its location to all personnel.
- Establish a buffer of least 5 m (15 feet) around the structure to minimize the potential for vibration damage. The buffer should be enclosed with interlocking construction site protection fencing and indicated on the construction plans provided to supervisors.
- Temporary roads anticipated to have heavy equipment traffic should not be routed in the vicinity of the house. If this cannot be avoided, the section of temporary road nearest the house should be underlain with rig mats to further dampen vibration.
- The building should be monitored every week for new cracks or slumping while the temporary road is in use. If any changes are noted, equipment operation in the area should be suspended.
- Weekly monitoring should also be conducted during the period of adjacent construction, to ensure that the structural integrity of the building is not being compromised.
- Cachet Developments (Emerald Castle) Inc. staff or a designate should keep brief inspection reports recording the date, any changes to the building's status, and actions taken.

Related Conservation Standards:

No. 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.

Required Trades and Expertise:

- No cultural heritage expertise required.

6.2 REHABILITATE

6.2.1 DRAFT ARCHITECTURAL DESIGNS FOR A REHABILITATED 10431 THE GORE ROAD

New additions and alterations to 10431 The Gore Road should be compatible and subordinate in design to the existing building, not exceeding it in scale, massing, and ornamentation. Although additions to the 10431 The Gore Road are not constrained by municipal heritage conservation district design guidelines, best practice is to follow the guidance provided in local plans or more general manuals such as the *Historic Preservation Plan for the Central Area General Neighbourhood Renewal Area, Savannah, Georgia* (Housing Authority of Savannah 1973), *Get Your*

House Right (Cusato *et al.* 2007), and *Traditional Construction Patterns* (Mouzon 2004) (for general principles see Figure 8). Since the house is listed, the design of the additions may need to be vetted by City staff.

Any new elements will therefore need to be designed to:

- Be subordinate to the original design of the residence at 10431 The Gore Road
- Be visually distinguishable, but compatible with the architectural form and character of 10431 The Gore Road
- Restore damaged, lost or missing architectural decoration.

Related Conservation Standards:

No. 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.

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

No. 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.

No. 11: Conserve the heritage value and character-defining elements when creating 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.

No. 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.

Required Trades and Expertise:

- A qualified heritage designer or architect to draft the additions to compliment, but not replicate, the original construction.
- A general contractor experienced with heritage structures to ensure the additions to the 10431 The Gore Road does not damage or destroy any original fabric.

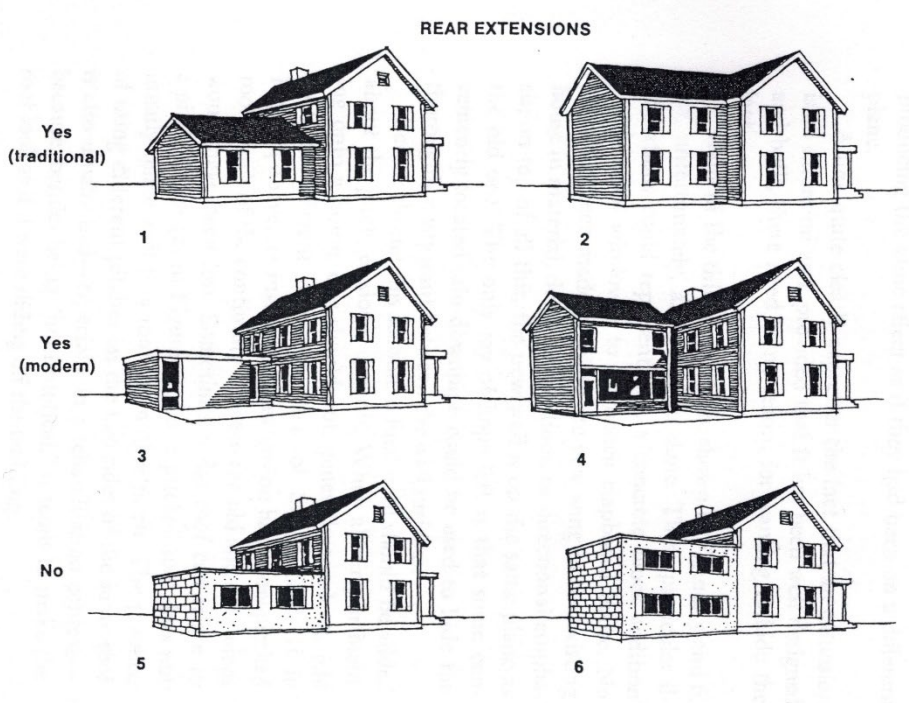

Figure 8: General guidance for adding "rear extensions" to a heritage building (from Stephen 1972:108)

6.2.2 RELOCATE 10431 THE GORE ROAD

Overall, the relocation effort should follow standard industry safety and engineering practices to disconnect utilities, carefully demolish and remove all elements but the main block, and separate and lift the building from its foundations. Temporarily moving hydroelectric line and other obstacles, and escort by police services, is not required as 10431 The Gore Road will remain within its current property.

The relocation contractor has provided a scope of work (Appendix D) but the following actions should also be undertaken:

- Photo-document the building immediately prior to relocation and all stages of the lift and transport;
- After the main block of 10431 The Gore Road is lifted and moved, salvage a proportion of the fieldstone foundation to face the exterior the new concrete foundation.

Related Conservation Standards:

No. 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.

Required Trades and Expertise:

- Specialized building re-location contractor with expertise in historic structures.

6.2.3 INSPECT THE SILL AND FLOOR JOISTS, AND REPAIR OR STRENGTHEN IF NECESSARY

Lifting the building for relocation will provide an opportunity to inspect all sill and flooring members before it is placed on its new foundations. Any rotted or damaged sections should be repaired using a minimal intervention approach. It may also be necessary to install bridging members and jack posts to increase the ability of the floor to withstand increased loads.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 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.

No. 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.

Required Trades and Expertise:

- Heritage carpenter to carry out any required repairs or replacement

6.2.4 BUILD THE CONCRETE FOUNDATION WITH BASEMENT AND SEAT THE HOUSE

As is true of roofs, a sound foundation is critical to the survival of a historic structure. The new concrete foundation should be well drained with grading sloped away from the walls on all sides, as well as well-ventilated to keep the wood flooring dry and free of mould and rot (Fram 2003:114). A foundation built in concrete will not only ensure long-term preservation of the house structurally, but it will also create a functional basement space desirable for future buyers.

On the exterior, the walls should stand a sufficient height above surface to prevent saturation and water damage to the original masonry in the splash zone (Davy, Simpson & Brown 2005:39). As the house will be suspended directly above the work area for the foundation, care should be exercised to ensure the main portion masonry or flooring is not damaged while the new work is under construction, the temporary supports or piers holding up the house are not undermined, or that wet or dry concrete comes in contact with the original masonry.

Rubble stone from the original foundation should not be used to face the visible sections of the concrete foundation, as this can introduce additional maintenance to ensure the joints remain sound and can cause water infiltration between the concrete wall and facing stones.

Once the foundation is completed, the main portion of the house can be seated on its new base and secured. This operation should be photo-documented and overseen by a heritage mason to ensure the masonry at the base of the walls is not damaged or subject to differential loading. At this stage, the flooring should also be inspected to ensure it is stable and intact.

Related Conservation Standards:

No. 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.

No. 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.

Required Trades and Expertise:

- Qualified contractor to excavate and build the concrete foundation.
- Heritage mason to repair and repoint the historical masonry at its connection with the concrete foundation, if necessary.

6.2.5 REPAIR THE MAIN BLOCK ROOF AND FEATURES

A sound roof and associated drainage are one of the most significant components for ensuring the long-term survival of a heritage building. Therefore, it is integral that the roofing be well sealed, and all water be directed away from the walls.

While a detailed assessment has not been carried out, it is likely that the existing roof can be repaired rather than replaced. Following the rehabilitation treatment and principle of minimal intervention, as well as the most sustainable economically and practically, recladding the roof should be in high quality asphalt shingle (such as IKO Cambridge Architectural Shingles) rather than wood shingle.

New metal gutters, downspouts and rainwater leaders should be installed to ensure water is transported away from the walls. For the purposes of rehabilitation, a system should be selected (such as aluminium) that can be easily maintained or repaired, does not impact the original construction, and compliments the historic appearance of the building.

Care should be taken to ensure that as much of the existing exterior architectural finishes, are repaired or restored as necessary, and are protected and visible when the roof work is complete. All repairs should be in wood or compatible alternative such as Maibec® or HardieTrim®.

Repairing the roof will provide an opportunity to ensure it is properly vented, sealed, insulated, and that all rot is removed. To reduce a visual impact, new venting should be via a grill drilled into the soffit.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 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.

No. 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.

No. 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.

Required Trades and Expertise:

- Roofing contractor with experience rehabilitating heritage properties.
- Heritage carpenter to repair and replace the fascia, soffit, and frieze and to address any rot in the roof system.

6.2.6 REPOINT AND REPAIR MASONRY AND INSTALL DRAINAGE SYSTEM IF REQUIRED

The masonry should be thoroughly investigated and repointed or repaired as necessary once the foundation work is complete. This should address all cracked, eroded, spalled or loose brick —such as the noted in the chimneys in the structural engineering report— as well as involve investigative work to identify additional areas of concern.

It is integral that repointing for both the stone and brick construction uses a lime mortar mix that is durable enough to survive the weather yet soft enough not to damage the individual stones or bricks (Weaver 1993:134). Stable, soft, and flexible lime mortar is an important "safety valve" to ensure the long-term conservation of masonry as it allows "moisture to migrate and evaporate through the mortar" rather than through stone or brick (Fram 2003:126). Repairs can be undertaken during repointing and include filling cracks with mortar and making dutchman repairs.

However, it should be noted that a complete re-pointing effort is rarely necessary since more common sources of water infiltration is failure in the flashing, roof covering, gutters, or window seals, and that retaining historic mortar contributes to the character and significance of a heritage structure (Pieper 1998:75; Historic England 2017).

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention.

No. 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.

No. 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.

No 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.

No. 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.

Required Trades and Expertise:

- Heritage mason to repoint and repair all brick and stone construction as required.

6.2.7 INSTALL NEW WOOD WINDOWS AND EXTERIOR DOORS

Due to their poor condition, all existing wood windows and frames will need to be replaced. Three-over-six, one-over-one and three light basement window panes in a relatively heavy, double-hung frame —as are existing currently— are the most appropriate windows for a house of early 20th century construction date such as the 10431 The Gore Road. New wood Kolbe® windows with simulated divided lights can be used to replicate the current pane arrangement and can have surrounds with either wood or PVC trim. To ensure long-term maintenance, the wood lug sills can be replaced in concrete of the same dimension.

WSP is preferred over synthetic materials for historic places; although wood windows can be expensive or difficult to replace and require additional maintenance, their authentic character outweighs other types and they often match or exceed the efficiency performance of PVC inserts (Sedovic & Gotthelf 2005).

Since Building Code requires that the front door be fire-proof, the existing should be replaced with a fire-proof type that approximate heritage panel design and construction. A metal door that mimics wood should be avoided.

Related Conservation Standards:

No. 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.

No. 15: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- Heritage carpenter to install the new wood windows and form sills and surrounds to the appropriate design specifications, and to install the front door.

6.2.8 REHABILITATE THE INTERIOR

The HIA and HCP fieldwork have identified several interior features in the Arts and Crafts style that should be conserved. Any repairs to these interior features should follow a minimal intervention approach.

The existing knob-and-tube wiring should be replaced with a 200-amp ESA approved system. All sewer and water connections to local infrastructure should also be restored in coordination with the Municipality of Brampton. The heating system is currently forced/central air with floor registers that does not cause adverse effects to the internal heritage attributes. However, any new system should be routed with flexible flue to exit the building with a non-visually intrusive cap.

Related Conservation Standards:

No. 3: Conserve heritage value by adopting an approach calling for minimal intervention

No. 5: Find a use for an historic place that requires minimal or no change to its character-defining elements.

No. 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.

No. 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.

No. 11: Conserve the heritage value and character-defining elements when creating 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.

No. 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.

No. 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

Required Trades and Expertise:

- Heritage carpenter and interior designer experienced in heritage structure rehabilitation.

6.2.9 REHABILITATE THE SETTING

As the 10431 The Gore Road will be rehabilitated to a residential context, the new plantings do not need to precisely replicate what was present historically but should include native tree and bush species. Flower beds with native species selected from contemporary or historic sources can be established (Skinner 1983; Unterman & McPhail 1996: A5-5), as can wood fencing in a heritage or heritage compatible design. However, it is critical that new plantings be situated where they will not impact the building in the future, either through excessive shading that prevents the stone walls from adequately drying, or through chemical and physical weathering, such as that caused by clinging ivy. New plantings should also not obscure clear views of the house and the landscaping elevations should ensure all water is drained away from the foundations.

Related Conservation Standards:

No. 14: Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

Required Trades and Expertise:

- Landscape architect with heritage expertise.

6.3 PRESERVE

6.3.1 DEVELOP AND FOLLOW A MAINTENANCE AND MONITORING PROGRAM

Cyclical building maintenance is vital for the short and long-term conservation of any building, and historic structures are no exception. In addition to cyclical maintenance schedules, heritage properties

should also have a detailed monitoring program to establish a baseline condition for the property and monitor any deterioration that may require more frequent maintenance or periodic repair. The Province of Manitoba and Canada's Historic Places have produced a comprehensive maintenance manual for heritage buildings that can be adapted to 10431 The Gore Road once restoration and rehabilitation actions are completed.

Related Conservation Standards:

No. 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.

Required Trades and Expertise:

- No special expertise or skills required.

6.4 COMMEMORATE

6.4.1 DESIGNATE THE 10431 THE GORE ROAD PROPERTY AND ERECT AN INTERPRETIVE PLAQUE

Once 10431 The Gore Road is rebuilt within a new residential setting, its cultural heritage significance can be protected through designation by City by-law enabled under Part IV of the *Ontario Heritage Act* and interpreted through a heritage property plaque. The plaque should be installed in a location that will be visible from public rights of way but on a free-standing mounting, preferably using stone salvaged from the 10431 The Gore Road. The plaque should not be mounted on the main portion of the house as it may adversely impact the wall masonry.

7 IMPLEMENTATION AND ACTION PLAN

The strategies identified in this HCP can be implemented in four phases over the next two years. Table 2 lists the conservation strategies by phase and includes a relative scale of importance and resource requirements. Table 3 provides a schedule for each phase, as well as any dependencies such as City approvals.

The cost to relocate the house is estimated to be $320,000 +HST (see quote in Appendix D).

The estimated cost to rehabilitate the residence is approximately $300/sq ft and that the overall cost will be between $500,000 to $600,000. ***WSP notes that this cost is a ballpark estimate only and is subject to change as the project progresses.***

Table 2: Implementation Plan (adapted from Kalman & Létourneau 2020:411)

PHASE	STRATEGY	NO.	ACTION	IMPORTANCE	RESPONSIBILITY	RESOURCES
1	Stabilize	6.1.1	Monitor & secure	H	Cachet Developments (Emerald Castle) Inc.	$
		6.1.2	Protect from adjacent construction	H	Cachet Developments (Emerald Castle) Inc.	$
2	Rehabilitate	6.2.1	Draft architectural designs for a rehabilitated 10431 The Gore Road	H	Cachet Developments (Emerald Castle) Inc.	$$
		6.2.2	Relocate 10431 The Gore Road	M	Cachet Developments (Emerald Castle) Inc.	$
		6.2.3	Inspect the sill and floor joists, and repair or strengthen if necessary	M	Cachet Developments (Emerald Castle) Inc.	$
		6.2.4	Build the concrete foundation with basement and seat the house	H	Cachet Developments (Emerald Castle) Inc.	$$$
		6.2.5	Repair the main block roof and features	H	Cachet Developments (Emerald Castle) Inc.	$$$
		6.2.6	Repoint and repair masonry and install drainage system if required	H	Cachet Developments (Emerald Castle) Inc.	$$$
		6.2.7	Install new wood windows and exterior doors	H	Cachet Developments (Emerald Castle) Inc.	$$
		6.2.8	Rehabilitate the interior	M	Cachet Developments (Emerald Castle) Inc.	$$
		6.2.9	Rehabilitate the setting	H	Cachet Developments (Emerald Castle) Inc.	$$
3	Preserve	6.3.1	Develop and follow a maintenance and monitoring program	M	New owner	$
	Commemorate	6.4.1	Designate the 10431 The Gore Road property and erect an interpretive plaque	L	Cachet Developments (Emerald Castle) Inc.	$

SYMBOL KEY FOR TABLE 3					
Importance	H	High	Resources	$	Low cost
	M	Medium		$$	Moderate Cost
	L	Low		$$$	High Cost

[2] A key to symbols used in the table is provided on the following page.

Table 3: Implementation Schedule.

PHASE	DURATION	YEAR	DEPENDENCY
1	First 3 months	Spring 2023	None
2	Within first 12 months	2023-2024	City approval of HCP
3	Within 12 months of completing Phase 2	2024-2024	None

8 SUMMARY STATEMENT

This HCP has recommended thirteen strategies to rehabilitate and conserve the 10431 The Gore Road as a valued built heritage resource in the City of Brampton, and one with a sustainable future within a contemporary housing development. However, these strategies are based only on our current understanding of the building and its setting, and it is expected that new conditions will be discovered throughout the rehabilitation effort and require changes to this plan. Although dynamic, this HCP nevertheless aims to provide a clear set of goals and objectives for the house, as well as an overall framework to approach new challenges or opportunities.

9 ASSESSOR QUALIFICATIONS

This report was prepared and reviewed by the undersigned, employees of WSP. WSP is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in Appendix E.

10 CLOSURE

This report was prepared for the exclusive use of the Client and is intended to provide a Heritage Conservation Plan of the Study Area. The Study Area consists of 10431 The Gore Road in the City of Brampton, Ontario.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from WSP will be required. With respect to third parties, WSP has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the cultural heritage assessment conducted by WSP. It is based solely a review of historical information, a property reconnaissance conducted in April 2022 and data obtained by WSP as described in this report. Except as otherwise maybe specified, WSP disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to WSP after the time during which WSP conducted the cultural heritage assessment. In evaluating the Study Area, WSP has relied in good faith on information provided by other individuals noted in this report. WSP has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. WSP accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

WSP makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This report is also subject to the further Standard Limitations contained in Appendix F. We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,

WSP E&I Canada Limited

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Appendix A:

As-Built Drawings

SOUTH ELEVATION

AS FOUND PLANS
OCTOBER 20, 2022

SITE VIEW AND MEASURE WAS ACCOMPLISHED BY THIS OFFICE
ON WEDNESDAY SEPTEMBER 21, 2022
FOR SEDGWICK MARSHALL HERITAGE HOMES
ALL REMOVED MATERIAL SHALL HAVE SAMPLES
SAVED FOR ACCURATE REPLACEMENT OR REPRODUCTION.
ALL DIMENSIONS ARE + OR -

P.A.F. DRAWINGS SHALL BE READ IN CONJUNCTION WITH
CHC LIMITED HERITAGE IMPACT ASSESSMENT
UPDATED APRIL 19, 2017

WEST ELEVATION

GENERAL NOTES

SEDGWICK MARSHALL HERITAGE HOMES

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SEDGWICK MARSHALL
HERITAGE HOMES
AS FOUND
10431 THE GORE ROAD
FOR CACHET HOMES
TOWN OF BRAMPTON

SOUTH WEST

Scale
1/4"=1'-0" ☐
3/16"= 1'-0" ☐
1/8"=1'-0" ☐
1" = 10'-0" ☐
1:50 metric ☐
N.T.S. ☐

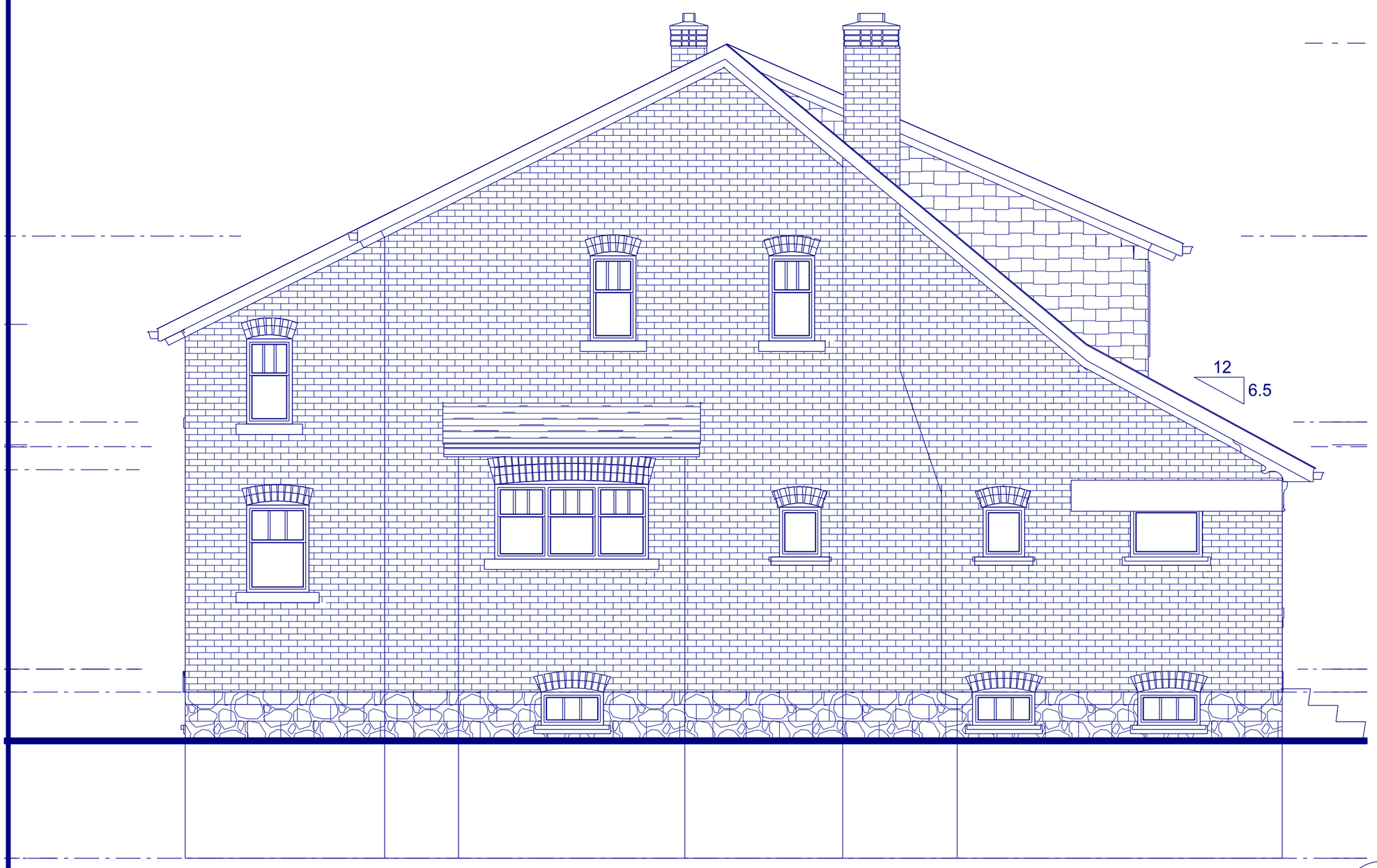
1/6

DESIGN DATE
SEPTEMBER 2022

PROJECT NUMBER
22-30

ISSUE DATE
_____

EAST ELEVATION



NORTH ELEVATION

AS FOUND PLANS
OCTOBER 20, 2022

GENERAL NOTES

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SEDGWICK MARSHALL
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AS FOUND
10431 THE GORE ROAD
FOR CACHET HOMES
TOWN OF BRAMPTON

NORTH EAST

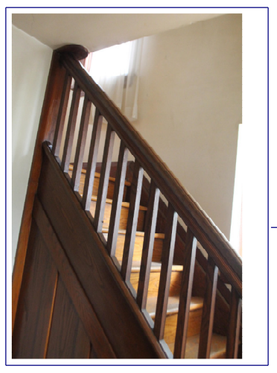
Scale
1/4"=1'-0" ☐
3/16"= 1'-0" ☐
1/8"=1'-0" ☐
1" = 10'-0" ☐
1:50 metric ☐
N.T.S. ☐

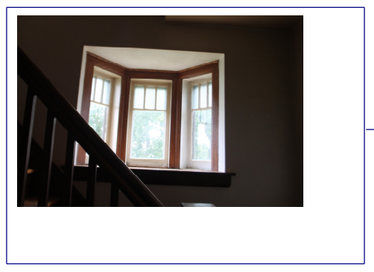
2/6

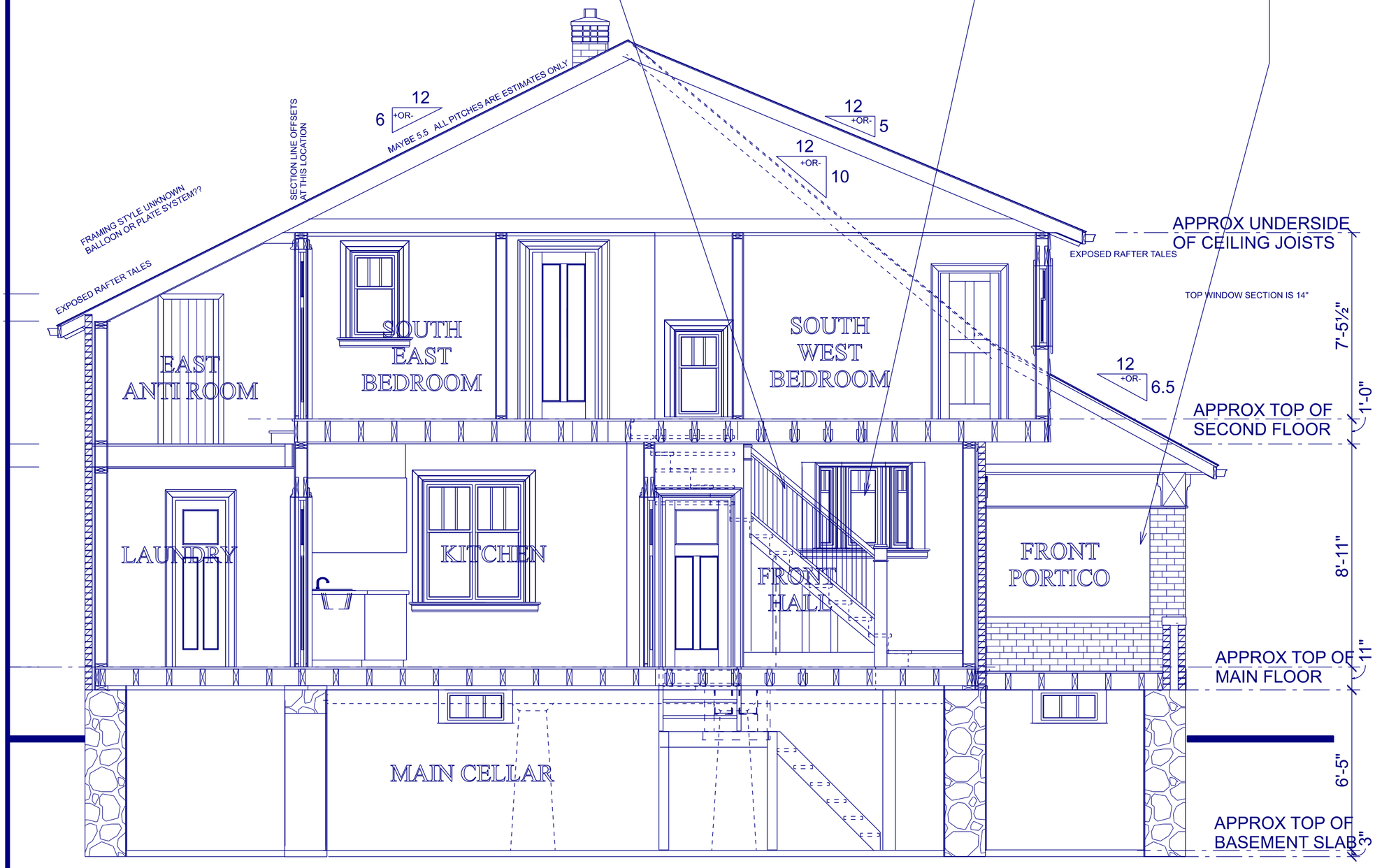
DESIGN DATE
SEPTEMBER 2022

PROJECT NUMBER
22-30

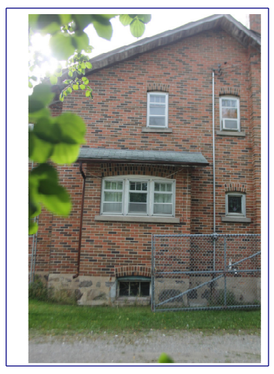
ISSUE DATE







SECTION A



EXTERIOR IMAGES

AS FOUND PLANS
OCTOBER 20, 2022

GENERAL NOTES

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SEDGWICK MARSHALL HERITAGE HOMES
AS FOUND
10431 THE GORE ROAD
FOR CACHET HOMES
TOWN OF BRAMPTON

SECTION A

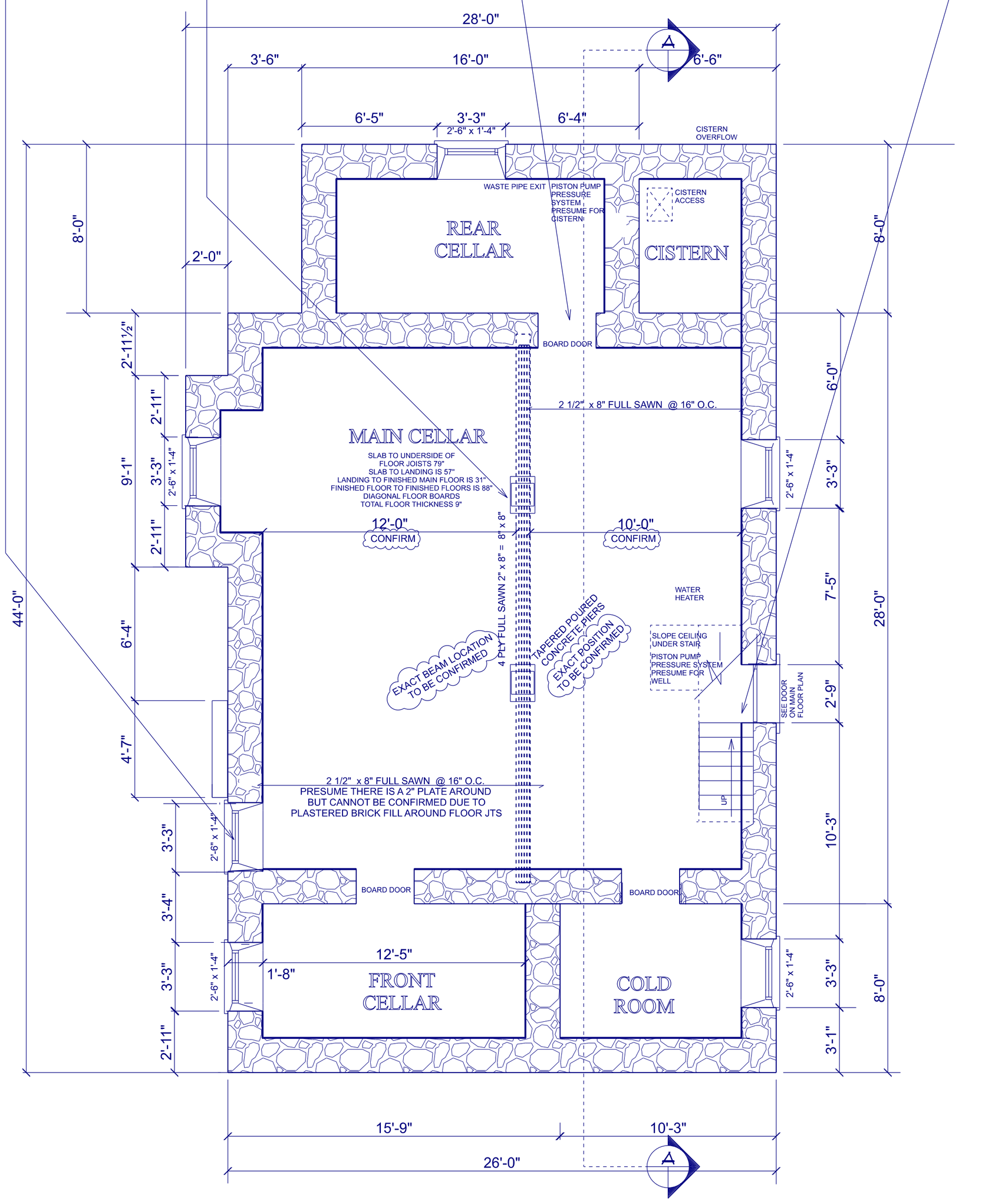
Scale
- 1/4"=1'-0" ☐
- 3/16"= 1'-0" ☐
- 1/8"=1'-0" ☐
- 1" = 10'-0" ☐
- 1:50 metric ☐
- N.T.S. ☐

3/6

DESIGN DATE
SEPTEMBER 2022

PROJECT NUMBER
22-30

ISSUE DATE



FOUNDATION

AS FOUND
OCTOBER 20, 2022

GENERAL NOTES

SEDGWICK MARSHALL HERITAGE HOMES

Pamela Farrow
ARCHITECTURAL TECHNOLOGIST
519 334 3456
pfarrow@pamhouse.ca

SEDGWICK MARSHALL
HERITAGE HOMES
AS FOUND
10431 THE GORE ROAD
FOR CACHET HOMES
TOWN OF BRAMPTON

FOUNDATION

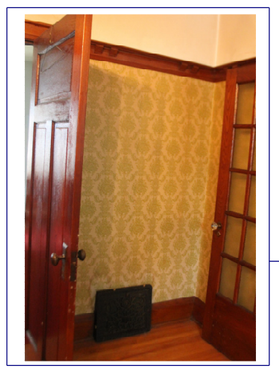
Scale
1/4"=1'-0" ☐
3/16"= 1'-0" ☐
1/8"=1'-0" ☐
1" = 10'-0" ☐
1:50 metric ☐
N.T.S. ☐

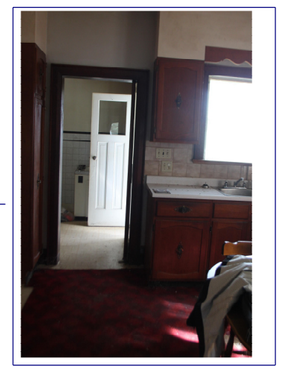
4/6

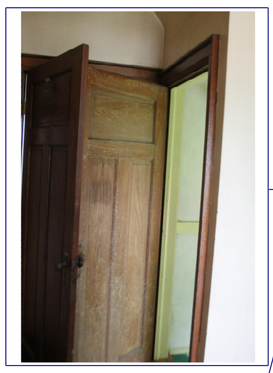
DESIGN DATE
SEPTEMBER 2022

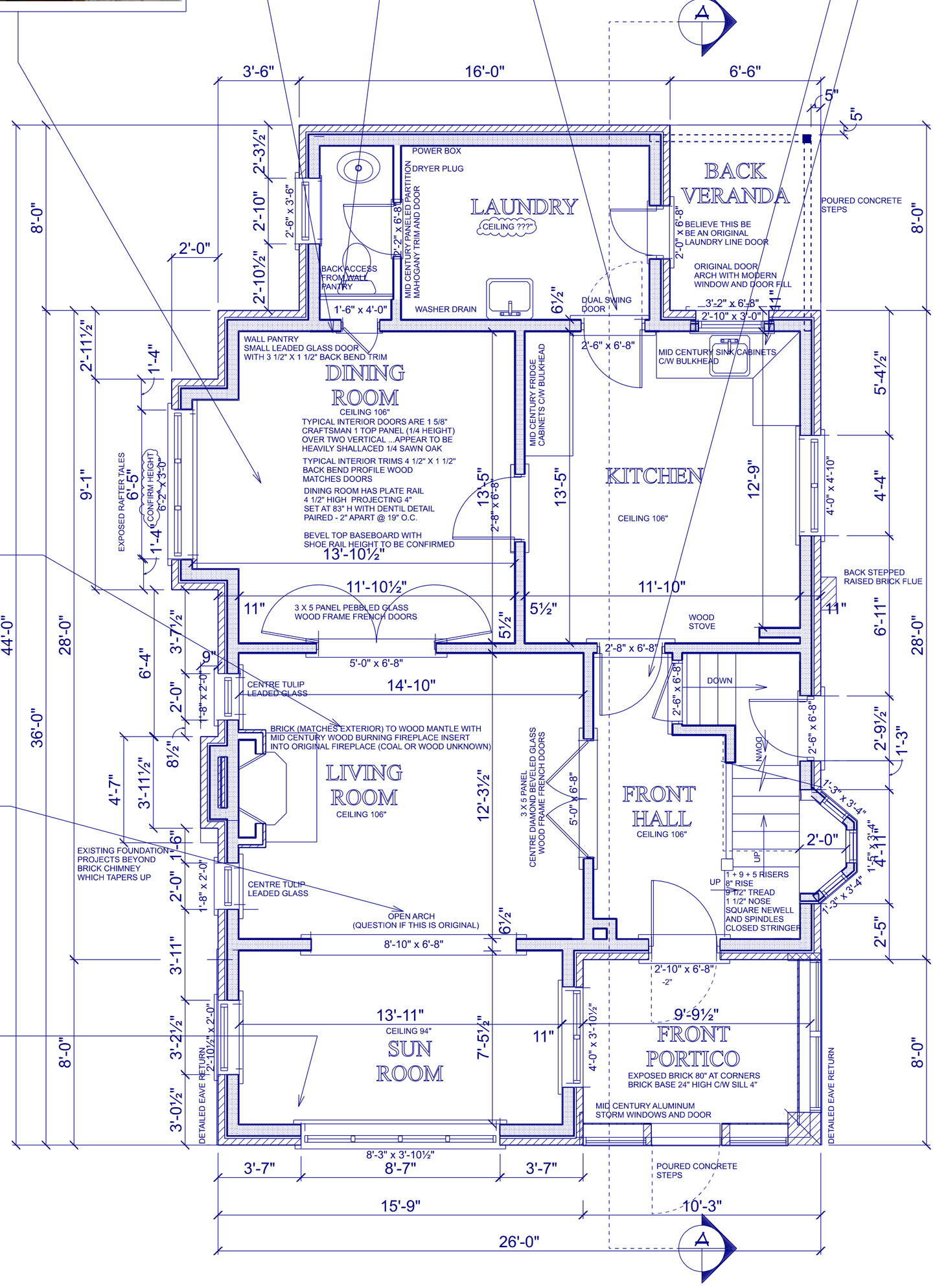
PROJECT NUMBER
22-30

ISSUE DATE









MAIN FLOOR

AS FOUND
OCTOBER 20, 2022

GENERAL NOTES

SEDGWICK MARSHALL HERITAGE HOMES

PAMELA FARROW MAATO

THESE DRAWINGS SHALL NOT BE COPIED FOR ANY OTHER PURPOSE THAN REQUIRED FOR THIS PROJECT.

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AS FOUND
10431 THE GORE ROAD
FOR CACHET HOMES
TOWN OF BRAMPTON

MAIN FLOOR

Scale
- 1/4"=1'-0" ☐
- 3/16"= 1'-0" ☐
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5/6

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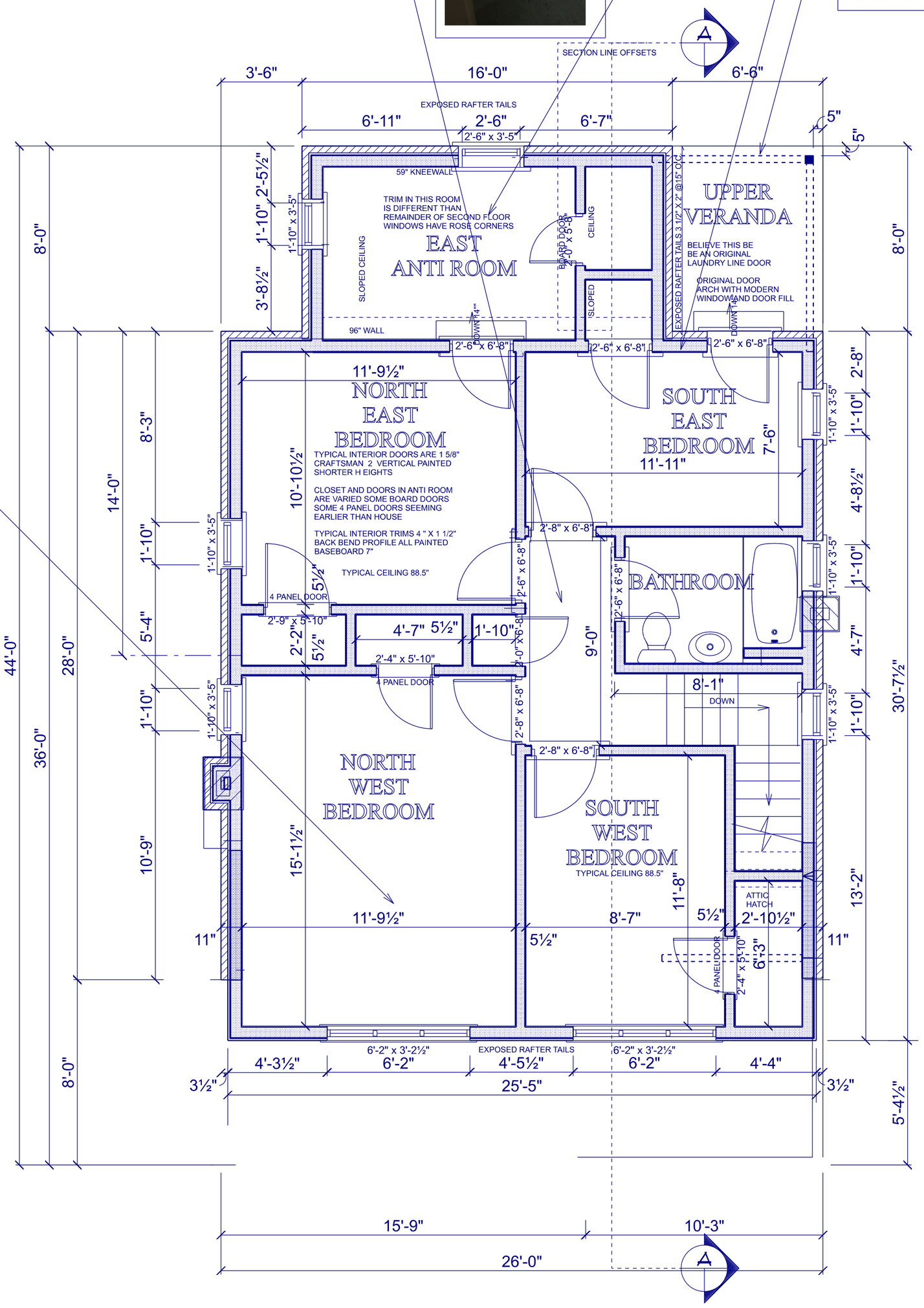

SECOND FLOOR

AS FOUND
OCTOBER 20, 2022

GENERAL NOTES

SEDGWICK MARSHALL HERITAGE HOMES

PAMELA FARROW MAATO

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SEDGWICK MARSHALL
HERITAGE HOMES
AS FOUND
10431 THE GORE ROAD
FOR CACHET HOMES
TOWN OF BRAMPTON

SECOND FLOOR

Scale
1/4"=1'-0" ☐
3/16"= 1'-0" ☐
1/8"=1'-0" ☐
1" = 10'-0" ☐
1:50 metric ☐
N.T.S. ☐

6/6

DESIGN DATE
SEPTEMBER 2022

PROJECT NUMBER
22-30

ISSUE DATE

Appendix B:

Structural Engineering Report

10431 The Gore Road
Condition Assessment

10431 The Gore Road
Brampton. Ontario

Prepared by:

TACOMA ENGINEERS

176 Speedvale Avenue West
Guelph, ON
TE-40216-22

May 27, 2022

Executive Summary

Tacoma Engineers has been retained by Cachet Developments of Vaughan to carry out a structural condition assessment of an existing house located at 10431 The Gore Road in Brampton. The primary purpose of this assessment is to provide a summary of the existing construction and conditions, recommendations for repair and/or stabilization, and comment on the suitability of the structure for relocation.

The building is constructed as a two-storey masonry building, complete with wood-framed floors, roof, and interior walls. It measures approximately 200 m^2 in building area. A site visit was carried out by Gerry Zegerius, P.Eng., on May 12th, 2022, and a visual review of all accessible spaces was completed on this date.

In general, the building is in good condition. The masonry walls appear to be in good condition and do not show evidence of structurally significant deterioration or settlement. Wood framed floors and the roof are in generally good condition and do not appear to have sustained structurally significant damage.

It is recommended that the building be secured against water and animal ingress, and that loose masonry at the top of the chimneys be secured or removed to mitigate risk of falling material.

Current planning includes the relocation of the house on the same site approximately 20m to the north of its current location. The building has a relatively small footprint, and its stable condition makes it a good candidate for relocation using standard building moving techniques.

Table of Contents

List of Photographs

1. Introduction

Tacoma Engineers has been retained by Cachet Developments of Vaughan to carry out a structural condition assessment of an existing house located at 10431 The Gore Road in Brampton.

Tacoma Engineers was retained by Cachet Developments on April 21st, 2022. The undersigned attended the site on May 12th, 2022, to assess the existing conditions.

This report includes a summary of the following items for the building:

- major structural systems;
- existing structural conditions and areas of potential concern;
- conceptual repair options for any areas that may require remedial work; and
- comments on the suitability of the structure for relocation onsite.

2. Background

Cachet Developments owns the building in question, and Tacoma Engineers is being retained as a Consultant directly by the Owner.

This assessment is being undertaken by the Owner and is intended to form part of the conservation plan, being prepared by others. This report is not being prepared as a response to an Order, recommendations, or request by any regulatory body.

The primary purpose of this assessment is to provide a summary of the existing construction and conditions, recommendations for repair and/or stabilization, and comment on the suitability of the structure for relocation.

This report is based on a visual inspection only and does not include any destructive testing. Where no concerns were noted the structure is assumed to be performing adequately. The structure is assumed to have been constructed in accordance with best building practices common at the time of construction. No further structural analysis or building code analysis has been carried out as part of this report unless specifically noted.

No previous work has been completed by Tacoma Engineers on this building for this or any other owner.

No sub-consultants have been retained by Tacoma Engineers to participate in this assessment.

3. Building History

As reported in the Heritage Impact Assessment Report prepared by cHc Limited, 2017, the house was constructed in the 1920s and is thought to have replaced previous log or frame houses and structures that were likely part of the initial European settlement of the area. The property has changed hands several times over the years, it and was sold to Cachet Developments (or Emerald Castle Developments) in 2012.

The building is constructed as a two-storey masonry building, complete with wood-framed floors and partition walls. It measures approximately 200 m^2 in building area.

4. Scope and Methods

The following documents were provided to the undersigned prior to the preparation of this report:

- Draft Subdivision Plan, GSAI, July 23rd, 2021
- Site plan, RNDesign, June 18th, 2021
- *Heritage Impact Assessment - 10341 The Gore Road*, cHc Limited, April 19th, 2017

The assessment of the building is based on a visual assessment from grade. Access to all sides of the building and the interior spaces was available at the time of the review. Limited access to the attic was available through an attic hatch in a second storey closet.

Note that most the spaces in the building have applied finishes that preclude a direct visual assessment of the structural systems. Limited areas are unfinished, primarily in the basement, and a review of the primary structure was possible in these areas.

A site visit was carried out by Gerry Zegerius, P.Eng., on May 12th, 2022. A visual review of all accessible spaces was completed on this date, and photographs were taken of all noted deficiencies.

5. Definitions

The following is a summary of definitions of terms used in this report describing the condition of the structure as well as recommended remedial actions. Detailed material condition definitions are included in Appendix A of this report.

- **Condition States**[1]:
    1. Excellent – Element(s) in "new" condition. No visible deterioration type defects present, and remedial action is not required.
    2. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
    3. Fair – Element(s) where medium defects are visible. These types of defects may trigger a "preventative maintenance" type of remedial action where it is economical to do so.
    4. Poor – Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element.
- **Immediate remedial action**[1]**:** these are items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.

- **Priority remedial action**[1]**:** these are items that do not present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:
    1. **Short-term**: it is recommended that items listed as short-term remedial action are acted on within the next 6 months (**before the onset of the next winter season**).

[1] Adapted from "Structural Condition Assessment", 2005, American Society of Civil Engineers/Structural Engineering Institute

2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
3. **Long-term:** it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations of further review/investigation.

- **Routine maintenance**[1]: these are items that can be performed as part of a regularly scheduled maintenance program.

In addition to the definitions listed above, it should be noted that the building in question is listed on the Municipal Register of Cultural Heritage Resources. The Standards and Guidelines for the Conservation of Historic Places in Canada provide direction when a structural system is identified as a character-defining element of an historic place. They also provide direction on maintaining, repairing, and replacing structural components or systems[2]. Refer to the General Guidelines for Preservation, Rehabilitation, and Restoration to further inform the development of more detailed remedial actions.

[2] "Standards and Guidelines for the Conservation of Historic Places in Canada", 2nd Edition, 2010, www.historicplaces.ca

6. General Structural Conditions

The building is constructed as a two-storey masonry and wood-framed structure. Exterior walls are constructed with brick (likely multi-wythe), and the interior walls, roof, and floors are constructed with wood framing.

6.1. Roof

Construction

The roof is framed with regularly spaced wood rafters and lateral roof boards. Access to the attic space was limited and the exact configuration of the roof framing could not be confirmed at the time of the review.

Conditions

The asphalt shingles are at or near the end of their service life. Several shingle tabs were missing at the time of the review and limited evidence of water ingress was noted on the second floor ceiling.

Photograph 1: Minor ceiling damage

Soffit and fascia boards were also found to be in poor condition. It is likely that animals are accessing the attic space. The roof ridge line and roof planes are relatively flat and straight.

The roof framing is likely in fair condition throughout, and isolated repairs to the decking should be expected when the roof shingle is replaced.

Recommended Actions

The following **immediate** remedial actions are recommended for the roof:

- Replace roofing shingles.

- Repair and replace damaged flashing, fascia, and soffits.

6.2. Second Floor

Construction

The floor is expected to be constructed with regularly spaced wood floor joists overlaid with wood decking. Based on the direction of the floor decking visible above, and on the direction of the floor framing visible from the basement, it is assumed that the floor framing is oriented side to side. In addition to this, the lathe is visible running front to back from the rooms below, further evidence that the framing is oriented side to side.

Conditions

Floor finishes, where present, are in poor condition. Cracking is visible in several locations including walls and ceilings.

Photograph 2: Previously repaired ceiling damage

There is no cracking visible on the second floor that suggests there is structurally significant deterioration or damage.

Recommended Actions

There are no recommended actions for the second floor.

6.3. Ground Floor

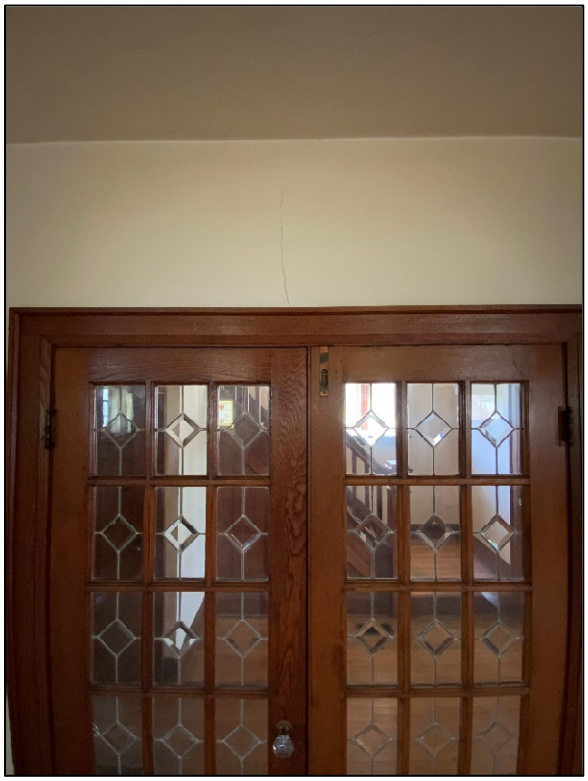
Construction

The floor is constructed with 2¼" x 8" wood floor joists spaced at 16" on centre, overlaid with diagonal wood decking. The joists are supported at the mid-span of the house on a built-up 4-2"x8" wood beam. The floor of the rear addition is constructed with modern wood framing and wood decking.

Conditions

The ground floor is generally in good condition. The framing members are in generally good repair and have sustained limited damage/deterioration.

A vertical crack was noted above the door from the front hall into the living room, and the door was found to be rubbing against the floor below.



Photograph 3: Minor settlement at door opening

This settlement is likely a result of the combination of offset loadbearing elements between the second floor and ground floor framing and the lintel above the double swing door opening.

Recommended Actions

The following **long term** (after relocation) remedial actions are recommended for the ground floor:

- Reinforce lintel above door opening.

6.4. Basement / Foundation

Construction

The foundations are constructed with a combination of parged brick and granite fieldstone. The floor is placed concrete of undetermined thickness. Ground floor joists are pocketed directly into the foundation walls.

Conditions

The foundation is generally in good condition. Limited cracking was noted on the interior and exterior faces, and the upper structure is relatively free of step-cracking and other signs of settlement.

Recommended Actions

There are no recommended actions for the basement/foundation.

6.5. Exterior

Construction

The exterior of the building is constructed primarily with brick, assumed to be multi-wythe and the primary loadbearing element of the building. The exposed foundations are constructed with uncut granite stone and a variety of mortars.

Soffits are primarily wood or exposed roof decking. Window and door openings are provided with shallow soldier brick arches of two (2) courses.

Brick chimneys are located on the northwest and southeast elevations, extending to approximately 20-25 brick courses above the top of the roof framing.

Conditions

The exterior is in good condition. Mortar joints are generally sound and in place, and very few damaged brick units were noted during the review.

The chimneys are in fair condition for the majority of the height, with some open mortar joints; however, the upper 5-6 courses of each chimney appear to have sustained some damage and several bricks appear to be loose.

Photograph 4: Damaged masonry at southeast chimney (typical to both chimneys)

This could be the result of freeze-thaw damage due to the increased exposure of these elements. In cases where the chimneys are no longer required to vent mechanical equipment, the reduction in secondary heat can lead to accelerated deterioration.

Recommended Actions

The following **short term** remedial actions are recommended for the exterior:

- Secure the building against animal ingress.
- Remove or secure damaged and loose masonry at each of the two (2) chimneys.

7. Relocation Feasibility

The current planning for the site includes the relocation of the existing house to a siting approximately 20m further back from The Gore Road on Lot number 132. The site is relatively flat and the elevation change of the existing grade would be negligible between the existing and proposed locations.

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.
- Install temporary supports around the primary structural support locations of the building at the lowest level in its original location, including:
  - exterior walls;
  - interior loadbearing walls;
  - interior pad footings; and
  - interior strip footings.
- Cut all connections between the house and its foundation.
- Cut all service connections to the house, including all plumbing and electrical connection.
- 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 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 10431 The Gore Road would require, at minimum, supports at the following locations:

- the exterior perimeter;
- the centre beam line in the basement; and
- the front porch piers, if retained.

Structures that are smaller in size and constructed of materials that can accommodate some movement are the best candidates for relocation. While this house is built primarily of brick, a material that does not accommodate movement, it does have a relatively small footprint. The distance that the house is moving is small and the building is currently in good repair. It is expected that a contractor experienced in moving buildings can successfully reinstate the building in its new proposed location with minimal damage during the process.

8. Summary of Recommendations

The following provides a summary of the recommendations for the existing structure.

Items requiring immediate remedial action:

1. Replace roofing shingles.
2. Repair and replace damaged flashing, fascia, and soffits.

Items requiring short-term remedial action:

3. Secure the building against animal ingress.
4. Remove or secure damaged and loose masonry at each of the two (2) chimneys.

Items requiring long-term (after relocation) remedial action:

5. Reinforce lintel above door opening.

9. Conclusions

In general, the building is in good condition. The masonry walls appear to be in good condition and do not show evidence of structurally significant deterioration or settlement. Wood framed floors and the roof are in generally good condition and do not appear to have sustained structurally significant damage.

It is recommended that the building be secured against water and animal ingress, and that loose masonry at the top of the chimneys be secured or removed to mitigate risk of falling material.

Current planning includes the relocation of the house on the same site approximately 20m to the north of its current location. The building has a relatively small footprint, and its stable condition makes it a good candidate for relocation using standard building moving techniques.

Please contact the undersigned with any further questions or comments.

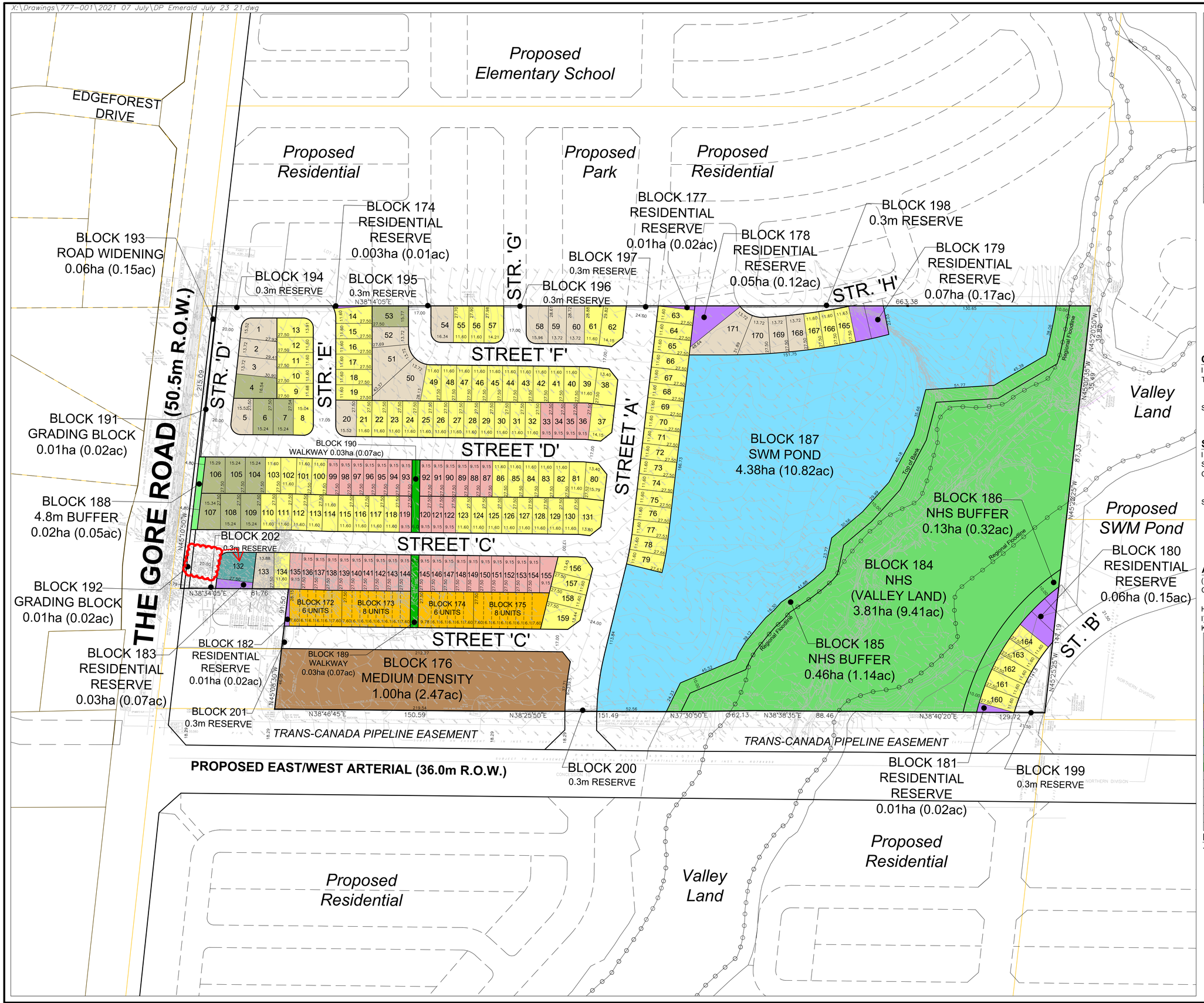
Per

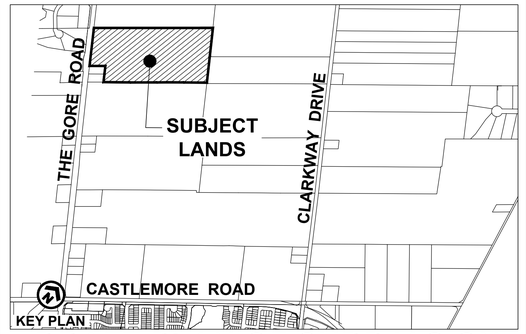
Gerry Zegerius, P.Eng., CAHP
Structural Engineer, Senior Associate
Tacoma Engineers

Appendix C:

Proposed Development

X:\Drawings\777-001\2021 07 July\DP Emerald July 23 21.dwg





DRAFT PLAN OF SUBDIVISION
EMERALD CASTLE DEVELOPMENT INC.
FILE # 21T-

PART OF LOT 13, CONCESSION 10 N.D.,
BLOCK PLAN 47-1
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BRAMPTON FOR APPROVAL.

SIGNED _____ DATE:
RAMSEY SHAHEEN
EMERALD CASTLE DEVELOPMENT INC.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED _____ DATE:
GRANT T. STIDWILL, OLS
J.D. BARNES LIMITED
401 WHEELABRATOR WAY, SUITE A
MILTON, ON
PHONE: (905) 875-9955
WEB: www.jdbarnes.co

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, & J ARE SHOWN ON THE DRAFT AND KEY PLANS.

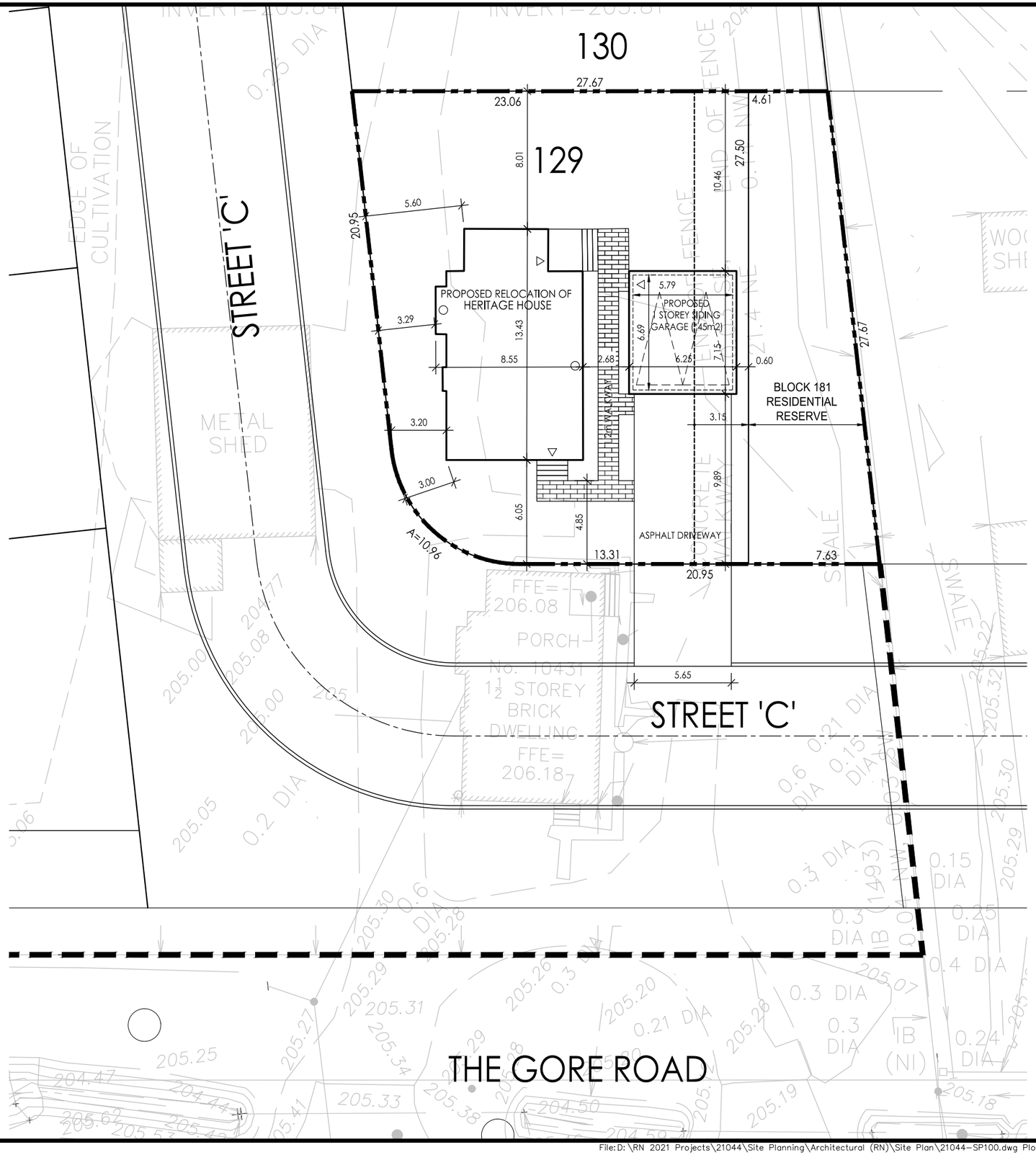
H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
DETACHED - 15.24m (50')	4,6,7,53,104-109	0.44	1.09	10
DETACHED - 13.72m (45')	1-3,5,20,50-52,54,58-60,133,168-171	0.84	2.08	17
DETACHED - 11.60m (38')	8-19,21-32,37-49,55-57,61-86,100-103, 110-118,123-131,134,156-167	3.36	8.30	101
DETACHED - 9.15m (30')	33-36,87-99,119-122,135-155	1.07	2.64	42
HERITAGE LOT	132	0.06	0.15	1
STREET TOWNHOUSES - 6.1m (20')	172-175	0.52	1.28	28
MEDIUM DENSITY	176	1.00	2.47	
RESIDENTIAL RESERVE	177-183	0.23	0.57	
NHS (VALLEY LAND)	184	3.81	9.41	
NHS BUFFER	185,186	0.59	1.46	
SWM POND	187	4.38	10.82	
4.8m BUFFER	188	0.02	0.05	
WALKWAY	189,190	0.06	0.15	
GRADING BLOCK	191,192	0.02	0.05	
ROAD WIDENING	193	0.06	0.15	
0.3m RESERVE	194-202	0.00	0.00	
24.0m R.O.W - (311m Length)		0.75	1.85	
20.0m R.O.W - (36m Length)		0.32	0.79	
17.0m - 20.0m R.O.W. - (1,319m Length)		2.07	5.12	
TOTAL	**202**	**19.60**	**48.43**	**199**

Notes
-Daylight triangle collector to local: 7.5m x 7.5m

Scale 1:1250
(24 x 36)
JULY 23, 2021

GSAI
Glen Schnarr & Associates Inc.



NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

BUILDING STATISTICS

REG. PLAN No.	
ZONE	R1F-11.6 AAA
LOT NUMBER	
LOT AREA(m)^2	
BLDG AREA(m)^2	NA
LOT COVERAGE(%)	NA
No. OF STOREYS	EXISTING
MEAN HEIGHT(m)	EXISTING
PEAK HEIGHT(m)	NA
DECK LINE(m)	NA

LEGEND

FFE	FINISHED FLOOR ELEVATION	SP	SUMP PUMP
TFW	TOP OF FOUNDATION WALL		BELL PEDESTAL
TBS	TOP OF BASEMENT SLAB		CABLE PEDESTAL
USF	UNDER SIDE FOOTING		CATCH BASIN
USFR	UNDER SIDE FOOTING @ REAR		DBL. CATCH BASIN
USFG	UNDER SIDE FOOTING @ GARAGE		ENGINEERED FILL
TEF	TOP OF ENGINEERED FILL		HYDRO CONNECTION
R	NUMBER OF RISERS TO GRADE		FIRE HYDRANT
WOD	WALKOUT DECK	SL	STREET LIGHT
LOB	LOOKOUT BASEMENT		MAIL BOX
WOB	WALK OUT BASEMENT		TRANSFORMER
WUB	WALK UP BASEMENT		SEWER CONNECTIONS 2 LOTS
REV	REVERSE PLAN		SEWER CONNECTIONS 1 LOT
STD	STANDARD PLAN		WATER CONNECTION
	DOOR		WATER VALVE CHAMBER
	WINDOW		HYDRANT AND VALVE
AC	AIR CONDITIONING		HYDRO METER
	DOWN SPOUT TO SPLASH PAD		GAS METER
	DOWNSPOUT CONNECTED TO STM		MANHOLE - STORM
	SWALE DIRECTION		MANHOLE - SANITARY
		——X——	CHAINLINK FENCE
		——XX——	PRIVACY FENCE
		——XXX——	SOUND BARRIER
		— — — —	FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE

NOTE: USF IS BASED ON 150mm (6") FOOTING DEPTH. CONTRACTOR TO CONFIRM WITH WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE THIS SIZE.

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	JUN-18-21	RP	MS

RN DESIGN
WWW.RNDESIGN.COM
T:905-738-3177
WWW.THEPLUSGROUP.CA

I, MARCO SANTOS DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.**,UNDER DIVISION C,PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 21036
FIRM BCIN: 26995
DATE:

SIGNATURE:

CLIENT
CACHET ESTATE HOMES

PROJECT/LOCATION
EMERALD CASTLE DEVELOPMENT
BRAMPTON, ON.

DRAWING
SITE PLAN

DRAWN BY	SCALE
RP	1:250
PROJECT No.	LOT NUMBER
21044	SP100

Appendix D:

Relocation Contractor Quote

Laurie McCulloch Building Moving

960 Taunton Rd E
Whitby, ON L1R 3L8
Phone: (905) 728-0884
Fax: (905) 743-0528
www.mccullochmovers.ca

Thursday, May 5, 2022

Hatim Jafferjee
Land Development Coordinator
Tel: 647.772.3759
361 Connie Crescent, Ste 200, Vaughan ON L4K 5R2
hatim@cachetdevelopments.com

Budgetary Quotation

RE: The Craftsmen style Bungalow located at 10341 The Gore Road, Brampton

Background

The building in question one storey and a half storey brick farmhouse moving onsite

Site Preparation

Excavation around the perimeter of the building down to footing level to allow for placement of steel beams will need to be completed by others.

New excavation for basement will be done so building can be rolled through into final elevation.

Placement

After the building is at its final location, as verified by your surveyors, a new concrete block foundation wall is installed by others leaving openings for the steel beam removal. Once the steel is removed then the holes will be filled in

Scope of Work

We will provide labour and materials necessary to:

- Install steel framework under historic building
- Jack building free of existing foundation
- Prepare structure for move
- Move building to final location
- Place building as per surveyors pins
- Hold in place while new foundation built by others
- Relieve and remove steel framework

Exclusions:

- Site works at site including demolitions of additions, porches, decks, well decommissioning, foundation removal, fill removal to allow steel placement and backfill to make site safe after move
- Roadways between existing and final locations
- Arrange and pay for building and demolition permits required including service removals
- Clearance of basements of all organic materials and mechanical.
- Provide surveyors as required
- Build new foundation

Assumptions

The following is assumed in the pricing

- Adequate laydown/staging area
- Onsite parking for company trucks
- At least a five-foot tall basement under both current and final locations

Cost

The cost for above typical scope of work will be Three Hundred Twenty Thousand plus HST.

Based on supplied information and is to be used for budget purposes only

Yours Truly,

Greg Mcculloch

Greg McCulloch
Laurie McCulloch Building Moving

Appendix E:

Assessor Qualifications

ASSESSOR QUALIFICATIONS

Heidy Schopf, MES, CAHP – Built Heritage and Cultural Landscape Team Lead - Ms. Schopf is a Senior Cultural Heritage Specialist at WSP and has worked in the field of Cultural Resource Management since 2007. She is a Professional Member of CAHP. She has worked on a wide variety of projects throughout Ontario, including cultural heritage resources assessments, heritage impact assessments, heritage documentation reports (photographic and 3D/LiDAR), cultural heritage evaluations, strategic conservation plans, HCD studies and plans, heritage feasibility studies, and archaeological assessments. Ms. Schopf has extensive experience applying local, Provincial, and Federal heritage guidelines and regulations to evaluate protected and potential cultural heritage properties. She is skilled at carrying out impact assessments and developing mitigation measures to conserve the heritage attributes of properties where changes are proposed. Ms. Schopf has completed hundreds of cultural heritage projects under a variety of processes, including: Environmental Assessment Act, Planning Act, Ontario Heritage Act, Transit Project Assessment Process, Renewable Energy Approval, and Ontario Energy Board.

Henry Cary, Ph.D., CAHP, RPA – Senior Cultural Heritage Specialist and Staff Archaeologist - Dr. Henry Cary has over 20 years of public and private-sector experience directing archaeological and cultural heritage projects in urban, rural, Arctic and Sub-Arctic environments in Canada as well as the Republic of South Africa, Italy, and France. His career has included positions as project archaeologist and cultural resource management specialist for Parks Canada's Fort Henry National Historic Site Conservation Program and Western Arctic Field Unit, Heritage Manager for the Town of Lunenburg UNESCO World Heritage Site, and senior-level archaeologist and cultural heritage specialist for CH2M and Golder Associates. He currently holds a Professional Archaeology Licence (P327) issued by the Ontario MCM, is MTO RAQs certified in Archaeology/Heritage and is a member of the Canadian Association of Heritage Professionals (CAHP) and Register of Professional Archaeologists (RPA). His education includes a B.A. in Prehistoric Archaeology and Anthropology from Wilfrid Laurier University, a MA in Historical Archaeology from Memorial University, and a Ph.D. in War Studies from the Royal Military College of Canada. Currently, Henry also holds academic positions as Adjunct Professor of Anthropology at Saint Mary's University and lecturer in Visual & Material Culture at Mount Allison University.

Chelsea Dickinson, B.A. Hons, Cultural Heritage Specialist - Ms. Dickinson holds an Honours B.A. Degree in Near Eastern and Classical Archaeology from Wilfrid Laurier University, and a Post-Graduate Certificate in Geographical Information Systems from Fanshawe College and is currently completing a Master of Planning from the University of Waterloo. She has been working in the field of archaeological consulting since 2015 and holds an Applied Research license (License R1194) in Archaeology from the Ontario Ministry of Tourism, Culture and Sport. Ms. Dickinson has conducted all aspects of Stage 1 to 4 archaeological assessments (AAs) throughout Ontario, including environmental assessments (EA) conducted for the development of wind and solar farms, hydro line corridors and municipal roadway improvements. Ms. Dickinson has been the co-author on a multitude of AAs and cultural heritage reports and has experience working on cultural heritage assessment reports, heritage impact assessments, and documentation reports specializing in historical background research spanning across Southern Ontario. Ms. Dickinson has had the privilege of working alongside a multitude of First Nation community members while conducting archaeological and cultural heritage assessments in both Northern and Southern Ontario. Ms. Dickinson has experience using high precision GPS technologies, specifically Top Con Hi SR and FC5000 positioning systems, used to map in architectural features, diagnostic artifacts, as well as topographical anomalies and site boundaries and has experience using ArcGIS while conducting archaeological assessments

Robert Pinchin, B.A. Hons. - Cultural Heritage Technician – Mr. Pinchin holds a B.A. Honors Degree in Canadian History from McMaster University and is currently working towards a Graduate Certificate in GIS from Toronto Metropolitan University. Mr. Pinchin has experience working with cultural heritage preservation and assessing heritage reports from his time volunteering with the City of Hamilton Municipal Heritage Committee. He has experience conducting Environmental

Assessments and authoring Cultural Heritage Resource Assessments and Heritage Impact Assessments. Mr. Pinchin has field experience as an archaeologist during which he conducted stage 1-4 excavations, identified and catalogued artifacts, and worked with GIS technologies to map units and site boundaries.

Appendix F:

Limitations

Limitations

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
   a. The Standard Terms and Conditions which form a part of our Professional Services Contract;
   b. The Scope of Services;
   c. Time and Budgetary limitations as described in our Contract; and
   d. The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the Site and attendant structures. Our conclusions cannot and are not extended to include those portions of the Site or structures, which are not reasonably available, in WSP's opinion, for direct observation.
4. The environmental conditions at the Site were assessed, within the limitations set out above, having due regard for applicable environmental regulations as of the date of the inspection. A review of compliance by past owners or occupants of the Site with any applicable local, provincial or federal bylaws, orders-in-council, legislative enactments and regulations was not performed.
5. The Site history research included obtaining information from third parties and employees or agents of the owner. No attempt has been made to verify the accuracy of any information provided, unless specifically noted in our report.
6. Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances, or different quantities of substances testing for, may be present on-site and may be revealed by different or other testing not provided for in our contract.
7. Because of the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, WSP must be notified in order that it may determine if modifications to the conclusions in the report are necessary.
8. The utilization of WSP's services during the implementation of any remedial measures will allow WSP to observe compliance with the conclusions and recommendations contained in the report. WSP's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
9. This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or the part, or any reliance thereon or decisions made based on any information or conclusions in the report is the sole responsibility of such third party. WSP accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
10. This report is not to be given over to any third party for any purpose whatsoever without the written permission of WSP.
11. Provided that the report is still reliable, and less than 12 months old, WSP will issue a third-party reliance letter to parties that the client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on WSP's report, by such reliance agree to be bound by our proposal and WSP's standard reliance letter. WSP's standard reliance letter indicates that in no event shall WSP be liable for any damages, howsoever arising, relating to third-party reliance on WSP's report. No reliance by any party is permitted without such agreement.