3437 TRAFALGAR ROAD & 340 BURNHAMTHORPE ROAD EAST

Heritage Impact Assessment

April 6, 2026

Project # 25-009-01

ERA Contributors: PE / SI / JQ / KK / MS

PREPARED FOR

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CONTENTS

1 EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment ("HIA") has been prepared by ERA Architects ("ERA"), on behalf of 1816986 Ontario Inc.("Westerkirk") for the Town of Oakville. The HIA considers the impact of a proposal for the redevelopment of the properties municipally known as 3437 Trafalgar Road and 340 Burnhamthorpe Road East (the "Site"). This HIA is being submitted as part of an Official Plan Amendment ("OPA"), Zoning By-law Amendment ("ZBA"), and Draft Plan of Subdivision ("DPS") application for the Site.

The property at 3437 Trafalgar Road contains a vacant two-and-a-half-storey mid-19th century vernacular farmhouse on a 0.88-acre parcel. The property at 340 Burnhamthorpe Road East contains a vacant circa 1840s one-and-a-half-storey house-form building in an advanced state of deterioration. The property at 340 Burnhamthorpe Road East also contains a mid-20th-century house-form building currently occupied by the Vic Hadfield Golf & Learning Centre.

Cultural Heritage Value

Both properties comprising the Site are listed on the Town of Oakville Heritage Register but are not designated under Part IV, Section 29 of the *Ontario Heritage Act* ("OHA"). ERA has prepared a Cultural Heritage Evaluation Report ("CHER") for the Site, submitted under separate cover, which evaluates the Site using the criteria set out in Ontario Regulation 9/06 ("O.Reg 9/06") *Criteria for Determining Cultural Heritage Value or Interest* under the OHA.

The CHER concludes that the property at 3437 Trafalgar Road meets one O.Reg 9/06 criterion for historical/associative value. The property has direct associations with two significant individuals: Matthew Clements, an active municipal leader and Sheriff of Halton County, who built the extant farmhouse circa the 1870s, and Sybil Rampen (née Calverley), founder of the Joshua Creek Gallery and advocate for arts and heritage in Oakville, who grew up in the house.

The CHER concludes that the property at 340 Burnhamthorpe Road does not meet any of the nine O.Reg 9/06 criteria and is not a candidate for designation.

The Site is not considered adjacent to any municipally-recognized heritage resources.

Proposed Development

The proposed development consists of twelve development blocks with new pedestrian and vehicular circulation routes that reflect the planned transportation network outlined in the North Oakville East Master Plan.

Five blocks fronting Trafalgar and Burnhamthorpe Roads feature multiple mixed-use tower-podium buildings, with tower heights up to 30 storeys. Density is concentrated along these arterial roads, with a transition in scale toward the southeast portion of the Site. The plan includes a plaza, park, parkette, and a green spine running north-south across two blocks. Existing buildings on the Site are proposed to be removed to facilitate development.

Impact and Mitigation

The CHER concluded that neither of the properties on the Site are candidates for designation. ERA nevertheless recommends interpretation to acknowledge the nominal intangible cultural heritage value of the Site and support storytelling around the rapidly changing post-agricultural context.

Statement of Professional Opinion

The proposal for the redevelopment of the Site will replace the existing buildings. The extant farmhouse at 3437 Trafalgar Road meets one O.Reg. 9/06 criterion for historical/associative value. While its removal will have a negative impact on the nominal cultural heritage value of the Site, the proposed development is consistent with planning objectives for North Oakville.

To mitigate this impact, ERA recommends a interpretation program incorporating a series of on-site strategies to interpret the Site's agricultural and rural heritage and to recognize the contributions to Matthew Clements and Sybil Rampen to the local community.

2 PROPERTY OWNER

2.1 Owner

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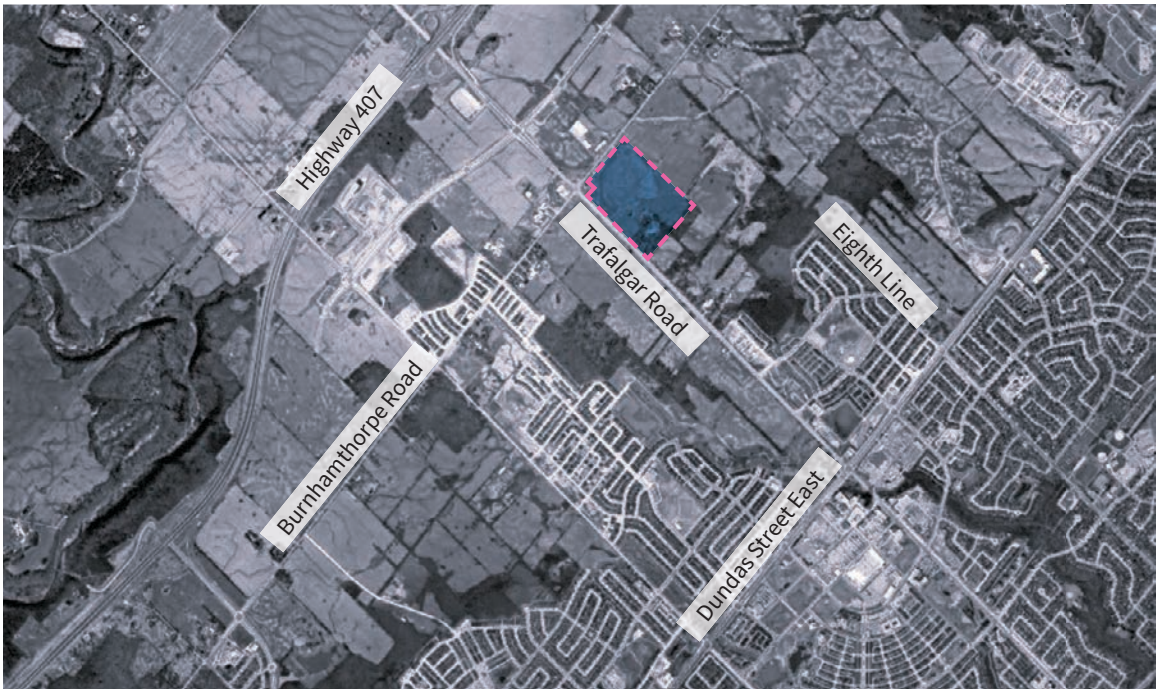
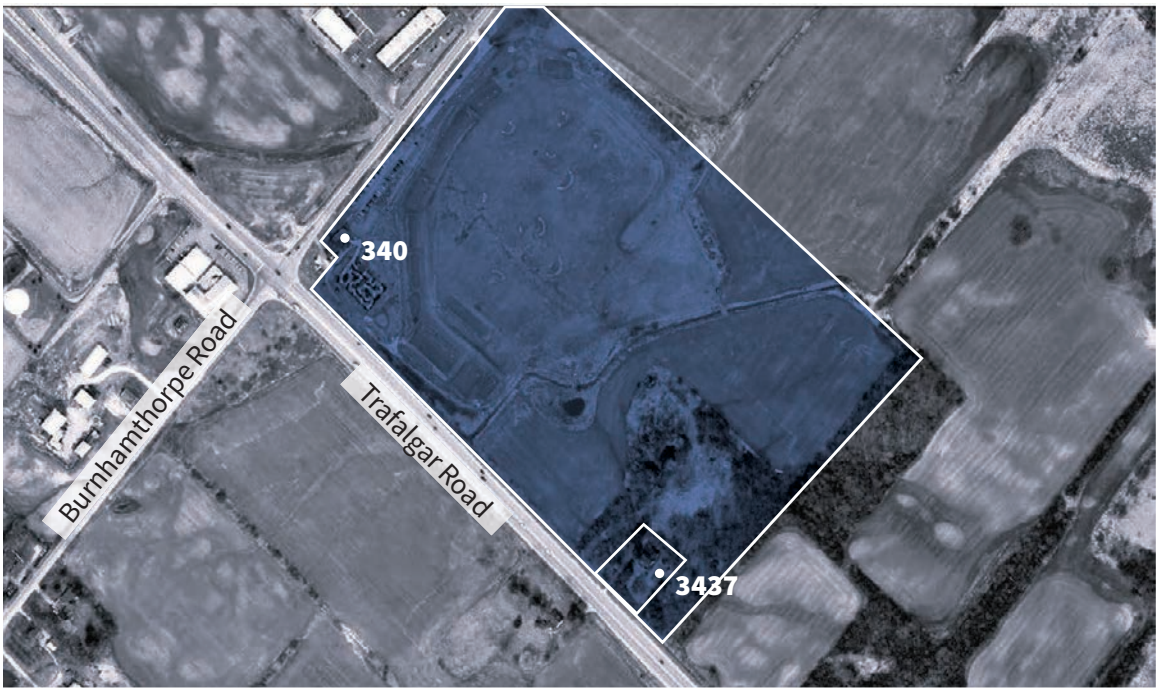
3 LOCATION PLAN

3.1 Location and Site Plan



Aerial image showing the Site, dashed in pink, and surrounding context (Town of Oakville, 2025; annotated by ERA).



Aerial image showing the two properties comprising the Site, shaded blue (Town of Oakville, 2025; annotated by ERA).

3.2 Site Overview

The Site is comprised of two properties in the Town of Oakville, known municipally as 3437 Trafalgar Road and 340 Burnhamthorpe Road East (the "Site"). The Site is bounded by Trafalgar Road to the west, Burnhamthorpe Road to the north, and farm fields to the east and south. Below is a summary of relevant information pertaining to the Site:

- Legal address (3437 Trafalgar Road): PT LT 12, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET, AS IN 759281
- Legal address (340 Burnhamthorpe Road East): PT LT 12, CON 1 TRAFALGAR, NORTH OF DUNDAS STREET , AS IN 714764 & 709598 EXCEPT PT 2 & 3, 20R11324
- Land use designation: Trafalgar Urban Core Area
- Secondary Plan: North Oakville Secondary Plan
- Heritage status: (3437 Trafalgar Road): listed
- Heritage status: (340 Burnhamthorpe Road East): listed

Both properties comprising the Site are listed on the Town of Oakville Heritage Register but are not designated under Part IV, Section 29 of the *Ontario Heritage Act* ("OHA"). The Site is considered adjacent to the heritage resource at 3444 Trafalgar Road (The Bentley Family Farmhouse), which is designated under Part IV, Section 29 of the OHA by By-law 2023-154 (currently under appeal).

3.2.1 3437 Trafalgar Road

The property at 3437 Trafalgar Road contains a vacant two-and-a-half-storey mid-19th century vernacular farmhouse on a 0.88-acre parcel. The farmhouse features two 20th-century rear additions, is enclosed by a chainlink fence, and is obscured from Trafalgar Road by dense vegetation. 3437 Trafalgar Road was part of a larger farm complex throughout the majority of the 19th and part of the 20th century. None of the farm buildings associated with the farmhouse are extant.

Aerial image indicating evolution of 3437 Trafalgar Road, with the approximate dates of each portion of the structure indicated (Town of Oakville, 2025; annotated by ERA).

3.2.2 340 Burnhamthorpe Road East

The property at 340 Burnhamthorpe Road East contains a vacant circa 1840s one-and-a-half-storey house-form building in an advanced state of deterioration. The building is located at the edge of a farm field on the Site and is obscured by dense vegetation. The property also contains a mid-20th-century house-form building currently occupied by the Vic Hadfield Golf & Learning Centre, which fronts onto Burnhamthorpe Road East, an associated parking lot to the east, and an approximately 18-acre golf green to the south.

Part of the property at 340 Burnhamthorpe Road East appears to be farmed and the southern portion features an agricultural landscape. A small pond is located approximately 90 meters from Trafalgar Road, and a shallow watercourse running east-west divides the farm field and 1840s building from the golf green. The southwest corner of the property is wooded.

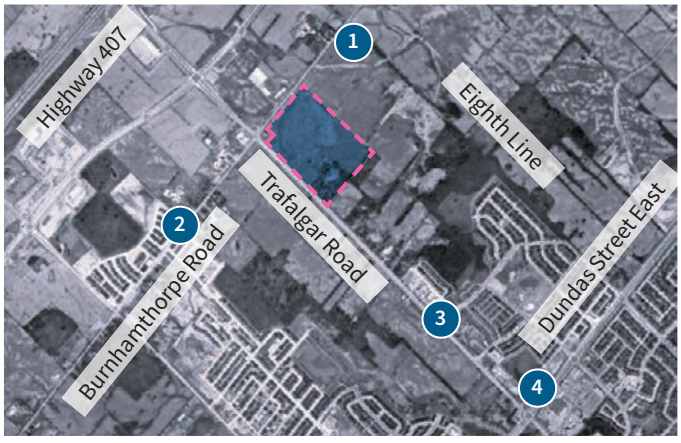
Aerial image showing the approximate location of structures at 340 Burnhamthorpe Road East, circled in pink (Town of Oakville, 2025; annotated by ERA).

3.3 Description of Surrounding Neighbourhood

The Site is located on the south side of Burnhamthorpe Road East in the North Oakville community (north of Dundas Street East and south of Highway 407). Contextually, the Site forms part of an evolving landscape at the northernmost part of Oakville, which is undergoing a transition from rural to urban land uses.

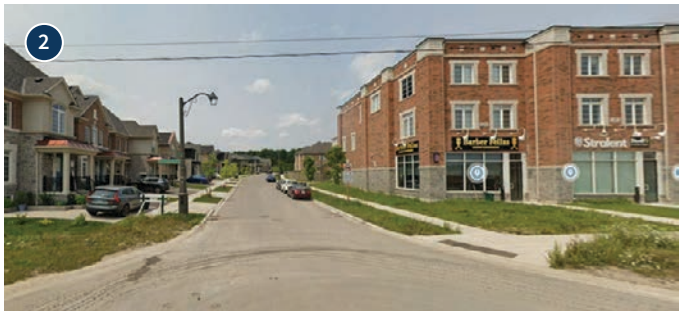
The area to the south of Dundas Street East is defined primarily by residential subdivisions and includes pockets of contemporary commercial development with arterial strip fabric (e.g. gas stations and large-scale retail outlets). Prior to approximately 2010, the lands immediately north of Dundas Street East were rural and characterized largely by agricultural uses. Development has since begun to extend northward, including at Ninth Line and Burnhamthorpe Road East to the west of the Site. The evolving built form north of Dundas Street East east of Trafalgar Road consists of mid- to high-rise residential buildings located along Trafalgar Road.

The Site's immediate context remains agricultural. The Al Falah Islamic Centre and mosque is located in a former mid-20th century building to the north of the Site on the north side of Burnhamthorpe Road East. A large warehouse building currently housing a pet store is located at the northwest corner of Trafalgar Road and Burnhamthorpe Road East. Areas behind the mid- and high-rise development along Trafalgar Road are predominantly characterized by low-rise residential uses, such as townhomes or single-detached houses.

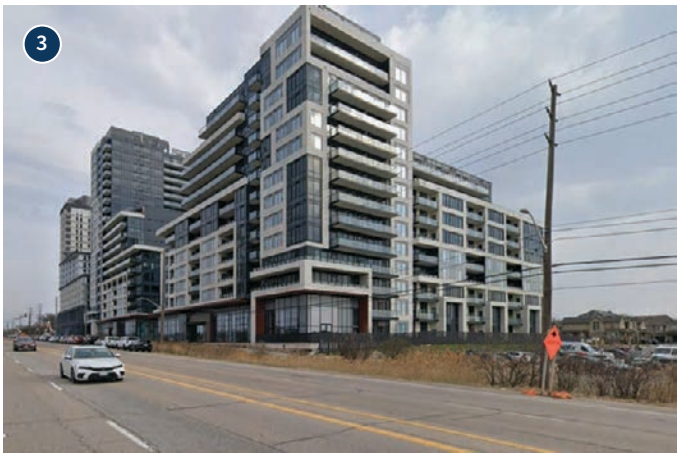


Current aerial photograph showing the Site and context, with the Site shaded in blue (Town of Oakville, 2025; annotated by ERA).

Rural stretch of Burnhamthorpe Road East to the northeast of the Site (Google, 2025).



New residential subdivision with a mixed-use building fronting onto Burnhamthorpe Road East (Google, 2025).



Recently-completed mid-rise building along Trafalgar Road, with low-scale residential beyond (Google, 2025).

Southeast corner of Trafalgar and Burnhamthorpe Roads (Google, 2025).

3.4 Description of Adjacent Properties

The Site is not considered adjacent* to any municipally-recognized heritage resources.

***ADJACENCY IN THE LIVABLE OAKVILLE PLAN**

The Town of Oakville requires a heritage impact assessment where development or redevelopment is proposed on, adjacent to, or in the immediate vicinity of, an individually designated heritage property (s. 5.3.6).

The Livable Oakville Plan does not include a definition for 'adjacent'. Based on the Provincial Planning Statement (PPS, 2024) definition of adjacency (below), the Site is not considered adjacent to a protected heritage property.

Adjacent Lands (PPS, 2024): *For the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (Provincial Planning Statement, 2024).*

4 CURRENT PHOTOGRAPHS

4.1 Site Photographs

Photographs were taken by ERA in May and September 2025, unless otherwise noted. This Section provides photographs of the Site. Due to dense vegetation surrounding the 19th-century buildings on the Site, full elevation photos could not be obtained.

4.1.1 3437 Trafalgar Road

Looking east from Trafalgar Road towards 3437 Trafalgar Road. The building on the property is obscured by vegetation and is not visible (ERA, 2025).

Looking towards the south elevation of the building at 3437 Trafalgar Road from behind the security fence (ERA, 2025).

Looking towards the north elevation and one-storey addition at the rear of the 19th-century building (ERA, 2025).

Looking southeastward towards the principal (west) elevation of the building at 3437 Trafalgar Road from behind the security fence (ERA, 2025).

Portion of the principal (west) elevation and main entrance (ERA, 2025).

Bay window at the principal (west) elevation (ERA, 2025).

Looking into the front hall from the main entrance (ERA, 2025).

Looking into one of the two front rooms on the ground floor (ERA, 2025).

Wood trim around the windows in one of the two front rooms on the ground floor (ERA, 2025).

Ceiling medallion on the ground floor (ERA, 2025).

Looking towards the enclosed sunroom off of one of the two front rooms on the ground floor (ERA, 2025).

Enclosed sunroom on the ground floor (ERA, 2025).

Looking down into the hallway on the ground floor from the staircase (ERA, 2025).

Looking up the staircase to the landing and 20th-century rear addition beyond (ERA, 2025).

The roof in the 20th-century two-storey addition has failed (ERA, 2025).

Looking towards the 20th-century rear addition from the second storey. Note the balustrade has been removed (ERA, 2025).

Looking towards the three rooms on the second floor. Note the ladder to the attic (ERA, 2025).

Looking towards the pair of sliding doors on the south elevation, leading into the kitchen (ERA, 2025).

Looking towards the exterior entrance to the rear one-storey addition (ERA, 2025).

Evidence of masonry underneath the stucco at the original portion of the building. Note the presence of both red and buff brick, suggesting possible buff brick quoining (ERA, 2025).

Concrete block structure visible underneath stucco at the two-storey rear addition (ERA, 2025).

4.1.2 340 Burnhamthorpe Road

Principal (west) and side (north) elevations of the circa 1840s building at 340 Burnhamthorpe Road (ERA, 2025).

Side (south) and rear (east) elevations of the circa 1840s building at 340 Burnhamthorpe Road. Note the failure and collapse of the rear wall (ERA, 2025).

Dense vegetation at the principal (west) elevation (ERA, 2025).

Enlarged window opening at the principal (west) elevation (ERA, 2025).

Large opening on the south elevation where a fireplace would likely have been located (ERA, 2025).

Window opening at the principal (west) elevation (ERA, 2025).

Collapsed second storey and large opening at side (south) elevation (ERA, 2025).

Looking into bathroom on ground floor (ERA, 2025).

Stairs to second storey (ERA, 2025).

Collapsed roof and exposed gable end (ERA, 2025).

Collapsed floor on the south side of the house. Note the hewn timber beam (ERA, 2025).

Collapsed roof on the first storey, looking northeast from the main entrance (ERA, 2025).

Collapsed floor on the south side of the house. Note the hewn timber beam (ERA, 2025).

Close-up photo of the mortise-and-tenon joinery at the exterior walls, with wooden dowels connecting the post and beam (ERA, 2025).

Beam tenon on the east elevation where the mortise-and-tenon connection has failed (ERA, 2025).

Mid 20th-century house-form building at 340 Burnhamthorpe Road, fronting on to Burnhamthorpe Road (ERA, 2025).

Rear (south) elevation of mid 20th-century house-form building at 340 Burnhamthorpe Road (ERA, 2025).

Side (east) elevation (ERA, 2025).

Rear (south) and side (east) elevations (ERA, 2025).

Storage shed at the southeast corner of the building (ERA, 2025).

Entrance to the mini putt at the principal (north) elevation (ERA, 2025).

Looking southeast towards one of the fairways on the golf course (ERA, 2025).

Looking southeast towards one of the fairways on the golf course (ERA, 2025).

Looking southeast towards the watercourse separating golf course from farm fields to the south (ERA, 2025).

Looking northwest towards Trafalgar and Burnhamthorpe Roads (ERA, 2025).

Looking southwest towards the 19th-century farmhouse at 340 Burnhamthorpe Road (ERA, 2025).

Looking northeast towards golf course and farm fields beyond (ERA, 2025).

4.2 Context Photographs

Looking east along Burnhamthorpe Road from the driveway to 340 Burnhamthorpe Road (ERA, 2025).

Looking north towards parking lot at the Vic Hadfield Golf and Learning Centre (ERA, 2025).

Looking northwest from the intersection of Trafalgar and Burnhamthorpe Roads (ERA, 2025).

Looking north along Trafalgar Road from the intersection of Trafalgar and Burnhamthorpe Roads (ERA, 2025).

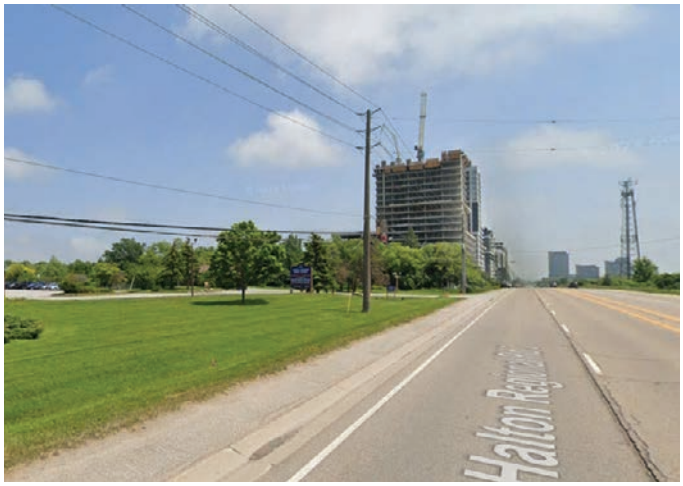
Looking north along Trafalgar Road towards the intersection of Trafalgar and Burnhamthorpe Roads (ERA, 2025).

Looking west across Trafalgar Road towards 3444 Trafalgar Road (ERA, 2025).

Looking west along Burnhamthorpe Road towards 273 Burnhamthorpe Road (Google, 2025).

Looking east along Burnhamthorpe Road, with the Al Falah Islamic Centre on the left side of the photo (Google, 2025).

Looking east along Burnhamthorpe Road towards the Ren's Pets building at the corner of Trafalgar and Burnhamthorpe Roads (Google, 2025).



Looking south along Trafalgar Road from slightly south of the Site (Google, 2025).

Looking southeast from the intersection of Trafalgar Road and Threshing Mill Boulevard, where residential construction is ongoing (Google, 2025).

Looking north along Trafalgar Road, with the Site (indicated by an arrow) obscured by high-rise construction (Google, 2025).

5 CULTURAL HERITAGE EVALUATION REPORT (CHER)

In accordance with Section 5.3.2 of the Town of Oakville's Official Plan ("OP") and the Town of Oakville's HIA Terms of Reference, a CHER has been prepared in connection with the proposed redevelopment of the Site.

The CHER, prepared by ERA and dated March 19, 2026, evaluates the properties comprising the Site using the criteria set out in Ontario Regulation 9/06 ("O.Reg 9/06") *Criteria for Determining Cultural Heritage Value or Interest* under the OHA, and has been provided under separate cover.

Based on historical research, it is our professional opinion that the property at 3437 Trafalgar Road meets one O.Reg 9/06 criterion for historical/associative value. The property has direct associations with two significant individuals: Matthew Clements, an active municipal leader and Sheriff of Halton County, who built the extant farmhouse circa the 1870s, and Sybil Rampen (née Calverley), founder of the Joshua Creek Gallery (formerly the Joshua Creek Heritage Art Centre) and advocate for arts and heritage in Oakville, who grew up in the house.

In our professional opinion, the property at 340 Burnhamthorpe Road does not meet any of the nine O.Reg 9/06 criteria.

6 ASSESSMENT OF EXISTING CONDITION

ERA performed a visual inspection of the buildings at 3437 Trafalgar Road and 340 Burnhamthorpe Road East in May 2025. All observations were carried out from grade. Inspections included visible exterior envelope features including foundations, siding materials (stucco, wood, and metal), chimneys, shingle roof, wood windows, wood doors, metal flashing, wood bargeboard, fascia and soffits, and metal eavestroughs and downspouts, as well as visible interior features.

No close up "hands on" inspections were carried out using scaffolding or a lift. The review does not include mechanical, electrical, or structural systems/elements.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Excellent: *Superior aging performance. Functioning as intended; no deterioration observed.*

Good: *Normal result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

Fair: *Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

Poor: *Not functioning as intended; significant deterioration and distress observed, maintenance and some repair required within the next year to restore functionality.*

Defective: *Not functioning as intended; significant deterioration and major distress observed.*

6.1 340 Burnhamthorpe Road East - Vic Hadfield Golf & Learning Centre Building

6.1.1 Cladding

The building has a mix of cladding materials on the exterior elevations including stucco, metal and wood siding and concrete block wall. The stucco is painted white and beige and appears to be in poor condition showing areas of paint flaking, staining, cracking and delamination. The white metal siding appears to be in fair condition with areas of poor condition showing staining and warping. The brown wood siding and apron appears to be in fair condition with areas of poor condition showing cracking and dry rot. The concrete block wall appears to be in fair condition with areas of poor condition showing paint flaking and step cracking.

6.1.2 Window, Doors and Wood

The windows are a combination of wood and metal. The wood windows appear to be in poor condition showing paint flaking and wood rot. The metal windows appear to be in fair condition. The wood double doors appear to be in fair condition. The single door on the east elevation appears to be in fair condition with areas of poor condition showing paint flaking and wood rot. The single door on the west elevation appears to be in fair condition.

The wood bargeboard, fascia and soffit appear to be in poor condition showing paint flaking, wood rot and cracking.

6.1.3 Roof Shingles, Metal and Water Management

The asphalt roof shingles appear to be in good condition. The metal window hoods and shutters appear to be in fair condition. The metal eavestrough and downspouts appear to be in fair condition with an area of poor condition missing a downspout elbow.

Mid 20th-century house-form building, constructed between 1954-1978 (ERA, 2025).

Stucco in poor condition (ERA, 2025).

Stucco in poor condition, showing delamination (ERA, 2025).

Stucco in poor condition, showing cracking and delamination (ERA, 2025).

Metal siding in fair condition, with areas of poor condition (ERA, 2025).

Wood siding in fair condition, with areas of poor condition (ERA, 2025).

Concrete block wall mostly in fair condition despite defects (ERA, 2025).

Concrete block wall with areas of poor condition, including step cracking (ERA, 2025).

Wood windows in poor condition, with areas of wood rot (ERA, 2025).

Metal windows in fair condition (ERA, 2025).

Bargeboard, fascia and soffit show paint flaking, wood rot and cracking (ERA, 2025).

Asphalt roof shingles in good condition (ERA, 2025).

Metal eavestrough and downspouts in fair condition with an area of poor condition, with a missing downspout elbow (ERA, 2025).

6.2 340 Burnhamthorpe Road East - 19th-Century Farmhouse

The 19th-century farmhouse at 340 Burnhamthorpe Road East is clad with white stucco siding and has asphalt shingle roofing. Generally, the farmhouse appears to be in defective condition with missing framing and stucco sections at the rear elevation, missing framing and asphalt sections of the roof, and wood rot at the exposed framing. The majority of the wood windows are no longer on site. The remaining wood windows on site appear to be in defective condition showing wood rot and missing glazing.

Stucco missing from entirety of rear (east) elevation (ERA, 2025).

Close-up photo of rear (east) elevation wall, where the absence of stucco reveals the wooden siding and sheathing underneath which is in defective condition (ERA, 2025).

Close-up photo of window on principal (west) elevation in defective condition, with missing glazing (ERA, 2025).

Partially collapsed roof and missing framing have exposed part of the second storey to the elements (ERA, 2025).

Significant wood rot at the exposed framing, particularly at grade as there is no foundation and the bottom of the walls sit below grade (ERA, 2025).

6.3 3437 Trafalgar Road

6.3.1 Exterior - Cladding

The building exterior is a primarily composed of painted rough-cast stucco on brickwork or wood framing in some locations. Concrete blocks were also used to construct a section of the exterior walls. The foundations are primarily composed of fieldstones, and the building features an exposed brick chimney. The stucco facade appears to be in poor condition showing areas of flaking paint and staining with areas in defective condition showing extensive cracking, delamination, and missing sections. Where visible, the fieldstone foundations appear to be in poor condition as well showing mortar loss and delamination. The concrete block wall appears to be in fair condition, showing graffiti. The exposed red brick chimney above the roofline appears to be in fair condition.

Stucco facade at the side (south) elevation in poor condition (ERA, 2025).

Areas of stucco in defective condition (ERA, 2025).

6.3.2 Exterior - Wood, Windows and Doors

The wood fascia appears to be in poor condition showing areas of flaking paint, wood rot, and gaps between some of the wood components. The majority of the windows are boarded up and are not visible from the exterior. The window review was completed from the interior, and the windows generally appear to be in defective condition, showing extensive broken or missing glazing for the majority of the windows. The main entry door appears to be poor condition and the sidelights are in defective condition with broken glazing. The sliding door at the side (south) elevation appears to be in defective condition with broken glazing.

6.3.3 Exterior - Roof and Water Management

The asphalt shingle roof appears to be in defective condition showing blistered, cracked, curled, and missing sections of shingles and underlayment. The metal gutters and downspout appear to be in defective condition with some missing downspout sections.

Concrete block wall in fair condition, with sections of graffiti (ERA, 2025).

Exposed brick chimney at the roofline in fair condition (ERA, 2025).

Wood fascia in poor condition (ERA, 2025).

Window in defective condition, with extensive missing glazing (ERA, 2025).

Main entry door in poor condition with sidelights in defective condition with broken glazing (ERA, 2025).

Sliding door on side (south) elevation in defective condition (ERA, 2025).

Missing downspout section near the foundation (ERA, 2025).

6.3.4 Interior - General Observations

Generally, the interior spaces are in defective condition with extensive areas of water damage and missing or damaged finishes exposing wood lath and concrete block under the plaster or drywall.

The fieldstone foundations, viewed from within the basement, is in poor condition showing extensive material delamination, efflorescence, cracks in the masonry, and mortar loss.

6.3.5 Interior - Floors

The interior flooring material is a mix of wood, tile, and carpet. The wood floors at the original portion of the building appear to be in fair to poor condition, although debris throughout the building precluded a thorough review. The tile floors at the later addition appear to be in defective condition showing significant damaged and missing sections exposing the floor structure underneath. The carpet floors at the second floor appear to be in poor to defective condition showing areas of staining and water damage.

6.3.6 Interior - Walls and Ceilings

The plaster walls at the original portion of the building appear to be in poor condition with areas of defective condition showing cracking, paint flaking, and missing material due to vandalism and water exposure.

The drywall at the later additions appears to be in poor to defective condition showing paint flaking and delamination, and significant material loss. At the second floor, the roof of the south portion of the later addition appears to be in defective condition and was partially collapsed. The ceiling at the north portion of the later addition appears to be in poor condition showing staining and water damage.

The plaster ceilings at the original portion of the building appear to be in poor to defective condition showing areas of water damage and large areas of missing material, revealing wood lath underneath.

Interior spaces generally in defective condition (ERA, 2025).

Interior spaces showing missing and damaged finished, revealing materials underneath (ERA, 2025).

Fieldstone foundations, viewed from the basement, in poor condition (ERA, 2025).

Floors at the original portion of building in fair to poor condition (ERA, 2025).

Tile floors at the later addition in defective condition (ERA, 2025).

Carpet floors at the second floor in poor to defective condition, with extensive water damage (ERA, 2025).

Drywall at the later addition in poor to defective condition (ERA, 2025).

The roof of the south portion of the later addition is partially collapsed (ERA, 2025).

Ceiling at the north part of the later addition in poor condition (ERA, 2025).

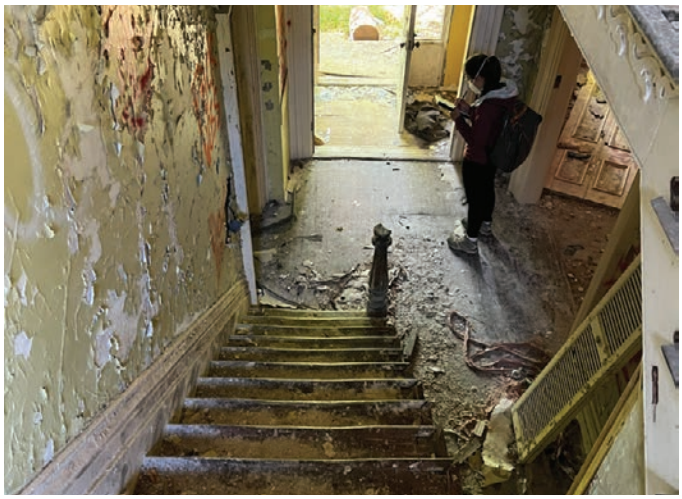
6.3.7 Interior - Wood Millwork and Plaster

The wood window surrounds and baseboards at the original portion of the building appear to be in fair condition. The staircase at the original portion of the building is in defective condition, with significant damaged and missing sections (including the balustrade).

The plasterwork appears to be in poor to defective condition showing paint flaking, cracking, and missing material.

Window surrounds in fair condition (ERA, 2025).

Plaster ceiling at original portion of building in poor to defective condition, showing large areas of missing material (ERA, 2025).



Staircase at original portion of building in defective condition, with significant damaged and missing sections (ERA, 2025).

Wood trim at original portion of building in fair condition (ERA, 2025).

Plaster cornice in poor to defective condition (ERA, 2025).

7 DESCRIPTION OF PROPOSED DEVELOPMENT

The Site is subject to Official Plan Amendment ("OPA"), Zoning By-law Amendment ("ZBA"), and Draft Plan of Subdivision ("DPS") applications.

The applications propose to establish twelve new development blocks with pedestrian and vehicular circulation routes to and through the Site, reflecting the planned transportation network for the North Oakville East Master Plan. Five of the development blocks fronting onto Trafalgar and Burnhamthorpe Roads include multiple mixed-use tower-podium buildings each, with towers up to 30 storeys.

Density is proposed to be concentrated along the two existing arterial roads bordering the Site, with a transition in scale towards the southeastern portion of the Site. The Site contains a plaza, park, parkette, and a green spine running north-south from Burnhamthorpe Road East and spanning two blocks.

The existing buildings on the Site are proposed to be removed to facilitate new development.

Approximate footprint of extant buildings on the Site (to be removed)

Site Plan (BDPQ, 2026; annotated by ERA).

Bird’s eye view of the Site, looking north (BDPQ, 2026).

View looking east towards the entrance to the Site at Trafalgar Road (BDPQ, 2026).

View looking northwest towards a public amenity space on the Site (BDPQ, 2026).

View looking northwest (BDPQ, 2026).

View looking southwest (BDPQ, 2026).

8 DEMOLITION

The properties comprising the Site are listed on the Town of Oakville's Heritage Register. The CHER for the Site (submitted under separate cover) concludes that neither the property at 3437 Trafalgar Road nor the property at 340 Burnhamthorpe Road meets sufficient criteria under O.Reg 9/06 for designation under Part IV, Section 29 of the OHA.

The buildings on-site are proposed to be demolished. Documentation and salvage of building components is recommended to support interpretation across the Site.

9 ANALYSIS OF THE IMPACT OF DEVELOPMENT

The following section analyzes the impact of the proposed development on the cultural heritage value of on-site and adjacent properties. This analysis was developed in reference to applicable heritage policy (see Appendix E), Parks Canada's *The Standards & Guidelines for the Conservation of Historic Places in Canada* ("Standards & Guidelines") and the Town of Oakville's Terms of Reference for Heritage Impact Assessments, which uses the framework for assessing impact on cultural heritage resources set out in the Ontario Heritage Toolkit.

9.1 On-Site Heritage Properties

The CHER for the properties comprising the Site concluded that neither carries sufficient cultural heritage value to meet the O.Reg. 9/06 criteria for designation under Part IV, Section 29 of the OHA.

3437 Trafalgar Road has been determined to carry nominal cultural heritage value for its association with Matthew Clements and Sybil Rampen. The building is proposed to be removed, which will result in a minor adverse impact on the Site's cultural heritage value.

The Site is anticipated to evolve with future intensification planned for the Trafalgar Road Urban Core Area in the North Oakville Secondary Plan. The proposal is consistent with planning objectives for North Oakville, and the minor impact associated with the removal of the building at 3437 Trafalgar Road is proposed to be mitigated through interpretation as outlined in Section 11.

9.2 Adjacent Heritage Properties

The Site is not considered to be adjacent to any municipally-recognized heritage resources.

The Ontario Heritage Toolkit is a series of guides designed to help understand the heritage conservation process in Ontario. The Toolkit identifies potential negative impacts on a cultural heritage resource from new development.

***Negative impacts** include, but are not limited to*

***Destruction** of any, or part of any, significant heritage attributes or features;*

***Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance;*

***Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;*

***Isolation** of a heritage attribute from its surrounding environment, context or a significant relationship;*

***Direct or indirect obstruction** of significant views or vistas within, from, or of built and natural features;*

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

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

(Ontario Heritage Toolkit)

10 ENGINEERING CONSIDERATIONS

As requested by Town of Oakville Heritage Planning staff, a structural condition assessment for both properties comprising the Site was prepared by Tacoma Engineers and dated January 8, 2026 (attached as Appendix C).

The assessment for 340 Burnhamthorpe Road East confirms that the one-and-a-half-storey 19th-century building on the property is in a significant state of deterioration such that repair and relocation is not feasible. As the building is partially collapsed, stabilization would be required, necessitating the removal of significant portions of heritage fabric.

The assessment for 3437 Trafalgar Road confirms that the 19th-century farmhouse at 3437 Trafalgar Road could feasibly be relocated following the demolition of the rear additions. However, a significant amount of repair work would be required, potentially making relocation impractical. Retention is not being contemplated for the building as part of the redevelopment of the Site.

11 MITIGATION

The CHER for 3437 Trafalgar Road determined that the building on the property does not have physical/design or contextual value, while meeting one O.Reg. 9/06 criterion for its historical/associative value. The building is proposed to be removed to facilitate the proposed redevelopment of the Site.

Notwithstanding this evaluation, ERA recommends an interpretation program incorporating a series of on-site strategies to mitigate the impact associated with the removal of the building at 3437 Trafalgar Road on the nominal cultural heritage value of the Site. The intent of the program is to interpret the Site's agricultural and rural heritage and to recognize the contributions of Matthew Clements and Sybil Rampen to the local community.

Preliminary ideas for on-site interpretation include:

- Salvage and reuse of extant building materials (e.g. brick, wood, stone) in landscape features such as play structures, feature walls, public art pieces, or open space installations;
- Incorporate landscape design elements that interpret rural/agricultural themes; and,
- Design interpretive plaques and displays to commemorate significant individuals associated with the Site.

The interpretation program will be further developed through a future Interpretation Plan, reviewed and approved by Town of Oakville Heritage Staff, and coordinated as part of the Planning Act applications for the Site.

Site Plan showing possible locations for interpretation on the Site (BDPQ, 2026; annotated by ERA).

Potential interpretation in new parks and open spaces

Potential interpretation at gateways

A shade structure constructed from salvaged material from a 19th-century bank barn at Featherstone Parkette (Town of Oakville).

A portion of an exterior wall of the Kaitting House and accompanying plaque at the Kaitting House Parkette (Town of Oakville).

Landscape design and interpretation at Kìwekì Point in Ottawa communicate the history of Kichi Zibi/Ottawa River from the perspective of the river and its guides, including the moose and beaver (ERA).

Agriculture-themed playground at Blue Heron Park in King Township (Earthscape).

Memory's Gate in Laskay connects tangible and intangible heritage of the village with the Humber River Valley landscape (ERA).

An allee of trees, referencing a linear tree-lined drive, defines an edge between exterior spaces on a historic farm property in Malvern, Pennsylvania (Stimson Studio).

An apple orchard set amongst a wildflower meadow at Angel Field in Liverpool (BCA Landscape).

In Cachan, France , PRAXYS designed a meadow landscape in a residential courtyard (Landezine, courtesy of Karolina Samborska).

12 STATEMENT OF PROFESSIONAL OPINION

The proposal for the redevelopment of the Site will replace the existing buildings. The extant farmhouse at 3437 Trafalgar Road meets one O.Reg. 9/06 criterion for historical/associative value. While its removal will have a negative impact on the nominal cultural heritage value of the Site, the proposed development is consistent with planning objectives for North Oakville.

ERA recommends an interpretation program, developed through a future Interpretation Plan, to acknowledge the nominal intangible cultural heritage value of the Site and to support storytelling around its rural and agricultural heritage and evolving post-agricultural context.

APPENDIX A: STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (ERA) specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Philip Evans OAA, MRAIC, CAHP is a Principal at ERA and the founder of Culture of Outports. Over the course of 20+ years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Samantha Irvine JD, CAHP is a Principal at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Janice Quieta, OAA, MArch, CAHP Janice is a Senior Associate and architect at ERA. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Toronto Metropolitan University (formerly Ryerson University). Her graduate thesis examined the feasibility of retrofitting post-war residential towers in Toronto's St. Jamestown using a socially and ecologically sustainable program. She has studied and worked in Toronto, Halifax, Dusseldorf, and Koln and participated in a number of national and international design competitions in Canada and Germany.

Kasper Koblauch, MCIP, RPP is a Planner and project manager at ERA with over nine years of public and private-sector professional planning experience. He holds a Master of Planning from Toronto Metropolitan University.

Marina Smirnova is a Planner at ERA Architects. She holds a Bachelor of Arts in Political Science from the University of British Columbia, and a Master of Planning from Toronto Metropolitan University.

APPENDIX B: HERITAGE POLICY REVIEW

Provincial Planning Statement (PPS), 2024

The PPS guides the creation and implementation of planning policy across Ontario municipalities, and provides a framework for the conservation of heritage resources, including the following relevant policies:

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

Halton Region Official Plan, 2024 Consolidation

As of July 2024, Halton Region Official Plan no longer applies to the entire Regional Municipality of Halton. Instead, it has been deemed an official plan of the lower-tier municipalities of Burlington, Halton Hills, Milton, and Oakville, until it is revoked as amended by the respective municipality.

The following policies aim to protect the Region's cultural heritage resources for present and future generations.

165 The goal for Cultural Heritage Resources is to protect the material, cultural and built heritage of Halton for present and future generations.

167 It is the policy of the Region to:

(3) Require that development proposals on adjacent lands to protected Cultural Heritage Resources:

(a) study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;

(b) incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details; and

(c) express the Cultural Heritage Resources in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.

North Oakville East Secondary Plan, March 2023 Consolidation

7.4.14.3 Integration of Heritage Resources

a) In evaluating development applications, the Town shall:

Protected heritage property: *property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites (PPS, 2024).*

Built heritage resource: *a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community (PPS, 2024).*

Conserved: *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 should be included in these plans and assessments (PPS, 2024).*

i) encourage the use or adaptive reuse of cultural heritage resources, or key components of such resources, whenever possible as part of the new development in situ, or on an alternate site; or,

ii) where resources which are not designated, and are not to be conserved, request the documentation of such resources in a cultural heritage report with a detailed property history, architectural description and photographic recording.

b) The Town may also take additional steps to recognize the heritage of North Oakville East including:

i) the use of interpretative plaques and displays;

ii) integration of cultural heritage landscape features into public parkland or other public facilities where feasible and appropriate;

iii) commemorating historic persons, families and events in the naming of public buildings, streets, parks and other public places; and,

iv) provision of incentives to encourage the retention of cultural heritage resources such as the establishment of an area of publicly owned land for their relocation.

Livable Oakville: The Town of Oakville Official Plan, August 2021 Consolidation

5.3.6 The Town should require a heritage impact assessment where development or redevelopment is proposed:

a) on, adjacent to, or in the immediate vicinity of, an individually designated heritage property;

Adjacent lands: *d) for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS, 2024).*

Heritage attributes: *as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (PPS, 2024).*

Note: the Livable Oakville Plan does not include a definition for 'adjacent' therefore the definition provided in the PPS will be used (refer to previous page for definition).

APPENDIX C: STRUCTURAL CONDITION ASSESSMENT FOR 3437 TRAFALGAR ROAD AND 340 BURNHAMTHORPE ROAD EAST (JANUARY 8, 2026)

3437 Trafalgar Rd. House
Condition Assessment

3437 Trafalgar Rd.
Oakville, Ontario

Prepared by:

TACOMA ENGINEERS

F220 – 155 Frobisher Drive
Waterloo, ON
TW-02442-25

January 8, 2026

1. Introduction

Tacoma Engineers has been retained by the property owner Westerkirk Capital Inc. through ERA Architects of Toronto, Ontario to carry out a structural condition assessment of a two-storey house located at 3437 Trafalgar Rd., Oakville, Ontario.

Tacoma Engineers was contacted by ERA Architects on August 8th, 2025. The undersigned and Emily van Riesen, P.Eng. attended the site on September 10, 2025 with Marina Smirnova and Kasper Koblauch from ERA Architects.

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

1. major structural systems;
2. existing structural conditions and areas of potential concern;
3. feasibility of relocation of the building

2. Background

The property owner is Westerkirk Capital Inc, and Tacoma Engineers was retained as a Consultant directly by the owners following correspondence with ERA Architects of Toronto, Ontario.

This assessment is being undertaken by the Owner. This report is not being prepared as a response to an Order, recommendations, or request by any regulatory body.

This report is based on a visual inspection only and does not include any destructive testing. Although the structure was unoccupied at the time of the review, access to the interior was partly restricted due to unsafe conditions. 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 to participate in this assessment.

3. Building History

The home was reportedly constructed in the mid-to-late 1800s, with two later additions at the rear (east side). The north addition is single-storey and was reportedly constructed between 1967 and 1978. The south addition is two storeys and was reportedly constructed in the 1920s.

The original portion of the house is a two-storey structure with a basement. The exterior walls are believed to consist of multi-wythe brick masonry; however, this could not be confirmed due to the presence of interior finishes and exterior stucco cladding. The stucco, reported to have been applied in the 1920s, covers the original exterior brickwork. The exterior/perimeter foundation walls of the original house are constructed of stone, whereas the interior foundation wall is constructed with double-wythe brick. The primary entrance is located on the west elevation, facing Trafalgar Road. The footprint of the original house is approximately 35’ wide (north–south) by 27’ long (east–west).

The north portion of the addition is a single-storey structure without a basement. It is constructed with concrete block walls on concrete block foundations. The flat roof is framed with wood roof joists spanning between the concrete block walls and dropped built-up wood beams. This portion measures approximately 31’ wide (north–south) by 24’ long (east–west).

The south portion of the addition is two storeys with a crawlspace below and measures approximately 14' wide (north–south) by 24' long (east–west). It is also constructed with concrete block walls on concrete block foundations, with conventional wood framing used for both the roof and floor systems.

The house is currently listed on the Town of Oakville's Heritage Register but is not currently designated under the Ontario Heritage Act.

4. Scope and Methods

The assessment of the building is based on a visual assessment from grade.

A site visit was carried out by the undersigned and Emily van Riesen, P.Eng., on September 10, 2025. A visual review of all accessible spaces was completed on this date, and photographs were taken.

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**).
    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.

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

- **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 heritage register. 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[1]. Refer to the General Guidelines for Preservation, Rehabilitation, and Restoration to further inform the development of more detailed remedial actions.

6. General Structural Conditions

6.1. Original Building

Construction

The original two-storey house, constructed in the mid-late 1800s, sits on stone exterior foundation walls with an interior brick foundation wall running east–west near the middle of the house. The main floor framing consists of nominal 2" × 10" joists spaced at 16" on center. On the north side of the house, the floor joists span in the north–south direction, bearing on the interior brick foundation wall and exterior stone walls. On the south side, floor framing spans in the east-west direction. Above grade, the exterior walls are believed to be double wythe brick masonry, later clad with stucco in the 1920s. The second-floor framing was observed in one location to be nominal 2"x10" joists at 16" on center. The roof is framed with nominal 2" × 5" rafters at approximately 18" on center, spanning primarily in the east–west direction and tied together with collar ties. There are two dormers on the west elevation framed with rafters spanning in the north–south direction.

Conditions – Roofing, Soffit, Eavestrough, & Downspout

In general, the roofing was observed to be in poor condition. A hole was visible in the roof when viewed from the attic hatch on the second floor (Photograph 1), and interior ceiling finishes had collapsed in several areas due to water infiltration from the attic (Photograph 2). As a result, portions of the roof and attic framing are expected to be in poor condition from prolonged exposure to the elements. The full extent of deterioration could not be verified, as safe access to the attic was not possible at the time of the site visit.

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

Photograph 1: Hole in Roof of Original Building

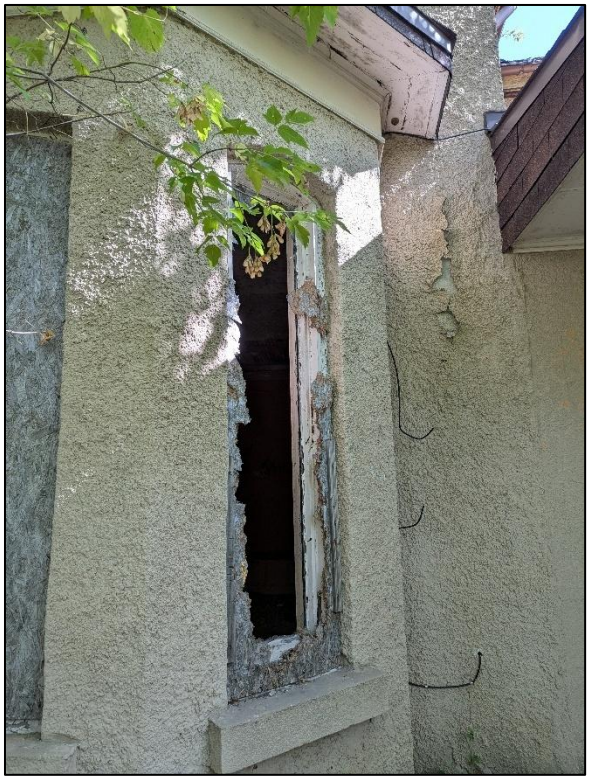
Photograph 2: Example of Water Damage of 2nd Floor Ceiling

Vegetation is overgrown around the building, limiting direct observation of several soffit areas. The overgrown trees can also obstruct the eavestroughs, reducing their effectiveness in directing water away from the roof. In addition, several downspouts were observed to be disconnected from the eavestroughs.

Photograph 3: Example of Downspout Disconnected from Eavestrough

Conditions – Window & Door Openings
The existing doors and windows have been boarded up to prevent trespassers from entering the house.

One of the boarded main floor window openings at the front of the house has been damaged.



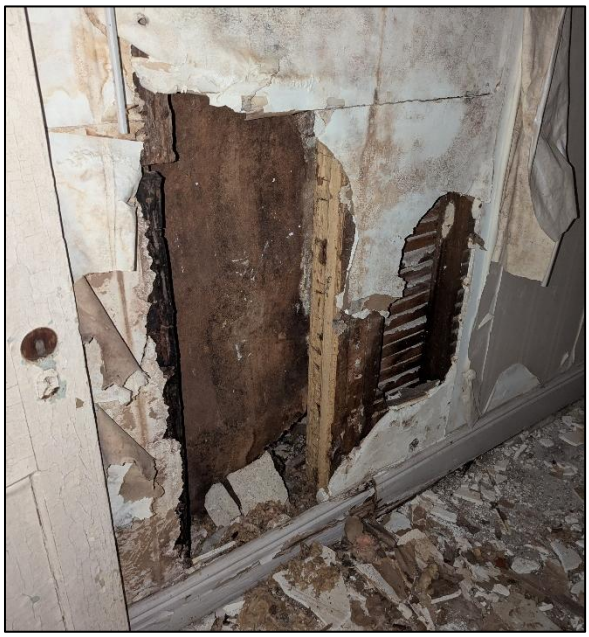
Photograph 4: Boarded Window with Damage Allowing Access to Interior

The original house is also easily accessible through damaged boarded openings in the rear addition (see Section 6.2). Additionally, the board covering one of the second-floor windows has been removed which can allow animals to gain easy access to the house and cause further damage to the interior.

Photograph 5: Boarded Window with Damage on Second Floor

Conditions – Interior Walls/Framing

Interior wall and floor finishes prevented the direct review of most of the second-floor framing. A portion of interior wood stud wall on the second floor was partially exposed (Photograph 6). This section of wall had severe rot (TR3) due to water infiltration through the hole in the roof. The section of wall was located below the hole in the roof shown in Photograph 1.



Photograph 6: Rot of Interior Wood Stud Wall Below Hole in Roof

Direct observation of main floor walls was also not possible due to interior finishes, however, main floor joists were visible from the basement. Generally, the joists appear to be in fair condition. There is an

opening in the interior brick foundation wall supporting main floor joists. There are steel teleposts on both sides of the opening. There is severe corrosion (SC3) at the base of the teleposts.

Photograph 7: Severe Corrosion at Base of Steel Telepost

Conditions – Masonry Walls (Above Grade)

Direct review of the above-grade masonry walls was limited by the presence of exterior stucco and interior finishes. At the southeast corner of the original house, where a section of stucco had fallen, several bricks more than 6" above grade exhibited moderate (MS2) to severe (MS3) spalling.

Photograph 8: Brick Spalling at South-East Corner of Original House

At grade, multiple bricks experienced very severe (MS4) deterioration (Photograph 9). Medium (MD2) to severe (MD3) mortar deterioration was also observed in the same area (Photograph 10).

Photograph 9: Very Severe Masonry Deterioration at Grade

Photograph 10: Mortar Deterioration in Masonry Wall

Conditions – Foundation Walls

The interior faces of the foundation walls were reviewed from the basement of the house. Overall, the walls were found to be in fair to poor condition, with extensive deterioration observed, particularly at the base (bottom 12") of the wall, where severe mortar deterioration (MD3) was noted (Photograph 11). Medium mortar deterioration (MD2) was noted on the upper portion of the stone foundation walls.

Photograph 11: Mortar Deterioration at Bottom of Stone Foundation Wall

The interior brick foundation wall exhibited localized areas of severe spalling (MS3) and increased deterioration at the base, while the upper portions of the wall were generally in fair condition (Photograph 12).

Photograph 12: Brick Spalling and Deterioration at Base of Interior Foundation Wall

Recommended Actions

If demolition of the original building is planned, appropriate measures (ex. additional signage warning of safety concerns and repairing damaged fencing) are recommended to secure the site and restrict access until the building is removed. If the original structure is not to be demolished, the following remedial measures are recommended.

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

- Repair all damaged plywood barriers blocking all doors and windows.
- Repair skyward holes in existing roofing.

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

- Provide temporary support posts adjacent to the two steel teleposts in the basement.
- Clean out, repair and/or replace all damaged eavestroughs and downspouts and ensure all downspouts discharge a minimum of 4 feet away from the house foundations.
- Temporarily block all holes in soffit to prevent animals from accessing attic space.
- Remove all debris/insulation (especially if it is wet or animal excrement) from interior of house to prevent further deterioration to existing framing.
- Cut back overgrown vegetation around the building (removing vegetation increases drying potential for the building envelope).

The following **medium-term** remedial actions are recommended. If the house is being relocated, it is recommended that the remedial actions be completed after the house has been moved, as it is expected that the relocation will induce additional cracks to the masonry and brittle finishes.

- Fully replace roofing material.
- Repair all holes and openings in soffits (replacement of localized areas may be required).
- Complete comprehensive deep repointing of all exterior clay brick masonry walls to address mortar deterioration and damaged units.
    a. 40% of above grade clay brick walls to be repointed (assumed, to be verified based on conditions found when stucco exterior is removed).

The following **maintenance** actions are recommended:

- Complete quarterly reviews of the building to identify any the following concerns:
    a. Moisture build-up within building (potential for mould growth or decay of framing)
    b. New animal excrement / locations where animals have gained access
    c. Insect nests
    d. New damage to roof, soffit, eavestroughs, walls, and window/door coverings

6.2. Rear Addition

Construction

The rear addition is divided into two sections, both constructed with concrete block walls on concrete block foundations.

The north portion of the addition is a single-storey structure without a basement. The roof is flat and framed with wood roof joists spanning east–west between the concrete block walls and built-up wood beams. This section measures approximately 31’ (north–south) by 24’ (east–west).

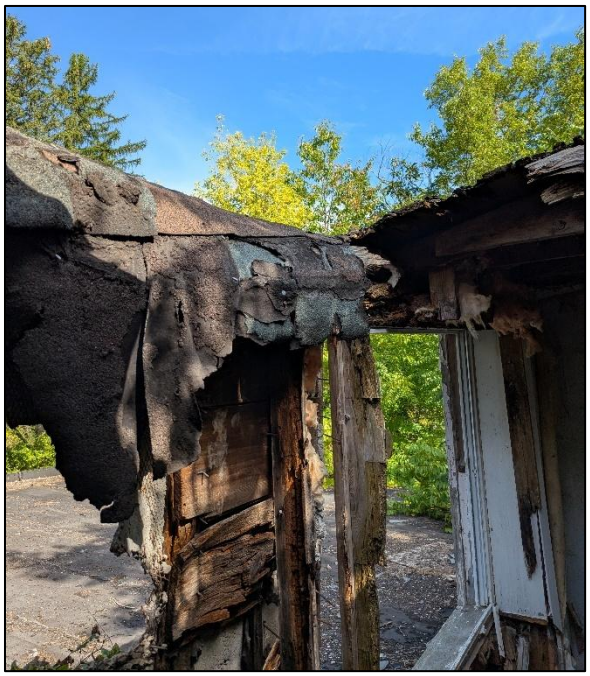
The south portion of the addition is two storeys and measures approximately 14’ (north–south) by 24’ (east–west). The walls are constructed of concrete block supported on concrete block foundations. Floor framing consists of conventional wood joists bearing on the foundation walls. The roof is framed with conventional wood framing supported by wood framed second floor walls.

Conditions – Roofing, Soffit, Eavestrough, & Downspout

In general, the roofing was observed to be in poor condition. The roof of the south portion of the addition has partially collapsed (Photograph 13).

Photograph 13: Collapsed Roof of South Side Addition

The flat roof of the north-side addition was partially reviewed from the entrance to the south-side addition on the second floor of the original house. The roofing appeared aged and overgrown with vegetation along its edges, which can impede proper drainage (Photograph 14). Water staining was observed on the ceiling of the north-side addition, indicating that water is penetrating the roofing (Photograph 15).



Photograph 14: Partial View of Flat Roof of North Addition

Photograph 15: Water Staining of North Addition Ceiling

There is a covered exterior space at the back of the north side addition. The roof sheathing in this area has failed and the framing below is showing signs of deterioration (Photograph 16).

Photograph 16: Failed Roof at Back of North Addition

Vegetation is overgrown around the building, limiting direct observation of several soffit areas. The overgrown trees can also obstruct the eavestroughs, reducing their effectiveness in directing water away from the roof. Several sections of eavestroughs were observed to have detached from the eaves (Photograph 17).

Photograph 17: Detached Eavestrough and Overgrown Trees

Conditions – Window & Door Openings

The existing doors and windows have been boarded up to prevent trespassers from entering the house. However, the sliding glass door on the south side of the south addition is broken and was therefore open at the time of the site visit (Photograph 18), and the door on the north side of the north addition was easily opened without a key during the site visit. Additionally, one of the boarded main floor window openings at the front of the house has been damaged (Photograph 19).

Photograph 18: Broken Sliding Glass Door on South Side of South Addition

Photograph 19: Damaged Board Over Opening on Main Floor of North Addition

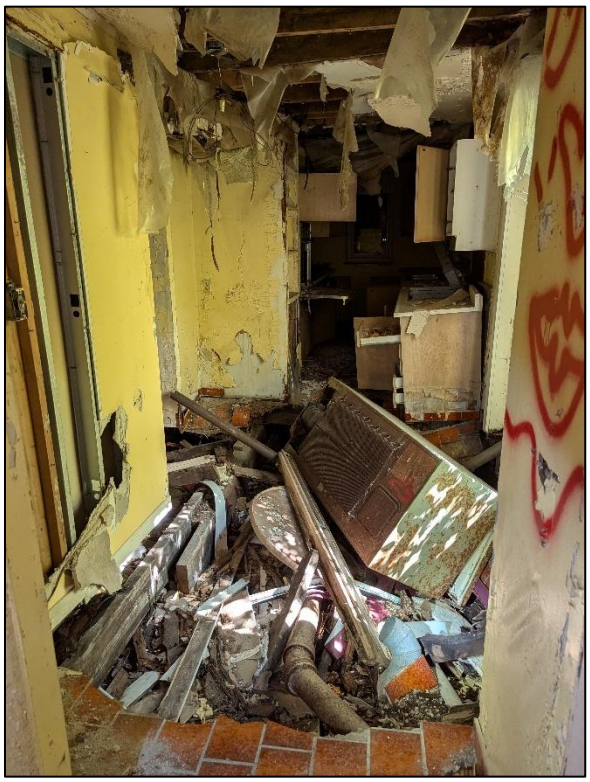
Conditions – Interior Walls/Framing

Interior finishes prevented the direct review of much of the interior framing on the north side addition. There is a dropped built-up 2x12 beam spanning in the north-south direction of the north addition and supporting (assumed) roof joists (Photograph 20). The beam spans approximately 30’ and appears to be over spanned based on the likely roof framing above.

Photograph 20: Built-up Roof Beam in North Addition

Vegetation was observed on the second floor of the south addition where the roof has collapsed (Photograph 21), indicating that the second-floor framing has been exposed to the elements for an extended period of time. Although the joists could not be safely accessed to confirm the extent of deterioration, they are expected to have experienced significant rot. The second-floor walls also exhibited severe rot associated with the partial roof collapse (Photograph 21). In addition, the main floor of the south-side addition was observed to have failed (Photograph 22).

Photograph 21: Rot of Second Floor Wall Studs in South Addition



Photograph 22: Collapsed Main Floor in South Addition

Conditions – Masonry Walls (Above Grade)

The concrete block walls could only be reviewed at the rear (east side) of the building due to the exterior stucco finish on the walls. In general, the east side wall appears to be in fair condition.

Photograph 23: Concrete Block Wall on East Side of Building

There is a portion of concrete block wall at the northeast corner of the building that is in poor condition.

Photograph 24: Concrete Block Wall in Poor Condition at Northeast Corner

Conditions – Foundation Walls

The north and south additions do not have basements; therefore, their foundation walls could not be reviewed.

Recommended Actions

The two-story south addition has partially collapsed and is at risk of further failure. This section is largely unsalvageable, and at risk of further collapse so demolition of this portion is recommended. Access to the area should continue to be restricted to ensure safety until this portion of the house can be removed.

For the single-story north side addition most of the structural components are believed to be salvageable. This addition is of modern concrete block construction and is not believed to be historically significant; therefore, recommendations are focused on preventing further damage to the connected original building, which does hold historic significance. Several measures could likely improve structural durability and extend service life of this portion of the building (e.g., reinforcement of roof beam, replacement of roofing, etc.). A more thorough review of the framing would be required after wall and ceiling finishes are removed to assess the condition of the structure and determine how much material can be salvaged.

If demolition of the additions is planned, appropriate measures (ex. additional signage warning of safety concerns and repairing damaged fencing) are recommended to secure the site and restrict access until these portions of the building are removed. If the additions are not to be demolished, the following remedial measures are recommended.

The following **immediate** remedial actions are recommended:

- The second floor of the south addition is readily accessible from the original building but is at risk of further collapse. This portion of the addition should be demolished to remove the safety concern.
    a. Until the addition can be demolished, a secure barrier should be installed at the doorway between the second floor of the original house and the addition to restrict access to this area.
- Repair all damaged plywood barriers blocking all doors and windows.
- Repair skyward holes in existing roofing.

The following **short-term** remedial actions are recommended:

- Clean out, repair and/or replace all damaged eavestroughs and downspouts and ensure all downspouts discharge a minimum of 4 feet away from the house foundations.
- Temporarily block all holes in soffit to prevent animals from accessing attic space.
- Remove all debris/insulation (especially if it is wet or animal excrement) from interior of house to prevent further deterioration to existing framing.
- Cut back overgrown vegetation around the building (removing vegetation increases drying potential for the building envelope).

The following **medium-term** remedial actions are recommended:
- Fully replace roofing material.
- Repair all holes and openings in soffits (full replacement may be required).

The following **maintenance** actions are recommended for portions of the addition that are to remain:
- Complete quarterly reviews of the building to identify any the following concerns:
    a. New damage to window/door coverings
    b. New animal excrement / locations where animals have gained access
    c. Insect nests
    d. New damage to roof, soffit, eavestroughs, walls, and window/door coverings

7. Feasibility of Relocation

Tacoma Engineers was asked to review the feasibility of relocation of the building, with respect to the suitability of the structural elements.

Rear Additions:
Our review of the south-side addition found that portions of the roof and main floor framing have collapsed. The remaining wall and floor sections, while still standing, are believed to be in poor condition due to prolonged exposure to the elements. Given the extent of deterioration, we do not believe there is a practical or reasonable approach to safely relocate this portion of the house.

While the north-side addition is not as severely deteriorated as the south addition, it does not appear to have historic value so it is our recommendation that this portion of the house not be considered a candidate for relocation.

Original Building:
Based on our review of the original building, it is anticipated the original portion of the building could be relocated to a new site, however, the amount of repair work required to complete the move may make relocation impractical.

To successfully relocate a building of this condition requires significant work before and after the move to stabilize the structure before the move, and repair damaged structure & finishes after the move. Areas of rotten wood framing affected by multiple roof leaks would need to be identified and repaired or stabilized prior to commencing the relocation. In addition, the exterior stucco should be removed to allow assessment of the underlying exterior brick walls, which may require localized repairs to ensure stability during relocation. After the relocation, a comprehensive review of all the interior framing should be undertaken to fully repair existing framing that was damaged due to water infiltration and address potential future mould growth. Extensive brick repointing and other restoration work would also be required following the move.

The building has also experienced vandalism on the interior, and most if not all interior finishes would require full replacement. Furthermore, brittle materials such as lath-and-plaster finishes and stucco cladding

are particularly susceptible to cracking and damage during relocation. The distance and complexity of the move would increase these risks and should be taken into account when considering the possibility of relocation.

Please contact the undersigned with any questions or concerns.

Per: _____

Max Cléroux, M.A.Sc., P.Eng.
Structural Engineer
Tacoma Engineers Inc.

Appendix A: Material Condition Definitions

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.

Steel Corrosion[1]:

SC1. Light – Loose rust formation and pitting in the paint surface. No noticeable section loss.
SC2. Medium – Loose rust formation with scales or flakes forming. Up to 10% section loss.
SC3. Severe – Stratified rust with pitting of metal surface. Between 10% and 20% section loss.
SC4. Very Severe – Extensive rusting with local perforation or rusting through, in excess of 20% section loss.

Timber Checks, Splits and Shakes[1]:

TCh1. Light – Extend less than 5% into the member.
TCh2. Medium – Extend between 5% and 10% into the member.
TCh3. Severe – Extend between 10% and 20% into the member.
TCh4. Very Severe – Extend more than 20% into the member.

Timber Cracking, Splintering and Crushing[1]:

TCr1. Light – Damage is superficial with less than 5% section loss.
TCr2. Medium – Considerable damage with 5% to 10% Section loss.
TCr3. Severe – Significant damage with 10% to 20% Section loss.
TCr4. Very Severe – Extensive damage with section loss in excess of 20%.

Timber Rot/Decay[1]:

TR1. Light – Slight change in colour. The wood sounds solid and cannot be penetrated by a sharp object. Damage is superficial with less than 5% section loss.
TR2. Medium – Surface is discoloured with black and brown streaks. The wood sounds solid and offers moderate resistance to penetration by sharp object. Considerable damage with 5% to 10% Section loss.
TR3. Severe – Surface is fibrous, checked or crumbly and fungal fruiting bodies are growing on it. The wood sounds hollow when tapped and offers little resistance to penetration by sharp object. Significant damage with 10% to 20% Section loss.
TR4. Very Severe – The surface can be crumbled and disintegrated with ease. Extensive damage with section loss in excess of 20%.

[1] Adapted from "Ontario Structure Inspection Manual (OSIM), 2000 (Rev. 2008)" by the Ministry of Transportation Ontario (MTO)

Masonry Cracking[1]:
MC1. Hairline Cracks – Less than 0.1 mm wide.
MC2. Narrow Cracks – Between 0.1 and 0.3 mm wide.
MC3. Medium Cracks – Between 0.3 and 1.0 mm wide.
MC4. Wide Cracks – Greater than 1.0 mm wide.

Masonry Splitting, Spalling and Disintegration[1]:
MS1. Light – Hairline cracking and minor loss of stone surface with loss of section up to 50 mm.
MS2. Medium – Considerable damage with 5% to 10% Section loss.
MS3. Severe – Significant damage with 10% to 20% Section loss.
MS4. Very Severe – Extensive damage with section loss in excess of 20%.

Mortar Deterioration
MD1. Light – Mortar lost from the joints in a few places, to a depth of 10 mm.
MD2. Medium - Mortar lost from the joints in a few places, to a depth of 20 mm
MD3. Severe – Mortar lost from the joints over an extended area, to a depth between 20 and 50 mm.
MD4. Very Severe – Extensive loss of mortar resulting in the loss of a few stones.

Concrete Scaling[1]:
CSc1. Light - Loss of surface mortar to a depth of up to 5 mm without exposure of coarse aggregate.
CSc2. Medium - Loss of surface mortar to a depth of 6 to 10 mm with exposure of some coarse aggregates.
CSc3. Severe - Loss of surface mortar to a depth of 11 mm to 20 mm with aggregate particles standing out from the concrete and a few completely lost.
CSc4. Very severe - Loss of surface mortar and aggregate particles to a depth greater than 20 mm.

Concrete Spalling[1]:
CSp1. Light - Spalled area measuring less than 150 mm in any direction or less than 25 mm in depth.
CSp2. Medium - Spalled area measuring between 150 mm to 300 mm in any direction or between 25 mm and 50 mm in depth.
CSp3. Severe - Spalled area measuring between 300 mm to 600 mm in any direction or between 50 mm and 100 mm in depth.
CSp4. Very Severe - Spalled area measuring more than 600 mm in any direction or greater than 100 mm in depth.

Concrete Delamination[1]:
CD1. Light - Delaminated area measuring less than 150 mm in any direction.
CD2. Medium - Delaminated area measuring 150 mm to 300 mm in any direction.
CD3. Severe - Delaminated area measuring 300 mm to 600 mm in any direction.
CD4. Very Severe - Delaminated area measuring more than 600 mm in any direction.

Concrete Cracking[1]:
CC1. Hairline Cracks – Less than 0.1 mm wide.
CC2. Narrow Cracks – Between 0.1 and 0.3 mm wide.
CC3. Medium Cracks – Between 0.3 and 1.0 mm wide.
CC4. Wide Cracks – Greater than 1.0 mm wide.

[1] Adapted from "Ontario Structure Inspection Manual (OSIM), 2000 (Rev. 2008)" by the Ministry of Transportation Ontario (MTO)

Corrosion of Reinforcement[1]:

CR1. Light - Light rust stain on the concrete surface

CR2. Medium - Exposed reinforcement with uniform light rust. Loss of reinforcing steel section less than 10%

CR3. Severe - Exposed reinforcement with heavy rusting and localized pitting. Loss of reinforcing steel section between 10% and 20%

CR4. Very severe - Exposed reinforcement with very heavy rusting and pitting. Loss of reinforcing steel section over 20%.

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 no 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).
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.

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

340 Burnhamthrope Rd. House Condition Assessment

340 Burnhamthorpe Rd. E.
Oakville, Ontario

Prepared by:

TACOMA ENGINEERS

F220 – 155 Frobisher Drive
Waterloo, ON
TW-02442-25

January 8, 2026

1. Introduction

Tacoma Engineers has been retained by the property owner Westerkirk Capital Inc. through ERA Architects of Toronto, Ontario to carry out a structural condition assessment of a two-storey house located at 340 Burnhamthorpe Rd. E., Oakville, Ontario.

Tacoma Engineers was contacted by ERA Architects on August 8th, 2025. The undersigned and Emily van Riesen, P.Eng. attended the site on September 10, 2025 with Marina Smirnova and Kasper Koblauch from ERA Architects.

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

1. major structural systems;
2. existing structural conditions and areas of potential concern;
3. feasibility of relocation of the building

2. Background

The property owner is Westerkirk Capital Inc, and Tacoma Engineers was retained as a Consultant directly by the owners following correspondence with ERA Architects of Toronto, Ontario.

This assessment is being undertaken by the Owner. This report is not being prepared as a response to an Order, recommendations, or request by any regulatory body.

This report is based on a visual inspection only and does not include any destructive testing. Although the structure was unoccupied at the time of the review, access to the interior was not possible due to unsafe conditions. 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 to participate in this assessment.

3. Building History

The home was reportedly constructed in the 1840s elsewhere on the property and relocated to its current location in approximately the 1920s.

This rural farmhouse is a 1-1/2 storey timber-framed structure with no basement currently present. It is unclear whether a basement was part of the original construction. The front entrance is located on the west elevation, facing Trafalgar Road. The house measures approximately 19 feet in width (east–west) and 25 feet in length (north–south).

The layout of the main floor appears to have consisted of large open living room located on the south side of the house, while the north side is split into smaller separated rooms including what appears to include a previous bathroom and/or kitchen. An existing staircase leading to the second floor is located running along the exterior walls on the northeast corner of the house. The second floor could not be safely accessed at the time of our review.

The bottom of the wood framed walls on the main floor are below grade, thus the foundations of the house could not be verified. Roof framing consists of timber rafters framing in the east-west direction. There are dormers in the middle of the house facing both the east and west elevations however the dormer on the east

elevation has collapsed almost entirely. Second floor framing consists of heavy timber beams spanning in the east-west direction. The heavy timber floor beams are supported by heavy timber posts in the exterior walls connected with mortise and tenon joints secured with wood dowels. Wood stud infill walls between the timber posts consist of 1-3/4" x 6" wood studs. Exterior wall finishes consist of stucco with metal lath on top of 1" x 8" wood siding and a layer of wood plank sheathing fastened directly to the studs.

The house is currently listed on the Town of Oakville's Heritage Register but is not currently designated under the Ontario Heritage Act.

4. Scope and Methods

The assessment of the building is based on a visual assessment from grade.

A site visit was carried out by the undersigned and Emily van Riesen, P.Eng., on September 10, 2025. A visual review of all accessible spaces was completed on this date, and photographs were taken.

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**).
    2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.

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

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 heritage register. 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[1]. Refer to the General Guidelines for Preservation, Rehabilitation, and Restoration to further inform the development of more detailed remedial actions.

6. General Structural Conditions

The building is constructed as a 1-1/2 storey timber-framed house with no basement. Exterior walls are constructed with wood stud infill framing between heavy timber posts supporting the second floor beams and roof rafters. The second floor and the roof framing both span in the east-west direction. The interior walls are conventional wood stud framing, and the foundations are unknown since the bottom of wood framed walls were below grade at the time of the site visit.

6.1. Exterior Walls

Construction

The exterior walls are constructed with a mixture of heavy timber posts with infill 1-3/4" x 6" wood studs clad with stucco and metal lath on top of a layer of wood siding and wood sheathing. The heavy timber posts support beams spaced at approximately 45" on center at the second-floor level.

No foundations below the exterior walls were visible during our review.

Conditions

The exterior of the building is in poor condition with signs of severe deterioration due to inadequate maintenance while the building has been unoccupied.

The bottom of the exterior walls is below grade and severe rot was observed on the studs and timber posts at grade level. An example of this condition is visible at the main entrance on the west elevation (Photograph 1). An attempt was made to uncover existing foundations below the exterior walls, but no suitable foundations were found near the base of the wall bottom plate.

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

Photograph 1: Exterior Stud Below Grade & Wood Rot at Base

The chimney exterior walls are no longer intact resulting in a large opening where the fireplace would have been. All of the windows and doors are broken or non-functional, leaving the interior exposed and easily accessible (Photograph 2).

Photograph 2: Missing Chimney Walls and Broken Windows on South Elevation

Approximately 50% of wall on the east elevation, near the south-east corner of the building has collapsed. The collapsed wall is partially visible in Photograph 3.

Photograph 3: Collapsed Exterior Wall on East Elevation

6.2. Roof Framing

Construction

The roof framing is constructed with 4" wide x 5-1/2" deep sawn timber rafters, spanning between the exterior walls on the east and west sides of the building.

Conditions

In general, the roofing & roof framing of the house is in poor condition and has failed. Approximately half of the roof framing on the south side of the house has collapsed.

Photograph 4: Collapsed Roof on South-East Corner of House

The portion of roof framing that remains standing could not be directly assessed during the site visit, as the second-floor framing was unsafe to access. However, the ridge line was observed to slope toward the collapsed section of roof, suggesting that the remaining roof structure has also been compromised by the failure on the south side. In addition, the exposed roof framing is expected to have sustained moisture related deterioration due to the overall condition of the structure and the prolonged lack of maintenance.

6.3. Interior Framing

Construction

The second-floor framing consists of sawn timber beams measuring approximately 6” wide by 7-1/2” deep, spaced at roughly 45” on center, spanning between the east and west exterior walls. These are fastened to sawn timber columns integrated into the exterior wall construction. Connections between the floor beams and columns are formed using traditional mortise-and-tenon joints secured with wood dowels. Smaller infill joists (±2”x7-1/2”) were irregularly distributed between the main beams. Interior walls are framed with regularly spaced wood studs (±1.75”x5”).

While the main floor framing could not be fully confirmed, there appeared to be floor joists present below the floor sheathing. This may indicate that the house was originally constructed with a basement or crawlspace below the main level.

Conditions

Approximately 50% of the second floor framing has collapsed on the south side of the building in the same area where the roof has collapsed above. The floor framing appears to have become disconnected from the exterior wall on the east elevation of the house and has fallen to the ground. On the west side of the house, the connection of the second floor framing to the exterior wall has effectively failed, but appears to still be quasi-intact. The collapsed floor appears to be bracing the exterior wall for now, however, with the floor and roof collapsed in this portion of the building, the west exterior wall is at risk of collapse if the floor framing were to shift and become dislodged.

Photograph 5: Collapsed Floor on South Side of the House

Below is an example of one of the beam tenons on the east elevation where the mortise-and-tenon connections between the floor beams have failed (Photograph 6). The dowels that would have formed part of the connection are no longer visible.

Photograph 6: Collapsed Floor on South Side of the House

Similar to the exterior walls, the interior walls appear to extend slightly below grade. Due to the lack of suitable foundations, prolonged lack of maintenance and deterioration of the exterior walls, weather-related damage has migrated into the building framing. Rot was observed at the base of interior wood studs along one of the walls (Photograph 7), and similar conditions are anticipated at the bases of other interior walls.

Photograph 7: Damage at Base of Interior Walls

7. Recommendations and Feasibility of Relocation

Tacoma Engineers was asked to review the relocation feasibility of the building, with respect to the suitability of the structural elements only.

As outlined above, most of the structural elements visible during the site visit are in poor condition and exhibit significant deterioration resulting in large areas of structural failure. The inaccessible portions are expected to be in similar condition given the instability of the partially collapsed structure and the prolonged lack of maintenance. Relocating the house would require extensive shoring and structural repairs and/or widespread replacement of structural elements. Because the structure is partially collapsed, it would first

need to be stabilized and made safe before any repair work could be undertaken. Due to the extensive deterioration, stabilization would require much of the structure to be completely removed. It is anticipated that very little of the original historic material would remain following the required repairs.

Based on our review of the structure on September 10, 2025, we do not believe there is a practical or reasonable plan to safely relocate the building while preserving its historic value. In our professional opinion the structure cannot be feasibly repaired and/or relocated in its current state.

In addition to the relocation concerns, the building currently presents a significant safety hazard due to its advanced deterioration and the ease of access around the building as well as into the structure through broken windows, damaged doors, and missing wall sections.

To address the immediate safety hazard, demolition of the building is recommended as the most effective and permanent means of eliminating the risk associated with its deteriorated condition. If demolition cannot be undertaken immediately, the site should be secured with a temporary perimeter fence to restrict access and adequate signage to warn of the safety concerns. These temporary measures should remain in place until demolition is completed.

Please contact the undersigned with any questions or concerns.

Per: _____

Max Cléroux, M.A.Sc., P.Eng.
Structural Engineer
Tacoma Engineers Inc.