

# THE ROMAAMEL GROUP LIMITED

2991 DUNDAS STREET WEST  
TORONTO, ONTARIO  
M6P 1Z4  
416-767-7506 (Tel)  
416-767-4738 (Fax)

May 6, 2024

Anne Fisher,  
Acting Senior Manager  
Toronto Preservation Board  
City of Toronto,  
100 Queen Street West  
Toronto, Ontario.  
M5H 2N2

via Email: [hertpb@toronto.ca](mailto:hertpb@toronto.ca)

Re: **May 7<sup>th</sup> Agenda Item PB18.8 – 2992-2993 Dundas Street West – Inclusion on Heritage Inventory**

Dear Ms. Fisher

We are the owners of the properties at 2991-2993 Dundas Street West, and we received your notice for your May 7<sup>th</sup>, 2024 meeting on April 30<sup>th</sup>, 2024 with respect to adding our properties on the Heritage Register.

We are writing to advise of our opposition to the inclusion of the above properties on the Municipality's Heritage Inventory.

We have reviewed the report and background file and disagree with findings in the report as follows:

- 1 The report is rather cursory and did not following the Preservation Board's Terms of Reference for Heritage Impact Assessments;

- 2 The report does not identify the criteria under the Ontario Heritage Act which the properties meet for inclusion of the Heritage Register;  
It appears the report has assessed the Architectural value under Section 1.(2)1. –

*“The property has design value or physical value because it:*

- i) *Is a rare, unique representation or early example of a style, type, expression, material or construction method.”*

The report considers the Architecture to be typical, and the building elevations are non-original. This assessment fails to meet the above criteria.

- 3 It appears the report has assessed the Contextual value under Section 1.(2)3.-

*“The property has contextual value because it”*

- i) *is important in defining, maintaining or supporting the character of an area;”*

The local context of Dundas St W in this area has lost considerable Heritage value as the area has evolved naturally over time. These properties are minor in scale and individual in nature, and do not form a cohesive context. Their contribution to the local context is minor.

- 4 The report lists the Junction Heritage Conservation District Phase 1 study. The Ontario Heritage Act gives the Municipality 1 year to enact the Conservation District Plan or the protection offered under this section of the Act lapses.

*Part V:*

*Designation of study area*

*40.1 (1) If the council of a municipality undertakes a study under section 40, the council may by by-law designate the area specified in the by-law as a heritage conservation study area for a period of up to one year. 2005, c. 6. s. 29.  
Same.*

It has been longer than a year for the Junction Phase 1 study.

- 5 We have been in discussions with the Municipality to prepare a development application for much needed rental housing on the property. While the Act does not permit Designation during a Development Application, The Municipality has known of our intentions and is acting pre-emptively which is not in the spirit of the Legislation.
- 6 The report mentions a 2 year window for the listed properties to be Designated or the listing lapses. As it appears the Heritage value of these properties is low, the properties most likely will not meet the criteria under the act for designation, and thereby do not need to be listed in the first place. The Board should be applying its time and limited resources to more significant properties.

- 7 The Preservation Board should be looking for significant examples of our Heritage to celebrate and preserve in the public interest. The properties do not meet that standard.

For the above reasons we wish the Preservation Board consider not including the properties at 2991 and 2993 Dundas Street West on the Heritage Register.

We have requested Vincent J. Santamaura, Architect, CAHP to address the Board at the meeting. Please find enclosed his Opinion Letter.

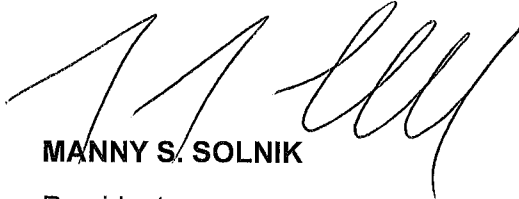
In closing, we are dismayed at the fact we received the notice with only a week to review the report dated April 17<sup>th</sup>, 2024, and respond before the hearing. It has caused us undue challenges in undertaking a coherent review and preparing a reasoned response.

Thank you for this opportunity to comment.

If you have any further questions, do not hesitate to contact the undersigned.

Yours truly

**THE ROMA JAMEL GROUP LTD.**



**MANNY S. SOLNIK**

President

Copy:

Saba Al Mathno, OAA, MRAIC, QBS Architects Inc. [saba@qbsarchitects.com](mailto:saba@qbsarchitects.com)

Vincent Santamaura, OAA, MRAIC CAHP, Vincent J. Santamaura, Architect Inc [vjs@vjsarch.ca](mailto:vjs@vjsarch.ca)

Councillor Gord Perks, Ward 3, Parkdale-High Park [councillor\\_perks@toronto.ca](mailto:councillor_perks@toronto.ca),  
[Karen.Duffy@toronto.ca](mailto:Karen.Duffy@toronto.ca)



# Vincent J. Santamaura, Architect Inc.

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## OPINION LETTER

May 6th, 2024

The Romajamel Group Ltd.  
Attn; Mr. Manny Solnik  
2991-2993 Dundas St w  
Toronto, Ontario.  
M1B 3B4

Via Email: [Manny@solnikandsolnik.com](mailto:Manny@solnikandsolnik.com)

Re: May 7th Agenda Item PB18.8 – 2992-2993 Dundas Street West – Inclusion on Heritage Inventory

Dear Sir

At your request, we have reviewed the report and background file for the above properties' inclusion on the City of Toronto's Heritage Registry. We visited the property, and report as follows:

The report is rather cursory and did not follow the Preservation Board's Terms of Reference for Heritage Impact Assessments.

The report does not identify the criteria under the Ontario Heritage Act which the properties meet for inclusion of the Heritage Register. It appears the report has assessed the Architectural value under Section 1.(2)1. –

*"The property has design value or physical value because it:*

- i) Is a rare, unique representation or early example of a style, type, expression, material or construction method:"*

The report considers the Architecture to be typical, and the building elevations are non-original. This assessment fails to meet the above criteria.

It appears the report has assessed the Contextual value under Section 1.(2)3.-

*"The property has contextual value because it"*

- i) is important in defining, maintaining or supporting the character of an area;"*

The local context of Dundas St W in this area has lost considerable Heritage value as the area has evolved naturally over time. These properties are minor in scale and individual in nature, and do not form a cohesive context. Their contribution to the local context is minor.

The report lists the Junction Heritage Conservation District Phase 1 study. The Ontario Heritage Act gives the Municipality 1 year to enact the Conservation District Plan or the protection offered under this section of the Act lapses.

*"Part V:*

*Designation of study area*

*40.1 (1) If the council of a municipality undertakes a study under section 40, the council may by by-law designate the area specified in the by-law as a heritage conservation study area for a period of up to one year. 2005, c. 6. s. 29.*

*Same."*

It has been longer than a year for the Junction Phase 1 study.

Romajamal Group has been in discussions with the Municipality to prepare a development application for much needed rental housing on the property. While the Act does not permit Designation during a Development Application, the Municipality has known of our intentions and is acting pre-emptively which is not in the spirit of the Legislation.

The report mentions a 2 year window for the listed properties to be Designated or the listing lapses. As it appears the Heritage value of these properties is low, the properties most likely will not meet the criteria under the act for designation, and thereby do not need to be listed in the first place. The Board should searching for significant properties in which to preserve and celebrate the City's history..

The Preservation Board should be looking for significant examples of our Heirtage to celebrate and preserve in the public interest. The properties do not meet that standard.

For the above reasons it is our opinion that the properties do not meet the standard for inclusion the on the City of Toronto's Heritage Register.

If you have any further questions, do not hesitate to contact the undersigned.

Best Regards,

**VINCENT J. SANTAMAURA, ARCHITECT INC.**



Vincent Santamaura, B. ARCH, OAA, MRAIC, CAHP  
Principal Architect  
Vincent J. Santamaura Architect



## Vincent J. Santamaura, Architect Inc.







## Vincent J. Santamaura, Architect Inc.

### CORPORATE OVERVIEW:

Vincent J. Santamaura, Architect Inc. (VJSAI) is an Architectural firm that offers a full range of Architectural services in the fields of Residential (Low-Rise, Mid-Rise and High-Rise), Commercial, Institutional and Industrial buildings. Bringing together the creative energies and industry sophistication of Architect Vincent Santamaura, the firm offers over 35 years of industry activity and experience.

Lead by Vincent Santamaura, the collaborative team of Architects and Technologists strive to create new and exciting buildings. Linked single town homes and stacked townhouse condominium units are recent examples of innovative building forms that have been built. The Firm's emphasis on high quality service results in many repeat projects within the client base, and has allowed for the building of many long-term relationships.

More recently, VJSAI has been applying its many years of experience towards Community Design and Infill site plans. Becoming involved in the initial stages of a project's design, VJSAI can facilitate building configurations that reflect the Building Owner's explicit programming needs. This ensures efficient site plan development, and provides superior value to the client at project completion.





## Vincent J. Santamaura, Architect Inc.

### PROFESSIONAL SERVICES:

#### Architectural:

Building Design for Low-Rise, Mid-Rise and High-Rise Residential, Commercial, Industrial, and Institutional Buildings.  
New Construction, Additions and Renovations.  
Sustainable Design (Energy Star & LEED)  
Heritage Design (Re-Use Feasibility Studies, Conservation Plans, Preservation Plans)  
Working Drawings & Specifications  
Site Grading Plans  
Artwork Review and Co-ordination  
Ontario Building Code Analysis

#### Master Planning:

Site Plan Development & Community Design  
Feasibility Studies  
Draft Zoning By-law Review  
Heritage Impact Assessments  
Creation & Administration of Architectural Control Guidelines

#### Project Management & Administration:

Administration & Co-ordination of Project Consultants  
Field Review  
Field Review for Schedule G Certifications & Issuance of Occupancy  
Contract Administration  
Change Orders & Certifications  
Certificates of Payment

#### Municipal Approvals:

Building Permits & Applications  
Site Plan Control Applications  
Urban Design Briefs  
Architectural Control Guidelines  
Committee of Adjustment Applications  
Zoning Amendment Applications  
Professional Testimony (Ontario Land Tribunal)  
Representation at Community Meetings  
Representation at Council Meetings





## Vincent J. Santamaura, Architect Inc.

### SELECTED CLIENT LIST:

Villa Campo D'Amour Non-Profit Inc.

The Corporation of the Town of Ajax

The Corporation of the Town of Uxbridge

The Corporation of the Town of Whitchurch-Stouffville

The City of Barrie

The Town of Innisfil

The Town of Milton

The City of Oshawa

The Town of Whitby

Castleridge Developments

DG Group

Durham Children's Aid Society

Ford Motor Company Canada/Brandon Ford

Greenpark Homes

Huntingwood Developments

Lindvest (formerly H & R Developments)

Manulife Insurance Company

Marydel Homes / Vitmont Holdings

Oshagu Investments Ltd

Qunto Recycling Inc.

Rogers Inc.

Rosehaven Homes

Sakmet Developments

Shoppers Drug Mart Inc.

Sonterlan Group

State Park Homes

Sterling Homes

Toronto Sun Publishing Corp.

Treasure Hill Homes

Tribute Communities

Trinison Management Corp. (a Division of M.A.M. Group)

Woodland Homes

Wycliffe Group Limited

ZZEN Development Group

Mr. & Mrs. Sam Geraci

Mr. & Mrs. Terry Joyce

Mrs. Jane Richardson

Mr. Roger Woodward



## Vincent J. Santamaura, Architect Inc.

### SELECTED PROFESSIONAL RESUME

**Vincent J. Santamaura, B. Arch, OAA, MRAIC, CAHP (Building Specialist)**

#### Overview:

Vincent has contributed close to 40 years of Architectural experience to the Construction Industry as Vincent J. Santamaura, Architect Inc. and as a founding partner of SRN Architects Inc. A creative designer, familiar with a variety of Building systems, and the Building and Approvals process, he applies his knowledge to solving the building needs of his clients.

Trained and registered as an Architect, Vincent graduated from the University of Toronto in 1983. He has been active in the Greater Toronto Area – from downtown infill housing to new communities to historic renovations, adaptive re-use to high-rise. Vincent has worked for award winning architectural firms and runs his own practice. He has worked for a large land developer/home builder as Staff Architect and Community Planner where he was responsible for designing new communities, lotting modules and commercial and residential unit forms. Fully versed in the grand picture, Vincent applies his knowledge and experience back into the urban and architectural design fields.

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

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

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

#### EDUCATION:

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



## Vincent J. Santamaura, Architect Inc.

### PROFESSIONAL MEMBERSHIPS:

- 2012 to 2017 - **Member**, Alberta Association of Architects
- 2010 to present - **Member**, Canadian Association of Heritage Professionals - Building Specialist
- 2006 to present - **Member**, Canada Green Building Council
- 1983 to present - **Member**, Royal Architectural Institute of Canada
- 1981 to present - **Member**, Ontario Association of Architects, Registered 1988

### COMMUNITY MEMBERSHIPS:

- 2023 to present - **Member**, Heritage Whitby/LACAC, Town of Whitby
- 2015 to 2018 - involved in Local Architectural Conservation Advisory Committee to the Town of Whitby
- 2009 to 2012
- 1993 to 1996 - **Member/Chairman**, Heritage Uxbridge/LACAC, Town of Uxbridge
  - involved in Local Architectural Conservation Advisory Committee to the Town of Uxbridge
- 1993 to 2002 - **Member**, Friends of the Foster Memorial, Town of Uxbridge
  - involved in the fund raising, preservation and designation efforts for the Foster Memorial in the Town of Uxbridge
- 1994 to 2002 - **Member**, York/Durham Heritage Railway Association, Stouffville
  - involved in the running of the heritage railway between Stouffville and Uxbridge
- 1995 to 1998 - **Member**, Celebration of the Arts Committee, Town of Uxbridge
  - involved in organizing the annual Cultural Celebration in the Town of Uxbridge
- 1991 to 2001 - **Member/Chair**, Committee of Adjustment, City of York/Toronto York
  - presided over 2,000 minor variance and land severance applications

### PROFFESIONAL EXPERIENCE:

- Vincent J. Santamaura, **Principal Architect** for a full-service Architectural firm serving Institutional, Architect residential, commercial and industrial clients with added expertise in heritage and sustainable design.
  - 2020 – to present
  - 1993 – 2007
- SRN Architects Inc. **Founding Partner** and **Principal Architect** for SRN Architects Inc. serving the development industry in the residential, industrial, commercial and institutional sectors.
  - 2007 – 2020
- LAW Development Group **Staff Architect** and **Planner** for a Development/Home Building company building communities in Markham, East Gwillimbury and Collingwood.
  - 1997 - 1999
- Gabor + Popper Architects Inc. **Associate Architect** for a practice serving residential clients.
  - 1984 – 1993



## Vincent J. Santamaura, Architect Inc.

### PROFESSIONAL ACTIVITIES AND SELECTED PROJECTS - HERITAGE:

#### Expert Witness:

**Expert Witness** – Architecture/Site Planning/Urban Design: Ontario Municipal Board - Recognized as an **Expert** in Architecture, Site Planning and Urban Design by the Ontario Municipal Board for Testimony during Heathwood Homes Appeal of the City of Toronto By-Law no. 2017-62.

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

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

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

**Expert Witness** – Architecture/Site Planning/ Urban Design: Ontario Municipal Board- Recognized as **Expert** in Architecture/Site Planning/ Urban Design in the Toronto Home Builders Association's Appeal of the City of North York By-Laws nos. 89111, 89112, 89113, known as the "Monster Home By-Law".

#### Heritage Impact Assessments/Reports:



#### Heritage Impact Assessment/Preservation Plan - 68 Daisy Street, City of Toronto (Etobicoke):

**Heritage Architect** who analyzed and authored a Heritage Impact Assessment and prepared a Preservation Plan for the Vincent Massey Public School on the impact of a new cluster of townhouses proposed around it in the City of Toronto.



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

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

**2017 Vaughan Urban Design Award winner.**



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

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

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

**Heritage Impact Assessment - 10056 & 10068  
Keele Street**

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

**Architect/Heritage Architect** who analyzed and authored a Cultural Heritage Impact Assessment for and designed a proposed townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

**Heritage Impact Assessment/Preservation Plan  
Stiver Tenant House (Designated) -  
9721 Kennedy Road, City of Markham**

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

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

**Architect/Heritage Architect** who analyzed and authored a Heritage Impact Assessment for the impact of an infill project of three single detached homes in the Town of Clarington (Bowmanville)

**Heritage Impact Assessment - 4583, 4589 & 4601  
Mississauga Road, City of Mississauga:**

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

**Restoration:**



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

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

**Adaptive Re-Use:**



**11 Woodlawn Avenue, Toronto:**

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





## Vincent J. Santamaura, Architect Inc.

### Mixed Use Projects:



#### Old Brooklin-The Mews, Whitby (Brooklin):

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

### Institutional:



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

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

### Commercial:



#### 10 Richmond Street, Maple:

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

### Architectural Control Guidelines:

#### Spring Creek, Waterdown:

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

#### Kleinburg Estates, Vaughan (Kleinburg):

**Control Architect** who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Queen Anne, Second Empire and Victorian styles in this residential community in the Heritage Conservation District of Kleinburg, Vaughan.