Agenda
Brampton Heritage Board
The Corporation of the City of Brampton

Date:	**Tuesday, July 15, 2025**
Time:	**7:00 p.m.**
Location:	**Hybrid Meeting - Virtual Option & In-Person in Council Chambers – 4th Floor – City Hall**
Members:	Stephen Collie (Co-Chair) Douglas McLeod (Co-Chair) Nick Craniotis Roy de Lima Sharron Goodfellow Hunyah Irfan Dian Landurie Christiana Nuamah Naveed Suleman Rajesh Vashisth Paul Willoughby Regional Councillor P. Vicente - Wards 1 and 5

Accessibility of Documents: Documents are available in alternate formats upon request. If you require an accessible format or communication support contact the Clerk's Department by email at city.clerksoffice@brampton.ca or 905-874-2100, TTY 905.874.2130 to discuss how we can meet your needs.

Note: This meeting will be live-streamed and archived on the City's website for future public access.

1. Call to Order

2. Approval of Agenda

3. Declarations of Interest under the Municipal Conflict of Interest Act

4. Previous Minutes

4.1 Minutes - Brampton Heritage Board - June 17, 2025

The minutes were considered by Planning and Development Committee on July 7, 2025, and are pending approval at the next meeting of Council. The minutes are provided for the Board's information.

5. Consent

The following items listed with an caret (^) are considered to be routine and non-controversial by the Committee and will be approved at this time.

Nil

6. Presentations\Delegations

7. Sub-Committees

8. Designation Program

8.1 Report from Tom Tran, Heritage Planner, re: Heritage Designation of Kennedy Valley - Ward 3

Recommendation

9. Heritage Impact Assessment (HIA)

9.1 Report from Arpita Jambekar, Heritage Planner, re: Heritage

Conservation Plan and Addendum for 59 Tufton Crescent - Ward 6

Recommendation

9.2 Report from Tom Tran, Heritage Planner, re: Heritage Impact Assessment, 3900 Ebenezer Road – Ward 10

Recommendation

9.3 Report from Tom Tran, Heritage Planner, re: Cultural Heritage Evaluation Report and Heritage Impact Assessment, Kennedy Valley – Ward 3

Recommendation

10. Correspondence

11. Other/New Business

11.1 City Clerk's Office, re: Election of Chair/Co-Chairs

11.2 Discussion at the request of Nick Craniotis, Member, re: Brampton Heritage Board Membership

Terms of Reference - Composition and By-law attached for reference

12. Current Heritage Issues

Charlton Carscallen, Principal Planner/Supervisor, will provide updates.

13. Referred/Deferred Items

14. Information Items

15. Question Period

16. Public Question Period

15 Minute Limit (regarding any decision made at this meeting)

17. Closed Session

18. Adjournment

Next Meeting: Tuesday, September 9, 2025 at 7:00 p.m.

Minutes

Brampton Heritage Board

The Corporation of the City of Brampton

Tuesday, June 17, 2025

Members Present:	Stephen Collie (Co-Chair) Nick Craniotis Roy de Lima Sharron Goodfellow Hunyah Irfan (left at 7:31 p.m.) Dian Landurie Christiana Nuamah Paul Willoughby Regional Councillor P. Vicente - Wards 1 and 5
Members Absent:	Douglas McLeod (Co-Chair) Naveed Suleman Rajesh Vashisth
Staff Present:	Charlton Carscallen, Principal Planner/Supervisor, Planning, Building and Growth Management Arpita Jambekar, Heritage Planner, Planning, Building and Growth Management Tom Tran, Heritage Planner, Planning, Building and Growth Management Chandra Urquhart, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:05 p.m. and adjourned at 8:32 p.m.

2. Approval of Agenda

The following motion was considered:

HB025-2025

That the agenda for the Brampton Heritage Board meeting of June 17, 2025, be approved as published and circulated.

Carried

3. Declarations of Interest under the Municipal Conflict of Interest Act

Paul Willougby, Member, declared a conflict of interest with respect to item 9.3 - Heritage Grant Application, 44 Church Street East – Ward 1 as he works at St. Andrews Presbyterian Church which is located on the site.

4. Previous Minutes

4.1 Minutes - Brampton Heritage Board - May 20, 2025

The minutes of the Brampton Heritage Board meeting of May 20 2025, were approved by Council on May 28, 2025, and provided to the Board for information.

5. Consent

Nil

6. Presentations\Delegations

6.1 Delegation by Vanessa Hicks, Associate/Heritage Planner, MHBC , on behalf of Prologis, re: Demolition Permit - 10980 Hwy 50, Brampton

Vanessa Hicks, Associate/Heritage Planner, MHBC, on behalf of Prologis, provided a presentation entitled, 'Demolition Permit - 10980 Hwy 50, Brampton', noting support of the staff report and recommendations therein. The following was highlighted:

- Location and description of site
- Background

- HIA Summary (2025)
- Identified Attributes & Condition
- Summary & Next Steps

Item 9.3 was brought forward and dealt with at this time.

Tom Tran, Heritage Planner, provided an overview of the report on the Heritage Impact Assessment (HIA) for 10980 Highway 50, noting that the property was listed in the Municipal Register of Cultural Heritage Resources in 2005, and acquired as part of a larger commercial development proposal. An HIA was prepared and it was determined that the building was structurally compromised, could not be repaired, relocated or retained, and that a documentation, salvage and commemoration plan will be required prior to a demolition permit being issued.

Staff and the delegation responded to questions and comments regarding the commemoration plan, noting that salvaged materials, such as, windows, bricks, and beams, would be utilized wherever they can be reused.

The following motion was considered:

HB026-2025

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of June 17, 2025, re: **Heritage Impact Assessments, 10980 Highway 50 – Ward 10**, be received;

2. That the following conclusion of the Heritage Impact Assessment prepared by ASI dated September 2021 be received:

> I. The property is determined to have met five out of nine criteria of O. Reg. 9/06 in design/physical value, historical/associative and contextual value, and therefore has cultural heritage value or interest (CHVI);

3. That the following recommendations from the Scoped Heritage Impact Assessment prepared by MHBC dated June 2025 be received and followed:

> I. That structural condition report prepared by TACOMA Engineers (See Appendix C) has concluded that the retention and conservation of the building is not recommended given that it has been structurally compromised, and its retention is not feasible and safe;
>
> II. That all existing features will be removed as part of the development;

III. That a Documentation & Salvage Report and Commemoration Plan be prepared according to the City's Terms of Reference as conditions of the Site Plan Approval and prior to issuance of the Demolition Permit.

IV. That the commemoration plan includes creative design and landscaping options to best honour the heritage resources being impacted and that the salvaged materials be incorporated into commemorative feature(s) on-site to the greatest extent feasible; and,

4. That the delegation by Vanessa Hicks, Associate/Heritage Planner, MHBC, on behalf of Prologis, to the Brampton Heritage Board meeting of June 17, 2025, re: **Demolition Permit - 10980 Hwy 50, Brampton,** be received.

Carried

7. Sub-Committees

Nil

8. Designation Program

Nil

9. Heritage Impact Assessment (HIA)

9.1 Report by Arpita Jambekar, Heritage Planner, re: Cultural Heritage Evaluation for 47 and 51 Queen Street East - Ward 3

Arpita Jambekar, Heritage Planner, provided an overview of the subject report, noting that the owner has inquired about the amalgamation of 47 and 51 Queen Street for the purpose of developing a mixed-use building for residential and commercial uses. A pre-consultation development application was submitted to the City for review. This process required a Cultural Heritage Evaluation Report (CHER) of both properties to determine the potential heritage significance as they are listed in the Municipal Register of Cultural Heritage Resources. The evaluation recommended that the properties were historically significant, and a commemoration plan and Heritage Impact Assessment should be prepared.

The following motion was considered:

HB027-2025

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board meeting of June 17, 2025, re: **Cultural Heritage Evaluation for 47 and 51 Queen Street East - Ward 3,** be received;

2. That the Cultural Heritage Evaluation Report for 47 and 51 Queen Street East dated May 15th, 2025 prepared by Richard Collins be deemed complete;

3. That the following recommendations as per the Cultural Heritage Evaluation Report for 47 and 51 Queen St East be received:

I. That the property at 51 Queen Street East is deemed to have met seven criteria under O. Reg. 9/06 (criteria 1, 2, 3, 4, 6, 7, and 8) for design/physical value, historical value and contextual value, and merits designation under the terms of Part IV of the Ontario Heritage Act. The CHER recommends protection for 51 Queen Street East through conservation of the building in situ.

II. That although much of the original fabric of 47 Queen Street East has been lost or altered, the property remains historically significant, and a Heritage Commemoration Plan shall be prepared for the property.

4. That in anticipation of the proposed redevelopment, the design proposal shall be cohesively developed by preserving the identified cultural heritage attributes of 51 Queen Street East and by complementing the property's architectural characteristics.

5. That a Heritage Impact Assessment be prepared for 47 and 51 Queen Street East to determine impacts of the proposed development on the identified cultural heritage attributes of both the properties and propose mitigation measures to be incorporated within the proposed development.

Carried

9.2 Report by Arpita Jambekar, Heritage Planner, re: Heritage Impact Assessment for 48 and 52 Main Street North Properties - Ward 1

Arpita Jambekar, Heritage Planner, provided an overview of the Heritage Impact Assessment (HIA) for the properties located at 48 and 52 Main Street North, noting that the City intends to redevelop several buildings on Main Street North as part of the downtown revitalization project. The City now owns the subject properties which will be added to the list of properties intended for demolition and future development. An HIA was requested by City staff to assess and evaluate the heritage attributes of the properties, impacts of demolition, propose mitigation measures and options to preserve the heritage attributes. When the design of the proposed development is finalized, a further addendum to the HIA will be required.

Board comments included a reference to the overall redevelopment of Main Street North, noting that names were etched on one of the walls of the 'bike shop' business, and questioned whether that piece of the wall may be salvaged. Staff advised that they will look into this further, however, it was their understanding that demolition was beginning the next day.

The following motion was considered:

HB028-2025

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board meeting of July 17, 2025, re: **Heritage Impact Assessment for 48 and 52 Main Street North Properties - Ward 1,** be received;

2. That the following recommendations per the Heritage Impact Assessment Addendum by LHC Heritage Planning & Archaeology Inc. be followed:

> I. Provisional proposed development alternatives and mitigation measures are presented in the HIA report. They are intended to inform the design of the forthcoming development and should be considered to help mitigate possible impacts to the properties' heritage attributes. Detailed mitigation strategies shall be developed upon finalization of the design for the proposed development.

3. That regardless of which development options is selected, a documentary record of the buildings on the properties should be prepared;

4. That as demolition is the approved alternative by City Council, the properties shall be included in the Documentation and Salvage Plan for properties at 30-60 Main Street North. Commemoration through City's plaque program should also be considered; and

5. That when the design of the proposed development is finalized, an addendum to this HIA should be prepared to address any additional impacts and to clarify proposed alternatives, mitigation, and next steps.

Carried

9.3 Report by Tom Tran, Heritage Planner, re: Heritage Impact Assessments, 10980 Highway 50 – Ward 10

Dealt with under Item 6.1, Recommendation HB026-2025

10. Correspondence

Nil

11. Other/New Business

11.1 Report by Tom Tran, Heritage Planner, re: Documentation and Salvage Plan and Delisting, 11185 Airport Road – Ward 10

Tom Tran, Heritage Planner, provided an overview of the subject report for the property at 11185 Airport Road, noting that Council previously approved the delisting of the property from the Brampton Heritage Register. Delisting would allow for the partial dissembling and reassembling of the property to facilitate the next steps of the commemoration and conservation plan, which is currently being reviewed by staff.

The following motion was considered:

HB029-2025

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of June 17th, 2025, re: **Recommendation Report: Documentation & Salvage Plan and Delisting, 11185 Airport Road – Ward 10** be received;

2. That the Documentation & Salvage Plan, 11185 Airport Road prepared by WSP in May 2025 be deemed complete;

3. That the following recommendations as per the Documentation & Salvage Plan, 11185 Airport Road be received and followed:

    I. A qualified contractor with expertise in salvage of heritage materials should be contracted to salvage the identified building materials in accordance with guidance taken from Canada's Historic Places' Standards and Guidelines for the Conservation of Historic Places in Canada.

    II. Salvage contract documents for the property should include information regarding its CHVI specifically the list of heritage attributes, measured drawings, photographs, and a plan for savaging material.

    III. Exterior bricks should be extracted in a way that ensures they will not be irreparably damaged.

    IV. Salvaged items are recommended to be stored in a sheltered place, protected from water and temperature fluctuations.

    V. Incorporation of salvaged materials into a proposed seating area should be accompanied by interpretation, so residents and visitors can understand the provenance of the materials.

VI. An inventory of salvaged bricks is recommended to be prepared by the contractor at site during salvage using the template included in (APPENDIX C) and is to be provided to the City and the storage location.

4. That the property 11185 Airport Road be removed from the Brampton Heritage Register to facilitate the disassembly, salvage, partial reassembly and commemoration of the historic farmhouse.

Carried

11.2 Report by Johanna Keus, Assistant Heritage Planner, re: Heritage Grant Application, 44 Church Street East – Ward 1

Charlton Carscallen, provided and overview of the subject report on 44 Church Street East, noting that it is the site of the St. Andrews Presbyterian Church which was designated in 1989. Work is required on the restoration, conservation, repair and maintenance of the church and to facilitate this, an application request was submitted for the Paul Willoughby Incentive Grant.

The following motion was considered:

HB030-2025

1. That the report from Johanna Keus, Assistant Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of June 17, 2025, re: **Heritage Grant Application, 44 Church Street East – Ward 1** , be received; and,

2. That the Paul Willoughby Heritage Incentive Grant application for the repair and restoration of existing woodwork and glazing repairs on windows of the exterior of St. Andrews Presbyterian Church located at 44 Church Street East be approved, to a maximum of $10,000.00.

Carried

12. Current Heritage Issues

Charlton Carscallen, Principal Planner/Supervisor, provided an update on heritage matters which the following:

- The need for increased public engagement with respect to the conservation and preservation of heritage properties, given the period of

intensive redevelopment currently underway especially in Downtown Brampton

- Status on the update of the Heritage Register
    - a review of all listed properties followed by a decision on properties to be designated
    - removal of properties from the Register for five year that are not considered for designation
    - consultant has been hired to assist with this project and completion is anticipated in December 2026
    - an outreach event is scheduled for September 2025 at the Rose Theatre
- Heritage staff was present at the opening of Farmers' Market to undertake outreach
    - Staff will continue public outreach at the market during and the months of July and September
- Three questions were prepared for residents who attended a public engagement event to provide feedback along with a survey that was available online
- Heritage buildings are located throughout the City, however the greatest concentration is located Downtown
- The Cultural Heritage Management Plan being prepared will address heritage throughout the entire City and will be viewed as an overall heritage strategy
- The Archaeological Management Plan was completed and presented to Council for endorsement

In response to a question, staff advise that a link to the open house posted on the website will be emailed to members.

13. <u>Referred/Deferred Items</u>

Nil

14. <u>Information Items</u>

Nil

15. Question Period

Nil

16. Public Question Period

Nil

17. Closed Session

18. Adjournment

The following motion was considered:

HB031-2025

That Brampton Heritage Board do now adjourn to meet again on Tuesday, July 15, 2025 at 7:00 p.m.

Carried

_____

Douglas McLeod (Co-Chair)

_____

Stephen Collie (Co-Chair)

BRAMPTON

Report
Staff Report
The Corporation of the City of Brampton
7/15/2025

Date: 2025-06-30

Subject: **Recommendation Report for Heritage Designation of Kennedy Valley - Ward 3**

Contact: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-563

RECOMMENDATIONS:

1. That the report from Tom Tran, Heritage Planner to the Brampton Heritage Board Meeting of July 15th 2025, re: **Recommendation Report for Heritage Designation of Kennedy Valley - Ward 3** be received;
2. That designation of the property known as Kennedy Valley at 7745 Kennedy Road and 0 Clipper Court under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at Kennedy Valley in accordance with the requirements of the Act;
4. That, in the event no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal, and;
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

OVERVIEW:

- **The purpose of this report is to recommend that City Council state its intention to designate the property known as Kennedy Valley located at 7745 Kennedy Road and 0 Clipper Court under Part IV, Section 29 of the Ontario Heritage Act (the "Act") for its cultural heritage value or interest.**
- **As part of the Etobicoke Creek Sewage Trunk Improvement Project initiated by Peel Region, a Cultural Heritage Evaluation Report (CHER) and Heritage Impact Assessment (HIA) were completed for the subject property, known**

as the Kennedy Valley. The property is currently listed in the Municipal Heritage Register.

- **The CHER has concluded that the subject property meets the provincial criteria for municipal designation prescribed by Ontario Regulation 9/06 under the categories of historical/associative value and contextual value. The report recommends that the City considers designating Kennedy Valley under part IV of the OHA.**
- **Upon Council approval, Heritage Staff will continue with the designation process as required under the Ontario Heritage Act.**

BACKGROUND:

The Kennedy Valley property consists of a public park with a walking trail within a creek valley, located on the northeast side of Kennedy Road South, approximately 135 metres southwest of First Gulf Boulevard. Approximately 50 metres from the Kennedy Road South entrance to the park, along the trail is a stone monument and interpretive panel commemorating the Graham-Rutledge farmstead and farmhouse, which was formerly part of the property. The Graham Family Cemetery, which likely dates to the early nineteenth century, is located on the south side of the trail, approximately 180 metres east of Kennedy Road South. On the south side of the creek is a remnant nineteenth-century quarry. The property is currently listed in the Municipal Heritage Register.

In June 2019, the Region of Peel commenced an Environmental Assessment (EA) study for trunk sewer improvements and upgrades along the Etobicoke Creek which includes sections of Kennedy Valley. In support of the EA, a Cultural Heritage Evaluation Report was completed in May 2025 by ASI. It identified that the property possesses Cultural Heritage Value or Interest. The Heritage Impact Assessment was also completed by ASI in May 2025 and evaluated that there would be no impacts to the identified heritage attributes from the proposed works.

The Ontario Heritage Act enables municipalities to pass by-laws to designate properties of cultural heritage value or interest. Designation under Part IV of the Act is a way of publicly acknowledging a property's value to a community, and ensures the conservation of important places for the benefit and enjoyment of present and future generations. It also allows municipalities to conserve and manage properties through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

In determining whether a property is of cultural heritage value or interest, the municipality is required to consult Ontario Regulation 9/06, "Criteria for Determining Cultural Heritage Value or Interest", prescribed under section 29(1)(a) of the Act. A property may be designated if it meets two or more of the following criteria:

1. The property has design value or physical value because it:
    a. is a rare, unique, representative, or early example of a style, type, expression, material or construction method,
    b. displays a high degree of craftsmanship or artistic merit, or
    c. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:
    a. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
    b. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
    c. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it:
    a. is important in defining, maintaining or supporting the character of an area,
    b. is physically, functionally, visually or historically linked to its surroundings, or
    c. is a landmark

CURRENT SITUATION:

The Cultural Heritage Evaluation Report determined that the property has cultural Heritage Value or Interest under Ontario Regulation and 9/06 – *Criteria for Determining Cultural Heritage Value or Interest* and recommended Designation for the property known as Kennedy Valley located at municipal address 7745 Kennedy Road and 0 Clipper Court.

<u>Historical/Associative Value:</u>

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:

- The Etobicoke Creek was utilized by the Indigenous peoples that lived in and travelled through the area, for fresh water and fishing. The Etobicoke Creek watershed was part of the traditional territory and/or treaty lands of a number of Indigenous Communities and First Nations, including the Haudenosaunee, the Huron-Wendat, the Mississaugas of the Credit, and the Six Nations of the Grand River.
- The property is associated with two important early settler families in Brampton: the Graham Family, who are among the earliest European settlers in the area

and for whom Grahamsville is named, and the Rutledge family. William Rutledge who owned the property in the late 1800s, was a very prominent figure in the local community, serving as a Deputy Reeve, then Reeve, and Councillor for Toronto Township, before rising to the rank of Warden of the Township in 1914 and 1915.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

- The subject property contains a cemetery which has the potential to yield information that contributes to an understanding of a community or culture.

Contextual value:

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The subject property is located on a former farmstead developed in the early nineteenth century. While the property has been mostly naturalized, features of the historical use of the property as an early settler farmstead remain in the Graham Family Cemetery and the remnant quarry, which provided the stone for the construction of the farmhouse which once stood on the property and the extant yard wall of the Peel County Jail.

Heritage Attributes:

The heritage attributes comprise of all construction materials, monuments, plaques as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements that reflect the heritage resource's historical and associative value and its contextual value include, but are not limited to:

- The Etobicoke Creek
- The Graham Family Cemetery:
    - Original markers and monuments
    - Location on the former Graham-Rutledge Farmstead
- Remnant Quarry
- Commemorative stone monument and interpretive panel

CORPORATE IMPLICATIONS:

There are no corporate implications resulting from the adoption of this report.

STRATEGIC FOCUS AREA:

This report meets the Term of Council Priorities by preserving and protecting heritage environments with balanced, responsible planning. The approval of the Heritage Designation noted in this report supports the Culture & Diversity Focus Area. The Designation of the property will facilitate the recognition and long-term conservation of a rare heritage resource that contributes to the understanding of Brampton's history, to help maintain a sense of place, belonging and community identity.

CONCLUSION:

Designation under Part IV, Section 29 of the Ontario Heritage Act enables City Council to enforce heritage property standards and restrict the demolition or removal of any building or structure on the property. Adding 18 River Rd to the Register of Designated Resources in Brampton ensures a significant heritage resource in Brampton is preserved and maintained.

Authored by:

Tom Tran
Heritage Planner
Integrated City Planning

Reviewed by:

Charlton Carscallen, CAHP
Principal Planner
Integrated City Planning

Approved by:

Henrik Zbogar, RPP, MCIP
Director
Integrated City Planning

Approved by:

Steve Ganesh, RPP, MCIP
Commissioner
Planning, Building and Growth Management

Attachments:

- Attachment 1 – Cultural Heritage Evaluation Report – Kennedy Valley – ASI
- Attachment 2 – Designation Report – Kennedy Valley

Cultural Heritage Evaluation Report

Kennedy Valley (Kennedy Road, East Side of Kennedy Road, South of First Gulf Boulevard)

City of Brampton, Ontario

Draft Report

Prepared for:

Hatch
2265 Upper Middle Road, 5th Floor
Oakville, ON, L6H 0G5

Archaeological Services Inc. File: 24CH-148

December 2024 (Updated February and May 2025)

Doc Number	E373672-0000-483-066-0001		
Date Received	09.May.2025	SUB	Sub02

ASI Providing Archaeological & Cultural Heritage Services
528 Bathurst Street Toronto, ONTARIO M5S 2P9
416-966-1069 F 416-966-9723 asiheritage.ca

Executive Summary

Archaeological Services Inc. was contracted by Hatch, on behalf of the Region of Peel, to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property known as the Kennedy Valley, Kennedy Road east side, south of First Gulf Boulevard, in the City of Brampton, Ontario (hereinafter referred to as the Kennedy Valley). The C.H.E.R. is being undertaken as part of the Detailed Design for the Etobicoke Creek Trunk Sewer (E.C.T.S.) Improvement and Upgrades Project (Hatch, 2024) which was produced to identify gaps not covered in the E.C.T.S. Improvement and Upgrades Project Environmental Assessment (Jacobs, 2023). The property consists of the Kennedy Valley, a wooded valley with a public trail. On the property is a former quarry site and an early settler cemetery located on the northern side of the valley. The property requires a C.H.E.R. as it was identified in the E.C.T.S. Improvements and Upgrades Project Background Review Gap Analysis as a listed property in the Brampton Heritage Register (City of Brampton, 2021b) and a preliminary impact assessment indicated that there would be direct impacts to the property including the construction of Shaft 1 and the Biscayne Connection on the property as well as construction related to site access for Shaft 1 and re-grading at the Biscayne Connection shaft site. As direct impacts to the property are anticipated, a C.H.E.R. was recommended to determine if the property retains cultural heritage value or interest.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06 of the *Ontario Heritage Act*. This evaluation determined that the property has historical, associative, and contextual value for its associations with Indigenous peoples, the Graham and Rutledge families, two prominent early settler families in the City of Brampton, and the presence of the historical Graham Family Cemetery and the remnant nineteenth-century quarry which are extant on the property.

The following recommendations are proposed:

1. Based on the results of research, analysis and heritage evaluation activities, this property meets at least two criteria presented in Ontario Regulation 9/06 of the *Ontario Heritage Act* and therefore, the municipality may consider designation of this property under Part IV of the *Ontario Heritage Act*.

2. As the subject property is listed in the City of Brampton's Municipal Heritage Register and was determined to meet the criteria for designation under the *Ontario Heritage Act*, a heritage impact assessment (H.I.A.) is required as per Section 2.1 of the City of Brampton's H.I.A. Terms of Reference (City of Brampton, n.d.d). This assessment should be completed as early as possible in the detailed design phase by a qualified heritage professional and be submitted to heritage staff at the at the City of Brampton and the Ministry of Citizenship and Multiculturalism (M.C.M.) for review.

3. The proponent should submit this report for review and comment to planning staff at the City of Brampton, the M.C.M., the Brampton Historical Society, the Region of Peel Archives, and to any other relevant stakeholder that has an interest in the heritage of the subject property. Any feedback will be incorporated into this report prior to finalization. The final report should be submitted to the Region of Peel Archives for archival purposes.

Report Accessibility Features

This report has been formatted to meet the Information and Communications Standards under the *Accessibility for Ontarians with Disabilities Act*, 2005 (A.O.D.A.). Features of this report which enhance accessibility include: headings, font size and colour, alternative text provided for images, and the use of periods within acronyms. Given this is a technical report, there may be instances where additional accommodation is required in order for readers to access the report's information. If additional accommodation is required, please contact Annie Veilleux, Manager of the Cultural Heritage Division at Archaeological Services Inc., by email at aveilleux@asiheritage.ca or by phone 416-966-1069 ext. 255.

Project Personnel

- **Senior Project Manager**: Annie Veilleux, M.A. C.A.H.P., Senior Cultural Heritage Specialist, Manager - Cultural Heritage Division
- **Project Coordinator:** Jessica Bisson, B.F.A. (Hon.), Cultural Heritage Technician, Division Coordinator – Cultural Heritage Division
- **Project Manager**: Kirstyn Allam, B.A. (Hon), Advanced Dipl. Applied Museum Studies, Cultural Heritage Analyst, Project Manager - Cultural Heritage Division
- **Field Review**: Leora Bebko, M.M.St., Cultural Heritage Technician, Technical Writer and Researcher – Cultural Heritage Division
- **Report Production**: Leora Bebko
- **Graphics Production**: Jonas Fernandez, M.S.c., Manager, Geomatics - Operations Division
- **Report Reviewer(s)**: Kirstyn Allam
- Annie Veilleux

For further information on the Qualified Persons involved in this report see Appendix A.

Glossary

Built Heritage Resource (B.H.R.)
Definition: "…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" (Ministry of Municipal Affairs and Housing, 2024, p. 40).

Cultural Heritage Landscape (C.H.L.)
Definition: "…a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association"(Ministry of Municipal Affairs and Housing, 2024, p. 41).

Significant
Definition: With regard to cultural heritage and archaeology resources, significant means "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*" (Ministry of Municipal Affairs and Housing, 2024, p. 52).

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1.0 Introduction

Archaeological Services Inc. was contracted by Hatch, on behalf of the Region of Peel, to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property known as the Kennedy Valley, Kennedy Road east side, south of First Gulf Boulevard, in the City of Brampton, Ontario (hereinafter referred to as the Kennedy Valley) (Figure 1). The C.H.E.R. is being undertaken as part of the Detailed Design for the Etobicoke Creek Trunk Sewer (E.C.T.S.) Improvement and Upgrades Project (Hatch, 2024) which was produced to identify gaps not covered in the E.C.T.S. Improvement and Upgrades Project Environmental Assessment (Jacobs, 2023). The property is listed in the City of Brampton's Heritage Register (City of Brampton, 2021b) and consists of the Kennedy Valley, a wooded valley with a public trail. On the property is a former quarry site and an early settler cemetery located on the northern side of the valley.

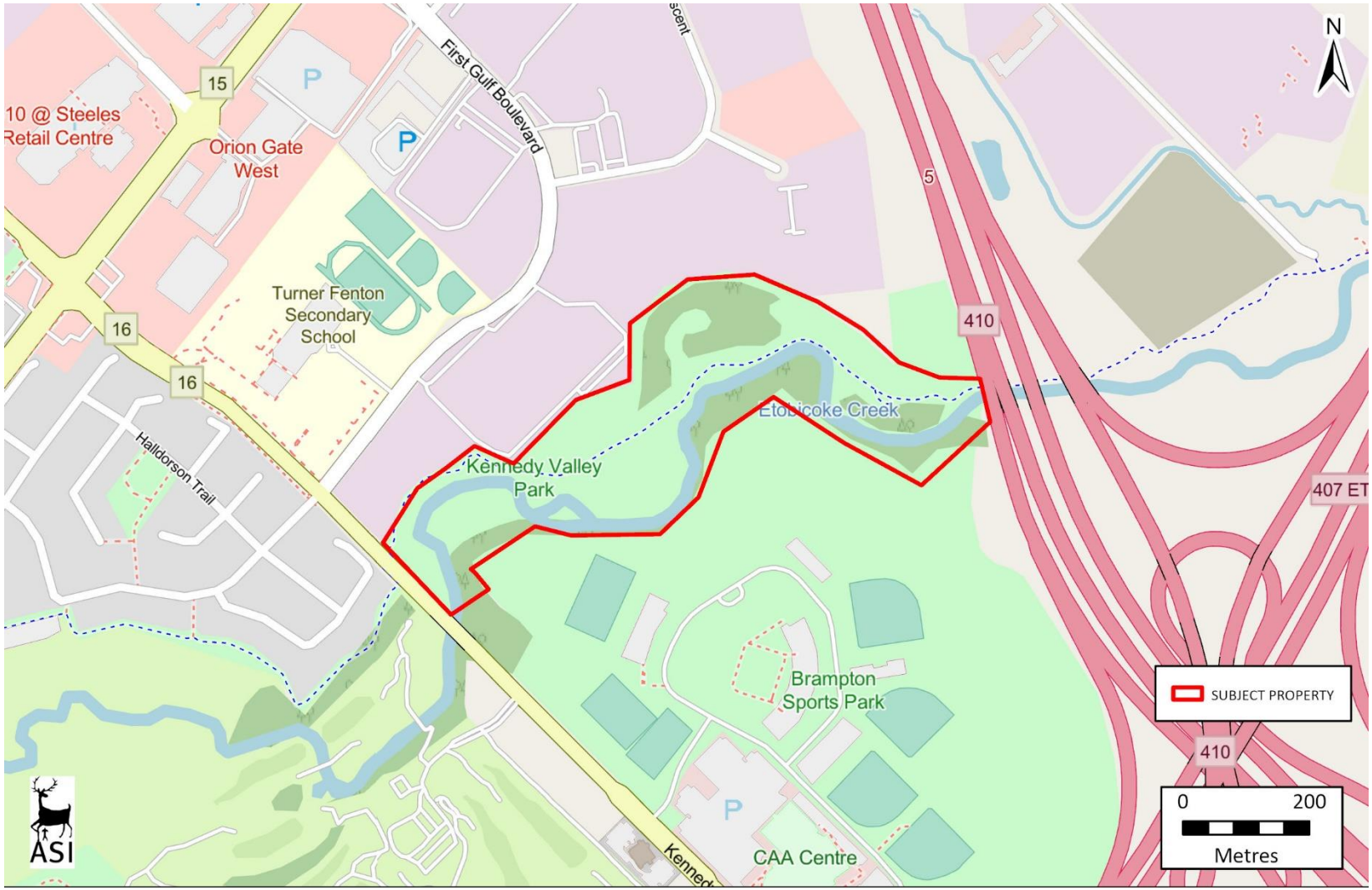

Figure 1: Location of the subject property, known as the Kennedy Valley, on the east side of Kennedy Road South, south of First Gulf Boulevard. Source: (c) Open Street Map contributors, Creative Commons n.d.

1.1 Project Overview

The E.C.T.S. Improvement and Upgrades Project consists of improvements and upgrades to the existing E.C.T.S. from Kennedy Road to south of Highway 407 to address operational and maintenance issues and to accommodate anticipated residential growth in the area (Figure 2).

The property requires a C.H.E.R. as it was identified in the E.C.T.S. Improvements and Upgrades Project Background Review Gap Analysis as a listed property in the Brampton Heritage Register (City of Brampton, 2021b) and a preliminary impact assessment indicated that there would be direct impacts to the Kennedy Valley property including the construction of Shaft 1 and the Biscayne Connection on the property as well as construction related to site access for Shaft 1 and re-grading at the Biscayne Connection shaft site (Figure 3). As direct impacts to the property are anticipated, a C.H.E.R. was recommended to determine if the property retains cultural heritage value or interest.

Figure 2: Overview of the updated tunnel alignment for the E.C.T.S. (Hatch, 2025).

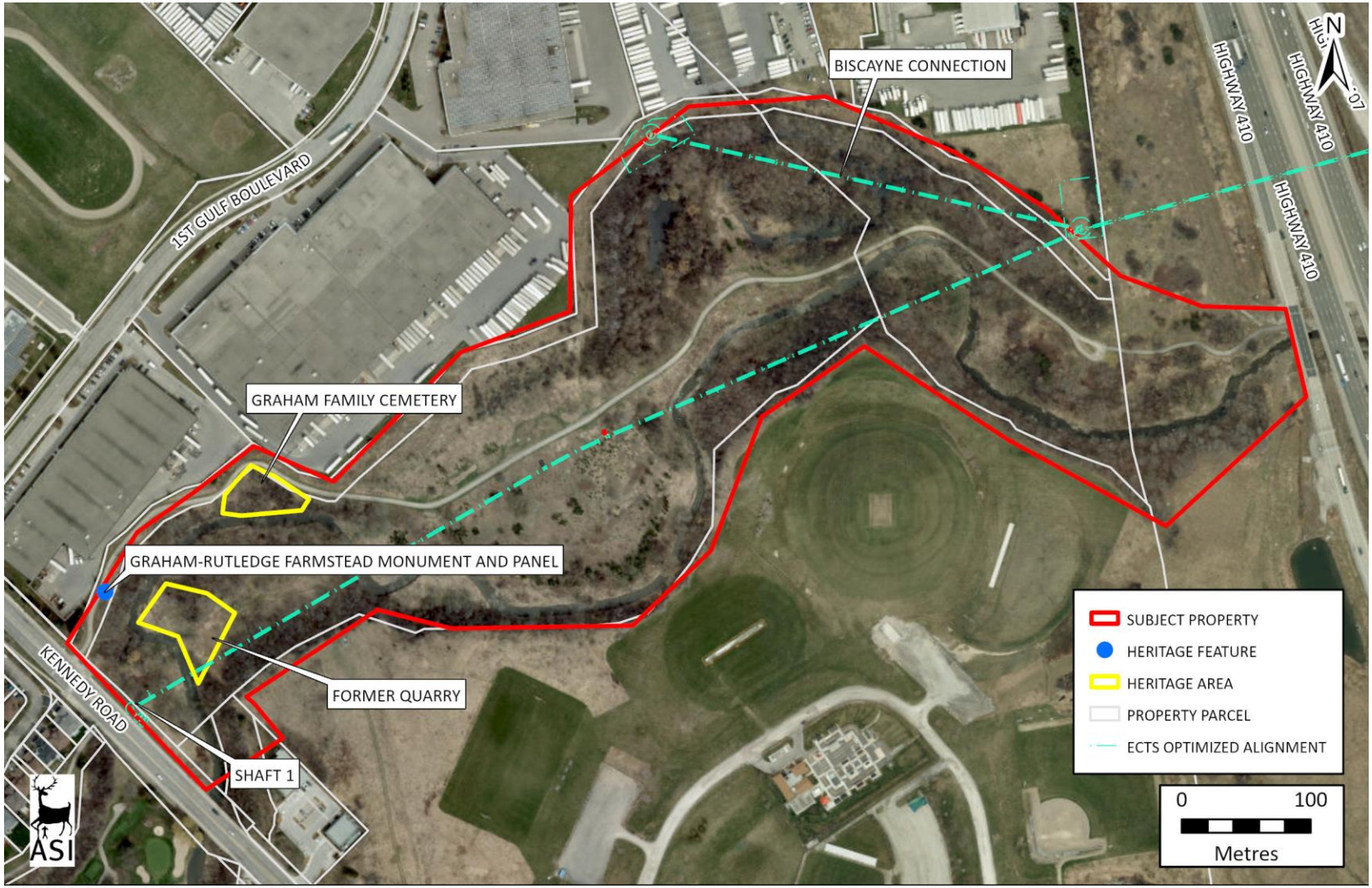

Figure 3: The updated tunnel alignment for the E.C.T.S. and the Kennedy Valley property (Google Earth, 2024).

1.2 Legislation and Policy Context

The analysis used throughout the cultural heritage evaluation process addresses built heritage resources and cultural heritage landscapes under other various pieces of legislation and their supporting guidelines. These policies form the broad context which frame this assessment, and are included as relevant to this undertaking based on professional opinion and with regard for best practices:

- *Environmental Assessment Act* (Ministry of the Environment, 1990);
- *Provincial Planning Statement* (Ministry of Municipal Affairs and Housing, 2024);
- *Ontario Heritage Act* (Ontario Heritage Act, R.S.O. c. O.18, [as Amended in 2024], 1990);
- *Ontario Heritage Tool Kit* (Ministry of Citizenship and Multiculturalism, 2006);
- *Brampton Plan: City of Brampton Official Plan* (City of Brampton, 2024);
- City of Brampton's *Terms of Reference for Heritage Impact Assessments* (City of Brampton, n.d.d);
- *Standards and Guidelines for Conservation of Provincial Heritage Properties* (Ministry of Citizenship and Multiculturalism, 2010);
- *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (Ministry of Citizenship and Multiculturalism, 2014); and,
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010).

1.3 Approach to Cultural Heritage Evaluation Reports

The scope of this C.H.E.R. is in accordance with the *Brampton Plan: City of Brampton Official Plan* (City of Brampton, 2024), the City of Brampton's *Terms of Reference for Heritage Impact Assessments* (City of Brampton, n.d.d), and is guided by the *Standards and Guidelines for the Conservation of Provincial*

Heritage Properties: Heritage Identification and Evaluation Process (Ministry of Citizenship and Multiculturalism, 2014).[1]

Generally, C.H.E.R.s include the following components:

- A general description of the history of the subject property as well as detailed historical summaries of property ownership and building(s) development;
- A description of the cultural heritage landscapes and built heritage resources that are under evaluation in this report;
- Representative photographs of the exterior and interior of a building or structure, and character-defining architectural details;
- A cultural heritage evaluation guided by the *Ontario Heritage Act* criteria;
- A summary of heritage attributes;
- Historical mapping, photographs; and
- A location plan.

Using background information and data collected during the site visit, the property is evaluated using criteria contained within Ontario Regulation 9/06. given the resources available, of the history, design and associations of all cultural heritage resources of the property. The criteria contained within Ontario Regulation 9/06 requires a consideration of the community context.

[1] The City of Brampton does not have a Terms of Reference for Cultural Heritage Evaluation Reports. In addition to the Evaluation of Cultural Heritage Value or Interest (Section 3.3) of the Terms of Reference for Heritage Impact Assessments, the guidance provided by the Ministry of Tourism, Culture and Sport in *Standards and Guidelines for the Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (2014) provide general methods of analysis, reporting expectations, and guidance on interpretation of heritage evaluation criteria and other requirements as may be applicable.

2.0 Community Engagement

The following section outlines the community consultation that was undertaken to gather and review information about the subject property.

2.1 Relevant Agencies/Stakeholders Engaged and/or Consulted

The following stakeholders were contacted with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent built heritage resources or cultural heritage landscapes:

- Tom Tran, Heritage Planner, City of Brampton (email communication 28 October 2024, follow-up emails 12 and 25 November 2024). Email sent to inquire if any built heritage resources or cultural heritage landscapes had been missed in the search of the Heritage Register and if the City has any cultural heritage concerns to bring to Archaeological Services Inc.'s attention. Email also inquired when the property became a public park, what group is responsible for the installation of the Graham-Rutledge Farmstead monument and interpretive panel, and if the City had any information about the former quarry on the property. An automated response to the first follow-up email was received advising that the City of Brampton is experiencing a labour disruption due to an ongoing strike. Tom Tran responded 3 March 2025 following a review of the February 2025 version of the report. Their comments are noted in Section 2.3 below.
- The Ministry of Citizenship and Multiculturalism (email communication 1 November 2023). Email correspondence confirmed that, to date, there are no properties designated by the Minister and that they have no records of a provincial heritage property within or adjacent to the subject property.
- The Ontario Heritage Trust (email communications 30 July and 8 August 2019). Email correspondence confirmed that there are no conservation easements or Trust-owned properties within the subject property and that

the adjacent property at 7715 Kennedy Road South is designated under Part IV of the *Ontario Heritage Act.*

- The Peel Art Gallery, Museum and Archives (P.A.M.A.) (email communications 15, 18, 21, and 23 October 2024). Initial email correspondence included a research assistance request. Subsequent emails included links to primary sources for research available online and arranging a visit to the archives for in-person research on 24 October 2024. Sources reviewed for information on the property and the Graham and Rutledge families include the Perkins Bull Genealogical files, Volume 2 of the Derry West Women's Institute Tweedsmuir History and the Russ Cooper Fonds. The Brian Gilchrist Cemetery Research Collection was also reviewed for information on the Graham Family Cemetery.
- The Brampton Historical Society (email communication 26 November 2024). Email sent to inquire about the provenance and installation of the "Graham-Rutledge Farmstead" interpretive panel and monument and to inquire if the society had any additional information or heritage concerns about the subject property.

2.2 Public Meetings/Public Consultation

Public consultation was undertaken by Jacobs as part of the Etobicoke Creek Trunk Sewer (E.C.T.S.) Improvement and Upgrades Project Environmental Assessment (E.A.) process. Two public information centres were held on 26 November 2020 and 2 May 2022, respectively. A full record of public consultation and stakeholder engagement for the E.A. can be found in the Etobicoke Creek Trunk Sewer Improvements and Upgrades Environmental Study Report completed in 2023 (Jacobs, 2023).

An Advance Notice was also sent to local residents, business owners, and stakeholders in October 2024 outlining the proposed alignment and anticipated construction works. At the time of submission (February 2025), no comments have been received.

2.3 Agency Review

The draft report will be submitted to planning staff at the City of Brampton, the Ministry of Citizenship and Multiculturalism (M.C.M.), the Brampton Historical Society, the Region of Peel Archives, and to any other relevant stakeholder that has an interest in the heritage of the subject property for review and comment.

City of Brampton staff reviewed the February 2025 version of the report and found the report to be good in general. A request for the addition of mapping of the proposed sewer improvement works overlaid with the identified heritage features along with a brief note of their impacts. This revision has been made to the report, see Figure 3.

The Ministry of Citizenship and Multiculturalism reviewed the February 2025 version of the report and found it to be consistent with Ministry of Citizenship and Multiculturalism guidance and best practices, and have no concerns with the report.

No comments have been received from the Brampton Historical Society at this time of the submission of this report (May 2025).

Comments were provided by the Region of Peel Archives on the February 2025 version of the report. These comments were generally editorial in nature and the report was revised to reflect the changes recommended. Also provided was a circa 1933 photograph of the property for inclusion in the report.

The final report should be submitted to the Region of Peel Archives for archival purposes.

2.4 Indigenous Nations Engagement

Indigenous Nations Engagement was undertaken by Jacobs as part of the E.C.T.S. Improvement and Upgrades Project E.A. process (Jacobs, 2023). The following Indigenous Nations, communities, and groups were contacted during the E.A. process:

- Six Nations of the Grand River;
- Mississaugas of the Credit First Nation;
- Haudenosaunee Confederacy Chiefs Council; and
- Nation Huronne-Wendat.

No comments were received regarding cultural heritage concerns. A full record of Indigenous Nations engagement for the E.A. can be found in the Etobicoke Creek Trunk Sewer Improvements and Upgrades Environmental Study Report completed in 2023 (Jacobs, 2023).

An email was sent to the above-listed communities regarding the Detailed Design for the Etobicoke Creek Trunk Sewer (E.C.T.S.) Improvement and Upgrades Project (Hatch, 2024) on November 6, 2024. A response was received from the Haudenosaunee Confederacy Chiefs Council asking to be informed when work was commenced. No other comments were received.

3.0 Description of the Property

The following section provides a description of the subject property.

3.1 Existing Conditions

The Kennedy Valley property consists of a public park within a creek valley (Figure 4). The Etobicoke Creek meanders through the valley in a generally east-west direction. The valley is generally wooded with some open marshy areas with shorter vegetation and shrubs. The Etobicoke Creek Trail roughly follows the alignment of the creek on its north side, sometimes running along the northern

property line. Approximately 50 metres from the Kennedy Road South entrance to the park, along the trail is a stone monument and interpretive panel commemorating the Graham-Rutledge farmstead and farmhouse which was formerly on the property but burnt down in 2010. The Graham Family Cemetery, is within the valley, on the south side of the trail, approximately 180 metres east of Kennedy Road South. On the south side of the creek is a remnant nineteenth-century quarry.

Figure 4: Aerial image of the subject property, known as the Kennedy Valley, on the east side of Kennedy Road South, south of First Gulf Boulevard (Google Maps).

3.2 Heritage Recognitions

The property is listed in the City of Brampton's Heritage Register (City of Brampton, 2021b).

3.3 Adjacent Lands

The adjacent property, located south of the western end of the property, at 7715 Kennedy Road South is designated under Part IV of the *Ontario Heritage Act* (Figure 5). The property is a former farm. According to the Heritage Register, the farmhouse on the property burnt down on April 18, 2010, but the larger cultural heritage landscape remains (City of Brampton, 2008, 2021b). As part of the site visit for this report, it was determined that the larger cultural heritage landscape is no longer extant as the property at 7715 Kennedy Valley Road South is now a commercial structure and the larger property surrounding it has been re-developed as part of the Brampton Sports Park.

Figure 5: Map showing the subject property and adjacent properties with heritage designation (A.S.I., 2024).

4.0 Research

This section provides: the results of primary and secondary research; a discussion of historical or associative value; a discussion of physical and design value; a discussion of contextual value; and results of comparative analysis.

4.1 List of Key Sources and Site Visit Information

The following section describes the sources consulted and research activities undertaken for this report.

4.1.1 Key Sources

Background historical research, which includes consulting primary and secondary source documents, photos, and historic mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the subject property. In addition, online historical research was undertaken through the websites of the following libraries and archives to build upon information gleaned from other primary and secondary materials:

- Peel Art Gallery, Museum and Archives (Peel Art Gallery Museum and Archives, n.d.);
- Library and Archives Canada (Library and Archives Canada, n.d.);
- Ontario Land Registry Access (*OnLand Property Search*, n.d.); and
- Ancestry.ca (Ancestry.ca, n.d.).

Available federal, provincial, and municipal heritage inventories and databases were also consulted to obtain information about the properties. These included:

- The City of Brampton's *Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act* (City of Brampton, 2021a);
- The City of Brampton's *Municipal Register of Cultural Heritage Resources* (City of Brampton, 2021b);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust, n.d.b);

- The *Places of Worship Inventory* (Ontario Heritage Trust, n.d.c);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust, n.d.a);
- The Ontario Heritage Trust's *An Inventory of Provincial Plaques Across Ontario*: a PDF of Ontario Heritage Trust Plaques and their locations (Ontario Heritage Trust, 2023);
- Parks Canada's *Directory of Federal Heritage Designations*, an on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada, n.d.b); and,
- Parks Canada's *Historic Places* website, an on-line register that provides information on historic places recognized for their heritage value at all government levels (Parks Canada, n.d.a).

Previous consultant reports associated with known and potential built heritage resources and cultural heritage landscapes within and/or adjacent and/or in the vicinity of the subject property in the City if Brampton, Ontario included the following:

- Etobicoke Creek Trunk Sewer Improvements and Upgrades Environmental Study Report (Jacobs, 2023); and
- Cultural Heritage Resource Assessment Etobicoke Creek Trunk Sewer Improvements and Upgrades (Archaeological Services Inc., 2019).

A full list of references consulted can be found in Section 8.0 of this document.

4.1.2 Site Visit

A site visit to the subject property was conducted on 24 October 2024 by Leora Bebko of Archaeological Services Incorporated (A.S.I.). The site visit included photographic documentation of the subject property from the public pedestrian trail. Permission to Enter was granted by the Region of Peel to allow A.S.I. to access the property.

4.2 Discussion of Historical or Associative Value

Historically, the property was located on parts of Lot 14 and a very small sliver of Lot 15, in Concession 2 East of Hurontario Street in the former Township of Toronto, County of Peel. It is now known as the Kennedy Valley, located on the east side of Kennedy Road South, south of First Gulf Boulevard, in the City of Brampton.

4.2.1 Summary of Early Indigenous History in Southern Ontario

Current archaeological evidence indicates humans were present in southern Ontario approximately 13,000 years before present (B.P.) (Ferris, 2013). Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10,000 B.P., the environment had progressively warmed (Edwards & Fritz, 1988) and populations now occupied less extensive territories (Ellis & Deller, 1990).

Between approximately 10,000-5,500 B.P., the Great Lakes basins experienced low-water levels, and many sites which would have been located on those former shorelines are now submerged. This period produces the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 B.P.; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest archaeological evidence for cemeteries dates to approximately 4,500-3,000 B.P. and is interpreted by archaeologists to be indicative of increased social organization and the investment of labour into social infrastructure (Brown, 1995, p. 13; Ellis et al., 1990, 2009).

Between 3,000-2,500 B.P., populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The

Woodland period begins around 2,500 B.P. and exchange and interaction networks broaden at this time (Spence et al., 1990, pp. 136, 138) and by approximately 2,000 B.P., evidence exists for small community camps, focusing on the seasonal harvesting of resources (Spence et al., 1990, pp. 155, 164). By 1,500 B.P. there is macro botanical evidence for maize in southern Ontario, and it is thought that maize only supplemented people's diet. There is earlier phytolithic evidence for maize in central New York State by 2,300 B.P. – it is likely that once similar analyses are conducted on Ontario ceramic vessels of the same period, the same evidence will be found (Birch & Williamson, 2013, pp. 13–15). As is evident in detailed Anishinaabek ethnographies, winter was a period during which some families would depart from the larger group as it was easier to sustain smaller populations (Rogers, 1962). It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 1,000 B.P., lifeways became more similar to that described in early historical documents. Between approximately 1000-1300 Common Era (C.E.), larger settlement sites focused on horticulture begin to dominate the archaeological record. Seasonal dispersal of the community for the exploitation of a wider territory and more varied resource base was still practised (Williamson, 1990, p. 317). By 1300-1450 C.E., archaeological research focusing on these horticultural societies note that this episodic community dispersal was no longer practised and these populations now occupied sites throughout the year (Dodd et al., 1990, p. 343). By the mid-sixteenth century these small villages had coalesced into larger communities (Birch et al., 2021). Through the process of coalescence, the socio-political organization of these First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. Other First Nation communities continued to practice residential mobility and to harvest available resources across landscapes they returned to seasonally/annually.

By 1600 C.E., the Confederation of Nations were encountered by the first European explorers and missionaries in Simcoe County. By the 1640s, devastating

epidemics and the traditional enmity between the Haudenosaunee[2] and the Attawandaron and the Huron-Wendat (and their Algonquian allies such as the Nippissing and Odawa) led to their dispersal from southern Ontario. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. Peace was achieved between the Haudenosaunee and the Anishinaabe Nations in August of 1701 when representatives of more than twenty Anishinaabe Nations assembled in Montreal to participate in peace negotiations. Peace was confirmed again at council held at Lake Superior when the Haudenosaunee delivered a wampum belt to the Anishinaabe Nations. This agreement between the Haudenosaunee and Anishinaabe nations is referred to as the Dish with One Spoon.

In 1763, following the fall of Quebec, New France was transferred to British control with the Treaty of Paris. The British government began to pursue major land purchases to the north of Lake Ontario in the early nineteenth century. The Crown acknowledged the Mississaugas of the Credit as the owners of the lands between Georgian Bay and Lake Simcoe and entered into negotiations for additional tracts of land as the need arose to facilitate European settlement.

The subject property is within the scope of the Treaty of Fort Albany (Nanfan), signed by the British Crown and the Haudenosaunee Confederacy in 1701 (Six Nations of the Grand River, 2008). The Haudenosaunee entered into this agreement with the British Crown to place their beaver hunting grounds under the protection of the King of Britain and to reject the French from building forts on their lands, which included most of Southern Ontario.

In the following years, the Haudenosaunee called upon the King to honour this Treaty. To confirm the Kings' commitment to the Five Nations and to allow their

[2] The Haudenosaunee are also known as the New York Iroquois or Five Nations Iroquois and after 1722 Six Nations Iroquois. They were a confederation of five distinct but related Iroquoian–speaking nations - the Seneca, Onondaga, Cayuga, Oneida, and Mohawk. Each lived in individual territories in what is now known as the Finger Lakes district of Upper New York. In 1722 the Tuscarora joined the confederacy.

castles (forts) in the Five Nations lands as protection against the French, an affirming agreement was entered into on September 14, 1726. The protection of the Five Nations interests throughout their beaver hunting grounds is again affirmed in Article 15 of the Treaty of Utrecht between the British and the French, wherein the Five Nations specifically would not be molested between (Lakes) Ontario, Erie, and Huron (Six Nations of the Grand River, 2008).

The subject property is also within the lands of Treaty 13A/14, or the Head of the Lake Purchase. Treaty 13a was signed on August 2, 1805 between the Mississaugas and the British Crown in Port Credit at the Government Inn. A provisional agreement was reached in which the Mississaugas ceded 70,784 acres of land bounded by the Toronto Purchase of 1787 in the east, the Brant Tract in the west, and a northern boundary that ran six miles back from the shoreline of Lake Ontario. The Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a one-mile strip of land on each of its banks, which became the Credit Indian Reserve.

On September 5, 1806, the signing of Treaty 14 confirmed the Head of the Lake Purchase between the Mississaugas of the Credit and the Crown for lands along the north shore of Lake Ontario southwest of the Toronto Purchase to what is now Oakville (Mississauga of the New Credit First Nation, 2001; Mississaugas of the Credit First Nation, 2017).

The Etobicoke Creek is part of the traditional territory and/or treaty lands of a number of Indigenous Nations, including the Haudenosaunee, the Huron-Wendat, the Mississaugas of the Credit, and the Six Nations of the Grand River (Toronto and Region Conservation Authority, n.d.).

4.2.2 Toronto Township

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed existing transit routes established by Indigenous peoples and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both

natural landfalls and convenient access, by means of the various waterways and overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, both along the shorelines of major lakes and adjacent to various creeks and rivers (A.S.I. 2006). Early European settlements occupied similar locations as Indigenous settlements as they were generally accessible by trail or water routes, and would have been in locations with good soil and suitable topography to ensure adequate drainage.

Throughout the period of initial European settlement, Indigenous groups continued to inhabit Southern Ontario, and continued to fish, gather, and hunt within their traditional and treaty territories, albeit often with legal and informal restrictions imposed by colonial authorities and settlers. In many cases, Indigenous peoples acted as guides and teachers, passing on their traditional knowledge to Euro-Canadian settlers, allowing them to sustain themselves in their new homes. Indigenous peoples entered into economic arrangements and partnerships, and often inter-married with settlers. However, pervasive and systemic oppression and marginalization of Indigenous peoples also characterized Euro-Canadian colonization, with thousands being displaced from their lands, denied access to traditional and treaty hunting, fishing, and collecting grounds, and forced to assimilate with Euro-Canadian culture through mandatory attendance at Day and Residential Schools (Ray, 2005; Rogers & Smith, 1994).

The Township of Toronto was originally surveyed in 1806 by Mr. Wilmot, Deputy Surveyor. The first Euro-Canadian settler in this Township, and also the County of Peel, was Colonel Thomas Ingersoll. The whole population of the Township in 1808 consisted of seven families, scattered along Dundas Street. The number of inhabitants gradually increased until the war broke out in 1812, which gave considerable check to its progress. When the war was over, the Township's growth revived and the rear part of the Township was surveyed and called the "New Survey". The greater part of the New Survey was granted to a colony of Irish settlers from New York City, who suffered persecution during the war (Pope, 1877).

The many rivers and creeks that run through the township proved to be a great source of wealth to its inhabitants, serving as sources of fresh water and food, transportation routes, and power for the township's many mills and industries.

In 1855, the Hamilton and Toronto Railway completed its lakeshore line. In 1871, the railway was amalgamated with the Great Western Railway, which in turn, was amalgamated in 1882, with the Grand Trunk Railway. In 1923, the railway became part of the national network, finally amalgamating with Canadian National Railway (Andreae, 1997).

4.2.3 City of Brampton

The land which would become the historic village of Brampton was originally owned by Samuel Kenny and was in the former Township of Chinguacousy. Kenny sold this land to John Elliot who cleared the land, laid it out into village lots, and named it Brampton. By 1822 Brampton began to be populated and in 1845 the settlement gained a large influx of Irish immigrants leading to its incorporation as a village in 1852. By the 1850s the village of Brampton had spread across Etobicoke Creek with three bridges spanning it, had seven churches, at least one school, a distillery, a cooperage, and a potashery. In 1858 Brampton was connected with the Grand Trunk Railway. This allowed the founding of two major industries in Brampton, the Haggert Foundry and the Dale Estate Nurseries; Dale Estate Nurseries remained the largest employer in the city until the 1940's. By the 1860s, Brampton had a population of 1,627 and became the County Town. In 1867 a courthouse was constructed, and Brampton was incorporated as a town in 1873. The population remained fairly static until the late 1940s and 1950s when rapid population growth in Toronto led to widespread changes in the landscape. New subdivisions developed during this time, including Bramalea which was known as "Canada's first satellite city". Brampton became a city in 1974 when the Region of Peel was created and the southern part of the Township of Chinguacousy was amalgamated with the city (City of Brampton, n.d.-b; Mika & Mika, 1977).

4.2.4 Etobicoke Creek

The Etobicoke Creek watershed, including its major tributaries Spring Creek, Little Etobicoke Creek, and West Etobicoke Creek, drains an area of approximately 21,100 hectares within the cities of Brampton, Mississauga, Toronto, and the Town of Caledon. The creeks flow south from its headwaters in Caledon into Lake Ontario through 67 percent urban, 19 percent rural and 14 percent natural cover. Thousands of metres of stream within the watershed have been straightened and channelized. The remaining natural areas consist of river valleys and stream corridors which provide habitat patches and enable the movement of species along the corridor (Toronto and Region Conservation Authority, 2019). Historical streamflow data shows that annual streamflow has increased by 44 percent in the past 40 years, with significant acceleration in the past 10 years (Toronto and Region Conservation Authority, 2010).

The name Etobicoke Creek is derived from the Anishinaabemowin word “Wah-do-be kaug” meaning “place where the alders grow”. Indigenous peoples lived in and travelled through the area around the Etobicoke Creek. The creek was a source of fresh water and fish for Indigenous peoples. (City of Brampton, 2022; Toronto and Region Conservation Authority, n.d.).

Historically, Etobicoke Creek was slow and meandering, with irregular flow, and as a result when settlers arrived it was not used for the largescale milling operations seen along other watercourses. However, settlement along the creek still increased resulting in the clearing of forests, the draining of wetlands, and altering of the streams course, all of which destabilized the environment and increased the risk of flooding. The earliest recorded flooding of the creek was in 1854, and it became a regular occurrence over the years, with the worst occurrence in 1948 which caused half a million dollars of damage to Brampton’s downtown (City of Brampton, 2022).

4.2.5 Historical Chronology and Setting of the Subject Property

The following provides a brief overview of the historical chronology of the subject property. It includes a history of the people who lived on or owned the property, as provided in available sources, as well as a mapping review. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, archival images, and historic photographs.

The subject property is associated with the Graham family who came to Toronto Township from Ireland via New York, where they had settled in the early 1800s (though the family actually originates from Scotland). Due to increased hostility towards British citizens following the war of 1812, the Grahams decided to emigrate to Canada, arriving in 1819 and settling in Peel County. Many of the Grahams settled near the intersection of present-day Steeles Avenue and Airport Road which became known as Grahamsville (Bull, 1934a, 1934b; Gilchrist, n.d.).

The subject property sits almost entirely within Lot 14, Concession 2 East of Hurontario and more specifically the western half of the lot. The original 200- acre lot was divided into two 100-acre halves, the eastern half and the western half. With the patents for the eastern and western halves granted to Haslit (Hazeled) Graham and to Hugh Graham, respectively, on 26 May 1846. Both of these patents are described as inherited from the will of Joseph Graham, who, it is assumed, was the recipient of the original land grant, likely given to him and his family for their loyalty to the Crown (Bull, 1934a, 1934b; Gilchrist, n.d.).

Hugh Graham, who inherited the west half of the land, erected a one-and-a-half-storey stone residence on the property. The residence was constructed in the 1840s using stone quarried from the property and was a Greek Revival-style home with many decorative architectural features (Figure 8). The structure stood in its original location on the lot for 170 years. Hugh Graham lived in this house with his wife, Catherine (Cook) Graham, and children until 1872. The western half of the lot is depicted in the 1859 map as the Estate of H. Graham, though the house is

not shown in this mapping (Figure 6) (Bull, 1934a; City of Brampton, 2008; Gilchrist, n.d.; *OnLand Property Search*, n.d.; Tweedsmuir History, n.d.).

The Graham family cemetery is located on this portion of the property on the north side of Etobicoke Creek, approximately 185 metres west of present-day Kennedy Road South. It sits high above the waterway with the ground sloping steeply downwards on its southern side. The cemetery is presently unmarked but is said to have had 25 to 30 burials. There were only ever two carved monuments, one at the grave of a William Irving and his wife Anne and one at the grave of Hugh Graham who passed away on October 4, 1853. Hugh Graham's is believed to be the last burial at the cemetery. Other burials were reportedly marked with fieldstones as headstones. Reports vary on whether any of the people buried at the site are Indigenous. According to William Rutledge, the first burial on the site was a friend of the Grahams, followed by an old Waterloo soldier who was brought from York. According to an interview with Kate (Broddy) Rutledge, wife of William Rutledge, circa 1960, the hill at the side of the cemetery had eroded considerably over the years and bones were known to tumble into the river near the swimming hole (Figure 9) (Gilchrist, n.d.; Tweedsmuir History, n.d.). According to an interview with a different individual, it was reported that some of the burials are located under the parking lot of the warehouse to the north of the cemetery and that while it was a requirement of the developed that they not pave over particular areas, it was done so anyways (personal communications, Region of Peel Archives, March 2025).

The western half of the lot was purchased by the Rutledge family in 1872. The Rutledges were another early settler family from Ireland who arrived in Toronto Township with the Graham family. Both families were from the same village in Ireland and had immigrated to New York and then on to Canada together. The Rutledges, like the Grahams, were United Empire Loyalists who left the United States following the War of 1812. George and Catherine (Nixon) Rutledge lived on the property in the house built by Hugh Graham from 1872 to 1893. The 1877 map (Figure 7) shows the western half of the lot and the lot to the south as belonging to George Rutledge, though the Graham house cannot be seen in this

mapping as in the previous map. Of note in this map, is a quarry which is depicted on the north side of Etobicoke Creek. This quarry is reportedly the source of the stone used to construct the Graham house as well as several other farmhouses in Peel County and was used to build the exterior yard wall of the Peel County Jail, which still stands today (Figure 10) (Bull, 1934b, 1934a; *OnLand Property Search*, n.d.; Tweedsmuir History, n.d.).

On October 14 1893, George Rutledge sold the farm to his son William Rutledge for $2,000. William Rutledge was a very prominent figure in the local community, serving as a Deputy Reeve, then Reeve, and Councillor for Toronto Township, before rising to the rank of Warden of the Township in 1914 and 1915. He also served as the superintendent of the Broddytown Church for 30 years. He is described in the Tweedsmuir History as follows: “He performed labours of great value to his community, its people and its institutions. He will be remembered for years with love and reverence.” William Rutledge, for a period, left the farm under the management of his brother George Nixon Rutledge before eventually selling the property to his sister Elizabeth Rutledge for $1 and “natural love and affection” in 1901 or 1902. This transaction was subject to the payment of a legacy of $3,000 to sister Alice Rutledge as bequeathed in the will of their father, George. Alice Rutledge gave a quit claim of the inheritance to her sister Elizabeth on November 4, 1902, releasing her legacy of $3,000, and on that same day, Elizabeth sold the land back to her brother William Rutledge for the sum of $5,000. Seven years later, on July 30, 1909, William sold the property to his wife Catherine Anne Rutledge for $1 and “natural love and affection”, who held the land for three years before selling it back to her husband, again for $1, on October 30, 1913 (Bull, 1934a, 1934b; Gilchrist, n.d.; *OnLand Property Search*, n.d.; Tweedsmuir History, n.d.).

The 1922 map (Figure 11) shows the creek surrounded by trees, following a considerably less winding path than in previous mapping. The stone house can be seen on this map just south of the subject property. The quarry is no longer depicted in this mapping. A photograph taken circa 1933 (Figure 12), likely taken from near the burial grounds, shows the pastoral nature of the farm along with

the rolling topography and possible indications of the former quarry with a cut from a gravel pit in the background.

On April 11, 1925, the Rutledges divided up the property, selling 60 acres to Hunter Baldock (also listed as Baldwin in some records) for $7,000 and the remaining 40 acres to Walter E. Brownridge (sometimes called Ellory Brownridge). Walter Brownridge sold the property to a John Brownridge on January 26, 1948. On June 19, 1958, John Brownridge sold to a Donald Armstrong (Bull, 1934a, 1934b; Gilchrist, n.d.; *OnLand Property Search*, n.d.; Tweedsmuir History, n.d.).

Hunter Baldock sold his portion of the property to Mrs. Jean F. Wright on October 12, 1937, though Mrs. Wright did not reside on the property. Mrs. Wright then sold her 60 acres of the property to Janet Earle on April 19, 1940, for $6,200 who then sold 15 acres to her son Roy Earle on February 5, 1948. Catherine Earle, who lived there as a child, wrote an article about the stone house on the property in 1951 entitled “The Oldest House”, which was awarded second prize by the Peel County Historical Society (Bull, 1934a, 1934b; Gilchrist, n.d.; *OnLand Property Search*, n.d.; Tweedsmuir History, n.d.).

While it is difficult to discern much detail in the 1954 aerial (Figure 13), the stone farmhouse can still be seen south of the subject property. The quarry on the south side of the river cannot be seen in this mapping and the area appears to now be treed. The area around the creek appears to be cultivated on both sides of the waterway.

Janet Earle sold off another small portion of land, approximately 2.3 acres, to William and Kathleen Richardson on July 31, 1964, and then, on the same day, sold the remainder of the property to Roy Earle for $1 but continued to live in the farmhouse. On 1 August, 1969, the Richardsons sold their portion of land to Donald Miller. Throughout the 1950s and 1960s, small portions of land would be expropriated or purchased by various entities including Ontario Water Resources, the Corporation of the Township of Toronto, and the County of Peel. Nearly all of the land, save the two acres owned by Donald Miller was sold off in small parts through the 1950s into the 1980s to a variety of construction companies and

investment firms. Donald Miller retained his land until November 14, 1980, when he sold it to Gordon Smith-Fitzpatrick and Kathleen Smith Fitzpatrick. Several easements to the municipality and county were also granted during this time (*OnLand Property Search*, n.d.; Tweedsmuir History, n.d.).

Through multiple purchases in the late 1980s and early 1990s, the City of Brampton purchased a sizeable portion of the former Lot 14, and in 1997 the City leased a portion of the land to Brampton Sports Centre Inc. This is the present-day sports complex located south of the subject property. This part of the former Lot 14 which is now occupied by the subject property is now a public park known as the Kennedy Valley or the Sam Rayson Valley (*OnLand Property Search*, n.d.). A sign identifying the park as "Kennedy Valley" was erected between June and October 2014 (according to a review of Google Streetview). The name was changed to "Sam Rayson Valley" by October 2016 (according to a review of Google Streetview).

In the 1990s, the stone farmhouse was converted for use a daycare which operated for over 20 years. The farmhouse at 7715 Kennedy Road South was designated in 2008 under Part IV of the *Ontario Heritage Act*. The farmhouse was completely destroyed by arson just two years later in 2010. Two people were arrested in connection with the fire including the owner of the daycare centre. Following the fire, a monument and interpretive panel were installed on the subject property, just east of Kennedy Road South to commemorate the Graham and Rutledge families, the farmstead, and the former stone house (Guardian, 2012). According to the Region of Peel Archives, the existing plaque design is consistent with the design standards of the Brampton heritage planning program.

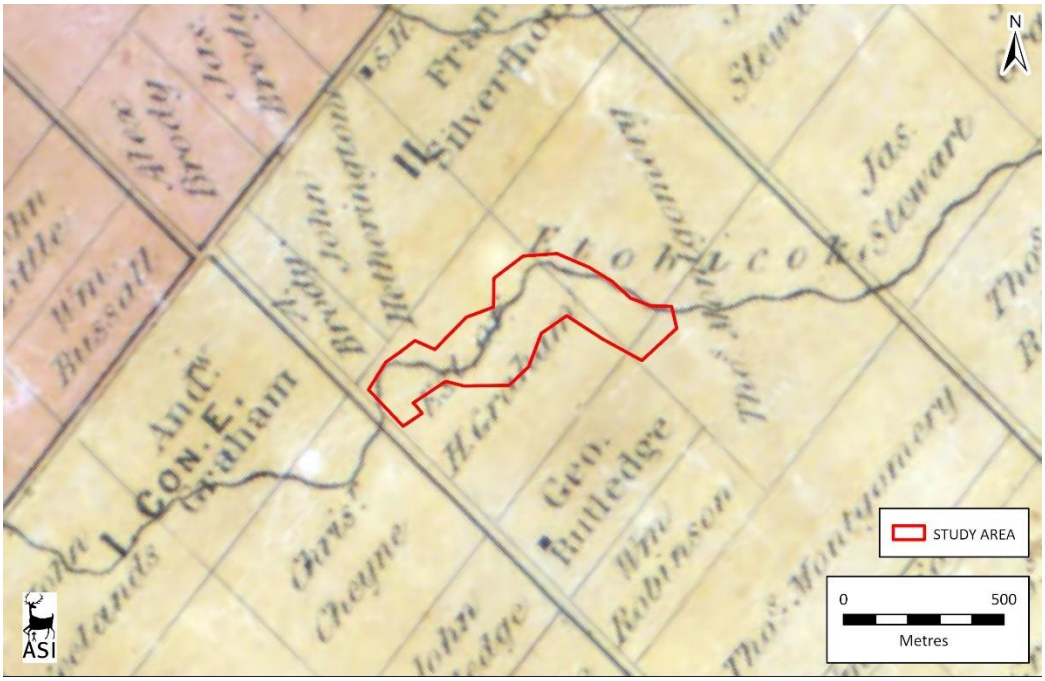

Figure 6: The subject property on the 1859 Tremaine's Map of the County of Peel (Tremaine, 1859).

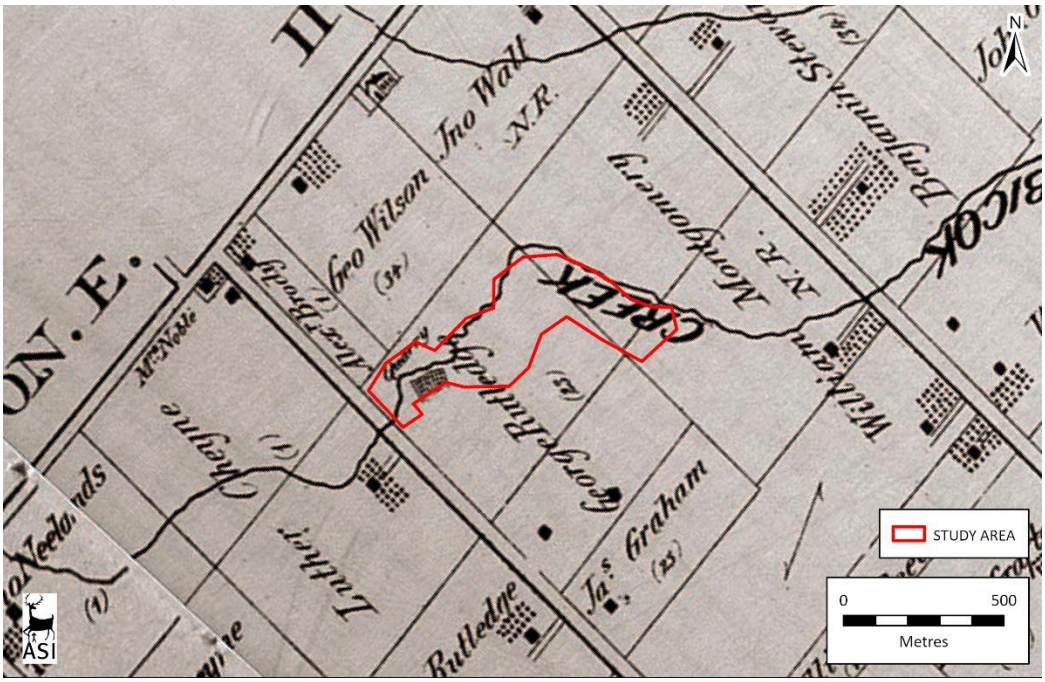

Figure 7: The subject property on the 1877 Illustrated Historical Atlas of the County of Peel (Pope, 1877).

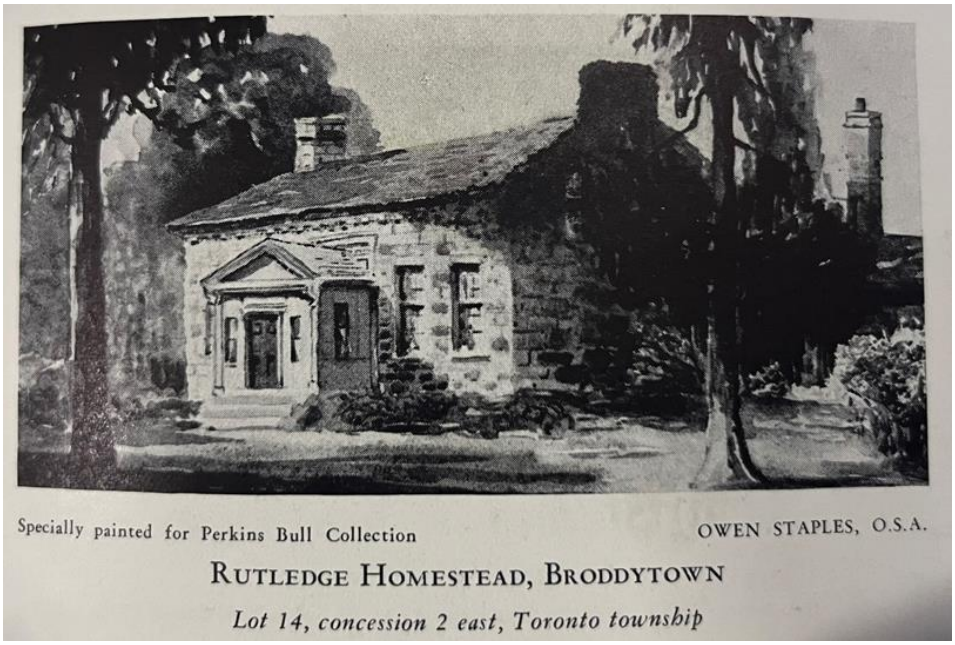

Figure 8: The stone house built by Hugh Graham (Perkins Bull, 1936). The original image of the house was painted before 1935.

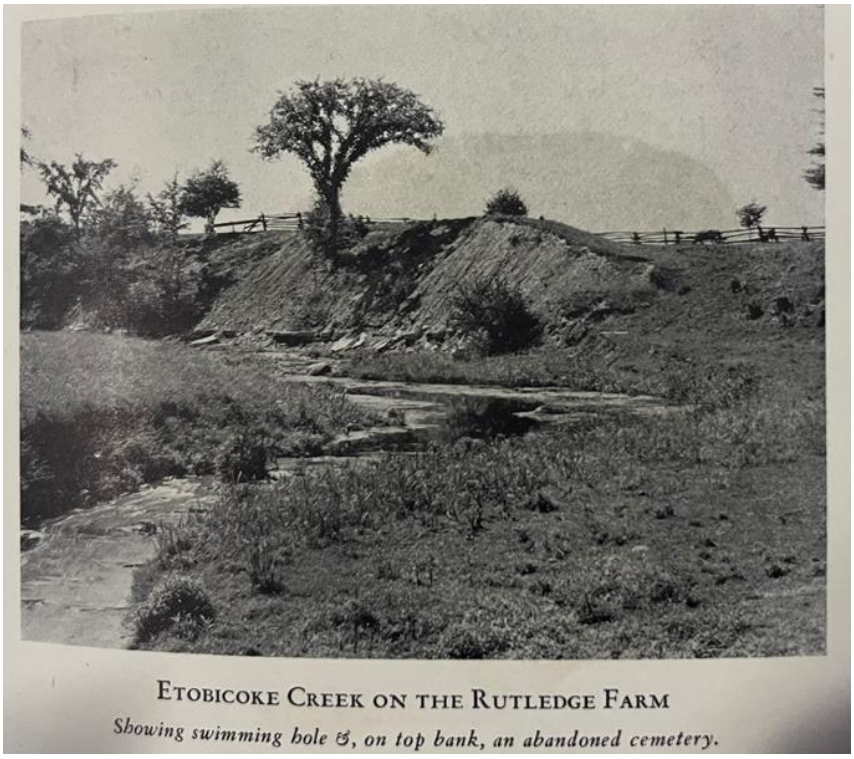

Figure 9: The location of the Graham Family Cemetery, looking north (Perkins Bull, 1936). Photographed in 1936 or before.

Figure 10: The yard wall at the Peel County Jail, constructed from stone from the former Kennedy Valley Quarry (A.S.I., 2024).

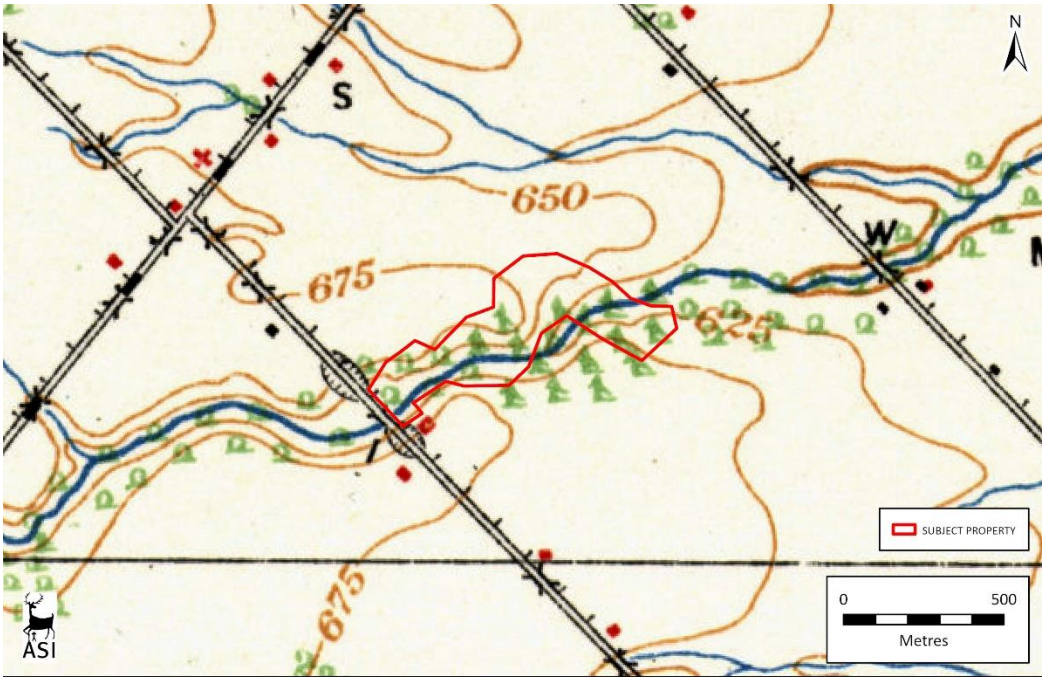

Figure 11: The subject property on the 1922 topographic map of Brampton (Department of Militia and Defence, 1922).

Figure 12: Photograph of the farm property, circa 1933 (image provided by the Region of Peel Archives, William Perkins Bull fonds).

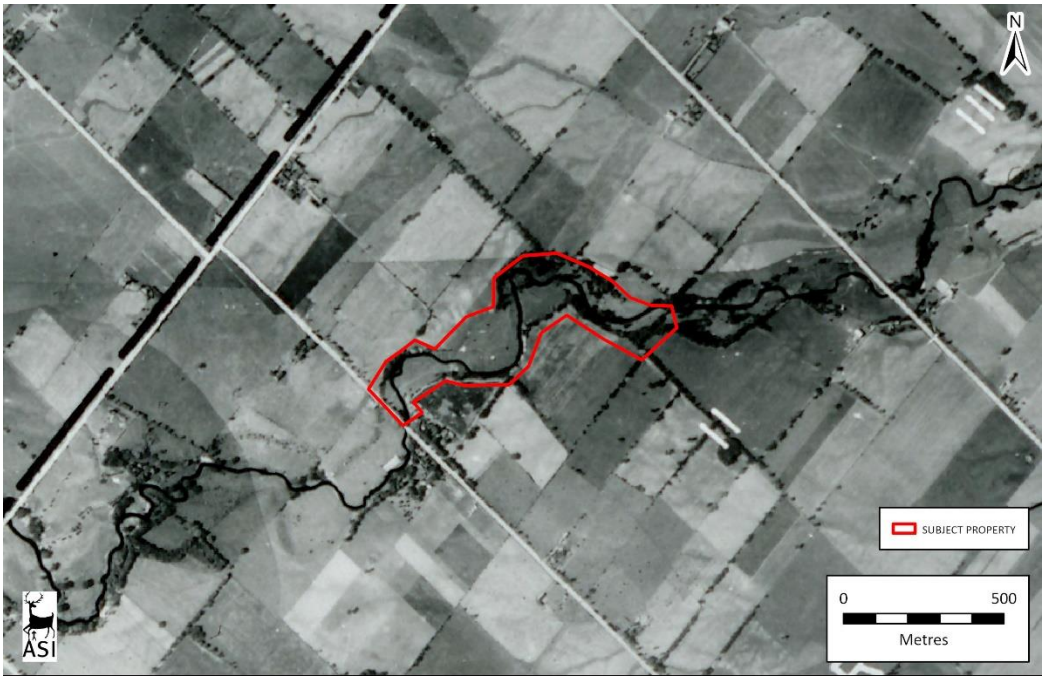

Figure 13: The subject property on the 1954 aerial photograph (Hunting Survey Corporation Limited, 1954).

Figure 14: The stone farmhouse after the 2010 fire (Guardian, 2012).

4.3 Discussion of Physical and Design Value

The following considers the physical and design value of the subject property through a discussion of the landscape characteristics and features.

4.3.1 Landscape Characteristics

The subject property is a public park known alternatively as the Kennedy Valley and the Sam Rayson Valley with a paved multiuse cycling/pedestrian trail that runs generally along the north side of the Etobicoke Creek. The trail forms part of the Etobicoke Creek Trailway. The creek meanders considerably through the property in a generally east-west direction. The creek appears to be shallow but fast-moving (Figure 16). Near Kennedy Road South, the trail sits a considerable height above the creek bed with a steep, densely wooded cliff which drops off just beyond the south side of the path (Figure 17 and Figure 18). The opposite side of the creek bed is difficult to discern from the pathway through the trees, however it appears to also be densely wooded based on aerial photographs of the

property. There is a wide variety of vegetation and trees in the ravine including various types of pine, evergreen, and deciduous trees species.

As the path angles southeast, it begins the slope downwards towards creek level (Figure 19). The surrounding landscape is a mixture of wooded and marshy areas on both sides of the pathway (Figure 20). Some side trails extend off from the main pathway (Figure 21). Along the north side of the path are several concrete sewer access points and other water infrastructure features (Figure 22). The eastern boundary of the subject property is Highway 410. The multiuse trail continues under the highway via a series of low overpasses.

4.3.2 Landscape Features

Three landscape features within the subject property have been identified as potentially significant from a cultural heritage perspective: the Graham-Rutledge Farmstead monument and interpretive panel, the Graham Family Cemetery, and the former quarry (Figure 15). These features are discussed below.

Figure 15: Map showing locations of identified landscape features on the subject property (A.S.I., 2024).

Monument and Interpretive Panel

At the entrance to the Kennedy Valley there is a stone archway and interpretive panel commemorating the Graham-Rutledge Farmstead near the Kennedy Road South (Figure 24). The archway is constructed of two stone pillars connected by a concrete cross-piece which is engraved with the phrase “In memory of the Graham-Rutledge Farmhouse, built circa 1840s, lost to fire 2010” (Figure 25). There is also an interpretive panel in front of the archway which discusses the Graham and Rutledge families, the history of the property, and the fire that destroyed the farmhouse (Figure 26).

Graham Family Cemetery

The Graham Family Cemetery is located approximately 200 metres east of Kennedy Road South on an embankment high above the north side of Etobicoke

Creek, where the pathway begins to angle to the southeast. There is no signage indicating the presence of the cemetery nor are any monuments or headstones visible from the pathway (Figure 27 and Figure 28). The ground to the south of the cemetery is a steep hill/cliff and shows considerable signs of erosion and it is likely that many of the burials and headstones have been lost to the river below (Figure 29). Very near the edge of the cliff in the undergrowth is the top of a stone that may be one of the two carved headstones that were reportedly at the cemetery (Figure 30). The stone is nearly completely covered in vegetation and appears to be partially buried. No carvings were visible on the exposed part of the stone (Figure 31). No fieldstone headstones were visible at the site, though there may be some that remain beneath the undergrowth.

Former Quarry

The site of the former quarry is densely overgrown with trees and vegetation. No indications of the site's use as a quarry can be seen looking down from the pathway, however the area on the south side of the river where the quarry was likely located is flatter than the northern side and the areas to the immediate east and west (Figure 32).

4.3.3 Existing Conditions Photographs

Figure 16: Etobicoke Creek, looking east from Kennedy Road South (A.S.I., 2024).

Figure 17: The entrance to the Kennedy Valley from Kennedy Road South, looking east (A.S.I., 2024).

Figure 18: Looking south from the trail towards Etobicoke Creek, visible through the trees below, centre left (A.S.I., 2024).

Figure 19: Looking southwest along Etobicoke Creek near the western end of the subject property (A.S.I., 2024).

Figure 20: Looking east along the trail in a marshy area with low vegetation (A.S.I., 2024).

Figure 21: A side trail extending north from the main trail (A.S.I., 2024).

Figure 22: A sewer access point on the north side of trail (A.S.I., 2024).

Figure 23: Looking east from the eastern boundary of the subject property under Highway 410 (A.S.I., 2024).

Figure 24: The archway and interpretive panel commemorating the former Graham-Rutledge farmstead (A.S.I., 2024).

Figure 25: Detail view of the stone archway (A.S.I., 2024).

Figure 26: Detail view of the interpretive panel (A.S.I., 2024).

Figure 27: The site of the Graham Family Cemetery, looking northwest from the trail (A.S.I., 2024).

Figure 28: The cemetery, looking south toward Etobicoke Creek (A.S.I., 2024).

Figure 29: Looking down the steep incline towards the creek from the cemetery site (A.S.I., 2024).

Figure 30: The headstone (bottom) at the edge of the cliff (obscured by trees) (A.S.I., 2024).

Figure 31: Detail view of the buried headstone (A.S.I., 2024).

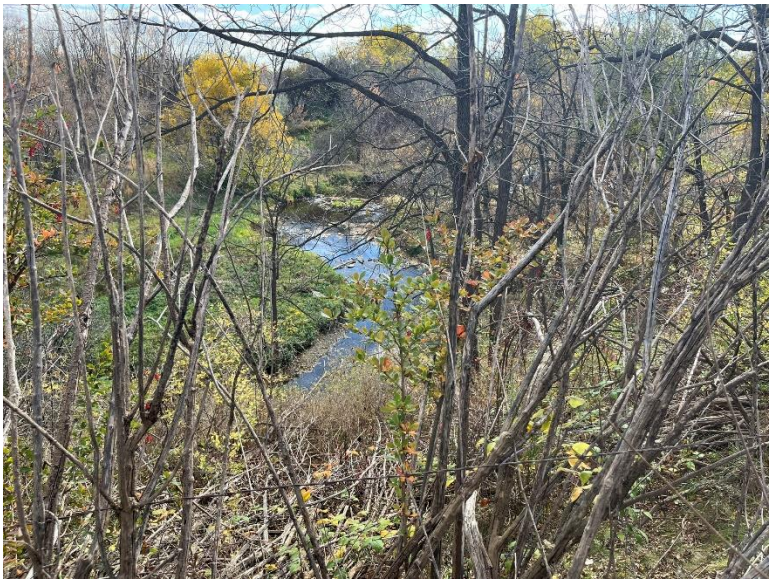

Figure 32: Looking south, across the creek from the Graham-Rutledge farmstead with the former quarry site on the left (A.S.I., 2024).

4.4 Discussion of Contextual Value

The following section discusses the contextual value of the subject property.

4.4.1 Setting and Character of the Property

The subject property is within a mixed suburban context. North of the subject property is an industrial area with large warehouses that back onto the valley (Figure 33). The area south of the property is generally occupied by a sprawling sports complex with an arena and various outdoor sports fields (Figure 34). The Peel Children's Safety Village is also located within this complex. Also south of the subject property, on the east side of Kennedy Road South is a small commercial development which occupies the former site of the Graham farmhouse.

Kennedy Road South is a historically surveyed concession road that follows its historical alignment. In the present-day, it is an arterial roadway that supports four lanes of vehicular traffic. The roadway crosses the Etobicoke Creek and the Kennedy Valley via a concrete bridge (Figure 35).

The valley created by the Etobicoke Creek continues on the west side of Kennedy Road South. On the west side of the roadway, the valley is being used by golf courses with the continuation of the Etobicoke Creek Trail running along their northern boundary (Figure 36). North of the golf courses is a late-twentieth century residential housing development.

Figure 33: An industrial warehouse north of the subject property, looking northeast from the public trail (A.S.I., 2024).

Figure 34: The sports fields in the sports complex, looking east from just south of the subject property (A.S.I., 2024).

Figure 35: Kennedy Road South, looking southeast from the subject property (A.S.I., 2024).

Figure 36: The Brampton Golf Club course, looking southwest from Kennedy Road South (A.S.I., 2024).

4.4.2 Community Landmark

The subject property, known as the Kennedy Valley, is not considered to be a landmark within the local context. The property is a part of a public trail system which is likely used by many local residents, however the portion of the trailway within the subject property is similar to other sections of the trail and there are no distinctive structures or landforms within the valley. Furthermore, the trail system does not have any stopping points, lookouts, or other placemaking features identified within the subject property to be utilized as landmarks. The dense trees and vegetation as well as its position in a valley below the roadway block views of the property from Kennedy Road South. Views into the property from Highway 410 are similarly obscured (Figure 37).

Figure 37: View into the Kennedy Valley from Highway 410, looking west (Google Streetview, 2024).

4.5 Discussion of Landscape Features

In order to position the Kennedy Valley property within the larger context of properties with similar features within the City of Brampton and the Region of Peel, a review of properties with similar features or themes within the municipality and Region was undertaken. This included an analysis of the City of Brampton's *Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act* (City of Brampton, 2021a), the *Municipal Register of Cultural Heritage Resources* (City of Brampton, 2021b), Brampton's GeoHub (City of Brampton, n.d.-a) and other primary and secondary sources.

4.5.1 Cemetery

The City of Brampton currently has 17 cemeteries that have been designated under Part IV of the *Ontario Heritage Act* and five that are listed in the city's Heritage Register (City of Brampton, 2021b, 2021a). Among these 22 heritage cemeteries, three of the designated cemeteries are family plots. In 2005, the Brampton Heritage Committee passed a motion recommending the designation of all known heritage cemeteries in the city, of which there were 29 at the time

(Brampton Heritage Board, 2005). The Graham Family Cemetery was included in this list. At the time the motion was passed, only two cemeteries had been designated, that number has now grown to 17, leaving the Graham Family Cemetery among the 12 heritage cemeteries in the city yet to receive designation. Among the cemeteries to receive designation since the above motion has passed are the Brampton Pioneer Cemetery, which was established circa 1825 (Figure 38), and the Lundy Cemetery, a small family cemetery established circa 1851 (City of Brampton, 2021a).

The date of the first burial at the Graham Family Cemetery on the subject property is unknown but as the last burial is believed to be Hugh Graham in 1853 and the fact that there were some 25 to 30 burials on the site, the cemetery could date to as early as the 1820s, soon after the Grahams settled on the land. The Grahams were some of the earliest European settlers in the area and were influential in the development of Brampton and the surrounding areas. The cemetery cannot be seen from the trail on the property and few remnants of the site remain aboveground save a possible carved headstone which is mostly buried and obscured by vegetation. There are no markers of the cemetery boundaries and it is possible that some of the burials are now below the trail, or have been destroyed due to the erosion of the creek bed. What remains of the family cemetery appears to be at imminent risk of damage or destruction due to the erosion.

Figure 38: The Brampton Pioneer Cemetery, looking north from Main Street North (A.S.I., 2024).

4.5.2 Quarry

The former quarry site on the subject property is not visible from the trail. The area is overgrown with trees and vegetation; however, the valley is noticeably flatter in this area than the surrounding parts of the valley. Stones from this quarry were used to construct the stone house which was formerly part of the property as well as the extant yard wall of the Peel County Jail.

Historically, there were many quarries in what is now the Regional Municipality of Peel many of which are located near Caledon or Forks of the Credit and most of which are no longer in operation. These include the Deforest Quarry in Caledon (Figure 39) and the Big Hill Quarry, Cox Quarry, Hillis Quarry, Crowsnest Quarry, and Yorke Quarry near Forks of the Credit. The stones taken from these quarries can be seen in historic buildings throughout the region and many notable structures in Toronto (mindat.org, n.d.-b, n.d.-a; Trautman, 2014).

Figure 39: Remnants of the Deforest Quarry in Caledon, date unknown (Mindat.org).

4.5.3 Public Park/Former Farmstead

The Kennedy Valley is a public park which forms part of the Etobicoke Creek Trail network. The property is generally wooded with marshy areas. The trail follows the rough alignment of the Etobicoke Creek. The park property is located on part of the former Graham-Rutledge Farmstead, an agricultural property that belonged first to the Graham and then Rutledge families who were important early settler families in Brampton. There is a monument and interpretive panel to the Graham-Rutledge farmstead and the former house on the lot, which was located on the adjacent property at 7715 Kennedy Road South and burnt down in 2010. A similar commemorative monument and interpretive panel for the former Arnott House, which was demolished, has been installed at Hereford Pond at the intersection of Hereford Street and Ironbridge Road. The monument incorporates the salvaged front door of the home that once stood on the property and an interpretive panel discusses the history and significance of the site (Figure 40).

The subject property is no longer used for agricultural purposes and has been allowed to revert to its natural environment. The City of Brampton has several similar public parks with trail systems including Fletcher's Creek Recreational Trail which follows Fletcher's Creek through many natural areas and ravines (City of Brampton, n.d.-c).

Gage Park, in the historic centre of the City of Brampton, is a public park that was created in 1902 through the purchase of land belonging to two neighbouring estates of prominent early Brampton families: the Chisholm's Alderlea Estate (Figure 41) and the Elliot Estate. The Alderlea Estate was known to have had extensive private pleasure grounds with landscaping and trees. When the park was created, the land was reworked to suit the needs of a public park, however some of the trees from the former estate grounds remain (Figure 42) (City of Brampton, 2015).

Figure 40: The Arnott House monument and panel at Hereford Pond (Google Street View, 2023).

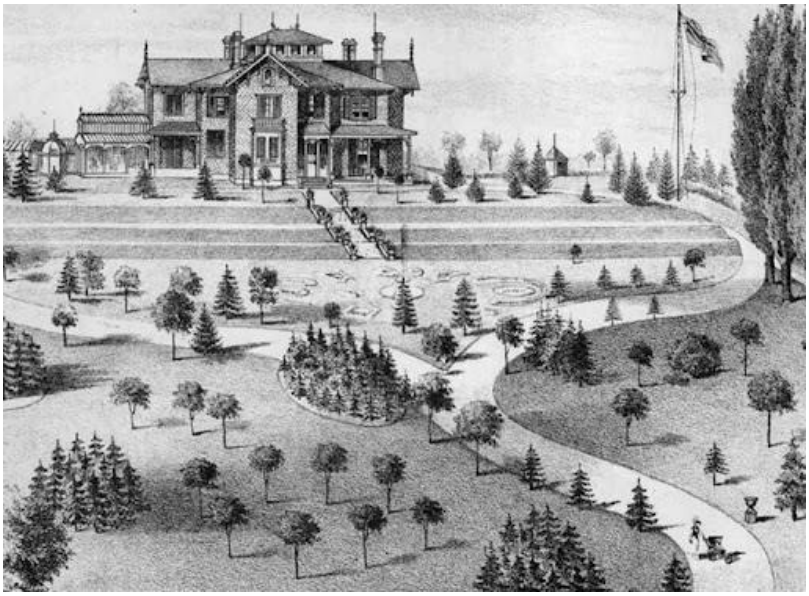

Figure 41: Depiction of the Alderlea Estate in the 1877 Historical Atlas of the County of Peel (Pope, 1877).

Figure 42: Gage Park, looking south from the intersection of Main Street South and Wellington Street West (A.S.I., 2024).

5.0 Heritage Evaluation

The evaluation of the subject property, known as the Kennedy Valley, using the criteria set out in Ontario Regulation 9/06 is presented in the following section. The following evaluation has been prepared in consideration of data regarding the design, historical/associative, and contextual values in the City of Brampton.

5.1 Ontario Regulation 9/06

Evaluation of the subject property known as the Kennedy Valley using Ontario Regulation 9/06 of the *Ontario Heritage Act.*

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method:

- The property is generally naturalized and does not contain a rare, unique, representative, or early example of a style, type, expression, material, or construction method.
- The subject property does not meet this criterion.

2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit:

- The property is generally naturalized and does not display a high degree of craftsmanship or artistic merit.
- The subject property does not meet this criterion.

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement:

- The property is generally naturalized and does not demonstrate a high degree of technical or scientific achievement.
- The subject property does not meet this criterion.

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:

- The Etobicoke Creek was utilized by the Indigenous peoples that lived in and travelled through the area for fresh water and fishing. The Etobicoke Creek watershed was part of the traditional territory and/or treaty lands of a number of Indigenous Nations, including the Haudenosaunee, the Huron-Wendat, the Mississaugas of the Credit, and the Six Nations of the Grand River.
- The property is associated with two important early settler families in Brampton: the Graham Family, who are among the earliest European settlers and the area and for whom Grahamsville is named, and the Rutledge family. William Rutledge who owned the property in the late 1800s, was a very prominent figure in the local community, serving as a Deputy Reeve, then Reeve, and Councillor for Toronto Township, before rising to the rank of Warden of the Township in 1914 and 1915.
- The subject property meets this criterion.

5. The property has historical value or associative value because it yields, or has the potential to yield information that contributes to an understanding of a community or culture:

- The subject property contains a cemetery which has the potential to yield information that contributes to an understanding of a community or culture.
- The subject property meets this criterion.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:

- The property is generally naturalized and does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.
- The subject property does not meet this criterion.

7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area:

- The rural agricultural context in which the subject property was developed is no longer intact, as it is now within a suburban context with mixed residential and industrial developments and a sporting complex in the immediate vicinity. The subject property is a naturalized public park in a valley and is not important in defining, maintaining, or supporting the character of the area.
- The subject property does not meet this criterion.

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The subject property is located on a former farmstead developed in the early nineteenth century. While the property has been mostly naturalized, features of the historical use of the property as an early settler farmstead remain in the Graham Family Cemetery and the remnant quarry, which provided the stone for the construction of the farmhouse which once stood on the property and the extant yard wall of the Peel County Jail.
- The subject property meets this criterion.

9. The property has contextual value because it is a landmark:

- The property is a part of a public trail system which is likely used by many local residents, however the portion of the trailway within the subject property is similar to other sections of the trail and there are no distinctive structures or landforms within the valley. The dense trees and vegetation as well as its position in a valley below the roadway block views of the property from Kennedy Road South and Highway 410, obscuring it from view from both roadways, so the property is also not considered to be a landmark to motorists.
- The subject property does not meet this criterion.

Based on available information, it has been determined that the property known as the Kennedy Valley does meet the criteria contained in Ontario Regulation 9/06.

6.0 Conclusions and Next Steps

This evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the City of Brampton. This evaluation determined that the property has historical, associative, and contextual value for its associations with Indigenous peoples, the Graham and Rutledge families, two prominent early settler families in the City of Brampton, and the presence of the historical Graham Family Cemetery and the remnant nineteenth-century quarry which are extant on the property.

The following recommendations are proposed:

1. Based on the results of research, analysis and heritage evaluation activities, this property meets at least two criteria presented in Ontario Regulation 9/06 of the *Ontario Heritage Act* and therefore, the municipality may consider designation of this property under Part IV of the *Ontario Heritage Act*.

2. As the subject property is listed in the City of Brampton's Municipal Heritage Register and was determined to meet the criteria for designation under the *Ontario Heritage Act*, a heritage impact assessment (H.I.A.) is required as per Section 2.1 of the City of Brampton's H.I.A. Terms of Reference (City of Brampton, n.d.d). This assessment should be completed as early as possible in the detailed design phase by a qualified heritage professional and be submitted to heritage staff at the at the City of Brampton and the Ministry of Citizenship and Multiculturalism (M.C.M.) for review.

3. The proponent should submit this report for review and comment to planning staff at the City of Brampton, the M.C.M., the Brampton Historical Society, the Region of Peel Archives, and to any other relevant stakeholder that has an interest in the heritage of the subject property. Any feedback will be incorporated into this report prior to finalization. The final report should be submitted to P.A.M.A. for archival purposes.

7.0 Draft Statement of Cultural Heritage Value and Heritage Attributes

This section provides the description of the property, a description of its cultural heritage value or interest, and a list of associated heritage attributes.

Description of Property

The Kennedy Valley property consists of a public park within a creek valley, located on the northeast side of Kennedy Road South, approximately 135 metres southwest of First Gulf Boulevard. Approximately 50 metres from the Kennedy Road South entrance to the park, along the trail is a stone monument and interpretive panel commemorating the Graham-Rutledge farmstead and farmhouse, which was formerly part of the property. The Graham Family Cemetery, which likely dates to the early nineteenth century, is located on the

south side of the trail, approximately 180 metres east of Kennedy Road South. On the south side of the creek is a remnant nineteenth-century quarry.

Cultural Heritage Value or Interest

The Kennedy Valley has historical and associative value for its associations with the Indigenous peoples that lived around it and used the watercourse, as well as two prominent early settler families in Brampton.

The Etobicoke Creek was utilized by the Indigenous peoples that lived in and travelled through the area for fresh water and fishing.

The Graham family, who are among the earliest European settlers and the area and for whom Grahamsville is named, were the first to settle the property. The Graham Family Cemetery, which remains on the property contains the grave of Hugh Graham and it is reported that the cemetery also contains the burials of 25-30 other individuals. The property is also associated with the Rutledge family, who were also among the earliest European settlers and the area. William Rutledge who owned the property in the late 1800s, was a very prominent figure in the local community, serving as a Deputy Reeve, then Reeve, and Councillor for Toronto Township, before rising to the rank of Warden of the Township in 1914 and 1915.

The Kennedy Valley property also has contextual value for its historical and physical links to its surroundings. While the property has been mostly naturalized, features of the historical use of the property as an early settler farmstead remain in the Graham Family Cemetery and the remnant quarry, which provided the stone for the construction of the farmhouse which once stood on the property and the extant yard wall of the Peel County Jail.

Heritage Attributes

Key attributes of the property that reflect its historical and associative value and its contextual value include:

- The Etobicoke Creek
- The Graham Family Cemetery
    - Original markers and monuments
    - Location on the former Graham-Rutledge Farmstead
- Remnant Quarry
- Commemorative stone monument and interpretive panel

8.0 List of Resources Consulted

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Appendix A: Qualified Persons Involved in the Project

Annie Veilleux, M.A., C.A.H.P.
Senior Cultural Heritage Specialist, Manager - Cultural Heritage Division

The Senior Project Manager for this Cultural Heritage Evaluation Report is **Annie Veilleux** (M.A., C.A.H.P.), who is a Senior Cultural Heritage Specialist and Manager of the Cultural Heritage Division. She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. Annie is academically trained in the fields of cultural landscape theory, history, archaeology, and collections management and has over 15 years of experience in the field of cultural heritage resource management. This work has focused on the identification and evaluation of cultural heritage resources, both above and below ground. Annie has managed and conducted numerous built heritage and cultural heritage landscape assessments, heritage recordings and evaluations, and heritage impact assessments as required for Environmental Assessments and Planning projects throughout the Province of Ontario. Annie has extensive experience leading and conducting research for large-scale heritage planning studies, heritage interpretation programs, and projects requiring comprehensive public and Indigenous engagement programs. She is fully bilingual in English and French and has served as a French language liaison on behalf of Archaeological Services Inc. Annie is a member of the Ontario Archaeological Society, the National Trust for Canada, I.C.O.M.O.S. Canada, and I.A.P.2 Canada. She is also a professional member in good standing of the Canadian Association of Heritage Professionals.

Kirstyn Allam, B.A. (Hon), Advanced Dipl. in Applied Museum Studies
Cultural Heritage Analyst, Project Manager - Cultural Heritage Division

The Project Manager for this Cultural Heritage Evaluation Report is **Kirstyn Allam** (B.A. (Hon.), Advanced Diploma in Applied Museum Studies), who is a Cultural

Heritage Analyst and Project Manager within the Cultural Heritage Division She was responsible for the day-to-day management activities, including scoping of research activities and site surveys and drafting of study findings and recommendations. Kirstyn Allam's education and experience in cultural heritage, historical research, archaeology, and collections management has provided her with a deep knowledge and strong understanding of the issues facing the cultural heritage industry and best practices in the field. Kirstyn has experience in heritage conservation principles and practices in cultural resource management, including three years' experience as a member of the Heritage Whitby Advisory Committee. Kirstyn also has experience being involved with Stage 1-4 archaeological excavations in the Province of Ontario.

Leora Bebko, M.M.St.
Cultural Heritage Technician, Technical Writer and Researcher - Cultural Heritage Division

One of the Cultural Heritage Technicians for this project is Leora Bebko (M.M.St.), who is a Cultural Heritage Technician and Technical Writer and Researcher within the Cultural Heritage Division. She was responsible for preparing and contributing research and technical reporting. In Leora's career as a cultural heritage and museum professional she has worked extensively in public programming and education within built heritage spaces. Leora is particularly interested in the ways in which our heritage landscapes can be used to facilitate public engagement and interest in our region's diverse histories. While completing her Master of Museum Studies she was able to combine her interest in heritage architecture and museums by focusing on the historic house museum and the accessibility challenges they face. As a thesis project, Leora co-curated the award-winning exhibit *Lost & Found: Rediscovering Fragments of Old Toronto* on the grounds of Campbell House Museum. Since completing her degree she has worked as a historical interpreter in a variety of heritage spaces, learning a range of traditional trades and has spent considerable time researching heritage foodways and baking in historic kitchens. In 2022, she joined ASI's Cultural Heritage team as a Cultural Heritage Technician.

Heritage Report:
Reasons for Heritage Designation

Kennedy Valley – 7745 Kennedy Road South and 0 Clipper Court

June 2025

Profile of Subject Property

Municipal Address	7745 Kennedy Road South & 0 Clipper Court
PIN & Roll Number	**Roll number:** 10-14-0-118-00398-0000 **PIN:** 143000014 **Roll Number:** 10-14-0-118-00397-0000 **PIN:** 143000040
Legal Description	PL M947 BLKS 11,12 PL M1008 BLKS 3,4
Ward Number	3
Property Name	Kennedy Valley
Current Zoning	Floodplain & Open Space
Current Use(s)	Park & River
Construction Date	Early 19th century
Notable Owners or Occupants	Graham family, Rutledge family
Heritage Resources on Subject Property	Cemetery, Monuments, River, Quarry
Relevant Council Resolutions	
Additional Information	

1. Current Situation:

The property known as Kennedy Valley is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act*, Regulation 9/06 for the categories of historical/associative value and contextual value. It was listed to the Municipal Register in 2005.

2. Description of Property

The Kennedy Valley property consists of a public park within a creek valley, located on the northeast side of Kennedy Road South, approximately 135 metres southwest of First Gulf Boulevard. Approximately 50 metres from the Kennedy Road South entrance to the park, along the trail is a stone monument and interpretive panel commemorating the Graham-Rutledge farmstead and farmhouse, which was formerly part of the property. The Graham Family Cemetery, which likely dates to the early nineteenth century, is located on the south side of the trail, approximately 180 metres east of Kennedy Road South. On the south side of the creek is a remnant nineteenth-century quarry.

3. Statement of Cultural Heritage Value or Interest

Historical/Associative Value:

The Kennedy Valley has historical and associative value for its associations with the Indigenous peoples that lived around it and used the watercourse, as well as two prominent early settler families in Brampton.

The Etobicoke Creek was utilized by the Indigenous peoples that lived in and travelled through the area for fresh water and fishing.

The Graham family, who are among the earliest European settlers and the area and for whom Grahamsville is named, were the first to settle the property. The Graham Family Cemetery, which remains on the property contains the grave of Hugh Graham and it is reported that the cemetery also contains the burials of 25-30 other individuals. The property is also associated with the Rutledge family, who were also among the earliest European settlers and the area. William Rutledge who owned the property in the late 1800s, was a very prominent figure in the local community, serving as a Deputy Reeve,

then Reeve, and Councillor for Toronto Township, before rising to the rank of Warden of the Township in 1914 and 1915.

Contextual Value:

The Kennedy Valley property also has contextual value for its historical and physical links to its surroundings. While the property has been mostly naturalized, features of the historical use of the property as an early settler farmstead remain in the Graham Family Cemetery and the remnant quarry, which provided the stone for the construction of the farmhouse which once stood on the property and the extant yard wall of the Peel County Jail.

Ontario Regulation 9/06 Evaluation:

Criteria for Determining Cultural Heritage Value or Interest	**Assessment (Yes/No)**	**Rationale**
Design or physical value		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	No	The property is generally naturalized and does not contain a rare, unique, representative, or early example of a style, type, expression, material, or construction method.
b) Displays a high degree of craftsmanship or artistic merit	No	The property is generally naturalized and does not display a high degree of craftsmanship or artistic merit.
c) Demonstrates a high degree of technical or scientific achievement	No	The property is generally naturalized and does not demonstrate a high degree of technical or scientific achievement.
Historical or Associative Value		
a) Has direct associations with a theme, event, belief, person,	Yes	The Etobicoke Creek was utilized by the Indigenous peoples that

activity, organization, or institution that is significant to a community		lived in and travelled through the area for fresh water and fishing. The Etobicoke Creek watershed was part of the traditional territory and/or treaty lands of a number of Indigenous Nations, including the Haudenosaunee, the Huron-Wendat, the Mississaugas of the Credit, and the Six Nations of the GrandRiver. The property is associated with two important early settler families in Brampton: the Graham Family, who are among the earliest European settlers and the area and for whom Grahamsville is named, and the Rutledge family. William Rutledge who owned the property in the late 1800s, was a very prominent figure in the local community, serving as a Deputy Reeve, then Reeve, and Councillor for Toronto Township, before rising to the rank of Warden of the Township in 1914 and 1915.
b) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Yes	The subject property contains a cemetery which has the potential to yield information that contributes to an understanding of a community or culture. The subject property meets this criterion.
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	The rural agricultural context in which the subject property was developed is no longer intact, as it is now within a suburban context with mixed residential and

		industrial developments and a sporting complex in the immediate vicinity. The subject property is a naturalized public park in a valley and is not important in defining, maintaining, or supporting the character of the area.
Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	No	The house, shed, and cottages are not important in defining, maintaining, or supporting the character of the area. The surrounding area is generally residential properties with heights ranging from one to two storeys, however, the character defining elements of the property that support the context have been altered.
b) Is physically, functionally, visually, or historically linked to its surroundings	Yes	The subject property is located on a former farmstead developed in the early nineteenth century. While the property has been mostly naturalized, features of the historical use of the property as an early settler farmstead remain in the Graham Family Cemetery and the remnant quarry, which provided the stone for the construction of the farmhouse which once stood on the property and the extant yard wall of the Peel County Jail.
c) Is a landmark	No	The property is a part of a public trail system which is likely used by many local residents, however the portion of the trailway within

		the subject property is similar to other sections of the trail and there are no distinctive structures or landforms within the valley. The dense trees and vegetation as well as its position in a valley below the roadway block views of the property from Kennedy Road South and Highway 410, obscuring it from view from both roadways, so the property is also not considered to be a landmark to motorists.

4. Description of Heritage Attributes/Character Defining Elements

The heritage attributes comprise all physical remnants, monuments, plaques as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- The Etobicoke Creek
- The Graham Family Cemetery:
    - Original markers and monuments
    - Location on the former Graham-Rutledge Farmstead
- Remnant Quarry
- Commemorative stone monument and interpretive panel

5. Alteration History and Heritage Integrity

Monument and Interpretive Panel

At the entrance to the Kennedy Valley there is a stone archway and interpretive panel commemorating the Graham-Rutledge Farmstead near the Kennedy Road South. The archway is constructed of two stone pillars connected by a concrete cross-piece which is engraved with the phrase “In memory of the Graham-Rutledge Farmhouse, built circa 1840s, lost to fire 2010”. There is also an interpretive panel in front of the archway which discusses the Graham and Rutledge families, the history of the property, and the fire that destroyed the farmhouse.

Graham Family Cemetery

The Graham Family Cemetery is located approximately 200 metres east of Kennedy Road South on an embankment high above the north side of Etobicoke Creek, where the pathway begins to angle to the southeast. There is no signage indicating the presence of the cemetery nor are any monuments or headstones visible from the pathway. The ground to the south of the cemetery is a steep hill/cliff and shows considerable signs of erosion and it is likely that many of the burials and headstones have been lost to the river below. Very near the edge of the cliff in the undergrowth is the top of a stone that may be one of the two carved headstones that were reportedly at the cemetery. The stone is nearly completely covered in vegetation and appears to be partially buried. No carvings were visible on the exposed part of the stone. No fieldstone headstones were visible at the site, though there may be some that remain beneath the undergrowth.

Former Quarry

The site of the former quarry is densely overgrown with trees and vegetation. No indications of the site's use as a quarry can be seen looking down from the pathway, however the area on the south side of the river where the quarry was likely located is flatter than the northern side and the areas to the immediate east and west.

6. Archaeological Potential

Graham Cemetery

Graham Family Cemetery among the 12 heritage cemeteries in the city yet to receive heritage designation.

The date of the first burial at the Graham Family Cemetery on the subject property is unknown but as the last burial is believed to be Hugh Graham in 1853 and the fact that there were some 25 to 30 burials on the site, the cemetery could date to as early as the 1820s, soon after the Grahams settled on the land. The Grahams were some of the earliest European settlers in the area and were influential in the development of Brampton and the surrounding areas. The cemetery cannot be seen from the trail on the property and few remnants of the site remain aboveground save a possible carved headstone which is mostly buried and obscured by vegetation. There are no markers of the cemetery boundaries and it is possible that some of the burials are now below the trail, or have been destroyed due to the erosion of the creek bed. What remains of the family cemetery appears to be at imminent risk of damage or destruction due to the erosion.

7. Policy Framework

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario's cultural heritage resources is a key provincial interest.

A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The relevant heritage policy statement is PPS 2.6.1, which states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". PPS 2.6.1 is tied to Section 3 of the *Ontario Planning Act*, which stipulates that land use planning decisions by municipalities "shall be consistent with" the Provincial Policy Statements.

The policy is also integrated with the Ontario Heritage Act. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. These principles are reflected in Brampton's Official Plan. The relevant policies are as follows:

> Section 4.10.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.
>
> Section 4.10.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.
>
> Section 4.10.1.6: The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

In 2015, the City Council adopted a new Strategic Plan to guide the evolution, growth and development of the city. Heritage preservation is one of the goals of this new Strategic Plan.

These principles are also guided by recognized best practices in the field of heritage conservation.

8. Resources

- Cultural Heritage Evaluation Report by A.S.I, dated May 2025
- City of Brampton, Heritage Listing Candidate Summary, August 2005

9. Appendix

Figure 1: Location of Kennedy Valley (CHER, ASI)

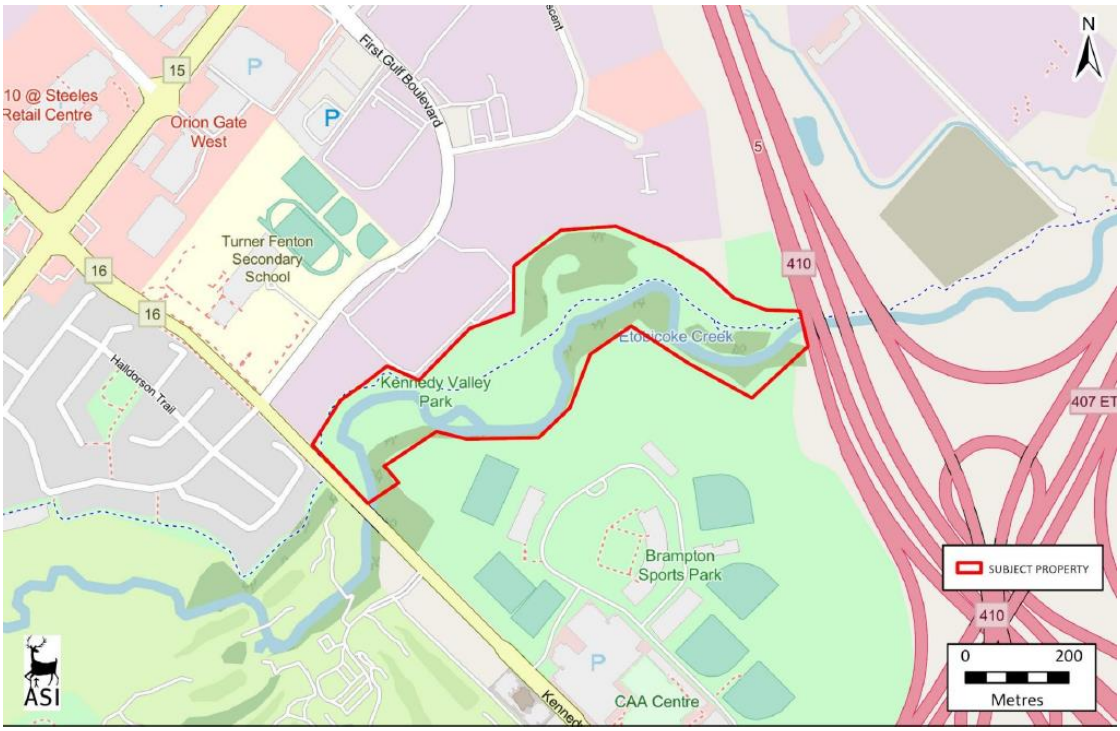

Figure 2: Property parcel boundary (AIMS)

Figure 3: Location of heritage attributes within Kennedy Valley (CHER, ASI)

Figure 4: Aerial photography of Kennedy Valley in Nov 2020 (Source: AIMS)

Figure 5: Adjacent heritage property at 7715 Kennedy Rd S (CHER, ASI)

Figure 6: Historical maps of the property (CHER, ASI)

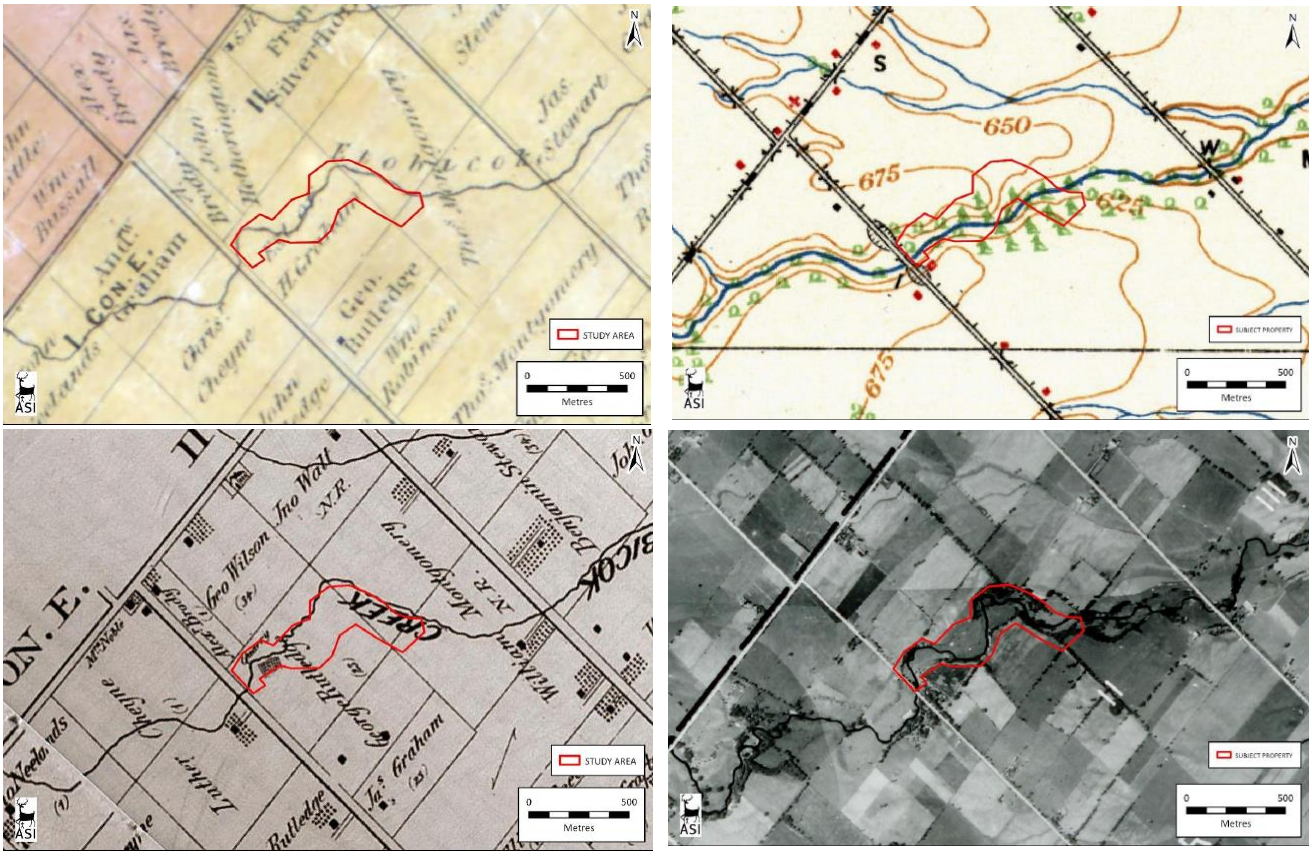

Figure 7: The stone house built by Hugh Graham (Perkins Bull, 1936). The original image of the house was painted before 1935

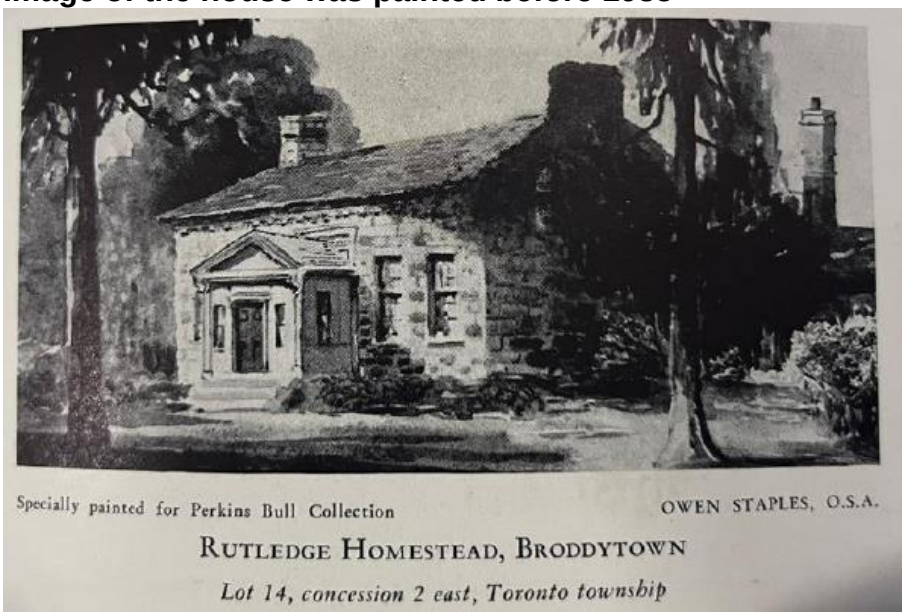

Figure 8: The location of the Graham Family Cemetery, looking north (Perkins Bull, 1936). Photographed in 1936 or before (CHER, ASI)

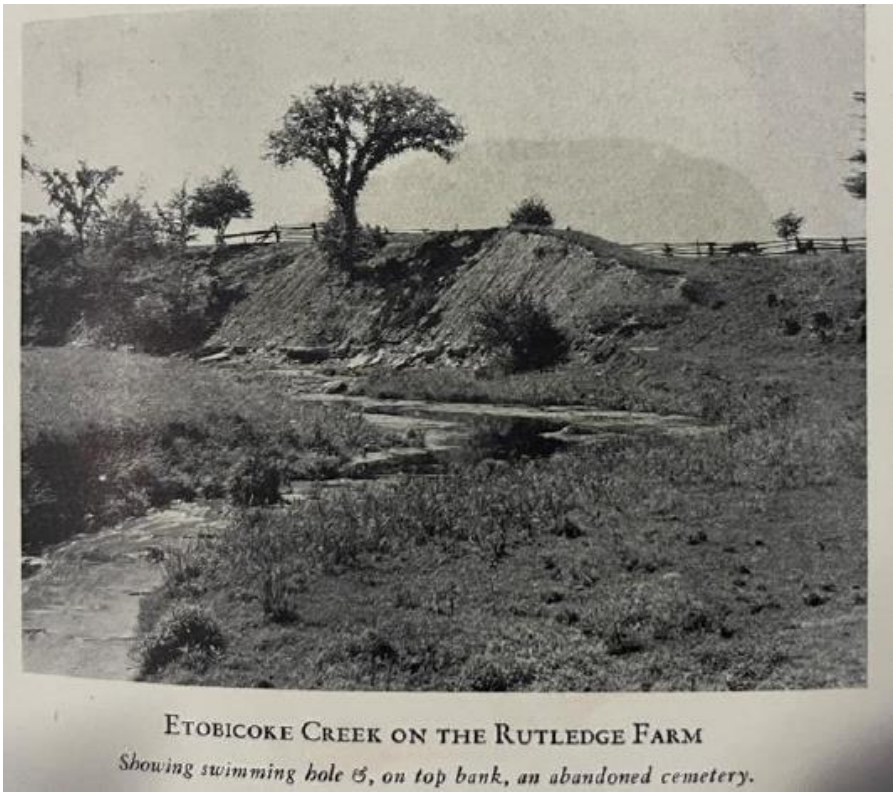

Figure 9: Photograph of the farm property, circa 1933 (image provided by the Region of Peel Archives, William Perkins Bull fonds)

Figure 10: The yard wall at the Peel County Jail, constructed from stone from the former Kennedy Valley Quarry (CHER, ASI)

Figure 11: The stone farmhouse after the 2010 fire (CHER, ASI)

Figure 12: Looking southwest along Etobicoke Creek near the western end of the subject property (CHER, ASI)

Figure 13: Detail view of the commemorative stone archway (CHER, ASI)

Figure 14: Detail view of the interpretive panel (CHER, ASI)

Figure 15: The site of the Graham Family Cemetery, looking northwest from the trail (CHER, ASI)

Figure 16: Detailed view of the buried headstone (CHER, ASI)

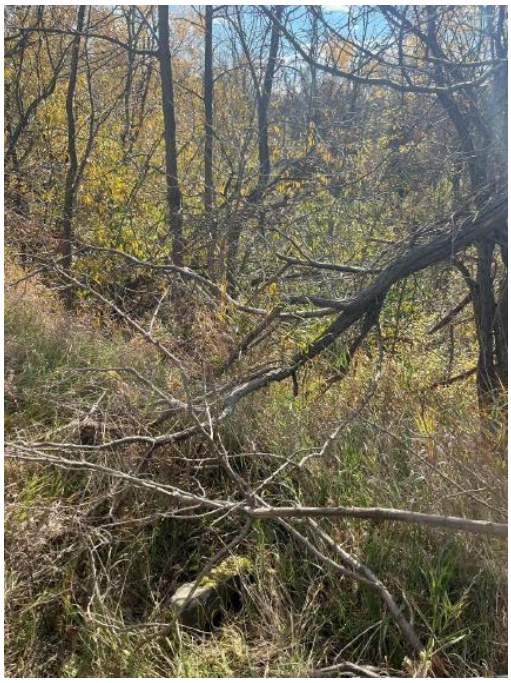

Figure 17: Looking south, across the creek from the Graham-Rutledge farmstead with the former quarry site on the left (CHER, ASI)

BRAMPTON

Report
Staff Report
The Corporation of the City of Brampton
7/15/2025

Date: 2025-07-03

Subject: **Recommendation Report: Heritage Conservation Plan and Addendum for 59 Tufton Crescent - Ward 6**

Contact: Arpita Jambekar, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-568

RECOMMENDATIONS:

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of June 15, 2025, re: **Recommendation Report for Heritage Conservation Plan and Addendum for 59 Tufton Crescent – Ward 6**, be received;

2. That the Heritage Conservation Plan by Golder dated October 6, 2021, and HCP Addendum for 59 Tufton Crescent dated June 9, 2025 prepared by WSP be deemed complete;

3. That the following recommendations per the Heritage Conservation Plan for relocation, restoration and rehabilitation of the Breadner House at 59 Tufton Crescent be followed:

I. That the property at 59 Tufton Crescent, the Breadner House be reconstituted as a mid-19th century vernacular stone house with cultural heritage significance to the community;

II. That the Breadner House be adaptively re-used by following the proposed design within the HCP Addendum, as a comfortable and desirable single-family dwelling in a low rise and single-detached residential context;

III. That the updated implementation and reconstruction schedule in the HCP addendum be followed;

4. That, in anticipation of the proposed conservation efforts, an amendment to By-Law No. 34-2006 (a by-law to designate the property at Lot 301, Tufton Crescent – known as the Breadner House – as being of cultural heritage value or interest) be approved in accordance with Attachment 4 to this report;

5. That staff be authorized to give the owner of the designated property at 59 Tufton () Crescent (PIN 14254569, formerly Lot 301) and the property at 0 Tufton Cresent (PIN

142545818) ("Owner") written notice of the proposed amendment in accordance with the requirements of the *Ontario Heritage Act*;

6. That following the expiry of the 30-day period during which the owner may object to the proposed amendment, a by-law be passed to amend By-law Number 34-2006, in accordance with Attachments 4 to this Report;

7. That, in the event that the owner objects to the proposed amendment, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and,

8. That the Commissioner of Planning, Building and Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 0 Tufton Crescent to secure the relocation, restoration and rehabilitation of the Breadner House that was formerly intended for reconstruction at 59 Tufton Crescent, with content satisfactory to the Director of Development Services & Design, and in form approved by the City Solicitor or designate.

OVERVIEW:

- **The property at 59 Tufton Crescent was designated in 2006 under Part IV of the Ontario Heritage Act.**
- **The Breadner House is a one-and-a-half storey Georgian fieldstone house with a simple Georgian form and style that was constructed around 1860 and stood on the subject property. The house was dismantled in 2011 after it partially collapsed during construction work. The property remains designated after the demolition.**
- **The Owner and the City worked cooperatively in 2021 to develop a plan for the reconstitution of the house and a Heritage Conservation Plan was prepared. Staff reviewed and provided input into the design of a proposed addition for the original dwelling.**
- **In 2024, Heritage staff re-established communication with the applicant regarding the progress on the property to encourage the Owner to be undertake the conservation efforts identified in the Conservation Plan.**
- **A Heritage Conservation Plan Addendum was requested, to provide an update on the condition of the salvaged materials and an implementation schedule for undertaking the reconstruction and rehabilitation measures.**
- **The HCP addendum includes updates to the photographic documentation of the current condition of the salvaged material along with recommendations for interim protection measures, an updated design for the Breadner House and proposed addition, and an updated implementation schedule.**
- **The HCP and HCP addendum are deemed to be complete.**
- **The proposed amendment to the designation will allow for designation of the lands where the Breadner House will be relocated and reconstructed.**

The Heritage Easement Agreement will secure the relocation and reconstruction of the Breadner House by providing terms and specifications for a heritage conservation plan, financial securities, architectural drawings for the reconstruction of the house, and details for the installation of a commemorative heritage plaque.

BACKGROUND:

The Property at 59 Tufton Crescent (formerly known as Lot 301), locally known as the Breadner House, was designated under Part IV, section 29 of the Ontario Heritage Act with the passage of By-law 34-2006 on February 13, 2006 (see Attachment 5). The designated property was to be retained and integrated within the creation of a new residential subdivision approved in 2003 (under C03W12.004). The Breadner House partially collapsed in 2011 during excavation for a new rear addition and has since been dismantled. The building stone from the Breadner House is currently stored both on-site, at the southeast corner of the property, and at an off-site location. The heritage designation on the property was retained.

As a part of the original planning application (C03W12.004) a Heritage Impact Assessment was prepared by Golder & Associates in 2020 (see Attachment 3). The HIA included an evaluation of the property under Ontario Regulation 9/06. As noted in the *Statement of Cultural Heritage Value or Interest*, the house meets five criteria under the regulation. The report provides a list of heritage attributes and conservation options for the Breadner house.

The HIA recommended relocation and reconstruction of the Breadner house on a new residential lot adjacent to 59 Tufton with commemoration as long-term conservation measures. It also recommended preparation of a Heritage Conservation Plan detailing the conservation efforts and implementation schedule of reconstruction. A Recommendation Report from Heritage staff was reviewed and approved by the Brampton Heritage Board on March 17, 2021 (refer to Attachment 7). This included a recommendation to amend the designating by-law to allow for the relocation of the Breadner House and to provide the delegated authority for entering into a Heritage Easement Agreement to secure the relocation and reconstruction of the Breadner House.

A Heritage Conservation Plan (refer attachment 2) was prepared in 2021, addressing the salvage material, proposed design for the addition, and conservation efforts. The report was reviewed by the Heritage staff and comments regarding the proposed design of the addition and additional information were provided to the consultant, however, communication with consultant was lost in late 2022.

In 2024 October, Heritage staff reached out to the applicant to inquire whether there were updates on the property and to follow-up on the owner's commitments to conservation efforts for the Breadner House. An addendum to the HCP (refer to Attachment 1) was prepared by WSP in 2025, to provide an update on the salvaged materials and their condition, an updated design of the proposed addition, and an updated implementation schedule for reconstruction of the Breadner House.

Property Location & Description

The subject property is a 0.12-hectare land parcel, on which stood a single-detached, one-and-a-half storey Georgian style farmhouse, originally fronting on Tufton Crescent. The property is bound by Tufton Crescent to the west, east and south, with Leagate Street to the north. The wood-framed structure had a rectangular plan with a rear roof extension constructed of vertical wood planks and metal roof. The main block was clad in coursed rubble stone with natural stone quoin detailing. The end-gable roof was covered in asphalt shingles with wood eave brackets, returned eaves and decorated frieze dentils.

Cultural Heritage Value or Interest of Property

The property at 59 Tufton Crescent has cultural heritage interest or value due to design or physical value, historical or associative value and contextual value. Constructed circa 1850-1865 as a one-and-a-half storey, Georgian style farmhouse, Breadner House was part of a large agricultural property owned by the Breadner family who were early settlers to the former Chinguacousy Township. The house was altered shortly after its initial construction of a single storey rear addition. The Breadner family retained ownership of the property from 1833 until 1969. Breadner House serves as a landmark in the community as one of the last remnants of a 19th century structure and early life in the Chinguacousy Township and has retained its physical and historical relationship with Creditview Road. The list of heritage attributes include:

- One-and-a-half storey vernacular farmhouse
- Simple form with Neoclassical and Georgian design influences
- Random fieldstone foundation
- Three bay front elevation with central door
- Fieldstone facades with sandstone quoins and lintels
- Unpainted stone walls
- Ornamental boxed cornice with paired dentils
- Millstone at the centre of the gable roof
- Six-over-six wood sash windows
- Front entrance with classical entablature, pilasters and decorative geometric patterning
- Historical and visual connection to Creditview Road

CURRENT SITUATION:

The Heritage Conservation Plan of 2021 identified ten strategies for the rehabilitation and conservation of the Breadner House as a valued built heritage resource within the City of Brampton, and as a structure with long-term viability within the context of a contemporary housing development. The objectives of the Project include the reconstitution of the Breadner House as a mid-19th century vernacular stone dwelling of cultural heritage significance to the community, and its adaptive re-use as a comfortable and desirable single-family residence within a low-rise, single-detached residential setting.

In response to the City of Brampton's comments on the 2021 HCP and the requested HCP addendum, the client has updated project designs and provided following items:

- Updated photographic documentation of the salvaged materials including current condition and steps for interim protection of the salvaged material until construction proceeds
- Updated design for the Breadner House and proposed addition
- Updated implementation and reconstruction schedule

The following modifications of the updated plans of proposed addition continue to support the long-term adaptive reuse of the Breadner House:

- Modification of the steeply pitched gable roof on the proposed modern residential addition to a hipped roof, to reduce its massing and maintain visual subordination to the moderate gable of the reconstituted Breadner House.
- Introduction of vertical siding on garage element, to improve visual compatibility with the heritage structure and appear clearly distinct from the heritage fabric
- Addition of smaller gable peaks along the side elevation of the hipped roof, offering further architectural articulation while remaining clearly distinct from the heritage fabric.

Heritage Conservation Strategy and Commemoration

The HCP outlines detailed objectives and steps to achieve the following goals:

- Conserve the Breadner House as a mid-19th century vernacular stone house with cultural heritage significance to the community.
- Adaptively re-use the Breadner House as a comfortable and desirable single-family dwelling in a low-rise and single-detached residential context.

The HCP recommends that the preferred primary treatment for the Breadner House is sympathetic rehabilitation, that reflects its changes through time and accommodates contemporary use without compromising its authenticity or cultural heritage significance. Secondary treatments, selected to conserve the heritage attributes are stabilization, reconstitution, preservation and commemoration.

Upon complete rehabilitation of the Breadner House on the designated plot, a heritage plaque should be installed outlining the history and significance.

Recommended Next Steps:

Amendment of Designation By-Law and Easement Agreement

The HIA recommended that the Breadner House be relocated and reconstructed at 0 Tufton Crescent (refer attachment 6), adjacent to Creditview Road. In support of relocation of the Breadner House, staff is recommending that the current Designation By-Law be amended by removing the designation from the current adjacent lot at 59 Tufton Crescent (PIN 142545693) and moving the designated lands to the adjacent lot at 0 Tufton Crescent (PIN 142545818). In addition, the proposed relocation will provide a better exposure and visibility of the reconstructed Breadner House from Creditview Road.

Further, entering into a Heritage Easement Agreement for the adjacent lot at 0 Tufton Crescent shall support primary steps towards relocation and reconstruction of the Breadner House.

Condition of Salvaged materials and Implementation Plan

As the Breadner House has already been dismantled, only limited action is required to stabilize its building materials, however timely monitoring and securing of the salvaged material is required. The building stone stored on-site, since 2020, at southeast corner of the property has experienced deterioration. The HCP provides directions and recommendations for transportation to a secondary off-site location. The salvaged material stored off-site, currently stored at 20 Tufton Crescent, remains in good condition. The Implementation Plan provides a revised schedule for monitoring of salvaged materials and reconstruction of the Breadner House.

CORPORATE IMPLICATIONS:

None

Financial Implications:

None

STRATEGIC FOCUS AREA:

The approval of the Heritage Conservation Plan and addendum noted within this report supports two Brampton's Corporate Strategic Plan (2024) focus areas: (1) Culture & Diversity, and (2) Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein facilitate conservation and rehabilitation of a rare and unique cultural heritage resource in Brampton while enabling its reconstitution as a new comfortable and desirable single-family dwelling unit that shall continue to contribute to the understanding of Brampton's early history.

CONCLUSION:

It is recommended that the Heritage Conservation Plan and Addendum for 59 Tufton Crescent, be received by the Brampton Heritage Board as being complete, and the By-law amendment and delegation of Authority for entering into Heritage Easement Agreement be approved.

Authored by:

Arpita Jambekar
Heritage Planner
Integrated City Planning

Reviewed by:

Charlton Carscallen,
Principal Planner/Supervisor
Integrated City Planning

Reviewed by:

Henrik Zbogar, RPP, MCIP
Director
Integrated City Planning

Reviewed by:

Steve Ganesh, RPP, MCIP
Commissioner
Planning, Building and Growth Management

Attachments:

- Attachment 1 – Heritage Conservation Plan Addendum, by WSP dated June 9, 2025
- Attachment 2 – Heritage Conservation Plan, by Golder dated October 6, 2021
- Attachment 3 – Heritage Impact Assessment, by Golder dated August 26, 2020
- Attachment 4 – Summary of By-Law Amendment
- Attachment 5 – Designation By-Law 34-2006
- Attachment 6 – Maps and Plan of Subdivision
- Attachment 7 – Staff report to Brampton Heritage Board, March 2021
- Attachment 8 – Highlights of HCP for 59 Tufton Crescent

TECHNICAL MEMORANDUM

DATE June 9, 2025 CA0052008.9965-1-TM-Rev0

TO Randy Eadie, Vice-President, Planning & Development
Markbar Valley Estates

CC Alisha Mohamed, MA, CAHP, Senior Cultural Heritage Specialist

FROM Austin Foster, MA, CAHP-Intern, Cultural Heritage Specialist **EMAIL Austin.Foster@wsp.com**

ADDENDUM: HERITAGE CONSERVATION PLAN – BREADNER HOUSE, 59 TUFTON CRESCENT, CITY OF BRAMPTON, PEEL REGION, FORMERLY LOT 12, CONCESSION 3 WCR, CHINGUACOUSY TOWNSHIP, PEEL COUNTY, ONTARIO

1 BACKGROUND

In March 2025, WSP Canada Inc. (WSP) was retained by Markbar Valley Estates (the Client) to prepare an addendum to the Heritage Conservation Plan (HCP) prepared in 2021 for the property located at 59 Tufton Crescent, known as the Breadner House, in the City of Brampton, Ontario (the subject property).

The subject property, a 0.12-hectare (0.3-acre) parcel, was designated under Part IV of the *Ontario Heritage Act* in 2006 under City of Brampton By-law 34-2006. The Georgian style, storey-and-a-half rubble stone residence on the subject property (the Breadner House) partially collapsed in 2011 during excavation for a new rear addition and has since been dismantled. The building stone from Breadner House is currently stored both on-site, at the southeast corner of the property, and at an off-site location. The millstone, previously embedded within the masonry beneath the south gable, is securely housed in a covered and controlled off-site storage facility with several dressed stones.

In 2020, Golder Associates Ltd. (Golder, now WSP) completed a Heritage Impact Assessment (HIA) for the subject property to support a development application by the Client (previously Middle Oak Development), which proposed reconstituting the Breadner House on an adjacent lot (the Project).

The HIA concluded that the Breadner House could be reconstituted on the adjacent lot without negatively impacting its cultural heritage significance. It recommended that this effort be guided by an HCP detailing the conservation treatments (i.e., preservation, rehabilitation, and restoration) and required actions, along with an implementation schedule. These recommendations were accepted by the City, and in February 2021, the Client retained Golder to undertake the HCP.

The 2021 HCP identified ten strategies for the rehabilitation and conservation of the Breadner House as a valued built heritage resource within the City of Brampton, and as a structure with long-term viability within the context of a contemporary housing development. The objectives of the Project include the reconstitution of the Breadner House as a mid-19th century vernacular stone dwelling of cultural heritage significance to the community, and its

WSP Canada Inc.
25 York Street, Suite 700, Toronto, ON
M5J 2V5 Canada
T: (416) 487-5256

adaptive re-use as a comfortable and desirable single-family residence within a low-rise, single-detached residential setting.

In response to the City of Brampton's comments on the 2021 HCP, the Client has updated the project designs. Consequently, the City has requested an addendum to the HCP to reflect the new project details.

Per email correspondence on February 24, 2025, from the Client and their planning consultant (Weston Consulting), this HCP Addendum provides the following items:

- Updates to the photographic documentation of the salvaged material including current condition and steps for interim protection of the salvaged material until construction proceeds (see Section 2 and Section 3);
- Updated design for the Breadner House and proposed addition (see Section 4 and APPENDIX B);
- Updated implementation and reconstruction schedule (see Section 5).

The HCP Addendum has been prepared according to Canada's Historic Places' 2010 *Standards and Guidelines for the Conservation of Historic Places in Canada*. The 2021 Heritage Conservation Plan (APPENDIX A) shall remain in effect, except for those sections expressly amended by this Addendum.

2 ADDENDUM TO SECTION 3.4 OF THE 59 TUFTON CRESCENT HCP

This section updates Section 3.4 of the 2021 HCP with photographic documentation and descriptions of visual assessment of the salvaged materials and site conditions. This documentation and description is based on field inspections carried out on May 2, 2025 by Cultural Heritage Specialists Austin Foster and Robert Pinchin.

2.1 Physical Condition (Materials): On-Site Storage

The building stone from Breadner House is stored at the southeast corner of the property, within a semi-secured area enclosed by approximately 15 meters of protective perimeter fencing. Since the 2020 HIA, storage conditions have experienced deterioration. Specifically, the protective fencing surrounding the salvaged materials has partially or fully collapsed along the southwest and southeast sections (Figure 1 to Figure 11).

A significant accumulation of litter, debris, and vegetation was observed within the enclosed perimeter, including a discarded tire, multiple garbage bags, miscellaneous refuse, and abandoned furniture. There is evidence of vandalism, unauthorized access, and the possible removal of salvaged materials from the designated storage area.

Figure 1: Salvaged building material storage area on the subject property facing northeast from the public right-of-way.

Figure 2: Collapsed southeast corner of perimeter fencing enclosing salvaged building materials on the subject property

Figure 3: Northwest fencing

Figure 4: North fencing

Figure 5: North fencing

Figure 6: Partially collapsed southwest fencing

Figure 7: Collapsed southeast fencing

Figure 8: Salvaged building materials on the subject property

Figure 9: Salvaged building materials

Figure 10: Salvaged building materials

Figure 11: Salvaged building materials

2.2 Physical Condition (Materials): Off-Site Storage

Salvaged materials from the Breadner House, including the millstone and other dressed stone (approximately 30 quoin and foundation blocks), are currently stored at an off-site facility at 20 Tufton Crescent. The storage environment is stable, and has a concrete floor with insulated, drywall covered walls. The stones are stored on stacked wooden pallets. Some materials have been wrapped in plastic sheathing and labelled according to their location on the dismantled structure. These materials remain in good condition. The millstone is stored uncovered on a wooden pallet. It has cracked into four sections, as was documented in the 2020 HIA. As of May 2025, its condition remains unchanged from that observed during the 2020 HIA.

Figure 12: Building stone from the Breadner House in off-site storage

Figure 13: The millstone originally in the south gable

Figure 14: The millstone on a wooden pallet

Figure 15: Dressed stones stored at off-site storage facility

Figure 16: Dressed stones stored at off-site storage facility

Figure 17: Dressed stones stored at off-site storage facility

Figure 18: Dressed stones stored at off-site storage facility

3 ADDENDUM TO SECTION 5.1 OF THE 59 TUFTON CRESCENT HCP

This section updates Sections 5.1 and 5.1.1 of the 2021 HCP with recommendations in response to the assessment of current site conditions.

3.1 Stabilize

As the Breadner House has already been dismantled, only limited action is required to stabilize its building materials and prepare the subject property for subsequent interventions. However, as the demands associated with maintenance and stabilization will increase over time, it is imperative that the Breadner House be reconstituted at the earliest feasible opportunity.

3.2 Monitor And Secure

- Implement site control and communication
  - Clearly mark on project mapping the location of the stockpiled stone on the subject property and communicate this to project personnel prior to mobilization.
- Maintain and repair physical buffers
  - To mitigate risks, protective fencing should be properly maintained and repaired as needed to deter unauthorized site access, prevent the unauthorized removal of building materials, and reduce the likelihood of accidental damage from heavy equipment collisions.
    - Re-erect or replace collapsed fencing on southeast and southwest sections of security perimeter.
- Document site and material conditions
  - Create and maintain an inventory of remaining building material stored off-site;
  - Conduct regular (monthly) monitoring of the building material stored on-site to ensure the stockpiled stone is not being removed, vandalized, or impacted by surrounding construction or environmental factors;
  - Document all work with digital photographs and written notes as necessary and keep a centralized record of all work performed during the construction phase.
- Continue maintenance of current and proposed building site
  - A regular maintenance plan should be established to mitigate the risks of theft or damage to heritage materials, as well as deterioration resulting from neglect. This plan should provide for the following:
    - The routine removal of rubbish from the property, including from within protective fencing;
    - Continue the ongoing maintenance of landscaping and property care;
    - Implement measures to discourage trespassing and loitering (Such as posted signage until work commences).

Related Conservation Standards:

No. 6: Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

Required Trades and Expertise:

- No cultural heritage expertise required

3.3 The Relocation of Salvaged Building Materials

During the site inspection on May 2, 2025, the Client indicated that the building materials may require transportation to a secondary off-site location. If such relocation becomes necessary, WSP recommends the following actions:

- Take essential protective measures to safeguard and document materials before transportation:
  - Assess condition: inspect each stone for cracks or weaknesses to determine if additional reinforcement or packing is needed;
  - Document: photograph each pallet before and after transportation to maintain an accurate record of material and transportation conditions;
  - Apply protective wrapping: use padded materials like foam or burlap to cushion stones and prevent chipping;
  - Secure packing: place stones on reinforced pallets with proper padding to minimize movement.
- Implement necessary precautions to ensure materials remain secure and protected throughout transportation:
  - Gentle handling: use forklifts with soft grips to avoid sudden impacts;
  - Stable positioning: ensure stones are tightly secured with straps or braces to prevent shifting;
  - Shock absorption: use transport vehicles with adequate suspension systems to reduce vibrations.
- Handle unloading with precision to maintain the integrity and protection of materials:
  - Careful unloading: use the same precautions as during loading to prevent damage;
  - Storage environment: keep stones in a dry, stable environment with minimal exposure to moisture or pollutants;
  - Regular inspection: check for any signs of damage or environmental impact.
- Maintain optimal storage conditions to ensure materials remain secure and well-preserved:
  - Climate control: maintain stable temperature and humidity levels to prevent deterioration;
  - Dry environment: store stones and salvaged materials in a well-ventilated area to avoid moisture buildup;

- Elevated storage: keep stones off the ground using pallets or shelving to prevent direct contact with damp surfaces;
- Stacking: avoid stacking the materials on top of each other id possible. If stacking is unavoidable, ensure that the stones surfaces are covered with protective padding (such as burlap) and the weight is evenly distributed across the stones while in storage;
- Minimal handling: reduce unnecessary movement to avoid accidental damage;
- Protective covering: use breathable materials like burlap or foam to shield stones from dust and pollutants.

Related Conservation Standards:

No. 6: Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

Required Trades and Expertise:

- No cultural heritage expertise required

4 ADDENDUM TO SECTION 5.2 OF THE 59 TUFTON CRESCENT HCP

This section updates Section 5.2 of the 2021 HCP, specifically addressing the reconstitution and rehabilitation of the Breadner House. It provides an update to the project's design documentation. All recommendations and conservation principles established in subsections 5.2.1 through 5.2.6 of the 2021 HCP remain valid and unaltered.

The original draft design drawings in Appendix A of the 2021 HCP are superseded by the revised design materials, received from the Client in May 2025, and provided in APPENDIX B of this Addendum.

The updated plans introduce minor architectural modifications to the Breadner House and its proposed addition. These modifications include the following key amendments:

- Modification of the steeply pitched gable roof on the proposed modern residential wing to a hipped roof, to reduce its massing and maintain visual subordination to the moderate gable of the reconstituted Breadner House
- Introduction of vertical siding (such as board and batten, or a comparable historically appropriate material) on the garage element, to improve visual compatibility with the heritage structure and appear clearly distinct from the heritage fabric;
- Addition of smaller gable peaks along the side elevations of the hipped roof, offering further architectural articulation while remaining clearly distinct from the heritage fabric.

These alterations align with best practices in heritage conservation and reinforce the principles of compatibility, distinguishability, and subordination. The revised design continues to support the long-term adaptive re-use of the Breadner House in a manner that respects its cultural heritage value.

5 ADDENDUM TO SECTION 6.0 OF THE 59 TUFTON CRESCENT HCP

5.1 Implementation

The strategies identified in this HCP can be implemented in three phases over the next two years. Table 1 lists the conservation strategies by phase and includes a relative scale of importance and resource requirements. Table 2 provides a schedule for each phase, as well as dependencies such as approval of a City of Brampton Heritage Permit.

Table 1: Implementation Plan Adapted from 2021 HIA

Phase	Strategy	No.	Action	Importance	Responsibility	Resources	Progress
1	Stabilize	5.1.1	Monitor and secure site and building materials	High	Markbar Valley Estates	Low	Ongoing
2	Reconstitute & Rehabilitate	5.2.1	Draft architectural designs for a rehabilitated Breadner House	High	Markbar Valley Estates	Moderate	Completed
		5.2.2	Build the concrete foundation with basement on the new lot	High	Markbar Valley Estates	Moderate	Not started
		5.2.3	Reconstitute the Breadner House & construct compatible new additions	High	Markbar Valley Estates	High	Not started
		5.2.4	Add the main block roof and chimneys, and other roof features	High	Markbar Valley Estates	Moderate	Not started
		5.2.5	Install new wood windows & exterior doors	High	Markbar Valley Estates	Moderate	Not started
		5.2.6	Design the interior	High	Markbar Valley Estates	Low	Not started
		5.2.7	Rehabilitate the setting	High	Markbar Valley Estates	Moderate	Not started
3	Preserve	5.3.1	Develop and follow a maintenance and monitoring program	High	Markbar Valley Estates	Low	Not started
	Commemorate	5.4.1	Erect a commemorative plaque and request the property be added to the Canadian Register	Low	Markbar Valley Estates	Low	Not started

Table 2: Revised Implementation Schedule

Phase	Duration	Year	Dependency
1	Continuous (established within first 3 months of 2021 HIA)	2025	None
2	Within first 6 months of approval	2025 - 2026	Approval of appropriate municipal heritage and building permits
3	Within 12 months of completing Phase 2	2026 - 2027	None

6 SUMMARY OF FINDINGS AND RECOMMENDATIONS

This Addendum has been prepared to update the HCP for 59 Tufton Crescent in the City of Bramptonin response to revised project designs and as directed by the City of Brampton. While the original 2021 HCP remains in effect, several sections require modification to reflect changes in site conditions, the salvaged material documentation, interim protection measures, and the planned reconstitution of the Breadner House. The revisions outlined herein align with the *Brampton Heritage Conservation Plan Terms of Reference* and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010).

To accommodate the revised project scope and updated site conditions, several modifications and additions have been incorporated, including:

- Updated photographic documentation and assessment of salvaged material (Section 3.4 of 2021 HCP);
- Updated stabilization and interim protection measures (Section 5.1 of 2021 HCP);
- Adjusted conservation strategies for the reconstitution of the Breadner House (Section 5.2 of 2021 HCP);
- Revised implementation schedule for reconstitution (Section 6.0 of 2021 HCP).

The primary conservation objectives of this HCP Addendum are as follows:

- To conserve and reconstitute the Breadner House through the use of salvaged historical building materials and in a design that ensures the new structure retains the original Georgian-style character of the Breadner House; and
- To rehabilitate the property for sustainable and compatible long-term residential use within the surrounding development.

In pursuit of these objectives, WSP has formulated revised conservation strategies that align with the principles outlined in the 2021 HCP and built upon by this Addendum.

7 CLOSURE

We trust that the information presented in this memo meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

WSP Canada Inc.

Austin Foster, MA, CAHP-Intern
Cultural Heritage Specialist

Heidy Schopf, MES, CAHP
Cultural Heritage Team Lead

AF/AM/al

Distribution: 1 e-copy: Markbar Valley Estates
1 e-copy: Weston Consulting
1 e-copy: WSP Canada Inc.

Attachments: Appendix A: 2021 Heritage Conservation Plan – Breadner House, 59 Tufton Crescent, City of Brampton
Appendix B: Updated Site Plan, Floor Plan, and Elevations for Proposed Residence on 59 Tufton Crescent

https://wsponlinecan.sharepoint.com/sites/ca-ca0052008.9965/shared documents/06. deliverables/task 1 - hcp addendum/ca0052008.9965-1-tm-reva_59 tufton crescent_hcp addendum_16may2025.docx

APPENDIX A

2021 Heritage Conservation Plan – Breadner House, 59 Tufton Crescent, City of Brampton

GOLDER
MEMBER OF WSP

REPORT

Heritage Conservation Plan

Breadner House, 59 Tufton Crescent, City of Brampton, Peel Region, formerly Lot 12, Concession 3 WCR, Chinguacousy Township, Peel County, Ontario

Submitted to:

Middle Oak Development

90 Tiverton Court
Markham, Ontario
L3R 9V2

Submitted by:

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, N6L 1C1, Canada

+1 519 652 0099

21453562-1000-R01

6 October 2021

Distribution List

1 e-copy: Middle Oak Development

1 e-copy: Golder Associates Ltd.

Personnel

Project Director	Michael Teal, MA, Associate, Senior Archaeologist
Project Manager	Ragavan Nithiyanantham, MA, CAHP, Cultural Heritage Specialist
HCP Lead	Henry Cary, PhD, CAHP, RPA, Senior Cultural Heritage Specialist
Research	Henry Cary, PhD, CAHP, RPA
Report Production	Henry Cary, PhD, CAHP, RPA
	Ragavan Nithiyanantham, MA, CAHP
Maps & Illustrations	Dave Hoskings, Senior Drafter
Senior Review	Michael Teal, MA

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Hunt Design Associates Inc. Brian Sherrer, Associate / Production Manager

Record of Issue

Company	Client Contact	Version	Date Issued	Method of Delivery
Middle Oak Development	Randy Eadie	Final	6 October 2021	Digital

Executive Summary

The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.

In October 2019, Middle Oak Development (Middle Oak) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 59 Tufton Crescent in the City of Brampton, Ontario (the property). The 0.12-hectare (0.3-acre) property was designated in 2006 under City of Brampton By-law 34-2006, enabled under Part IV of the *Ontario Heritage Act,* for its Georgian style, storey-and-a-half rubble stone residence known locally as the Breadner House. The Breadner House is believed to have been built for Joseph Breadner at some point between 1844 and 1866, with later modifications that included extending the masonry at the rear of the house to create a “saltbox roof” and adding a wood-frame rear wing. In 2011, the Breadner House partially collapsed during excavation for a new rear addition, and safety concerns led to a decision to carry out a controlled demolition and salvage the building stone for future reconstitution.

Middle Oak proposed to develop the property and reconstitute the Breadner House on an adjacent lot (0 Tufton Crescent; PIN 14254-5818). Since the property at 59 Tufton Crescent is designated, the City of Brampton required that an HIA be conducted to assess the impact of relocating the house and identify the most appropriate conservation or mitigation options. Golder’s HIA determined that the Breadner House could be reconstituted on the adjacent lot without negative impact to the structure’s cultural heritage significance and recommended that this effort be guided by a Heritage Conservation Plan (HCP) detailing the conservation treatments (i.e., preservation, rehabilitation, and restoration) and required actions, as well as an implementation schedule. These recommendations were accepted by the City and in February 2021 Middle Oak retained Golder to undertake the HCP.

Following international, federal, provincial and municipal guidance, this HCP takes an understanding, planning and intervening approach to conservation, with goals to:

- ***Reconstitute the Breadner House as a mid-19th century vernacular stone house with cultural heritage significance to the community***
- ***Adaptively re-use the Breadner House as a comfortable and desirable single-family dwelling in a low-rise and single-detached residential context.***

To achieve these goals, Golder has recommended ten stabilization, reconstitution, rehabilitation, and preservation strategies in this HCP to be implemented in three phases over the next two years (see Sections 5.0 and 6.0).

Study Limitations

Golder has prepared this report in a manner consistent with the guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the City of Brampton, subject to the time limits and physical constraints applicable to this report.

This report has been prepared for the specific site, design objective, developments, and purpose described to Golder by Middle Oak Development (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permissions of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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1.0 INTRODUCTION

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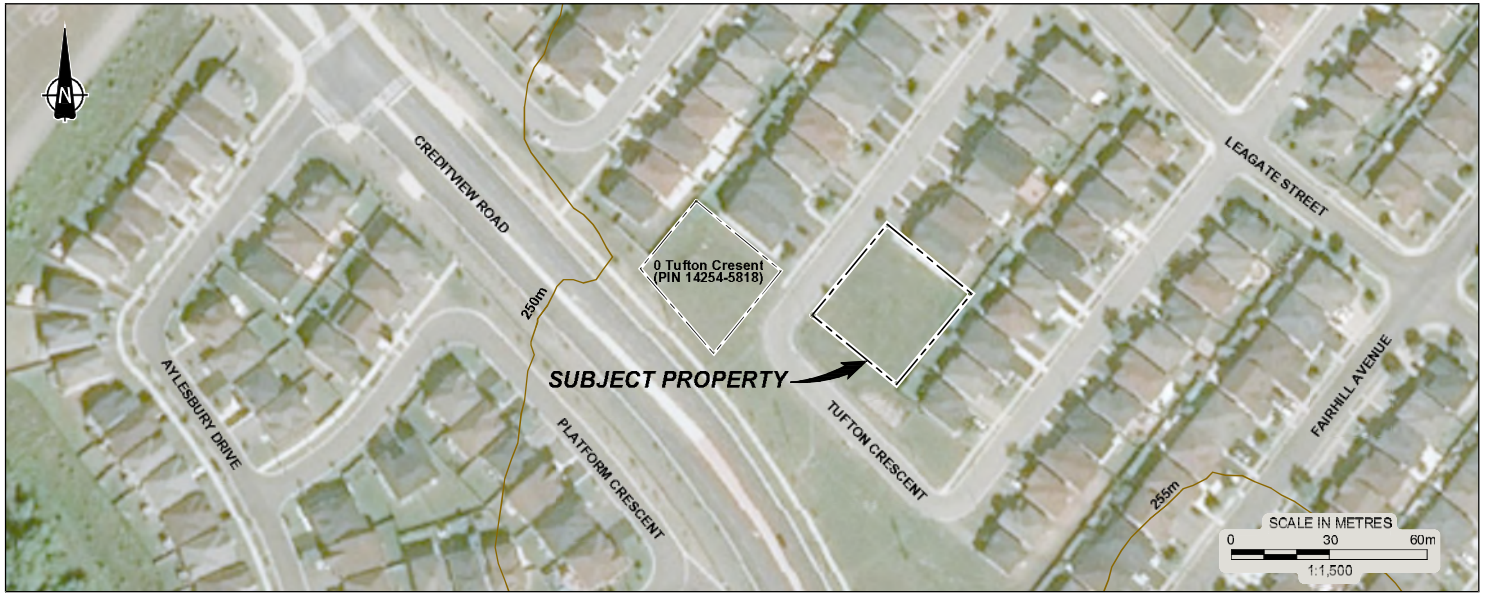
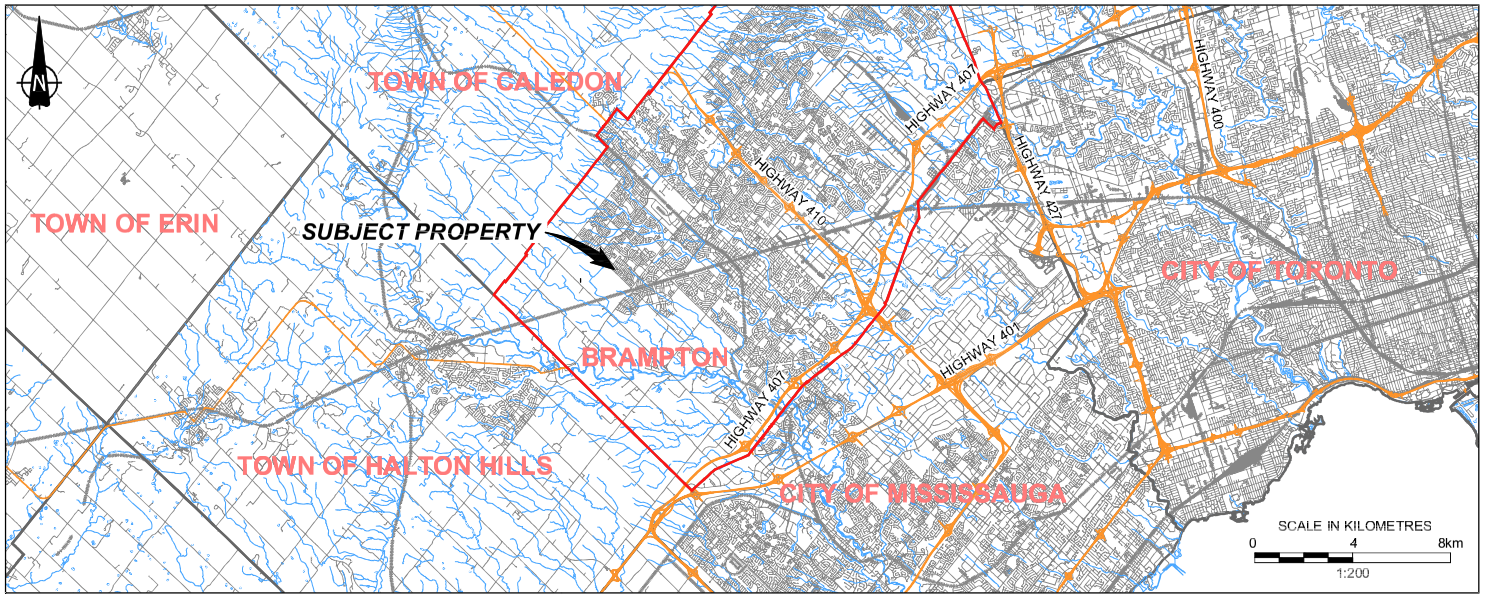
This HCP describes the current understanding of the Breadner House, then recommends planning and intervening measures that recognize and respect what is important about the historic place (Canada's Historic Places 2010:4). Overall, this HCP:

- summarizes the heritage policies relevant to conserving the Breadner House
- provides an overview of the building's setting, features, occupation and structural history, and physical condition
- provides the Statement of Cultural Heritage Value or Interest (SCHVI) and list of heritage attributes for the Breadner House
- develops goals for the Breadner House, and identifies the objectives to achieve these goals
- recommends the primary and secondary conservation treatment options and a series of strategies to ensure the heritage attributes of the Breadner House are conserved
- outlines the schedule to achieve the goals and objectives and complete the recommended strategies.

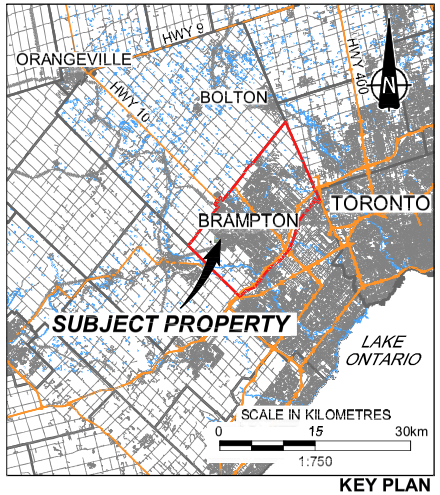
Following heritage conservation pioneer James Kerr (2013:2), this HCP only includes what is relevant to conserving the Breadner House and does not extensively cover the previous historical research nor the theoretical basis for heritage conservation.



AERIAL IMAGERY and OBM MAPPING



REGIONAL MAP



KEY PLAN

LEGEND

- APPROXIMATE LOCATION OF SUBJECT PROPERTY
- BRAMPTON BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- CALEDON — TOWNSHIP/MUNICIPALITY

REFERENCE

DRAWING BASED ON MNR LIO, OBTAINED 2019, PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2019;
BING IMAGERY AS OF DECEMBER 10 - 2019 (IMAGE DATE UNKNOWN);
SURVEY PLAN PROVIDED BY CLIENT;
HERITAGE HOUSE - SCHEME B, HUNT DESIGN ASSOCIATES INC., APRIL 2014; AND
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NOTES

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BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT

HERITAGE CONSERVATION PLAN
BREADNER HOUSE, 59 TUFTON CRESCENT
CITY OF BRAMPTON, ONTARIO

TITLE

LOCATION MAP

GOLDER
MEMBER OF WSP

PROJECT No.		21453562	FILE No. 21453562-1000-R01001
			SCALE AS SHOWN REV.
CADD	DCH	Oct 7/21	
CHECK			FIGURE 1

Client: Middle Oak Development
Drawing file: 21453562-1000-R01001.dwg Oct 07, 2021 - 9:56am
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

2.0 PLANNING FRAMEWORK

Heritage properties are subject to several provincial and municipal planning and policy regimes, as well as guidance developed at the federal and international levels (Figure 2). These have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

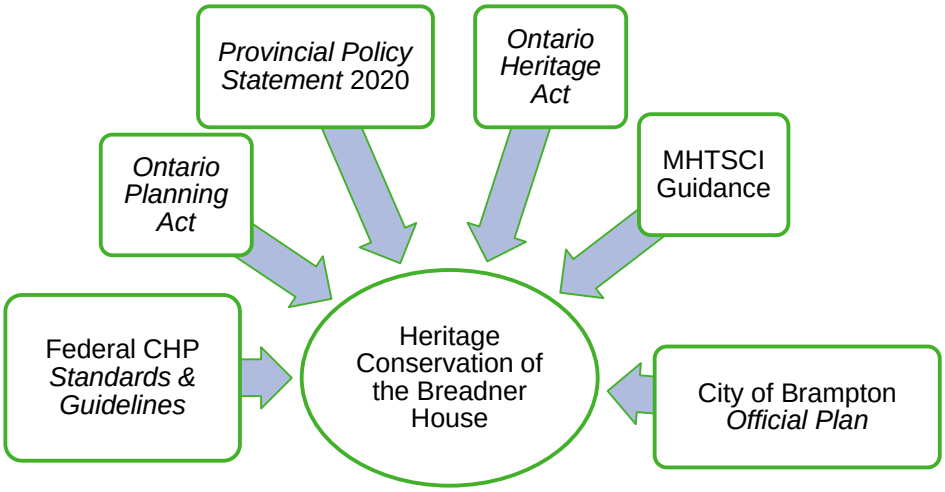

Figure 2: Federal, provincial, and municipal policies relevant to the heritage conservation of the Breadner House

2.1 International and Federal Heritage Policies

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; CHP *Standards and Guidelines).* This document was drafted in response to international and national agreements such as which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites* (*Venice Charter*), 1983 Canadian *Appleton Charter for the Protection and Enhancement of the Built Environment*, and Australia ICOMOS *Charter for Places of Cultural Significance* (*Burra Charter*, updated 2013). The latter is important for pioneering "values based" evaluation and management, an approach central to Canadian federal, and provincial and territorial legislation and policies for identifying and conserving cultural heritage. The CHP *Standards and Guidelines* define three conservation treatments — preservation, rehabilitation, and restoration— and outline the process and required and best practice actions relevant to each treatment.

2.2 Provincial Heritage Policies

2.2.1 *Planning Act* and *Provincial Policy Statement*

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement* 2020 (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of "features of significant architectural, cultural, historical, archaeological or scientific interest" are a "matter of provincial interest" and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020 recognizes that cultural heritage and archaeological resources "provide important environmental, economic, and social benefits", and that "encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*" supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – *Significant built heritage resources* and *significant cultural heritage landscapes* shall be conserved.
- Section 2.6.3 – Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved.

Each of the italicised terms is defined in Section 6.0 of PPS 2020, and those relevant to this report are provided below:

- ***Adjacent lands*:** for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.
- ***Built heritage resource:*** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
- ***Conserved*:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.
- ***Cultural heritage landscape:*** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*; or have been included in on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- ***Development*:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
- ***Heritage attributes:*** the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property).
- ***Protected heritage property:*** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

- ***Significant*:** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Importantly, the definition for *significant* includes a caveat that "criteria for determining significance…are established by the Province", and that "while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation." The criteria for significance established by the Province as well as the need for evaluation is outlined in the following section.

2.2.2 *Ontario Heritage Act* and *Ontario Regulation 9/06*

The *Ontario Heritage Act (OHA)* enables the Province and municipalities to conserve significant individual properties and areas. For Provincially owned and administered heritage properties, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory under Part III of the *OHA* and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

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

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

A property needs to meet only one criterion of *O. Reg. 9/06* to be considered for designation under Part IV of the *OHA*. If found to meet one or more criterion, the property's CHVI is then described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. In the *OHA* heritage attributes are defined slightly differently to the PPS 2020 and directly linked to real property[1]; therefore, in most cases a property's CHVI applies to the entire land parcel, not just individual buildings or structures.

[1] The OHA definition "heritage attributes means, 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."

Once a municipal council decides to designate a property, it is recognized through by-law and added to a "Register" maintained by the municipal clerk (*OHA,* Section 27[1]). Under Section 27 (1.2) of the *OHA*, a municipality may also "list" a property on the Register if "the municipality believes [it] to be of cultural heritage value or interest". Once listed, a property owner "shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice" (*OHA,* Section 27[3]). The Town has not listed any properties but does maintain an inventory of properties with potential cultural heritage value or interest.

2.2.3 Provincial Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI Standards and Guidelines (S&Gs), but these also provide "best practice" approaches for evaluating cultural heritage resources not under provincial jurisdiction. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Info Bulletin 2* advises on the contents and possible strategies for an HCP. The Ontario Heritage Trust, an agency of the Province, has also developed terms of reference and suggested contents for conservation plans under their management, although these are less detailed (OHT 2012; OHT 2011).

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

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

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

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

2.3 Municipal Heritage Policies

2.3.1 City of Brampton *Official Plan*

The City's *Official Plan,* last consolidated in 2015, informs decisions on issues such as future land use, transportation, infrastructure and community improvement within the City's limits. Section 4.10 of the *Official Plan* outlines the goal and policies for cultural heritage resources, with the latter defined as:

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

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

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

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

3.0 UNDERSTANDING

The information provided in the following sections is excerpted from the 2019 HIA and revised or corrected where necessary.

3.1 Location and Setting

The setting of the immediate area can be characterized as suburban and is zoned R1D: Residential. Suburban residential development is located to the north, west, east, and south. The Grace Canadian Reformed church is located southeast of the property, while to the southwest is the Brampton Fire Station 210, Creditview Sandalwood Park, and Chinguacousy Soccer Field.

Tufton Crescent is one lane in each direction with sidewalks on the west side of the street separated by a grass median. Immature vegetation is located only on private property with no street trees and there is open space dividing the property and Tufton Crescent from Creditview Road, providing clear views between the two roadways.

The property's topography is flat with stone from Breadner House stockpiled at the southeast corner. The property's only other features are tree stumps near the centre and one young tree on the west boundary.

The new property (0 Tufton Crescent; PIN 14254-5818) is adjacent to and southwest of 58 Tufton Crescent. It is located adjacent to and between Tufton Crescent and Creditview Road, and its topography is flat with overgrown grass.

3.2 Breadner House

The single-detached, storey-and-a-half Breadner House originally fronted west on Tufton Crescent (Figure 3 to Figure 7). Its main block was built in double-wythe random rubble with rough-cut sandstone stone quoins, initially rectangular in plan then later extended to the east to create a saltbox form. Over the walls was a medium pitch roof featuring a wood frieze with paired brackets and cornice returns at the gables. Incorporated into the south gable was a millstone and inside each end wall were single-stack, red brick chimneys, one of which was parged.

Fenestration on the west or principal façade was symmetrical with two windows with prominent jack arch stone lintels flanking a central entrance on the north and south end walls the first level windows were larger and spaced further apart than the smaller second level openings but only those on the south end wall had window heads formed with stone lintels. On the north end wall, the window heads were formed with soldier brick voussoirs at the second level but on the first level were jack arches of gauged brick rubbers. All window openings had plain wood lug sills. On the west façade a set of stone straight stairs led to the central single-leaf entrance which had a transom capped with wood entablature and paired brackets.

Extending from the northeast corner of the main block was a single-storey wood-frame wing with L-shaped plan and shed roof. It had square double hung windows and a single-leaf entrance on the southeast side of the west ell and was clad in horizontal wood siding.

Figure 3: West façade of Breadner House prior to demolition (City of Brampton 2009)

Figure 4: South end wall (City of Brampton 2009)

Figure 5: South end wall and east façade of the main block (left and centre) and south ell of the wing (right) (City of Brampton 2009)

Figure 6: East and north walls of the wing (left and centre) and north end wall of the main block (right) (City of Brampton 2009)

Figure 7: North end wall (City of Brampton 2009)

3.3 Occupation History

Since the HIA provides a narrative structural history, only a brief chronological summary is provided for this report (see Table 1).

Table 1: Key events.

Date	Event
12 April 1830	Joseph Breadner (1800-1879), an Irish farmer and weaver, marries Mary Scott and the couple settle in Streetsville, where Joseph would be employed in the woolen mill
1835	Assessment rolls list Joseph Breadner as living on Lot 12 (100 acres), Concession 3 West of Centre Road, in the Chinguacousy Township, Peel County with 14 acres under cultivation. By 1844, he had 40 acres under cultivation and livestock that included two horses, two milk cows, and two horned cattle
1851	Joseph is listed in the Census as a yeoman living with Mary and children Robert, James, Joseph, John, William, Sarah, Elizabeth, Margaret, and Abigail
1856	Abstract Index Books record that the Crown granted Joseph Breadner the southwest half of Lot 12 (100 acres)
1859	Tremaine's 1859 *Map of Peel County* identifies Joseph Breadner as the owner of Lot 12, Concession 3
1866	Assessment Rolls list Joseph (Sr.) and John as the owners of the lot, with a total property value of $2,900. ***The house was probably constructed by this date, possibly as early as 1850.***
1871	The Census lists Joseph as living with Mary and children Robert, John, William, Abigail, Isaac, Jacob, and Henry

Date	Event
1877	Peel & Co.'s 1877 map identifies Joseph Breadner as the owner of Lot 12, Concession 3
1879	Joseph Breadner (Sr.) dies, leaving the property to his wife Mary
1881	Assessment Rolls identify Joseph's sons John and Isaac Breadner as the owners of Lot 12 with a total aggregate value of $4,340
1902	Mary Breadner dies, and ownership of Lot 12 passes to son John, who dies in 1905
1923	The Assessment Rolls list the Breadner descendants Wilbert H. (farmer), Norman (farmer) and their mother Elizabeth (widowed wife of John Breadner) living together on Lot 12
1937	Upon Elizabeth's death in 1937, Norman Breadner (1895-1968) acted as executor and the property is left to Norman's brother Wilbert
1955	Wilbert dies and the property is granted to Norman
1968	Norman dies and the property is rented to Ralph E. Monkman and Beatrice E. Monkman, as tenants in common the following year
2002	Based on aerial imagery, all outbuildings had been demolished by this year
2006	Breadner House is designated as being of cultural heritage value or interest under City By-law 34-2006
2011	During excavation for a new rear addition, the east wall and half of the south end wall collapse. A preliminary conservation plan was then completed to address the collapse (Phillip H. Carter Architect and Planner 2011). On September 30, the City issues a demolition permit for Breadner House due to the unsafe conditions

3.4 Physical Condition

The building stone from Breadner House is currently stored at the southeast corner of the property (Figure 8) or off-site (Figure 9 to Figure 10).

Figure 8: Stones salvaged from the Breadner House piled at the southeast corner of the property (November 2019)

Figure 9: Building stone from the Breadner House in off-site storage (November 2019)

Figure 10: The millstone originally in the south gable (November 2019)

3.5 Significance

Understanding a built heritage resource or cultural heritage landscape includes not only being able to trace its dates of construction or modifications through time, but also its overall cultural heritage significance and what elements should be prioritized for conservation. Since the 2005 amendments to the *Ontario Heritage Act*, cultural heritage significance is usually summarized through a "Statement of Cultural Heritage Value of Interest" (SCHVI) which includes a "Description" (where the resource is located), its "Heritage Value" (why a resource is important) and its "Heritage Attributes" (what elements demonstrate the heritage value and therefore should be prioritized for conservation). In the CHP *Standards and Guidelines*, the latter are referred to as "character-defining elements," explicitly referencing why an element is important to the significance of a historic place.

Since the 2006 designating by-law for the Breadner House did not follow the typical SCHVI format, a new SCHVI was drafted for the 2019 HIA. This has been modified below to reflect its future, reconstituted state on the new lot.

Description of Property – The Breadner House

The Breadner House is located at corner of Tufton Crescent and Creditview Road in the City of Brampton, Region of Peel, formerly within part of Lot 12, Concession 3 West of Centre Road, in Chinguacousy Township, Peel County. It stands approximately 25 m west of its original site at 59 Tufton Crescent on an urban residential property bordering Creditview Road on the south and accessed on the west via the north arm of Tufton Crescent.

Statement of Cultural Heritage Value or Interest

The reconstituted Breadner House is of cultural heritage value or interest for its design or physical value, historical or associative value, and contextual value. Built sometime between 1850 and 1865, the storey-and-a-half Breadner House is a rare and unique example in the City of a stone residence built in a vernacular Georgian style with Neoclassical detail. It is also rare and unique for its evolution to a saltbox form, and for its masonry incorporating a millstone in its south gable. This feature and the cut stone quoins, window openings with stone lintels and two with jack arches of gauged brick rubbers, wood entablature over the central entrance, and paired brackets and cornice returns at the eaves and verges all contribute to the structure's design or physical value displaying a high degree of craftsmanship.

The historical or associative value of the Breadner House lies in its direct association with the theme of early colonial and agricultural settlement of Brampton in the 19th century. The house at its new site is still within the former parcel of a 100-acre farm established by Joseph and Mary Breadner as early as 1835 and which would remain in the Breadner family until 1968.

The contextual value of the Breadner House lies in its role as a landmark in the local community, serving as a tangible reminder of 19th century pioneer life in Chinguacousy Township and link to the area's agricultural past.

Description of Heritage Attributes

Key attributes that reflect the cultural heritage value of the Breadner House are its:

- Storey-and-a-half massing extended to a saltbox form
- Vernacular Georgian style with Neoclassical detailing
- Three-bay principal façade with symmetrical fenestration
- Random rubble wall masonry with cut sandstone quoins
- Flat arch head window openings with a mix of cut stone lintels, gauged brick rubbers, or soldier brick voussoirs

- Saltbox roof eaves and verges featuring a frieze, paired brackets, fascia, and cornice returns at the gables
- Millstone centred in the gable
- Front entrance with a transom and classical entablature
- Visual link with Creditview Road

4.0 PLANNING

4.1 Planning for Future Use: Conservation Treatments and Standards

4.1.1 Conservation Treatments

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

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

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

The latter actions or processes are then defined in the CHP *Standards and Guidelines,* but perhaps are best summarized in illustrations provided in Volume 4 of the Public Works and Government Services (PWGSC) *Architectural Conservation Technology Manual* (1994) (Figure 11 to Figure 16). The first shows a resource “as found” with the remaining four depicting a conservation treatment.

Figure 11: A historic resource as found.

Figure 12: Preservation (Interim Protection).

Figure 13: Preservation (Stabilization).

Preservation: the action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place, or of an individual component, while protecting its heritage value (Figure 12 and Figure 13).

Figure 14: Rehabilitation.

Rehabilitation (or adaptive reuse): the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value (Figure 14).

Figure 15: Restoration.

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Figure 15).

A closely related treatment is ***reconstruction***, defined in the *Burra Charter* as “returning a place to a known or earlier state and is distinguished from restoration by the introduction of new material” (ICOMOS 2013:1.8). It is most often applied when “a historic place…has been lost or is unsalvageable” but requires that the reconstructed

work be identifiable as a new work to ensure it is not mistaken as an “authentic historic place” (Kalman & Létourneau 2020:226).

A fourth treatment, which does not appear in the CHP *Standards and Guidelines* yet is occasionally applied is ***redevelopment***. As defined in the PWGSC Manual (1994:7), redevelopment is “construction of compatible contemporary facilities to replace missing element [sic] or to increase density in a historic environment.” As the illustration in Figure 16 shows, what sets redevelopment apart from the other treatments is “that there is no direct emphasis on protection”, and “procedures are used which are basically unrelated to the preservation of historic fabric”. There is also a “continual interaction between contemporary design intentions and the constraints of existing historic resources” (PWGSC 1994:7). Conservation of heritage value remains central in this approach, even if it is expressed less tangibly than that seen in the other treatments.

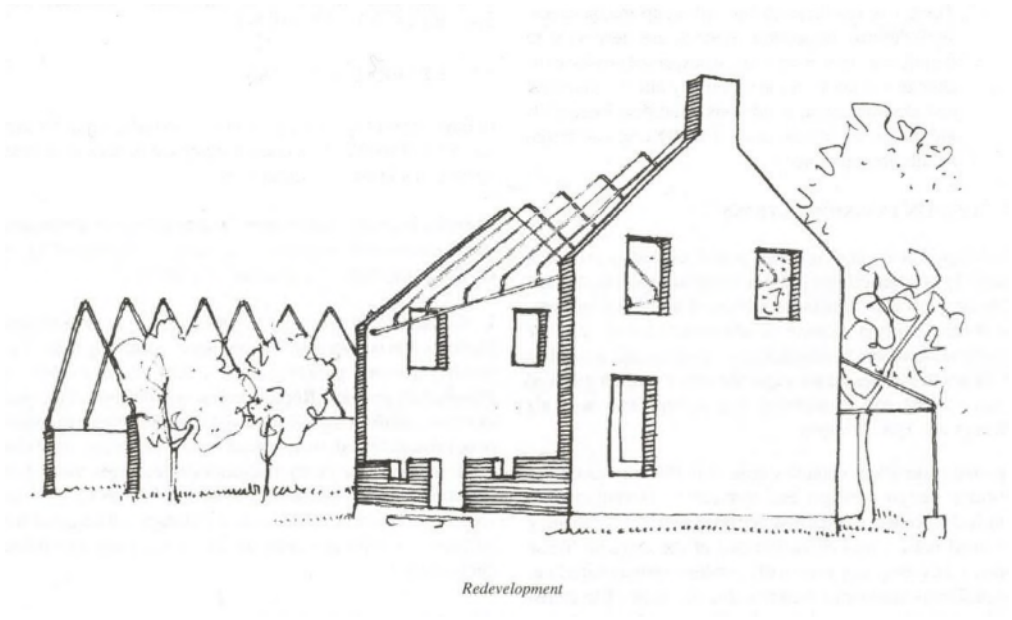

Figure 16: Redevelopment.

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

4.1.2 Conservation Standards

Nine standards apply to the preservation, rehabilitation, and restoration treatments, with a further three added for rehabilitation and two for restoration. The nine standards for all treatments are:

1) Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

2) Conserve changes to a historic place that, over time, have become character-defining elements in their own right.

3) Conserve heritage value by adopting an approach calling for minimal intervention.

4) Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

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

6) Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

7) Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

8) Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

9) Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

The additional standards that apply to Rehabilitation are:

10) Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11) Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12) Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The additional standards that apply to Restoration are:

13) Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements

14) Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

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

4.2 Proposed Future Use, Goals and Objectives

The current proposed plan is to reconstruct the Breadner House on the lot west and contiguous to its original location at 0 Tufton Crescent (PIN 14254-5818) and add a two-level rear wing with attached two-bay garage.

The goals[2] of this conservation plan are therefore to:

- ***Conserve the Breadner House as a mid-19th century vernacular stone house with cultural heritage significance to the community***
- ***Adaptively re-use the Breadner House as a comfortable and desirable single-family dwelling in a low-rise and single-detached residential context.***

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

- ***Select the most appropriate conservation treatments for the Breadner House***
- ***Provide conservation strategies that are sustainable, and adaptable to the new proposed use***; **and,**
- ***Complete conservation of the Breadner House within two years***.

4.3 Recommended Conservation Treatment for the Breadner House

Based on the identified goals, this HCP recommends that the preferred primary treatment for the Breadner House is ***rehabilitation.*** Sympathetic rehabilitation of the house will retain the building's mid-19th century heritage attributes, reflect its changes through time, and accommodate contemporary use without compromising its authenticity or cultural heritage significance. Secondary treatments, selected to conserve the heritage attributes of the Breadner House for the future, are ***stabilization, reconstitution***, ***preservation***, and ***commemoration.*** Strategies to achieve these conservation treatments are provided in Section 5.0.

[2] The importance of setting goals and objectives in heritage conservation planning is outlined in Kalman & Letourneau (2020:343).

5.0 INTERVENING

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

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

The work should be undertaken by professionals familiar with heritage properties and who have demonstrated to City staff that they have expertise in heritage conservation. Many technical heritage conservation professionals are members of the Canadian Association of Heritage Professionals (CAHP) and listed under “craft and trade” in the CAHP Directory of Professionals. The trades and expertise required for each action are also included under each conservation strategy.

5.1 Stabilize

As the structure has already been dismantled, only limited action is required to stabilize the Breadner House building materials and prepare the property for further interventions. Where relevant, it is noted where an action is complete or currently underway. As the demands of the maintenance and stabilization will only increase through time, it is integral that the building be reconstituted and rehabilitated at the earliest opportunity (pending approval, the project is currently planned to begin in the early-to-late fall of 2021).

5.1.1 Monitor & secure

- Implement site control and communication.
  - Clearly mark on project mapping the location of the stockpiled stone at 57 Tufton Crescent and communicate this to project personnel prior to mobilization.
- Create physical buffers.
  - Erect temporary fencing or physical barriers around to stockpiled stone at 57 Tufton Crescent to prevent unauthorized removal of building material and accidental damage from collision by heavy equipment (***complete***)
- Initiate and conduct regular (monthly) monitoring of the building material stored on-site to ensure the stockpiled stone is not being removed or impacted by surrounding construction (***ongoing***).
- Document all work with digital photographs and written notes as necessary and keep a centralized record of all work performed during the construction phase.

Related Conservation Standards:

No. 6: Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

Required Trades and Expertise:

- No cultural heritage expertise required.

5.2 Reconstitute & Rehabilitate

5.2.1 Draft architectural designs for a rehabilitated Breadner House

The new wing and garage for the Breadner House should be compatible and subordinate in design to the reconstituted Breadner House, not exceeding it in scale, massing, and ornamentation. It is important that the new wing and garage not replicate the original wood frame wing since this would be an inauthentic restoration and would not be clearly discernable as new construction.

Although additions to the Breadner House are not constrained by municipal heritage conservation district design guidelines, the design process should follow guidance provided in local plans or more general manuals such as the *Historic Preservation Plan for the Central Area General Neighbourhood Renewal Area, Savannah, Georgia* (reprinted in Stephen 1972 and Faulkner 1977:198-203), *Get Your House Right* (Cusato *et al.* 2007), and *Traditional Construction Patterns* (Mouzon 2004) (for general principles see Figure 17). Since the house is designated under Part IV of the *Ontario Heritage Act*, the design of the additions will need to be approved by City staff prior to issuance of a heritage permit.

Design work to reconstitute and rehabilitate the Breadner House was underway as this HCP was being compiled. Golder reviewed and provided comment to Hunt Design Associates, who have incorporated the suggestions into the final proposed design. Building permit level plans, elevations, and three-dimensional renderings for this design are provided in APPENDIX A and are intended to reflect the evolution and final form of the Breadner House, yet also provide a sustainable and desirable contemporary residence. In its wood cladding materials and wood frame construction

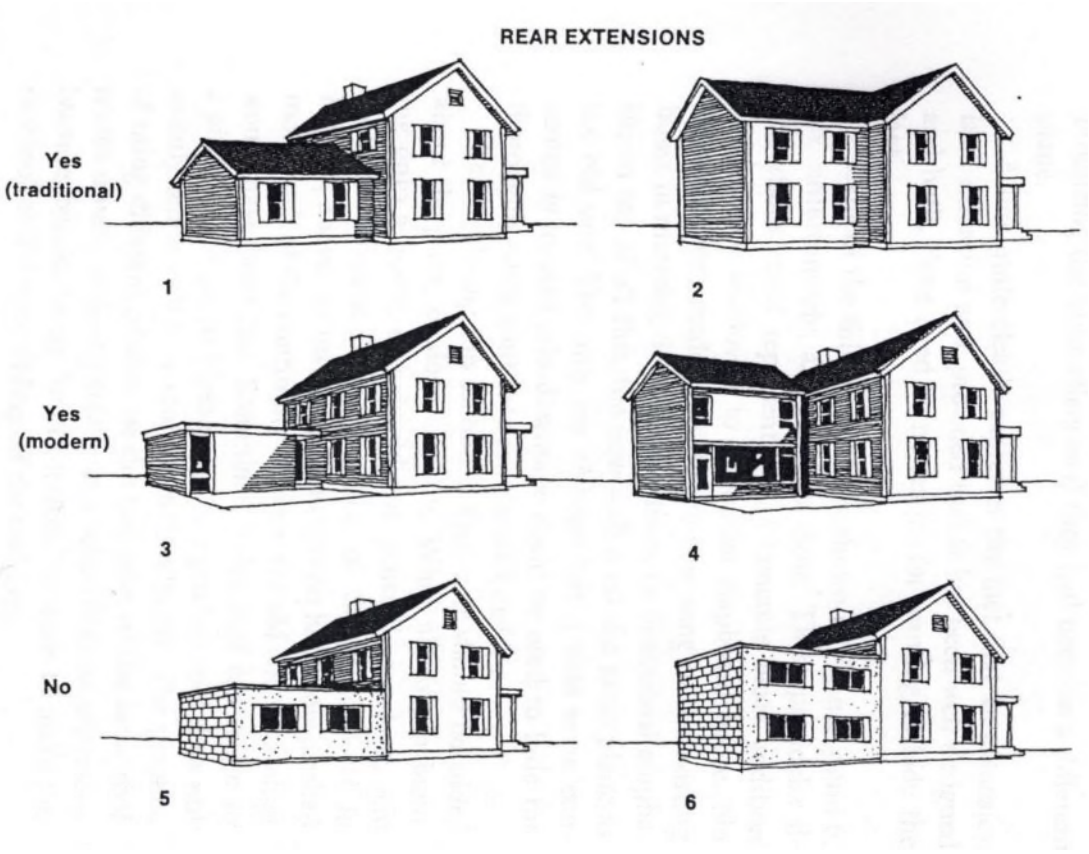

Figure 17: General guidance for adding "rear extensions" to a heritage building (from Stephen 1972:108). As currently proposed, the design follows illustration "2" under "traditional"

The new elements were therefore designed to:

- be subordinate to the Breadner House
- be visually distinguishable, but compatible with the architectural form and character of the Breadner House
- enable adaptive re-use.

Related Conservation Standards:

No. 4: Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

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

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

See also CHP Guidelines, Section 4.3.1 Exterior Form.

Required Trades and Expertise:

- Architectural design consultant with heritage expertise to draft the additions to compliment, but not replicate, the original construction.

5.2.2 Build the concrete foundation with basement on the new lot

As is true of roofs, a sound foundation is critical to the survival of a historic structure. The new concrete foundation should be well drained with grading sloped away from the walls on all sides, as well as well-ventilated to keep the first-level flooring dry and free of mould and rot (Fram 2003:114). On the exterior, the walls should stand a sufficient height above surface to prevent saturation and water damage to the masonry in the splash zone (Davy and Simpson & Brown 2005:39). To provide a base for the external masonry cladding (see Strategy 5.2.3) the foundation must have a ledge at least 4-inches (10 cm) wide to accommodate an outer wythe of masonry (Figure 18).

Related Conservation Standards:

No. 13: Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

Required Trades and Expertise:

- Qualified contractor to excavate and build the concrete foundation.
- Heritage mason to face the concrete foundation in salvaged stone.

Figure 18: Ledge incorporated into the concrete foundation that provides a base for the exterior masonry wythe (from Robert Wilson House, Town of Caledon, courtesy Sedgwick Marshall Heritage Homes Ltd)

5.2.3 Reconstitute the Breadner House & construct compatible new additions

Once the foundation is complete, reconstituting the Breadner House with new additions can begin. Although it differs substantially from the original construction, the most feasible option is to rebuild the house as a stone veneer[3] on wood frame. This approach was recommended in the Preliminary Conservation Plan (Carter 2011) and used successfully elsewhere, such as for Featherstone House, now at 963 Stoutt Crescent in Milton (Stewart 2014), and the rear stone wing of the Wilson Farmhouse at 12701 Hurontario Street in Caledon (Golder 2020). For these projects, all wood framing was completed before the veneer was added. The stones were then laid up with mortar, grouted for a uniform finish, then treated with an acid to expose the aggregate and match the stone colouring (Mandy Sedgwick, personal communication, July 2021) (Figure 19).

Cutting to prepare each stone as a veneer should take care not to damage the exterior faces of the stone and undertaken in a manner that limits the impacts from noise to neighbouring properties. Water suppression should also be employed to limit the dust levels produced during the stone sectioning and all personnel involved with the work should have protective equipment such as powered face masks to prevent injury (Designing Buildings Ltd. 2018b). The stone cutting operations should also be continually monitored to ensure that dust is not impacting pedestrians or vehicle users on Creditview Road and Tufton Crescent, or the grounds or users of Creditview Sandalwood Park and Chinguacousy Soccer Field.

Although it is only a veneer, it is integral that the masonry of the Breadner House be built with a lime mortar mix that is durable enough to survive the weather yet soft enough not to damage the individual stones and bricks. Stable, soft, and flexible lime mortar is an important “safety valve” to ensure the long-term conservation of masonry as it allows “moisture to migrate and evaporate through the mortar” rather than through stone or brick (Fram 2003:126). A suitable mixture should be developed based on any surviving soft mortar and local experience, as well as published specifications (e.g., MHSTCI 1985, English Heritage 2015:598-601). Experiments with varying

[3] Except at the window heads in the north end wall, which should be reconstituted in their original red brick.

compositions of sand may be necessary to ensure the new mortar matches the colour of the existing or compliments the colour of the stones (Fram 2003:128).

Repairs to existing cracks in the quoins, lintels, and the mill stone should be completed prior to installation and may require trial testing to determine the least visually intrusive method. For non-high stress conditions such the case with veneer, fracture repair with dowels and a lime-based adhesive is often the most effective and least noticeable (English Heritage 2018:230-231).

For cladding the new additions, the preferred option is to use a sustainable and long-wearing prefinished wood such as Maibec® Lap Siding with wide cornerboards. As much as possible, any venting or servicing connections should be routed to the new additions instead of the reconstituted Breadner House and sited in locations that are the least visually obtrusive from the surrounding rights-of-way.

Related Conservation Standards:

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- A general contractor experienced with high quality materials to frame the Breadner House and build and clad the new additions.
- Heritage mason to lay the masonry veneer of the Breadner House.

Figure 19: Process to create the masonry veneer. Left: framing complete before laying up veneer. Centre: Veneer laid up in mortar. Right: Grout applied for a uniform finish (subsequently acid treated) (from Robert Wilson House, Town of Caledon, courtesy Sedgwick Marshall Heritage Homes Ltd)

5.2.4 Add the main block roof and chimneys, and other roof features

A sound roof and associated drainage are one of the most significant components for ensuring the long-term survival of a heritage building. Therefore, it is integral that the roofing be properly vented, insulated, well sealed, and that all water is directed away from the walls (CHP 2010:139).

The chimneys should be reconstituted in a salvaged red brick or compatible “heritage” brick veneer but do not have to be functional nor proceed past the attic level. It is also not necessary to parge the north chimney as was done on the original Breadner House. However, where possible the new heating system should be routed with flexible flue to exit the building through one of the chimneys and with a non-visually intrusive cap. As with the wall rebuilding effort, the new chimneys should be built using a lime mortar mix that is durable enough to survive the weather yet soft enough not to damage the individual brick. Lightning protection should also be installed; while an inconspicuous system is preferred, the effectiveness of this critical element should be prioritized over any visual concerns.

Cladding the roof should be in high quality asphalt shingle (such as IKO Cambridge Architectural Shingles) rather than wood shingle, ribbed metal sheet, tin plate, or slate as were used in the 19th century. Once the roof structure is completed, the frieze, paired brackets, soffit, fascia, and cornice returns can be re-established in either wood or compatible alternative such as Maibec® or HardieTrim®. To reduce a visual impact, venting should be via a grill drilled into the soffit.

Metal gutters, downspouts and rainwater leaders should be installed to ensure water is transported away from the walls. Historically, these elements would have been square, larger than 20th century systems, and often made of copper. For the purposes of rehabilitation, a system should be selected (such as aluminium) that can be easily maintained or repaired and compliments the historic appearance of the building (Sweetser 1978:8).

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Roofing contractor with experience with high quality materials.
- Heritage carpenter to reconstitute the frieze, paired brackets, soffit, fascia, and cornice returns.

5.2.5 Install new wood windows & exterior doors

All doors, windows, and frames will need to be reconstructed based on historical precedents. True divided light six-over-six panes in a relatively heavy, double-hung frame are the most appropriate window type for a house in this style and mid-19th century date. Wood windows —such as those produced by Kolbe®— is preferred over synthetic materials for historic places; although wood windows can be expensive and require additional maintenance, their authentic character outweighs other types, and they often match or exceed the efficiency performance of PVC inserts (Sedovic & Gotthelf 2005; Suhr & Hunt 2019:90). The window surrounds should also be wood although PVC trim is acceptable here given its durability and low visual impact.

Although Building Code requires that the front door be fire-rated there are several types currently available that approximate heritage panel design and construction. A metal door that mimics wood should be avoided. The transom can be reinstated with a flat three or four-light fixed sash or hinged type, and the entablature over the window recreated in either wood or compatible alternative such as Maibec® or HardieTrim®.

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

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

5.2.6 Design the interior

Since no interior heritage attributes are specified in the SCHVI, there is no requirement to reconstruct historical wood or plaster finishes inside the house. However, care should be taken to ensure that interior features do not interfere with the exterior appearance of the building, such as placing a kitchen countertop across a window opening.

Related Conservation Standards:

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- A general contractor and interior designer experienced with high quality materials.

5.2.7 Rehabilitate the setting

As the Breadner House will be reconstituted in a residential context, new plantings do not need to precisely replicate what was present historically, although should include native tree and bush species. Flower beds with native species selected from contemporary or historic sources can be established (Skinner 1983; Unterman & McPhail 1996: A5-5), as can wood fencing in a heritage or heritage compatible design. However, it is critical that new plantings be situated where they will not impact the building in the future, either through excessive shading that prevents the stone walls from adequately drying, or through chemical and physical weathering, such as that caused by clinging ivy.

New plantings should also not obscure clear views of the house and the landscaping elevations should ensure all water is drained away from the foundations.

Related Conservation Standards:

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

Required Trades and Expertise:

- Landscape architect with heritage expertise.

5.3 Preserve

5.3.1 Develop and follow a maintenance and monitoring program

Cyclical building maintenance is vital for the short and long-term conservation of any building, and historic structures are no exception. In addition to cyclical maintenance schedules, heritage properties should also have a detailed monitoring program to establish a baseline condition for the property and monitor any deterioration that may require more frequent maintenance or periodic repair. The Province of Manitoba and Canada's Historic

Places have produced a comprehensive maintenance manual for heritage buildings that can be adapted to the Breadner House once restoration and rehabilitation actions are completed.

For the winter months, use of de-icing salts should be limited as much as is practicable in the vicinity of the masonry to avoid or reduce the impact from salt damage. If salts are used, the condition of the masonry should be periodically monitored for staining or damage; in the event damage is noted, immediate actions should be taken, such as treating the masonry with a salt repellant or switching to a calcium or magnesium chloride product (Graham & Snow 2017).

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Required Trades and Expertise:

- No special expertise or skills required.

5.4 Commemorate

5.4.1 Erect a commemorative plaque and request the property be added to the Canadian Register

Once the Breadner House is rehabilitated and surrounded by new residential housing, its cultural heritage significance can be reinforced through official naming and signage. A City of Brampton heritage property plaque should be installed in a location that will be visible from public rights of way but on a free-standing mounting, preferably using stone salvaged from the Breadner House. The plaque should outline the history and significance of the Breadner House as well as clearly indicate that the house was moved and reconstituted.

Additionally, a request should be made to the Canada's Historic Places Canadian Register of Historic Places (CRHP) to add an entry to the online register for "The Breadner House" with statement of significance (or statement of cultural heritage value or interest), character-defining elements (or heritage attributes), and representative photographs.

6.0 IMPLEMENTING

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

Table 2: Implementation Plan (adapted from Kalman & Létourneau 2020:411). A key to symbols used in the table is provided on the following page.

Phase	Strategy	No.	Action	Importance	Responsibility	Resources
1	**Stabilize**	5.1.1	Monitor & secure	H	Middle Oak	$
2	**Reconstitute & Rehabilitate**	5.2.1	Draft architectural designs for a rehabilitated Breadner House	H	Middle Oak	$$
		5.2.2	Build the concrete foundation with basement on the new lot	H	Middle Oak	$$
		5.2.3	Reconstitute the Breadner House & construct compatible new additions	H	Middle Oak	$$$
		5.2.4	Add the main block roof and chimneys, and other roof features	H	Middle Oak	$$
		5.2.5	Install new wood windows & exterior doors	H	Middle Oak	$$
		5.2.6	Design the interior	H	Middle Oak	$
		5.2.7	Rehabilitate the setting	H	Middle Oak	$$
3	**Preserve**	5.3.1	Develop and follow a maintenance and monitoring program	H	Middle Oak	$
	Commemorate	5.4.1	Erect a commemorative plaque and request the property be added to the Canadian Register	L	Middle Oak	$

Key					
Importance	H	High	**Resources**	$	Low cost
	M	Medium		$$	Moderate Cost
	L	Low		$$$	High Cost

Table 3: Implementation Schedule.

Phase	Duration	Year	Dependency
1	First 3 months	2021	None
2	Within first 6 months	2021-2022	Approval of City Heritage Permit
3	Within 12 months of completing Phase 2	2022-2023	None

7.0 SUMMARY STATEMENT

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

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Signature Page

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

Golder Associates Ltd.

Ragavan Nithiyanantham, MA, CAHP
Cultural Heritage Specialist/ Archaeologist

Michael Teal, MA
Associate, Senior Archaeologist

HC/RN/MT/ly

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APPENDIX A

Plans & Elevations, Breadner House, Hunt Design Group 14 September 2021

PLAN OF SURVEY OF BLOCKS 325, 326 AND 327 AND LOT 202, PLAN 43M–1538 AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4, WEST OF HURONTARIO STREET

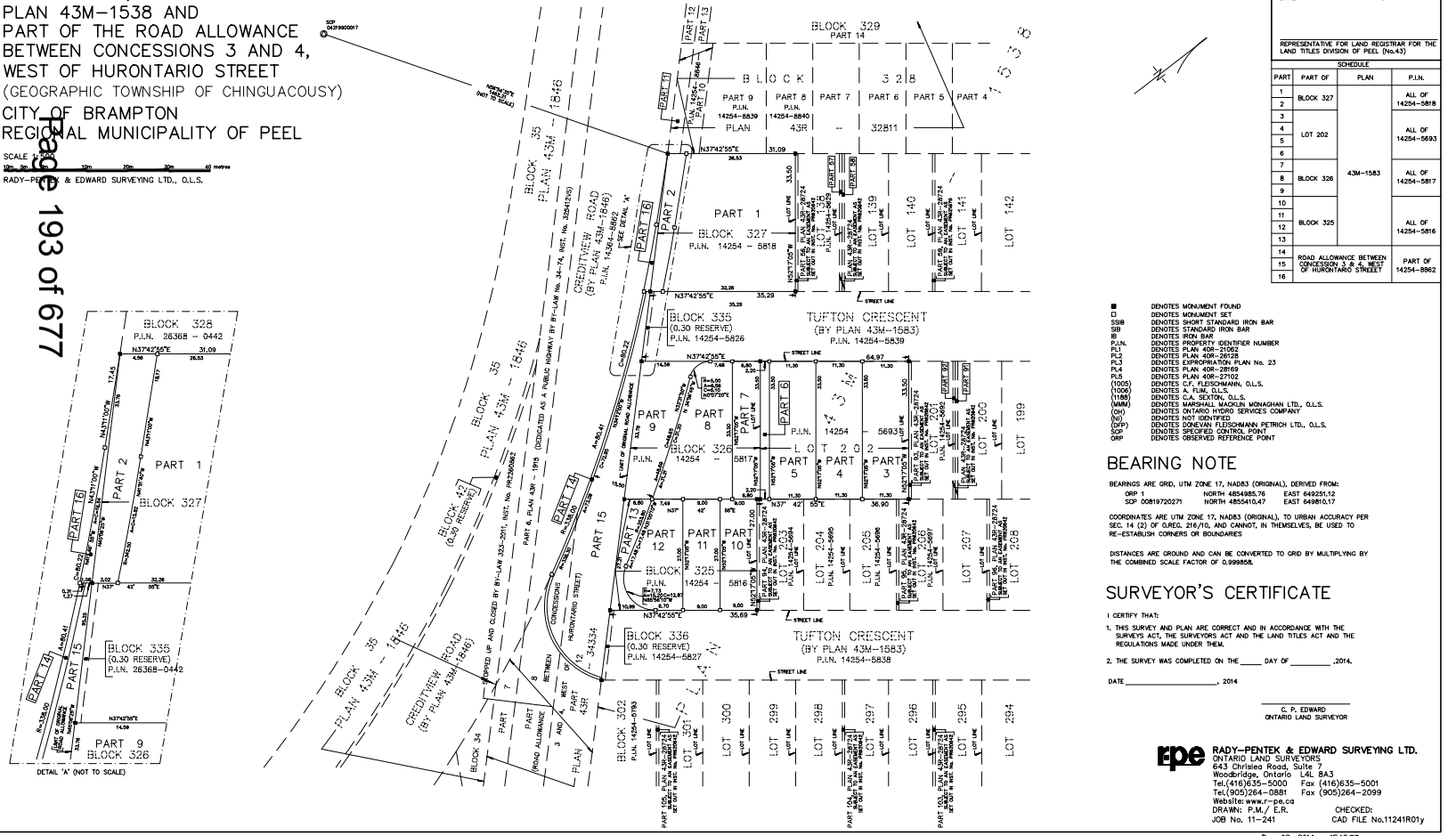
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)

CITY OF BRAMPTON

REGIONAL MUNICIPALITY OF PEEL

SCALE 1:2000

RADY–PENTEK & EDWARD SURVEYING LTD., O.L.S.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE _____, 2014

C. P. EDWARD, O.L.S.

RECEIVED AND DEPOSITED

DATE _____, 2014

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

SCHEDULE

PART	PART OF	PLAN	P.I.N.
1	BLOCK 327	43M–1583	ALL OF 14254–5818
2			
3	LOT 202		ALL OF 14254–5693
4			
5			
6			
7	BLOCK 326		ALL OF 14254–5817
8			
9	BLOCK 325		ALL OF 14254–5816
10			
11			
12			
13	ROAD ALLOWANCE BETWEEN CONCESSION 3 & 4 WEST OF HURONTARIO STREET		PART OF 14254–8862
14			
15			
16			

■ DENOTES MONUMENT FOUND
□ DENOTES MONUMENT SET
SSIB DENOTES SHORT STANDARD IRON BAR
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
PL1 DENOTES PLAN 40R–21062
PL2 DENOTES PLAN 40R–26128
PL3 DENOTES EXPROPRIATION PLAN No. 23
PL4 DENOTES PLAN 40R–28169
PL5 DENOTES PLAN 40R–27102
(1005) DENOTES C.P. FLEISCHMANN, O.L.S.
(1006) DENOTES A. FUM, O.L.S.
(1188) DENOTES C.A. SEXTON, O.L.S.
(MM) DENOTES MARSHALL MACKLIN MONAGHAN LTD., O.L.S.
(OH) DENOTES ONTARIO HYDRO SERVICES COMPANY
(NI) DENOTES NOT IDENTIFIED
(DEP) DENOTES DONEVAN FLEISCHMANN PETRICH LTD., O.L.S.
SCP DENOTES SPECIFIED CONTROL POINT
ORP DENOTES OBSERVED REFERENCE POINT

BEARING NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM:

ORP 1	NORTH 4854985.76	EAST 649251.12
SCP 00819720271	NORTH 4855410.47	EAST 649810.17

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999858.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE ____ DAY OF _____, 2014.

DATE _____, 2014

C. P. EDWARD
ONTARIO LAND SURVEYOR

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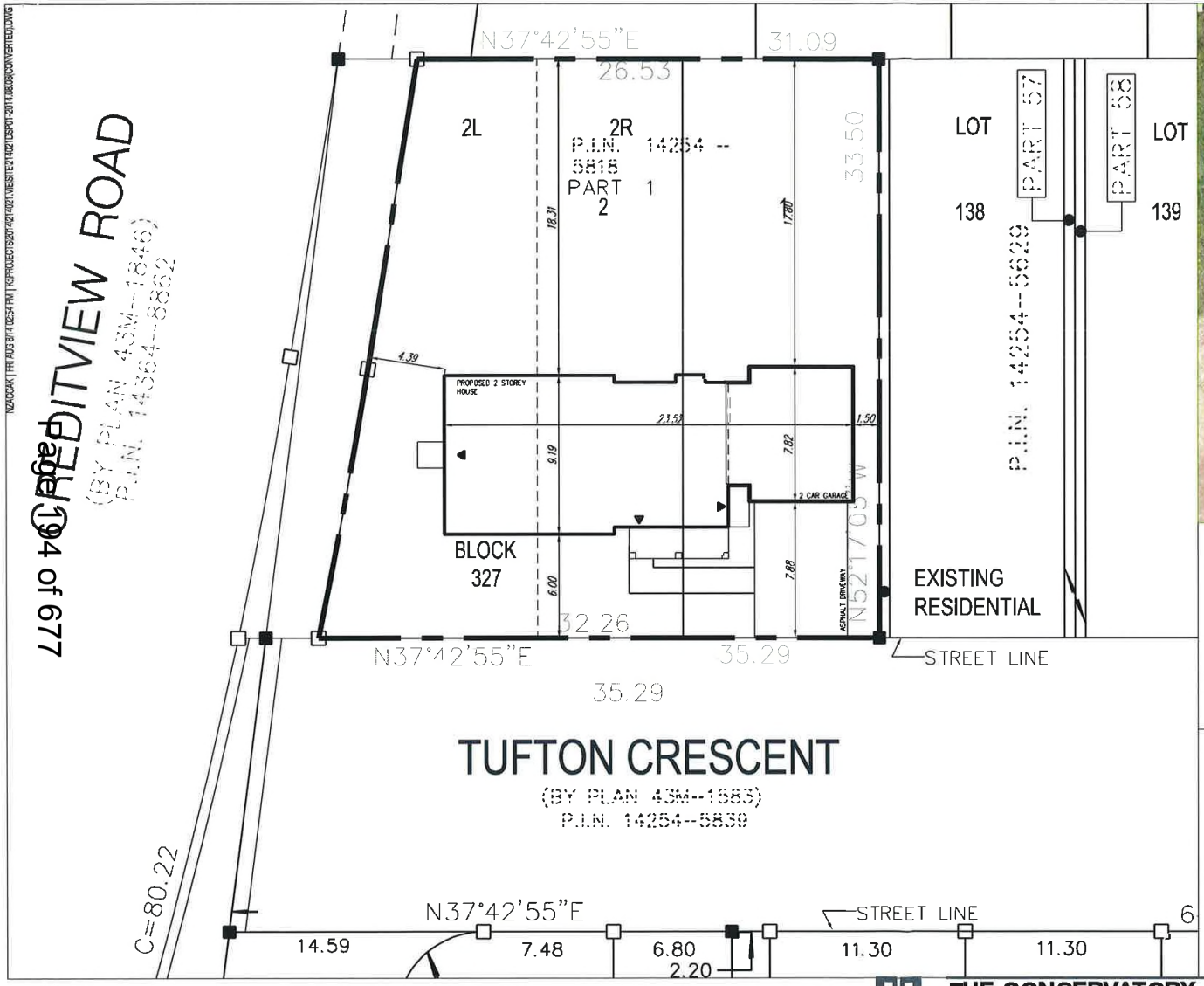
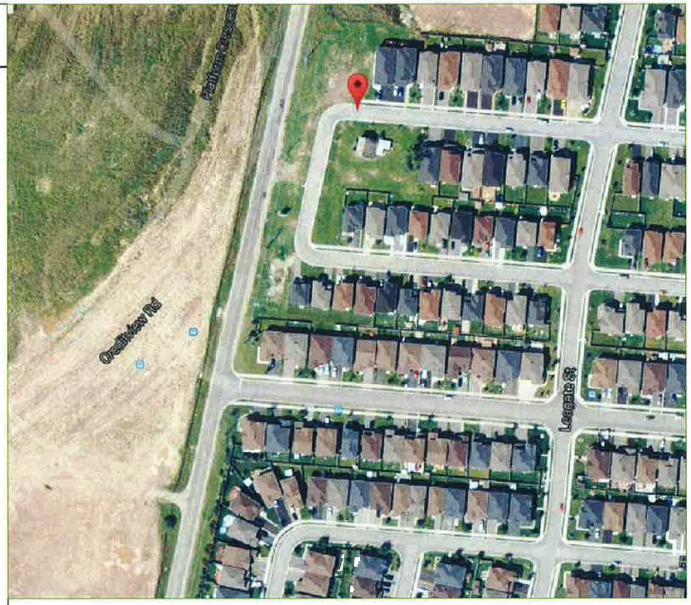
Website: www.r–pe.ca

DRAWN: P.M./ E.R. CHECKED:
JOB No. 11–241 CAD FILE No.11241R01y

Dec 08, 2014 - 15:42:55

UNITS	AREA	TOTAL	FRONTAGE	TOTAL
PART 1	980.51 sq.m			29.53
PART 3	378.55 sq.m			11.30
PART 4	378.55 sq.m			11.30
PART 5	378.55 sq.m			11.30
PART 6	73.68 sq.m	301.50sq.m	2.20	9.00
PART 7	227.82 sq.m		6.80	
PART 8	467.99 sq.m			12.87
PART 10	243.00 sq.m			9.00
PART 11	243.00 sq.m			9.00
PART 12	313.51 sq.m			14.43
PART 2	130.95 sq.m	152.98 sq.m		
PART 16	22.03 sq.m			
PART 13	118.13 sq.m	1244.83 sq.m		
PART 9	342.00 sq.m			TUFTON CRESCENT
PART 15	784.70 sq.m			
PART 14	31.40 sq.m			0.30 RESERVE





KEY MAP
N.T.S

SITE STATISTICS	PROPOSED
LOCATION	TUFTON CRESCENT
LOT FRONTAGE	32.0 m
LOT AREA	950.51 m
FRONT YARD SETBACK	6.0 m
LOT COVERAGE	22.6%
COVERAGE (INCL. PORCH)	215.16 sm
G.F.A.	288.65 sm
BUILDING HEIGHT	6.8m

SCHEME B

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HERITAGE HOUSE - SCHEME B
SCALE: 1:300
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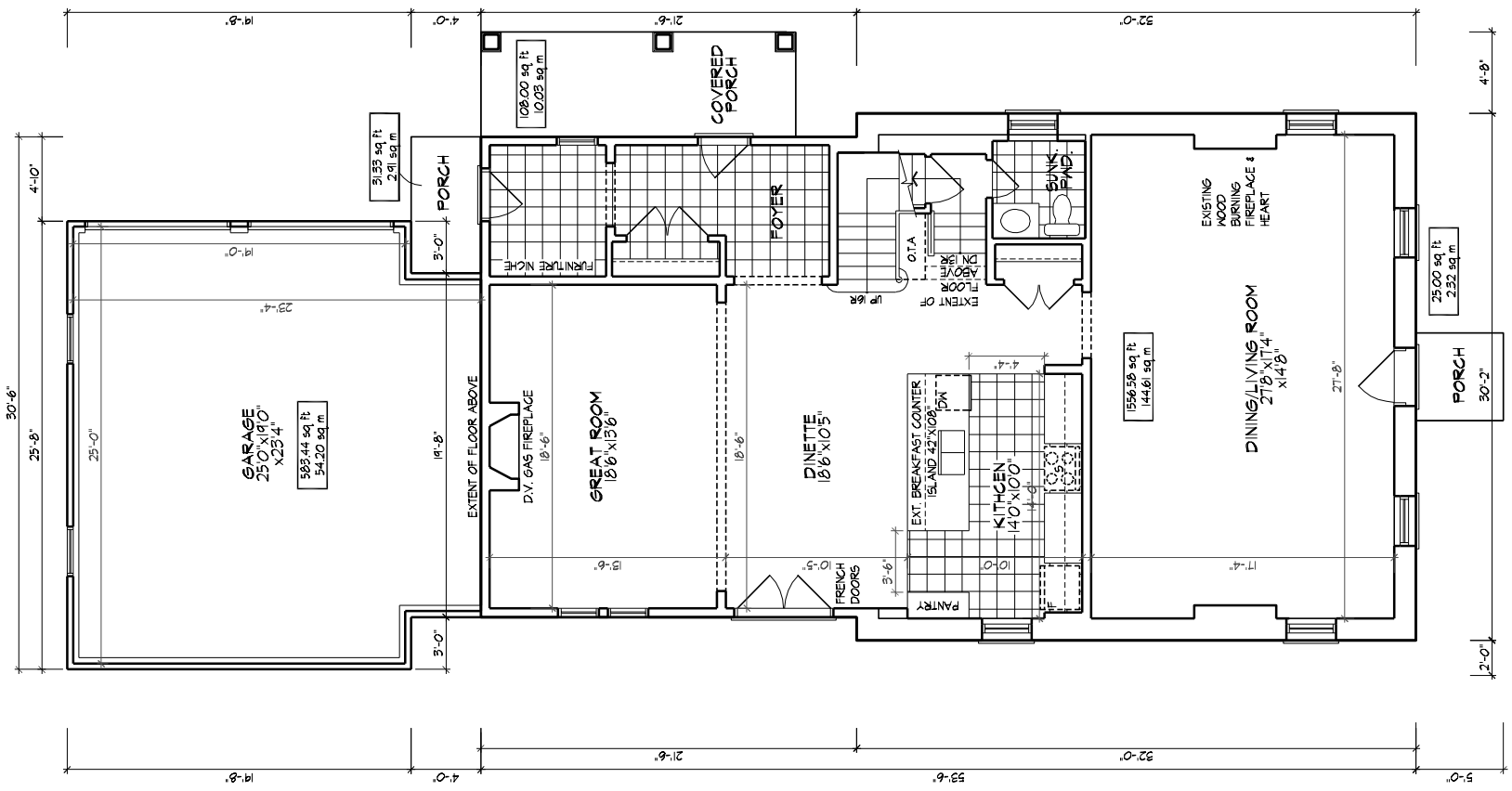

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LEFT SIDE ELEVATION

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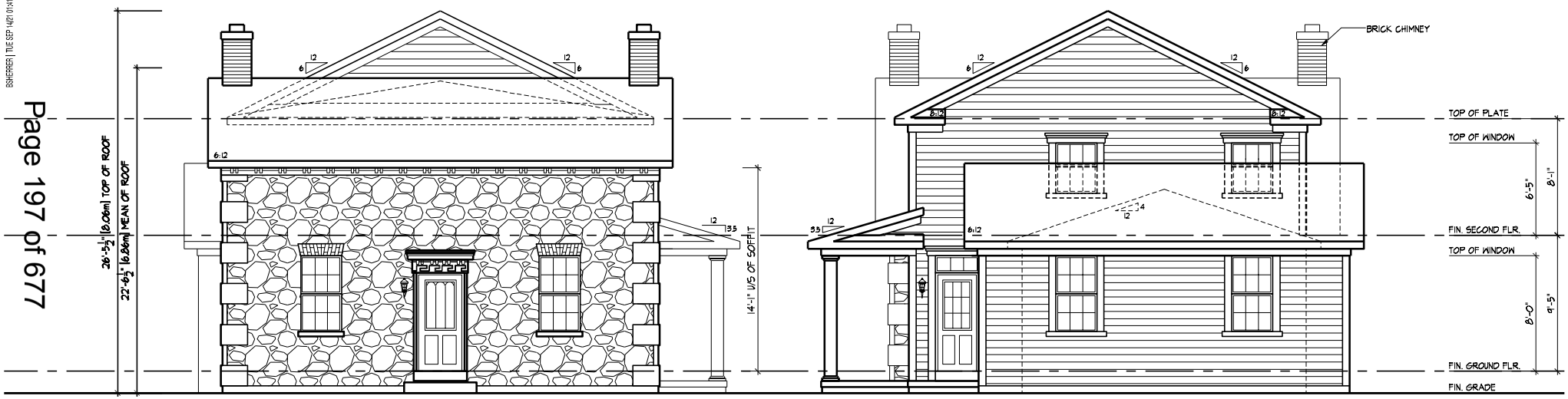

FRONT ELEVATION

REAR ELEVATION

SCHEME B

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BRAMPTON HERITAGE HOME, BRAMPTON, ON

HERITAGE HOUSE - SCHEME B

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RIGHT SIDE ELEVATION

SCHEME B

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SCHEME B

SECOND FLOOR PLAN

1536 sq ft

GROSS FLOOR AREA	1542 sq ft
DEDUCT OPEN AREAS	6 sq ft
NET AREA	1536 sq ft

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HERITAGE HOUSE - SCHEME B
3093 SF
214021DS-HERITAGE

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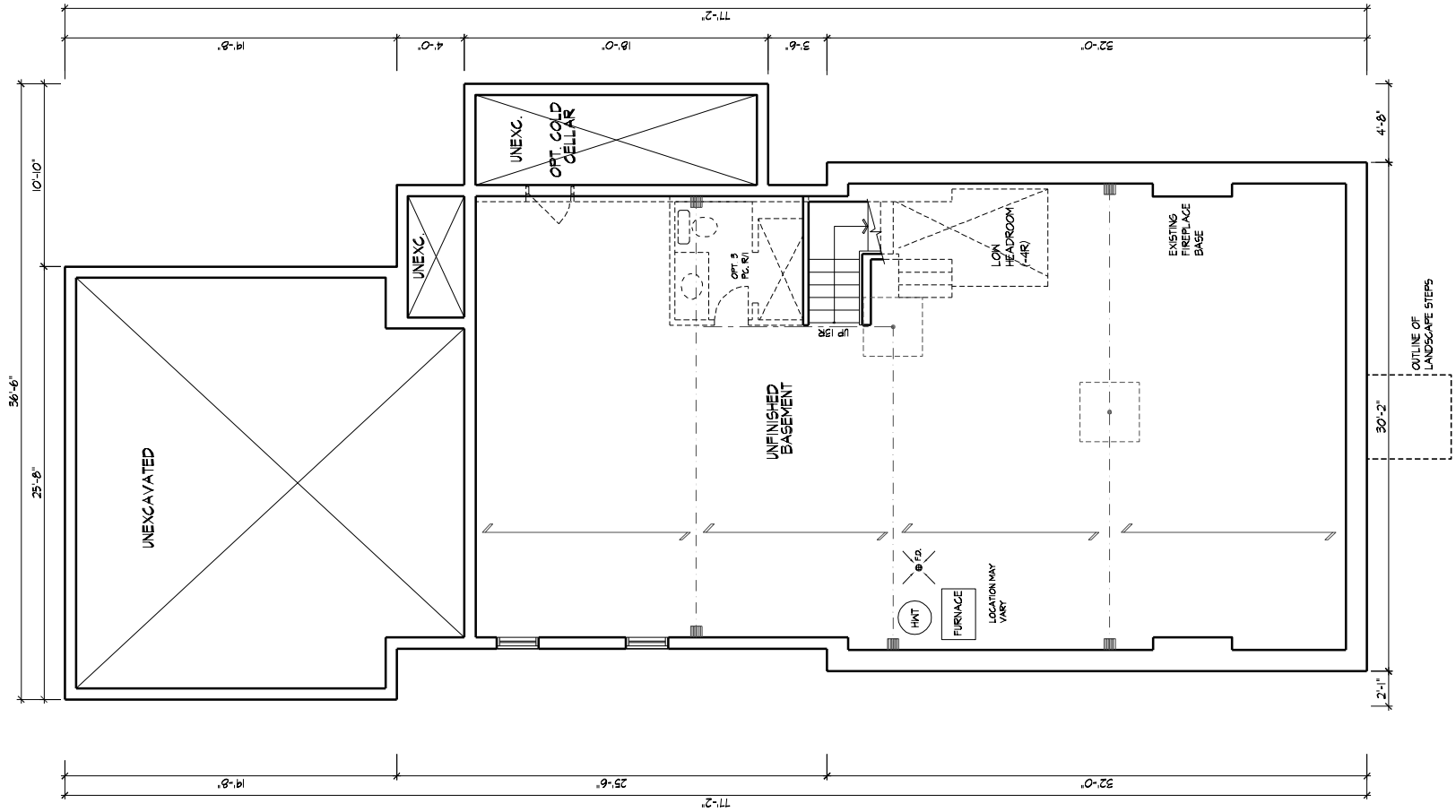

BASEMENT PLAN
0 sq ft

SCHEME B

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HERITAGE HOUSE - SCHEME B
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APPENDIX B

Updated Site Plan, Floor Plan, and Elevations for Proposed Residence on 59 Tufton Crescent

SCHEME B

HERITAGE HOUSE - SCHEME B 3093 SF

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BRAMPTON HERITAGE HOME, BRAMPTON, ON

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GROUND FLOOR PLAN

1557 sq ft

COVERAGE W/O PORCH 2140 sq ft

COVERAGE W/ PORCH 2504 sq ft

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LEFT SIDE ELEVATION

SCHEME B

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HERITAGE HOUSE - SCHEME B

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FRONT ELEVATION

REAR ELEVATION

SCHEME B

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RIGHT SIDE ELEVATION

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SCHEME B

HERITAGE HOUSE - SCHEME B
3093 SF

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SECOND FLOOR PLAN
1536 sq ft

GROSS FLOOR AREA	1542 sq ft
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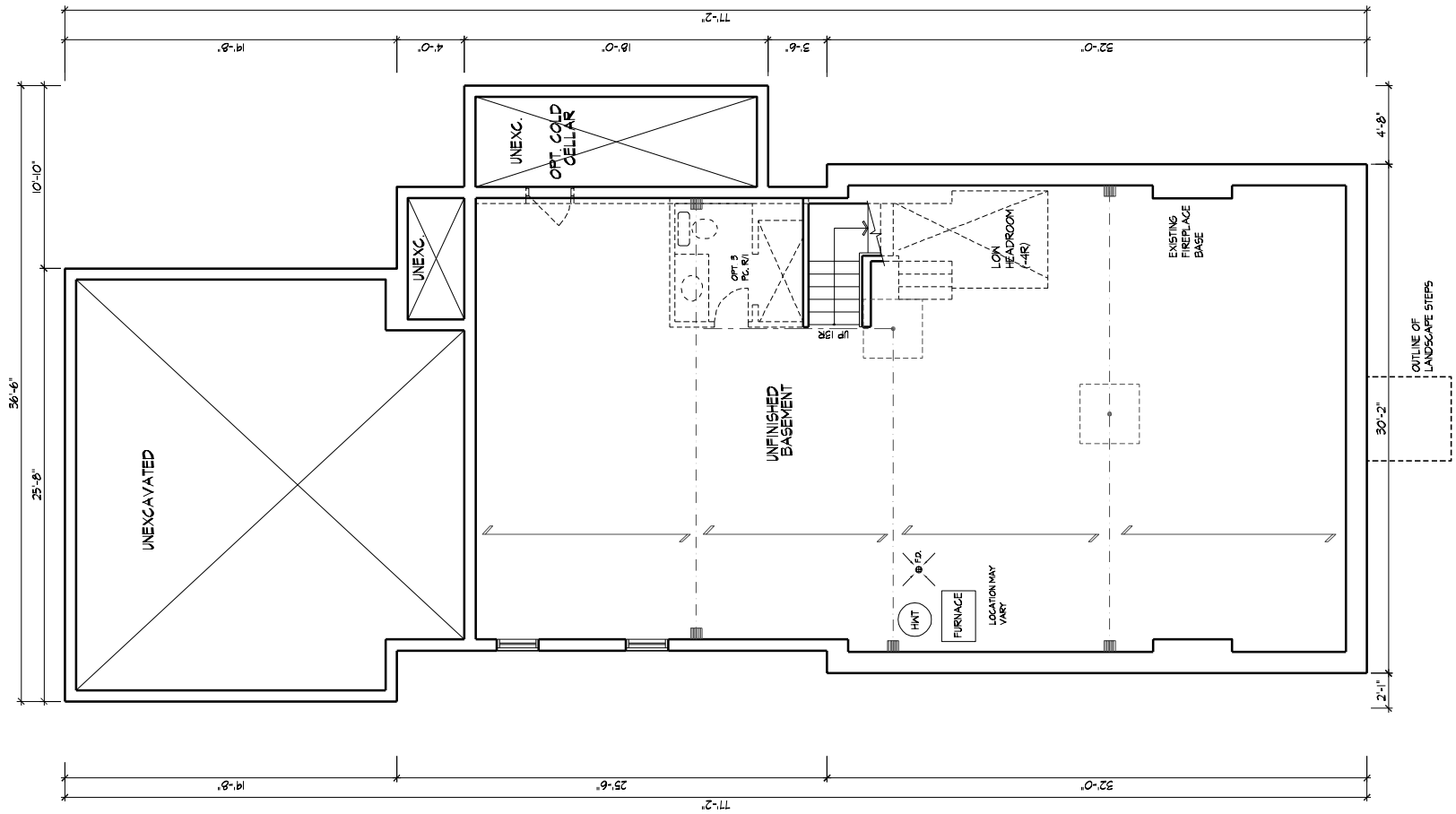

BASEMENT PLAN

0 sq ft

SCHEME B

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BRAMPTON HERITAGE HOME, BRAMPTON, ON

HERITAGE HOUSE - SCHEME B

3093 SF

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STANDARD SUBDIVISION NOTES FOR LANDSCAPE DEVELOPMENT (APRIL 2015)

1.0 GENERAL NOTES

1 Responsibilities
The "Owner" means the signatory(s) to the subdivision agreement together with the municipal authorities:
- The Owner is responsible for retaining a qualified landscape architect to coordinate, supervise and inspect all of the required works.
- The Owner is responsible for notifying the landscape architect prior to: construct any, start/end any grading, tree protection, planting operations, maintenance and warranty inspections as required by the City.
- The Owner and its consultants are required to strictly adhere to all of the following undertakings. Failure to do so may result in the prolonged retention of securities by the City.
- The Owner shall ensure that all works and the prescribed maintenance are completed in a timely and environmentally sound manner and in accordance with these drawings to the satisfaction of the City of Brampton.
- Covered by prior agreement with the City, the Landscape Architect shall witness the pre-principal contact between the City, the Owner and the Contractor(s).

2 Notifications
- Notify the landscape development a minimum of 2 working days in advance of the commencement of any works and make satisfactory arrangements for City staff to attend a pre-construction meeting prior to commencing the works in progress.
- The following City departments are:
  - Prior works, fencing and grading: Planning and Infrastructure Services, Development Construction section
  - For planting and turf: Planning and Infrastructure Services - Open Space Development section, and Parks Maintenance and Operations section.
  - For Playgrounds and Pathways Inspections: Planning and Infrastructure Services - Open Space Development section, and Parks Maintenance and Operations section.

3 Inspections
- Prior to commencement of any of the works, ensure that stakeouts of all the utilities within the project area have been completed. Any conflicts between existing utilities and the proposed works shall be brought to the attention of the reviewing department with recommended adjustments to the proposed works to eliminate the conflict.
- The City shall approve the modifications, in order prior to commencement of construction.

4 Inspections & Acceptances
- Upon completion of the works, provide to the reviewing department written confirmation that the works are in accordance with the approved drawings including certification from subconsultants and suppliers.
- Arrange a site review for preliminary acceptance of the works by the City. Provided that the works are completed in strict compliance with the drawing specifications, preliminary acceptance may be granted subject to correction of any minor deficiencies within 30 calendar days from the date of preliminary acceptance. Then and only then the warranty period will commence.
- The Owner is responsible for maintaining the works during the maintenance warranty period and notify the Landscape Architect that any dead plant material for replaced and structural defects in the works are corrected within 14 calendar days following notification.
- Reports, letters, inspections for self-playgrounds are carried out by the City to ensure that all equipment and safety surfaces are in acceptable condition. Any deficiencies that are identified and reported to the Landscape Architect are to be corrected within 48 hours.
- All pathway construction must be regularly inspected to ensure proper depth of excavation, installation of granular base, and compaction to the satisfaction of the City of Brampton.
- All signage is subject to the provisions of the sign By-law and applicable guidelines.
- One year after preliminary acceptance, the Landscape Architect shall arrange and conduct an interim inspection with the City no later than October 15th. Any deficiencies identified shall be rectified within 21 calendar days followed by further written confirmation from the consultant of their completion, failing which the interim inspection will be nullified and a new inspection will be required.
- At the end of the maintenance warranty period, the Landscape Architect shall arrange with the City a time for the warranty for final acceptance. Final acceptance reviews must be performed between June 1st to September 15th whereby all plant material shall be in full leaf, exhibit healthy, vigorous growth, and be free of insects and disease.

5 Maintenance and Warranties
- Failure to perform the following maintenance requirements may result in the City undertaking the work after 48 hours notification and take-over(s) the Owner for all associated costs including a 40% administration fee.
- The Owner shall ensure that regular maintenance is performed on planting and turf as follows:

Trees and Shrub Planting:
- a. Watering: minimum 2 times during summer (June, July and August). For all plant material water thoroughly to soak full prior to treatments to saturate soil around root systems.
- b. Fertilizing: as required to promote healthy growth.
- c. Pruning: as required to remove dead wood and maintain form.
- d. All planting beds and tree pits shall be maintained in a weed free condition during the warranty period using mechanical methods only that do not damage the bark material.
- e. Warranty period for all plant materials shall be a minimum of two years until healthy growth is established.

Sod/Seed:
- Any sod that is damaged or missing from this public boulevard is to be repaired / installed at the Owners' expense.
- Watering: as required to establish healthy, vigorous growth.
- Healthy, vigorous growth must be evident prior to grass cutting acceptance by the City.
- All sod/seed/seed areas require a minimum of two cuts prior to City acceptance for grass cutting. Warranty period shall be a minimum of two years until healthy growth and weed free cover is established.

Rails & Fencing:
- a. Acoustic fences and masonry walls: 3 Years
- b. All other fences: 1 Years

2.0 CONSTRUCTION NOTICE

1 Topsoil Stripping and Stockpiling
- Remove topsoil from the development site as prescribed in the pre-servicing agreement for the subdivision. Topsoil shall not be stockpiled on a park site without the prior written consent of the City.

2 Topsoil Preparation & Testing:
- All topsoil within the entire subdivision stockpile shall be tested, amended and limed by mechanical means prior to the acceptance of the Landscape Architect and the City of Brampton. Amendments and lime rates shall be provided for drainage composition as outlined below. Imported prepared soils will be accepted providing that soils are tested and meet all specifications and compositional requirements.
- Prepare soil by evenly mixing 6 parts good quality topsoil, 2 parts well-rotted cow manure and 1 part peat moss. The foregoing rates are subject to adjustment as per the soil analysis recommendation for compost. Alternatively, compost can also be evenly mixed. Uniform, pinch mixed and compacted soils will not be accepted.
- Prepare a minimum 150mm depth of topsoil with a 10-0-4 commercial fertilizer at 7.5kg/100sqm and supplementary at 5kg/100sqm. The proportions specified are subject to adjustment depending on the results of the soil analysis report referred to under soil testing.
- Representative samples from the soil stockpile shall be tested by a qualified testing laboratory before delivery to the work site. A City of Brampton representative must be present when the soil samples are collected.
- The Consulting Engineer or Landscape Architect shall arrange for the testing and shall provide the City with a copy of the soil analysis and recommendations for amendments to sustain vigorous growth of the specified plant material and certify that such amendments were made before making the soil.
- Test topsoil from random samples obtained by the Consulting Engineer or Landscape Architect from the source stockpile(s) for:
  - Particle size analysis by hydrometer method;
  - Inorganic matter, phosphorus (sodium bicarbonate), potassium magnesium calcium soil pH, buffer pH, calculated cation exchange capacity;
  - Alkaline ions, manganese, iron, copper, boron and soluble salts contents, and soil alkalinity.
- The City also may, at its discretion, require additional testing if soil until the desired composition is achieved.
- The topsoil shall exhibit the following characteristics:
  - a thoroughly blended and friable, consisting of 40% sand, 40% silt and 20% clay;
  - pH of 6.0 to 7.5
  - Free from subsoil, roots, vegetation, stones, toxic materials, stones over 50mm diameter
  - Contain minimum 4% organic matter for clay loams and 2% for sandy loams
- Samples shall be mixed together prior to testing.
- 5-10 kg topsoil samples to be submitted to the testing laboratory indicating: Present and intended uses, type of soil and the quantity of soil involved.
- Topsoil shall have the approximate minimum 150mm consolidated depths for all grassed and subbed areas and as specified on planting details for planted areas.
- In environmentally sensitive areas, the City may request plantings to be installed in native, undisturbed soils at natural ground elevation.

3 Tree and Shrub Planting:
- The Contractor must notify the Open Space Development section prior to commencement of any planting.
- Install plant material within 48 hours of delivery or ensure that roots are properly heeled in until site is ready.
- Care must be taken to avoid damage to overhead and underground utilities when planting trees and shrubs. Offset trees 1.0M from underground utilities, sidewalks and driveways, 2.0M from fire hydrants and transformers and 4.0M from light standards unless directed otherwise by the City in consultation with the Landscape Architect. Narrow canopy trees may be offset 3.0m from light standards.
- The Contractor is to stake out locations of tree pits. This stakeout is to be inspected and approved by the Landscape Architect and a City of Brampton representative before any excavation occurs.
- Tree pits shall be 1.0M wide x 1.0M deep (Add 0.15M to CB Shield where conditions permit) or as otherwise specified (and shall have 18.0M depth).
- On all flankage lots, narrow canopy trees may be planted in the boulevard spaced at 8.0 - 10.0M on-centre to accommodate utilities and sidewalk fences. The Landscape Architect and a City of Brampton representative may, at their discretion, redistribute tree locations, prior to planting, in order to minimize conflicts with utilities, driveways and intersection visibility.
- Transformers shall be screened with plant material to the satisfaction of the City of Brampton.
- Provide all shrubs and trees according to the guide specifications for nursery stock in the current edition of the Canadian Nursery Trade Association with regard to quality and grading and sized as per plant list.
- Remove all burlap wrapping from trees prior to inspection by the City. Immediately after planting spray all plantings in leaf with anti-dessicant. Provide all trees with stakes.
- Provide root barrier protection on all trees, shown and create trees planted adjacent to valley pathways and creeks.
- Remove all T Bars at the conclusion of the warranty period.
- Plants are to be number 1 nursery stock grown under proper horticultural practices that include providing ample spacing, plant and disease control and crotch & cropping.
- Trees shall be well branched and balanced with a strong central and straight leader.
- Deciduous shrubs must be free of branches less than 1.0M above the ground
- All shrubs and evergreen trees are to be planted in continuous mulched beds.
- Excavate entire area of shrub bed uniformly to a depth of 450mm and fill with specified soil as per detail UH1.
- Establish and maintain continuous bed edges on planting beds throughout.
- Apply 100mm of approved shredded bark mulch in all trees and shrubbeds in accordance with detail UH2.

4 Rough Grading:
- Rough grade to within 150mm of the finished grade on the approved grading plans for lot parks, blocks and walkway. The Development Engineer in conjunction with the consulting Landscape Architect must verify rough grading. The City representative must approve the rough grade in writing.
- Compaction Requirements:
  - a. Subgrade: 95% S.P.D.
  - c. Cranwell Landscape Areas: 85% S.P.D.
  - e. Asphalt Walkway Substrate: 98% S.P.D. for 98 areas; 95% S.P.D. for unobstructed subgrade
  - f. Granular Base: 98% S.P.D.

5 Fine Grading:
- Fine grade area free of humps and hollows if required using a mechanical box spreader with compactor roller.
- a. Geotechnical Engineer shall certify that all filling and grading associates with the noise barrier if applicable, shall conform to the compaction specifications on the approved plans.

6 Sodding/Seeding:
- Refer to tables and backing soil preparation & testing for finished grade establishment.
- Obtain Landscape Architects approval of topsoil grade and depth before sodding.
- Lay No. 1 Kentucky Sod on all areas of the project as specified by the construction drawings. Use No. 1 Grade Kentucky Blue Grass sod.
- Immediately after installation, sod must be well rolled, in two directions and watered for proper root establishment. Sod shall be pegged.
- The sod must be fertilized three (3) times each growing season as per the soil analysis recommendations (for new sodding).
- Following the first winter after the sod has been laid it must be aerated and top-dressed during the spring for two (2) consecutive growing seasons.

7 Hydroseeding:
- Use approximate seed mix in areas as specified.
- Ensure that areas to be seeded have been subsoiled to a depth of 25mm and are raked to a depth of 50mm. Remove all stones 50mm and over in diameter, and rubbish. If required using a mechanical box shredder with compaction roller.
- Obtain Landscape Architects approval of topsoil grade and depth before starting to seed.
- Fertilizer to be applied at a rate and rate suited to the recommendations in the soil analysis report.
- Approved mulch to be applied at a rate of 4lbs/hectare or according to manufacturer's specifications.
- Apply seed mix and rate as specified by supplier.
- Standard seed mix for locations to receive regular cutting:

Upland Mix		Lowland Mix	
20%	#19 Tall Fescue	20%	Perennial Ryegrass
20%	Hard Fescue	15%	Meadow Fescue
20%	Creeping Red Fescue	20%	Red Clover
15%	Smooth Brome	25%	Alsike
15%	Red Clover	15%	Smooth Brome
10%	Alsike		

- Standard seed mix for naturalized meadows:

Upland Mix		Lowland Mix	
25%	Tall Ryegrass	25%	Perennial Ryegrass
20%	Hard Fescue	15%	Meadow Fescue
20%	Creeping Red Fescue	20%	Red Clover
15%	Smooth Brome	25%	Alsike
15%	Red Clover	15%	Smooth Brome
10%	Alsike		

8 Cleanup:
- Remove all maintenance debris from the work area immediately after any part of the works is completed and generally keep the site in a tidy and safe condition during the construction period.

9 Fencing:
- All chain-link fencing and components shall have a black glaze enamel finish by powder coat application. Prior to application of finish, treat with Parkoi Bonderite and Bonderhaesive4 applied in a thickness of 40-5mm to electrostatic coat and oven cured smooth and even surface. All chain-link fabric also to be black vinyl coated. Bottom rail required only at entire open fields.
- All noise barrier fences and masonry walls to be painted 0.3M inside private property where abutting public property.
- All other fences to be painted 0.15M inside private property where abutting public property.
- Privacy fences to be placed on property line between residential properties.

3.0 STANDARD TREE PRESERVATION NOTES

1 All existing trees, that are designated to remain, must be fully protected with solid wood hoarding or new protection fencing in accordance with City of Brampton detail 215, which is to be erected beyond the drip line. Consulting Landscape Architect or Arborist to provide written confirmation to the City of Brampton Urban Forestry Section that tree protection has been installed prior to commencement of any site stripping and grading permit. Tree preservation measures must be reviewed and verified on-site according to detail L1 of City of Brampton, by Planning and Infrastructure Services.
2 No construction equipment or materials/ vehicles are permitted within the tree protection zone and all tree protection zones must remain undisturbed at all times.
3 Any trenching or excavation/storage of materials must remain outside the limits of the tree protection zone.
4 Any roots or branches that extend beyond the tree protection zone, which require pruning, must be pruned by a qualified arborist. Pruning must be done in accordance with good arboricultural practices. The Consulting Landscape Architect must advise the Open Space Development section a minimum of 48 hours prior to commencing any specified work.
5 Trees that were designated for preservation but have died or have been damaged beyond repair will be removed and replaced by the Developer with trees of a size and species as approved by the Open Space Development section.
6 Trees will be given an overall pruning as required, to the satisfaction of the City of Brampton Urban Forestry section.
7 Tree protection fencing shall not be removed without the written authorization of the Consulting Landscape Architect or Arborist. Fencing must remain in place for the full duration of all construction activities.

4.0 RESTORATION / MAINTENANCE OF NATURAL AND NATURAL AREAS

1 All areas beyond the Limit of Development that are disturbed during construction shall be restored to the satisfaction of the City of Brampton at the Developer's expense.
2 All trees, shrubs, hedgerows and other vegetation within the subdivision limits to be fine pruned, covered with 150mm topsoil and sodded or seeded to the satisfaction of the City unless otherwise noted. Developer to perform regularly scheduled maintenance on all undeveloped blocks in compliance with the City of Brampton property standards Bylaw.
3 All areas of natural open space that are disturbed during construction shall be restored to pre-construction conditions to the satisfaction of the City of Brampton.
4 Open space blocks shall not be used for the purpose of stockpiling or for the placement of construction materials.
5 All open space, valleyland and SWM blocks shall be maintained free of garbage and debris. Garbage and debris shall be removed from the subdivision at the subdivision by the City of Brampton. The developer to perform regularly scheduled cutting, maintenance on these blocks throughout the entire warranty period.
6 All public boulevards as part of this development are to be fine graded to a minimum depth of topsoil and sodded.

5.0 SUPPLEMENTARY PARK DEVELOPMENT NOTES

1 All ~1.2 m high, black vinyl chain link fence shall be installed prior to or concurrently with park construction. Refer to detail L6A.
2 Boulevard and side street tree planting adjacent to the park shall be installed concurrently with park construction according to City standard specifications.
3 The Developer shall supply and maintain a pad lock on the electrical service pedestal and provide the keys to Parks Maintenance and Operations prior to electrical activation.
4 The play equipment manufacturer must inspect the installed structures and resilient surfaces and provide written documentation to the City that they meet or exceed the latest CSA Guidelines.

6.0 STANDARD VALLEY LAND DEVELOPMENT NOTES

1 The Developer is responsible for the installation and maintenance of all erosion and sediment control details for erosion control and retention as per City of Brampton standard requirements.
2 Any erosion, other than natural erosion activity, that occurs along the valleyland or open space block slopes throughout the construction and warranty period of this development shall be corrected by the Developer to the satisfaction of the City of Brampton.
3 All dead wood, invasive species and trees that are deemed hazardous to the public at the top of bank, in the valleylands and in woodlots shall be removed by the Developer to the satisfaction of the City of Brampton.
4 Tree removal in woodlots will be confined to one technique as approved by the City of Brampton.
5 The Developer is required to ascertain the presence of an informal use will be responsible for the pruning of deadwood and selective thinning in the valleylands and open space blocks abutting the subject property. The noted work must be performed in consultation with the City of Brampton Arborist and Credit Valley Conservation.
6 All debris piles are to be pruned and not be-site.
7 All valley slope swales behind residential properties must be roughed in prior to plan registration.
8 All pedestrian bridges must be designed and stamped by an approved bridge engineer and peer reviewed to the satisfaction of the City's senior bridge engineer in the Maintenance and Operations Division prior to fabrication.

7.0 STANDARD STORMWATER MANAGEMENT POND DEVELOPMENT NOTES

1 All headwalls and associated concrete structures shall be finished with a natural stone facing form liner, unless otherwise approved by the City. Natural stone facing shall be reviewed and approved by the proponent's retained design consultant prior to the City's review. Alternate treatments require prior approval.
2 All footwalls to conform to OPS standard formwork specifications and City approval shall be required prior to concrete pours.
3 The edges of all rip rap scour pads and outlet aprons shall be finished in random irregular contours. Rigid geometric arrangements will not be accepted.
4 All completed head walls & headwall/outlet risers are to be covered with 50mm to 100mm (be washed stone) over filter cloth. Top of stone cover shall be level portion of stone picked in lieu of rip rap. Below permanent water level stone may be rip rap or picked.
5 Layout of outlet and overflow channels through working vegetation to be adjusted prior to minimize removal of existing vegetation.
6 No chain link gates are permitted from residential lots to SWM Valley or Woodlot blocks. Gates may be permitted to pathways and trails at the discretion of the City where there is safe access.
7 All SWM blocks require the placement of permanent Stormwater Management Facilities Warning Signs on the City of Brampton's specifications. Minimum 3 signs around pond.
8 Pipe compressor at the SWM Pond Block this contractor is to notify Parks Maintenance and Operations Section 48 hours prior to commencing any specified work. Pipe to be according to City Detail - Safety Station for Ponds and Waterways L600 at a minimum 200M spacing.
9 A 2.4M wide granular path must be provided around each SWM block parallel over the maintenance access roads.

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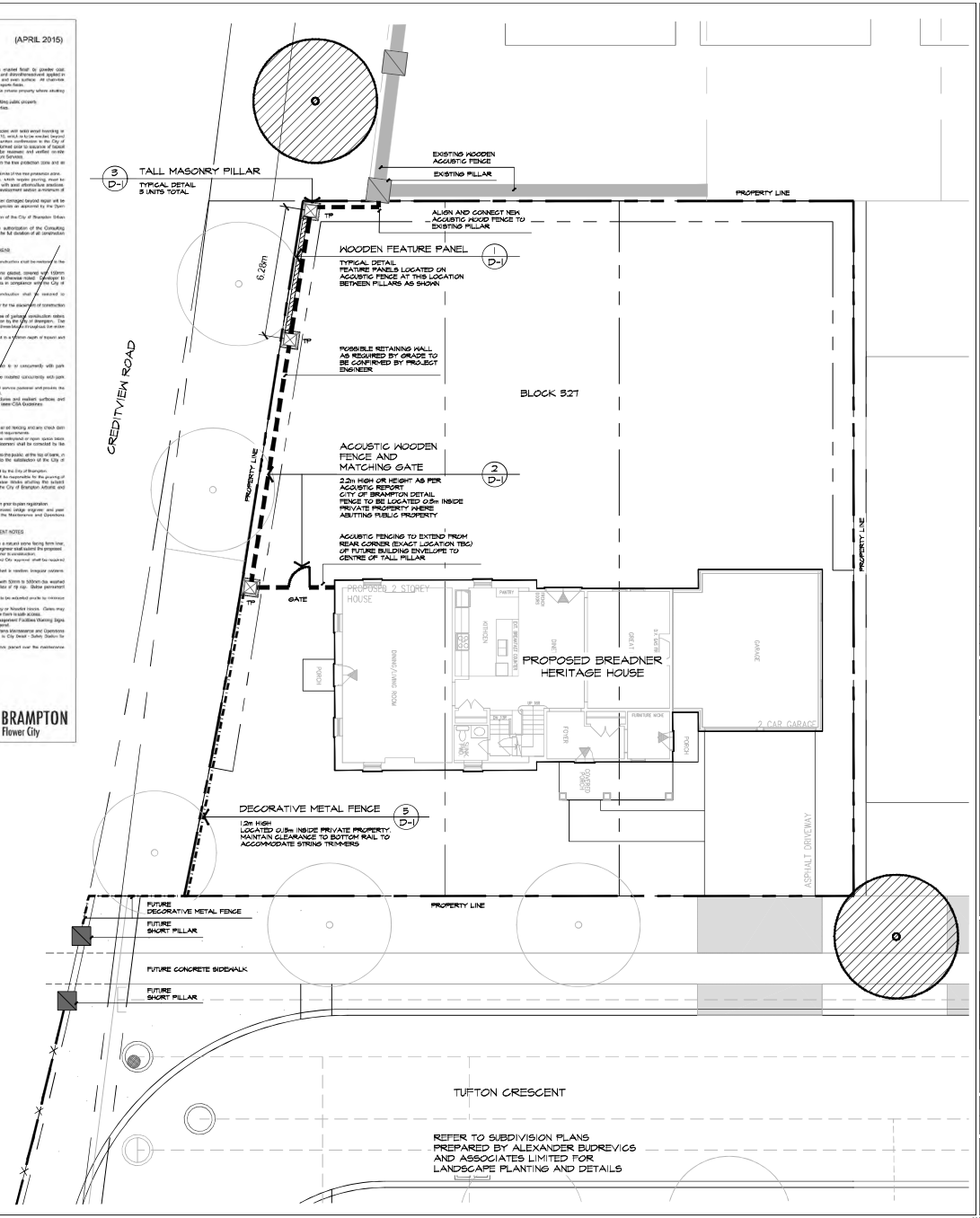
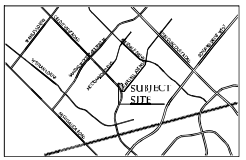


KEY PLAN



LEGEND

- PROPOSED DECIDUOUS STREET TREE
- EXISTING STREET TREE TO REMAIN
- WOODEN ACOUSTIC GATE
- WOODEN ACOUSTIC FENCE
- DECORATIVE METAL FENCE
- TP TALL MASONRY PILLAR

BASE INFORMATION OBTAINED ELECTRONICALLY FROM GHD (TEL 905 814 4181)

no.	date	version	by
1.	APR 08 2021	ISSUED FOR SUBMISSION	PT
0.	MAR 31 2021	ISSUED FOR REVIEW & COORDINATION	PT

All information hereon to be checked and verified at the site and any discrepancies must be reported to and clarified by the landscape architect before commencing work. All drawings, specifications, details, digital information, etc., prepared by the landscape architect are instruments of service and as such are his property and must be returned at his request.

ALEXANDER BUDREVICS
LANDSCAPE ARCHITECTS
886 Don Mills Road, Second Tower, Suite 212
Toronto, Ontario, Canada, M3C 1W9
t 416.444.5291
f 416.444.5228
www.budrevics.com

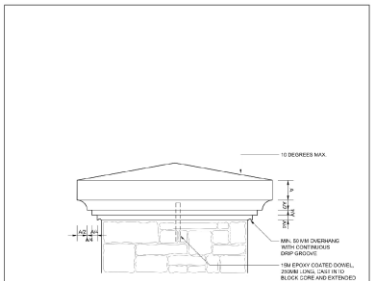
project
TUFTON SUBDIVISION
BREADNER HERITAGE HOUSE
TUFTON CRESCENT
BRAMPTON, ONTARIO

THE CONSERVATORY GROUP

drawing
HERITAGE HOUSE LANDSCAPE PLAN - FENCING WORKS

date: APRIL 7, 2021	drawn: AV / PT
scale*: 1:100	file: 3459 L1 V1 -250404
direction:	project no.: 3459
	sheet no.: L-1

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET



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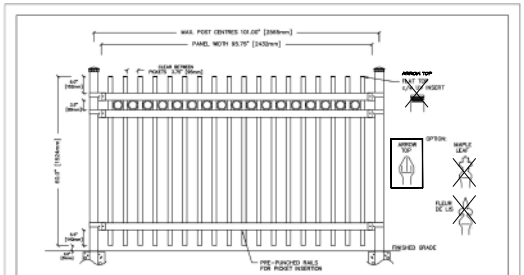
ARCHITECTURAL COPING		L825
SITE AMENITIES - SERIES 800	SEPTEMBER 2014	N.T.S

4 PILLAR COPING
CITY OF BRAMPTON DETAIL
SHOP DRAWING TO BE REVISED AND APPROVED BY LANDSCAPE ARCHITECT
NTS



PANEL HEIGHT	PANEL WIDTH	POST CENTERS
UP TO 6FT. HIGH	95 3/4" [2432mm]	101" [2565mm]
7FT. AND HIGHER	74 1/4" [1886mm]	80" [2032mm]

NOTE: ENQUIRE ABOUT PANEL WIDTHS OF 95 3/4" [2432] FOR PANELS ABOVE 72" [1829] HIGH

SPECIFICATIONS:

POSTS RAILS & PICKETS: EXTRUDED MARINE ALUMINUM 6061-T6 PRIME ALUMINUM, NORTH AMERICAN PRODUCED

FINISH: SEVEN STAGE ARCHITECTURALLY CERTIFIED PRETREATMENT TO ITS ANNA 2164. SUPER DURABLE ELECTROSTATICALLY APPLIED POWDER COAT – MIN THICKNESS 2.5 mils

POSTS: 76mm x 76mm (3"x3") .108 WALL
OPTION: 152mm x 102mm (4"x6") .188 WALL

POST FLANGES: 152mm x 152mm x 6mm (6"x6"x1/4") OR 203mm x 203mm x 13mm (8"x8"x1/2")

POST CAP: PYRAMID OR

RAILS: 38mm x 64mm (1½" x 2½") .120 WALL

PICKETS: 19mm x 38mm (¾" x 1½") .065 WALL FLAT TOP c/w UV INSERT, PINCHED ARROW MAPLE LEAF OR FLEUR DE LIS (USE FLAT TOP UNLESS OTHERWISE NOTED)

INFILL: 89mm (3½") DIA. CAST ALUMINUM RINGS

FITTINGS: 12GA. STAMPED MARINE GRADE ALUMINUM FINISH AS DECIDED

WELDS: ALUMINUM – FULL BEAD ON PUBLIC SIDE – TACK WELD ON PRIVATE SIDE

COLOUR: STANDARD COLOURS ARE BLACK, SEMI-BLACK BROWN, GREEN, WHITE AND FOREST GREEN. (CUSTOM COLOURS AVAILABLE UPON REQUEST)

WARRANTY: 20 YEAR LIMITED

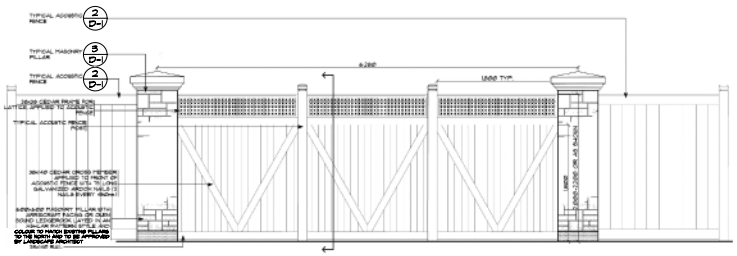
NOTES: ALL TYPES OF GATES AVAILABLE TAMPER PROOF NUTS AVAILABLE

COMMENTS:

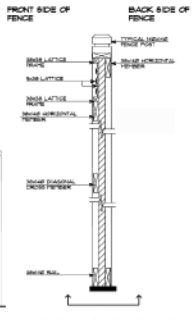
IRON EAGLE II ALUMINUM GOLDEN EAGLE II C/W FULL RINGS — DRAWING No. G-A03

IRON EAGLE INDUSTRIES 1256 CARDIFF BLVD., MISSISSAUGA, ON L5S 1R1 www.ironeagleinc.com info@ironeagleinc.com TEL: 905 670-2558 FAX: 905 670-2538

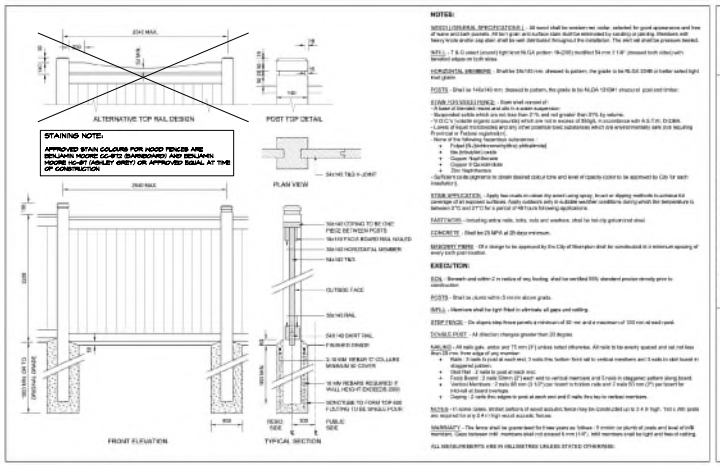
5 DECORATIVE METAL FENCE
1.2m HIGH, COLOUR : BLACK
NTS

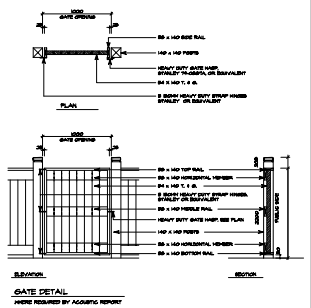


ELEVATION OF LATTICE FEATURE PANEL AND MASONRY PILLARS FOR ACOUSTIC FENCE



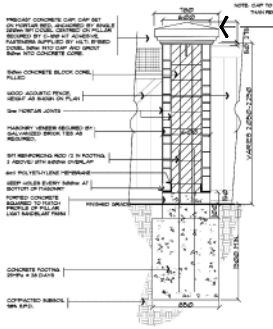
1 ELEVATION OF LATICE FEATURE PANEL AND MASONRY PILLARS FOR ACOUSTIC FENCE
DETAIL FROM STRYBOS AND ASSOCIATES LTD. FOR FLETCHER'S MEADOW
NTS

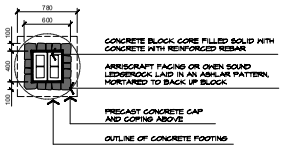




ADDITIONAL FENCING NOTES:
1. ALL WOOD SHALL BE WESTERN RED CEDAR, SELECTED FOR GOOD APPEARANCE AND FREE OF WANE AND BARK POCKETS. SEE SPECIFICATIONS FOR DETAILS.
2. FOR STAINING REQUIREMENTS SEE NOTES ON CITY OF MISSISSAUGA DETAIL 807.
3. FASTENERS, INCLUDING NAILS, BOLTS, WASHERS TO BE HOT-DIPPED GALVANIZED STEEL.
4. SECURE ALL LUMBER WITH GALVANIZED ARDOX NAILS.
5. ALL CONCRETE SHALL BE 28 MPA AT 28 DAYS, MINIMUM.
6. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

2 ACOUSTIC WOOD FENCE AND GATE DETAIL
HEIGHT OF FENCE 2.2m HIGH OR AS NOTED IN THE ACOUSTIC REPORT.
REFER TO ENGINEERING DRAWINGS FOR GRADE ELEVATIONS.
FENCE TO BE CENTRED 0.3m INSIDE PRIVATE PROPERTY WHERE ABUTTING PUBLIC PROPERTY.
CITY OF BRAMPTON DETAIL
NTS





NOTE:
- PRECAST ELEMENTS:
- COLOUR: BUFF TONE TO BE APPROVED.
FINISH: LIGHT SANDBLAST

NOTES:
- FOOTING MUST BE POURED ON UNDISTURBED, NATIVE SOIL OR ENGINEERED FILL. NOTIFY LANDSCAPE ARCHITECT AND SOILS ENGINEER PRIOR TO COMMENCING EXCAVATION.
- ALL REINFORCING STEEL TO BE GALVANIZED OR EPOXY COATED.
- MAINTAIN MINIMUM 75mm CONCRETE COVER OVER REINFORCING BARS.
- GALVANIZED BRICK TIES TO BE USED IN ACCORDANCE WITH CSA A370 AS REQUIRED TO SECURE VENEER
- CONSOLIDATE BACKFILL TO 98% S.P.D.
- COLOUR SAMPLES OF ALL MASONRY AND PRECAST CONCRETE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- MASONRY VENEER TO BE DECORATIVE LIMESTONE LEDGEBROOK WITH A 20% MIX OF DESERT BROWN OR OWEN SOUND LEDGEROCK LAYED IN AN ASHLAR PATTERN. COLOUR SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

3 TALL MASONRY PILLAR
DETAIL FROM STRYBOS AND ASSOCIATES LTD. FOR FLETCHER'S MEADOW
CONTRACTOR TO PROVIDE PILLAR SHOP DRAWINGS TO BE REVISED, APPROVED AND STAMPED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. MASONRY TO MATCH ADJACENT EXISTING PILLARS.
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no.	date	version	by
1.	APR 04 2025	ISSUED FOR SUBMISSION	PT
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ALEXANDER BUDREVICS LANDSCAPE ARCHITECTS
885 Don Mills Road, Second Tower, Suite 212
Toronto, Ontario, Canada, M3C 1V9
t 416.444.5001
f 416.444.5008
www.budrevics.com

project
TUFTON SUBDIVISION
BREADNER HERITAGE HOUSE
TUFTON CRESCENT
BRAMPTON, ONTARIO

THE CONSERVATORY GROUP

drawing
HERITAGE HOUSE FENCING DETAILS

date	APRIL 7, 2021	drawn	AV / PT
scale*	AS SHOWN	file	3459 D1 V1 -250404
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		sheet no.	D-1

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GOLDER
MEMBER OF WSP

REPORT

Heritage Conservation Plan

Breadner House, 59 Tufton Crescent, City of Brampton, Peel Region, formerly Lot 12, Concession 3 WCR, Chinguacousy Township, Peel County, Ontario

Submitted to:

Middle Oak Development

90 Tiverton Court
Markham, Ontario
L3R 9V2

Submitted by:

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario, N6L 1C1, Canada

+1 519 652 0099

21453562-1000-R01

6 October 2021

Distribution List

1 e-copy: Middle Oak Development

1 e-copy: Golder Associates Ltd.

Personnel

Project Director	Michael Teal, MA, Associate, Senior Archaeologist
Project Manager	Ragavan Nithiyanantham, MA, CAHP, Cultural Heritage Specialist
HCP Lead	Henry Cary, PhD, CAHP, RPA, Senior Cultural Heritage Specialist
Research	Henry Cary, PhD, CAHP, RPA
Report Production	Henry Cary, PhD, CAHP, RPA
	Ragavan Nithiyanantham, MA, CAHP
Maps & Illustrations	Dave Hoskings, Senior Drafter
Senior Review	Michael Teal, MA

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Hunt Design Associates Inc. Brian Sherrer, Associate / Production Manager

Record of Issue

Company	Client Contact	Version	Date Issued	Method of Delivery
Middle Oak Development	Randy Eadie	Final	6 October 2021	Digital

Executive Summary

The Executive Summary highlights key points from the report only; for complete information and findings, as well as the limitations, the reader should examine the complete report.

In October 2019, Middle Oak Development (Middle Oak) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 59 Tufton Crescent in the City of Brampton, Ontario (the property). The 0.12-hectare (0.3-acre) property was designated in 2006 under City of Brampton By-law 34-2006, enabled under Part IV of the *Ontario Heritage Act,* for its Georgian style, storey-and-a-half rubble stone residence known locally as the Breadner House. The Breadner House is believed to have been built for Joseph Breadner at some point between 1844 and 1866, with later modifications that included extending the masonry at the rear of the house to create a “saltbox roof” and adding a wood-frame rear wing. In 2011, the Breadner House partially collapsed during excavation for a new rear addition, and safety concerns led to a decision to carry out a controlled demolition and salvage the building stone for future reconstitution.

Middle Oak proposed to develop the property and reconstitute the Breadner House on an adjacent lot (0 Tufton Crescent; PIN 14254-5818). Since the property at 59 Tufton Crescent is designated, the City of Brampton required that an HIA be conducted to assess the impact of relocating the house and identify the most appropriate conservation or mitigation options. Golder’s HIA determined that the Breadner House could be reconstituted on the adjacent lot without negative impact to the structure’s cultural heritage significance and recommended that this effort be guided by a Heritage Conservation Plan (HCP) detailing the conservation treatments (i.e., preservation, rehabilitation, and restoration) and required actions, as well as an implementation schedule. These recommendations were accepted by the City and in February 2021 Middle Oak retained Golder to undertake the HCP.

Following international, federal, provincial and municipal guidance, this HCP takes an understanding, planning and intervening approach to conservation, with goals to:

- ***Reconstitute the Breadner House as a mid-19th century vernacular stone house with cultural heritage significance to the community***
- ***Adaptively re-use the Breadner House as a comfortable and desirable single-family dwelling in a low-rise and single-detached residential context.***

To achieve these goals, Golder has recommended ten stabilization, reconstitution, rehabilitation, and preservation strategies in this HCP to be implemented in three phases over the next two years (see Sections 5.0 and 6.0).

Study Limitations

Golder has prepared this report in a manner consistent with the guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the City of Brampton, subject to the time limits and physical constraints applicable to this report.

This report has been prepared for the specific site, design objective, developments, and purpose described to Golder by Middle Oak Development (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permissions of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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1.0 INTRODUCTION

In October 2019, Middle Oak Development (Middle Oak) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 59 Tufton Crescent in the City of Brampton, Ontario (the property) (Figure 1). The 0.12-hectare (0.3-acre) property was designated in 2006 under City of Brampton By-law 34-2006, enabled under Part IV of the *Ontario Heritage Act* for its Georgian style, storey-and-a-half rubble stone residence, known locally as the Breadner House. The Breadner House is believed to have been built for Joseph Breadner at some point between 1844 and 1866, with later modifications that included extending the masonry at the rear of the house to create a "saltbox roof" and adding a wood-frame rear wing. In 2011, the Breadner House partially collapsed during excavation for a new rear addition, and safety concerns led to a decision to carry out a controlled demolition and salvage of the building stone for future reconstitution.

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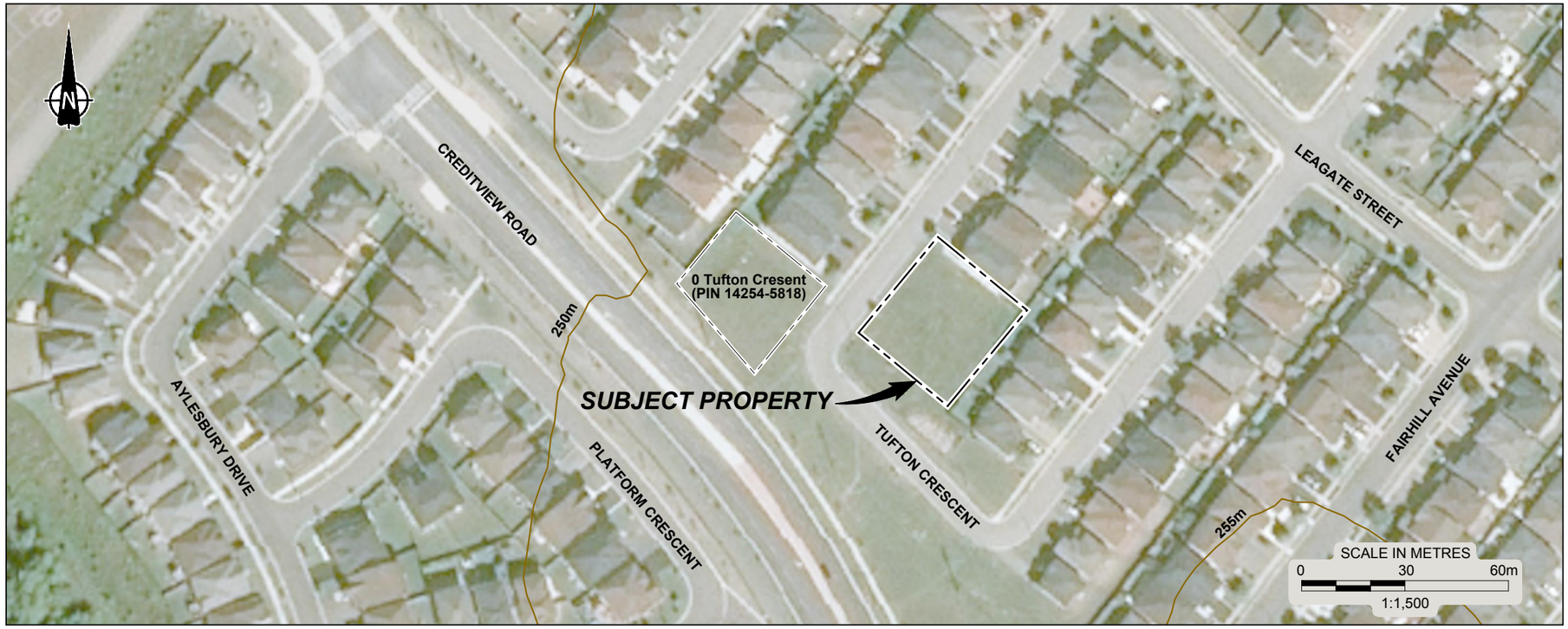
This HCP describes the current understanding of the Breadner House, then recommends planning and intervening measures that recognize and respect what is important about the historic place (Canada's Historic Places 2010:4). Overall, this HCP:

- summarizes the heritage policies relevant to conserving the Breadner House
- provides an overview of the building's setting, features, occupation and structural history, and physical condition
- provides the Statement of Cultural Heritage Value or Interest (SCHVI) and list of heritage attributes for the Breadner House
- develops goals for the Breadner House, and identifies the objectives to achieve these goals
- recommends the primary and secondary conservation treatment options and a series of strategies to ensure the heritage attributes of the Breadner House are conserved
- outlines the schedule to achieve the goals and objectives and complete the recommended strategies.

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



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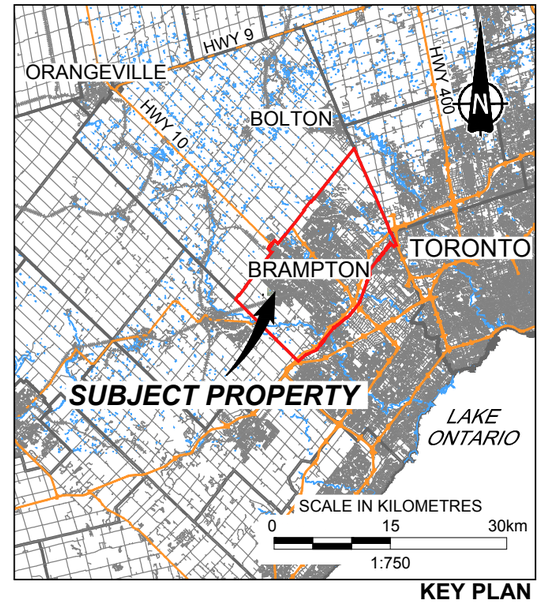
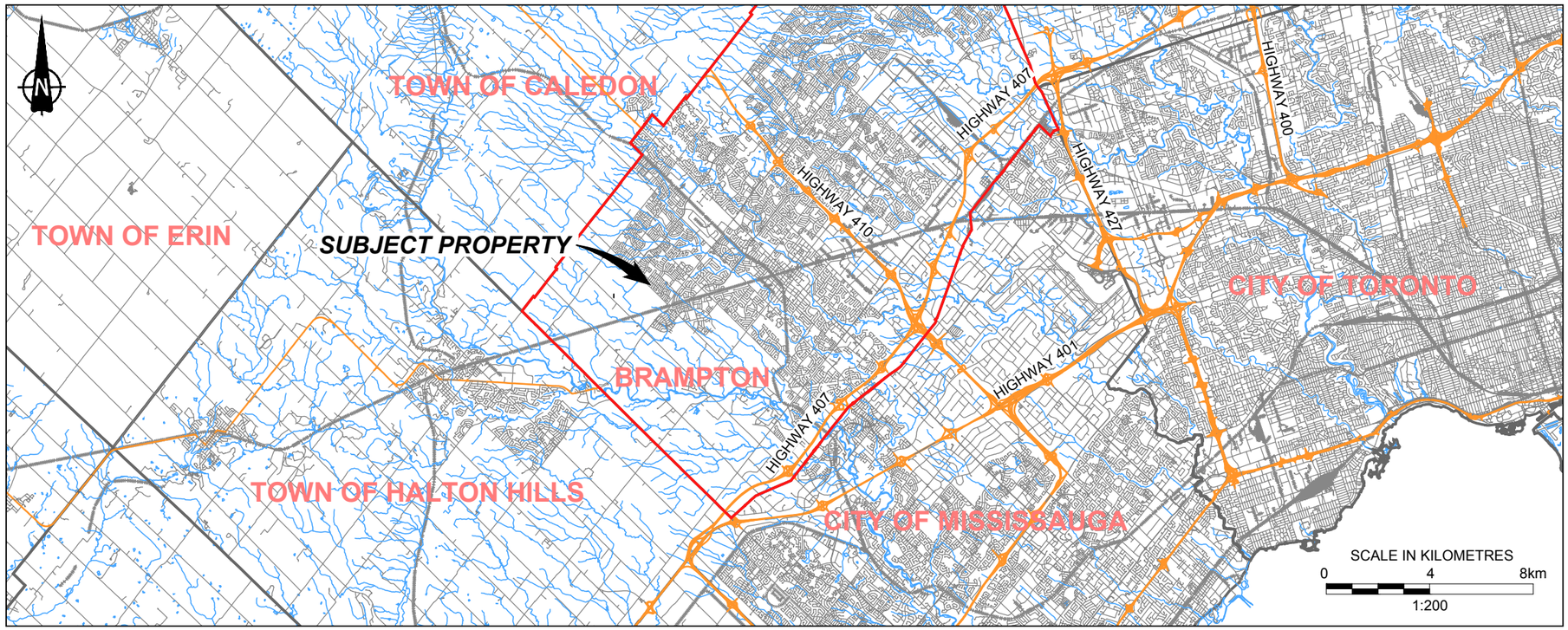


KEY PLAN



REGIONAL MAP

LEGEND

- APPROXIMATE LOCATION OF SUBJECT PROPERTY
- BRAMPTON BOUNDARY
- TOWNSHIP/MUNICIPALITY BOUNDARY
- CALEDON — TOWNSHIP/MUNICIPALITY

REFERENCE

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NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.

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ALL LOCATIONS ARE APPROXIMATE.

PROJECT

HERITAGE CONSERVATION PLAN
BREADNER HOUSE, 59 TUFTON CRESCENT
CITY OF BRAMPTON, ONTARIO

TITLE

LOCATION MAP

GOLDER
MEMBER OF WSP

PROJECT No.		21453562	FILE No. 21453562-1000-R01001
			SCALE AS SHOWN REV.
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FIGURE 1

Client: Middle Oak Development

Original Format is Tabloid 279mm x 432mm

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Oct 07, 2021 - 9:56am

Drawing file: 21453562-1000-R01001.dwg

2.0 PLANNING FRAMEWORK

Heritage properties are subject to several provincial and municipal planning and policy regimes, as well as guidance developed at the federal and international levels (Figure 2). These have varying levels of authority at the local level, though generally are all considered when making decisions about heritage assets.

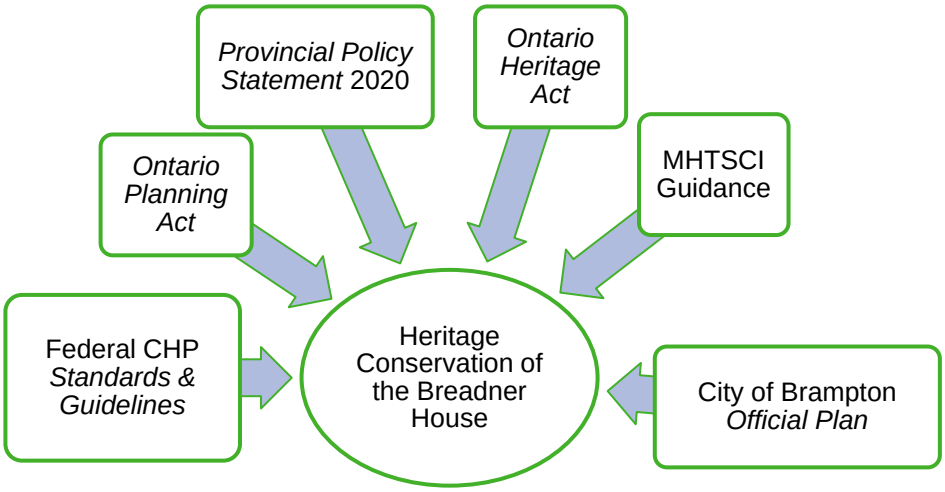

Figure 2: Federal, provincial, and municipal policies relevant to the heritage conservation of the Breadner House

2.1 International and Federal Heritage Policies

No federal heritage policies apply to the property, although many of the provincial and municipal policies detailed below align in approach to that of Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010; CHP *Standards and Guidelines).* This document was drafted in response to international and national agreements such as which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites* (*Venice Charter*), 1983 Canadian *Appleton Charter for the Protection and Enhancement of the Built Environment*, and Australia ICOMOS *Charter for Places of Cultural Significance* (*Burra Charter*, updated 2013). The latter is important for pioneering "values based" evaluation and management, an approach central to Canadian federal, and provincial and territorial legislation and policies for identifying and conserving cultural heritage. The CHP *Standards and Guidelines* define three conservation treatments — preservation, rehabilitation, and restoration— and outline the process and required and best practice actions relevant to each treatment.

2.2 Provincial Heritage Policies

2.2.1 *Planning Act* and *Provincial Policy Statement*

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement* 2020 (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of "features of significant architectural, cultural, historical, archaeological or scientific interest" are a "matter of provincial interest" and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020 recognizes that cultural heritage and archaeological resources "provide important environmental, economic, and social benefits", and that "encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*" supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – *Significant built heritage resources* and *significant cultural heritage landscapes* shall be conserved.
- Section 2.6.3 – Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved.

Each of the italicised terms is defined in Section 6.0 of PPS 2020, and those relevant to this report are provided below:

- ***Adjacent lands*:** for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.
- ***Built heritage resource:*** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.
- ***Conserved*:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.
- ***Cultural heritage landscape:*** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*; or have been included in on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- ***Development*:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.
- ***Heritage attributes:*** the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property).
- ***Protected heritage property:*** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

- ***Significant*:** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Importantly, the definition for *significant* includes a caveat that "criteria for determining significance…are established by the Province", and that "while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation." The criteria for significance established by the Province as well as the need for evaluation is outlined in the following section.

2.2.2 *Ontario Heritage Act* and *Ontario Regulation 9/06*

The *Ontario Heritage Act (OHA)* enables the Province and municipalities to conserve significant individual properties and areas. For Provincially owned and administered heritage properties, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory under Part III of the *OHA* and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

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

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

A property needs to meet only one criterion of *O. Reg. 9/06* to be considered for designation under Part IV of the *OHA*. If found to meet one or more criterion, the property's CHVI is then described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. In the *OHA* heritage attributes are defined slightly differently to the PPS 2020 and directly linked to real property[1]; therefore, in most cases a property's CHVI applies to the entire land parcel, not just individual buildings or structures.

[1] The OHA definition "heritage attributes means, 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."

Once a municipal council decides to designate a property, it is recognized through by-law and added to a "Register" maintained by the municipal clerk (*OHA,* Section 27[1]). Under Section 27 (1.2) of the *OHA*, a municipality may also "list" a property on the Register if "the municipality believes [it] to be of cultural heritage value or interest". Once listed, a property owner "shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice" (*OHA,* Section 27[3]). The Town has not listed any properties but does maintain an inventory of properties with potential cultural heritage value or interest.

2.2.3 Provincial Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI Standards and Guidelines (S&Gs), but these also provide "best practice" approaches for evaluating cultural heritage resources not under provincial jurisdiction. The *Standards and Guidelines for the Conservation of Provincial Heritage Properties - Info Bulletin 2* advises on the contents and possible strategies for an HCP. The Ontario Heritage Trust, an agency of the Province, has also developed terms of reference and suggested contents for conservation plans under their management, although these are less detailed (OHT 2012; OHT 2011).

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

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

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

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

2.3 Municipal Heritage Policies

2.3.1 City of Brampton *Official Plan*

The City's *Official Plan,* last consolidated in 2015, informs decisions on issues such as future land use, transportation, infrastructure and community improvement within the City's limits. Section 4.10 of the *Official Plan* outlines the goal and policies for cultural heritage resources, with the latter defined as:

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

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

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

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

3.0 UNDERSTANDING

The information provided in the following sections is excerpted from the 2019 HIA and revised or corrected where necessary.

3.1 Location and Setting

The setting of the immediate area can be characterized as suburban and is zoned R1D: Residential. Suburban residential development is located to the north, west, east, and south. The Grace Canadian Reformed church is located southeast of the property, while to the southwest is the Brampton Fire Station 210, Creditview Sandalwood Park, and Chinguacousy Soccer Field.

Tufton Crescent is one lane in each direction with sidewalks on the west side of the street separated by a grass median. Immature vegetation is located only on private property with no street trees and there is open space dividing the property and Tufton Crescent from Creditview Road, providing clear views between the two roadways.

The property's topography is flat with stone from Breadner House stockpiled at the southeast corner. The property's only other features are tree stumps near the centre and one young tree on the west boundary.

The new property (0 Tufton Crescent; PIN 14254-5818) is adjacent to and southwest of 58 Tufton Crescent. It is located adjacent to and between Tufton Crescent and Creditview Road, and its topography is flat with overgrown grass.

3.2 Breadner House

The single-detached, storey-and-a-half Breadner House originally fronted west on Tufton Crescent (Figure 3 to Figure 7). Its main block was built in double-wythe random rubble with rough-cut sandstone stone quoins, initially rectangular in plan then later extended to the east to create a saltbox form. Over the walls was a medium pitch roof featuring a wood frieze with paired brackets and cornice returns at the gables. Incorporated into the south gable was a millstone and inside each end wall were single-stack, red brick chimneys, one of which was parged.

Fenestration on the west or principal façade was symmetrical with two windows with prominent jack arch stone lintels flanking a central entrance on the north and south end walls the first level windows were larger and spaced further apart than the smaller second level openings but only those on the south end wall had window heads formed with stone lintels. On the north end wall, the window heads were formed with soldier brick voussoirs at the second level but on the first level were jack arches of gauged brick rubbers. All window openings had plain wood lug sills. On the west façade a set of stone straight stairs led to the central single-leaf entrance which had a transom capped with wood entablature and paired brackets.

Extending from the northeast corner of the main block was a single-storey wood-frame wing with L-shaped plan and shed roof. It had square double hung windows and a single-leaf entrance on the southeast side of the west ell and was clad in horizontal wood siding.

Figure 3: West façade of Breadner House prior to demolition (City of Brampton 2009)

Figure 4: South end wall (City of Brampton 2009)

Figure 5: South end wall and east façade of the main block (left and centre) and south ell of the wing (right) (City of Brampton 2009)

Figure 6: East and north walls of the wing (left and centre) and north end wall of the main block (right) (City of Brampton 2009)

Figure 7: North end wall (City of Brampton 2009)

3.3 Occupation History

Since the HIA provides a narrative structural history, only a brief chronological summary is provided for this report (see Table 1).

Table 1: Key events.

Date	Event
12 April 1830	Joseph Breadner (1800-1879), an Irish farmer and weaver, marries Mary Scott and the couple settle in Streetsville, where Joseph would be employed in the woolen mill
1835	Assessment rolls list Joseph Breadner as living on Lot 12 (100 acres), Concession 3 West of Centre Road, in the Chinguacousy Township, Peel County with 14 acres under cultivation. By 1844, he had 40 acres under cultivation and livestock that included two horses, two milk cows, and two horned cattle
1851	Joseph is listed in the Census as a yeoman living with Mary and children Robert, James, Joseph, John, William, Sarah, Elizabeth, Margaret, and Abigail
1856	Abstract Index Books record that the Crown granted Joseph Breadner the southwest half of Lot 12 (100 acres)
1859	Tremaine's 1859 *Map of Peel County* identifies Joseph Breadner as the owner of Lot 12, Concession 3
1866	Assessment Rolls list Joseph (Sr.) and John as the owners of the lot, with a total property value of $2,900. ***The house was probably constructed by this date, possibly as early as 1850.***
1871	The Census lists Joseph as living with Mary and children Robert, John, William, Abigail, Isaac, Jacob, and Henry

Date	Event
1877	Peel & Co.'s 1877 map identifies Joseph Breadner as the owner of Lot 12, Concession 3
1879	Joseph Breadner (Sr.) dies, leaving the property to his wife Mary
1881	Assessment Rolls identify Joseph's sons John and Isaac Breadner as the owners of Lot 12 with a total aggregate value of $4,340
1902	Mary Breadner dies, and ownership of Lot 12 passes to son John, who dies in 1905
1923	The Assessment Rolls list the Breadner descendants Wilbert H. (farmer), Norman (farmer) and their mother Elizabeth (widowed wife of John Breadner) living together on Lot 12
1937	Upon Elizabeth's death in 1937, Norman Breadner (1895-1968) acted as executor and the property is left to Norman's brother Wilbert
1955	Wilbert dies and the property is granted to Norman
1968	Norman dies and the property is rented to Ralph E. Monkman and Beatrice E. Monkman, as tenants in common the following year
2002	Based on aerial imagery, all outbuildings had been demolished by this year
2006	Breadner House is designated as being of cultural heritage value or interest under City By-law 34-2006
2011	During excavation for a new rear addition, the east wall and half of the south end wall collapse. A preliminary conservation plan was then completed to address the collapse (Phillip H. Carter Architect and Planner 2011). On September 30, the City issues a demolition permit for Breadner House due to the unsafe conditions

3.4 Physical Condition

The building stone from Breadner House is currently stored at the southeast corner of the property (Figure 8) or off-site (Figure 9 to Figure 10).

Figure 8: Stones salvaged from the Breadner House piled at the southeast corner of the property (November 2019)

Figure 9: Building stone from the Breadner House in off-site storage (November 2019)

Figure 10: The millstone originally in the south gable (November 2019)

3.5 Significance

Understanding a built heritage resource or cultural heritage landscape includes not only being able to trace its dates of construction or modifications through time, but also its overall cultural heritage significance and what elements should be prioritized for conservation. Since the 2005 amendments to the *Ontario Heritage Act*, cultural heritage significance is usually summarized through a "Statement of Cultural Heritage Value of Interest" (SCHVI) which includes a "Description" (where the resource is located), its "Heritage Value" (why a resource is important) and its "Heritage Attributes" (what elements demonstrate the heritage value and therefore should be prioritized for conservation). In the CHP *Standards and Guidelines*, the latter are referred to as "character-defining elements," explicitly referencing why an element is important to the significance of a historic place.

Since the 2006 designating by-law for the Breadner House did not follow the typical SCHVI format, a new SCHVI was drafted for the 2019 HIA. This has been modified below to reflect its future, reconstituted state on the new lot.

Description of Property – The Breadner House

The Breadner House is located at corner of Tufton Crescent and Creditview Road in the City of Brampton, Region of Peel, formerly within part of Lot 12, Concession 3 West of Centre Road, in Chinguacousy Township, Peel County. It stands approximately 25 m west of its original site at 59 Tufton Crescent on an urban residential property bordering Creditview Road on the south and accessed on the west via the north arm of Tufton Crescent.

Statement of Cultural Heritage Value or Interest

The reconstituted Breadner House is of cultural heritage value or interest for its design or physical value, historical or associative value, and contextual value. Built sometime between 1850 and 1865, the storey-and-a-half Breadner House is a rare and unique example in the City of a stone residence built in a vernacular Georgian style with Neoclassical detail. It is also rare and unique for its evolution to a saltbox form, and for its masonry incorporating a millstone in its south gable. This feature and the cut stone quoins, window openings with stone lintels and two with jack arches of gauged brick rubbers, wood entablature over the central entrance, and paired brackets and cornice returns at the eaves and verges all contribute to the structure's design or physical value displaying a high degree of craftsmanship.

The historical or associative value of the Breadner House lies in its direct association with the theme of early colonial and agricultural settlement of Brampton in the 19th century. The house at its new site is still within the former parcel of a 100-acre farm established by Joseph and Mary Breadner as early as 1835 and which would remain in the Breadner family until 1968.

The contextual value of the Breadner House lies in its role as a landmark in the local community, serving as a tangible reminder of 19th century pioneer life in Chinguacousy Township and link to the area's agricultural past.

Description of Heritage Attributes

Key attributes that reflect the cultural heritage value of the Breadner House are its:

- Storey-and-a-half massing extended to a saltbox form
- Vernacular Georgian style with Neoclassical detailing
- Three-bay principal façade with symmetrical fenestration
- Random rubble wall masonry with cut sandstone quoins
- Flat arch head window openings with a mix of cut stone lintels, gauged brick rubbers, or soldier brick voussoirs

- Saltbox roof eaves and verges featuring a frieze, paired brackets, fascia, and cornice returns at the gables
- Millstone centred in the gable
- Front entrance with a transom and classical entablature
- Visual link with Creditview Road

4.0 PLANNING

4.1 Planning for Future Use: Conservation Treatments and Standards

4.1.1 Conservation Treatments

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

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

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

The latter actions or processes are then defined in the CHP *Standards and Guidelines,* but perhaps are best summarized in illustrations provided in Volume 4 of the Public Works and Government Services (PWGSC) *Architectural Conservation Technology Manual* (1994) (Figure 11 to Figure 16). The first shows a resource “as found” with the remaining four depicting a conservation treatment.

Figure 11: A historic resource as found.

Figure 12: Preservation (Interim Protection).

Figure 13: Preservation (Stabilization).

Preservation: the action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place, or of an individual component, while protecting its heritage value (Figure 12 and Figure 13).

Figure 14: Rehabilitation.

Rehabilitation (or adaptive reuse): the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value (Figure 14).

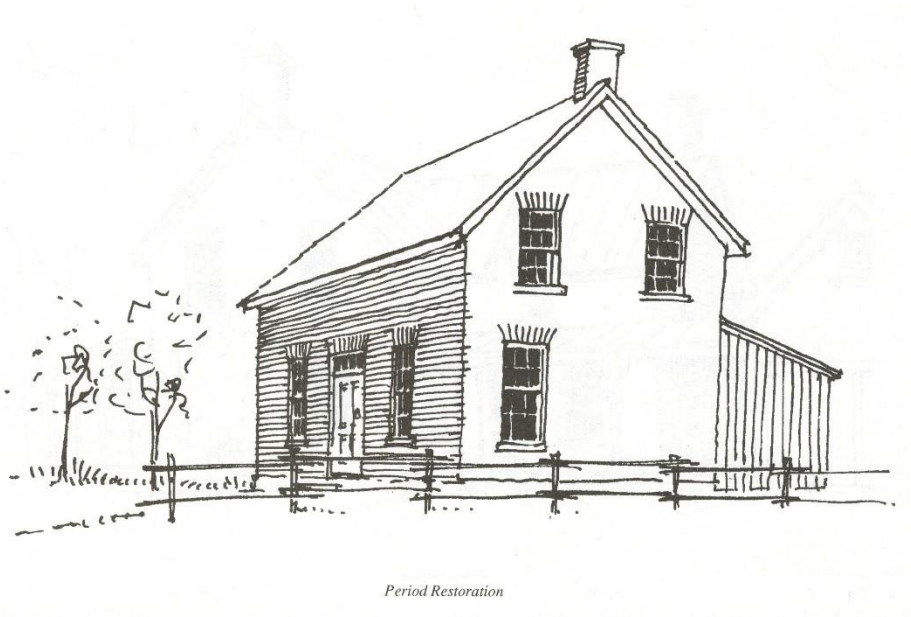

Figure 15: Restoration.

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Figure 15).

A closely related treatment is ***reconstruction***, defined in the *Burra Charter* as “returning a place to a known or earlier state and is distinguished from restoration by the introduction of new material” (ICOMOS 2013:1.8). It is most often applied when “a historic place…has been lost or is unsalvageable” but requires that the reconstructed

work be identifiable as a new work to ensure it is not mistaken as an “authentic historic place” (Kalman & Létourneau 2020:226).

A fourth treatment, which does not appear in the CHP *Standards and Guidelines* yet is occasionally applied is ***redevelopment***. As defined in the PWGSC Manual (1994:7), redevelopment is “construction of compatible contemporary facilities to replace missing element [sic] or to increase density in a historic environment.” As the illustration in Figure 16 shows, what sets redevelopment apart from the other treatments is “that there is no direct emphasis on protection”, and “procedures are used which are basically unrelated to the preservation of historic fabric”. There is also a “continual interaction between contemporary design intentions and the constraints of existing historic resources” (PWGSC 1994:7). Conservation of heritage value remains central in this approach, even if it is expressed less tangibly than that seen in the other treatments.

Figure 16: Redevelopment.

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

4.1.2 Conservation Standards

Nine standards apply to the preservation, rehabilitation, and restoration treatments, with a further three added for rehabilitation and two for restoration. The nine standards for all treatments are:

1) Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

2) Conserve changes to a historic place that, over time, have become character-defining elements in their own right.

3) Conserve heritage value by adopting an approach calling for minimal intervention.

4) Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

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

6) Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

7) Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

8) Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

9) Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

The additional standards that apply to Rehabilitation are:

10) Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11) Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12) Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

The additional standards that apply to Restoration are:

13) Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements

14) Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

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

4.2 Proposed Future Use, Goals and Objectives

The current proposed plan is to reconstruct the Breadner House on the lot west and contiguous to its original location at 0 Tufton Crescent (PIN 14254-5818) and add a two-level rear wing with attached two-bay garage.

The goals[2] of this conservation plan are therefore to:

- ***Conserve the Breadner House as a mid-19th century vernacular stone house with cultural heritage significance to the community***
- ***Adaptively re-use the Breadner House as a comfortable and desirable single-family dwelling in a low-rise and single-detached residential context.***

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

- ***Select the most appropriate conservation treatments for the Breadner House***
- ***Provide conservation strategies that are sustainable, and adaptable to the new proposed use***; **and,**
- ***Complete conservation of the Breadner House within two years***.

4.3 Recommended Conservation Treatment for the Breadner House

Based on the identified goals, this HCP recommends that the preferred primary treatment for the Breadner House is ***rehabilitation.*** Sympathetic rehabilitation of the house will retain the building's mid-19th century heritage attributes, reflect its changes through time, and accommodate contemporary use without compromising its authenticity or cultural heritage significance. Secondary treatments, selected to conserve the heritage attributes of the Breadner House for the future, are ***stabilization***, ***reconstitution***, ***preservation***, and ***commemoration***. Strategies to achieve these conservation treatments are provided in Section 5.0.

[2] The importance of setting goals and objectives in heritage conservation planning is outlined in Kalman & Letourneau (2020:343).

5.0 INTERVENING

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

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

The work should be undertaken by professionals familiar with heritage properties and who have demonstrated to City staff that they have expertise in heritage conservation. Many technical heritage conservation professionals are members of the Canadian Association of Heritage Professionals (CAHP) and listed under “craft and trade” in the CAHP Directory of Professionals. The trades and expertise required for each action are also included under each conservation strategy.

5.1 Stabilize

As the structure has already been dismantled, only limited action is required to stabilize the Breadner House building materials and prepare the property for further interventions. Where relevant, it is noted where an action is complete or currently underway. As the demands of the maintenance and stabilization will only increase through time, it is integral that the building be reconstituted and rehabilitated at the earliest opportunity (pending approval, the project is currently planned to begin in the early-to-late fall of 2021).

5.1.1 Monitor & secure

- Implement site control and communication.
  - Clearly mark on project mapping the location of the stockpiled stone at 57 Tufton Crescent and communicate this to project personnel prior to mobilization.
- Create physical buffers.
  - Erect temporary fencing or physical barriers around to stockpiled stone at 57 Tufton Crescent to prevent unauthorized removal of building material and accidental damage from collision by heavy equipment (***complete***)
- Initiate and conduct regular (monthly) monitoring of the building material stored on-site to ensure the stockpiled stone is not being removed or impacted by surrounding construction (***ongoing***).
- Document all work with digital photographs and written notes as necessary and keep a centralized record of all work performed during the construction phase.

Related Conservation Standards:

No. 6: Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

Required Trades and Expertise:

- No cultural heritage expertise required.

5.2 Reconstitute & Rehabilitate

5.2.1 Draft architectural designs for a rehabilitated Breadner House

The new wing and garage for the Breadner House should be compatible and subordinate in design to the reconstituted Breadner House, not exceeding it in scale, massing, and ornamentation. It is important that the new wing and garage not replicate the original wood frame wing since this would be an inauthentic restoration and would not be clearly discernable as new construction.

Although additions to the Breadner House are not constrained by municipal heritage conservation district design guidelines, the design process should follow guidance provided in local plans or more general manuals such as the *Historic Preservation Plan for the Central Area General Neighbourhood Renewal Area, Savannah, Georgia* (reprinted in Stephen 1972 and Faulkner 1977:198-203), *Get Your House Right* (Cusato *et al.* 2007), and *Traditional Construction Patterns* (Mouzon 2004) (for general principles see Figure 17). Since the house is designated under Part IV of the *Ontario Heritage Act*, the design of the additions will need to be approved by City staff prior to issuance of a heritage permit.

Design work to reconstitute and rehabilitate the Breadner House was underway as this HCP was being compiled. Golder reviewed and provided comment to Hunt Design Associates, who have incorporated the suggestions into the final proposed design. Building permit level plans, elevations, and three-dimensional renderings for this design are provided in APPENDIX A and are intended to reflect the evolution and final form of the Breadner House, yet also provide a sustainable and desirable contemporary residence. In its wood cladding materials and wood frame construction

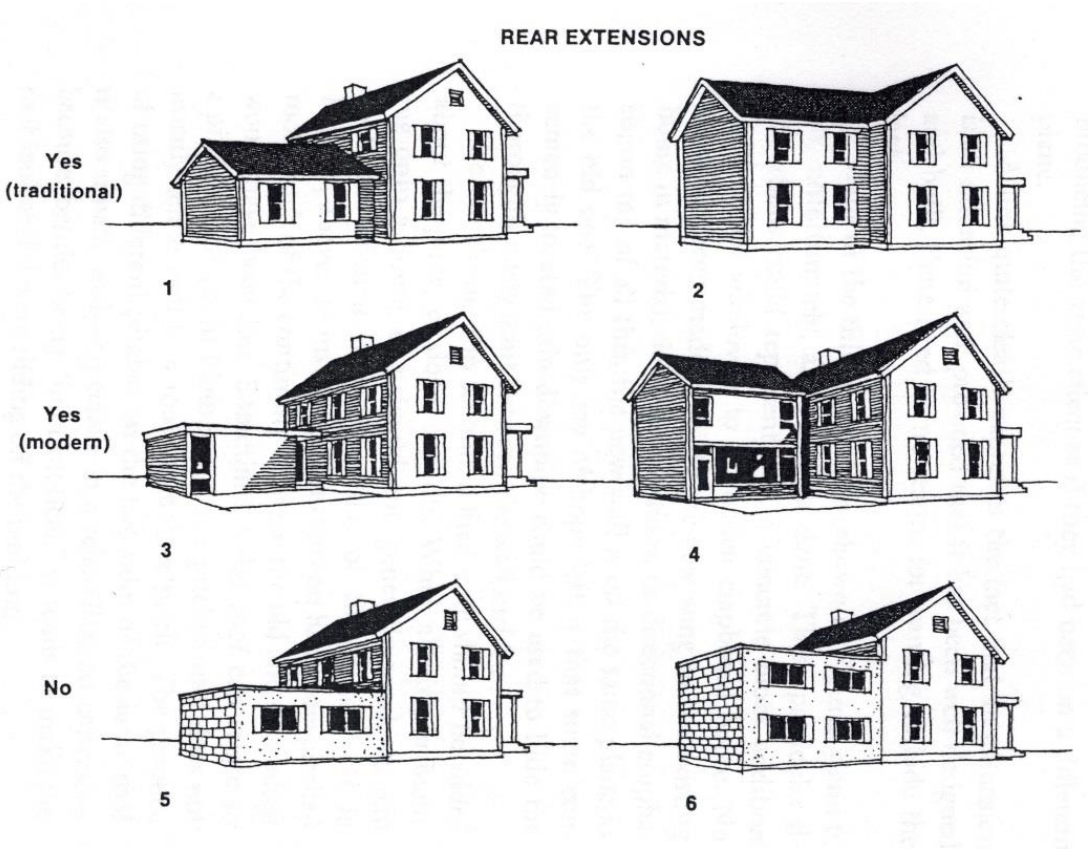

Figure 17: General guidance for adding "rear extensions" to a heritage building (from Stephen 1972:108). As currently proposed, the design follows illustration "2" under "traditional"

The new elements were therefore designed to:

- be subordinate to the Breadner House
- be visually distinguishable, but compatible with the architectural form and character of the Breadner House
- enable adaptive re-use.

Related Conservation Standards:

No. 4: Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

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

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

See also CHP Guidelines, Section 4.3.1 Exterior Form.

Required Trades and Expertise:

- Architectural design consultant with heritage expertise to draft the additions to compliment, but not replicate, the original construction.

5.2.2 Build the concrete foundation with basement on the new lot

As is true of roofs, a sound foundation is critical to the survival of a historic structure. The new concrete foundation should be well drained with grading sloped away from the walls on all sides, as well as well-ventilated to keep the first-level flooring dry and free of mould and rot (Fram 2003:114). On the exterior, the walls should stand a sufficient height above surface to prevent saturation and water damage to the masonry in the splash zone (Davy and Simpson & Brown 2005:39). To provide a base for the external masonry cladding (see Strategy 5.2.3) the foundation must have a ledge at least 4-inches (10 cm) wide to accommodate an outer wythe of masonry (Figure 18).

Related Conservation Standards:

No. 13: Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

Required Trades and Expertise:

- Qualified contractor to excavate and build the concrete foundation.
- Heritage mason to face the concrete foundation in salvaged stone.

Figure 18: Ledge incorporated into the concrete foundation that provides a base for the exterior masonry wythe (from Robert Wilson House, Town of Caledon, courtesy Sedgwick Marshall Heritage Homes Ltd)

5.2.3 Reconstitute the Breadner House & construct compatible new additions

Once the foundation is complete, reconstituting the Breadner House with new additions can begin. Although it differs substantially from the original construction, the most feasible option is to rebuild the house as a stone veneer[3] on wood frame. This approach was recommended in the Preliminary Conservation Plan (Carter 2011) and used successfully elsewhere, such as for Featherstone House, now at 963 Stoutt Crescent in Milton (Stewart 2014), and the rear stone wing of the Wilson Farmhouse at 12701 Hurontario Street in Caledon (Golder 2020). For these projects, all wood framing was completed before the veneer was added. The stones were then laid up with mortar, grouted for a uniform finish, then treated with an acid to expose the aggregate and match the stone colouring (Mandy Sedgwick, personal communication, July 2021) (Figure 19).

Cutting to prepare each stone as a veneer should take care not to damage the exterior faces of the stone and undertaken in a manner that limits the impacts from noise to neighbouring properties. Water suppression should also be employed to limit the dust levels produced during the stone sectioning and all personnel involved with the work should have protective equipment such as powered face masks to prevent injury (Designing Buildings Ltd. 2018b). The stone cutting operations should also be continually monitored to ensure that dust is not impacting pedestrians or vehicle users on Creditview Road and Tufton Crescent, or the grounds or users of Creditview Sandalwood Park and Chinguacousy Soccer Field.

Although it is only a veneer, it is integral that the masonry of the Breadner House be built with a lime mortar mix that is durable enough to survive the weather yet soft enough not to damage the individual stones and bricks. Stable, soft, and flexible lime mortar is an important “safety valve” to ensure the long-term conservation of masonry as it allows “moisture to migrate and evaporate through the mortar” rather than through stone or brick (Fram 2003:126). A suitable mixture should be developed based on any surviving soft mortar and local experience, as well as published specifications (e.g., MHSTCI 1985, English Heritage 2015:598-601). Experiments with varying

[3] Except at the window heads in the north end wall, which should be reconstituted in their original red brick.

compositions of sand may be necessary to ensure the new mortar matches the colour of the existing or compliments the colour of the stones (Fram 2003:128).

Repairs to existing cracks in the quoins, lintels, and the mill stone should be completed prior to installation and may require trial testing to determine the least visually intrusive method. For non-high stress conditions such the case with veneer, fracture repair with dowels and a lime-based adhesive is often the most effective and least noticeable (English Heritage 2018:230-231).

For cladding the new additions, the preferred option is to use a sustainable and long-wearing prefinished wood such as Maibec® Lap Siding with wide cornerboards. As much as possible, any venting or servicing connections should be routed to the new additions instead of the reconstituted Breadner House and sited in locations that are the least visually obtrusive from the surrounding rights-of-way.

Related Conservation Standards:

No. 7: Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- A general contractor experienced with high quality materials to frame the Breadner House and build and clad the new additions.
- Heritage mason to lay the masonry veneer of the Breadner House.

Figure 19: Process to create the masonry veneer. Left: framing complete before laying up veneer. Centre: Veneer laid up in mortar. Right: Grout applied for a uniform finish (subsequently acid treated) (from Robert Wilson House, Town of Caledon, courtesy Sedgwick Marshall Heritage Homes Ltd)

5.2.4 Add the main block roof and chimneys, and other roof features

A sound roof and associated drainage are one of the most significant components for ensuring the long-term survival of a heritage building. Therefore, it is integral that the roofing be properly vented, insulated, well sealed, and that all water is directed away from the walls (CHP 2010:139).

The chimneys should be reconstituted in a salvaged red brick or compatible “heritage” brick veneer but do not have to be functional nor proceed past the attic level. It is also not necessary to parge the north chimney as was done on the original Breadner House. However, where possible the new heating system should be routed with flexible flue to exit the building through one of the chimneys and with a non-visually intrusive cap. As with the wall rebuilding effort, the new chimneys should be built using a lime mortar mix that is durable enough to survive the weather yet soft enough not to damage the individual brick. Lightning protection should also be installed; while an inconspicuous system is preferred, the effectiveness of this critical element should be prioritized over any visual concerns.

Cladding the roof should be in high quality asphalt shingle (such as IKO Cambridge Architectural Shingles) rather than wood shingle, ribbed metal sheet, tin plate, or slate as were used in the 19th century. Once the roof structure is completed, the frieze, paired brackets, soffit, fascia, and cornice returns can be re-established in either wood or compatible alternative such as Maibec® or HardieTrim®. To reduce a visual impact, venting should be via a grill drilled into the soffit.

Metal gutters, downspouts and rainwater leaders should be installed to ensure water is transported away from the walls. Historically, these elements would have been square, larger than 20th century systems, and often made of copper. For the purposes of rehabilitation, a system should be selected (such as aluminium) that can be easily maintained or repaired and compliments the historic appearance of the building (Sweetser 1978:8).

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

- Roofing contractor with experience with high quality materials.
- Heritage carpenter to reconstitute the frieze, paired brackets, soffit, fascia, and cornice returns.

5.2.5 Install new wood windows & exterior doors

All doors, windows, and frames will need to be reconstructed based on historical precedents. True divided light six-over-six panes in a relatively heavy, double-hung frame are the most appropriate window type for a house in this style and mid-19th century date. Wood windows —such as those produced by Kolbe®— is preferred over synthetic materials for historic places; although wood windows can be expensive and require additional maintenance, their authentic character outweighs other types, and they often match or exceed the efficiency performance of PVC inserts (Sedovic & Gotthelf 2005; Suhr & Hunt 2019:90). The window surrounds should also be wood although PVC trim is acceptable here given its durability and low visual impact.

Although Building Code requires that the front door be fire-rated there are several types currently available that approximate heritage panel design and construction. A metal door that mimics wood should be avoided. The transom can be reinstated with a flat three or four-light fixed sash or hinged type, and the entablature over the window recreated in either wood or compatible alternative such as Maibec® or HardieTrim®.

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

No. 9: Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

No. 10: Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Required Trades and Expertise:

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

5.2.6 Design the interior

Since no interior heritage attributes are specified in the SCHVI, there is no requirement to reconstruct historical wood or plaster finishes inside the house. However, care should be taken to ensure that interior features do not interfere with the exterior appearance of the building, such as placing a kitchen countertop across a window opening.

Related Conservation Standards:

No. 11: Conserve the heritage value and character-defining elements when creating new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

No. 12: Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Required Trades and Expertise:

- A general contractor and interior designer experienced with high quality materials.

5.2.7 Rehabilitate the setting

As the Breadner House will be reconstituted in a residential context, new plantings do not need to precisely replicate what was present historically, although should include native tree and bush species. Flower beds with native species selected from contemporary or historic sources can be established (Skinner 1983; Unterman & McPhail 1996: A5-5), as can wood fencing in a heritage or heritage compatible design. However, it is critical that new plantings be situated where they will not impact the building in the future, either through excessive shading that prevents the stone walls from adequately drying, or through chemical and physical weathering, such as that caused by clinging ivy.

New plantings should also not obscure clear views of the house and the landscaping elevations should ensure all water is drained away from the foundations.

Related Conservation Standards:

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

Required Trades and Expertise:

- Landscape architect with heritage expertise.

5.3 Preserve

5.3.1 Develop and follow a maintenance and monitoring program

Cyclical building maintenance is vital for the short and long-term conservation of any building, and historic structures are no exception. In addition to cyclical maintenance schedules, heritage properties should also have a detailed monitoring program to establish a baseline condition for the property and monitor any deterioration that may require more frequent maintenance or periodic repair. The Province of Manitoba and Canada's Historic

Places have produced a comprehensive maintenance manual for heritage buildings that can be adapted to the Breadner House once restoration and rehabilitation actions are completed.

For the winter months, use of de-icing salts should be limited as much as is practicable in the vicinity of the masonry to avoid or reduce the impact from salt damage. If salts are used, the condition of the masonry should be periodically monitored for staining or damage; in the event damage is noted, immediate actions should be taken, such as treating the masonry with a salt repellant or switching to a calcium or magnesium chloride product (Graham & Snow 2017).

Related Conservation Standards:

No. 8: Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Required Trades and Expertise:

- No special expertise or skills required.

5.4 Commemorate

5.4.1 Erect a commemorative plaque and request the property be added to the Canadian Register

Once the Breadner House is rehabilitated and surrounded by new residential housing, its cultural heritage significance can be reinforced through official naming and signage. A City of Brampton heritage property plaque should be installed in a location that will be visible from public rights of way but on a free-standing mounting, preferably using stone salvaged from the Breadner House. The plaque should outline the history and significance of the Breadner House as well as clearly indicate that the house was moved and reconstituted.

Additionally, a request should be made to the Canada's Historic Places Canadian Register of Historic Places (CRHP) to add an entry to the online register for "The Breadner House" with statement of significance (or statement of cultural heritage value or interest), character-defining elements (or heritage attributes), and representative photographs.

6.0 IMPLEMENTING

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

Table 2: Implementation Plan (adapted from Kalman & Létourneau 2020:411). A key to symbols used in the table is provided on the following page.

Phase	Strategy	No.	Action	Importance	Responsibility	Resources
1	**Stabilize**	5.1.1	Monitor & secure	H	Middle Oak	$
2	**Reconstitute & Rehabilitate**	5.2.1	Draft architectural designs for a rehabilitated Breadner House	H	Middle Oak	$$
		5.2.2	Build the concrete foundation with basement on the new lot	H	Middle Oak	$$
		5.2.3	Reconstitute the Breadner House & construct compatible new additions	H	Middle Oak	$$$
		5.2.4	Add the main block roof and chimneys, and other roof features	H	Middle Oak	$$
		5.2.5	Install new wood windows & exterior doors	H	Middle Oak	$$
		5.2.6	Design the interior	H	Middle Oak	$
		5.2.7	Rehabilitate the setting	H	Middle Oak	$$
3	**Preserve**	5.3.1	Develop and follow a maintenance and monitoring program	H	Middle Oak	$
	Commemorate	5.4.1	Erect a commemorative plaque and request the property be added to the Canadian Register	L	Middle Oak	$

Key					
Importance	H	High	**Resources**	$	Low cost
	M	Medium		$$	Moderate Cost
	L	Low		$$$	High Cost

Table 3: Implementation Schedule.

Phase	Duration	Year	Dependency
1	First 3 months	2021	None
2	Within first 6 months	2021-2022	Approval of City Heritage Permit
3	Within 12 months of completing Phase 2	2022-2023	None

7.0 SUMMARY STATEMENT

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

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Signature Page

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

Golder Associates Ltd.

Ragavan Nithiyanantham, MA, CAHP
Cultural Heritage Specialist/ Archaeologist

Michael Teal, MA
Associate, Senior Archaeologist

HC/RN/MT/ly

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APPENDIX A

Plans & Elevations, Breadner House, Hunt Design Group 14 September 2021

PLAN OF SURVEY OF
BLOCKS 325, 326 AND 327
AND LOT 202,
PLAN 43M–1538 AND
PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSIONS 3 AND 4,
WEST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY)

CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500

10m 5m 0m 10m 20m 30m 40 metres

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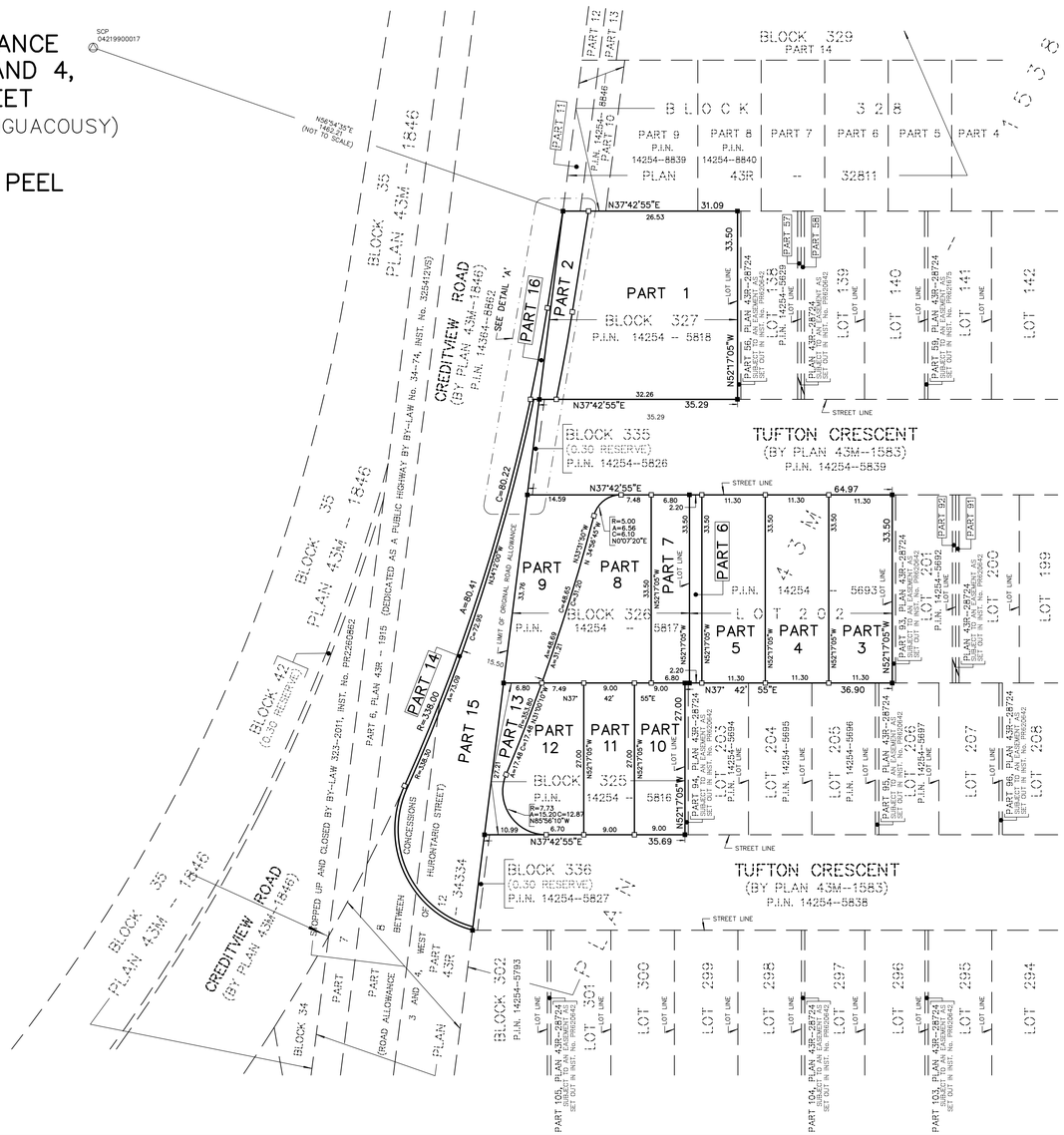

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE _____, 2014

_____
C. P. EDWARD, O.L.S.

RECEIVED AND DEPOSITED

DATE _____, 2014

_____
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No.43)

SCHEDULE

PART	PART OF	PLAN	P.I.N.
1	BLOCK 327	43M–1583	ALL OF 14254–5818
2			
3	LOT 202		ALL OF 14254–5693
4			
5			
6			
7	BLOCK 326		ALL OF 14254–5817
8			
9	BLOCK 325		ALL OF 14254–5816
10			
11			
12			
13			
14	ROAD ALLOWANCE BETWEEN CONCESSION 3 & 4, WEST OF HURONTARIO STREEET		PART OF 14254–8862
15			
16			

■ DENOTES MONUMENT FOUND
□ DENOTES MONUMENT SET
SSIB DENOTES SHORT STANDARD IRON BAR
SIB DENOTES STANDARD IRON BAR
IB DENOTES IRON BAR
P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER
PL1 DENOTES PLAN 40R–21062
PL2 DENOTES PLAN 40R–26128
PL3 DENOTES EXPROPRIATION PLAN No. 23
PL4 DENOTES PLAN 40R–28169
PL5 DENOTES PLAN 40R–27102
(1005) DENOTES C.F. FLEISCHMANN, O.L.S.
(1006) DENOTES A. FLUM, O.L.S.
(1188) DENOTES C.A. SEXTON, O.L.S.
(MMM) DENOTES MARSHALL MACKLIN MONAGHAN LTD., O.L.S.
(OH) DENOTES ONTARIO HYDRO SERVICES COMPANY
(NI) DENOTES NOT IDENTIFIED
(DFP) DENOTES DONEVAN FLEISCHMANN PETRICH LTD., O.L.S.
SCP DENOTES SPECIFIED CONTROL POINT
ORP DENOTES OBSERVED REFERENCE POINT

BEARING NOTE

BEARINGS ARE GRID, UTM ZONE 17, NAD83 (ORIGINAL), DERIVED FROM:

ORP 1	NORTH 4854985.76	EAST 649251.12
SCP 00819720271	NORTH 4855410.47	EAST 649810.17

COORDINATES ARE UTM ZONE 17, NAD83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999858.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ ,2014.

DATE _____, 2014

_____
C. P. EDWARD
ONTARIO LAND SURVEYOR

RADY–PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel.(416)635–5000 Fax (416)635–5001
Tel.(905)264–0881 Fax (905)264–2099
Website: www.r–pe.ca

DRAWN: P.M./ E.R. CHECKED:
JOB No. 11–241 CAD FILE No.11241R01y

UNITS	AREA TOTAL		FRONTAGE TOTAL	
PART 1	980.51 sq.m			29.53
PART 3	378.55 sq.m			11.30
PART 4	378.55 sq.m			11.30
PART 5	378.55 sq.m			11.30
PART 6	73.68 sq.m	301.50sq.m	2.20	9.00
PART 7	227.82 sq.m		6.80	
PART 8	467.99 sq.m			12.87
PART 10	243.00 sq.m			9.00
PART 11	243.00 sq.m			9.00
PART 12	313.51 sq.m			14.43
PART 2	130.95 sq.m	152.98 sq.m		
PART 16	22.03 sq.m			
PART 13	118.13 sq.m	1244.83 sq.m		
PART 9	342.00 sq.m			TUFTON CRESCENT
PART 15	784.70 sq.m			
PART 14	31.40 sq.m			0.30 RESERVE

Dec 08, 2014 - 15:12:55

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CREDITVIEW ROAD
(BY PLAN 43M--1846)
P.I.N. 14254--5862

N37°42'55"E 31.09
26.53
33.50

2L
2R
P.I.N. 14254 -- 5818
PART 1
2

18.31
17.80

4.39

PROPOSED 2 STOREY HOUSE
23.52
1.50
9.19
7.82
2 CAR GARAGE

BLOCK 327

6.00
7.88
ASPHALT DRIVEWAY
N52°17'05"W

LOT 138
PART 57
P.I.N. 14254--5862
PART 58
LOT 139

EXISTING RESIDENTIAL

32.26
N37°42'55"E 35.29
35.29
STREET LINE

TUFTON CRESCENT
(BY PLAN 43M--1583)
P.I.N. 14254--5839

C=80.22

N37°42'55"E
14.59
7.48
6.80
2.20
STREET LINE
11.30
11.30
6

KEY MAP
N.T.S

SITE STATISTICS	PROPOSED
LOCATION	TUFTON CRESCENT
LOT FRONTAGE	32.0 m
LOT AREA	950.51 m
FRONT YARD SETBACK	6.0 m
LOT COVERAGE	22.6%
COVERAGE (INCL. PORCH)	215.16 sm
G.F.A.	288.65 sm
BUILDING HEIGHT	6.8m

SCHEME B

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BRAMPTON HERITAGE HOME, BRAMPTON, ON
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HERITAGE HOUSE - SCHEME B
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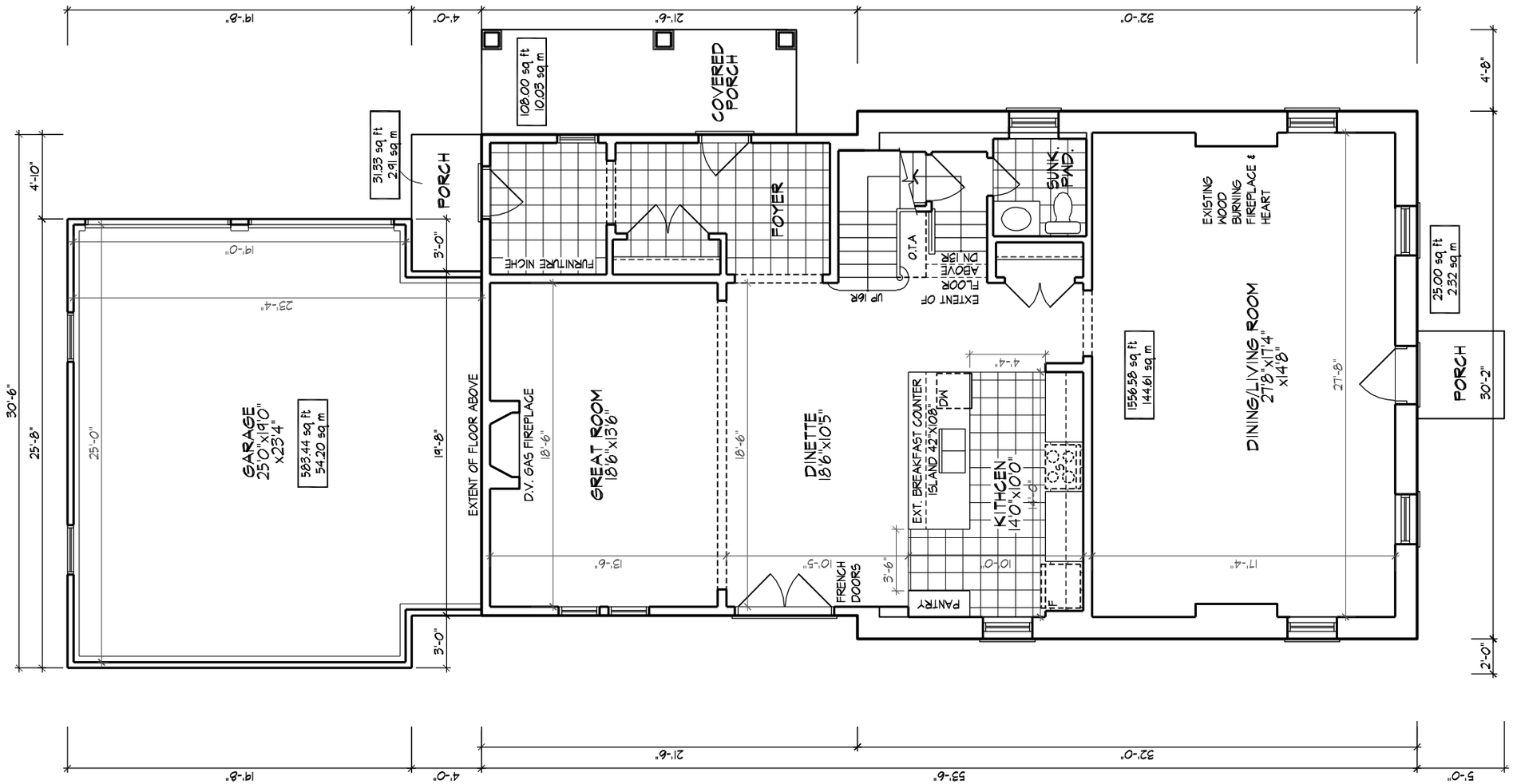

GROUND FLOOR PLAN

1557 sq ft — 2140 sq ft
COVERAGE W/O PORCH — 2304 sq ft
COVERAGE W/ PORCH

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3093 SF

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LEFT SIDE ELEVATION

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FRONT ELEVATION

REAR ELEVATION

SCHEME B

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RIGHT SIDE ELEVATION

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SECOND FLOOR PLAN

1536 sq ft

GROSS FLOOR AREA	1542 sq ft
DEDUCT OPEN AREAS	6 sq ft
NET AREA	1536 sq ft

SCHEME B

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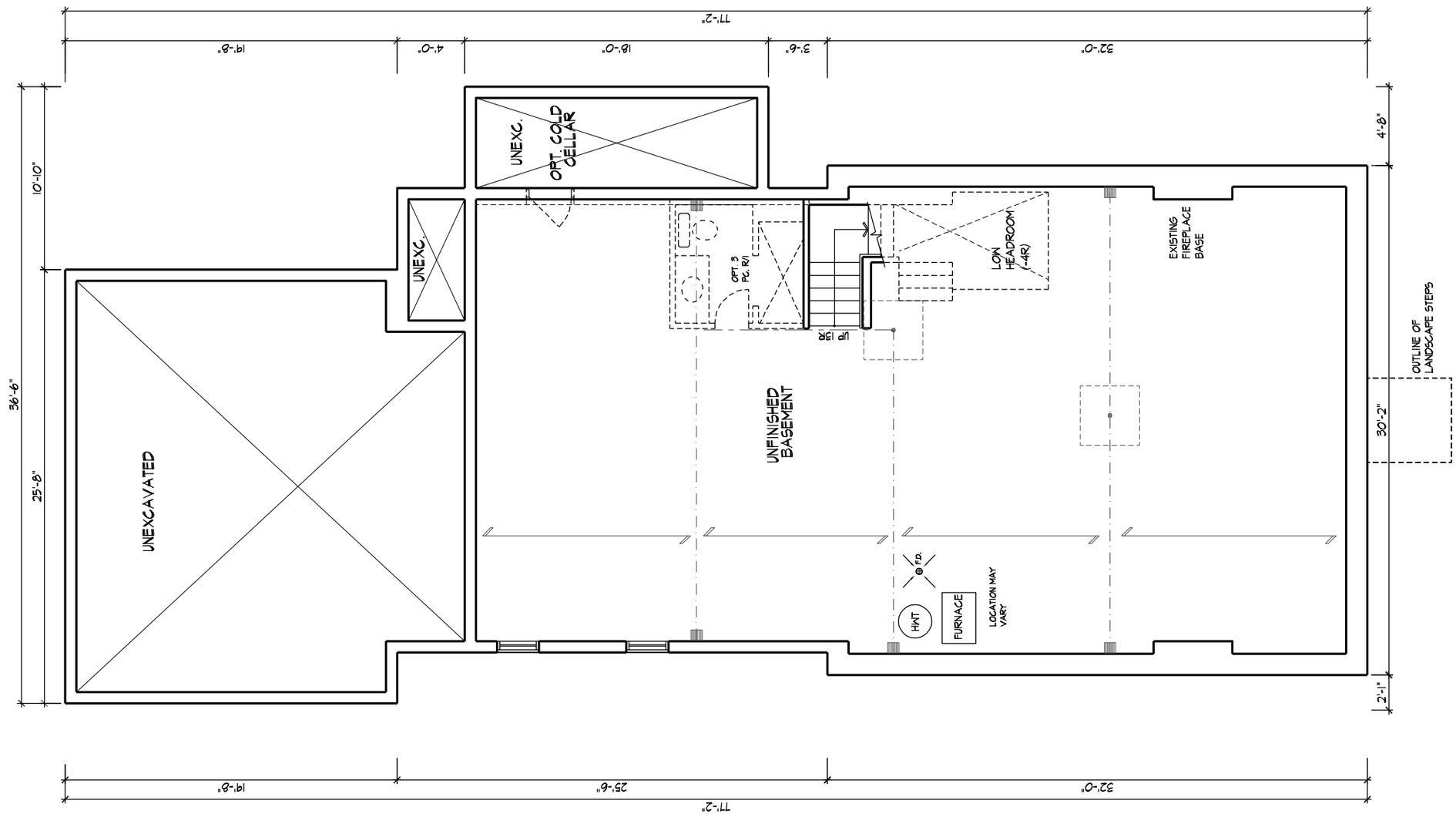

BASEMENT PLAN
0 sq ft

SCHEME B

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REPORT

Heritage Impact Assessment

Breadner House, 59 Tufton Crescent, City of Brampton, Ontario

Submitted to:

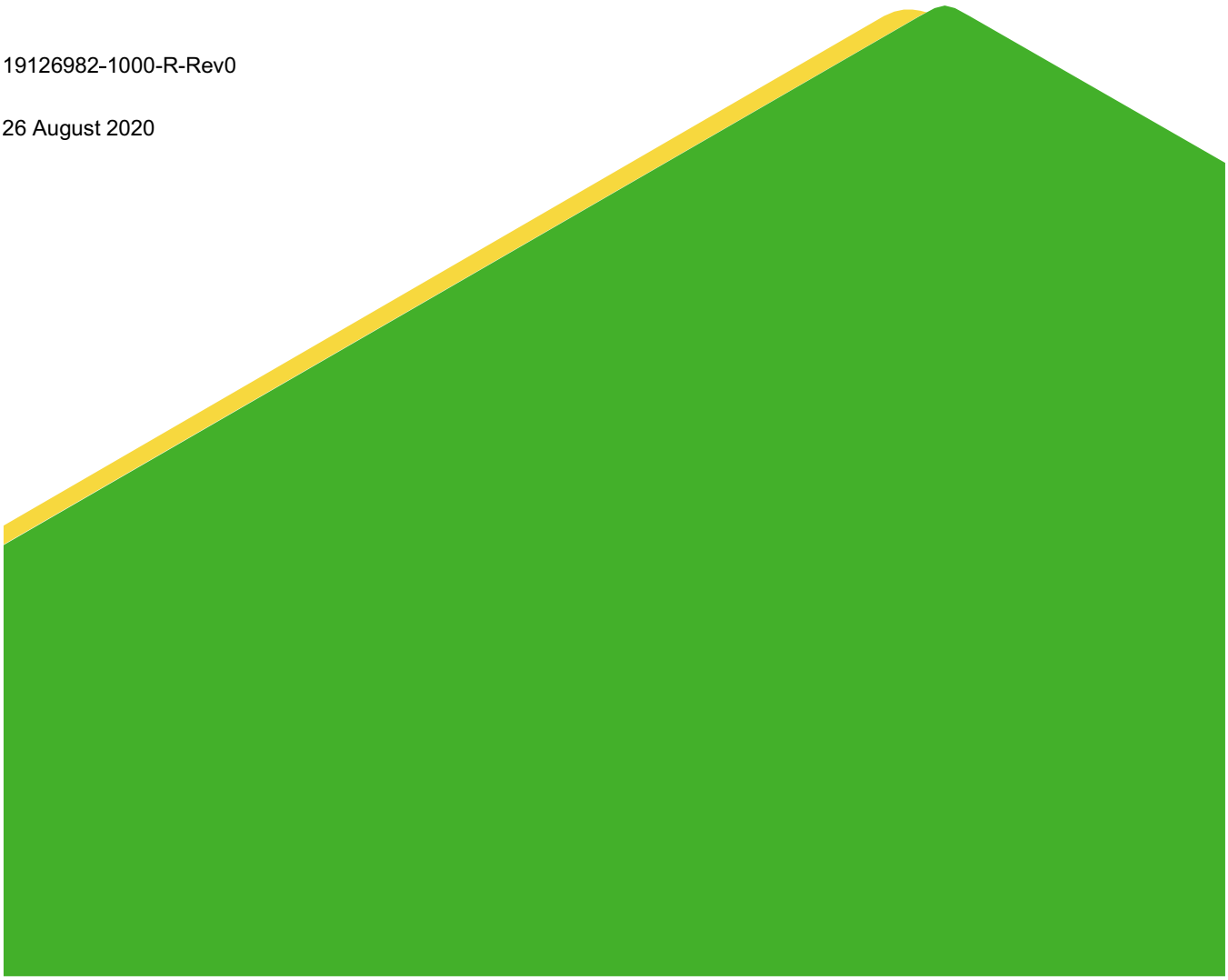
Middle Oak Development
90 Tiverton Court
Markham, ON
L3R 9V2

Submitted by:

Golder Associates Ltd.
309 Exeter Road, Unit #1, London, Ontario N6E 0A3

19126982-1000-R-Rev0

26 August 2020



Distribution List

1 e-copy: Middle Oak Development

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Personnel

Project Director	Bradley Drouin, M.A., Associate, Senior Archaeologist
Project Manager	Ragavan Nithiyanantham, M.A., CAHP, Cultural Heritage Specialist
Research	Elizabeth Cushing, M.Pl., Cultural Heritage Specialist
	Alisha Mohammed, M.A., Cultural Heritage Specialist
Field Investigations	Ragavan Nithiyanantham, M.A., CAHP
Report Production	Elizabeth Cushing, M.Pl.
	Ragavan Nithiyanantham, M.A., CAHP
	Liz Yildiz, Environmental Group Administrator
Maps & Illustrations	Dave Hoskings, Senior Drafter
Senior Review	Michael Teal, M.A., Associate, Senior Archaeologist

Acknowledgements

City of Brampton	Pascal Doucet, MCIP, RPP, Heritage Planner, Planning & Development Services

Executive Summary

The Executive Summary summarizes only the key points of the report. For a complete account of the results and conclusions, as well as the limitations of this study, the reader should examine the report in full.

In October 2019, Middle Oak Development (Middle Oak) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 59 Tufton Crescent in the City of Brampton, Ontario ('the property'). The property was designated in 2006 under Part IV of the *Ontario Heritage Act* and is known locally as Breadner House. A demolition permit was issued by the City of Brampton (the City) in 2011 due to safety concerns after the Breadner House partially collapsed during construction of a rear addition. Middle Oak is looking to explore conservation options for the now demolished building.

Following guidelines by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City of Brampton's *Official Plan* and *Heritage Impact Assessment Terms of Reference,* and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to the property, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions recommended based on a rigorous options analysis.

This HIA concludes that:

- Breadner House has cultural heritage value or interest as a one-and-a-half storey, Georgian style farmhouse with saltbox addition constructed circa 1860 for the Breadner family, early settlers to the former Chinguacousy Township, and as one of the last remnants of a 19th century structure and early life of the former Township.

To ensure the long-term sustainability and use of Breadner House as a valued built heritage resource, Golder recommends to:

- relocate and reconstruct Breadner House on a new residential lot adjacent to 59 Tufton Crescent and commemorate.

The following short-term and long-term conservation actions are recommended:

Short-term Conservation Actions

- prepare a Heritage Conservation Plan (HCP) detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the remnants of Breadner House prior to, during and after the reconstruction effort.

Long-term Conservation Actions

- designate Breadner House and its associated new parcel under Part IV of the *Ontario Heritage Act*
- officially name the building 'Breadner House' and install a commemorative plaque on the new parcel which references the original location of the house, in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house. Details associated with the commemorative plaque, such as the language and location, should be incorporated into the HCP.

Study Limitations

Golder Associates Ltd. (Golder) has prepared this report in a manner consistent with the guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) and the City of Brampton's *Official Plan* and *Heritage Impact Assessment Terms of Reference*, subject to the time limits and physical constraints applicable to this report.

This report has been prepared for the specific site, design objective, developments and purpose described to Golder by Middle Oak Development (the Client). The factual data, interpretations and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder's express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings and other documents as well as electronic media prepared by Golder are considered its professional work product and shall remain the copyright property of Golder, who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permissions of Golder The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder's report or other work products.

Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

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APPENDICES

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Land Registry Records

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APPENDIX C
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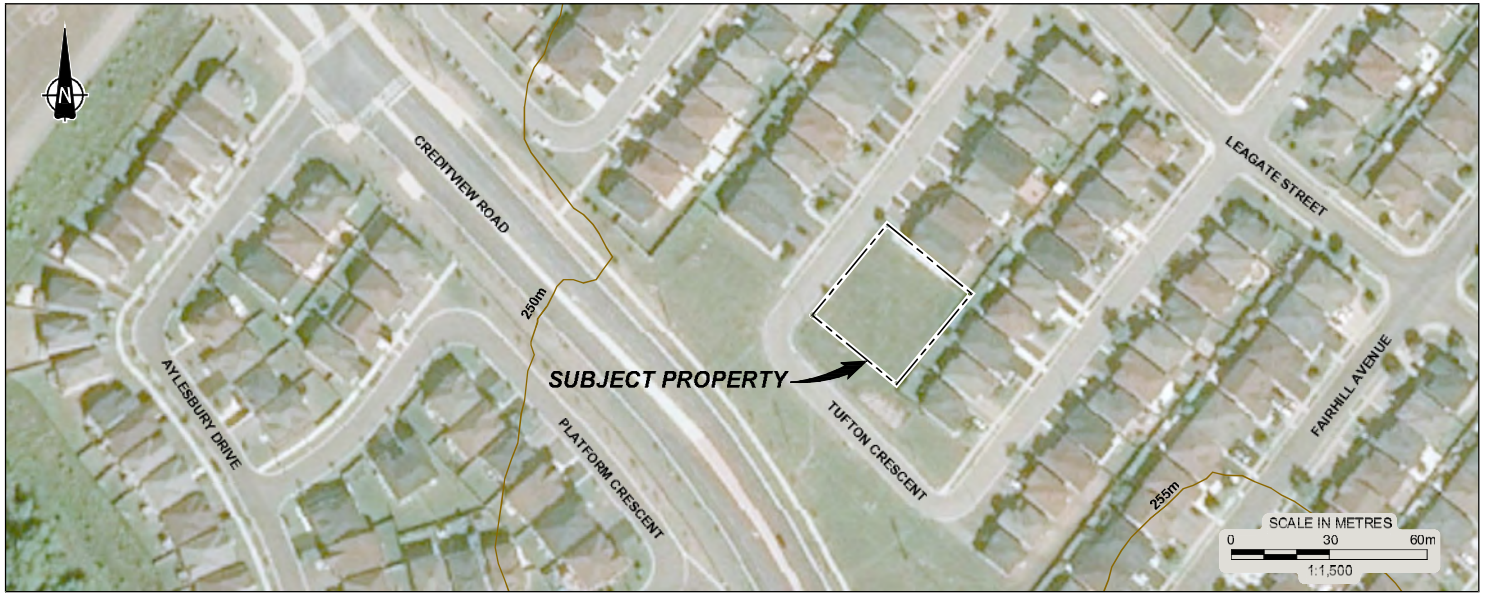
1.0 INTRODUCTION

In October 2019, Middle Oak Development (Middle Oak) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 59 Tufton Crescent in the City of Brampton, Ontario ('the property'; Figure 1). The property was designated in 2006 under Part IV of the *Ontario Heritage Act* and is known locally as Breadner House.

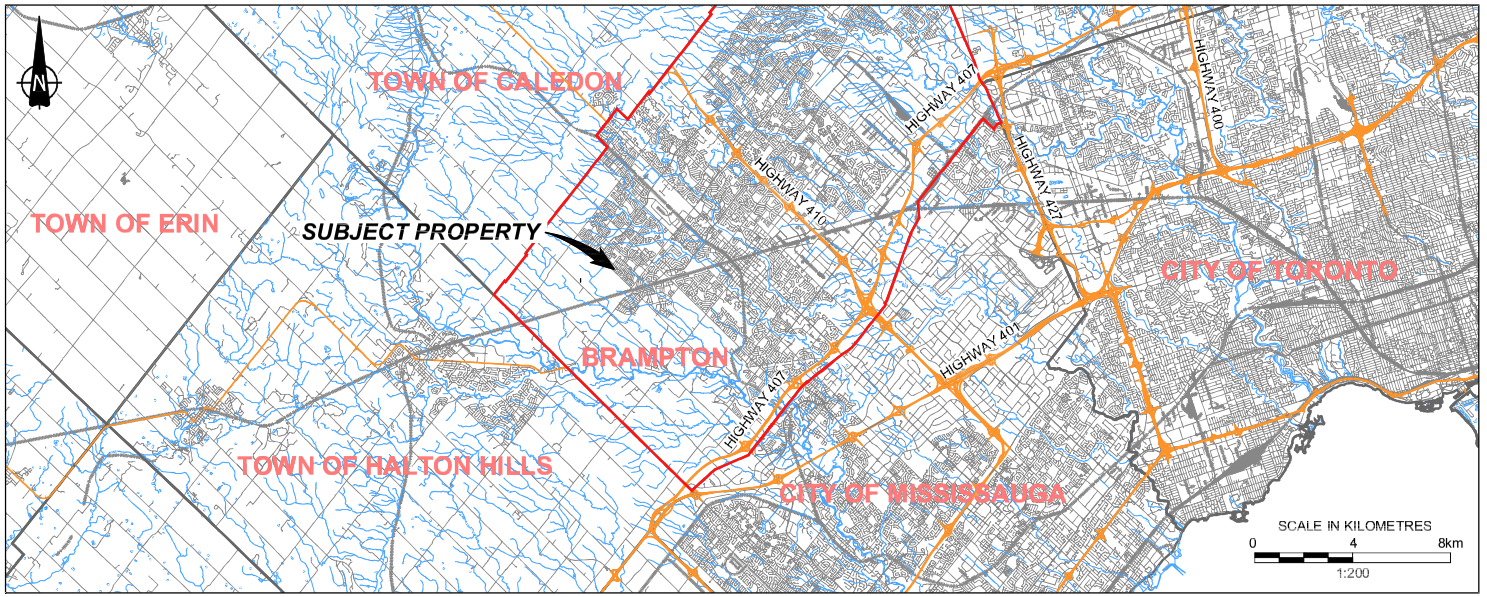
A demolition permit was issued by the City of Brampton (the City) in 2011 due to safety concerns after the Breadner House partially collapsed during construction of a rear addition. Middle Oak is looking to explore conservation options for the now demolished building.

Following guidelines by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City of Brampton's *Official Plan* and *Heritage Impact Assessment Terms of Reference,* and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA provides:

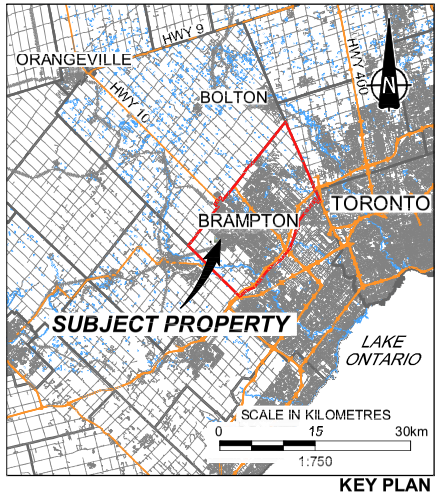
- a background on the purpose and requirements of a HIA and the methods used to investigate and evaluate cultural heritage resources on the property
- an overview of the property's geographic and historical context
- an inventory of the built and landscape elements on the property and an evaluation for cultural heritage value or interest (CHVI) using the criteria prescribed in *Ontario Regulation 9/06* (*O. Reg. 9/06*)
- recommendations for future action



AERIAL IMAGERY and OBM MAPPING



REGIONAL MAP



KEY PLAN

LEGEND

— - - —	APPROXIMATE LOCATION OF SUBJECT PROPERTY
———	BRAMPTON BOUNDARY
———	TOWNSHIP/MUNICIPALITY BOUNDARY
CALEDON	TOWNSHIP/MUNICIPALITY

REFERENCE

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NOTES

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ALL LOCATIONS ARE APPROXIMATE.

PROJECT
HERITAGE IMPACT ASSESSMENT
59 TUFTON CRESCENT
CITY OF BRAMPTON, ONTARIO

TITLE
LOCATION MAP

GOLDER

PROJECT No.	19126982	FILE No. 19126982-1000-R01001
		SCALE AS SHOWN REV.
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Client: Middle Oak Development
Drawing file: 19126982-1000-R01001.dwg Mar 17, 2020 - 2:18pm

2.0 SCOPE AND METHOD

The objectives of this HIA were to determine if:

- Breadner House meets the criteria for CHVI as prescribed in *O. Reg. 9/06*
- if the property has CHVI, determine options to guide future development of the property

To meet the study's objectives, Golder:

- reviewed applicable municipal heritage policies and consulted the City's heritage planner
- conducted documentary research and field investigations to understand past land use and identify any heritage attributes, and to understand the wider built and landscape context
- evaluated the property using the criteria prescribed in *O. Reg. 9/06* of the *Ontario Heritage Act*
- assessed the impact of the proposed development on identified heritage attributes using relevant federal, provincial and municipal cultural heritage guidelines and policies
- developed recommendations for future action based on international, federal, provincial and municipal conservation guidance

A variety of archival and published sources, including historical maps, aerial imagery, historical photographs, land registry data, municipal government documents, and research articles were compiled from online sources.

Field investigations were conducted by Cultural Heritage Specialist Ragavan Nithiyanantham on November 19, 2019 and included accessing and photographing all elements of the property, including the salvaged material, and its wider context with a Samsung Galaxy S8.

The proposed development was then assessed for adverse impacts using the guidance provided in the MHSTCI *Heritage Resources in the Land Use Planning Process.* A number of widely recognized manuals related to evaluating heritage value, determining impacts, and conservation approaches to cultural heritage resources were also consulted, including:

- *The Ontario Heritage Tool Kit* (5 volumes, MHSTCI 2006)
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010)
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (Fram 2003)
- *The Evaluation of Historic Buildings and Heritage Planning: Principles and Practice* (Kalman 1979 & 2014)
- *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation* (Clark 2001)

2.1 Record of Consultation

Table 1 summarizes the results of consultation undertaken for this HIA.

Table 1: Results of consultation

Contact	Date & Type of Communication	Response
Pascal Doucet, Heritage Planner City of Brampton	Email sent on August 6, 2019	Email received August 18, 2019. Provided scoped HIA Terms of Reference.
	Email sent on December 9, 2019	Email received December 16, 2019. Advised that the reconstruction of Breadner House in situ is the conservation strategy and approach that staff support and recommend for 59 Tufton Crescent. Recommended visiting the Peel Archives for further information on Breadner family.
	Email sent on January 3, 2020	Email received January 6, 2020. City advised that heritage staff will only support options that include reconstruction of Breadner House and will consider the most appropriate location to reconstruct based on the size of the proposed lot, view corridors from the public realm and integration of the reconstructed resource within its surrounding environment.

3.0 POLICY FRAMEWORK

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

3.1 International & Federal Heritage Policies

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

3.2 Provincial Heritage Policies

3.2.1 Planning Act and Provincial Policy Statement

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement*, 2014 (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. Both documents identify conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest. PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

The importance of conserving built hertiage and cultural heritage landscapes is recognized in Section 2.6.1 of PPS 2014 ('significant built heritage resources and significant heritage landscapes shall be conserved'), and defines *significant* as resources 'determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people', and *conserved* as '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 under the *Ontario Heritage Act'.* Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- ***built heritage resources:*** a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.
- ***cultural heritage landscapes:*** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may

include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, Trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site).

- ***heritage attribute:*** the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).
- ***protected heritage property:*** property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an Official Plan, which may outline further heritage policies.

3.2.2 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act (OHA)* enables the Province and municipalities to conserve significant individual properties and areas. For Provincially-owned and administered heritage properties, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory under Part III of the *OHA* and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive. For municipalities, Part IV and Part V of the *OHA* enables council to 'designate' individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of 'cultural heritage value or interest' (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06* (*O. Reg. 9/06*), which prescribes the *criteria for determining cultural heritage value or interest*. These include:

1) the property has ***design value or physical value*** because it:

i) is a rare, unique, representative or early example of a style, type, expression, material or construction method;

ii) displays a high degree of craftsmanship or artistic merit; or

iii) demonstrates a high degree of technical or scientific achievement.

2) the property has ***historic value or associative value*** because it:

i) has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;

ii) yields, or has the potential to yield information that contributes to an understanding of a community or culture; or

iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

3) the property has ***contextual value*** because it:

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

ii) is physically, functionally, visually or historically linked to its surroundings; or

iii) is a landmark.

Designated properties, which are formally described and recognized through by-law, must then be included on a 'Register' maintained by the municipal clerk.

3.2.3 Provincial Heritage Guidance

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties*, but this document can also be used as a 'best practice' guide for evaluating cultural heritage resources not under provincial jurisdiction. For example, the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MHSTCI 2014) provides detailed explanations of the *O. Reg. 9/06* criteria and its application, while *Info Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* describes how to organize the sections of an HIA and the range of possible impacts and mitigation measures.

More detailed guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Resources in the Land Use Planning Process* (MHSTCI 2005) defines an HIA as:

> 'a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

Advice on how to organize the sections of an HIA is provided in the MHSTCI document, although municipalities may also draft their own terms of reference. The *Heritage Resources in the Land Use Planning Process* also outlines a number of direct and indirect adverse impacts to be considered when assessing the effects of a proposed development on a cultural heritage resource, as well as mitigation options.

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

1) documentary evidence (restoration should not be based on conjecture);

2) original location (do not move buildings unless there is no other means to save them since any change in site diminishes heritage value considerably);

3) historic material (follow 'minimal intervention' and repair or conserve building materials rather than replace them);

4) original fabric (repair with like materials);

5) building history (do not destroy later additions to reproduce a single period);

6) reversibility (any alterations should be reversible);

7) legibility (new work should be distinguishable from old); and,

8) maintenance (historic places should be continually maintained).

3.3 City of Brampton Heritage Policies

3.3.1 Official Plan

The City's *Official Plan,* last consolidated in 2015, informs decisions on issues such as future land use, transportation, infrastructure and community improvement within the City's limits. Section 4.10 of the *Official Plan* outlines the goal and policies for cultural heritage resources, with the latter defined as:

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

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

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

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

3.3.2 Municipal Heritage Impact Assessment Guidance

The City of Brampton has developed a Heritage Impact Assessment (HIA) Terms of Reference (n.d.) which defines the study and the *Official Plan* policies which support the HIA requirement. A HIA is required for the following:

- any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is subject to land use planning applications;

- any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is facing possible demolition;
- any property that is subject to land use planning applications and is adjacent to a property designated in the municipal heritage register, pursuant to Section 27 (1.1) of the *Ontario Heritage Act* (City of Brampton n.d.: 2).

A HIA may also be required for any property that is subject to land use planning applications and is adjacent to a property listed in the municipal heritage register, pursuant to Section 27 (1.2) of the *Ontario Heritage Act.* The Terms of Reference provides further detail as to the content of HIAs. Appendix 2 provides additional mitigation strategies which could be considered, such as allowing only compatible infill and additions; heritage designation and heritage conservation easements; permitting the relocation of built heritage resources within the subject parcel in rare instances; etc.

3.3.3 The Fletchers Meadow Secondary Plan

The Fletchers Meadow Secondary Plan (2013) was developed to provide detailed policy guidelines for the development of approximately 951 hectares of land for predominately residential purposes, and to specify the desired land use pattern, transportation network and related policies. This land is situated between Wanless Drive to the north, the CNR mainline and Highway No. 7 to the south, McLaughlin Road to the east and Creditview Road and an expanded area surrounding the future planned Mount Pleasant GO Station to the west (City of Brampton 2013).

Development guidelines are provided in Section 5.3 in relation to Heritage Resources Preservation. It states that proponents of development are encouraged to retain and conserve buildings of architectural or historic merit on their original sites, where possible, and promote the integration of these resources into any plans (City of Brampton 2013: 24). If a development will impact a heritage resource, a cultural heritage resource assessment may be required. Otherwise, no other cultural heritage guidelines or policies are provided.

4.0 GEOGRAPHIC AND HISTORICAL CONTEXT

4.1 Geographic Context

The property is in southwest Ontario, approximately 27 kilometre (km) northwest of Lake Ontario and on the South Slope physiographic zone, an area of flat to rolling terrain bounded on the west by the Niagara Escarpment, on the north by the Oak Ridges Moraine, and on the south by the Peel Plain. The soils are primarily clay or clay loam and though imperfectly drained in places are ideal for agriculture (Chapman & Putnam 1984: 174-175). The property is also within the watershed of the Credit River, which runs north-south approximately 4 km to the southwest. There is some young vegetation on front yards and in the public right-of-way.

Nearby are the historical communities of Whaley's Corners (approximately 8.7 km southwest), Huttonville (approximately 4.5 km southeast) and Brampton (approximately 7.5 km northeast). Approximately 5 km west of the property is the east municipal boundary for the Town of Halton Hills, and approximately 8 km southeast is the north municipal boundary of the City of Mississauga. The landscape surrounding the property is largely suburban in all directions. Agricultural land appears to have been retained to the west of Regional Road 1 and north of Mayfield Road.

4.2 Historical Context

4.2.1 Chinguacousy Township, County of Peel

Following the Toronto Purchase of 1787, today's southern Ontario was within the old Province of Quebec and divided into four political districts: Lunenburg, Mechlenburg, Nassau, and Hesse. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property is within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu'ile Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships, with the property originally falling within the west riding of York County and Chinguacousy Township, one of three 'new' sections (the other two being Albion and Caledon) ceded by the Mississauga people through treaty on October 28, 1818. York County was reorganized in 1851, with the west riding forming the County of Peel.

The origin of the name 'Chinguacousy' is murky. Lieutenant Governor Sir Peregrine Maitland selected it either for the Mississauga word for the Credit River meaning 'young pine'; as a derivation of 'Shing-wauk ons-e-ka', translated as 'a place where the young pines grow'; or to honour Chippewa chief Shinguacose, who was recognized for his role aiding the British in the surrender of Fort Michilimakinac by the Americans on July 17, 1812 (Ritchie 2014:4; Gardiner 1899:241).

The first land survey of the township was undertaken from 1818 to 1819 by Richard Bristol and Timothy Street (Widdis 1982:451). They decided to use the 'double-front' system, a survey that established concession numbers running east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the township (today's Hurontario Street; Figure 2). Lot numbers were assigned running south to north. In the double-front system only the concession roads were surveyed, and their width specified at 66 feet (20 m) wide. Between these and side roads were five lots of 200 acres (80 ha.), each 30 chains wide and 66.7 chains deep. These lots were then divided in half to provide land grants of 100 acres, all of which had road access (Schott 1981; Gentilcore 1969).

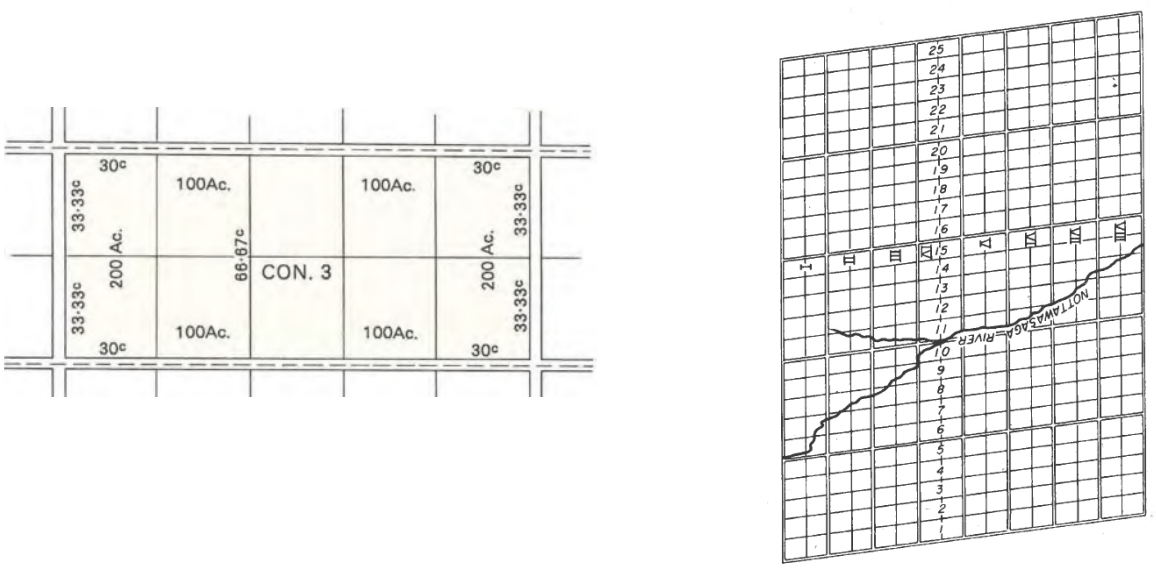


Figure 2: Examples of the double front survey system, used from 1815-1829 (Gentilcore 1969; Schott 1981). The dashed line in the drawing at left represents the surveyed road centrelines. The 200 acre (Ac.) lots were divided in half, creating 100 acre lots 30 chains (c.) wide by 33.3 chains long (1 chain = 66 feet/ 20.12 metres). The drawing at right is an example of an east half double front survey, where concessions are numbered west to east from a centre-line, and lots are numbered south to north

Settlers began arriving shortly after the survey was complete. The first arrivals were primarily second generation United Empire Loyalists from Niagara, although families from New Brunswick, the United States, and other parts of Upper Canada also took up land (Walker & Miles 1877:90). The population of the township in 1821 numbered only 412, but in 20 years this number had increased to 3,965 and included concentrations of settlement in the villages of Brampton, Cheltenham, Edmonton (now Snelgrove), Sand Hill, Campbell's Cross, Huttonville, Springbrook, and Mayfield, and smaller communities such as Terra Cotta and Alloa (Smith 1846; Walker & Miles 1877:90). By 1846, it was reported that over 90% of the assessed acreage of 80,271 had been granted, and 26,266 of the 'excellent land' was cleared and under cultivation (Walker & Miles 1877:90). The township could also boast a grist mill, seven saw mills, and twenty-three schools (Walker & Miles 1877:47,82). At mid-century, all the lands in Chinguacousy Township had been settled, the population had grown to 5,489, and two grist mills and eight saw mills were in operation (Smith 1850). A decade later, the population had grown again, reaching 6,897 (Mitchell & Co. 1866).

Events in Europe dramatically improved the township's fortunes; a combination of failed harvests and disrupted trade routes caused by the Crimean War suddenly created a market for Canadian wheat producers, then centred in Ontario, to meet global demand. Simultaneously, the 1854 Canadian-American Reciprocity Treaty prompted farmers to also take up livestock rearing for export to the United States (Scheinman 2009:6). Getting these products to consumers was aided by the new railway lines: the Grand Trunk Railway connected Brampton to Toronto by 1859, and it was joined in 1879 by the Credit Valley Railway that ran through Snelgrove (Currie & Henderson 2008:7). During the late 19th century, a general shift away from agricultural production toward industrial and commercial enterprises in urban centres caused the growth of Chinguacousy Township to plateau, with populations declining to 5,154 by 1880. Despite this decline, roughly 85 percent of the buildings in

Chinguacousy Township could be considered “first class” or built of brick, stone, or first-class frame. The remainder were either constructed of log, or inferior frame (Ontario Agricultural Commission 1880:418).

At the opening of the 20th century, economic development of Chinguacousy Township, like that of adjacent counties and townships, relied on the prosperity of nearby Toronto and exports to the United States and Britain. Following World War II, the widespread use of motor vehicles brought changes to urban and rural development. As vehicular traffic increased, the network of roadways throughout the region improved, providing Chinguacousy Township and its communities with better connections to the growing metropolis of Toronto.

In 1973, the portion of Chinguacousy Township north of Mayfield Road became part of the Town of Caledon, while the portion to the south was amalgamated with the Town of Brampton and the Township of Toronto Gore to form the City of Brampton in the new Regional Municipality of Peel. In 2016, the population of the City of Brampton numbered 593,638 (Statistics Canada 2016).

4.2.2 Breadner House, 59 Tufton Crescent

To trace the occupational history of this property, title abstract index records, assessment rolls, land registry records, census records and directory records were consulted.

The property was once located in Lot 12, Concession 3 West of Centre Road, in the Chinguacousy Township, Peel County. Online land registry records were only available from 1917 to 1989; however, Abstract Index Books confirmed that Joseph Breadner was granted the southwest half of Lot 12 in 1856 from the Crown for a total of 100 acres. This is corroborated by both Tremaine’s 1859 *Map of Peel County* and Peel & Co.’s 1877 map, which identify Joseph Breadner as the owner of Lot 12, Concession 3 (Figure 3). The 1859 map shows that the property was near the Mount Pleasant community, and the Grand Trunk Railway (GTR) ran to the south. A structure is not visible on the property until the 1877 map, which depicts a residence and barn along with an orchard.

Joseph Breadner (1800-1879) was an Irish farmer and weaver. He married Mary Scott on April 12th, 1830 and originally settled in Streetsville, working in a woollen mill (Peel Art Gallery Museum and Archives 1953-1972; Figure 4). There are sources that identify that Joseph purchased a one hundred acre farm on the Third Line West, north of No. 7 Highway as early as 1833, receiving full ownership in 1856 (Peel Art Gallery Museum and Archives 1953-1972). Although the abstract index records identify that Breadner only received the Crown grant in 1856, this is confirmed through the assessment rolls which in 1835 lists Joseph Breadner as occupying Lot 12, Concession 3 with 86 acres of uncultivated and 14 acres of cultivated land. It is thus likely that Breadner occupied the lot as early as 1833 but was not officially granted the land until 1856. By 1844, 40 acres were cultivated with two horses, two milk cows and two horned cattle. It does not indicate that a house was located on the property and the total assessment value is illegible although it appears to be two digits.

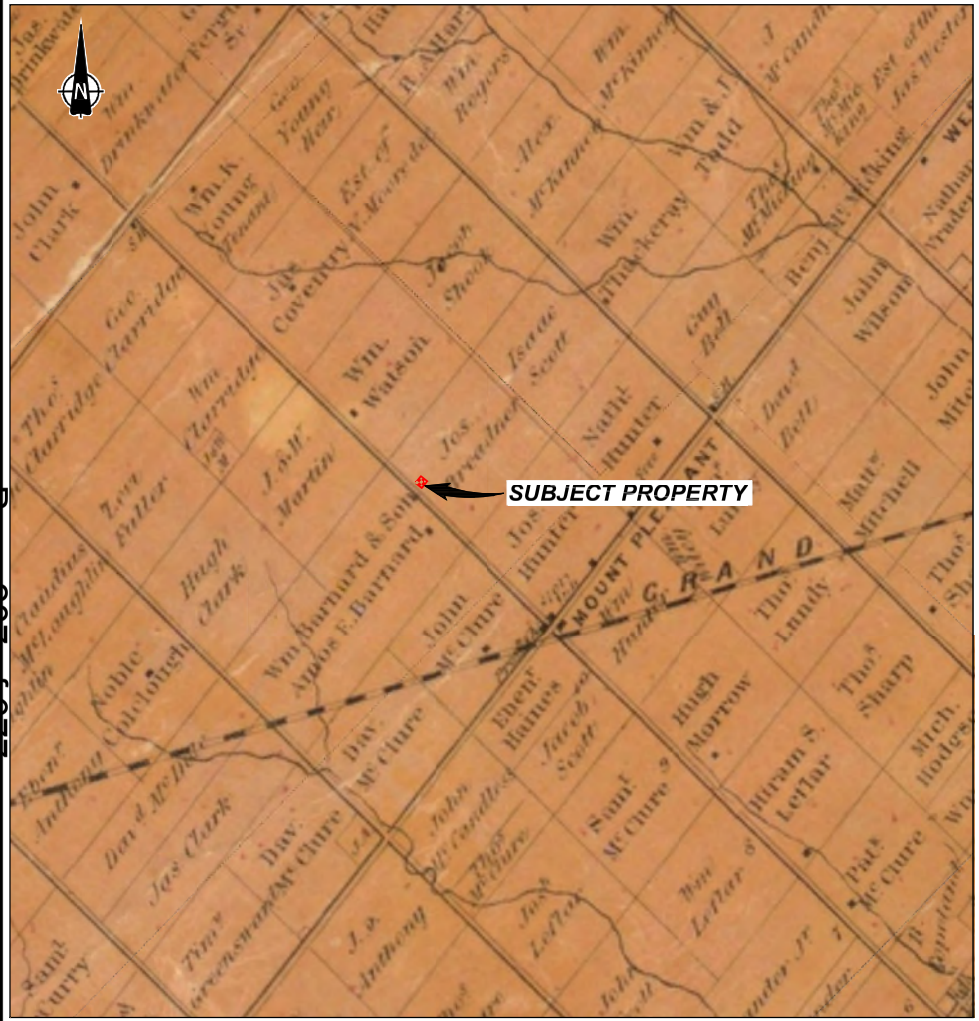
At the time of the 1851 Census, Joseph was a yeoman living with his wife Mary and children Robert, James, Joseph, John, William, Sarah, Elizabeth, Margaret and Abigail. The 1866 Assessment Roll lists Joseph (Sr.) and John as the owners of the lot, with a total property value of $2,900. By the 1871 Census, Joseph was living with his wife and Robert, John, William, Abigal, Isaac, Jacob and Henry. Joseph passed away eight years later, willing the property to his wife Mary (Figure 5). The 1881 Assessment Rolls identify Joseph’s sons John and Isaac Breadner as the owners of Lot 12, Concession 3 with a total aggregate value of $4,340. Mary passed away in 1902 and John Breadner retained ownership; however, he passed away only three years later (1847-1905; Figure 6).

The land registry records (APPENDIX A) indicate that the house remained in the Breadner family until 1969. Norman Breadner (1895-1968), child of John Breadner and his wife Elizabeth, was the last family member to live in the house. The 1923 Assessment Roll show that Wilbert (farmer), Norman (farmer) and their mother Elizabeth (widow) lived together at the property. Upon Elizabeth's death in 1937, Norman Breadner acted as executor and the property was left to Norman's brother Wilbert H. Breadner. Wilbert passed away in 1955 and the property was granted to Norman. After Norman passed away in 1968, the property was rented to Ralph E. Monkman and Beatrice E. Monkman, as tenants in common.

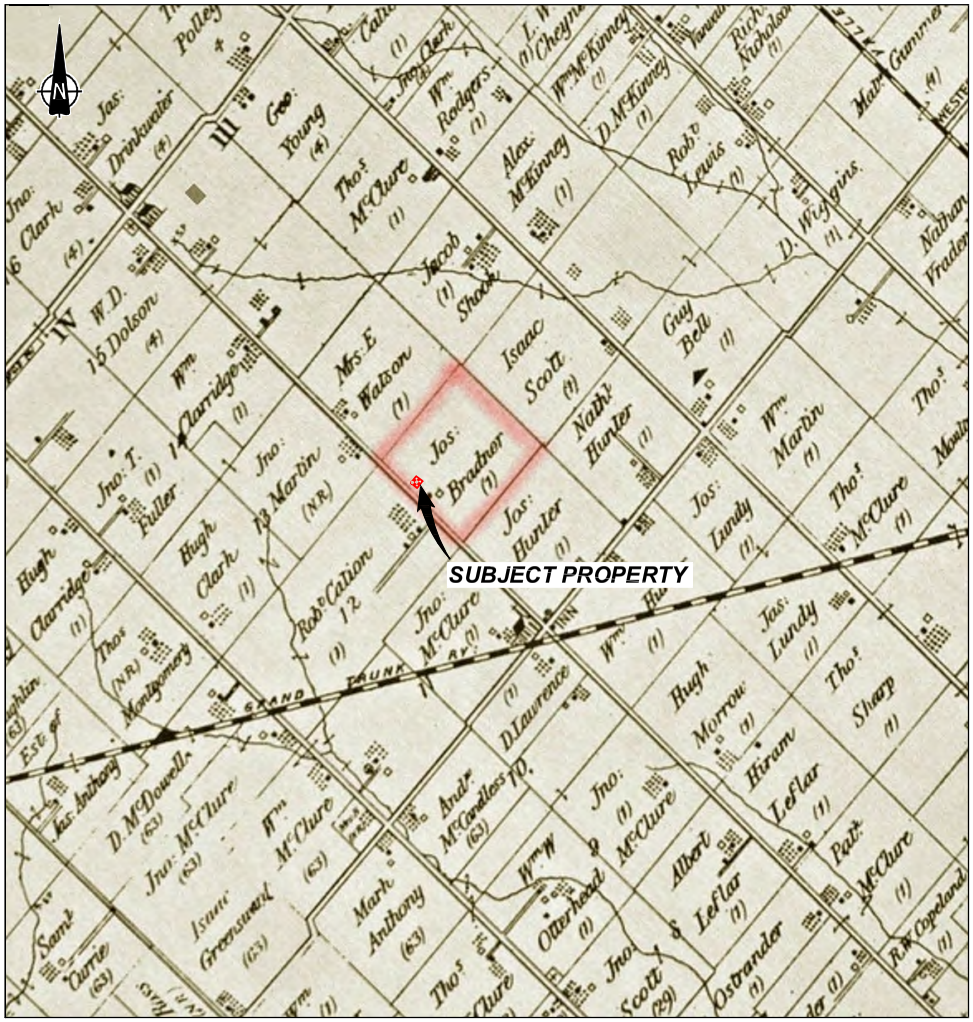
Topographical maps from 1909 to 1973 show the property relatively unchanged, with the Grand Trunk Railway (subsequently Nation Trunk Railway, then Canadian National Railway) running to the south of the property (Figure 7). By 1963, the downtown core of the City of Brampton appears to have started expanding westwards towards the property.

Aerial imagery from the mid- 20th century to early 21st century show that there were agricultural buildings and a farm associated with Breadner House (Figure 8). These outbuildings were demolished by 2002 when suburban residential development began to be constructed to the east. In 2006, Breadner House was designated as being of cultural heritage value or interest (By-law 34-2006). By 2009, this suburban development had extended to the north, east and west of Breadner House. In 2011, during excavation for a rear addition, the exterior walls of the salt-box style addition and half of the south original wall of the house collapsed. A preliminary conservation plan was completed that same year (Phillip H. Carter Architect and Planner 2011) and the City subsequently issued a demolition permit for Breadner House due to unsafe condition resulting from the partial collapse.

1859



1877



LEGEND

APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

TREMAINE, G., 1859, TREMAINE'S MAP OF THE COUNTY OF PEEL, CANADA WEST., UNIVERSITY OF TORONOT COUNTY MAPS, "http://maps.library.utoronto.ca/hgis/countymaps/peel/index.html"; AND
1877 ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF PEEL, ONTARIO, ed. ROSS CUMMINGS. *1972 REPRINT, MCGILL COUNTY ATLAS*, "http://digital.library.mcgill.ca/CountyAtlas/showtownship2.php?townshipid=Chinguacousy%20South"; AND SURVEY PLAN PROVIDED BY CLIENT.

NOTES

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ALL LOCATIONS ARE APPROXIMATE.

PROJECT

HERITAGE IMPACT ASSESSMENT
59 TUFTON CRESCENT
CITY OF BRAMPTON, ONTARIO

TITLE

SUBJECT PROPERTY OVERLAID ON HISTORICAL MAPS

GOLDER

PROJECT No.			19126982	FILE No.19126982-1000-R01003
				SCALE NTS REV.
CADD	DCH	Dec 18/19		
CHECK				

FIGURE 3

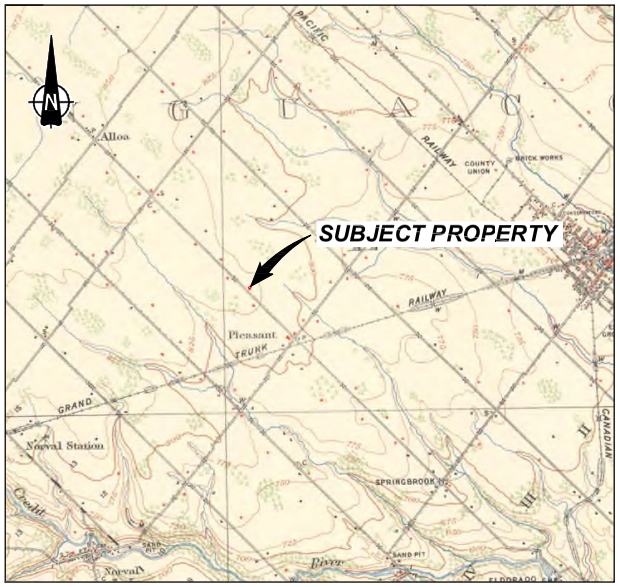
Client: Middle Oak Development
Drawing file: 19126982-1000-R01003.dwg Dec 18, 2019 - 9:41am
Page 287 of 1077

Figure 4: Joseph Breadner & Mary Scott (Source: ancestry.ca)

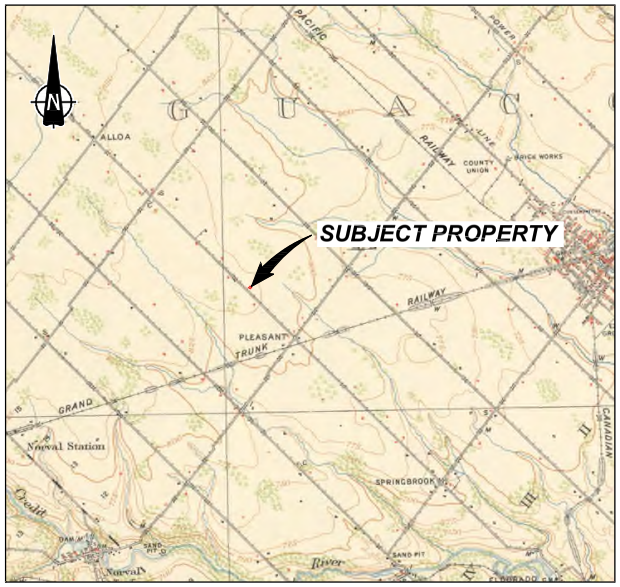
Figure 5: Joseph Breadner's Gravestone (Source: FindAGrave 2019)

Figure 6: John Breadner's family gravestone (Source: FindAGrave 2019)

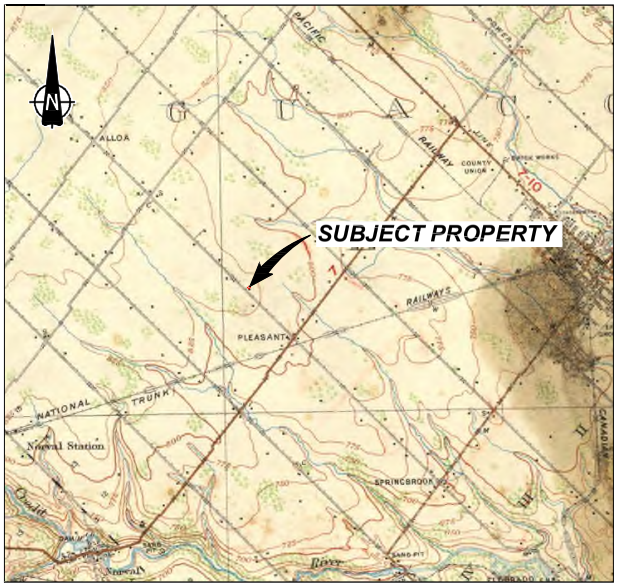
1908



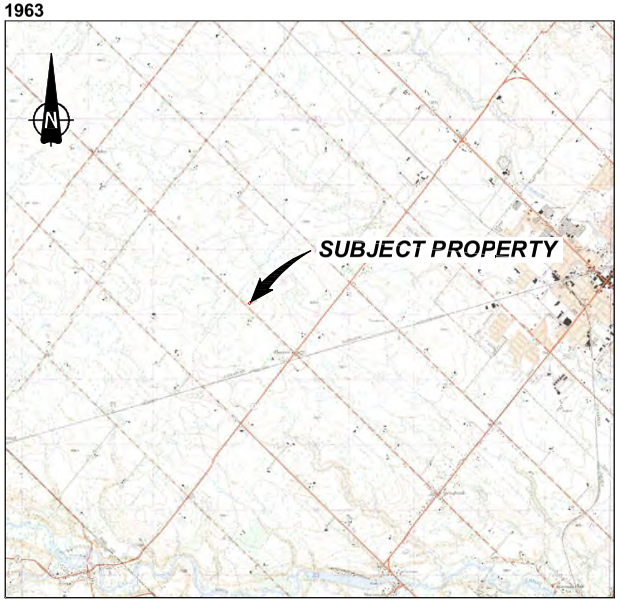
1918



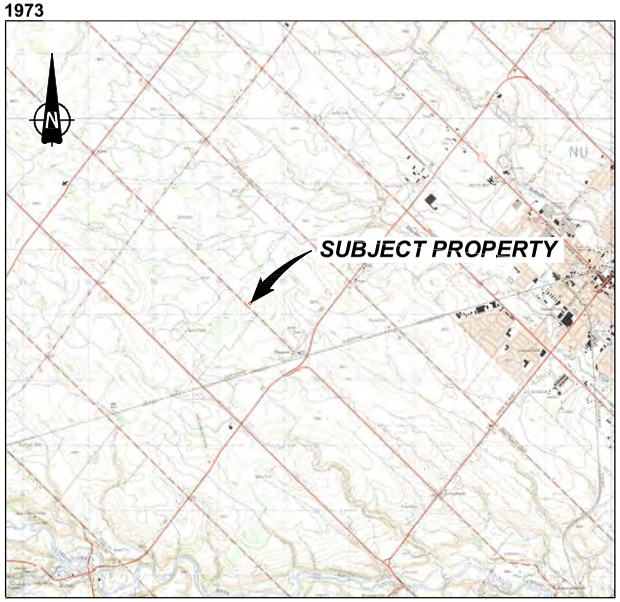
1929



1963



1973



LEGEND

APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

DEPARTMENT OF MILITIA AND DEFENSE, 1909, BRAMPTON, ONTARIO. 1:63,360. MAP SHEET 030M12, [ED. 1], 1909. SURVEY DIVISION;
DEPARTMENT OF MILITIA AND DEFENSE, 1918, BRAMPTON, ONTARIO. 1:63,360. MAP SHEET 030M12, [ED. 3], 1918. SURVEY DIVISION;
DEPARTMENT OF NATIONAL DEFENSE, 1929, BRAMPTON, ONTARIO. 1:63,360. MAP SHEET 030M12, [ED. 6], 1929. GEOGRAPHICAL SECTION, GENERAL STAFF;
DEPARTMENT OF ENERGY, MINES AND RESOURCES, 1963, BRAMPTON, ONTARIO. 1:25,000. MAP SHEET 030M12F, ED. 1, 1963. SURVEYS AND MAPPING BRANCH;
GEOGRAPHICAL SECTION, GENERAL STAFF, 1973, BRAMPTON, ONTARIO. 1:25,000. MAP SHEET 030M12F, ED. 2, 1973. SURVEYS AND MAPPING BRANCH.; AND
SURVEY PLAN PROVIDED BY CLIENT.

NOTES

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.
ALL LOCATIONS ARE APPROXIMATE.

APPROXIMATE SCALE IN KILOMETRES
0 1.5 3km
1:75

PROJECT
HERITAGE IMPACT ASSESSMENT
59 TUFTON CRESCENT
CITY OF BRAMPTON, ONTARIO

TITLE
SUBJECT PROPERTY OVERLAID ON TOPOGRAPHIC MAPS

GOLDER

PROJECT No.		19126982	FILE No. 19126982-1000-R01007
			SCALE AS SHOWN REV.
CADD	DCH	Mar 17/20	
CHECK	AC		**FIGURE 7**

Client: Middle Oak Development
Drawing file: 19126982-1000-R01007.dwg Mar 17, 2020 - 2:20pm 0 [illegible]mm x 432mm

Client: Middle Oak Development
Drawing file: 19126982-1000-R01008.dwg Dec 18, 2019 - 9:39am 0 Original Sheet - ANSI B 279mm x 432mm

1978

1989

2002

2009

LEGEND

APPROXIMATE LOCATION OF SUBJECT PROPERTY

REFERENCE

1978 and 1989 AERIAL IMAGERY BY NORTHWAY/PHOTOMAP/REMOTE SENDING LTD., PROVIDED BY PEEL ARCHIVES;
2002 and 2009 AERIAL IMAGERY BY FIRST BASE SOLUTIONS, PROVIDED BY PEEL ARCHIVES; AND
SURVEY PLAN PROVIDED BY CLIENT.

NOTES

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ALL LOCATIONS ARE APPROXIMATE.

APPROXIMATE SCALE IN METRES
0 1000 2000m
1:50,000

PROJECT
HERITAGE IMPACT ASSESSMENT
59 TUFTON CRESCENT
CITY OF BRAMPTON, ONTARIO

TITLE
SUBJECT PROPERTY OVERLAID ON AERIAL IMAGERY

GOLDER

PROJECT No.	19126982	FILE No. 19126982-1000-R01008
		SCALE AS SHOWN REV.
CADD DCH	Dec 18/19	
CHECK AC		FIGURE 8

5.0 EXISTING CONDITIONS

5.1 Setting

The setting of the immediate area can be characterized as suburban and is zoned R1D: Residential. Suburban residential development is located to the north, west, east and south (Figure 9 to Figure 11). The Grace Canadian Reformed church is located to the southeast of the property, and Brampton Fire Station 210 and Creditview Sandalwood Park and Chinguacousy Soccer Field are located to the southwest. Otherwise, the immediate area is mainly residential.

Traffic on Tufton Crescent is one lane in each direction with sidewalks on the west side of the street, separated by a grass median. Young vegetation is located on private property – there are no street trees in the public right-of-way. The property's topography is flat (254-255 metres above sea level), and there are no waterways nearby. There is open space dividing the property and Tufton Crescent from Creditview Road, providing clear views between the two roadways.

Remnants of the stone façade of Breadner House are stockpiled at the southeast corner of the property (Figure 12). Otherwise, the only remaining feature are tree stumps near the centre of the property and one young tree on the west property boundary.

Figure 9: View of the property (left) from Creditview Road, facing east

Figure 10: View of the property (right) from Tufton Crescent, facing northwest

Figure 11: View of the property from Creditview Road, facing north

Figure 12: View of the property from Tufton Crescent, facing northeast

5.2 Built Environment: Breadner House

5.2.1 Exterior

The single-detached, one-and-a-half storey Breadner House was once located fronting west on Tufton Crescent (Figure 13 to Figure 17). The wood-framed structure had a rectangular plan with a rear shed roof extension constructed of vertical wood planks with a metal roof. The main block was clad in coursed rubble stone with natural stone quoin detailing. The saltbox style roof was covered in asphalt shingles with wood brackets, returned eaves and decorated frieze with dentils. At the centre of the gable on the east façade was a millstone. Two single stack chimneys were located on the side left and side right, one constructed of red brick and the other concrete.

Windows had a flat opening with wood plain lug sills. Brick soldier voussoirs were on the south façade, the west façade had a shaped stone lintel, and the north façade had plain stone lintel. There were two windows at the basement level; one at the south façade and the other on the north. The shed roof extension had two square windows. A set of straight stone stairs on the west façade led to the centre one-leaf entrance, which had a flat opening and entablature. Prior to demolition, all windows and doors had been covered with plywood. Remnants of a wood fence extended from the north façade between the main block and shed extension, and from the east façade of the shed extension. Two columnar evergreens partially blocked the centre entrance.

All stones from Breadner House are currently being kept at the southeast corner of the property (Figure 18), or off-site (Figure 19 to Figure 23).

Figure 13: West façade of Breadner House prior to demolition (Source: City of Brampton 2009)

Figure 14: West and south façades of Breadner House prior to demolition (Source: City of Brampton 2009)

Figure 15: South and east façades of Breadner House prior to demolition (Source: City of Brampton 2009)

Figure 16: North and east façades of Breadner House prior to demolition (Source: City of Brampton 2009)

Figure 17: North façade of Breadner House prior to demolition (Source: City of Brampton 2009)

Figure 18: Stones from the collapsed Breadner House on the southeast corner of the original lot (November 2019)

Figure 19: Stones from Breadner House being stored off-site including the millstone from the gable roof (November 2019)

Figure 20: Stones from Breadner House being stored off-site (November 2019)

Figure 21: Stones from the north and west façade of Breadner House being stored off-site (November 2019)

Figure 22: Stones from the south and west façade of Breadner House being stored off-site (November 2019)

Figure 23: Close-up photo of the millstone from the centre of the gable roof (November 2019)

5.3 Structural History & Analysis

Five developmental phases could be identified based on structural evidence and documentary research. The first phase represents the occupation of the property by the Breadner family (1833 to 1969), the continued use of Breadner House as a residential property (1970 to 2001), demolition of the agricultural outbuildings on the property (2002 to 2008), construction of the wood framed rear addition and partial collapse of the structure (2009 to 2011) and the full demolition of Breadner House (2011 to present).

5.3.1 Phase 1: Breadner family occupation, 1833 to 1969

This phase represents the construction of Breadner House in the Georgian style and initial occupation by Joseph Breadner and his family. Historical research identified that the building remained in the Breadner family until 1939.

Assessment rolls show that Joseph Breadner occupied Lot 12, Concession 3 as early as 1835 with 86 acres of uncultivated and 14 acres of cultivated land. An archaeological assessment conducted on the property determined that, due to the absence of late 19th century material and the distance from the stone residence where the archaeological site was found, it is likely that the Breadner family originally constructed a log house which was later replaced by the present stone structure (Archaeological Services Inc, 2001). This could be possible; however, the assessment rolls did not identify a house on the property until 1866, when the land value increased to $2,900 from what appears to be a two digit value in 1844. A set date of construction for Breadner House could not be determined but based on the assessment rolls, land registry, historical maps and architectural style it can be narrowed down to between 1850 and 1865.

The Georgian style was popular in Ontario from 1784-1860 (Blumenson 1990:5). Given the varied background of early settlers, most of these buildings were constructed in a vernacular style and were rebuilt or remodelled according to the latest building trends in New York or London (Blumenson 1990:5). The vernacular style is characterized by large chimneys and a minimal amount of Classical detailing, and also includes steep roof lines, moulded surrounds and symmetrical façades (Blumenson 1990:5, 8). Breadner House had maintained several Georgian features including the large end-wall chimneys, main entrance with entablature, wood dentils and returned eaves and moulded surrounds.

It is unknown exactly when the saltbox roof was added to Breadner House; however, due to the similar material as the main block of the house it was likely constructed early on in the Breadner family's occupation of the property. The addition is evidenced by the lack of stone quoins at the north and south corners of the building, how the building partially collapsed (see APPENDIX C), and the style of the addition.

The Saltbox style is a Colonial style of architecture that is largely attributed to the New England area (Heritage Cramahe 2019). The simple design dates back to the 1650s and received its name for its resemblance to a wooden lidded salt box (Heritage Cramahe 2019; Stokes et al 2012:12). The style is rare in Ontario and can be characterized as wood frame buildings with two storeys at the front façade and one storey in the back with a steep pitched roof (Heritage Cramahe 2019). Frequently, the main block of the building is a storey-and-a-half with an extension of a single storey, especially when the saltbox is an addition (Figure 24; Stokes et al 2012:12).

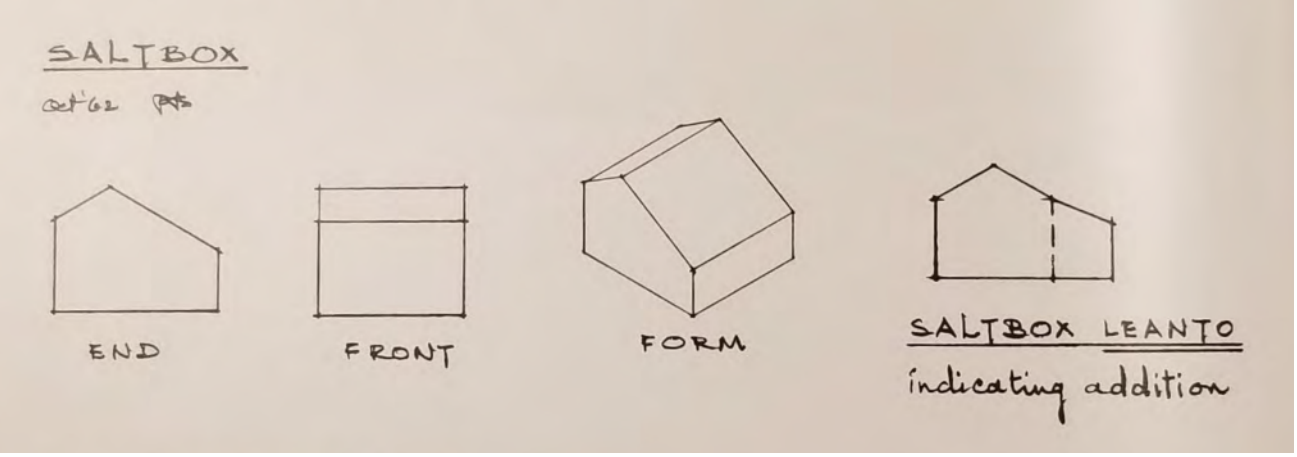

Figure 24: Saltbox Lean-to Addition (Stokes et al. 2012:12)

5.3.2 Phase 2: Continued residential use of Breadner House, 1970 to 2001

After Norman Breadner's death in 1968, the property was granted in 1969 to Ralph E. Monkman and Beatrice E. Monkman, as tenants in common. This phase represents the continued residential use of the structure after the Breadner families tenure on the property. Aerial imagery shows that the agricultural outbuildings remained on the property, suggesting that the agricultural use was also continued during this time.

5.3.3 Phase 3: Demolition of agricultural outbuildings, 2002 to 2008

Aerial imagery from 2002 depict that the agricultural outbuildings to the rear of Breadner House were demolished, and suburban residential development began to be constructed to the east of the property.

5.3.4 Phase 4: Construction of rear addition and partial collapse, 2009 to 2011

The third phase represents the plans to construct a wood frame addition to the rear of Breadner House in 2009, and the subsequent partial collapse during the excavation for the addition in 2011 (see APPENDIX C). The majority of the saltbox roof addition collapsed while construction crews were looking for the bottom of the footing. The 2009 aerial imagery shows that by this time, suburban residential development surrounded Breadner House to the east, west and north.

5.3.5 Phase 5: Full demolition of Breadner House, 2011 to Present

The final phase represents the full demolition of Breadner House. A building permit was issued by the City of Brampton on September 30, 2011, for the total removal of Breadner House due to unsafe conditions due to collapse. The lot has remained unoccupied since 2011.

6.0 CULTURAL HERITAGE EVALUATION

The Breadner House was designated under By-law 34-2006 (APPENDIX B). From the results of the documentary research and field investigations, the property was evaluated to determine if it met the criteria for CHVI as prescribed in *O. Reg. 9/06.* The results of this evaluation are provided below.

6.1 Design or Physical Value

Criteria	Meets Criteria (Yes/No)
(i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Yes
Rationale: Breadner house is a rare and unique example of a Georgian style, fieldstone residence with Saltbox style addition. There are few stone structures included in the City of Brampton's heritage register and most are being used for institutional or commercial purposes. There is a one-and-a-half storey, fieldstone farmhouse with a gable roof included on the City of Brampton's heritage register located at 6461 Mayfield Road. Otherwise, Breadner House is the only example of a stone residence included on the City's register. Constructed circa 1850-1865, it is not an early example of a Georgian-style which was popular from 1784 to 1860, or an early example of wood frame construction.	

Criteria	Meets Criteria (Yes/No)
(ii) Displays a high degree of craftsmanship or artistic merit;	Yes
Rationale: The original construction, with its fieldstone combined with placement of large and irregular stone quoins and circular stone at the centre of the gable roof, displays a high degree of masonry craftsmanship.	

Criteria	Meets Criteria (Yes/No)
(iii) Demonstrates a high degree of technical or scientific achievement.	No
Rationale: Although constructed to a high degree of craftsmanship or artistic merit, Breadner House does not demonstrate a high degree of technical or scientific achievement as a vernacular style residence.	

6.2 Historical or Associative Value

Criteria	Meets Criteria (Yes/No)
(i) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	Yes

Criteria	Meets Criteria (Yes/No)
Rationale: The property has direct associations with Joseph Breadner, a farmer and weaver, and his family who were early settlers in the former Chinguacousy Township. The property was used for agricultural purposes by the Breadner family and remained in the family until 1969.	

Criteria	Meets Criteria (Yes/No)
(ii) Yields, or has the potential to yield information that contributes to an understanding of a community or culture;	Yes
Rationale: Due to the long-standing occupation of the property by the Breadner family, early settlers of the Chinguacousy Township, the Breadner House has potential to yield information that contributes to a further understanding of the Township and specifically the Mount Pleasant community and how it developed.	

Criteria	Meets Criteria (Yes/No)
(iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No
Rationale: Historical research did not identify the architect, artist or designer of Breadner House. Although the house was built for Joseph Breadner, an early settler of the former Chinguacousy Township, it is not known who constructed the structure.	

6.3 Contextual Value

Criteria	Meets Criteria (Yes/No)
(i) Is important in defining, maintaining or supporting the character of an area;	No
Rationale: The character of the area is suburban, with residential development surrounding Breadner House. Significant early 21st century suburban residential development and the reduced lot size has diminished the building's role in defining and maintaining the character of the area. All agricultural land once associated with the lot has been significantly altered.	

Criteria	Meets Criteria (Yes/No)
(ii) Is physically, functionally, visually or historically linked to its surroundings;	Yes
Rationale: Although the area surrounding Breadner House has been substantially altered from an agricultural rural area to suburban residential, there is a physical and historical link with Creditview Road which has been maintained.	

Criteria	Meets Criteria (Yes/No)
(iii) Is a landmark.	Yes
Rationale: As the last remaining 19th century feature in the area, Breadner House can be considered a local landmark. The lack of vegetation provides clear views of the property from Creditview Road, ensuring its prominence in the streetscape. It provides a visual reminder of the agricultural history and settlement of the former Chinguacousy Township and Mount Pleasant community.	

6.4 Evaluation Results

The preceding evaluation determined that the property has CHVI as it meets all criteria of *O. Reg. 9/06.* Based on this evaluation, a Statement of CHVI is proposed below. The heritage attributes are partially informed by the Designation By-law 034-2006.

6.5 Proposed Statement of Cultural Heritage Value or Interest

6.5.1 Description of Property – 59 Tufton Crescent

Breadner House is located at 59 Tufton Crescent in the City of Brampton, Ontario. The property is bound by Tufton Crescent to the west, east and south, with Leagate Street to the north. Breadner House is surrounded by suburban residential development.

6.5.2 Statement of Cultural Heritage Value or Interest

The property at 59 Tufton Crescent is of cultural heritage value or interest for Breadner House, which has design or physical value, historical or associative value and contextual value. Constructed circa 1850-1865 as a one-and-a-half storey, Georgian style farmhouse, Breadner House was part of a large agricultural property owned by the Breadner family who were early settlers to the former Chinguacousy Township. The house was altered shortly after its initial construction with a saltbox style rear addition. The Breadner family retained ownership of the property from 1833 until 1969. Breadner House serves as a landmark in the community as one of the last remnants of a 19th century structure and early life in the Chinguacousy Township, and has retained its physical and historical relationship with Creditview Road.

6.5.3 Description of Heritage Attributes

Key attributes that reflect the cultural heritage value of the property include Breadner House with its:

- One-and-a-half storey vernacular farmhouse
- Salt-box form and Neoclassical and Georgian design influences
- Random fieldstone foundation
- Three bay front elevation with central door
- Fieldstone façades with sandstone quoins and lintels
- Unpainted stone walls
- Ornamental boxed cornice with paired dentils

- Millstone at the centre of the gable roof
- Six-over-six wood sash windows
- Front entrance with classical entablature, pilasters and decorative geometric patterning
- Historical and visual connection to Creditview Road

7.0 DESCRIPTION OF PROPOSED DEVELOPMENT

Breadner House was designated under Part IV of the *Ontario Heritage Act* in 2006. The City issued a demolition permit in 2011 due to safety concerns after it partially collapsed during construction of a rear addition (site plans of the proposed addition can be found in APPENDIX C). A preliminary conservation plan was conducted after the partial collapse to identify steps to conserve the remnants of Breadner House, including preserving principal stones and wood trim for stockpiling and specifications for new construction.

As Breadner House has been demolished, its physical condition cannot be assessed, and the heritage integrity has been lost. However, alternatives have been developed for the future mitigation and conservation options for Breadner House (see Section 8.0).

8.0 CONSIDERATION OF ALTERNATIVES

Three mitigation options were considered to avoid or reduce any adverse impacts to the property:

1) Commemorate on current property

2) Reconstruct on current property

3) Reconstruct on a new lot adjacent to 59 Tufton Crescent and commemorate

An options analysis for each mitigation option is provided in the subsections below.

8.1.1 Option 1: Commemorate Breadner House on its current property

This option involves commemorating Breadner House on its original and current lot and not proceeding with reconstruction.

Advantages: Commemoration provides an opportunity for the history, construction, and architecture of Breadner House, a structure of cultural heritage value or interest, be better understood and become an example for comparative study. Its importance to the community would survive as interpretive panels or through other means and would be accessible to the public.

Disadvantages: Breadner House has been determined to be of cultural heritage value or interest. As noted in the preliminary conservation plan, there is sufficient building material to reconstruct Breadner House. The original stone was numbered when it was dismantled, and the conservation plan also provided steps to reconstruct Breadner House. Given this, commemoration would not be sufficient.

Feasibility: This option is not feasible because of the:

- CHVI of Breadner House
- the amount of available salvaged material from Breadner House

8.1.2 Option 2: Reconstruct Breadner House on its current property

This option considers reconstructing Breadner House on its original lot and rehabilitating for residential use.

Advantages: This option would retain all of the heritage attributes of Breadner House at its original location. It is generally the most preferred of conservation options since – through minimal intervention – it has the highest potential of retaining all heritage attributes of the property. This would meet the MHSTCI *Eight Guiding Principles* (2007), which indicates that buildings should not be moved unless there are no other means to save them. As noted in Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada,* rehabilitation and re-use can revitalize a historic place. Not only are structures repaired and some cases restored when adapted for new uses, they are regularly maintained and protected and heritage attributes understood, recognized and celebrated.

Disadvantages: Incorporating the structure into new development will introduce design constraints; the impacts of shadow, differences in scale, orientation and setback and architectural compatibility will all have to be considered. It is likely that another suburban residential home would be constructed to the south of Breadner House, which would reduce its prominence in the streetscape and its potential to be a landmark building in the community. The original orientation towards Creditview Road and setback would require changes to neighbouring lots.

Feasibility: This option was determined to be feasible but less desirable due to:

- reduced prominence for Breadner House in the streetscape

8.1.3 Option 3: Reconstruct Breadner House on a lot adjacent to 59 Tufton Crescent and commemorate

This option considers reconstructing Breadner House on a smaller lot adjacent to 59 Tufton Crescent and rehabilitating the structure for new use (Figure 25). The Breadner House would then be commemorated through interpretive panels or other means.

Advantages: As noted above and in Canada's Historic Places *Standards and Guidelines,* rehabilitation and re-use can 'revitalize' a historic place. Rehabilitation projects are generally more cost-effective, socially beneficial and environmentally sustainable than new builds, even though they may require more specialized planning and trades to undertake. Breadner House was found to be of cultural heritage value or interest. This option would keep Breadner House close to its original location and retain its visual relationship with Creditview Road, while maintaining all of its identified heritage attributes. As noted above, there is sufficient building material to reconstruct Breadner House. Although this option goes against MHSTCI *Eight Guiding Principles* which indicates that buildings should not be moved unless there are no other means to save them, its relocation ensures that the building will remain prominent in the streetscape. This option would provide opportunities for Breadner House to be commemorated, which as noted above, provides an opportunity for the history, construction, and architecture of Breadner House be better understood and become an example for comparative study. This would help meet the City's objective to promote public awareness of Brampton's heritage.

Disadvantages: This would go against MHSTCI *Eight Guiding Principles* which indicates that buildings should not be moved unless there are no other means to save them. It would also go against the *Standards and Guidelines for the Conservation of Historic Places in Canada,* which recommends adopting the approach of minimal intervention. However, as the structure has already been demolished minimal intervention cannot be pursued.

Feasibility: This option was determined to be the most feasible as:

- Breadner House has CHVI
- it ensures Breadner House has an active use and prominence in the streetscape
- it provides interpretation and commemoration opportunities
- the minimal intervention approach has already not been implemented as Breadner House was demolished
- it provides an opportunity for heightened public exposure

Figure 25: Breadner House current Lot (202) and proposed Lot for relocation (327)

8.2 Mitigation & Conservation Recommendations

Based on the preceding analysis, Golder recommends to:

- relocate and reconstruct Breadner House on a new residential lot adjacent to 59 Tufton Crescent and commemorate.

Although Option 2 would also be feasible, Option 3 is more appropriate for its level of conservation and public exposure. It ensures Breadner House has an active use and will be prominent along the streetscape and maintains its physical and historical connection with Creditview Road.

The following short-term and long-term conservation actions are recommended:

Short-term Conservation Actions

- prepare a Heritage Conservation Plan (HCP) detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the remnants of Breadner House prior to, during and after the reconstruction effort.

Long-term Conservation Actions

- designate Breadner House and its associated new parcel under Part IV of the *Ontario Heritage Act*
- officially name the building ‘Breadner House’ and install a commemorative plaque on the new parcel which references the original location of the house, in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house. Details associated with the commemorative plaque, such as the language and location, should be incorporated into the HCP.

9.0 SUMMARY STATEMENT & RECOMMENDATIONS

In October 2019, Middle Oak retained Golder to conduct a HIA for 59 Tufton Crescent in the City of Brampton, Ontario. The property was designated in 2006 under Part IV of the *Ontario Heritage Act* and is known locally as Breadner House.

A demolition permit was issued by the City of Brampton (the City) in 2011 due to safety concerns after the Breadner House partially collapsed during construction of a rear addition. Middle Oak is looking to explore conservation options for the now demolished building.

Following guidelines by the MHSTCI, the City of Brampton's *Official Plan* and *Heritage Impact Assessment Terms of Reference,* and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), this HIA identifies the heritage policies applicable to the property, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built and landscape features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions recommended based on a rigorous options analysis.

This HIA concludes that:

- Breadner House has CHVI as a one-and-a-half storey, Georgian style farmhouse with saltbox addition constructed circa 1860 for the Breadner family, early settlers to the former Chinguacousy Township, and as one of the last remnants of a 19th century structure and early life of the former Township.

To ensure the long-term sustainability and use of Breadner House as a valued built heritage resource, Golder recommends to:

- relocate and reconstruct Breadner House on a new residential lot adjacent to 59 Tufton Crescent and commemorate.

The following short-term and long-term conservation actions are recommended:

Short-term Conservation Actions

- prepare a Heritage Conservation Plan (HCP) detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades depending on approach, and an implementation schedule to conserve the remnants of Breadner House prior to, during and after the reconstruction effort.

Long-term Conservation Actions

- designate Breadner House and its associated new parcel under Part IV of the *Ontario Heritage Act*
- officially name the building 'Breadner House' and install a commemorative plaque on the new parcel which references the original location of the house, in a location and manner that will be visible from public rights of way but will not impact any heritage attributes of the house. Details associated with the commemorative plaque, such as the language and location, should be incorporated into the HCP.

10.0 REFERENCES

Archaeological Services Inc.
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Signature Page

Golder Associates Ltd.

Ragavan Nithiyanantham, M.A., CAHP
Cultural Heritage Specialist & Archaeologist

Michael Teal, M.A.
Associate, Senior Archaeologist

EC/RN/MT/ly

https://golderassociates.sharepoint.com/sites/113429/project files/6 deliverables/19126982-1000-r-rev0 26august2020 middle oak 59 tufton cres brampton hia.docx

APPENDIX A

Land Registry Records

Number	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Area	Consideration	Comments
18001	Admr. Deed	1 May 1937	4 June 1937	Norman H.E. Breadner, et al, Admrs. of Elizabeth Breadner Est., & Joseph A. Breadner, et al	Wilbert H. Breadner	100	1.00	W ½
25581	Grant	10 Jan 1956	27 Mar 1958	Norman Breadner, personally Admrs of Wilbert H. Breadner Est.et al	Norman Breadner	--	$1800	W ½ - 100 ac
111093 VS	Grant	1 May 1969	18 June 1969	Elizabeth Sanderson + William J. Reid, personally Admrs of Norman (H.E.) Breadner Est. et al	Ralph E. Monkman + Beatrice E. Monkman, as tenants in common	100 ac	300000.00	W ½. Dom: Consent attached
712715	Grant		01 05 85	Monkman, Ralph E. Monkman, Beatrice E.	Monkman, Ralph E. Monkman, Beatrice E. as JT			W ½
877771	Grant		03 01 89	Monkman, Ralph Elwood Monkman, Beatrice Earlene	City of Brampton			Part of W ½ - Being part 1 on 43R-1612 8 Subj to rt-of-way

Number	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Area	Consideration	Comments
877772	Grant		13 01 89	Monkman, Ralph Elwood Monkman, Beatrice Earlene	City of Brampton			Part of W ½ - Being part 3 on 43R-16128 Subj to rt-of-way
879999	Grant		23 01 89	Monkman, Beatrice Earlene	Monkman, Ralph Elwood Monkman, Beatrice Earlene as JT		2.00	Part of W ½ - Being part 4 on 43R-16128 Tog with rt-of-way over part 3 on 43R-16128
880000	Grant		23 01 89	Monkman, Ralph Elwood	Monkman, Ralph Elwood Monkman, Beatrice Earlene as JT		2.00	Part of W ½ - Being part 2 on 43R-16128 Tog with rt-of-way over part 1 on 43R-16128

APPENDIX B

Designation By-law 34-2006

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 34 - 2006

To designate the property at Lot 301, Tufton Crescent (Breadner House) as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at Lot 301, Tufton Crescent (Breadner House) more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.

2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.

3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at Lot 301, Tufton Crescent (Breadner House) and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Brampton as required by the *Ontario Heritage Act*.

4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.

5. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

6. The affidavit of Leonard J. Mikulich attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 13 DAY OF February 2006.

Approved as to form
02 10 06

SUSAN FENNELL – MAYOR

~~LEONARD JOSEPH MIKULICH – CLERK~~

Approved as to Content:

Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW 34-2006

LEGAL DESCRIPTION

Lot 301, Plan 43M-1583, Brampton

PIN 14254-5792

SCHEDULE "B" TO BY-LAW 34-2006

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF BREADNER HOUSE (LOT #301, TUFTON CRESCENT)

Breadner House was built for Joseph Breadner about 1860. The Breadners were one of Brampton's pioneer families and had a longstanding role in the agricultural history of Mount Pleasant village and Chinguacousy Township.

The house is one of the few stone residences in the City of Brampton. It is an excellent example of a one and a half storey vernacular farmhouse with salt-box form and Neo-Classical and Georgian design influences and well executed decorative elements.

Apart from a rear addition the house has undergone few alterations.

Breadner House is an important reminder of the agricultural heritage of Brampton.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the full Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act. The full Heritage Report is available for viewing in the City Clerk's office at City Hall, during regular business hours.

DESCRIPTION OF HERITAGE ATTRIBUTES (CHARACTER DEFINING ELEMENTS):

Unless otherwise indicated, the reason for designation, including the following heritage attributes (character defining elements), apply generally to all exterior elevations, facades, foundation, roof and roof trim, all entrances, windows, structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing, their related building techniques, all interior spaces along with all contextual and landscaping features. The cultural heritage attributes that contribute to the significance of the subject property include the following:

Salt-box form; Georgian and Neo-Classical design; unpainted stone walls, sandstone blocks used as quoins and lintels; ornamental boxed cornice with paired dentils; front entrance door surround with classical entablature, pilasters and decorative geometric patterning; 6/6 wood sash windows; random fieldstone foundation; three bay front elevation with central door.

SCHEDULE "C" TO BY-LAW 34-2006

AFFIDAVIT OF KATHRYN ZAMMIT

I, KATHRYN ZAMMIT, of the Town of Caledon in the Region of Peel, **MAKE OATH AND SAY:**

1. I am the ~~Acting~~ Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts therein contained.

2. The public notice of intention to designate "Breadner House, Lot #301, Tufton Crescent" was served on the owner of the property and was advertised, in the form attached as Exhibit A to this my affidavit, in the Brampton Guardian, a newspaper having general circulation in the City of Brampton, on January 6, 2006.

3. No notice of objection was served upon the Clerk.

4. The by-law to designate the "Breadner House, Lot #301, Tufton Crescent" came before City Council at a Council meeting on February 13, 2006 and was approved..

5. A copy of the by-law, including a short statement of the reason for the designation has been served upon the owner of the property and the Ontario Heritage Trust and notice of such by-law was published in the Brampton Guardian on March 8, 2006.

SWORN before me at the City)
of Brampton, in the Region)
of Peel, this 7th)
day of March 2006)

A Commissioner for Taking Affidavits, etc.

Brampton

NOTICE

TAKE NOTICE that the Council of the City of Brampton intends to designate property, being Breadner House and lands upon which the building is situated, at Lot #301, Plan 43M-1583 (Tufton Crescent), in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. c. O. 18.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

Breadner House was built for Joseph Breadner about 1860. The Breadners were one of Brampton's pioneer families and had a longstanding role in the agricultural history of Mount Pleasant village and Chinguacousy Township.

The house is one of the few stone residences in the City of Brampton. It is an excellent example of a one and a half storey vernacular farmhouse with salt-box form and Neo-Classical and Georgian design influences and well executed decorative elements.

Apart from a rear addition the house has undergone few alterations.

Breadner House is an important reminder of the agricultural heritage of Brampton.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the full Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act. The full Heritage Report is available for viewing in the City Clerk's office at City Hall, during regular business hours.

DESCRIPTION OF HERITAGE ATTRIBUTES

To ensure that the cultural heritage significance of this property remains intact, certain heritage attributes are to be conserved, and they include:

Salt-box form; Georgian and Neo-Classical design; unpainted stone walls, sandstone blocks used as quoins and lintels; ornamental boxed cornice with paired dentils; front entrance door surround with classical entablature, pilasters and decorative geometric patterning; 6/6 wood sash windows; random fieldstone foundation; three bay front elevation with central door.

Breadner House possesses considerable cultural heritage value. Heritage designation under Part IV of the Ontario Heritage Act is recommended for architectural, historical and contextual reasons.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act.

Please contact Jim Leonard, Heritage Coordinator in Urban Design Section, Planning, Design and Development Department at (905) 874-3825 to view this document, and for further information.

Notice of objections to the proposed designation may be served on the Clerk no later than 4:30 p.m. on Monday, February 6, 2006 (within 30 days of the publication of this notice).

Dated at the City of Brampton on this 6 th day of January, 2006.

L. J. Mikulich, City Clerk, City of Brampton.

Friday, January 6, 2006

THIS IS EXHIBIT A TO THE AFFIDAVIT
OF Kathryn Jamieson SWORN BEFORE
ME THIS 7th DAY OF March 2006
A COMMISSIONER, ETC.

APPENDIX C

Building Permit #11 158675 000 00 DM for 59 Tufton Crescent, Brampton, Ontario

FLOWER CITY

BRAMPTON.CA

The Corporation of the City of Brampton

BUILDING PERMIT

PERMIT # 11 158675 000 00 DM

MUNICIPAL ADDRESS: 59 Tufton Crescent Brampton ON MAP AREA: D2

LEGAL DESCRIPTION: PLAN M1583 LOT 202

APPLICANT: MARIA PAPOUTSIS
90 TIVERTON Crt
Markham, ON L3R 0G4

OWNER(S): MARKBAR VALLEY ESTATES INC.
90 TIVERTON Crt
Markham, ON L3R 0G4

CONTRACTOR: MIDDLE OAK DEVELOPMENTS
90 TIVERTON Crt
Markham, ON L3R 0G4

TENANT:

DESCRIPTION OF WORK: DM, Demolition Other, Non Residential Demolition

Total removal of house remains due to unsafe condition due to collapse

PLANS AND DOCUMENTS: The plans and documents on the basis of which this permit was issued shall be kept on site at all times throughout construction.

REVOCATION: This permit may be revoked if it was issued on the basis of mistaken or false information or in error, or where the construction has been substantially suspended or discontinued for a period in excess of one year. This permit will be deemed to have lapsed, and will be revoked if construction has not commenced within six months of the date of issue.

CONSTRUCTION: All construction proposed and authoized hereto, shall, in all respects, conform with the plans submitted and reviewed, the provisions of the Building Code Act and the Ontario Building Code, as amended, the Bylaws of the City of Brampton and other applicable law. It is the responsibility of the permit holder to ensure that the work authorized by this permit is carried out in accordance with the requirements set out, hereto.

ISSUED UNDER THE AUTHORITY OF B. L. CAMPBELL
Chief Building Official
and Director of Building

DATE OF ISSUE: September 30, 2011

FLOWER CITY
BRAMPTON.CA

CITY OF BRAMPTON - BUILDING DIVISION
MANDATORY INSPECTIONS

PERMIT #: 11 158675 000 00 DM **DATE ISSUED:** September 30, 2011

MUNICIPAL ADDRESS: 59 Tufton Crescent Brampton ON **MAP AREA:** D2

LEGAL DESCRIPTION: PLAN M1583 LOT 202

DESCRIPTION OF WORK: DM, Demolition Other, Non Residential Demolition
Total removal of house remains due to unsafe condition due to collapse

The Building Code Act requires that the permit holder notify the Chief Building Official that construction is ready to be inspected for each stage of construction. The Mandatory Inspections are listed below.

PLEASE NOTE: Construction covered before the required inspection is completed will be required to be uncovered to be inspected.

To arrange for next day inspections call (905) 874-3700 or fax (905) 874-3763 between 8:00am and 3:00pm.

DEMOLITION INSPECTIONS

BUILDING INSPECTIONS

DEMOLITION STAGE	COMMENTS	INITIALS
☑ Building Removed		
☑ Foundation Removed		
☐ Structural Engineers Report Submitted		
☑ Site Cleared and Graded		
☑ Final Inspection - Building		

MECHANICALINSPECTIONS (PLUMBING)

DEMOLITION STAGE	COMMENTS	INITIALS
☑ Water Service/Sewers Capped		
☑ Wells and Septic System Decommissioned		
☑ Final Inspection - Plumbing		

NOTE: This permit will be revoked if demolition has not commenced within six (6) months of the date of issuance, or if the demolition is suspended for more than twelve (12) months.

Print Form

GENERAL NOTES FOR DEMOLITION OF BUILDINGS

TOTAL

SCOPE OF WORK: Removal of house remains due to unsafe condition due to collapse

Located at: 59 Tufton Crescent

Permit #: 11-158675 000 00

These notes form part of the plans review for permit issuance.

For non-residential buildings, all work shall conform to the Building Code 0. O.Reg. 350/06, as amended.

Demolition of residential buildings is subject to the demolition control by-law, pursuant to the Planning Act.

1. Prior to commencement of demolition

- Ensure all utilities are disconnected including: hydro, gas, cable T.V., telephone and water (Region of Peel).
- The demolition site must be fenced and the fence shall remain in place throughout the demolition.
- Notify the inspections section at 905-874-3700.

2. Demolition

- Water services/fixtures and drains (as applicable) must be capped (Call for plumbing inspection).
- Remove all foundations - fill excavations.
- Stake and fill unused wells.
- Rough grade for proper drainage.
- Dispose of waste at an approved site.
- Septic systems shall be decommissioned.

Call 905-874-3700 between 8:00 a.m. and 3:00 p.m. to arrange for inspections

SITE COPY
Permit 11-158675 000 00

.FLOWER CITY

BRAMPTON.CA

The Corporation of the City of Brampton

BUILDING PERMIT

PERMIT # 11 158675 000 00 DM

MUNICIPAL ADDRESS: 59 Tufton Crescent Brampton ON

MAP AREA: D2

LEGAL DESCRIPTION: PLAN M1583 LOT 202

APPLICANT: MARIA PAPOUTSIS
90 TIVERTON Crt
Markham, ON L3R 0G4

OWNER(S): MARKBAR VALLEY ESTATES INC.
90 TIVERTON Crt
Markham, ON L3R 0G4

CONTRACTOR: MIDDLE OAK DEVELOPMENTS
90 TIVERTON Crt
Markham, ON L3R 0G4

TENANT:

DESCRIPTION OF WORK: DM, Demolition Other, Non Residential Demolition

Total removal of house remains due to unsafe condition due to collapse

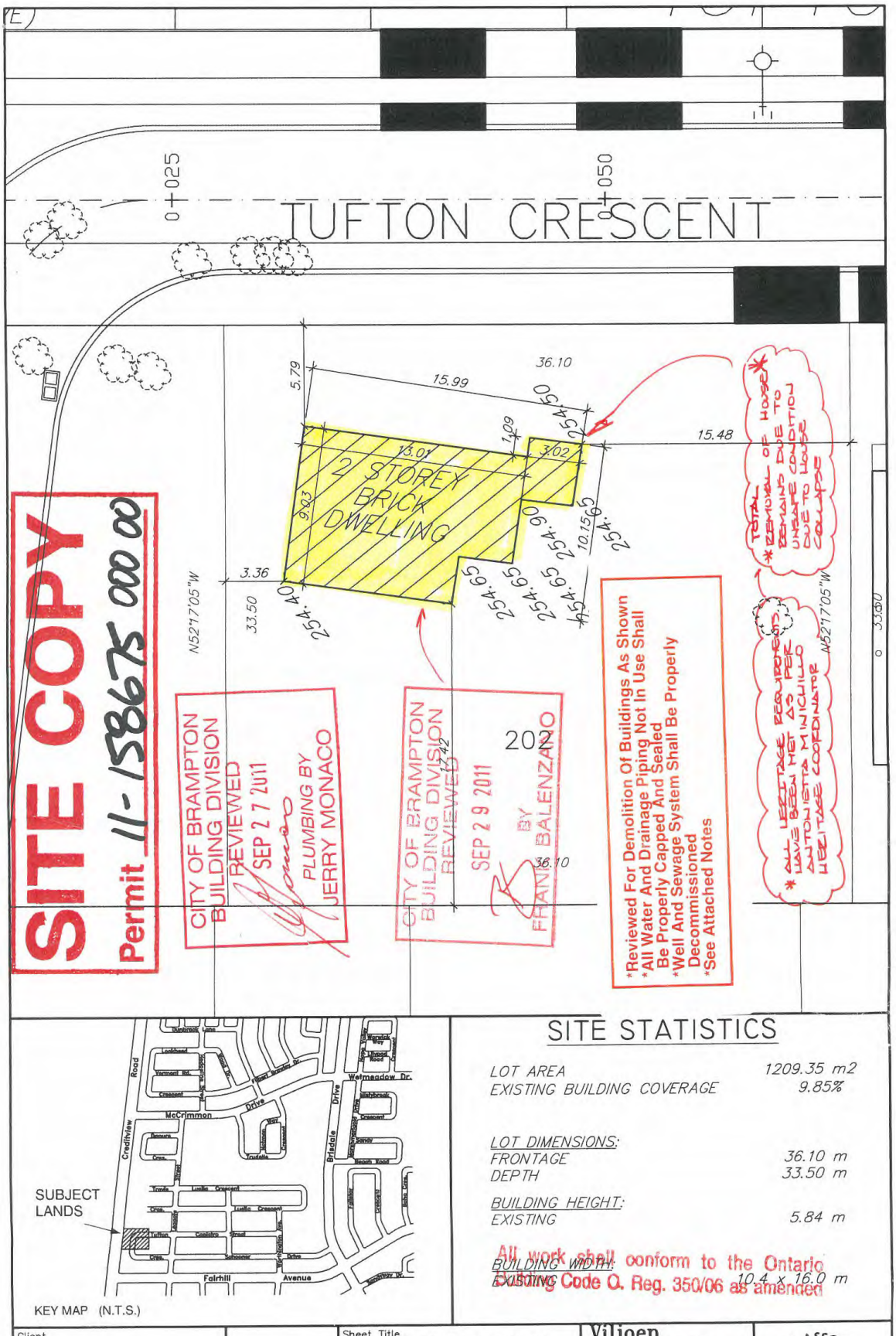
PLANS AND DOCUMENTS: The plans and documents on the basis of which this permit was issued shall be kept on site at all times throughout construction.

REVOCATION: This permit may be revoked if it was issued on the basis of mistaken or false information or in error, or where the construction has been substantially suspended or discontinued for a period in excess of one year. This permit will be deemed to have lapsed, and will be revoked if construction has not commenced within six months of the date of issue.

CONSTRUCTION: All construction proposed and authoized hereto, shall, in all respects, conform with the plans submitted and reviewed, the provisions of the Building Code Act and the Ontario Building Code, as amended, the Bylaws of the City of Brampton and other applicable law. It is the responsibility of the permit holder to ensure that the work authorized by this permit is carried out in accordance with the requirements set out, hereto.

ISSUED UNDER THE AUTHORITY OF B. L. CAMPBELL
Chief Building Official
and Director of Building

DATE OF ISSUE: September 30, 2011



SITE STATISTICS

LOT AREA	1209.35 m2
EXISTING BUILDING COVERAGE	9.85%
LOT DIMENSIONS:	
FRONTAGE	36.10 m
DEPTH	33.50 m
BUILDING HEIGHT:	
EXISTING	5.84 m
BUILDING WIDTH:	
EXISTING	10.4 x 16.0 m

All work shall conform to the Ontario Building Code O. Reg. 350/06 as amended

Client: CONSERVATORY GROUP

Project Name: BREADNER HERITAGE HOUSE BRAMPTON, ONTARIO

Sheet Title: HERITAGE HOUSE SITE PLAN
REGISTERED PLAN No: 43M-1583 (43R-29173)
LOT 202

Scale: 1:250 | Drawn by: BCC/DG
Date: APR. 01/11 | SEP27-11

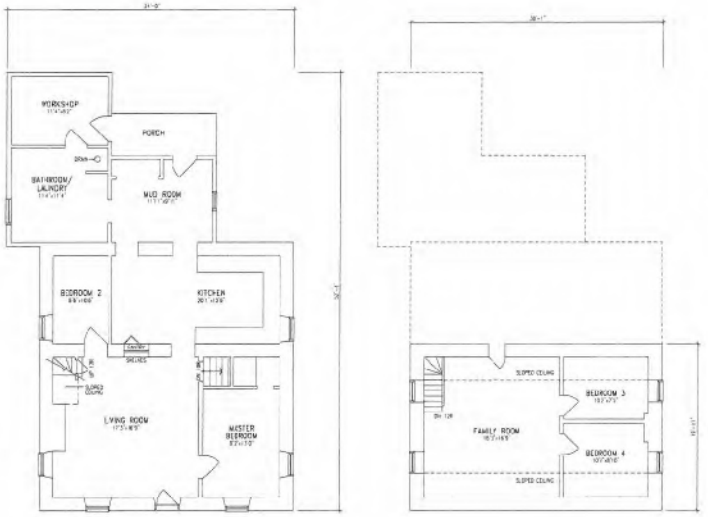
Viljoen Architect Inc.
300 A Wilson Avenue
Toronto, Ontario
M3H 1S8
TEL: (416) 630-2255
FAX: (416) 630-4782
EMAIL: info@viljoenarch.com

ONTARIO ASSOCIATION OF ARCHITECTS K. Viljoen KENNETH M. VILJOEN LICENCE 2393

Project No. 00019 | File: 00019-SP1A | Drawing No. 1 OF 1

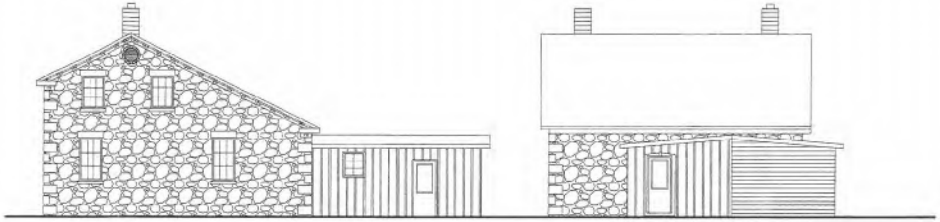
brian - H:\ARCHIVE\WORKING\2000\00019.vie\site\00019-SP1A.DWG - Tue, Sep 27 2011 - 10:06 AM

SITE COPY
Permit 11-158615 000 00



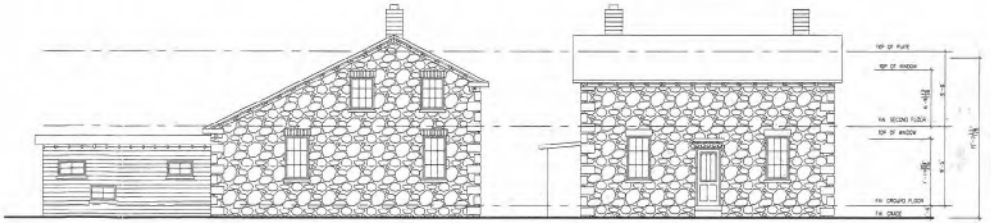
GROUND FLOOR PLAN
existing 1944 S.F.

SECOND FLOOR PLAN
existing 1944 S.F.



RIGHT SIDE ELEVATION

REAR ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATION

1944 SQUARE FEET
EXISTING LAYOUT

HERITAGE HOME

BRAMPTON

PREPARED BY VILJOEN ARCHITECT INC.

SITE COPY
Permit 11-158678 000 00

Permit 11-158975 000 00
SITE COPY

Permit
SITE HISTORY

SITE COPY
TRESPASSERS
PROSECUTED

SITE COPY
Permit 11-158675-000 00
NO TRESPASSING

SITE COPY
Permit # 11-158675 000 00

SITE COPY
Permit #11-158675 BR

Preliminary Conservation Plan

Breadner House, September 1, 2011
View from the northwest

Breadner House
59 Tufton Crescent, Brampton

Phillip H. Carter Architect and Planner
In Association with
Paul Oberst Architect

SITE COPY
Permit 11-158675 000 00

1. Project Description

The Breadner House is an 1860 fieldstone farmhouse, located at 59 Tufton Crescent in the City of Brampton. It is designated under Part IV of the Ontario Heritage Act. The house consisted of an original Georgian building, and a somewhat later salt-box tail addition in the same material as the original. The elements are part of an approved proposal involving retention of the heritage building, and construction of a new addition at the rear. We were brought to the site by the owners to provide heritage guidance after a partial collapse of the building during an early phase of construction for that proposal.

During excavation for the rear addition, in searching for the bottom of footing at the junction of the salt-box addition and the original house, a progressive failure of the stone walls occurred. As a result, all of the exterior walls of the salt-box, and about half of the south wall of the original house collapsed. It is possible that a progressive excavation plan would have prevented this event, but the nature of the masonry (rubble fieldstone) and its condition (empty for many years, with extensive and lengthy joint cracking, and apparent rot at joist ends) might have led to a failure in any case. It may be prudent in future to include exploratory test pits in conservation plans for rubblestone foundation buildings. In any event, the failure has occurred, and this preliminary conservation plan must deal with the current state of the building.

2. The Nature of this Plan

In our opinion, and the opinion of the project structural engineer, the building in its current state is a public hazard. The failure of the walls has created an unstable structure. The floors are disengaged from the walls on most of the south wall, so whatever lateral bracing they once provided is no longer effective. It is simply too dangerous for anyone to enter the building. The only option, consistent with public safety, is removal of the building.

In discussions with the owners, and their consultants, we have arrived at an approach that will result in the retention of the essential character of the original buildings, and the preservation of much of the detail. This will include retention of the principal stones (quoins, lintels, and millstone) to be used in congruent locations in the new structure, and retention of the wood trims (dentilled bargeboards, door and door surrounds. The total project will closely resemble the approved project, with a similar new rear addition. Because the heritage aspects will be imposed on a new structure, new construction documents—drawings and specifications—will have to be prepared. We propose to provide a final conservation plan when these documents are finalized. In the meantime, we have prepared this preliminary conservation plan, with a set of heritage conservation commitments, in order that the current dangerous situation can be alleviated.

3. Conservation Steps

3.1 Heritage Consultants: The owner will commit to retaining the present authors, professional members of CAHP, as heritage consultants for the duration of the project.

3.2 Documentation: The current state of the exterior of the building is to be photographically documented, using a mobile lift so that photographs can be taken "head-on" without parallax distortion, to create a mosaic record of the entire exterior perimeter of the building. If safely possible, during the dismantling of the building, if views to the interior are available, we will take photographs of visible details. The principal stones will be numbered for congruent re-

SITE COPY
Permit 11-138675 000 00

erection in the new structure. Squared-off stones at window openings will be marked but not individually numbered, to provide suitable stones for reconstruction of openings.

3.3 Dismantling: The building will be dismantled in a way to preserve principal stones and wood trims for stockpiling. The demolition contractor will prepare a dismantling plan, outlining step by step procedures for taking the existing building apart, and stockpiling of the retained elements. Stockpiled materials will be securely stored. In addition, sufficient rubble stone will be stockpiled on site for re-use in the new exterior veneer. The demolition plan constitute part of this conservation plan.

3.4 New construction: The new building will be constructed to the exterior dimensions of the original building, including size and location of window and door openings. A new concrete foundation will be constructed, and a wood-frame structure will be built on it. The exterior wall design will allow for an 8" thick stone veneer. In the veneer, quoins, lintels, and the millstone will be installed at original locations, per the numbering prior to dismantling. The mass rubble-stone masonry will be re-erected in style similar to the original, as photographically documented. Heritage consultants' approval of a sample corner panel, including quoins, will be required before the work continues. Approval will apply to mortar mix, masonry tie system, and appearance of laid-up wall as compared with original masonry. Stockpiled wood trims will be re-installed. If the original material is found to be beyond repair, the details will be faithfully reproduced in wood. Replacement windows will be wood, to match original detail, subject to sample approval by the heritage consultants.

4. Final Conservation Plan

The Heritage Consultants will review construction documents (drawings and specifications) prepared by the project architect. Heritage consultants will prepare and file a final conservation plan, incorporating the work described in the construction documents.

5. Commemoration.

The owner will be responsible for the design, fabrication, and construction of heritage interpretive signage to be located on or near the property. The signage will outline the history of the Breadner house, and the events surrounding its reconstruction. Location, style, and content o the signage will be subject to City approval.

6. Existing Condition Photographs

Photographs recording the condition of the building on our site visit of September 1, 2011 are included in the following pages.

_____ Owner

_____ Heritage Consultant

_____ City of Brampton

COPY
Permit 11-158675 000 00

South west

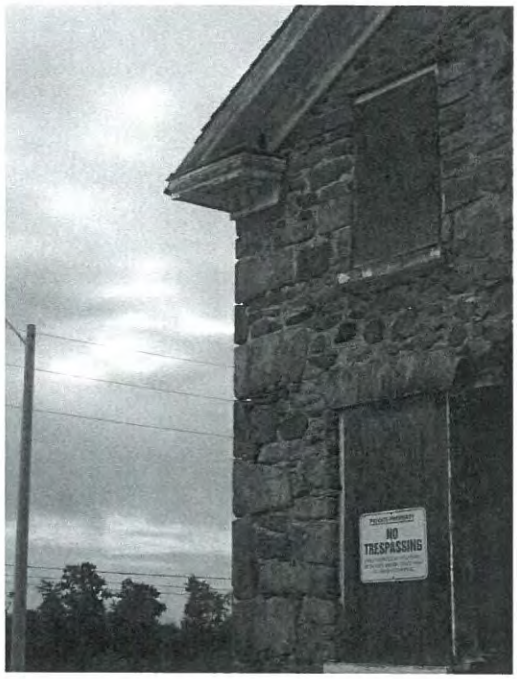
North west

North east

South east

South side. Even material not involved in general failure has fallen away.

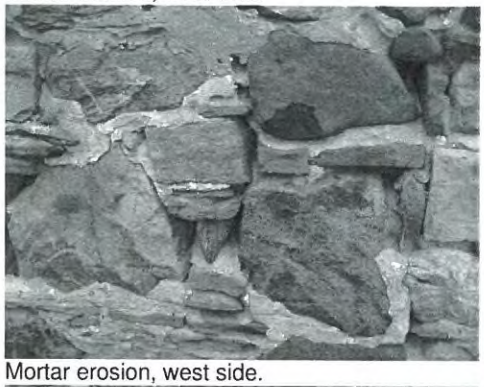
South side. Visible evidence of rot at joist ends.



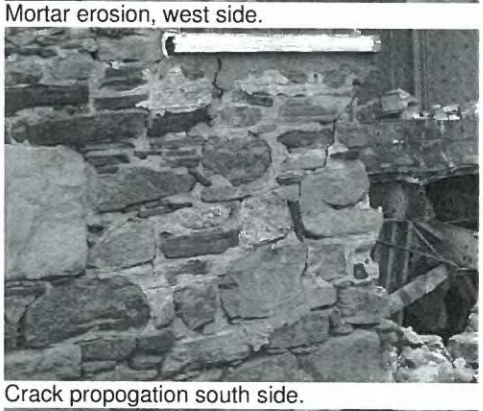
Deep mortar erosion at southwest corner.

Permit 11-158675 000 00

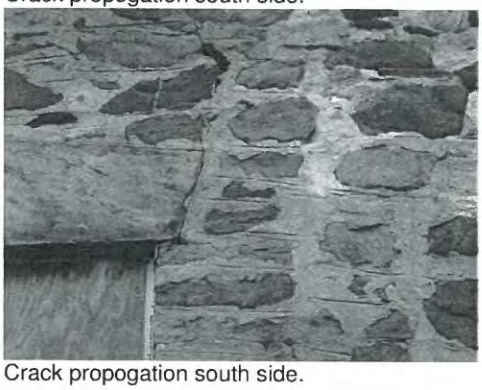
Mortar erosion, west side.



Mortar erosion, west side.



Crack propogation south side.



Crack propogation south side.

North side foundation, where salt-box joined. Even the intact foundation appears to be unconsolidated rubble.

South side. Some interior trim is visible, including wide baseboards and door casing.

View of southeast corner of salt-box.

SITE COPY
Permit 11-158675 000 00

GAP WASTE MANAGEMENT INC.
118 HEALEY ROAD,
BOLTON, ONT. L7E 5B2
TEL: (905) 951-3900
1-800-371-5344
FAX: (905) 951-3901
Email: gapwastemanagement@bellnet.ca

FAX

To:	Randy Eadie	From:	Joe Guglietti
Fax:	1-905-477-6289 43	Pages:	5
Phone:	1-905-477-7609	Date:	9.22.2011
Re:	71 Tulton Cresc., Brampton Demo		

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

We are forwarding the demolition procedure and general review and commitment certificate.

Please forward all correspondence to GAP Waste Management Inc. and no one else.

United Wrecking is under contract with GAP to perform this work.

Please contact me should you have any questions.

Thank you.

SITE COPY
Permit 11-158675 000 00

9.22.2011

We Offer The Following Services in Waste Removal For: Industrial & Residential - Licenced M.O.E. Hauler #A840863
Radio Dispatched - Prompt Service - Open Top Roll-Off Containers. (Size ranging from 14 cubic yard to 40 cubic yard)

AJW ENGINEERING LTD.

September 21, 2011

United Wrecking
6-1575 Trinity Dr.
Mississauga, ON
L5T 1K4

Attn: Mr. Chito Valdez

Subject: Demolition Procedure
71 Tufton Cres, Brampton, Ontario

Dear Mr. Valdez,

As requested, AJW Engineering was retained to review the demolition requirements for 71 Tufton Cres, Brampton, Ontario – **Demolition**. This letter is to confirm our on-site inspection and review dated September 20, 2011, of the existing building structure and surroundings.

Per Ontario Building Code, Section 1.2.2.3, Demolition of Building, a professional engineer must be retained to provide general review of the demolition for a project of this size. AJW Engineering will be available for inspections and consultations as required during the demolition.

Building Description

1. The subject structure of the demolition consists of a 1½ - story building with stone/mortar walls, brick masonry and wood.
2. Part of the structure has a basement.
3. The subject is approximately 1,634 square feet of area.
4. The structure consists of stone/mortar footings, with stone/mortar exterior walls.
5. The interior structure of building was built of timber, along with stone/mortar load bearing walls.
6. The roof of the structure consists of timber rafters.
7. The floors and the stairs are built of timber.
8. It must be assumed that the floors and roof framing are acting as supports/diaphragms and therefore provide support to the existing exterior walls. It is therefore important to note that the there is a possibility of exterior wall(s) collapsing during demolition and therefore suitable safety precautions shall be undertaken. We require that all separation/demolition methods be reviewed and monitored by AJW Engineering.

SITE COPY
Permit 11-158675 000 00

STRUCTURAL - MECHANICAL
5080 Timberlea Blvd. Unit 7&8, Mississauga, Ontario L4W 4M6 Tel 905-624-0520 Fax 905-624-0526
info@ajwengineering.com www.ajwengineering.com

Safety Measures:

All demolition works shall be carried out to protect the public and the workers in conformance with CSA S350-M "Code of Practice for Safety in Demolition of Structures", the National Building Code, Part 8, latest edition and the Ontario Building Code. The demolition site will be restricted from public access and the area around the site will be maintained in good condition around the building until the demolition work has been completed

Method of Demolition:

The features of the demolition are as follows:

1. Demolition procedures to be systematic: dismantling to be piece by piece in reverse order of construction.
2. Mechanical demolition using ground-based powered equipment
3. Our understanding is that there will be no equipment on suspended structural floors. If this changes AJW Engineering to be contacted to assess the feasibility and parameters of allowing this activity.
4. If any concrete members are encountered, check for post-tensioned concrete: Once exterior cover has been removed or the vertical edges of the deck exposed, or both, check the edges for signs of post-tensioned anchorages. Patches of regular shapes on ends of beams or slab edges indicate that the beam probably contains some post-tensioned reinforcement. Should this be found cease demolition and contact AJW Engineering.
5. Suspended floor loading due to storage of material or debris shall not exceed 50 psf.
6. Walls shall not be subjected to excessive lateral pressures from debris.
7. The sequence of demolition shall be such that at no time will a wall, or portion of a wall, be left standing unsupported in an unstable condition or in danger of accidental collapse.
8. During systematic demolition the strength and stability of individual structural members may be dependent on the support of other members. Caution should be exercised to avoid unintentionally inducing rapid uncontrolled collapse of the whole or part of the structure.
9. When elements of a structure are dismantled by pushing, the point of application of force shall be not less than two-thirds the height of the element measured from the base of the element being pushed.
10. When walls or parts of walls are pulled, breaking points shall be determined and structural members weakened to ensure controlled collapse.

STRUCTURAL MECHANICAL CONSTRUCTION SERVICES
5 DEO Thickness Blvd Unit 4 Brampton Ontario L6T 5M2 Tel 905-840-0330 Fax 905-840-0331
info@ajwengineering.com www.ajwengineering.com

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Permit 11-158675 000 00

AJW ENGINEERING LTD

The order of demolition will be as follows for the building:

- Secure the site with a 6 ft portable fence.
- Undertake control measures to prevent nuisances due to dust.
- Demolish all non-structural components.
- Structural demolition to start at the roof level and proceed downwards to grade.
- Remove roof materials leaving only the rafters on the Southwest side, while supporting the roof on the Northeast side of structure.
- Remove the existing stone/mortar veneer salvaging corner stones and stone lintels. Ensure that all debris falls toward base of the building and that no person is in the building or below the working area during this time.
- Remove wood roof rafters and then the remaining stone/mortar walls.
- Remove the wood floor slabs once reached during the removal of the remaining stone/mortar walls.
- Existing stone/mortar foundation walls and foundation are to be demolished.
- Proper disposal of all materials.

At the end of each day, no floor or wall is to be left standing unsupported. Install bracing or supports or complete work until the structure is safe.

AJW Engineering will be available upon request to conduct site inspections to address any questions or concerns encountered during the demolition.

If you have any questions or concern, please do not hesitate to contact our office at your earliest convenience.

Sincerely,

Alan Walker, P.Eng.
AJW/LL
Ref: 11-6140

LICENSED PROFESSIONAL ENGINEER
A. J. WALKER
Sept. 21/11
PROVINCE OF ONTARIO

SITE COPY
Permit # 11-158675 000 00

STRUCTURAL · MECHANICAL · CONSTRUCTION SERVICES
6080 Tomken Blvd, Unit #204, Mississauga, Ontario L4W 4E8 Tel: 905-624-0260 Fax 905-624-0261
www.ajwengineering.com

BUILDING DIVISION

GENERAL REVIEW COMMITMENT CERTIFICATE

(in accordance with Section 2.3. of the Ontario Building Code)

The owner hereby warrants that the Architect(s), Professional Engineer(s), as stated below, have been retained for the general review of the named project in accordance with the requirements of Subsection 2.3.2. of the Ontario Building Code and, as more specifically outlined, on the reverse side.

PERMIT APPLICATION NO. _____ PERMIT APPLICATION DATE _____

PROJECT DESCRIPTION _____

LOCATION _____ LOT/BLK _____ PLAN/CON _____
municipal address

General review required by ☐ Architect or Professional Engineer or ☐ Both

PLEASE PRINT

ARCHITECT
Company
Address # street suite city postal code
Telephone Fax
Name of Architect
Architect's Signature Date

ENGINEER (geotechnical)
Company
Address # street suite city postal code
Telephone Fax
Name of Engineer
Engineer's Signature Date

ENGINEER (structural)
Company AJW Engineering Ltd.
Address 5080 Timberlea Blvd # Unit 42-44 suite Mississauga city ON LAW 4M2 postal code
Telephone 905-840-0530 Fax 905-212-9012
Name of Engineer Alan Walker
Engineer's Signature Date Sept. 21, 2011

ENGINEER (mechanical)
Company
Address # street suite city postal code
Telephone Fax
Name of Engineer
Engineer's Signature Date

ENGINEER (fire protection or other)
Company
Address # street suite city postal code
Telephone Fax
Name of Engineer
Engineer's Signature Date

REGISTERED OWNER _____
Contact Person _____
Mailing Address # street suite city postal code

Signature of ☐ Owner or ☐ agent authorized to sign on behalf of the Owner

Signature _____
Name (please print) _____
Company (if other than Owner) _____

White - File Yellow - Site Pink - Inspections

(Rev. 3 - Amendments Based on Amendment Bulletin #67 - March 19, 2008)

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Permit 11-158675 000 00

FLOWER CITY

BRAMPTON.CA

The Corporation of the City of Brampton

BUILDING PERMIT

PERMIT # 11 122369 000 00 HM

MUNICIPAL ADDRESS: 59 Tufton Crescent Brampton ON MAP AREA: D2

LEGAL DESCRIPTION: PLAN M1583 LOT 202

APPLICANT: MARIA PAPOUTSIS
80 TIVERTON Crt
Markham, ON L3R 0G4

OWNER(S): MARKBAR VALLEY ESTATES INC
80 TIVERTON Crt SUITE 300
MARKHAM, ON L3R 0G4

CONTRACTOR:

SITE COPY
Permit 11-158675 000 00

DESCRIPTION OF WORK: HM, Single Family Detached, Addition - Complete

2nd floor addition with interior alterations.

PLANS AND DOCUMENTS: The plans and documents on the basis of which this permit was issued shall be kept on site at all times throughout construction.

REVOCATION: This permit may be revoked if it was issued on the basis of mistaken or false information or in error, or where the construction has been substantially suspended or discontinued for a period in excess of one year. This permit will be deemed to have lapsed, and will be revoked if construction has not commenced within six months of the date of issue.

CONSTRUCTION: All construction proposed and authoized hereto, shall, in all respects, conform with the plans submitted and reviewed, the provisions of the Building Code Act and the Ontario Building Code, as amended, the Bylaws of the City of Brampton and other applicable law. It is the responsibility of the permit holder to ensure that the work authorized by this permit is carried out in accordance with the requirements set out, hereto.

ISSUED UNDER THE AUTHORITY OF B. L. CAMPBELL
Chief Building Official
and Director of Building

DATE OF ISSUE: June 10, 2011

Flower City
brampton.ca

HERITAGE PERMIT NUMBER: 10

CITY OF BRAMPTON

HERITAGE PERMIT
PART IV - DESIGNATION
ONTARIO HERITAGE ACT

APPLICATION SUBMISSION DATE:
November 22, 2010

APPLICANT'S NAME:
Maria Papoutsis

PROPERTY OWNER:
Markbar Valley Estates Inc

MUNICIPAL ADDRESS:
59 Tufton Crescent
Brampton, ON L7A 3J5
Lot # 202, Plan 43M-1583 (Tufton Crescent)
(Formerly 10325 Creditview Road)
Roll: 10-06-0-002-02106-0000

PROJECT DESCRIPTION:
Adding addition to existing heritage home and restoring/repairing existing.

HERITAGE DESIGNATION BY-LAW NUMBER:
By-law #34-2006

SITE COPY
Permit 11-158675 ADD 00

CONDITIONS (as applicable):
None.

MEETING DATE OF BRAMPTON HERITAGE BOARD:
November 23, 2010

Heritage Permit Issued in Accordance Council Resolution:
C244-2010 **as approved by City council on:** December 15, 2010.

Heritage Coordinator

December 15, 2010
Date

PLEASE POST IN LOCATION THAT IS VISIBLE FROM PUBLIC DOMAIN (e.g. front window or door)

HERITAGE CLEARANCE FROM ANTONIETTA MINICHILLO

From: Minichillo, Antonietta
Sent: 2011/09/28 3:17 PM
To: Campbell, Brenda
Cc: Kassaris, Stavroula
Subject: FW: Heritage House Collapse @ 59 Tufton Crescent (Breadner House)

Fyi…all heritage requirements have been met at this stage.

From: Minichillo, Antonietta
Sent: 2011/09/28 3:10 PM
To: Kassaris, Stavroula; 'Maria Papoutsis'
Subject: FW: Heritage House Collapse @ 59 Tufton Crescent (Breadner House)

From: Minichillo, Antonietta
Sent: 2011/09/21 3:30 PM
To: Magnone, Anthony
Subject: RE: Heritage House Collapse @ 59 Tufton Crescent (Breadner House)

Hello Anthony,

The requirements from a heritage stand-point, post collapse, have been met.

Thank you,
Antonietta

SITE COPY
Permit 11-158675 000 00

golder.com

Summary of Amendment to By-law Number 34-2006, a by-law to designate the property a by-law to designate the property at Lot 301, Tufton Crescent ("Breadner House") as being of cultural heritage value or interest

1. Purpose of the Amendment:

The purpose of the amendments is to:

- Clarify and correct the statement explaining the property's cultural heritage value or interest;
- Clarity and correct the property's heritage attributes; and
- Correct the legal description of the property.

2. Statement Explaining the Property's Cultural Heritage Value or Interest

The proposed amendments will replace the current statement explaining the property's cultural heritage value with the following:

Design/Physical Value:

The cultural heritage value of 0 Tufton Crescent (PIN 142545818) is related to its design or physical value as a commemorative and reconstructed house representative of a Georgian fieldstone farmhouse and saltbox house style from the mid-nineteenth century. The Georgian period in Canadian architecture occurred between 1780 and 1860. By 1780, a significant number of emigrants moved from Great Britain to Canada, bringing the Georgian style of architecture during this period. The style is known for its balanced and symmetrical facades, muted ornaments, simplicity and minimal detailing, with proportions and elements based on the classical Greek and Roman architecture. Common features of Georgian houses include: symmetrical rectangular form with side gable roofs; symmetrical three bay or five bay front facades; a pair of identical chimney stacks near each end of the gable roof; repetition of identical rectangular sash windows on the front façade that are taller than they are wide; use of stone and wood or brick and wood; and modest use of neoclassical details.

The Breadner House exhibits a number of characteristics of the Georgian Style with Neo-Classical undertones. These include the symmetrical three bay facade, the ornamental boxed cornice and returns which are decorated with a classical frieze, and the six-over-six double hung and wood sash windows. The door surround is also distinctive with its classical entablature and geometric pattern.

The Breadner House is also representative of the saltbox house style and form, which is a traditional colonial style of house found mostly in New England. The style is characterised by a side gable roof that slopes down the back to a lower point in comparison with the front. The saltbox style and form is not common in Ontario.

The house is one of the only two designated stone residences within the City of Brampton. The main architecture features of the building are its saltbox form and random fieldstone construction. A noteworthy feature of building material is the massive sandstone blocks used as quoins on the corners of the building and in the lintels.

Built to commemorate the physical loss of the Breadner House, the reconstructed commemorative house exhibits the same characteristics of the Georgian style and saltbox form that was found historically on the former Breadner House.

Historical/Associative Value:

0 Tufton Crescent is also valued for its association with the Breadner family. The property at Lot 12 Concession 3 WHS, Chinguacousy Township was owned first by Joseph Breadner and remained in the Breadner family for over one hundred years. The Breadner House was built circa 1860 by Joseph Breadner and his sons.

Joseph Breadner (1800-1879) was an Irish farmer and weaver. He married Mary Scott in 1830 and originally settled in Streetsville in a wool mill. The assessment rolls lists Joseph Breadner in 1835 as occupying Lot 12, Concession 3 with 86 acres of uncultivated land and 14 acres of cultivated land. The 100 acres farm property did include both the lot at 59 Tufton Crescent (PIN 142545693) and the lot at 0 Tufton Crescent (PIN 142545818). At the time of the 1851 Census, Joseph was a yeoman living on the property with his wife Mary and nine children: Robert, James, Joseph, John, William, Sarah, Elizabeth, Margaret and Abigail. The 1866 Assessment Roll lists Joseph (Sr.) and John as the owners of the 100 acres property with a total value of $2,900. By the 1871 Census, Joseph was living on the property with his wife Mary and seven children: Robert, John, William, Abigail, Isaac, Jacob and Henry. Joseph (Sr.) died in 1879 and willed the property to his wife Mary.

The Breadner House and 100 acres property remained in the Breadner family until 1969. The property continued to function as a farmstead and agricultural rural cultural heritage landscape until the early 2000s when the outbuildings were demolished and the farm property was subdivided into residential lots.

Contextual Value:

The Breadner House is of contextual significance as it is an important reminder of the pioneer farming heritage of Chinguacousy Township. The property at 0 Tufton Crescent has maintained its visual and historical link to Creditview Road. The Breadner House is considered a local landmark as the last remaining nineteen century feature in the area. The clear view and exposure of the property from Creditview Road will ensure the prominence of the reconstructed Breadner House in the streetscape, and it will provide a

visual reminder of the agricultural history and settlement of the former Chinguacousy Township and Mount Pleasant community.

3. Description of the Property's Heritage Attributes

The proposed amendments will replace the description of the property's heritage attributes with the following:

The heritage attribute of the property are:

- The one-and-a-half storey vernacular farmhouse;
- The saltbox form and Neoclassical and Georgian design influences;
- The three bay front elevation with a symmetrical composition consisting of a central door with flanking windows;
- The fieldstone facades with sandstone quoins and lintels;
- The unpainted stone walls;
- The side gable roof with returned eaves;
- The ornamental boxed cornice below the roof with paired dentils;
- The millstone on the side elevation and at the centre of the gable roof;
- The six-over-six wood sash windows on the front and side elevations;
- The stone windowsills on the front and side elevations;
- The two identical chimney stacks with symmetrical placement near the gable ends of the roof;
- The front entrance, raised above a three steps with classical entablature, pilasters and decorative geometric patterning;
- The historical and visual connection to Creditview Road; and
- The associations with the Breadner family, early settlers of the Chinguacousy Township.

The property's heritage attributes are not found within the interior of the reconstructed and commemorative Breadner House.

4. Legal Description of the Property

The proposed amendments will correct the legal description of the property in accordance with the description below:

LEGAL DESCRIPTION

PL 43M1583 BLK 327, Brampton, PIN 142545818

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 34 - 2006

To designate the property at Lot 301, Tufton Crescent (Breadner House) as being of cultural heritage value or interest.

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at Lot 301, Tufton Crescent (Breadner House) more particularly described in Schedule "A" is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.

2. The City Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.

3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at Lot 301, Tufton Crescent (Breadner House) and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Brampton as required by the *Ontario Heritage Act*.

4. The City Clerk shall serve and provide notice of this by-law in accordance with the Act.

5. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

6. The affidavit of Leonard J. Mikulich attached, as Schedule "C" hereto shall form part of this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 13 DAY OF February 2006.

Approved as to form
C. Mackenzie
02 10 06

Susan D Fennell
SUSAN FENNELL – MAYOR

~~LEONARD JOSEPH MIKULICH – CLERK~~

Approved as to Content:
Karl Walsh
Karl Walsh, Director, Community Design, Parks Planning and Development

SCHEDULE "A" TO BY-LAW 34-2006

LEGAL DESCRIPTION

Lot 301, Plan 43M-1583, Brampton

PIN 14254-5792

SCHEDULE "B" TO BY-LAW 34-2006

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF BREADNER HOUSE (LOT #301, TUFTON CRESCENT)

Breadner House was built for Joseph Breadner about 1860. The Breadners were one of Brampton's pioneer families and had a longstanding role in the agricultural history of Mount Pleasant village and Chinguacousy Township.

The house is one of the few stone residences in the City of Brampton. It is an excellent example of a one and a half storey vernacular farmhouse with salt-box form and Neo-Classical and Georgian design influences and well executed decorative elements.

Apart from a rear addition the house has undergone few alterations.

Breadner House is an important reminder of the agricultural heritage of Brampton.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the full Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act. The full Heritage Report is available for viewing in the City Clerk's office at City Hall, during regular business hours.

DESCRIPTION OF HERITAGE ATTRIBUTES (CHARACTER DEFINING ELEMENTS):

Unless otherwise indicated, the reason for designation, including the following heritage attributes (character defining elements), apply generally to all exterior elevations, facades, foundation, roof and roof trim, all entrances, windows, structural openings and associated trim, all architectural detailing, construction materials of wood, stone, brick, plaster parging, metal and glazing, their related building techniques, all interior spaces along with all contextual and landscaping features. The cultural heritage attributes that contribute to the significance of the subject property include the following:

Salt-box form; Georgian and Neo-Classical design; unpainted stone walls, sandstone blocks used as quoins and lintels; ornamental boxed cornice with paired dentils; front entrance door surround with classical entablature, pilasters and decorative geometric patterning; 6/6 wood sash windows; random fieldstone foundation; three bay front elevation with central door.

SCHEDULE "C" TO BY-LAW 34-2006

AFFIDAVIT OF KATHRYN ZAMMIT

I, KATHRYN ZAMMIT, of the Town of Caledon in the Region of Peel, **MAKE OATH AND SAY:**

1. I am the ~~Acting~~ Clerk for the Corporation of the City of Brampton and as such I have knowledge of the facts therein contained.

2. The public notice of intention to designate "Breadner House, Lot #301, Tufton Crescent" was served on the owner of the property and was advertised, in the form attached as Exhibit A to this my affidavit, in the Brampton Guardian, a newspaper having general circulation in the City of Brampton, on January 6, 2006.

3. No notice of objection was served upon the Clerk.

4. The by-law to designate the "Breadner House, Lot #301, Tufton Crescent" came before City Council at a Council meeting on February 13, 2006 and was approved..

5. A copy of the by-law, including a short statement of the reason for the designation has been served upon the owner of the property and the Ontario Heritage Trust and notice of such by-law was published in the Brampton Guardian on March 8, 2006.

SWORN before me at the City)
of Brampton, in the Region)
of Peel, this 7th)
day of March 2006)

A Commissioner for Taking Affidavits, etc.

Brampton

NOTICE

TAKE NOTICE that the Council of the City of Brampton intends to designate property, being Breadner House and lands upon which the building is situated, at Lot #301, Plan 43M-1583 (Tufton Crescent), in the City of Brampton, in the Province of Ontario, as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. c. O. 18.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

Breadner House was built for Joseph Breadner about 1860. The Breadners were one of Brampton's pioneer families and had a longstanding role in the agricultural history of Mount Pleasant village and Chinguacousy Township.

The house is one of the few stone residences in the City of Brampton. It is an excellent example of a one and a half storey vernacular farmhouse with salt-box form and Neo-Classical and Georgian design influences and well executed decorative elements.

Apart from a rear addition the house has undergone few alterations.

Breadner House is an important reminder of the agricultural heritage of Brampton.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the full Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act. The full Heritage Report is available for viewing in the City Clerk's office at City Hall, during regular business hours.

DESCRIPTION OF HERITAGE ATTRIBUTES

To ensure that the cultural heritage significance of this property remains intact, certain heritage attributes are to be conserved, and they include:

Salt-box form; Georgian and Neo-Classical design; unpainted stone walls, sandstone blocks used as quoins and lintels; ornamental boxed cornice with paired dentils; front entrance door surround with classical entablature, pilasters and decorative geometric patterning; 6/6 wood sash windows; random fieldstone foundation; three bay front elevation with central door.

Breadner House possesses considerable cultural heritage value. Heritage designation under Part IV of the Ontario Heritage Act is recommended for architectural, historical and contextual reasons.

The short statement of reason for the designation, including a description of the heritage attributes along with all other components of the detailed Heritage Report: Statement of Reason for Heritage Designation, constitute the "reason for heritage designation" required under the Ontario Heritage Act.

Please contact Jim Leonard, Heritage Coordinator in Urban Design Section, Planning, Design and Development Department at (905) 874-3825 to view this document, and for further information.

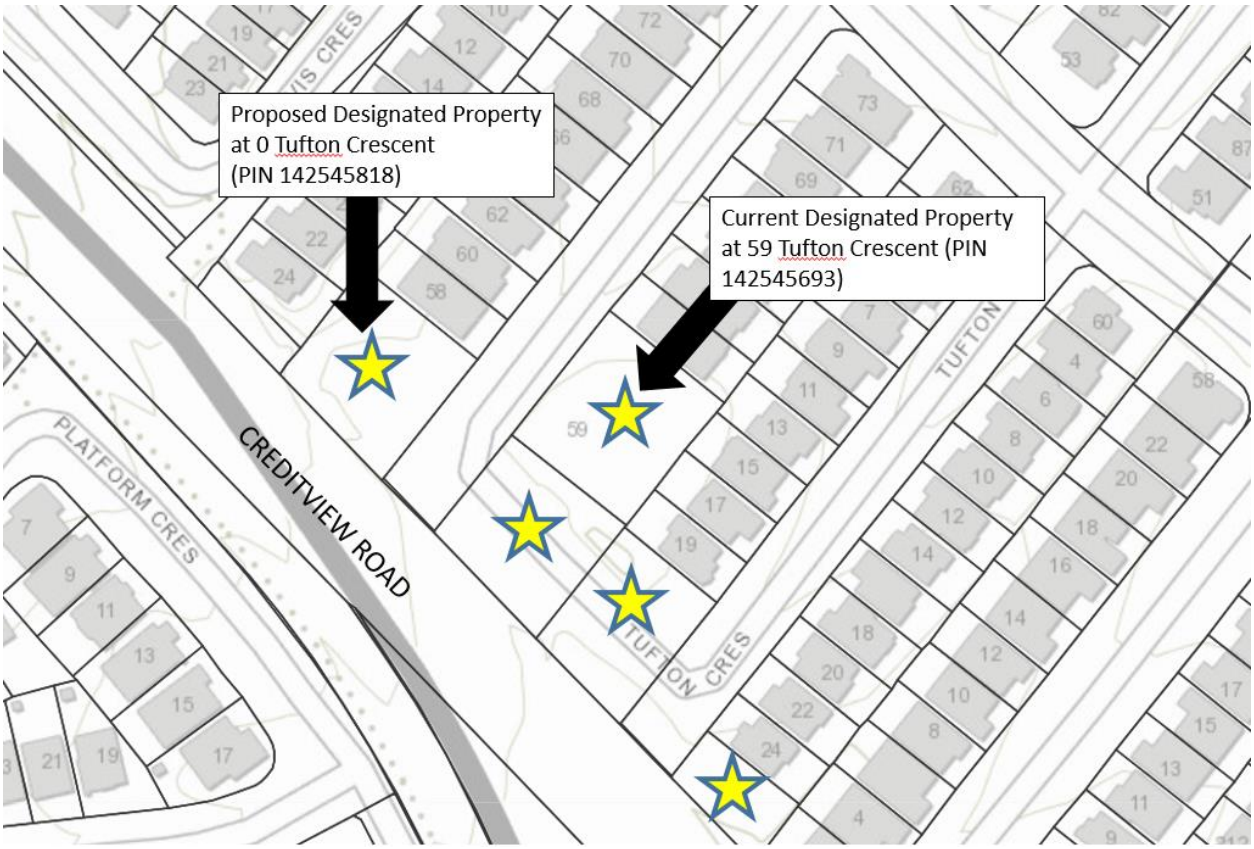
Notice of objections to the proposed designation may be served on the Clerk no later than 4:30 p.m. on Monday, February 6, 2006 (within 30 days of the publication of this notice).

Dated at the City of Brampton on this 6 th day of January, 2006.

L. J. Mikulich, City Clerk, City of Brampton.

THIS IS EXHIBIT A TO THE AFFIDAVIT
OF Kathryn Lennett SWORN BEFORE
ME THIS 7th DAY OF March 2006
A COMMISSIONER, ETC.

Appendix D – Maps and Plan of Subdivision showing the existing and proposed designated lands for the Breadner House

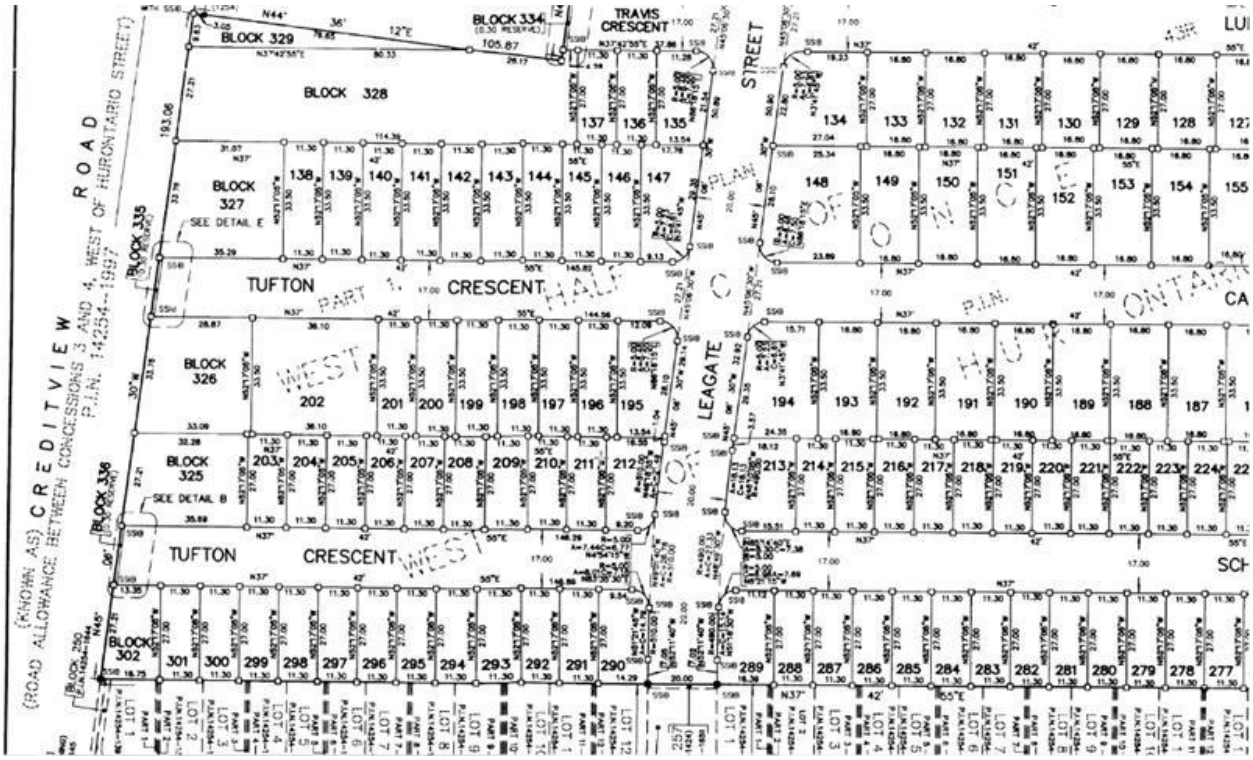


This map is provided for information purposes only and is oriented with the north at the top. The exact property boundaries are not shown. The arrows are showing the location of the current and proposed designated properties at 0 and 59 Tufton Crescent. The stars are marking the Owner's properties. (Source: City of Brampton)

Appendix D – Maps and Plan of Subdivision showing the existing and proposed designated lands for the Breadner House

This aerial map is provided for information purposes only and is oriented with the north at the top. The exact property boundaries are not shown. (Source: City of Brampton)

Appendix D – Maps and Plan of Subdivision showing the existing and proposed designated lands for the Breadner House



Section of Plan of Subdivision showing the current designated property (Block 202), the proposed designated property (Block 327) and the properties of the current Tufton Crescent Road alignment (Blocks 325 and 326). (Source: City of Brampton)

Date: 2021-03-17

Subject: **Amendment to By-law Designating 59 Tufton Crescent for its Cultural Heritage Value or Interest and Authority to Enter into a Heritage Easement Agreement – 0 and 59 Tufton Crescent (Breadner House) – Ward 6 (File HE.x 59 Tufton Crescent)**

Contact: Pascal Doucet, MCIP, RPP, Heritage Planner, Planning, Building and Economic Development – pascal.doucet@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-379

Recommendations:

1. That the report titled**: Amendment to By-law Designating 59 Tufton Crescent for its Cultural Heritage Value or Interest and Authority to Enter into a Heritage Easement Agreement – 0 and 59 Tufton Crescent (Breadner House) – Ward 6 (File HE.x 59 Tufton Crescent)**, to the Brampton Heritage Board Meeting of March 23, 2021, be received;

2. That the amendment to By-law Number 34-2006, a by-law to designate the property at Lot 301, Tufton Crescent ("Breadner House") as being of cultural heritage value or interest be approved in accordance with Appendices E and F to this Report;

3. That staff be authorized to give the owner of the designated property at 59 Tufton Crescent (PIN 142545693) and the property at 0 Tufton Cresent (PIN 142545818) ("Owner") written notice of the proposed amendment in accordance with the requirements of the *Ontario Heritage Act*;

4. That following the expiry of the 30-day period during which the owner may object to the proposed amendment, a by-law be passed to amend By-law Number 34-2006, in accordance with Appendices E and F to this Report;

5. That, in the event that the owner object to the proposed amendment, staff be directed to refer the proposed designation to the Ontario Conservation Review Board;

6. That staff be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 0 Tufton Crescent (PIN 142545818) to secure the

relocation and reconstruction of the Breadner House that used to be located at 59 Tufton Crescent ("Heritage Easement Agreement"); and,

7. That staff be authorized to enter into the Heritage Easement Agreement prior to entering into an agreement with the Owner for the future re-alignment of Tufton Crescent within a portion of the Creditview Road allowance.

Overview:

- **The purpose of this report is to recommend that Council pass a by-law to amend the by-law designating the property at 59 Tufton Crescent in accordance with subsection 30.1 (2) of the *Ontario Heritage Act*, as amended ("Act") for affirming the cultural heritage value or interest of the Breadner House, and moving the designated property from 59 Tufton Crescent (PIN 142545693) to the adjacent lot at 0 Tufton Crescent (PIN 142545818).**

- **The purpose of this report is also to secure the relocation and reconstruction of the Breadner House with the authority to enter into a Heritage Easement Agreement in accordance with section 37 of the Act.**

- **The Breadner House is a one-and-a-half Georgian fieldstone house with a saltbox form and style that was constructed around 1860. The house was demolished in 2011 after it partially collapsed during construction work.**

- **The property at 59 Tufton Crescent was designated in 2006 as a property of cultural heritage value or interest. The property remains designated after the demolition of the Breadner House.**

- **The Owner and the City have been working on developing a conservation strategy that will mitigate the collapse and demolition of the Breadner House in a meaningful and proportional way.**

- **The proposed amendment will relocate the designated property to adjacent lands. The Heritage Easement Agreement will secure the relocation and reconstruction of the Breadner House by providing terms and specifications for a heritage conservation plan, financial securities, architectural drawings for the reconstruction of the house, and details for the installation of a commemorative heritage plaque.**

Background:

Designation of the Breadner House

The Property at 59 Tufton Crescent is designated under Part IV, section 29 of the Act with the passage of By-law 34-2006 on February 13, 2006. A copy of the Designation By-law

is attached to this report as Appendix A. The built heritage resource on the Property is known locally as the Breadner House. The designated property was retained and integrated within the creation a new residential subdivision approved in 2003. The Breadner House was demolished in 2011 after a portion of its structure collapsed during the construction of a rear addition to the house.

Conservation Strategy

A Heritage Impact Assessment ("HIA") was submitted to propose a conservation strategy that is supported by heritage staff as a meaningful and proportional approach to mitigate the demolition of the Breadner House. The conservation strategy consists of relocating and reconstructing the Breadner House on an adjacent property, using the salvaged fieldstones and circular millstone that have been kept and preserved, as described and shown in the HIA. The conservation strategy also consists of installing a commemorative and heritage plaque for the Breadner House. A copy of the HIA is attached to this report as Appendix B.

Heritage staff provided comments to the proponent and heritage consultant upon review of the HIA. These comments confirmed support in principle by staff of the proposed relocation, reconstruction and commemoration of the Breadner House. In these comments heritage staff also confirmed some modifications for the recommended list of heritage attributes, sequence of conservation action items, and requirements for entering into a Heritage Easement Agreement and providing financial securities in order to secure the conservation strategy recommended in the HIA. Accordingly, the recommendations made in this staff report to amend the designation by-law and authorize staff to enter into a Heritage Easement Agreement are the first conservation action items recommended by staff to implement the conservation strategy. A copy of the heritage staff comments and subsequent email correspondence between the proponent and heritage staff leading to the recommendations in this report is attached hereto as Appendix C.

Cultural Heritage Value

The HIA concludes that the Breadner House has cultural heritage value or interest as a one-and-a-half storey, Georgian style farmhouse with saltbox addition constructed around 1860 for the Breadner family, which was a family of early settlers to the former Chinguacousy Township. Furthermore, the Breadner House is a rare example of an historic Euro-Canadian fieldstone house in Brampton. The cultural heritage value or interest of the Breadner House is also defined contextually by the property's visual and historical link with Creditview Road and as one of the last remnants of a nineteen century structure and early life of the former Township. Heritage staff is in agreement with the cultural heritage value of the Breadner House defined and described in the HIA.

Future Re-alignment of Tufton Crescent

The Maps and Plan of Subdivision attached to this report as Appendix D are showing that a portion of Tufton Crescent is currently within Blocks 325 and 326 of the Plan of Subdivision. The Owner of 0 and 59 Tufton Crescent is also the owner of these Blocks. The portion of Tufton Crescent within these Blocks is indented to be re-aligned to the west, within a portion of the existing Creditview Road allowance. The Owner and the City

can enter into a Heritage Easement Agreement prior to entering into an agreement for the future re-alignment of Tufton Crescent.

Ontario Heritage Act and Ontario Regulation 9/06
The Act provides the authority for the council of a municipality to designate a property as being of cultural heritage value or interest if it meets at least one of the nine criteria prescribed by *Ontario Regulation 9/06*. The Act also provides a process for amending an existing by-law designating a property for its cultural heritage value or interest. Specific notification requirements and appeal rights are limited to the owner of the property where the purpose of these amendments is:

- To clarify or correct the statement explaining the property's cultural heritage value or interest or the property's heritage attributes;
- To correct the legal description of the property; or
- To revise the by-law to make it consistent with the requirements of the Act or its regulations.

Current Situation:

Approval for Designation Amendments and Heritage Easement Agreement
The Owner and the City have been working collaboratively towards addressing the cultural heritage matters for the conservation of the Breadner House. The approval of the proposed amendment to the Designation By-law and the approval of the Heritage Easement Agreement for the adjacent lot at 0 Tufton Crescent represent primary steps towards the relocation and reconstruction of the Breadner House.

In accordance with the relocation of the Breadner House as proposed in the HIA, staff is recommending that the current Designation By-law be amended by removing the designation from the current lot at 59 Tufton Crescent (PIN 142545693), and moving the designated lands to the adjacent lot at 0 Tufton Crescent (PIN 142545818). Staff is supporting the relocation of the Breadner House to the adjacent lot because the new location of the designated property is within the vicinity of the original site and the historic 100 acres farm property of the Breadner family. In addition, the proposed relocation will provide a better exposure and visibility of the reconstructed Breadner House from Creditview Road.

Amending By-law

Statement Explaining the Cultural Heritage Value of Interest

The Statement Explaining the Cultural Heritage Value or Interest of the Property is revised with the recognition that the Breadner House is currently no longer standing, but will be interpreted and commemorated with its reconstruction using salvaged materials of the original structure consisting of the fieldstones and circular millstone that have been preserved. The reconstructed house will be an accurate replication of the Breadner House based on photographic documentation and measured drawings completed prior to the

demolition of the building in 2011. The reconstructed house will recreate the key heritage attributes that existed on the Breadner House in accordance with its Statement of Significance and Reasons for Designation.

Description of the Property's Heritage Attributes

The amended description of the Property's Heritage Attributes is based on the key features and character defining elements found on the reconstructed house, all in accordance with the photographic documentation attached hereto as part of Appendix E.

Legal Description of the Property

Heritage staff has determined that correcting the designating by-law to remove the current designation from the existing lot at 59 Tufton Crescent (PIN 142545693) and move the designated lands to the adjacent lot at 0 Tufton Crescent (PIN 142545818) is appropriate to ensure the long term conservation and successful integration of the Breadner House within the context of the surrounding residential subdivision. The location of the designated lands, as proposed by the Amending By-law, is identified as Block 327 of the Section of the Plan of Subdivision, attached hereto as part of Appendix D.

Subsequent Conservation Action Items

Following the completion of the HIA, heritage staff received confirmation that the heritage consultant is currently working towards the completion of a Heritage Conservation Plan ("HCP"). In accordance with the City's Terms of Reference, the HCP will provide further details to implement the conservation strategy, including: an itemized list of cost for the conservation, reconstruction and commemoration work; a full set of architectural drawings and specifications to reconstruct the Breadner House; as well as the details specifications and content for installing a commemorative heritage plaque. Once complete, the HCP will be presented at a future Brampton Heritage Board meeting for consideration and at a future Council meeting for a decision. The HCP will form part of the Heritage Easement Agreement. The Heritage Easement Agreement will also provide terms and specifications for financial securities to secure the work in the HCP.

Policy and Planning Analysis

A Heritage Evaluation Report of the Breadner House – March 2021 was prepared by Heritage staff and is attached hereto as Appendix E.

A detailed analysis of the applicable legislation, policy and land use planning considerations is found at Appendix G.

Corporate Implications:

Financial Implications:

There are no financial implications resulting from the adoption of the recommendations in this report.

Other Implications:

Legal Services reviewed the recommendations in this report.

Term of Council Priorities:
This report has been prepared in full consideration of the Term of Council Priorities (2019-2020).

This report aligns with a 'Mosaic City' by continuing the preservation of heritage properties and cultural heritage resources to support cultural diversity and expression. A Mosaic City reflects the commitment of the City to preserve and protect its cultural heritage. This report also aligns with a 'City of Opportunities', supporting the creation of complete communities by supporting the diversity and distinctiveness of the City through the preservation and conservation of its cultural heritage resources.

Living the Mosaic – 2040 Vision:

The report aligns with the following vision:

- **Vision 5**: in 2040, Brampton will be a rich mosaic of cultures and lifestyle, coexisting **in social responsibility**, respect, enjoyment and justice.

Conclusion:
In recent months, there has been great amount of progress achieved between the Owner and the City to address the cultural heritage matters of the Breadner House since it was demolished in 2011 due to accidental and partial collapse of the structure. The amendment to the existing designating by-law will continue to support the cultural heritage significance of the Breadner House and the continued recognition of its design/physical, historical/associative and contextual values. Heritage staff can support the current conservation strategy proposed by the proponents because it confirms the cultural heritage significance of the Breadner House and provides a mitigation approach that is meaningful and proportional. Heritage staff believes that the proposed amendment to the existing designating by-law and recommendations to approve a Heritage Easement Agreement are the appropriate long term and successful solutions to preserve the cultural heritage value and significance of the Breadner House for the enjoyment of existing and future generations.

Authored by:

Pascal Doucet, MCIP, RPP
Heritage Planner

Reviewed by:

Jeffrey Humble, MCIP, RPP
Manager, Policy, Program & Implementation

Approved by:

Submitted by:

Bob Bjerke, MCIP, RPP
Director, City Planning & Design

Richard Forward, MBA, MSc. P. Eng.
Commissioner, Planning, Building and Economic Development

Attachments:

Appendix A – By-law Number 34-2006, a by-law to designate the property at Lot 301, Tufton Crescent ("Breadner House") as being of cultural heritage value or interest

Appendix B – Heritage Impact Assessment of the Breadner House, 59 Tufton Crescent, City of Brampton, Ontario ("HIA")

Appendix C – Heritage staff comments and subsequent email correspondence between the proponent and heritage staff concerning the conservation of the Breadner House

Appendix D – Maps and Plan of Subdivision showing the existing and proposed designated lands for the Breadner House

Appendix E – Heritage Evaluation Report of the Breadner House

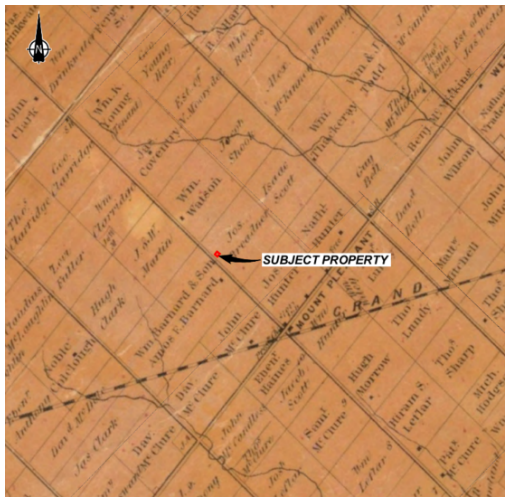
Appendix F – Summary of Amendment to By-law Number 34-2006, a by-law to designate the property at Lot 301, Tufton Crescent ("Breadner House") as being of cultural heritage value or interest

Appendix G – Analysis of applicable legislation, policy and land use planning considerations

Excerpt from the City of Brampton's planning map indicating the heritage status of the subject lands, outlined with a red dashed line. (Source: City of Brampton, 2024)

West façade of Breadner House prior to demolition (City of Brampton 2009)

West façade of Breadner House prior to demolition (City of Brampton 2009) additions (Left image)



West façade of Breadner House prior to demolition (City of Brampton 2009) (Right image)

All information and images source: Heritage Conservation Plan, by Golder and HCP addendum by

West façade of Breadner House prior to demolition (City of Brampton 2009)

Heritage attributes for the house included in the designation By-Law:

- One-and-a-half storey vernacular farmhouse
- Simple form with Neoclassical and Georgian design influences
- Random fieldstone foundation
- Three bay front elevation with central door
- Fieldstone facades with sandstone quoins and lintels
- Unpainted stone walls
- Ornamental boxed cornice with paired dentils
- Millstone at the centre of the gable roof
- Six-over-six wood sash windows
- Front entrance with classical entablature, pilasters and decorative geometric patterning
- Historical and visual connection to Creditview Road

South end wall (City of Brampton 2009)

West façade of Breadner House prior to demolition (City of Brampton 2009)

North and east façade of Breadner House prior to demolition (City of Brampton 2009)

All information and images source: Heritage Conservation Plan, by Golder and HCP addendum by WSP

Proposed new location for reconstruction of the Breadner House and necessary designation By-law amendment proposed

All information and images source: Heritage Conservation Plan, by Golder and HCP addendum by WSP

Salvaged Building material storage area on the subject property facing northeast from the public right-of-way

Actions for Monitoring and securing of the salvaged material and site is outlined in the HCP addendum:

- Implement site control and communication
- Maintain and repair physical buffers
- Document site and material conditions
- Continue maintenance of current and proposed building site

Condition of Salvaged building material on site

North Fencing

Collapsed southeast corner of perimeter fence enclosing salvaged building materials

All information and images source: Heritage Conservation Plan, by Golder and HCP addendum by WSP

Salvaged materials stored off-site facility at 20 Tufton Crescent

The millstone originally in the south gable

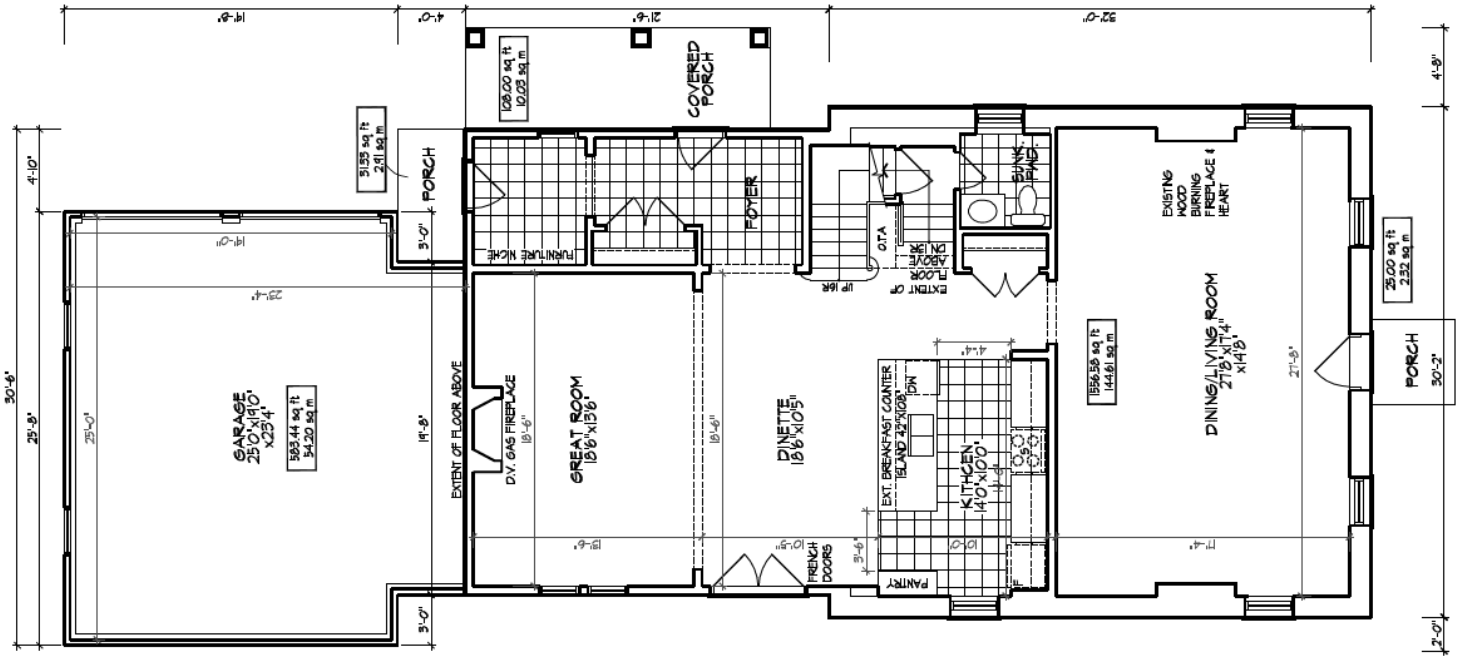
Dressed stone stored at off-site storage facility

Conservation Strategy	Duration	Year	Dependency
Stabilize- monitor and secure site and building materials	Continuous (established within first three months of 2021 HIA)	2025	None
Reconstitute & Rehabilitate	Within first 6 months of approval	2025-2026	Approval of appropriate municipal heritage and building permits
Preserve and commemorate	Within 12 months of completing Phase 2	2026-2027	None

Implementation Schedule

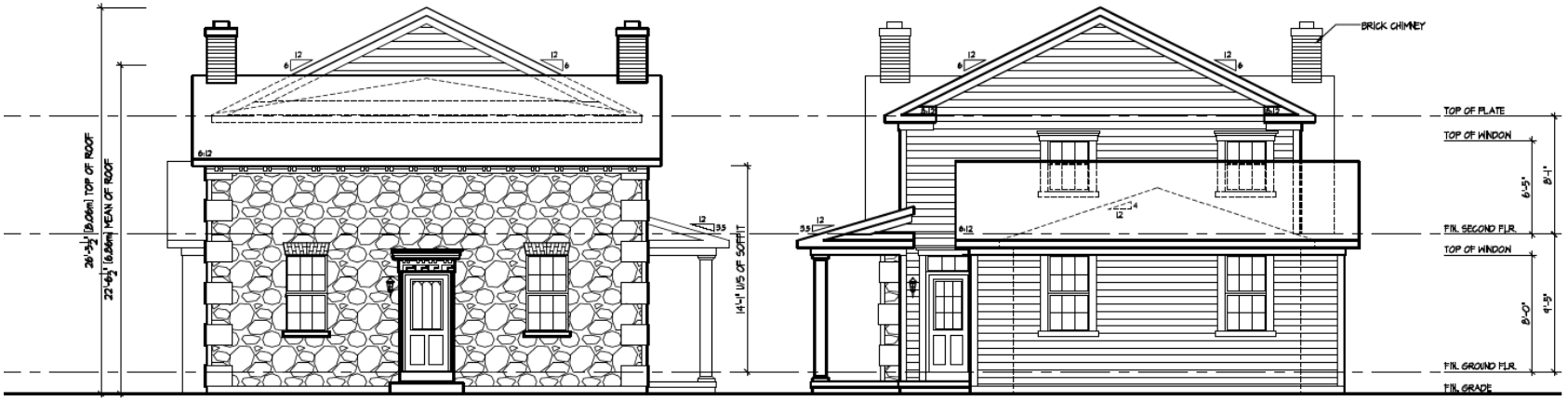
All information and images source: Heritage Conservation Plan, by Golder and HCP addendum by WSP

Proposed new addition



All information and images source: Heritage Conservation Plan, by Golder and HCP addendum by WSP

Proposed new addition



All information and images source: Heritage Conservation Plan, by Golder and HCP addendum by WSP

BRAMPTON

Report
Staff Report
The Corporation of the City of Brampton
7/15/2025

Date: 2025-06-27

Subject: **Heritage Impact Assessment, 3900 Ebenezer Rd – Ward 10**

Contact: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-561

RECOMMENDATIONS:

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of July 15th, 2025, re: **Heritage Impact Assessment, 3900 Ebenezer Rd – Ward 10**, be received;

2. That the following findings of the Heritage Impact Assessment prepared by WSP dated July 2023 be received:
    I. There are two Built Heritage Resources (BHR) and four Cultural Heritage Landscapes (CHL) with known cultural heritage value or interest (CHVI) within the study area including:
        - BHR-1 – Wiley Bowstring Bridge - 0 Gorewood Dr - Designated
        - BHR-2 – Bland House - 8940 Claireville Conservation Rd – Listed
        - CHL-1 – McVean Barn – 0 McVean Drive – Designated
        - CHL-2 – Humber River – Designated Canadian Heritage River
        - CHL-3 – McVean Mill Ruins – Listed
        - CHL-4 – Claireville Conservation Area – Potential CHL

3. That the following recommendations of the Heritage Impact Assessment prepared by WSP dated July 2023 be received as follows:
    I. Where feasible, the proposal should be designed in a manner requiring as little property acquisition as possible. Storage and construction staging areas should be appropriately located and/or planned to avoid impacting any of the identified BHRs and CHLs;
    II. Where construction is anticipated to result in grading impacts and tree removal, post-construction landscaping with native tree species should be employed to mitigate visual impacts to CHL-1 and CHL-4;

III. Should future work require expansion of the McVean SPS study area, a qualified heritage consultant should be contacted to confirm the impacts of proposed work on known or potential BHRs and CHLs.

4. That Heritage Staff work collaboratively with the Toronto and Region Conservation Authority (TRCA) to identify and manage cultural heritage resources within the Claireville Conservation Area, in particular, to ensure existing designated heritage properties within Claireville Conservation Area are well maintained and conserved.

5. That Heritage Staff explore designation under part IV and/or amendment of existing designation bylaws to ensure the long-term protection of the identified Listed and potential Built Heritage Resources and Cultural Heritage Landscapes within the Claireville Conservation Area.

OVERVIEW:

- **3900 Ebenezer Rd is neither a listed nor designated heritage property. It is owned by the Region of Peel and contains the McVean Sewer Pumping Station (SPS). The property is situated within the boundary of the Claireville Conservation Area.**
- **In December 2023, a Municipal Class Environmental Assessment (EA) was completed for the McVean SPS. The purpose of the EA is to identify optimal solutions for infrastructure upgrades to the existing facility.**
- **To support the EA, a Preliminary Heritage Impact Assessment was completed by WSP in 2023. The Study Area for the Impact Assessment includes the subject property and all adjacent properties.**
- **No direct impacts to the attributes of the heritage resources within the Study Area are identified.**
- **The Heritage Impact Assessment is considered to be complete as per the City's Terms of Reference.**

BACKGROUND:

In 2015, the Region of Peel identified the need to upgrade and expand the capacity of the McVean Sanitary SPS at 3900 Ebenezer Rd, in order to service planned growth within the City of Brampton and comply with current Regional design standards.

As a result, a Schedule 'B' Municipal Class EA was initiated to identify a solution for this infrastructure need. The EA was completed in December 2023 by WSP and includes a Preliminary Impact Assessment for the area surrounding 3900 Ebenezer Rd.

A Preliminary Heritage Impact Assessment is required for the Environmental Assessment process to:

- identify existing and potential built heritage resources (BHR) and cultural heritage landscapes (CHL);
- review the background history of the project area;
- complete a site visit to confirm existing conditions;
- provide a preliminary impact assessment to conserve BHRs and CHLs;
- identify mitigation and/or monitoring for potential impacts; and,
- determine whether additional heritage reporting is required.

Property Location

The McVean SPS is located at 3900 Ebenezer Road on the north side of Ebenezer Road, west of McVean Drive. It consists of a square building of modern construction. An emergency overflow storage lagoon is located west of the SPS building. The lands north and west of the lagoon consists of gently rolling meadow, and table lands associated with the Humber River. The property immediately east of the McVean SPS is a 1960s bungalow. 3900 Ebenezer Road is owned by the Region. All other surrounding properties, including the land on which the lagoon is situated, are properties of the TRCA.

The larger Study Area is located within parts of Lots 2 to 8, Concession VIII and Lots I to 6, Concession IX, within the Township of Peel. It is bounded by the north by a modern residential subdivision, to the east by McVean Drive, Goreway Drive to the east and Highway 407 to the south. Queen Street East crosses the study area, just south of Ebenezer Drive.

The majority of the study area is located within the Claireville Conservation Area. The conservation area consists of 848 hectares of natural and forested area that straddles Peel Region and Toronto. The natural landscape of the conservation area includes wetlands, valleys, forests, grasslands, as well as the west branch of the Humber River and its tributaries. The Wiley bowstring arch bridge (BHR-1) and the McVean Farm Property are located within the Conservation Area.

CURRENT SITUATION:

CHVI of the structures

BHR-1 – Wiley Bowstring Bridge – 0 Gorewood Drive (Crossing the Humber River in the Claireville Conservation Area) – Designated (Bylaw 328-2013)

The statement of significance of the Wiley Bridge states the following:

"The Wiley Bridge is a rare example of a concrete bowstring bridge in Brampton. Along with the Bowstring Arch Bridge on Creditview Road, the Wiley Bridge is one of two examples of its kind in Brampton. As an excellent example of civic engineering, the Wiley Bridge also demonstrates a technical and architectural achievement. Elements that reflect the structure's engineering technology include a continuous span deck, with two fixed, hinge-less "bow-string" arches, three concrete girders that tie the tops of the arches, concrete vertical hangers, and parapets. The bridge has all the classic lines of concrete bowstring bridge with its graceful arches. It was constructed circa 1930 by Langton and Bartho of Toronto, from a design by N.L. Powell, a Peel County Engineer.

By the mid-twenties, approximately 65 bridges of this type were built in Canada, most of which were located in Ontario. The Wiley Bridge reflects this period of bridge construction in Ontario. The Wiley Bridge has been converted to a pedestrian footbridge in the scenic Claireville Conservation Area. The Wiley Bridge reflects the work of local community members, including builders, engineers, and policy makers, and the use of local resources. The site was named "Wiley Bridge" in honour of an important family of settlers that resided on a nearby farm.

The property holds contextual value due to its landmark status in the Claireville Conservation Area. As a unique manmade structure in the vast cultural heritage landscape, the Wiley Bridge is a striking and familiar site in the area."

BHR-2 – Bland House - 8940 Claireville Conservation Road – Listed in 2009

The draft statement of significance of the Bland House states the following:

" The cultural heritage value of this property is related to its design and physical value, historical and associative value, as well as its contextual value. It is an early 20th century home that displays craftsmanship in its design execution, retains it architectural integrity, and is not significantly altered from the original design, plan, and materials. The residence was built in 1915 by the Bland family, early Toronto Gore Township settlers. The design features include: red brickwork, single hung windows, flat concrete lintels, concrete sills, open verandah and second floor balcony, double-sloped roof with front gable, and original 20th century interior architectural features and hardware."

CHL-1 – McVean Farm – 0 McVean Drive – Designated (Bylaw 380-2006)

The statement of significance for the McVean Farm states the following:

"The cultural heritage value of McVean Barn is related to its design or physical value as a very rare Double English Wheat Barn built in the 1840s. The barn is a timber frame construction, built using a unique double and quadruple bracing

system. Other distinguishing features include original hand wrought iron door hinges, latches and other hardware.

The property also has historical or associative value as it reflects early agricultural trends. The McVean Barn was built specifically for the processing of wheat using an ancient method that harnessed the wind to separate the wheat kernel from the chaff. It provides evidence of one of the first European architectural techniques adapted to Upper Canada's farming operations. The property is also associated with the McVean family, who are believed to be the first settlers to the Toronto Gore. In 1834, Alexander McVean built one of the first grist and sawmills in the area, near the existing barn. His son, Archibald, was also a respected member of the Toronto Gore community as both a director of the Agricultural Society and as a councillor of the Township between 1876 and 1878.

The cultural heritage value of McVean Barn is also supported by its contextual value, as it is located within the Claireville Conservation Area, a well-preserved natural heritage territory near the Humber River. The barn is the last surviving vestige of the rural settlement that once characterized the area."

CHL-2 – West Branch of Humber River – Caledon to the Main Humber in Toronto – Designated Canadian Heritage River (1999)

The Humber river is a significant waterway and has been the site of human activity for nearly 10,000 years. The Humber River was designated a Canadian Heritage River in 1999 as a result of its outstanding cultural and recreational values. It flows through Carolinean forests, meadows, farms, and abandoned mills and through the largest urban area in Canada – metropolitan Toronto. A system of greenways along the river's shores maintains the spirit of the historic Toronto Carrying Place Trail and provides an urban oasis in this city of 5 million people.

CHL-3 – McVean Mill Ruins - Part of Lots 6 and 7, Concession VIII, NERN DIV – Listed

The remains of McVean mill flume located along the west bank of the West Humber River. The ditch-like canal flume originally extended approximately 1.6 km along the West Humber to where the river narrowed and a dam was constructed; the surviving portion of this canal flume extends approximately 75 feet. The saw and grist mill was built in 1834 the McVean Family, it was located on Part of Lot 5, Concession VIII ND.

The open canal flume is the only surviving feature of the McVean Mill.

CHL-4 – Claireville Conservation Area – 8180 Highway 50 – Potential cultural heritage landscape

The Claireville Conservation Area consists of 848 hectares of natural and forested area that straddles Peel Region and Toronto. The natural landscape of the conservation area includes wetlands, valleys, forests, grasslands, as well as the west branch of the Humber River and its tributaries. The Wiley Bowstring Arch Bridge is located with the conservation area, north of Highway 407, at the junction of Gorewood Drive and Claireville Conservation Road.

Impact Assessment and Mitigation Measures

There will be no direct or indirect impacts to the following heritage resources: BHR-1 (Wiley Bowstring Bridge), BHR-2 (Bland House), CHL-2 (Humber River) and CHL-3 (McVean Mill Ruins)

The preferred alternative will result in minor property acquisition along the southern boundary of CHL-1 (McVean Barn) and CHL-4 (McVean Conservation Area). Based on the current design, the construction of the emergency overflow lagoon expansion and the overflow will not result in any impacts to built heritage resources or significant landscape features. Although this intervention will not significantly alter the landscape, it will result in direct impacts to the property parcel.

As a result, the following mitigation measures are recommended:

1. Where feasible, the preferred alternative should be designed in a manner requiring as little property acquisition as possible. Storage and construction staging areas should be along Ebenezer Road.

2. Where construction is anticipated to result in grading impacts and tree removal north of the McVean SPS, post-construction landscaping with native tree species should be employed to mitigate visual impacts and restore the property as close as possible to an as-found condition.

3. Should future work require expansion of the McVean SPS study area, a qualified heritage consultant should be contacted to confirm the impacts of the proposed work on known or potential BHRs and CHLs.

CORPORATE IMPLICATIONS:

There are no corporate implications to this report.

STRATEGIC FOCUS AREA:

The approval of the Heritage Impact Assessment Addendum noted within this report supports the Culture & Diversity and Environmental Resilience & Sustainability Focus Areas. The recommendations therein facilitate the ongoing protection of a unique group of heritage resources that contributes to the understanding of Brampton's early history and cultural landscapes, as well as facilitate the expansion of a key water management project in the area.

CONCLUSION:

It is recommended that the Heritage Impact Assessment, 3900 Ebenezer Road be received by the Brampton Heritage Board as being complete.

Authored by:

Tom Tran
Heritage Planner
Integrated City Planning

Reviewed by:

Charlton Carscallen, CAHP
Principal Planner
Integrated City Planning

Approved by:

Henrik Zbogar, RPP, MCIP
Director
Integrated City Planning

Approved by:

Steve Ganesh, RPP, MCIP
Commissioner
Planning, Building and Growth Management

Attachments:

- Attachment 1 – Heritage Impact Assessment - 3900 Ebenezer - WSP – 2023
- Attachment 2 – Environmental Assessment – McVean SPS Upgrades
- Attachment 3 – Highlights of Heritage Impact Assessments for 3900 Ebenezer Road

REGION OF PEEL

CULTURAL HERITAGE REPORT: EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT

MCVEAN SEWAGE PUMPING STATION

July 13, 2023 DRAFT

CULTURAL HERITAGE REPORT: EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT

MCVEAN SEWAGE PUMPING STATION

REGION OF PEEL

ORIGINAL REPORT

DRAFT

PROJECT NO.: 211-01228-00

DATE: JULY 13, 2023

WSP

582 LANCASTER STREET WEST

KITCHENER, ON

CANADA N2K 1M3

F: +1 519 743-8778

WSP.COM

SIGNATURES AND DISCLAIMERS

PREPARED BY

Emily Game, BA

Cultural Heritage Specialist

REVIEWED BY

Mike Teal, PhD

Archaeology Team Lead, Ontario

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The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment.

The conclusions presented in this report are based on work performed by trained, professional and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by WSP and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

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EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by the Region of Peel (the Client), to conduct a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) as part of the McVean Sewage Pumping Station (SPS) Schedule 'B' Environmental Assessment (EA).

The McVean SPS is located at 3900 Ebenezer Road in the City of Brampton, it includes a pump station control building and an emergency overflow lagoon. The property on which the control building is located is owned by the Region of Peel. All other surrounding property, including the land on which the lagoon is situated, is property of the Toronto and Region Conservation Authority (TRCA).

In 2015, the Region of Peel completed a condition assessment report. The report identified a list of upgrades required for McVean SPS to accommodate planned growth, comply with Region design standards, and optimize operation. The proposed upgrades include:

- Expansion of the station firm capacity to 2,100 L/s through addition of a fourth sewage pump and connection to the new 1200 mm forcemain.
- Addition of a new grit management system. The McVean SPS experiences high grit loads which deposit in the wet wells. Grit build up reduces wet well capacity, increases wear and tear on equipment, and increases potential for odour formation.
- Addition of a new Fat, Oil, and Grease (FOG) management system. FOG solidifies and adheres to pipes, wet wells, and pump hardware. This can result in decreased pumping capacity and sewer blockages.
- Upgrades to the emergency overflow mitigation management strategy to provide approximately 2-hours of storage at the new peak flow of 2,100 L/s, as specified in the Region's design guidelines.
- Replacement of the existing biofilter odour control system.
- Miscellaneous modifications to the existing control building and site improvements.

As a result, the Region of Peel has identified the need to upgrade and expand the capacity of the McVean Sanitary SPS, in order to service planned growth within the Region of Peel, as well as to upgrade the SPS to comply with current Region design standards. These upgrades include odour control, grit management, emergency storage capacity, and additional site works needed to help the expansion and upgrades. As a result, a Schedule 'B' Class EA is currently being completed to identify a solution for this infrastructure need.

The study area includes the McVean SPS property at 3900 Ebenezer Drive and all adjacent properties. It is bounded by the north by a modern residential subdivision, to the east by McVean Drive, Goreway Drive to the west and Highway 407 to the south. Queen Street East (Regional Road 107) crosses the study area, just south of Ebenezer Road.

The cultural heritage identification and assessment in this Cultural Heritage Report follows the process set out in the *Draft Existing Conditions and Preliminary Impact Assessment Report Guidelines* provided by the MCM (2019). In addition, best practice in heritage identification and assessment has been used, as outlined in the MCM's *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (2010), *Identification and Evaluation Process* (2014) and the *Ontario Heritage Toolkit* (2006a).

This Cultural Heritage Report was prepared by Emily Game, B.A., Cultural Heritage Specialist and reviewed by Joel Konrad, PhD, CAHP, Cultural Heritage Lead, Ontario.

This Cultural Heritage Report considered the project study area and all adjacent properties, which included the lands within the Claireville Conservation Area (Figures 1 and 2, Appendix A).

A field review was conducted on October 5, 2021, by Emily Game, which confirmed there are two Built Heritage Resources (BHR) and four Cultural Heritage Landscapes (CHL) with and known cultural heritage value or interest (CHVI) with the study area.

The report has resulted in the following recommendations:

1. Storage and construction staging areas should be appropriately located and/or planned to avoid impacting any of the identified BHRs and CHLs.
2. Where construction is anticipated to result in grading impacts and tree removal, post-construction landscaping with native tree species should be employed to mitigate visual impacts to CHL-1 and CHL-4.
3. Should future work require expansion of the McVean SPS study area, a qualified heritage consultant should be contacted to confirm the impacts of the proposed work on known or potential BHRs and CHLs.

[1] McVean Drive is oriented in an approximately northwest to southeast direction. For ease of description in this report, McVean Drive will be described as being north-south oriented.

PROJECT PERSONNEL

WSP

Project Manager	Dean Whittaker, P.Eng. *Senior Design Engineer / Manager, Water – Wastewater Infrastructure*
Report Preparation	Emily Game, BA *Cultural Heritage Specialist*
Mapping/GIS	Jason Stephenson, MES *Professional Archaeologist*
Report Review	Mike Teal, M.A. *Archaeology Team Lead, Ontario*

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1 INTRODUCTION

1.1 STUDY PURPOSE AND OBJECTIVES

The Region of Peel retained WSP Canada Inc. to undertake a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (Cultural Heritage Report) for the McVean Sewage Pumping Station (SPS) (Figure 1, Appendix A) Schedule 'B' Class Environmental Assessment (EA).

The McVean SPS is located at 3900 Ebenezer Road in the City of Brampton, it includes a pump station control building and an emergency overflow lagoon. The property on which the control building is located is owned by the Region. All other surrounding property, including the land on which the lagoon is situated, is property of the TRCA.

In 2015, the Region of Peel completed a condition assessment report. The report identified a list of upgrades required for McVean SPS to accommodate planned growth, comply with Region design standards, and optimize operation. As a result, the Region of Peel has identified the need to upgrade and expand the capacity of the McVean Sanitary Pumping Station (SPS), in order to service planned growth within the City of Brampton, as well as to upgrade the SPS to comply with current Region design standards. These upgrades include odour control, grit management, emergency storage capacity, and additional site works needed to help the expansion and upgrades. As a result, a Schedule 'B' Class Environmental Assessment (EA) has been initiated to identify a solution for this infrastructure need.

A Cultural Heritage Report is required for the Environmental Assessment process to: identify existing and potential built heritage resources (BHR) and cultural heritage landscapes (CHL); review the background history of the project area; complete a site visit to confirm existing conditions; provide a preliminary impact assessment to conserve BHRs and CHLs; identify mitigation and/or monitoring for potential impacts; and determine whether additional heritage reporting is required.

To meet these objectives, the report will:

- Introduce the study including the purpose and methodology used to undertake the work.
- Review background studies to complete a summary history of the study area using local histories, historical mapping and aerial photographs. This work will trace the evolution of the study area and aid in the identification of existing and potential BHRs and CHLs.
- Contact City of Brampton Heritage Planners regarding heritage recognitions and identification of listed and/or designated heritage properties within the study area.
- Confirm the presence of previously recognized built heritage resources and cultural heritage landscapes. This process will aid in the identification of built heritage resources and cultural heritage landscapes that may be impacted by the undertaking. This task will include a review of municipal, provincial, and federal heritage registers and inventories, including the City of Brampton's Heritage Register.

This work will be conducted in accordance with the *Ontario Heritage Act* (OHA) (2005), the *Provincial Policy Statement* (2020), the *Environmental Assessment Act* (1990) and the City of Brampton *Official Plan*.

1.2 PROJECT DESCRIPTION AND STUDY AREA

The McVean SPS study area is located within parts of Lots 2 to 8, Concession VIII and Lots I to 6, Concession IX, within the Township of Peel. It is bounded by the north by a modern residential subdivision, to the east by McVean Drive, Goreway Drive to the east and Highway 407 to the south. Queen Street East crosses the study area, just south of Ebenezer Drive.

The study area is located within the boundaries of the Claireville Conservation Area. The conservation area consists of 848 hectares of natural and forested lands that straddles the Region of Peel and the City of Toronto. It is made up of wetlands, forests, grasslands, valleys; the west branch of the Humber River and its tributaries traverse the conservation area.

The McVean Farm property, located at 0 Gorewood Drive, is situated north of Queen Street East and west of McVean Drive. The 19 acre property was founded by the TRCA and FarmStart and consists of a working farm that provides part-time farmer training program focused on organic vegetable growing.

2 LEGISLATIVE FRAMEWORK

This report reviews BHRs and CHLs within the Project Areas to ensure that the requirements under the Ontario *Environmental Assessment Act* (1990) are satisfied. This section outlines the various legislative frameworks and policies relevant to the report.

2.1 ENVIRONMENTAL ASSESSMENT ACT

The purpose of the Ontario Environmental Assessment Act (1990) is "the betterment of the people of the whole or any part of Ontario by providing for the protection, conservation and wise management, in Ontario, of the environment" (*Environmental Assessment Act* 2009, *Part I-Section 2*). The *Environmental Assessment Act* (1990) defines the environment broadly to include the built and cultural environment and outlines a planning and decision-making process to ensure that potential environmental effects are considered before a project begins. This legislation applies to provincial ministries and agencies, municipalities and other public bodies.

2.2 PROVINCIAL POLICY STATEMENT

The *Provincial Policy Statement* (PPS) (2020) outlines provincial "policy direction on matters of provincial interest related to land use planning and development" (Part I: Preamble PPS 2020). The intent is to provide for appropriate development that protects resources of public interest, public health and safety and the quality of the natural and built environment. The PPS 2020 identifies the conservation of significant built heritage resources and cultural heritage landscapes as a provincial interest in Section 2.6.1.

Relevant definitions from the PPS 2020 include:

Built Heritage Resources (BHR): means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be

designated under Parts IV or V of the OHA, or that may be included on local, provincial, federal and/or international registers.

Cultural Heritage Landscapes (CHL): means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the OHA, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Conserved: means the identification, protection, management and use of built heritage resources, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision- maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

2.3 ONTARIO HERITAGE ACT

The OHA (2005) gives municipalities and the provincial government powers to preserve the heritage of Ontario, with a primary focus on protecting heritage properties and archaeological sites. The OHA grants the authority to municipalities and to the province to identify and designate properties of heritage significance, provide standards and guidelines for the preservation of heritage properties and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources.

Designation ensures the conservation of important places and can take the form of individual designations (Part IV of the OHA) or as part of a larger group of properties, known as a Heritage Conservation District (Part V of the OHA). An evaluation using the criteria outlined in Ontario Regulation (O. Reg) 9/06 is used to determine whether a property possesses cultural heritage value or interest and may be worthy of designation under the OHA. Designation offers protection for properties under Sections 33, 34 and 42 of the OHA, prohibiting the owner of a designated property from altering, demolishing or removing a building or structure on the property unless the owner applies to the council of the municipality and receives written consent to proceed with the alteration, demolition or removal.

In addition to designated properties, the OHA allows municipalities to list properties that are considered to have cultural heritage value or interest on their Municipal Heritage Register. Under Part IV, Section 27 of the OHA, municipalities must maintain a Register of properties situated in the municipality that are of cultural heritage value or interest. Section 27 (1.1) states that the register shall be kept by the clerk and that it must list all designated properties (Part IV and V). Under Section 27 (1.2), the Register may include property that has not been designated, but that council believes to be of cultural heritage value or interest. Listed properties, although recognized as having cultural heritage value or interest, are not protected under the OHA to the same extent as designated properties, but are acknowledged under Section 2 of the PPS 2020 under the *Planning Act*. An owner of a listed heritage property must provide the municipality with 60 days' notice of their intention to demolish a building or structure on the property.

The OHA also allows for the designation of provincial heritage properties (PHP). Part III.1 of the OHA enables the preparation of standards and guidelines that set out the criteria and process for identifying the cultural heritage value or interest of PHPs (Part II of the OHA) and cultural heritage value or interest of provincial heritage properties of provincial significance (PHPPS) (Ontario Regulation (O. Reg.) 10/06 of the OHA) and to set standards for their protection, maintenance, use, and disposal.

2.3.1 *ONTARIO REGULATION 9/06*

The criteria for deterimining cultural heritage value or interest is defined in O. Reg. 9/06. This regulation was created to ensure a consistent approach to the designation of heritage properties under the OHA. All designations under the OHA made after 2006 must meet the criteria outlined in the regulation.

A property may be designated under Section 29 of the OHA if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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

2.4 PEEL REGION OFFICIAL PLAN

The *Peel Region Official Plan* (2018) was first adopted by Regional Council on July 11, 1996, through By-law 54-96 and was subsequently approved with modifications by the Minister of Municipal Affairs and Housing. There have been many amendments approved by the Minister since. The Office Consolidated version of Plan was released in 2018.

Section 3.6: Cultural Heritage addresses heritage resource conservation. Relevant policies include:

3.6.2.5 Direct the area municipalities to require, in their official plans, that the proponents of development proposals affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the Region's objectives with respect to cultural heritage resources.

3.6.2.6 Encourage and support the area municipalities in preparing, as part of any area municipal official plan, an inventory of cultural heritage resources and provision of guidelines for identification, evaluation and impact mitigation activities.

2.5 CITY OF BRAMPTON OFFICIAL PLAN

The City's *Official Plan* (2006) was adopted by City Council in October 2006 and approved in part by an Ontario Municipal Board (OMB) Order in October 2008 and last consolidated in September 2020. It provides policy on a wide range of topics including future land use, physical development, and future infrastructure needs to provide a balance between the needs of individual residents and the greater community.

The following sections of the City of Brampton's Official Plan identify the recognition and commitment to designate cultural heritage resources of significant cultural heritage value or interest and for their ongoing protection and conservation.

S. 4.10.1.3 All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.

S. 4.10.1.4 Criteria for assessing the heritage significance of cultural heritage resources shall be developed. Heritage significance refers to the aesthetic, historic, scientific, cultural, social or spiritual importance or significance of a resource for past, present or future generations. The significance of a cultural heritage resource is embodied in its heritage attributes and other character defining elements including: materials, forms, location, spatial configurations, uses and cultural associations or meanings. Assessment criteria may include one or more of the following core values:

- Aesthetic, Design or Physical Value;
- Historical or Associative Value; and/or,
- Contextual Value.

S. 4.10.1.6 The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

S. 4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects

3 METHODOLOGY

3.1 BACKGROUND REVIEW

BHRs and CHLs already recognized by the municipality, the OHT, provincially and federally were identified by reviewing the following:

- The inventory of OHT easements;
- The OHT's Ontario Heritage Plaque Guide, an online, searchable database of Ontario Heritage Plaques;
- Ontario's Historical Plaques website;
- Inventory of known cemeteries/burial sites in the Ontario Ministry of Government and Consumer Services and the Ontario Genealogical Society's online databases;
- Parks Canada's Historic Places website, an online, searchable register that provides information on historic places recognized at the local, provincial/territorial and national levels;
- Parks Canada's Directory of Federal Heritage Designations, a searchable on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses;
- Canadian Heritage River System, a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage; and
- UNESCO World Heritage Sites.

The following municipality-specific resource was consulted in addition to contacting the City's Heritage Planners:

- The City of Brampton's online Heritage Properties Map (City of Brampton, 2021), a website that provides all BHRs and CHLs that are designated under Part IV or V of the OHA, listed on the heritage register and inventoried.

For the purposes of this study, any property previously identified by a municipality, municipal staff, provincial or federal agencies as containing, or having the potential to contain, CHVI will be determined to be a BHR or CHL, and if applicable, will be discussed in Section 4.4.

3.2 FIELD ASSESSMENT

Field assessment for this report included a survey of the study area to confirm or identify existing and/or potential BHRs and CHLs. Permission to enter was granted by the Region of Peel, as such, there were no limitations to the field assessment. Where identified, potential resources were photographed and mapped, and physical characteristics visible from the right-of-way or aerial imagery were described.

The use of a 40-year-old threshold is a guiding principle when conducting a preliminary identification of cultural heritage resources (MCM 2016). While identification of a resource that is 40 years old or older does not confer outright heritage significance, this threshold provides a means to collect information about resources that may retain heritage value.

Similarly, if a resource is younger than 40 years old it does not preclude this resource from having CHVI, however it does provide a systematic means of identifying properties that have a higher likelihood of retaining cultural heritage value.

This report includes background research that summarizes the history of the study area. In addition to textual sources, historical mapping and aerial photography was consulted to identify the presence of structures/building, settlement patterns and other previously recognized BHRs and CHLs.

3.3 IDENTIFICATION OF CULTURAL HERITAGE VALUE OR INTEREST

Properties identified during field review were screened by employing an application of the 40-year threshold used to identify potential BHRs and/or CHLs, followed by a high-level and cursory evaluation based on a theoretical understanding of the criteria outlined in O. Reg. 9/06 for determining CHVI (see Section 2.3.1 for full criteria). The criteria in O. Reg. 9/06 were established to identify properties with sufficient CHVI to warrant designation under the OHA. It is considered best practice when identifying potential BHRs and CHLs to employ O. Reg. 9/06 as it provides a general framework for understanding and interpreting heritage value. It should be noted, however, that the application of this framework is used as a theoretical underpinning, not as a strict measurement applied, to a greater or lesser degree, to each property under study. This report does not provide a comprehensive evaluation of a property according to O. Reg. 9/06 and does not satisfy the requirement for a Cultural Heritage Evaluation Report (CHER).

3.4 AGENCY DATA REQUESTS

As part of this study, the City of Brampton's online Heritage Register Search website was reviewed to determine if properties and structures have been previously identified and/or have been designated under the OHA. A request was sent to the City of Brampton's Heritage Planner on September 27, 2021, to confirm those properties that are listed on the Register or designated under Parts IV or V of the OHA and which may be located within or adjacent to the study area. A response was received September 29, 2021, confirming that there two registered non-designated and two designated properties located within the study area. A list of these recognized properties and accompanying by-law information was provided.

A request was sent to the OHT on September 27, 2021, to obtain information related to OHT easements and owned properties. A response was received September 29, 2021, confirming there are no Trust-owned properties within the study area.

Another request was sent to the MCM on September 27, 2021, to confirm if any PHPs were located within the study area. A response was received September 29, 2021, confirming there are no Provincial Heritage Properties and/or Provincial Heritage Properties of Provincial Significance

A summary of data requested through consultation with the agencies noted above is provided in Table 3-1.

Table 3-1: Agency Data Requests

Contact Name / Position	Organization	Contact Information	Dates of Communication	Description of Information Received
Merissa Lompart, Heritage Planner	City of Brampton	Merissa.Lompart@brampton.ca	Sent: September 27, 2021 Received: September 29, 2021	Ms. Lompart provided by-law information and heritage reports for the listed and designated resources within the study area. Ms. Lompart confirmed there have no updates to the heritage recognition of the identified resources.
Kevin De Mille, Natural Heritage Coordinator	OHT	Kevin.DeMille@heritagetrust.on.ca	Sent: September 27, 2021 Received: September 28, 2021	Mr. De Mille confirmed the OHT does not have any conservation easements or Trust-owned properties within or adjacent to the McVean SPS study area.
Karla Barboza, Heritage Planner	MCM	karla.barboza@ontario.ca	Sent: September 27, 2021 Received: September 28, 2021	Ms. Barboza confirmed there are no Provincial Heritage Properties and/or Provincial Heritage Properties of Provincial Significance within the study area. MCM requested that any technical heritage studies (e.g. Cultural Heritage Assessment Report, Cultural Heritage Evaluation Report, Heritage Impact Assessment) be sent for MCM review as part of the environmental assessment process.

4 HISTORICAL CONTEXT

This section provides a brief overview of the history of the study area. The intent of this section is to provide a context for the BHRs and CHLs in the study area.

4.1 INDIGENOUS CONTEXT

The following provides a generalized cultural history of Indigenous people within the region the Project study area is situated. Information is primarily derived from the archaeological record and the interpretations of archaeologists. Technological or temporal divisions have been defined to describe adaptations to changing climates, physiography, subsistence patterns, and geopolitical pressures which do not necessarily provide an accurate reflection of fluid cultural practices spanning thousands of years. Likewise, terms used in this history have been created by archaeologists and do not reflect the names used by Indigenous peoples. The following presents a sequence of Indigenous land-use from earliest human occupation following deglaciation to the recent past based on periods defined by archaeologists as:

- Paleo Period
- Archaic Period
- Woodland Period
- Historic Period

Paleo period populations were the first to occupy what is now Southern Ontario, moving into the region following the retreat of the Laurentide Ice Sheet approximately 11,000 years before present (BP). The first Paleo period populations to occupy southern Ontario are referred to by archaeologists as Early Paleo (Ellis and Deller, 1990).

Early Paleo period groups are identified by their distinctive projectile point characteristics, exhibiting long grooves, or ‘flutes’, that likely functioned as a hafting mechanism (method of attaching the point to a wooden stick). These Early Paleo group projectile morphological types include Gainey (ca. 10,900 BP), Barnes (ca. 10,700), and Crowfield (ca. 10,500) (Ellis and Deller, 1990). By approximately 10,400 BP, Paleo projectile points transitioned to various unfluted varieties such as Holcombe (ca. 10,300 BP), Hi Lo (ca. 10,100 BP), and Unstemmed and Stemmed Lanceolate (ca. 10,400 to 9,500 BP). These point types were utilized by Late Paleo period groups (Ellis and Deller, 1990). Both Early and Late Paleo period populations were highly mobile, participating in the hunting of large game animals. Paleo period sites often functioned as small campsites where stone tool production and maintenance occurred (Ellis and Deller, 1990).

Climatic warming, which occurred approximately 8,000 BP, was accompanied by the arrival of the deciduous forest in southern Ontario. With this shift in flora came new faunal resources, resulting in a change in cultural adaptations in the region. This change is reflected in new tool-kits and associated subsistence strategies referred to archaeologically as the Archaic period. The Archaic period in southern Ontario is divided into three phases: the Early Archaic (ca. 10,000 to 8,000 BP), the Middle Archaic (ca. 8,000 to 4,500 BP), and the Late Archaic (ca. 4,500 to 2,800 BP) (Ellis et al., 1990).

The Archaic period is differentiated from earlier Paleo populations by a number of traits such as: 1) an increase in tool stone variation and reliance on local tool stone sources, 2) the emergence of notched and stemmed projectile point characteristics, 3) a reduction in extensively flaked tools, 4) the use of native copper, 5) the use of bone tools for hooks, gorges, and harpoons, 6) an increase in extensive trade networks, and 7) the production of ground stone tools. Also noted is an increase in the recovery of large woodworking tools such as chisels, adzes (a tool similar to an axe with an arched blade, used for cutting or shaping large pieces of wood), and axes (Ellis et al., 1990). The Archaic period is also marked by population growth. Archaeological evidence suggests that by the end of the Middle Archaic period (ca. 4,500 BP) populations were steadily increasing in size (Ellis et al., 1990).

Over the course of the Archaic period, populations began to rely on more localized hunting and gathering territories. By the end of the Archaic period, populations were utilizing more seasonal encampments. From spring to fall, settlements would exploit lakeshore/riverine locations where a broad-based subsistence strategy could be employed, while the late fall and winter months would be spent at interior site where deer hunting was likely a primary focus with some wild edibles also being collected (Ellis et al., 1990 p. 114). This steady increase in population size and adoption of a more localized seasonal subsistence strategy eventually evolved into what is termed the Woodland period.

The beginning of the Woodland period is identified by archaeologists by the emergence of ceramic technology for the manufacture of pottery. Similar to the Archaic period, the Woodland period is separated into three primary timeframes: the Early Woodland (approximately 2,800 to 2,000 BP), the Middle Woodland (approximately 2,000 to 1,200 BP), and the Late Woodland (approximately 1,200 to 350 BP) (Spence et al., 1990; Fox, 1990).

The Early Woodland period is represented in southern Ontario by two different cultural complexes: the Meadowood Complex (ca. 2,900 to 2,500 BP), and the Middlesex Complex (ca. 2,500 to 2,000 BP). During this period, the life ways of Early Woodland populations differed little from that of the Late Archaic with hunting and gathering representing the primary subsistence strategies. The pottery of this period is characterized by its relatively crude construction and lack of decorations. These early ceramics exhibit cord impressions, likely resulting from the techniques used during manufacture (Spence et al., 1990).

The Middle Woodland period is differentiated from the Early Woodland period by changes in lithic tool characteristics (e.g. projectile points, expedient tools) and the increased elaboration of ceramic vessels (Spence et al., 1990). In southern Ontario, the Middle Woodland is observed in three different cultural complexes: the Point Peninsula Complex to the north and northeast of Lake Ontario, the Couture Complex near Lake St. Clair, and the Saugeen Complex throughout the remainder of southern Ontario. These groups can be identified by their use of either dentate or pseudo scalloped ceramic decorations. It is by the end of the Middle Woodland period that archaeological evidence begins to suggest the early use of maize (corn) horticulture (Warrick, 2000).

The adoption and expansion of maize horticulture during the Late Woodland period allowed for an increase in population size, density and complexity among Late Woodland populations. As a result, a shift in subsistence and settlement patterns occurred, with the adoption of a more sedentary village life and reliance on maize horticulture, with beans, squash and tobacco also being grown. Nearing the end of the Late Woodland period (approximately 600 BP) villages reached their maximum size.

During this period, increased warfare resulted in the development of larger villages with extensive palisades. In the Eramosa River area, the shift from Point Peninsula tradition during the Middle Woodland period to the Late Woodland period Iroquoian lifeways is indicated by settlement in larger, more permanent village sites. Later in the Late Woodland period, the pre-contact Neutral tradition is defined by large villages (up to five hectares in size) with

large populations and extensive farming of crops. Additional site types, including hamlets, cabins, camps and cemeteries are represented in the Late Woodland period as well (Williamson, 2014).

Early contact with European settlers at the end of the Late Woodland period resulted in extensive change to the traditional lifestyles of most populations inhabiting Southern Ontario. Trade with the Europeans lead to dependency on European goods and incited conflict between the Indigenous communities in Southern Ontario (Warrick, 2000).

4.2 EURO CANADIAN CONTEXT

4.2.1 *PRE-CONFEDERATION TREATIES*

Indigenous communities were the first occupants of what is now Ontario. Over time, distinct Indigenous groups' lands and territories shifted in response to physiographic changes, resource fluctuation, and changes in settlement strategies. The Project study area, found within the City of Brampton, is situated within land negotiated under Treaty 19 (Ajetance Purchase).

The treaty was signed on October 28, 1818, by representatives of the Crown and Anishinaabe peoples. The territory described in the written Treaty covers approximately 6,500 km² (Government of Ontario, 2021).

4.2.2 *COUNTY OF PEEL*

From 1783 to 1787 the British government negotiated a series of treaties to acquire lands along the north shore of Lake Ontario from the Mississaugas of the Credit. A portion of land that ran between Etobicoke Creek and Burlington Bay was excluded from the treaties, the land came to be known as the "Mississauga Tract." The land surrounding the tract was used to settle United Empire Loyalists that were displaced from the American colonies during the Revolutionary War in 1783 (Riendeau, 1985). In 1818, as settlement in the area increased, the British Crown conducted the Mississauga Purchase, acquiring 648,000 acres of the Mississauga Tract, which included what was to become known as the Townships of Albion, Caledon, Chinguacousy and Toronto Gore (Heyes, 1961).

In 1854, the County of Peel was established and was named after Sir Robert Peel, Prime Minister of Great Britain. Originally, the County was united with the County of York, but many inhabitants wanted independent county status. In October of 1866, a vote was taken that favoured separation, and eventually, the Village of Brampton was chosen as the county town. On January 22, 1867, the first county council of Peel met at the newly constructed courthouse in Brampton. At this time, the County of Peel included the Townships of Albion, Caledon, Chinguacousy, Toronto, and Toronto Gore, and the Town of Brampton and Village of Streetsville (Mika & Mika, 1983).

The Townships of Caledon and Chinguacousy were both surveyed in 1819 and settlement occurred shortly after by United Empire Loyalists. The land within the area was sold in parcels to individuals as well as awarded to soldiers in lots under the stipulation that a percentage of the land be cleared and planted. In the early settlement days, the county had an established industry of timber, specifically tall pines used as masts on the British Navy ships (Riendeau 1985). As more land was cleared and settled, a new industry was needed to sustain the economy of the county. In the 1850s, by capitalizing on the trade demands with the United States, the County of Peel was established as an agricultural hub. Rather then focusing on cereal crops, the county developed a niche in the

breeding of livestock and dairy industries. These agricultural industries brought economic growth to the county well into the early 1900s (Riendeau, 1985).

The Regional Municipality of Peel incorporated on October 15, 1973, and includes the City of Brampton, the City of Mississauga and the Town of Caledon (Mika & Mika, 1983).

TORONTO GORE TOWNSHIP

Named for its triangular shape, the Gore of Toronto Township is located between the Townships of Chinguacousy, Toronto, Vaughan, and Etobicoke (Walker and Miles 1877:88). The township was surveyed in 1818, Archibald McVean was among the first settlers in 1819. By 1841, the population of Gore in was 1,145, by 1871 it climbed to 1,559. Several historical villages were once located within Toronto Gore, including Claireville, Ebenezer, Castlemore, Wildfield and Coleraine.

CITY OF BRAMPTON

Brampton was incorporated as a village in 1852, and as a town in 1873. Mr. William Buffy is credited as being an early settler in the town, having built the first tavern within its boundaries, which is said to have been the first substantial building within the town (Walker and Miles, 1877). Brampton had a predominantly agricultural economy with few other industries until the introduction of a railway in the mid-nineteenth century, which connected it with towns and cities in the surrounding area. Prior to the addition of the railway, the main trade routes to and from Brampton consisted of plank roads, which were found to be unreliable in wet weather and in constant need of repair. The Grand Trunk Railway was opened on June 16, 1856, providing a reliable route to Toronto and other areas, and creating an economic boom. The Peel Courthouse was completed in 1876 and it became a county seat until 1974 (Loverseed, 1987). Brampton housed a large greenhouse industry and was described as the most important agricultural supply point within the mainly agricultural tract of land to the north of Toronto (Chapman and Putnam 1984: 294). In 1974, the City of Brampton was created from the Town of Brampton, Toronto Gore Township and the southern half of Chinguacousy Township and a portion of the Town of Mississauga (Moreau, 2020).

4.2.3 *HISTORICAL MAPPING REVIEW*

A review of historical mapping and aerial photography was undertaken to understand the changing landscape and built environment within the McVean SPS study area. To determine the presence of historical features, nineteenth century historical county maps and aerial photos were reviewed. While these maps and photographs were not the only visual sources consulted for the purposes of this study, they were determined to provide the best overview of land development in the study area. It should also be noted that the absence of structures or other features shown on the historical maps does not preclude their presence on these properties. Illustrating all homesteads on the historical atlas maps would have been beyond the intended scope of the atlas and, often, homes were only illustrated for those landowners who purchased a subscription.

The 1859 Tremaine Map of Peel County, Canada West (Tremaine, 1859; Figure 3, Appendix A) indicates that present-day McVean Drive and Ebenezer Road have been constructed and the study area constituted a rural landscape. Landowners are listed for each lot within the study area, with structures illustrated on Lot 5, Concession VIII ND, owned by Thomas W. Bland and Michael Dixon, Lot 3, Concession VIII ND, owned by Ross Nixon and Lot 2, Concession IX ND, owned by Elisha Lawrence. No structures are illustrated within the location of the preferred alternative. The Humber River and associated branches are depicted as crossing through the study area.

The 1877 historical atlas map of the Conty of Peel (Walker & Miles, 1877) shows structures and orchards on the majority of the lots within the study area (Figure 4, Appendix A). Archibald McVean is depicted as owning 53 acres within Lot 7, Concession VIII ND and one structure is illustrated on the eastern half of Lot 6, Concession VIII ND,

owned by William Mason. Similar to the 1859 Tremaine Map, no structures are illustrated within the location of the preferred alternative.

The 1914, 1934 and 1940 NTS map (Figures 5-7, Appendix A) were reviewed to assist in documenting more recent changes to the landscape. The topographic maps reveal a largely agricultural landscape, not significantly different than that depicted in the 1877 historical map. The McVean farmstead (CHL-1), 8949 Claireville Conservation Road (BHR-2) are depicted as frame structures on all three maps. The Wiley Bridge (BHR-1) is depicted on the maps as a wood bridge. The McVean sawmill is not illustrated on the 1914, 1934 or 1940 NTS maps.

The 1954 aerial image shows little change in the landscape of the study area (Figure 8, Appendix A). The area remains agricultural in nature, and while buildings are visible on the aerial photograph, the quality makes it difficult to discern their exact configurations.

The lands within the study area, including the Claireville Conservation Area were acquired in 1957 by the TRCA to construct a flood control dam and reservoir after the destruction caused by Hurricane Hazel. After the TRCA's acquisition, farming in the conservation area stopped, allowing vegetation to re-establish, this is particularly evident along the banks of the Humber River. The 2004 aerial imagery indicates that agricultural fields in the conservation area have been abandoned and overgrown, with woodlots scattered throughout the study area (Figure 9, Appendix A).

5 EXISTING CONDITIONS

5.1 FIELD REVIEW

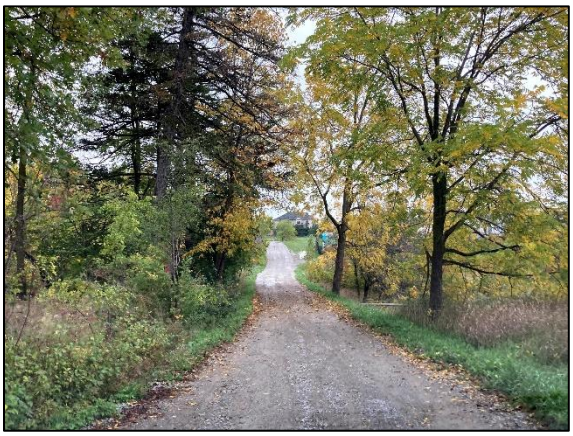
A field review was conducted on October 5, 2021, by Emily Game, Cultural Heritage Specialist, to record the existing conditions of the McVean SPS study area and all adjacent properties. Permission to enter was granted by the Region of Peel, as such, there were no limitations to the property visit. The field review was preceded by a review of available historical and current aerial photographs and maps. These photographs and maps were reviewed for any potential BHRs and CHLs that may be extant in the study area. The existing conditions of the study area are described below. Two BHRs and four CHLs were identified and are presented in Table 5-2 in Section 5. Mapping of these BHRs and CHLs are presented in Figure 10, Appendix A.

5.2 DESCRIPTION OF EXISTING CONDITIONS

The majority of the study area is located within the Claireville Conservation Area (CHL-4). The conservation area consists of 848 hectares of natural and forested area that straddles Peel Region and Toronto. The natural landscape of the conservation area includes wetlands, valleys, forests, grasslands, as well as the west branch of the Humber River and its tributaries (Photographs 1 and 2). The Wiley bowstring arch bridge (BHR-1) and the McVean Farm Property are located within the conservation Area.

The McVean SPS is located at 3900 Ebenezer Road on the north side of Ebenezer Road, west of McVean Drive. Ebenezer Road consists of a rural, two-laned paved road with ditches and narrow shoulders; the road terminates approximately 70m west of the McVean SPS (Photographs 3 and 4). The McVean SPS consists of a square building of modern construction, it is set back from Ebenezer Road approximately 35m (Photograph 5). The existing emergency overflow storage lagoon is located west of the SPS building, the lagoon and SPS building are surrounded by a chain-link fence. The lands north and west of the lagoon consists of gently rolling meadow, and table lands associated with the Humber River. The area immediately north of the lagoon has been recently planted with evenly spaced coniferous saplings (Photograph 6-10). The property immediately east of the McVean SPS is a one-storey bungalow, likely constructed in the 1960s (Photograph 11).

Photograph 1: Wiley Bowstring Arch Bridge (BHR-1) within the Claireville Conservation Area



Photograph 2: Lands within the Claireville Conservation Area (CHL-4)

Photograph 3: View to the east along Ebenezer Road

Photograph 4: View to the west along Ebenezer Road

Photograph 5: McVean SPS building

Photograph 6: View to the northwest of the McVean SPS lagoon

Photograph 7: The McVean SPS lagoon, facing west

Photograph 8: View to north of CHL-1, from the McVean SPS

Photograph 9: View from the McVean SPS, west to the Humber River

Photograph 10: View to the McVean SPS and CHL-1 from Queen Street East

Photograph 11: Modern residential house, east of the McVean SPS

5.3 PREVIOUS CULTURAL HERITAGE ASSESSMENTS

Two previous cultural heritage assessments have been completed within the study area, as outline in Table 4-1.

Table 5-1: Previous Cultural Heritage Assessments

Year	Report Title/Company	Findings
2009	Heritage Impact Assessment 8712 Claireville Conservation Road (Lot 5, Concession VIII ND, Geographic Township of Toronto Gore, City of Brampton, Ontario) / Unterman McPhail and Associates (UMCA)	The Heritage Impact Assessment (HIA), which included an evaluation using O. Reg. 9/06, determined the property has Design/Physical Value, Historical and Associative Value as well as Contextual Value and determined the property was of local heritage interest and/or value for design/physical, historical, and contextual reasons, and it was worthy of consideration for municipal listing and/or designation.
2017	Cultural Heritage Resource Assessment: Built Heritage Resources and Cultural Heritage Landscapes Existing Conditions and Preliminary Impact Assessment for the 407 Transitway – West of Hurontario Street to East of Highway 400 / Archaeological Services Inc (ASI)	The report identified a number of BHRs and CHLs within the 407 Transitway study area, including the west branch of the Humber River, the Claireville Conservation Area, the Wiley Bridge, and 8271 Claireville Conservation Road.

5.4 IDENTIFIED CULTURAL HERITAGE RESOURCES

Background research and a field visit were completed to identify known and potential BHRs and CHLs located within the study area as described in Section 3. In addition, a review was conducted to determine previously identified heritage resources documented within the study area, including listed (registered non-designated) and designated properties, heritage conservation districts and known CHLs. This included a review of the City of Brampton's online Heritage Properties Map, a website that provides all BHRs and CHLs that are designated under Part IV or V of the OHA, listed on the heritage register and inventoried. (City of Brampton, 2021).

Potential heritage resources were identified through the high-level application of the criteria identified in the MCM's Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes. As a result of this review, four CHLs and three BHRs have been identified within the study area. See Table 5-1 on the following page for a description of the heritage resources and Figure 10, Appendix A for an illustration of their location within the study area.

Table 5-2: Identified BHRs and CHLs with Known or Potential CHVI

BHR or CHL #	Resource Type	Location	Heritage Recognition	Description on Known or Potential CHVI	Photograph
BHR-1	Bowstring Bridge	0 Gorewood Drive (Crossing the Humbe River in the Claireville Conservation Area)	Designated (by-law 328-2013)	The Wiley Bridge is a rare example of a concrete bowstring bridge in Brampton. Along with the Bowstring Arch Bridge on Creditview Road, the Wiley Bridge is one of two examples of its kind in Brampton. As an excellent example of civic engineering, the Wiley Bridge also demonstrates a technical and architectural achievement. Elements that reflect the structure's engineering technology include a continuous span deck, with two fixed, hinge-less "bow-string" arches, three concrete girders that tie the tops of the arches, concrete vertical hangers, and parapets. The bridge has all the classic lines of concrete bowstring bridge with its graceful arches. It was constructed circa 1930 by Langton and Bartho of Toronto, from a design by N.L. Powell, a Peel County Engineer. By the mid-twenties, approximately 65 bridges of this type were built in Canada, most of which were located in Ontario. The Wiley Bridge reflects this period of bridge construction in Ontario. The Wiley Bridge has been converted to a pedestrian footbridge in the scenic Claireville Conservation Area. The Wiley Bridge reflects the work of local community members, including builders, engineers, and policy makers, and the use of local resources. The site was named "Wiley Bridge" in honour of an important family of settlers that resided on a nearby farm. The property holds contextual value due to its landmark status in the Claireville Conservation Area. As a unique manmade structure in the vast cultural heritage landscape, the Wiley Bridge is a striking and familiar site in the area.	
BHR-2	Residential	8940 Claireville Conservation Road	Listed	A vernacular two-storey, brick residence, built in 1915. The house features two, two storey porch/sunrooms on the southwest and southeast corners of the building. Other notable features include window openings both paired and groupings of three with flat concrete sills and lintels. The house sits on a concrete foundation, which has been parged to resemble ashlar blocks. The house is set back approximately 50 m from Queen Street East, prominently sited on a hill, overlooking the West Branch of the Humber River.	

CHL-1	Farmstead	0 McVean Drive	Designated (by-law 380-2006)	The McVean Farmstead has several cultural heritage resources that comprise the cultural heritage landscape. The cultural heritage value of McVean Barn is related to its design or physical value as a very rare Double English Wheat Barn built in the 1840s. The barn is a timber frame construction, built using a unique double and quadruple bracing system. Other distinguishing features include original hand wrought iron door hinges, latches and other hardware. The property also has historical or associative value as it reflects early agricultural trends. The McVean Barn was built specifically for the processing of wheat using an ancient method that harnessed the wind to separate the wheat kernel from the chaff. It provides evidence of one of the first European architectural techniques adapted to Upper Canada's farming operations. The property is also associated with the McVean family, who are believed to be the first settlers to the Toronto Gore. In 1834, Alexander McVean built one of the first grist and sawmills in the area, near the existing barn. His son, Archibald, was also a respected member of the Toronto Gore community as both a director of the Agricultural Society and as a councillor of the Township between 1876 and 1878. The cultural heritage value of McVean Barn is also supported by its contextual value, as it is located within the Claireville Conservation Area, a well-preserved natural heritage territory near the Humber River. The barn is the last surviving vestige of the rural settlement that once characterized the area.	
CHL-2	West Branch of the Humber River	Caledon to the Main Humber in Toronto.	Designated Canadian Heritage River (1999)	The Humber river is a significant waterway and has been the site of human activity for nearly 10,000 years. The Humber River was designated a Canadian Heritage River in 1999 as a result of its outstanding cultural and recreational values. It flows through Carolinean forests, meadows, farms, and abandoned mills and through the largest urban area in Canada – metropolitan Toronto. A system of greenways along the river's shores maintains the spirit of the historic Toronto Carrying Place Trail and provides an urban oasis in this city of 5 million people.	

CHL-3	Mill Ruins	Part of Lots 6 and 7, Concession VIII, NERN DIV	Listed	The remains of McVean mill flume located along the west bank of the West Humber River. The ditch-like canal flume originally extended approximately 1.6 km along the West Humber to where the river narrowed and a dam was constructed; the surviving portion of this canal flume extends approximately 75 feet. The saw and grist mill was built in 1834 the McVean Family, it was located on Part of Lot 5, Concession VIII ND. The open canal flume is the only surviving feature of the McVean Mill.	
CHL-4	Conservation Area	8180 Highway 50	Identified during field review	The Claireville Conservation Area consists of 848 hectares of natural and forested area that straddles Peel Region and Toronto. The natural landscape of the conservation area includes wetlands, valleys, forests, grasslands, as well as the west branch of the Humber River and its tributaries (Photograph 1). The Wiley Bowstring Arch Bridge (BHR-1) is located with the conservation area, north of Highway 407, at the junction of Gorewood Drive and Claireville Conservation Road.	

6 PRELIMINARY IMPACT ASSESSMENT

To establish potential impacts, identified BHRs and CHLs were considered against a range of possible impacts as outlined in the MCM's *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties* (2017) (see Section 1.2 for a full description of impacts).

Where any BHRs and CHLs may experience direct or indirect impacts, appropriate mitigation measures will be developed. If appropriate, this may require the completion of a CHER to identify the property's CHVI and heritage attributes if the property's heritage attributes have yet to be defined. For properties that have been subject to a CHER or their CHVI has otherwise been defined, an HIA may be required to determine appropriate mitigation measures.

6.1 PRELIMINARY IMPACTS ON CULTURAL HERITAGE RESOURCES

This section provides a preliminary assessment of the potential adverse affects that may result from the Project. The conservation of BHRs and CHLs in planning is considered to be a matter of public interest. Changes to transit infrastructure have the potential to adversely affect BHRs and CHLs by displacement and/or disruption during and after construction. These heritage resources may experience displacement (i.e., removal) if they are located within the footprint of the undertaking. There may also be potential for disruption or indirect impacts to BHRs and CHLs by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with their character and/or setting.

- Methods of minimizing or avoiding a negative impact on a BHR or CHL include, but are not limited to:
- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations;
- Buffer zones, site plan control and other planning mechanisms;
- Recommendations for additional studies, including CHERs, HIAs and Strategic Conservation Plans; and,
- Alterations to project design during construction planning and project controls (i.e., vibration reduction, dust suppression or other measures).

Table 5-1 considers the potential impacts of the proposed station improvements on known or potential BHRs and CHLs. The study area for the McVean SPS was reviewed to assess impacts to identified heritage resources (Figure 10, Appendix A).

Table 6-1: Impacts and Preliminary Mitigation Strategies for BHRs and CHLs

BHR or CHL #	Resource Type	Location	Heritage Recognition	Description of Potential/Anticipated Impact(s)	Mitigation Measures
BHR-1	Bowstring Bridge	0 Gorewood Drive (Crossing the Humbe River in the Claireville Conservation Area)	Designated (by-law 328-2013)	There will be no direct or indirect impacts to the property as a result of the proposed undertaking.	None required.
BHR-2	Residence	8940 Claireville Conservation Road	Listed	There will be no direct or indirect impacts to the property as a result of the proposed undertaking.	None required.
CHL-1	Farmstead	0 McVean Drive	Designated (by-law 380-2006)	The preferred alternative will result in minor property acquisition along the southern boundary of CHL-1. Based on the current design, the construction of the emergency overflow lagoon expansion and the overflow thanks will no result in any impacts to built heritage resources or significant landscape features. Although this intervention will not significantly alter the landscape, it will result in direct impacts to the property parcel.	Where feasible, the preferred alternative should be designed in a manner requiring as little property acquisition as possible. Storage and construction staging areas should be along Ebenezer Road. Where construction is anticipated to result in grading impacts and tree removal north of the McVean SPS, post-construction landscaping with native tree species should be employed to mitigate visual impacts and restore the property as close as possible to an as-found condition.
CHL-2	Humber River	Extends 100km north from Lake Ontario to	Designated Canadian Heritage River (1999)	There will be no direct or indirect impacts to the property as a result of the proposed undertaking.	None required.
CHL-3	Mill Ruins	Part of Lots 6 and 7, Concession VIII, ND	Listed	There will be no direct or indirect impacts to the property as a result of the proposed undertaking.	None required.
CHL-4	Conservation Area	8180 Highway 50	Identified during field review	The preferred alternative will result in minor property acquisition along the southern boundary of CHL-4. Based on the current design, the construction of the emergency overflow lagoon expansion and the overflow thanks will no result in any impacts to built heritage resources or significant landscape features. Although this intervention will not significantly alter the landscape, it will result in direct impacts to the property parcel.	Where feasible, the preferred alternative should be designed in a manner requiring as little property acquisition as possible. Storage and construction staging areas should be along Ebenezer Road. Where construction is anticipated to result in grading impacts and tree removal north of the McVean SPS, post-construction landscaping with native tree species should be employed to mitigate visual impacts and restore the property as close as possible to an as-found condition.

7 RECOMMENDATIONS

This Cultural Heritage Report has resulted in the following recommendations:

1. Storage and construction staging areas should be appropriately located and/or planned to avoid impacting any of the identified BHRs and CHLs.
2. Where construction is anticipated to result in grading impacts and tree removal, post-construction landscaping with native tree species should be employed to mitigate visual impacts to CHL-1 and CHL-4.
3. Should future work require expansion of the McVean SPS study area, a qualified heritage consultant should be contacted to confirm the impacts of the proposed work on known or potential BHRs and CHLs.

8 REFERENCES

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9 FIGURES

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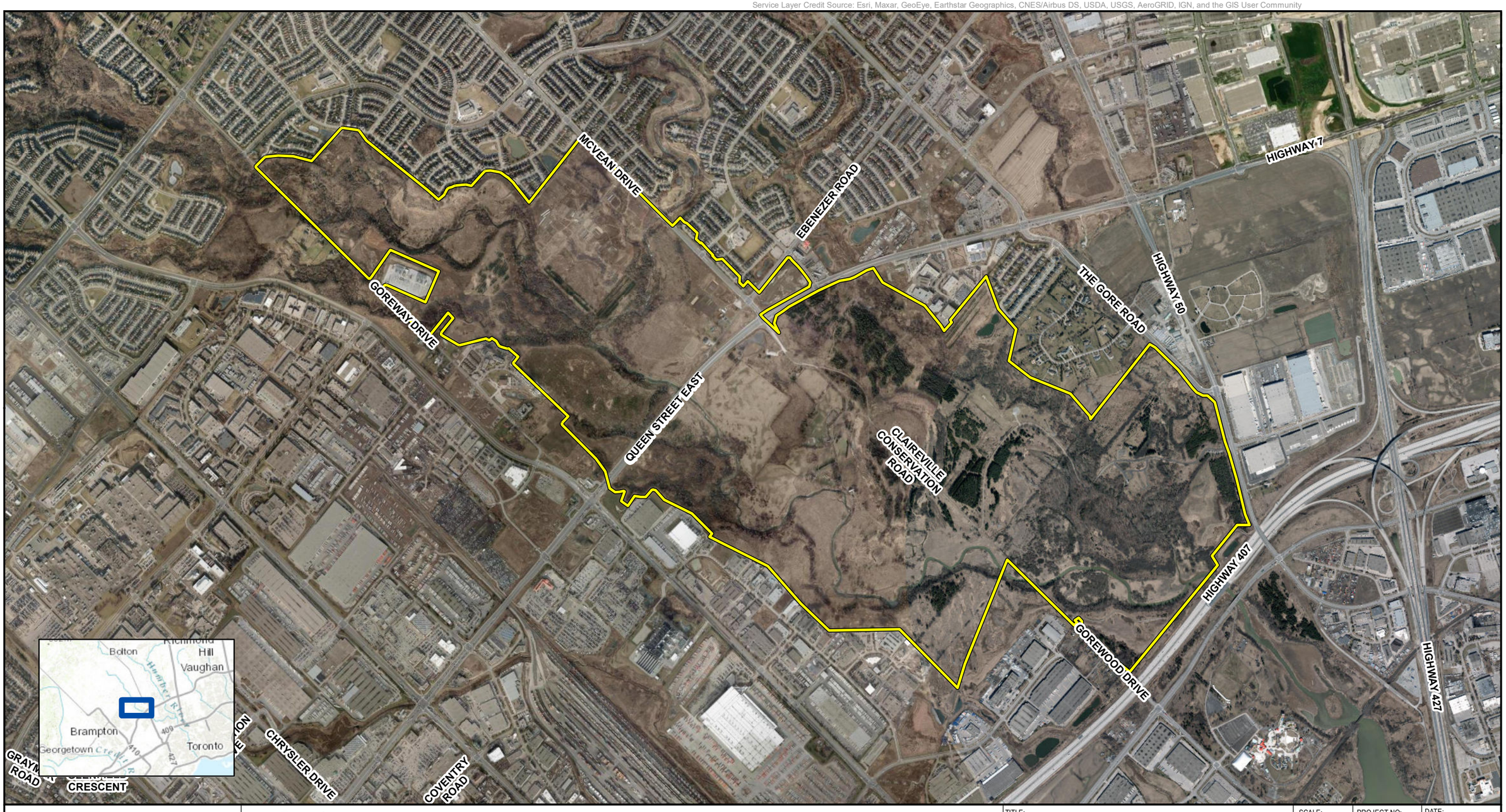

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LEGEND

Study Area

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PROJECT: CULTURAL HERITAGE REPORT: EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT MCVEAN SEWAGE PUMPING STATION CLASS EA

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CREDITS: LAND INFORMATION ONTARIO

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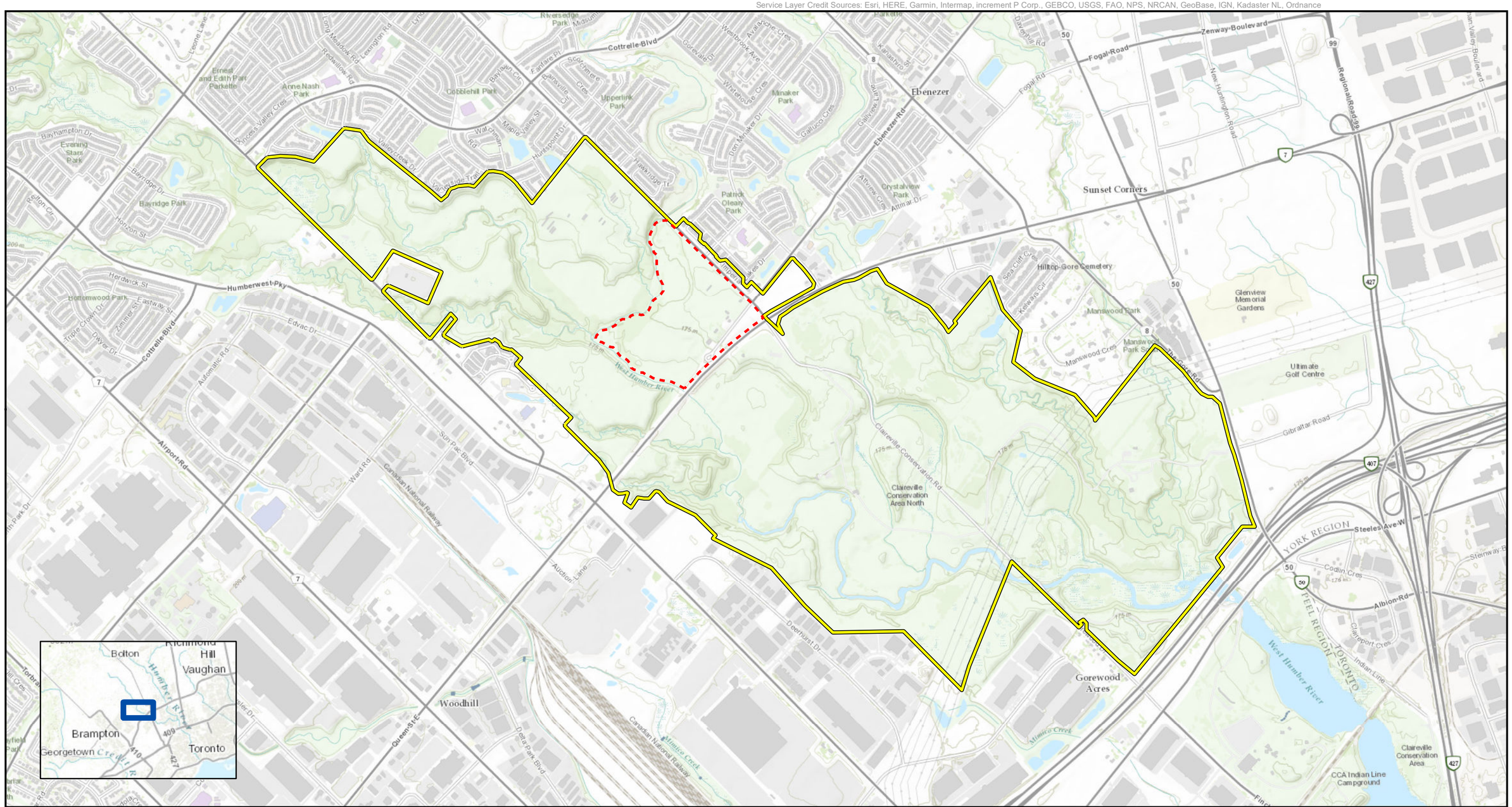
Service Layer Credit Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance



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- Project Area
- Study Area

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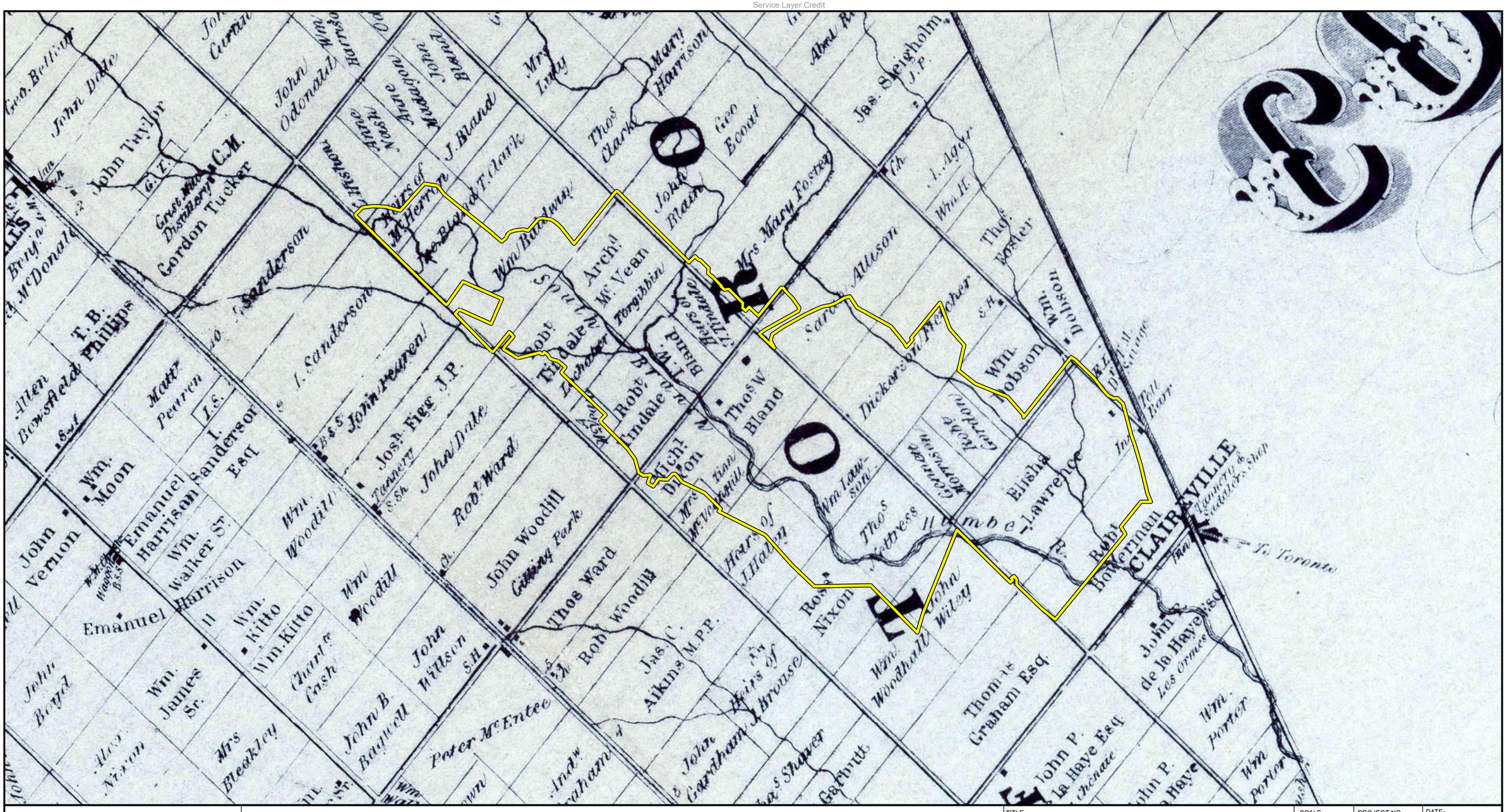

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Study Area

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PROJECT: CULTURAL HERITAGE REPORT: EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT MCVEAN SEWAGE PUMPING STATION CLASS EA		CREDITS: MAP OF THE COUNTY OF PEEL, CANADA WEST (G.R. & G.M. TREMAINE, 1859)	

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Study Area

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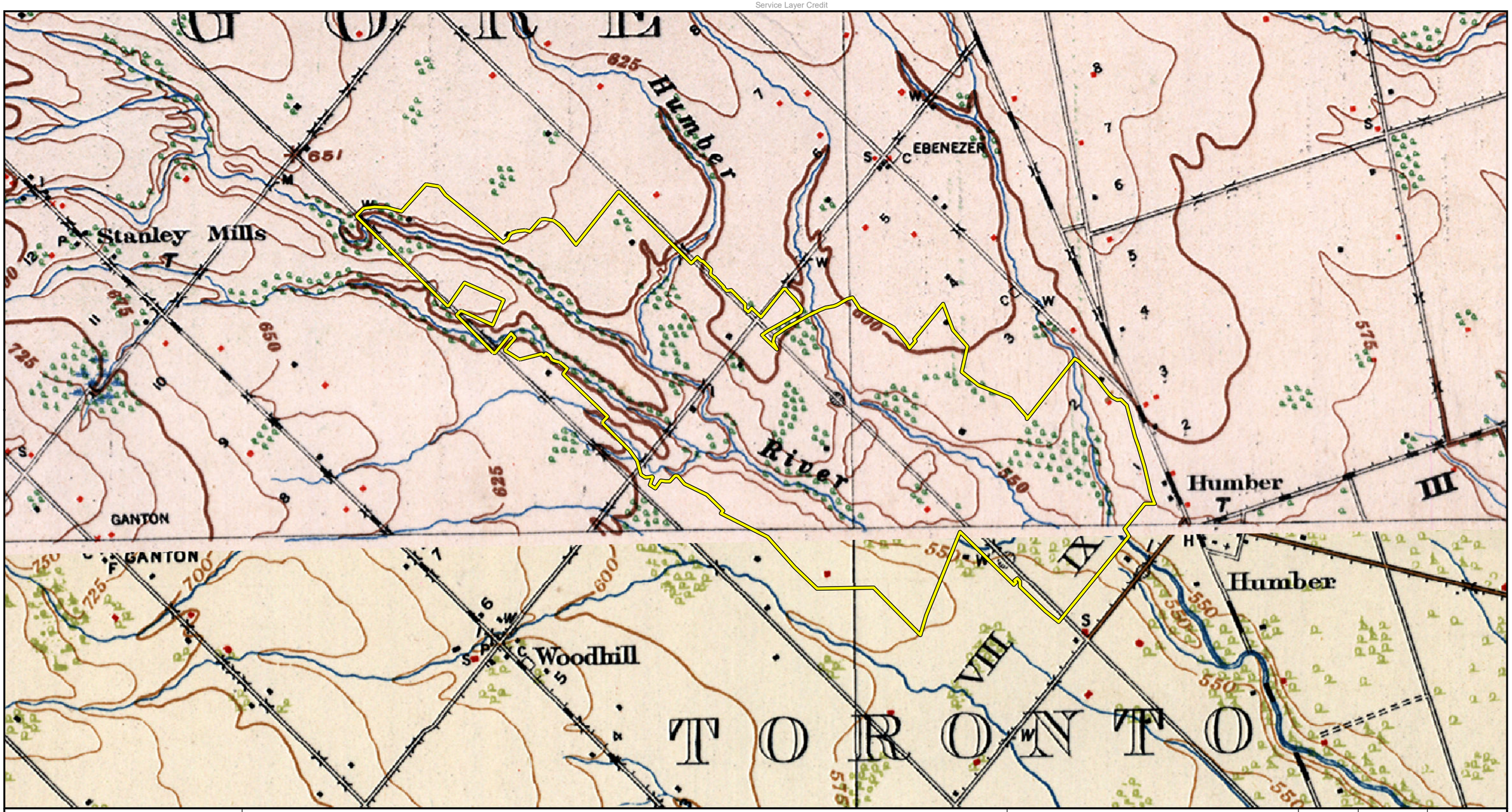

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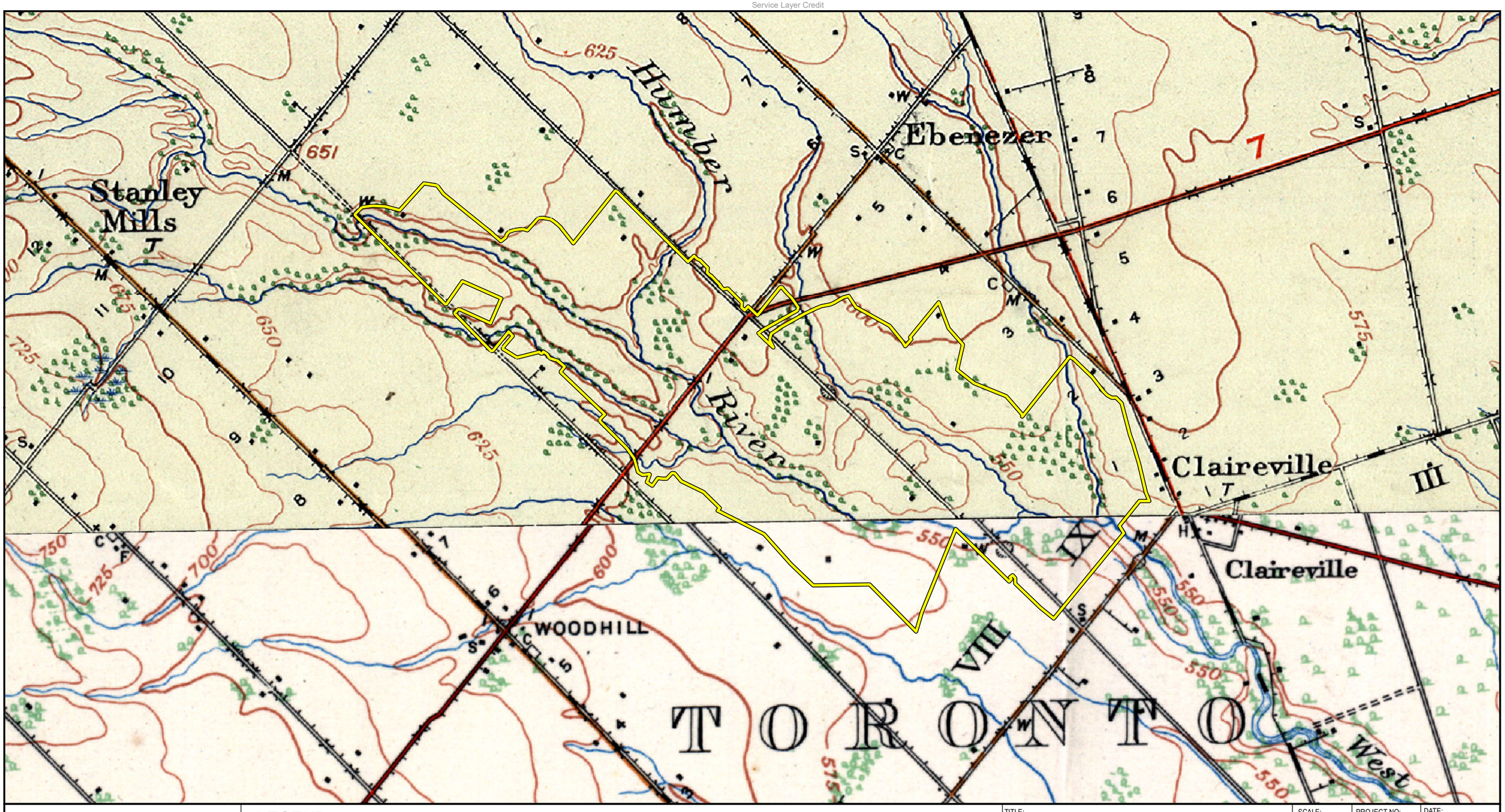

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PROJECT: CULTURAL HERITAGE REPORT: EXISTING CONDITIONS AND PRELIMINARY IMPACT ASSESSMENT MCVEAN SEWAGE PUMPING STATION CLASS EA

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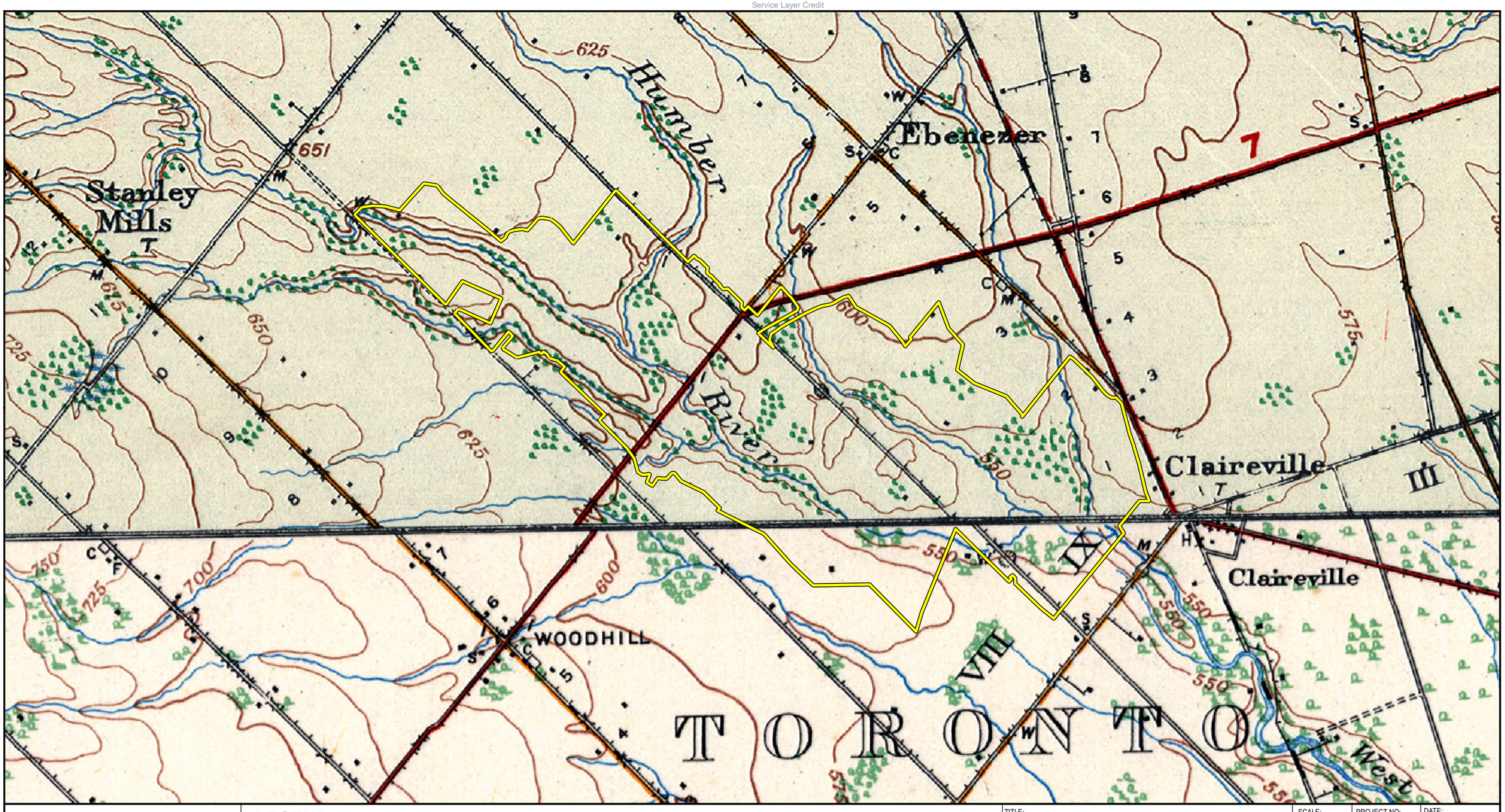

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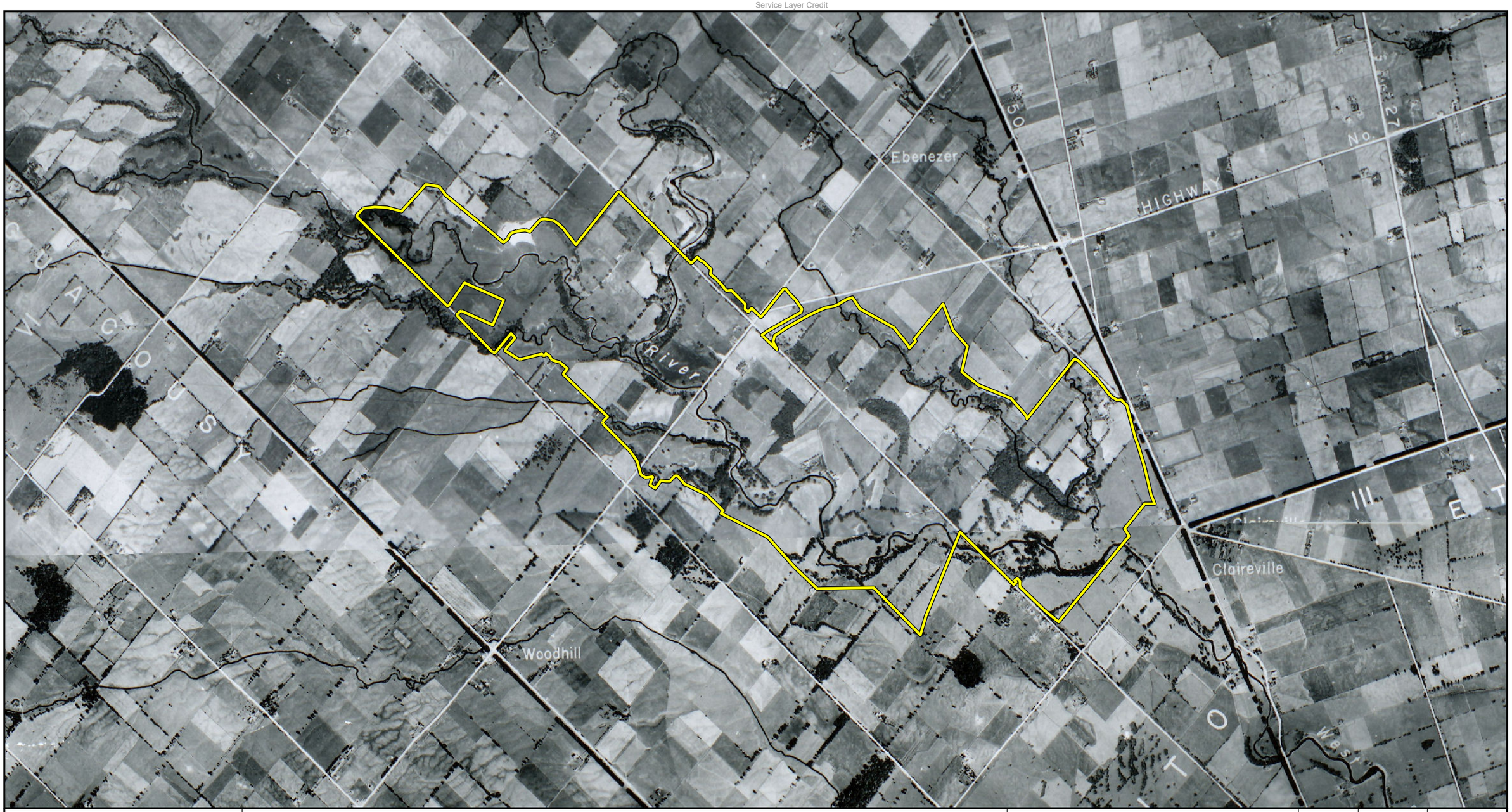

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CREDITS: UNIVERSITY OF TORONTO MAP AND DATA LIBRARY (1954)

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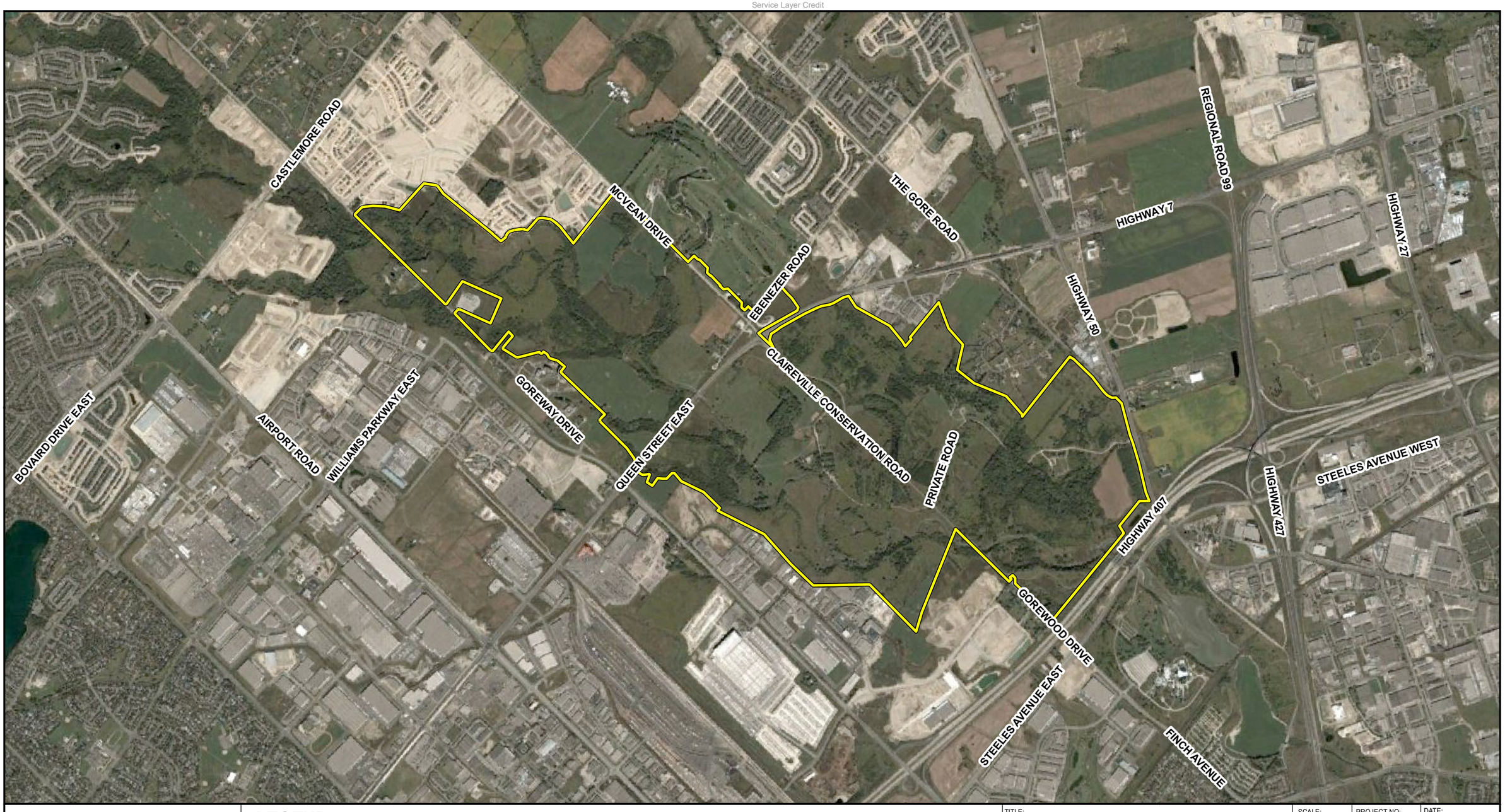

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Study Area

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CREDITS: GOOGLE EARTH (2004)

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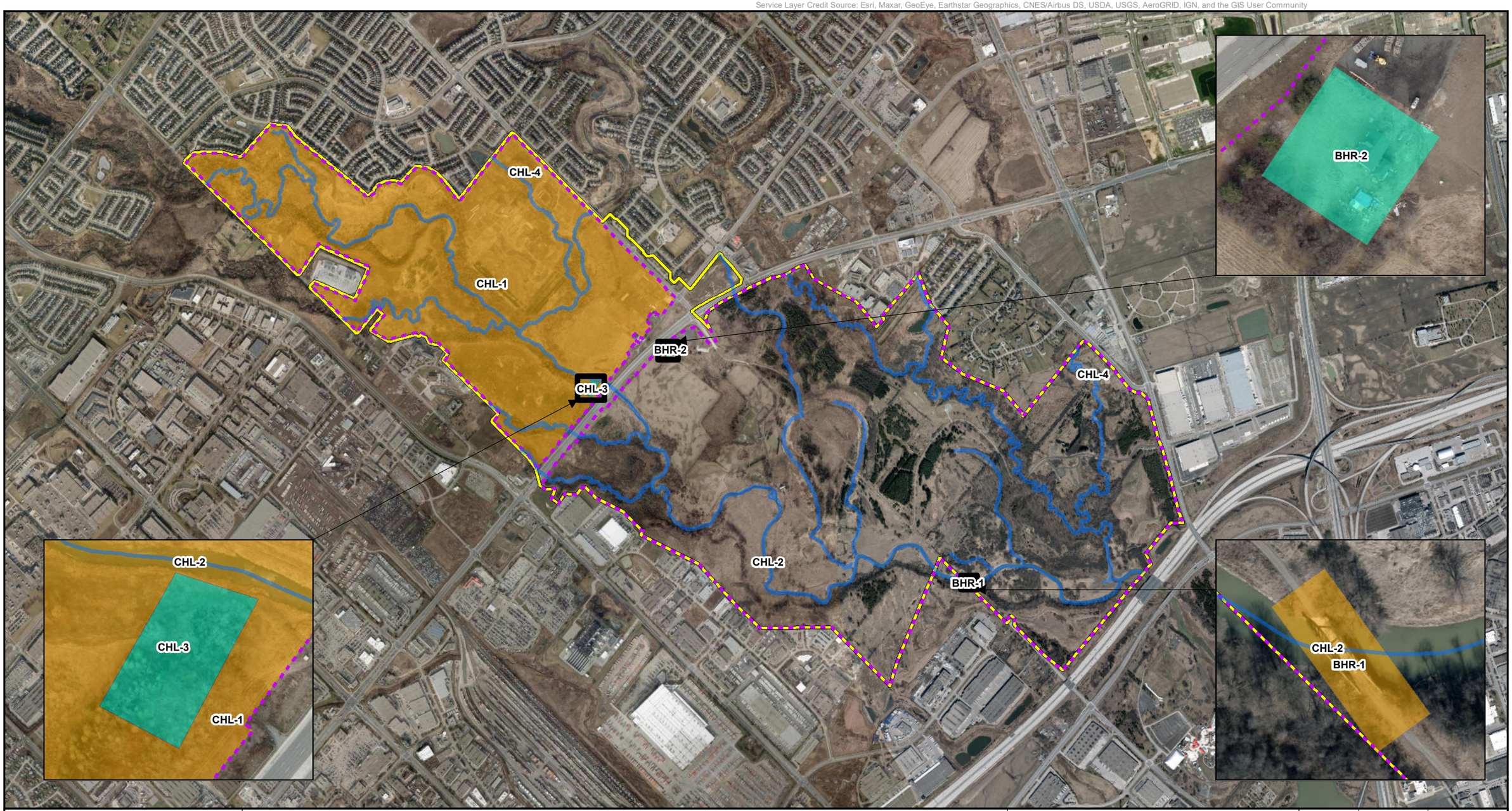

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LEGEND

- Study Area

Cultural Heritage Resources

- Designated
- Listed
- Identified During Field Review
- Designated Canadian Heritage River

TITLE: FIGURE 10: RESULTS

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Region of Peel

McVean Sewage Pumping Station Upgrades

Schedule ‘B’ Class Environmental Assessment

November 28th, 2023

McVean Sewage Pumping Station Upgrades

Schedule ‘B’ Class Environmental Assessment

Region of Peel

Project File Report – Draft: Revision 1

Region of Peel Project No.: 18-2976
WSP Project No.: 211-01228-00
Date: November 28, 2023

WSP
100 COMMERCE VALLEY DRIVE WEST
THORNHILL, ON
CANADA L3T 0A1

T: +1 905 882-1100
F: +1 905 882 0055
WSP.COM

November 28, 2023

Region of Peel
10 Peel Centre Drive, Suite A, 4th Floor
Brampton, ON L6T 4B9

Attention: Troy Leyburne, Project Manager, Major Capital, Wastewater Collection and Conveyance

Dear Mr. Leyburne,

Subject: Project File – Final

WSP Canada Inc. is pleased to provide you with the Project File report for the McVean Sewage Pumping Station Upgrades, Schedule 'B' Class Environmental Assessment. Technical memorandums, reports, and investigations conducted for the project scope are attached in the appendices.

Yours sincerely,

Dean Whittaker, P.Eng.
Director, Water Wastewater
Transportation and Infrastructure
WSP Canada Inc.

100 COMMERCE VALLEY DRIVE WEST
THORNHILL, ON
CANADA L3T 0A1

T: +1 905-882-1100
F: +1 905 882-0055
wsp.com

Revision History

FIRST ISSUE

JULY 07, 2023				
Prepared by	Reviewed by	Approved By		
Abdullah Masud	Abdullah Masud, Dean Whittaker	Dean Whittaker		
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OCTOBER 17, 2023				
Prepared by	Reviewed by	Approved By		
Abdullah Masud, Dean Whittaker	Christine Furtado, Michelle Albert	Michelle Albert		
REVISION 2				
Prepared by	Reviewed by	Approved By		

Signatures

Prepared by

Dean Whittaker, P.Eng.
Director, Water and Wastewater Infrastructure

October 17th, 2023
Date

Approved by

Michelle Albert, P.Eng.
Vice President, Water and Wastewater Infrastructure

October 17th, 2023
Date

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Contributors

Client

Project Manager	Troy Leyburne, BSc. (Env.)

WSP

Class EA Reviewer	Christine Furtado, BSc., MES., PMP
Geotechnical Engineer	Laifa Cao, P.Eng.
Environmental Services	Jeff Warren, B.Sc., CERP
Cultural Heritage	Mike Teal, Ph.D.
Environmental Site Assessment	Roopnarine Mungal, B.Sc., M.Phil., C.Chem., QP_{ESA}

Subconsultants

Archaeological Investigation	Alistair Joly, M.A., Toronto and Region Conservation Authority

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Appendix R Toronto And Region Conservation Authority Comment Log

1 Introduction

WSP Canada Inc. (WSP) was retained by the Region of Peel (or the "Region") to complete a Schedule B Municipal Class Environmental Assessment (Class EA) herein referred to as the McVean Sewage Pumping Station (SPS) Upgrades Class EA. The purpose of the McVean SPS Upgrades Class EA is to identify a preferred solution for improving servicing associated with the McVean SPS to accommodate future growth in the Region of Peel, while adhering to the Region's most recent SPS Design Standards.
This Project File Report has been prepared in accordance with the requirements of Phases 1 and 2 of the Class EA process as defined in the Municipal Class EA document (Municipal Engineers Association, 2023).

1.1 Study Purpose and Objectives

The purpose of this Municipal Class Environmental Assessment (EA) study is to select the preferred solution for expanding and upgrading the McVean SPS to accommodate future growth in the Region of Peel, while adhering to the Region's most recent SPS Design Standards. Study objectives include:

- Protection of the environment, as defined in the Environmental Assessment Act (EAA), through the wise management of resources.
- Consultation with a broad range of stakeholders to share ideas and develop alternatives.
- Engage Indigenous Peoples as per the Duty to Consult.
- Selection of a technically viable and cost-effective solution.
- Documentation of the study process as required in the Municipal Class EA planning process.
- Documentation of mitigation and monitoring requirements to minimize impacts to residents, businesses, and the natural environment during the construction phase.

With a comprehensive planning process that is environmentally sound and open to public and agency participation, the preferred solution should address environmental, social, and technical concerns, and be acceptable to most stakeholders.

1.2 Study Area

The project Study Area is located in the northeastern region of Brampton and is bound by McVean Drive to the east, Queen Street East (Regional Road 107) to the south, and watercourses to the north and west. A map of the Study Area is shown in Figure 1-1.

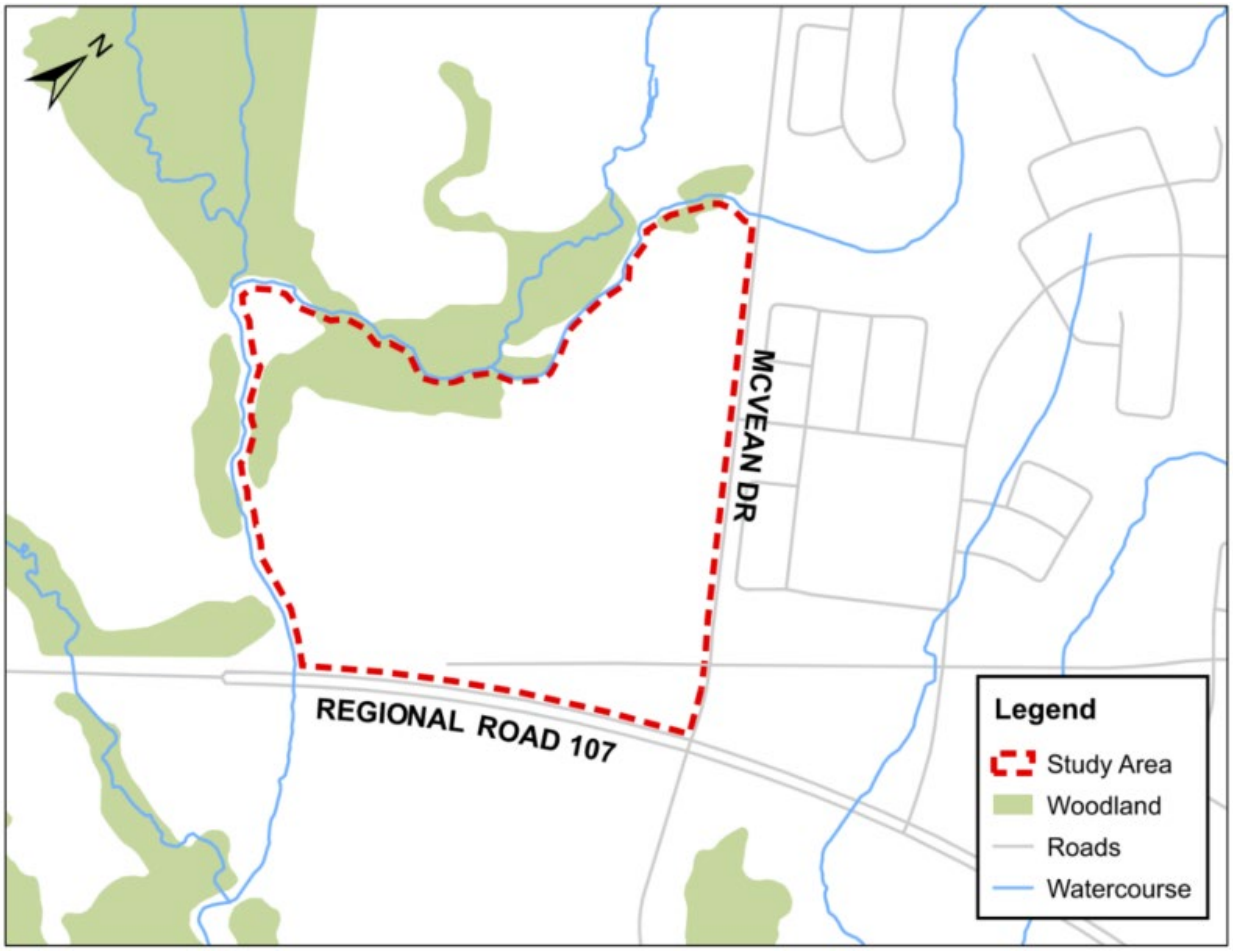


Figure 1-1: McVean Sewage Pumping Station Class EA Study Area

The McVean SPS, which includes a pump station control building and an emergency overflow lagoon, is located in the southern portion of the Study Area at 3900 Ebenezer Road. The Region is directly responsible for the operation and maintenance of the SPS and emergency overflow lagoon. The land where the control building is located is owned by the Region of Peel. The surrounding lands, on which the emergency overflow lagoon is located, lies within the Regional Floodplain, which is owned by the Toronto and Region Conservation Authority (TRCA). The land surrounding the McVean SPS, currently owned by the TRCA, is mainly anthropogenically influenced meadow, with a regional floodplain situated to the west, and archaeologically sensitive areas to the east as identified by the TRCA.

Figure 1-2 shows the existing property limit of the existing McVean SPS. Figure 1-3 shows the wider area exterior to the McVean SPS, including the earthen emergency overflow lagoon and the TRCA regulatory floodplain of the West Humber River.

Figure 1-2: Existing McVean Sewage Pumping Station Property Limit

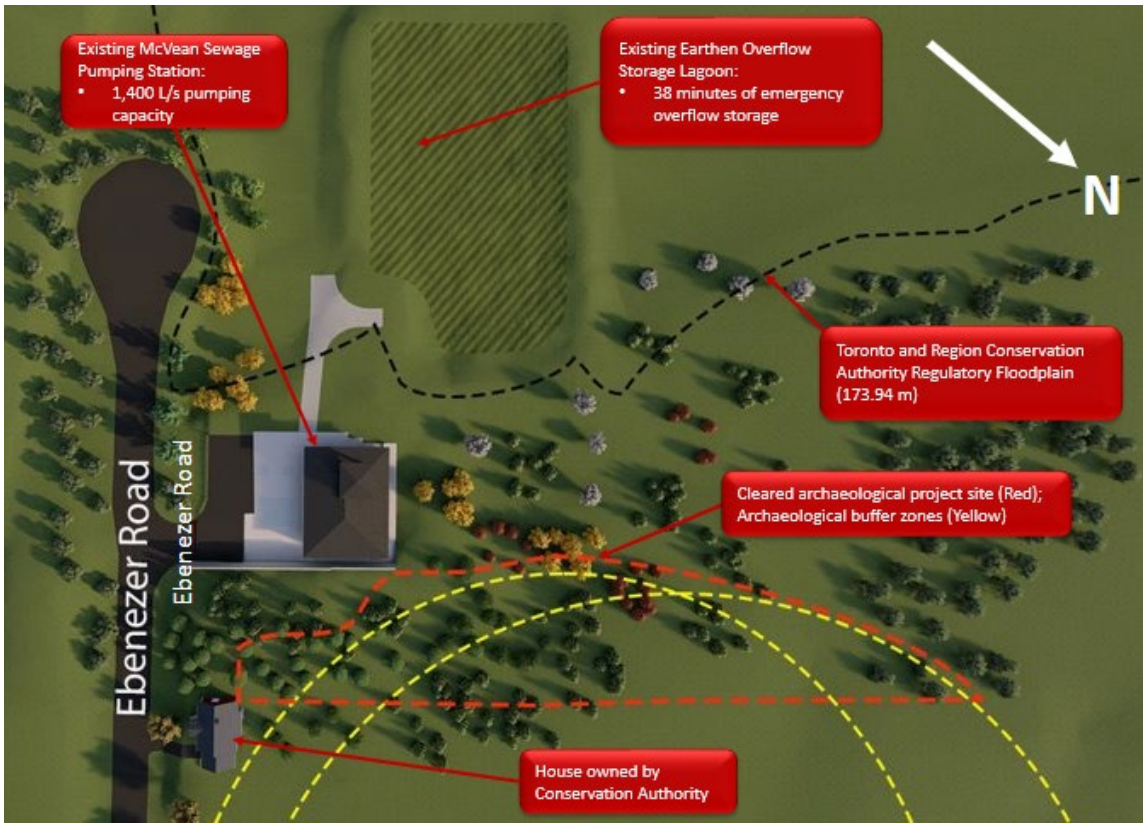


Figure 1-3: McVean Sewage Pumping Station, Emergency Overflow Lagoon and Surrounding Area

1.3 Background

The McVean SPS is owned and operated by the Region of Peel and is located at 3900 Ebenezer Road. Sewage pumping stations are designed to receive and ultimately pump sewage (wastewater) that is supplied via underground gravity pipelines to an underground structure. From the underground structure, these stations convey sewage from one location to another, and ultimately to a treatment facility, to manage the sewage capacity from its users.

Sewage flows are directed to the McVean SPS by a 1500mm and a 750mm gravity sewer running along Ebenezer Road. The current SPS is equipped with two duty pumps and one standby pump, each at a rated capacity of 700 L/s @ 20m TDH. Sewage is discharged to a gravity sewer on Goreway Drive through a 500mm and a 900mm forcemain(s) running west of the SPS. In the event of an emergency overflow, sewage is discharged to an earthen lagoon which has a capacity of 4,830m^3 (amended Certificate of Approval No. 8062-6TMHL2). Once the emergency flow condition has subsided, sewage in the lagoon drains back into the pump station's emergency overflow chamber, where it is pumped back into the wet well by a transfer pump with a rated capacity of 263 L/s.

A 2015 condition assessment report determined that the station does not have enough pumping capacity and emergency storage to meet future demands. The Region of Peel has also experienced operation and maintenance challenges due to grit and Fat, Oil, and Greases (FOGs) build-up. The assessment identified several upgrades for the McVean SPS to accommodate future growth and comply with current Region design standards. The proposed upgrades include:

- Addition of a fourth sewage pump to increase pumping capacity from 1,400 L/s to 2,100 L/s and connection to the new 1200mm forcemain.
- Addition of a new grit management system to minimize grit buildup, equipment deterioration, and odours.
- Addition of a new Fat, Oil, and Greases (FOGs) management system to minimize pumping system blockages and downstream sewer conveyance issues.
- Upgrades to the emergency overflow management strategy to provide approximately two hours of storage at the peak design flowrate of 2,100 L/s.
- Replacement of the existing biofilter odour control system.
- All other required upgrades to the existing infrastructure to accommodate the new rated capacity of 2,100 L/s, including civil, structural, architectural, building mechanical, electrical and instrumentation and control improvements.

To best service these upgrades, WSP and the Region of Peel proposed the construction of a new sewage pumping station complete with headworks equipment, and emergency storage capabilities to meet all the above requirements.

1.4 Problem Statement

The problem statement for the McVean SPS Municipal Class EA is as follows:

The Region of Peel has identified the need to upgrade and expand the capacity of the McVean Sewage Pumping Station (SPS) in order to service planned growth within the Region, as well as to upgrade the SPS to comply with current Region of Peel design standards. These upgrades include pumping capacity increases, odour control improvements, grit, and fats, oils and grease (FOGs) management, emergency storage capacity expansion, and additional site works required to respectively complement the expansion and upgrades. As a result, a Schedule 'B' Class Environmental Assessment (EA) has been initiated to identify a solution for this infrastructure need.

1.5 Public Review of THIS Project File Report

This Project File Report meets the requirements of a Schedule 'B' MCEA study. Filing of this Project File Report initiates the 30-day comment period starting Monday December 4th, 2023 and ending Monday January 8th, 2024. To facilitate public review of this document, an electronic copy of the Project File Report will be made available online at:

https://www.peelregion.ca/pw/water/environ-assess/ebenezer-notice-of-study.asp

The Project Team is available to discuss information provided within this report or other project-related inquiries and can be contacted as follows:

Dean Whittaker, P.Eng.
Project Manager
WSP Canada Inc.
289-982-4524
Dean.Whittaker@wsp.com

Troy Leyburne, BSc. (Env.)
Project Manager, Wastewater
Engineering Services, Public Works
905-791-7800 ext. 4781
Troy.Leyburne@peelregion.ca

If a hard copy of the Project File Report is required for review purposes, please contact the Region's Project Manager (listed above).

The following section provides clarification on the steps that can be taken under the Environmental Assessment Act by the Miniter of Environment Conservation and Parks or a member of the public. The information provided in this sub-section is intended as an overview of the EA Section 16 process only. For more information and specific instruction, please visit:

https://www.ontario.ca/page/class-environmental-assessments-section-16-order

2 Municipal Class Environmental Assessment Planning Process

2.1 Municipal Class Environmental Assessment

Ontario's *Environmental Assessment Act,* R.S.O. 1990 was passed in 1975 and proclaimed in 1976. Class EAs were approved by the Minister of the Environment in 1987 for municipal projects having predictable and preventable impacts. The Class EA approach streamlines the planning and approvals process for municipal projects which have the following characteristics:

- Recurring;
- Similar in nature;
- Usually limited in scale;
- Predictable range of environmental impacts; and,
- Environmental impacts are responsive to mitigation.

The Municipal Class Environmental Assessment document, prepared by the Municipal Engineers Association (MEA) (October 2000, as amended in 2007, 2011, 2015 and 2023), outlines the procedures to be followed to satisfy Class EA requirements for municipal infrastructure projects such as water, wastewater and road projects (MEA, 2023). The process includes five phases:

- Phase 1: Problem Definition;
- Phase 2: Identification and Evaluation of Alternative Solutions to Determine a Preferred Solution;
- Phase 3: Examination of Alternative Methods of Implementation of the Preferred Solution;
- Phase 4: Documentation of the Planning, Design and Consultation Process; and
- Phase 5: Implementation and Monitoring.

Since projects undertaken by municipalities can vary in their complexity and potential environmental impacts, projects are classified in "Schedules". The following provides a high-level overview of the current MCEA Schedules:

Exempt Projects

On March 3, 2023, the Government of Ontario enacted Amendments to the MCEA process approved under the *Environmental Assessment Act*. Under the amendments, projects that were formerly Schedule A and A+ projects, including various municipal maintenance, operational activities, rehabilitation works, minor reconstruction or replacement of existing facilities and new facilities that are limited in scale and have minimal adverse effects on the environment are now exempt from the requirements of the *Environmental Assessment Act*. These projects may now proceed without fulfilling the requirements of the MCEA.

Schedule B

Schedule B projects have the potential for some adverse environmental effects. As such, the proponent is required to undertake a screening process, involving mandatory contact with directly affected public and relevant review agencies, to ensure that they are aware of the project and that their concerns are addressed through the planning and decision-making process.

Schedule B projects must complete Phases 1 and 2 of the MCEA process to proceed to implementation. At the completion of the Schedule B MCEA process, a Project File Report is made available for public and stakeholder review for a period of 30 days.

Schedule B projects generally include improvements and minor expansions to existing facilities. Examples include the construction of new water storage facilities and water/wastewater conveyance facilities (pumping stations), among others.

Schedule C

Schedule C projects have the potential for significant environmental effects and must proceed under the full planning and documentation procedures specified by the MCEA process.

Schedule C projects must complete Phases 1, 2, 3 and 4 of the MCEA process to proceed to implementation. At the completion of the Schedule C MCEA process, an Environmental Study Report is made available for public and stakeholder review for a period of 30-days.

Schedule C projects generally include the construction of new facilities and major expansions to existing facilities. Examples of a Schedule C project include construction of a new water system including water supply & distribution system and expansion of a wastewater treatment plant.

Agreements or commitments to further study and mitigation measures identified as part of the MCEA process must be followed through and implemented during later stages of design and construction.

Eligibility for Exemption

Under the 2023 MCEA amendments, projects that are identified as “eligible for screening” in the Project Tables of the MCEA may be exempt from the requirements of the *Environmental Assessment Act* based on the results of the Archaeological Screening Process and/or the Collector Roads Screening Process. Proponents must fully and accurately complete the screenings for a project to be considered exempt. Completing the screening process is voluntary and proponents may choose to proceed with a Schedule B or C process instead.

Public, Indigenous and agency consultation are integral to the Class EA planning process. It is important to note that the Schedule assigned to a particular project is proponent driven. For example, if a project has been designated as Schedule ‘B’, the proponent can decide to comply with the requirements of a Schedule ‘C’ of the MCEA process based on the magnitude of anticipated impacts or the special public and agency consultation requirements specific to that particular project. However, projects that are considered Exempt from the MCEA process are not eligible for a bump-up to a Schedule ‘B’ or ‘C’ project (MEA, 2023).

The MCEA process flowchart is provided in Figure 2-1.

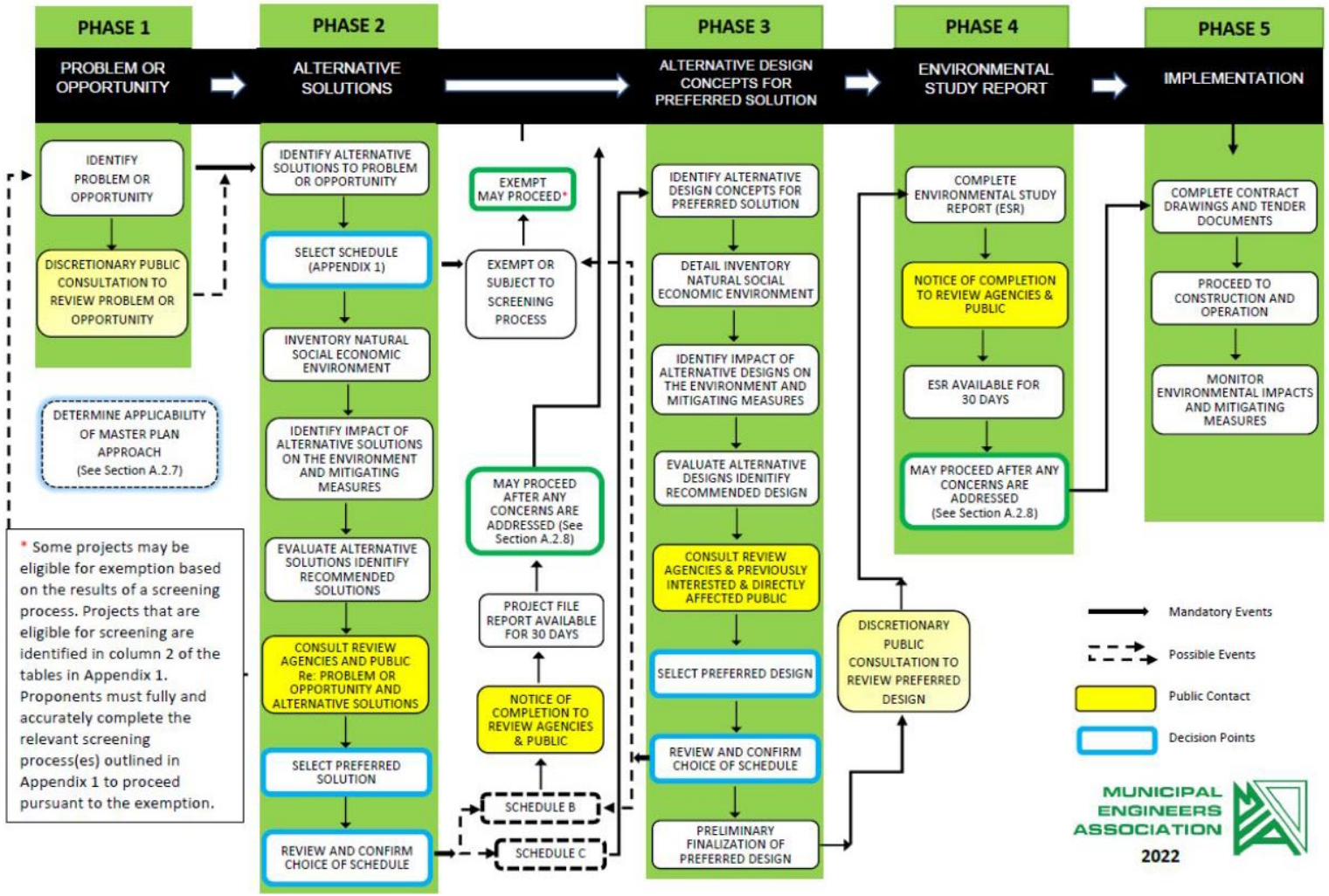


Figure 2-1: Municipal Class Environmental Assessment Process (Municipal Class EA Document, October 2000, as amended in 2015 and 2023)

2.2 Principles of Environmental Planning

The *Environmental Assessment Act* sets a framework for a systematic, rational and replicable environmental planning process that is based on five key principles, as follows:

- **Consultation with affected parties** – Consultation with the public and government review agencies is an integral part of the planning process. Consultation allows the proponent to identify and address concerns cooperatively before final decisions are made. Consultation should begin as early as possible in the planning process.
- **Consideration of a reasonable range of alternatives** – Alternatives should include functionally different solutions to the proposed undertaking and alternative methods of implementing the preferred solution. The "do nothing" alternative must also be considered.
- **Identification and consideration of the effects of each alternative on all aspects of the environment** – This includes the natural, social, cultural, technical, and economic environments.
- **Systematic evaluation of alternatives in terms of their advantages and disadvantages, to determine their net environmental effects** – The evaluation shall increase in the level of detail as the study moves from the evaluation of alternatives to the proposed undertaking to the evaluation of alternative methods.
- **Provision of clean and complete documentation of the planning process followed** – This will allow traceability of decision-making with respect to the project. The planning process must be documented in such a way that it may be repeated with similar results.

2.3 Confirmation of Class EA Schedule

The McVean SPS Class EA study is proceeding in accordance with the Class EA process in the MEA document (MEA, 2023) as a Schedule B project. This project generally fits the description listed under **Table B** for Schedule B Wastewater Projects, found in in Appendix 1 of the Class EA document and described below. The McVean SPS Class EA aligns with works described in Table B and is not eligible for Exemption from the Class EA process because of the nature of the works proposed and likely impacts. The project works are consistent with a Schedule B Class EA project, as identified in Appendix 1 of the Municipal Class EA document (2023):

"Construct new pumping station or increase pumping station capacity by adding or replacing equipment and appurtenances, where new equipment is located in a new building or structure."
And
"**23c. Increase pumping station capacity where new equipment is located in a new building or structure and the new building or structure would be located outside the existing pumping station site."**

Schedule B projects require the completion of Phases 1 and 2, after which they can proceed to Phase 5 (implementation). As required for Schedule B projects, this Project File Report documents requirements of Phases 1 and 2 of the MCEA Planning and Design Process.

3 Planning Context

This section provides an overview of the planning and policy framework applicable to the Study Area. The planning and policy framework guides infrastructure planning, land use planning, and strategic investment decisions to support provincial, regional and local objectives in growth.
The identification of the study area problems and opportunities considered this policy framework, to ensure that the final recommendations are consistent with provincial, regional and local policies and objectives.

3.1 Provincial Policy Framework

At the time of the completion of this Class EA Project File Report, the Province of Ontario (on April 6, 2023) released legislative proposals for comment of the new 2023 Provincial Planning Statement which will replace the PPS 2020 and the Growth Plan. In an effort to combine the elements of A Place to Grow and the PPS into a new land use policy document, at the time of the McVean SPS EA, the Province of Ontario is seeking public feedback on the proposed legislative changes and are not in effect, thus not having an impact on this study. Worth noting for future Regional infrastructure planning are the proposed policies grouped under five pillars, one of which includes provision of infrastructure to support development.

The in effect Provincial Policy Statement (PPS), 2020 provides overall policy directions on matters of provincial interest related to land use and development in Ontario. The PPS was prepared under the authority of the *Planning Act* but may be considered in the planning and policy context of infrastructure planning completed under the *Environmental Assessment Act*.

The PPS provides policy direction for the use and management of land, as well as infrastructure while protecting the environment and resources and to ensure opportunities for employment and residential development. The sections of the PPS applicable to the planning of public service facilities are as follows:

Part V: Policies – Specifically, Section 1.6.1 Infrastructure and Public Service Facilities and Section 1.6.6 Sewage, Water and Stormwater outline the policies for infrastructure and public service facilities, sewage, water and stormwater. The policies state that:

- Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:
  - Financially viable over their life cycle, which may be demonstrated through asset management planning; and
  - Available to meet current and projected need.
- Planning for sewage and water services shall:
  - Accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;
  - Ensure that these systems are provided in a manner that can be sustained by the water resources upon which such services rely; prepares for the impacts of a changing climate; is feasible and financially viable over their lifecycle; and protects human health and safety, and the natural environment; promote water conservation and water use efficiency; integrate servicing and land use considerations at all stages of the planning process; and

- Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

Planning for the McVean SPS Class EA study is consistent with the policy directions as prescribed by the PPS by accommodating forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage services, is financially viable and aids in the Region's preparation for the impacts of a changing climate through planning for extreme wet weather events and major equipment failure.

3.2 A Place To Grow – Growth Plan for The Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe ("Growth Plan"), 2020, was prepared and approved under the Places to Grow Act (2005) as a legal framework to implement the Province's vision for managing growth within the Greater Golden Horseshoe (GGH). The City of Brampton is located within the GGH.

The GGH is a dynamic and diverse area, and one of the fastest growing regions in North America. By 2041, this area is forecast to grow to 13.5 million people and 6.3 million jobs. The magnitude and pace of this growth necessitates a plan for building healthy and balanced communities and maintaining and improving our quality of life while adapting to the demographic shift underway.

To better co-ordinate planning for growth across the region, the Growth Plan provides population and employment forecasts for all upper- and single-tier municipalities in the GGH. The Growth Plan is about accommodating forecasted growth in complete communities by providing guidance on transportation, infrastructure planning, land-use planning, urban form, housing, natural heritage and resource protection. Complete communities support quality of life and human health by encouraging the use of active transportation and providing high quality public open space, adequate parkland, opportunities for recreation, and access to local and healthy food.

Policy 3.2.6 (2) of the Growth Plan provides direction on Water and Waste Water Systems. The following excerpted policies are applicable to this study:

- Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management; the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in the Growth Plan.

Planning for the McVean SPS Class EA study is consistent with the policy direction of the Growth Plan through optimizing and improving efficiency within existing wastewater systems.

3.3 Greenbelt Plan

The Greenbelt, a protected region in Southern Ontario with notable environmental features, is protected through the Greenbelt Plan (2017). This Plan supports the protection of green space, farmland, forests, wetlands, and watersheds located in the region through preventing urbanization in areas with significant agricultural or ecological features.

In the Greenbelt Plan, policies outline that decisions related to planning for water and wastewater infrastructure are informed by applicable watershed planning in accordance with the Growth Plan.

Watershed planning will include a framework to outline goals and direction for the protection and management of water resources. Other relevant policies in the Greenbelt Plan include 4.1.1, cultural heritage resources and landscapes will be conserved to benefit communities.

The Study Area overlaps with the Urban River Valley of the Greenbelt Provincial Greenbelt Plan (OMMAH, 2017) which follows the West Humber River. This watercourse and valley system connect Brampton to lands in the Niagara Escarpment Plan and Oak Ridges Moraine Conservation Plan to Lake Ontario.

The following Greenbelt Plan policies from Section 6.2 apply to the McVean SPS Class EA study:

- Only publicly owned lands are subject to the policies of the Urban River Valley designation. Any privately owned lands within the boundary of the Urban River Valley area are not subject to the policies of the designation. For the purposes of this section, “publicly owned lands” means lands in the ownership of the Province, a municipality or local board, including a conservation authority.
- The lands are governed by the applicable official plan policies provided they have regard to the objectives of the Greenbelt Plan.
- All existing, expanded or new infrastructure which is subject to and approved under the EAA, or which receives a similar approval, is permitted provided it supports the needs of adjacent settlement areas or serves the significant growth and economic development expected in southern Ontario and supports the goals and objectives of the Greenbelt Plan.
- The protected Countryside policies do not apply except for Sections 3.2.6: External Connections and Section 3.3: Parkland, Open Space and Trails, both of which are not pertinent to this project.

3.4 Region of Peel Official Plan (2022)

The Official Plan of the Region of Peel (“Region Official Plan”), 2022, provides a long-term regional strategic policy framework for guiding growth and development while having regard for protecting the environment, managing the renewable and non-renewable resources, and outlining a Regional Structure that manages this growth in the most effective and efficient manner.

The McVean SPS Class EA Study Area is designated as Urban System as per Schedule E-1 – Regional Structure of the Region Official Plan, as shown in Figure 3-1. The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. The objective of the Urban System is to plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact built forms of urban development and redevelopment.

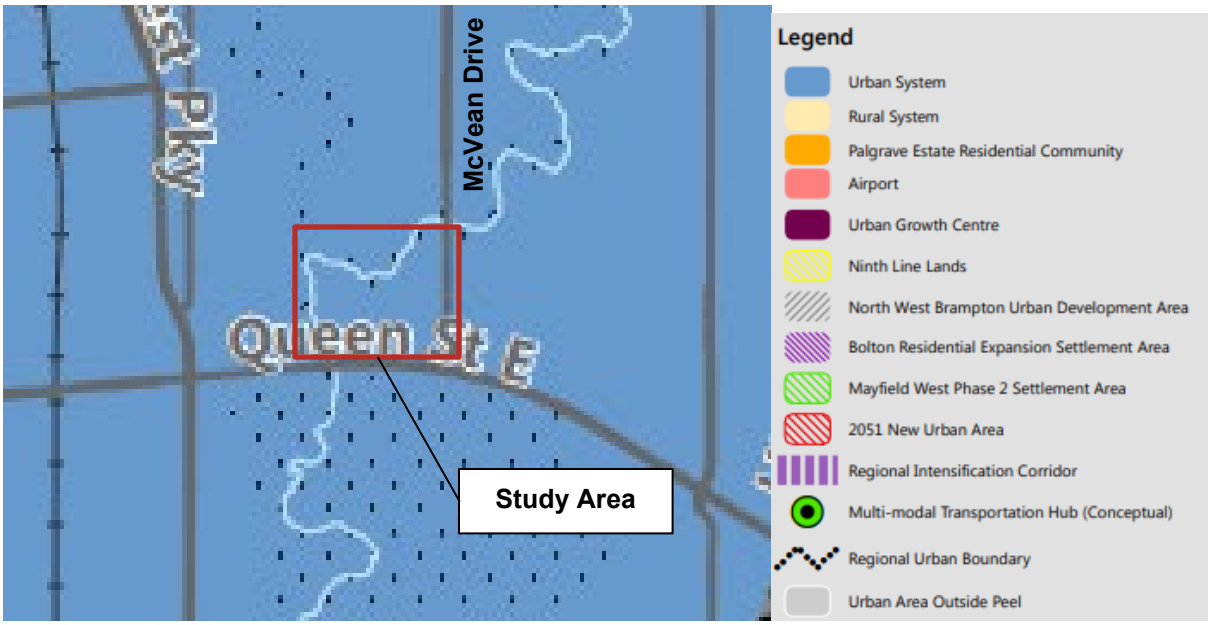


Figure 3-1: Region of Peel Land Use Designation (Region of Peel Official Plan, Schedule E-1)

3.5 Region of Peel Water and Wastewater Master Plan (2020)

The Region of Peel's Water and Wastewater Master Plan for the Lake-based Systems (2020) ("Master Plan") is a comprehensive document that describes the planning, evaluation, and decision-making process for developing the long-term water and wastewater strategies in the Region of Peel.

The Master Plan identified the need to expand the existing McVean SPS to plan for significant growth within the existing McVean catchment area.

3.6 City of Brampton Official Plan (2020)

The City of Brampton Official Plan establishes policies to manage change and growth within the City through the planning horizon. The official consolidation of the Brampton Official Plan has been updated to include approved Official Plan Amendments as of September 2020. The City is working on a new Official Plan, Brampton Plan, that was released for public comment in September 2023 but it not yet in effect at the time of writing this Project File Report.

The Brampton Official Plan (2020) policies specific to sanitary infrastructure were established in Section 4 of the Official Plan to:

- Promote green, sustainable infrastructure and utility development.
- Work with the Region of Peel and all utility providers on the planning and installation of all water, wastewater and utility infrastructure to ensure infrastructure is established and phased as appropriate to accommodate new growth particularly within areas where increased intensity is encouraged.
- Work with the Region of Peel and all utility providers to ensure infrastructure is provided in a timely and efficient manner.

- Provide full municipal sanitary sewer facilities which adequately serve the City of Brampton, except for lands designated Estate Residential in the Official Plan.

Sanitary infrastructure and utilities policies in Section 4 of the Official Plan include the following:

- Policy 4.8.1.1: Brampton expects that the Region of Peel will provide appropriate and timely sanitary sewerage facilities to serve the City's development subject to the following principles:
  - i. Appropriate protection, conservation and mitigation of the natural heritage system features, functions and linkages in which sewers are to be installed;
  - ii. Operate sewer systems on a gravity flow basis to avoid the need for pumping stations to the extent practicable and feasible; and
  - iii. Sanitary sewer collection systems designed on a basis of long-term development patterns as provided for in this Plan or for the total development of the drainage area tributary.
- Policy 4.8.4.7: All utility providers should confirm that servicing requirements can be met as part of the block planning process, including locations for large utility equipment and utility cluster sites.

A portion of the Study Area is designated as Open Space and Deferral as per Schedule A of the Official Plan, as illustrated in Figure 3-2. Open Space represents the structural element which defines the limit for development by prescribing areas to be protected for natural heritage conservation and recreation. The Deferral lands are lands that are deferred to Region of Peel.

As of the writing of this report, the City of Brampton is undertaking an Official Plan review to provide direction to ensure all City planning, projects and development are working together efficiently to achieve the aspirations of the Brampton 2040 Vision.

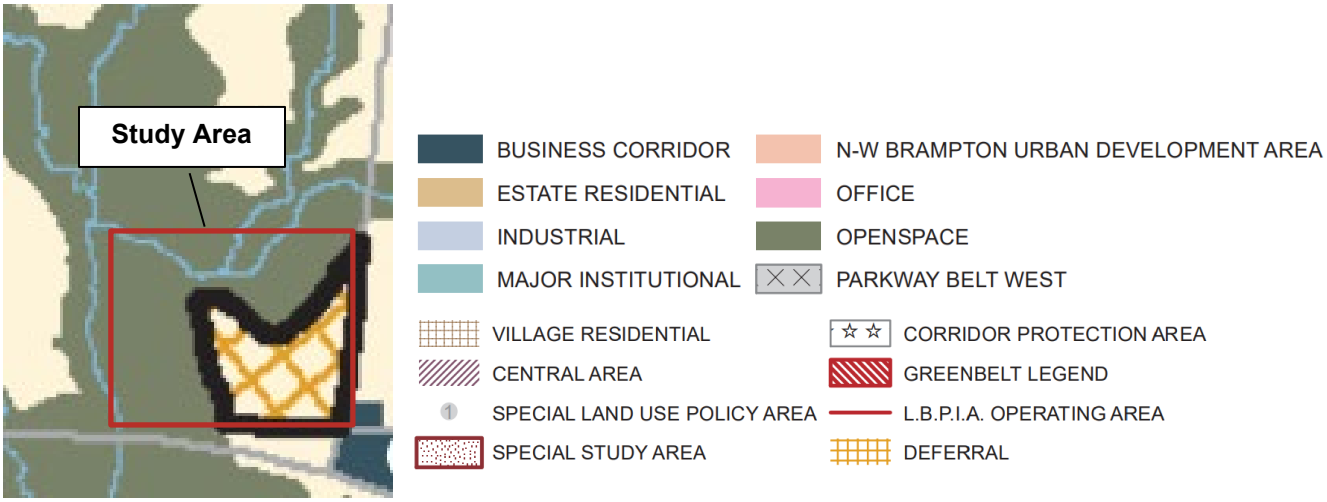


Figure 3-2: City of Brampton Land Use Designation (City of Brampton Official Plan – Schedule A)

3.7 City of Brampton Zoning By-Law 270 – 2004

The purpose of the City of Brampton Zoning By-law is to regulate the use of land, building and structures and to implement the City of Brampton Official Plan. As per Section 6.10 of the Zoning By-law, the provision of wastewater facilities and utilities is permitted in all zones.

3.8 Conservation Authorities Act (1990) and Ontario Regulation 166/06

The Study Area is located within the TRCA regulated area limit under Ontario Regulation 166/06 – Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated limit is associated with the crest of slope for the West Humber River floodplain at the west and north of the Study Area and the SPS upgrades are likely to fall within the TRCA regulated limit. The proposed works will be subject to Ontario Regulation 166/06 and TRCA permitting will be applicable.

4 Existing Conditions

The following section describes the existing conditions within the study area. The information described in this section was considered when reviewing potential effects of the alternative solutions developed for the study.

4.1 Geotechnical Analysis

In preparation of the geotechnical investigation for this project, WSP reviewed a previous geotechnical report prepared by Terraprobe in 2004. This report investigated and documented the subsurface soil and groundwater conditions at the McVean SPS. A total of eleven boreholes, between 5.0m and 21.4m in depth, were advanced by Terrprobe between February 5 and March 11, 2004. A log of these previous boreholes in contained within **Appendix A** (please note that **Appendix A** details the results of this 2022-2023 geotechnical investigation. Contained within Error! Reference source not found., is a log of the previous 2004 geotechnical boreholes).

4.1.1 Geotechnical investigation

The 2022-2023 geotechnical field investigation for the McVean SPS site, consisted of drilling a total of thirteen (13) exploratory boreholes (BH22-1 through BH22-9 and BH22-12 through BH22-15) to depths ranging from 6.7 to 19.8 m below ground surface. Boreholes BH22-10 and BH22-11 were part of the geotechnical investigation schedule, but the locations of these boreholes conflicted with the existing utilities, therefore were not drilled. The field investigation work of drilling the boreholes were undertaken between December 7 and 14, 2022 by a drilling sub-contractor under the direction and supervision of WSP personnel.

In laboratory testing, the testing program consisted of the measurement of the natural moisture content of all available soil samples, the measurement of the grain size analyses on seventeen (17) selected samples and consistency (Atterberg) limits for eight (8) soil samples.

The subsurface profile consists of topsoil or surficial fill material underlain by a native cohesive and cohesionless (till and non-till) soils. At the monitoring well locations, the groundwater table lies between 5.2 and 9.5 mbgs (between Elev. 167.8 m and 166.0 m). Perched water should be expected in the shallow granular fill and in any granular fill in the existing nearby utility trenches.

Topsoil was encountered, along with asphaltic concrete pavement, subgrade fill overlying glacial till, and strata of silty sand underlying glacial till. The subgrade fill varied in depth and consisted of clayey to sandy silt, silty sand, or sand and gravel. The glacial till contained embedded sand and gravel, cobbles, and potential boulders, and was found to be stiff to very stiff in cohesive zones and compact to dense in cohesionless zones. Fourteen meters of dense silty sand was found underneath the glacial till.

Groundwater was encountered at the SPS site at various elevations between 165.4m to 174.2m and free flowing groundwater was identified 1.2m below the emergency overflow storage lagoon. No free-flowing groundwater was found at the forcemain and influent sewer area, but it is expected that groundwater levels would be 1 to 2 meters below grade when assessing conditions over a longer period.

The Geotechnical Investigation report detailing the investigation procedure and subsurface conditions can be found in **Appendix A.**

4.2 Natural Environment

A Natural Environment Report was prepared for the study to document the existing natural environment conditions within the Study Area and to provide a preliminary impact assessment of the alternatives considered and preferred solution. Preliminary mitigation recommendations are provided as well as recommendations for further study during later design stages.

Field investigations were completed in 2021 to document vegetation communities and wildlife habitat within the study area, including the completion of Ecological Land Classification (ELC) surveys and a general wildlife and wildlife habitat survey. Direct wildlife observations and wildlife signs (including animal browse, tracks/trails, scat, bird nesting activities, tree cavities, burrows, excavated holes and vocalizations) were recorded. Particular attention was also given to assessing the potential for habitat to support Species at Risk (SAR) known to the area generally, or to potentially qualify as Significant Wildlife Habitat (SWH).

The following provides an overview of the existing conditions within the study area, as documented in the Existing Conditions and Impact Assessment (Ecology) Report provided in **Appendix B**.

4.2.1 Vegetation

The study area includes the SPS, adjacent meadows, and the residential property immediately east of the station. Most of the site is cultural meadow (CUM1-1) contained within the floodplain of the West Humber River, as shown in Figure 4-1. A large section of this area included planted young White Spruce (Picea glauca). Additionally, there are small thicket swamps southwest of the sewer pumphouse, and small areas of successional vegetation northwest of the pumphouse and sparsely along some of the fence lines. The lagoon south of the pumphouse is mown turf. The forest to northwest is setback more than 250 m from the existing pumphouse and is not expected to be impacted by the proposed works. Furthermore, through consultation with the Toronto and Region Conservation Authority (TRCA) it was identified that a portion of the site contains restoration plantings. TRCA has undertaken restoration works including reforestation plantings, riparian works and wetland construction and plantings on TRCA lands within the study area limits.

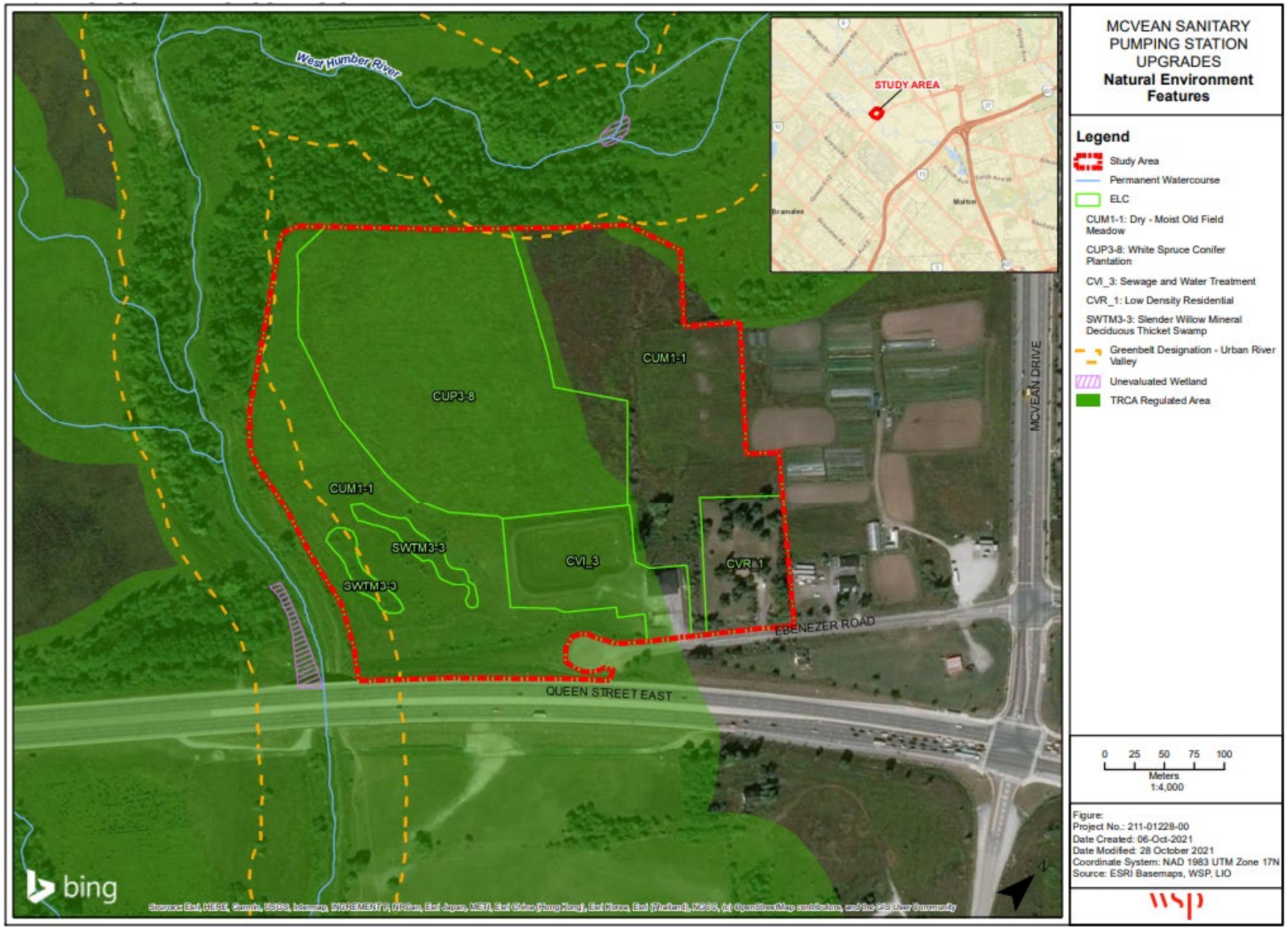


Figure 4-1: Natural Environment Features

Designated Natural areas

No Provincially Significant Wetlands (PSWs), Environmentally Sensitive/Significant Areas, Areas of Natural and Scientific Interest (ANSIs), Provincial Parks, Conservation Reserves, or known wildlife linkage corridors are noted at, or within, 120 m of the study area on the City of Brampton Official Plan (Consolidation Date: September 2020) (Official Plan) Schedule D – Natural Heritage Features and Areas. A portion of the Humber River floodplain adjacent to the project area is designated valleyland/watercourse corridor (Brampton OP – Schedule D).

Woodlands

Significant woodlands were identified north and west of the study area according to the criteria of the Ministry of Natural Resources and Forestry (MNRF). Based on criteria in the MNRF's Natural Heritage Reference Manual (MNRF, 2010), it is likely that these woodlands may be considered significant based on their size (> 2 ha), semi-urban setting and continuous canopy observed using aerial imagery. Following consultation with the Toronto and Region Conservation Authority (TRCA), these areas are considered lowland forest and restoration planting, both of which require ecosystem compensation, should they be impacted either permanently as a result of the proposed infrastructure, or temporarily to facilitate construction of the proposed infrastructure. No mature forested areas will be impacted by the design or construction to the McVean SPS upgrades project.

Valleylands

The western portion of the study area and the forest to the northwest of the study area are valleylands or watercourse corridors. This area is cultural meadow and young Spruce plantation. The area is of low botanical quality and offers limited habitat quality and variety for wildlife. It would be unlikely that this area would be deemed significant.

Regional Floodplain

The existing McVean SPS is located immediately adjacent to the West Humber River. The existing SPS is located outside the TRCA Regulatory Floodplain, the earthen emergency overflow lagoon, which provides the Region with emergency storage capacity in the event of a catastrophic failure associated with the pumping station, is located within the floodplain. This emergency overflow capacity is critical to the Region's infrastructure. The earthen lagoon provides buffering capacity between the SPS and the West Humber River. This buffering capacity allows Regional operations staff critical time to respond to an emergency associated with the SPS, and to avoid a potential sewage spill into the West Humber River. To date, the earthen basin has only been used very rarely, and no sewage spill event(s) into the West Humber River have occurred.

The emergency overflow lagoon has a volume of 4,840 m^3 and is located within the TRCA Regulatory Floodplain This volume is factored into the Regulatory Floodplain elevation of 173.94 m. The existing McVean SPS lagoon is in place as an emergency option and only utilized in the event of an emergency. Through consultation with the Toronto and Region Conservation Authority in September 2023 (discussed in further sections of this report), it was confirmed that all new emergency storage for future servicing is preferred to be located outside of the Regional Floodplain. Any additional emergency overflow storage capacity will aim to be accommodated outside the Regulatory Floodplain. Figure 4-2 presents the location of the existing SPS, earthen emergency overflow lagoon in relation with the TRCA Regulatory Floodplain.

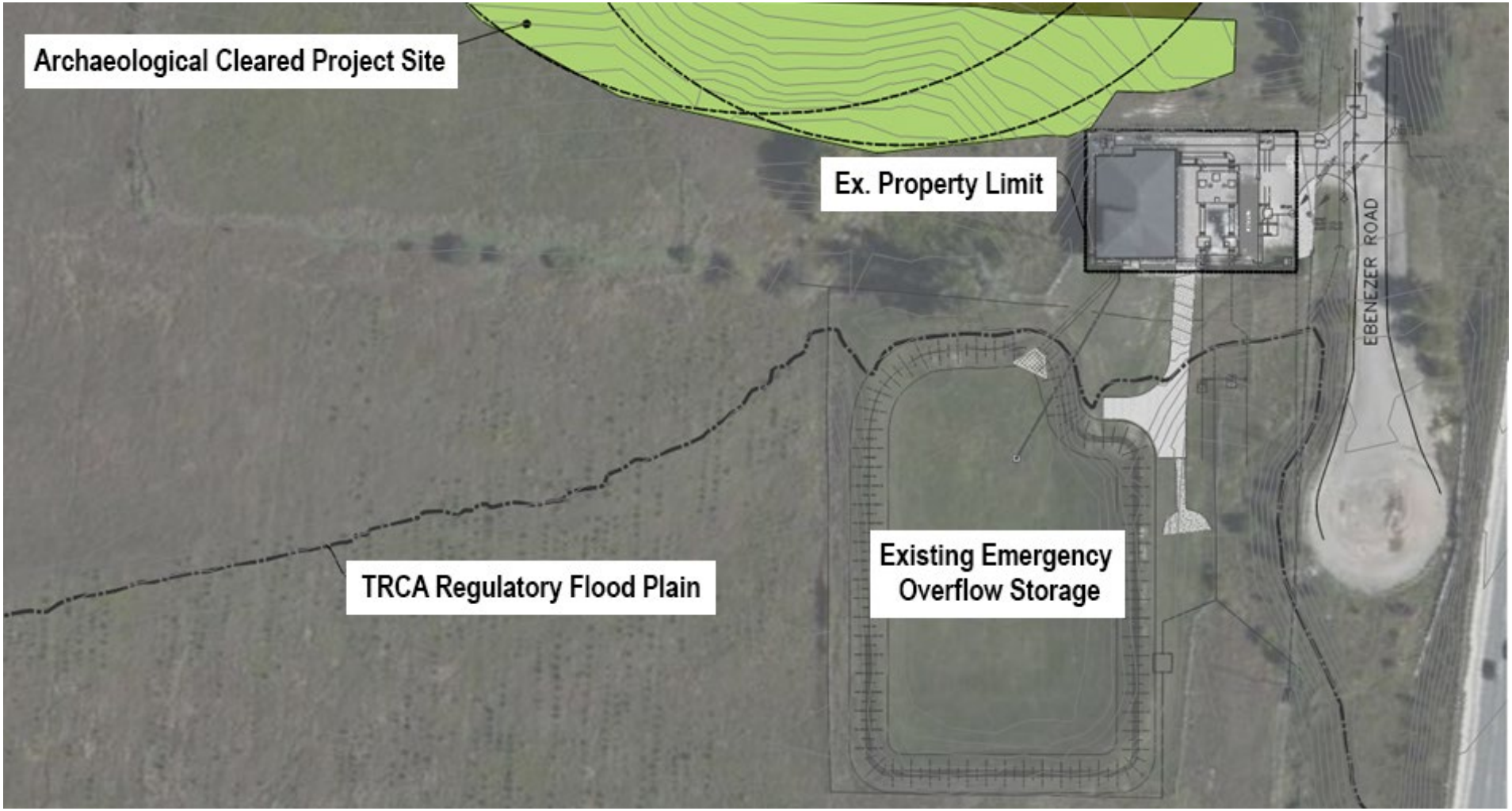


Figure 4-2: Toronto and Region Conservation Authority Floodplain with Respect to McVean SPS Infrastructure

Wetlands

No provincially significant wetlands (PSWs) were found in or adjacent to the study area. Two small wetlands were identified 360m northwest and 270m southwest of the SPS through Natural Heritage mapping, but they are not expected to be impacted due to the distance from construction works. A wetland was also identified 170m southwest of the SPS through TRCA regulation mapping, but the wetland is not considered significant.

Significant Wildlife Habitat

As a small site with no open water and scarce wetland and woodland in an urban matrix, there is low potential for significant wildlife habitat (SWH). Habitat in the study area does not fulfill criteria for Seasonal Concentration Areas of Animals, Rare Vegetation Communities or Specialized Habitat for Wildlife, Habitat for Species of Conservation Concern or Animal Movement Corridors for the ecoregion in which study area lies, which is EcoRegion 7E (MNRF 2015). Although not contributing to determination of SWH using the criteria for Animal Movement Corridors it is noted that the site is adjacent to the Humber River valleyland corridor that would function to some degree for promoting wildlife movement in the valleyland.

Species at Risk Habitat

Five endangered species, five threatened species, and seven species of special concern were identified with online database tools and agency correspondence. Endangered and threatened species and their habitats are required to be protected under federal and provincial legislation. Legal protection does not extend to species of special concern, but preservation is encouraged.**Error! Reference source not found.** Table 4-1 summarizes the species at risk that may be found within the study area.

Table 4-1: Potential Species at Risk Within Study Area

Species	Endangered	Threatened	Special Concern
Arthropods	-	-	Monarch
Birds	-	Bank Swallow Bobolink Chimney Swift Eastern Meadowlark	Barn Swallow Common Nighthawk Eastern Wood-pewee Grasshopper Sparrow Short-eared Owl Wood Thrush
Fish	Redside Dace	-	-
Mammals	Eastern Small-footed Myotis Little Brown Myotis Northern Myotis	-	-
Reptiles	-	-	Snapping Turtle
Vascular Plants	Butternut	-	-

Only two species listed in Table 4-1, Bobolink and Eastern wood-pewee, were observed during field investigations. Ontario Ministry of Conservation and Parks (MECP) and Department of Fisheries and Oceans (DFO) Species at Risk mapping identified Redside Dace to occur within the West Humber River adjacent to the study area. The habitat for this species is defined as the meander belt plus 30 m.

Standard construction erosion and sediment control mitigation is likely sufficient to protect the fish habitat and water quality of the Humber River The Natural Environment Study concluded that no significant impacts to species at risk are expected to occur.

Wildlife Habitat

The study area provides habitat for wildlife that tolerate moderate levels of urban disturbance, primarily meadow habitat. Wildlife potential is enhanced by the close proximity of the West Humber River system, which is approximately 270 m southwest and 360 m northwest of the pumphouse.

The following provides an overview of the wildlife observed during filed investigations.

Avifauna

Meadows

Ten species associated with meadow habitat were recorded including American Goldfinch (*Spinus tristis*), Bobolink (*Dolichonyx oryzivorus*), Clay-colored Sparrow (*Spizella pallida*), Field Sparrow (*Spizella pusilla*), Northern Mockingbird (*Mimus polyglottos*), Savannah Sparrow (*Passerculus sandwichensis*), Song Sparrow (*Melospiza melodia*), Tree Swallow (*Tachycineta bicolor*), Willow Flycatcher (*Empidonax traillii)* and Yellow Warbler (*Setophaga petechia*). All but one of the birds are likely breeding in the study area. Breeding was confirmed for two of them; Song Sparrow was displaying territorial behaviour and Tree Swallow adults were using the bird nesting boxes on study area meadows and a Tree Swallow fledgling was observed.

The meadow species not breeding in the study area was Bobolink, a SAR identified during the first survey based on a single song coming from the CUM1-1 directly northwest of the residential property in the study area.

Clay-coloured Sparrow is a regionally rare species (L3) that was observed and heard during the second survey. It was singing continuously from one of the young, White Spruce trees in CUP3-8 and was likely nesting nearby in a shrub that offered sufficient cover, though breeding was not confirmed. This species was not detected in the ten-kilometre OBBA survey square in the last five years; however, a Clay-coloured Sparrow fledgling was observed in the square during the previous, 2001-2005 OBBA survey period (Birds Canada 2021).

Forests and Forest Edges

Eight species of forest and forest edges were observed including American Robin (*Turdus migratorius*), Blue Jay (*Cyanocitta cristata*), Brown-headed Cowbird (*Molothrus ater*), Common Grackle (*Quiscalus quiscula),* Eastern Kingbird (*Tyrannus tyrannus*), Eastern Wood-pewee (*Contopus virens*), House Wren (*Troglodytes aedon*) and Northern Cardinal (*Cardinalis cardinalis*). All are likely breeding in, or adjacent to, the study area either at the forest edge or on individual trees on the property; however, breeding was not confirmed. Two American Robin nests were found on an external heat duct on the northwest side of the residential building, but no nesting activity was observed.

Eastern Wood-pewee is a SAR that was found singing in mature trees on the residential property in the study area during the first survey but not the second survey. This habitat is too small and disturbed to support the species. It was not breeding in the study area. There were nesting opportunities on the SPS building but no nests were seen.

Wetland

Red-winged Blackbird (*Agelaius phoeniceus*) was likely nesting in marsh vegetation in the ditch west of the pumphouse, though this was not confirmed. Fourteen Canada Goose (*Branta canadensis*), another wetland species, flew over the study area; however, the site provides no breeding or foraging opportunities for this species.

Other Habitat

Killdeer (*Charadrius vociferus*), a species that nests on bare ground or paved ground with gravel, was observed on Ebenezer Road. Breeding evidence was not seen; however, this species may adopt cleared/disturbed lands to use for breeding purposes. European Starling (*Sturnus vulgaris*), observed flying over the study area, may nest in cavities in built structures.

Mammals

Four species were observed. White-tailed Deer (Odocoileus virginianus) were foraging in the CUP3-8 during the first and second surveys. Eastern Cottontail (Sylvilagus floridanus) was seen in the CUM1-1. An Eastern Gray Squirrel (Sciurus carolinensis) and a nest of this species were in trees on the residential property in the study area. A dead Striped Skunk (Mephitis mephitis) was found in the Ebenezer Road ditch and given its location, may have died as a result of a vehicle collision. Opportunities for bat breeding such as mature forest or opportunity to access the SPS building interior were not observed.

Reptiles and Amphibians

No reptiles or amphibians were observed during the wildlife surveys. Should depressions in the southwest portion of the study area contain open water, they may support breeding by anurans that subsequently travel into the study area. Turtles may occur in the West Humber River and travel overland in search of nesting opportunities; however, they are not expected to nest in the study area due to the lack of exposed soil to support nest construction. Snakes may nest or hibernate around the pumphouse foundation or in debris piles next to the residential building and forage in the meadows, but no snakes were seen.

Insects

The CUM1-1 and CUP3-8 supported insects including a dragonfly: Black Saddlebags (Tramea lacerata); a damselfly: bluet (Enallagma sp.) and butterflies: Common Ringlet (Coenonympha tullia), Common Wood-nymph (Cercyonis pegala) and Silvery Blue (Glaucopsyche lygdamus). Occasional breeding host plants (Asclepias sp.) for the SAR butterfly, Monarch (Danaus plexippus), were observed throughout the meadow habitat but this butterfly was not seen.

4.3 Archaeological Assessments

4.3.1 Stage 1 & 2 Archaeological Assessment

A Stage 1-2 archaeological assessment was completed by TRCA in 2021 to determine the presence and extent of archaeological resources within the study area in accordance with the Ministry of Citizenship and Multiculturalism's (MCMs) 2011 Standards and Guidelines. The assessment was triggered by internal TRCA policy as required to be completed prior to the commencement of any construction activity. The Stage 1-2 Archaeological Assessment is provided in **Appendix C.**

The Stage 2 assessment identified two groupings of artifacts within the study area. The first group of artifacts was determined to be the continuation of a previously documented site known as the William Alason homestead (registered as AkGw-438), which is a mid to late 19th century Euro-Canadian site. The second group of artifacts was a newly discovered cluster of Indigenous artifacts and was registered as AkGw-547 site.

Both sites were considered to have further Cultural Heritage Value or Interest (CHVI) and recommended for further Stage 3 archaeological assessment. While these sites will be avoided by the proposed construction activities and remain in situ, a small portion of their 50-metre monitoring zones will be impacted, refer to Figure 4-3 and Figure 4-4. The area of proposed construction that falls within the monitoring zones will be referred to as the “project area”. A Stage 3 archaeological assessment for each site was required to determine whether their site limits extend into the project area.

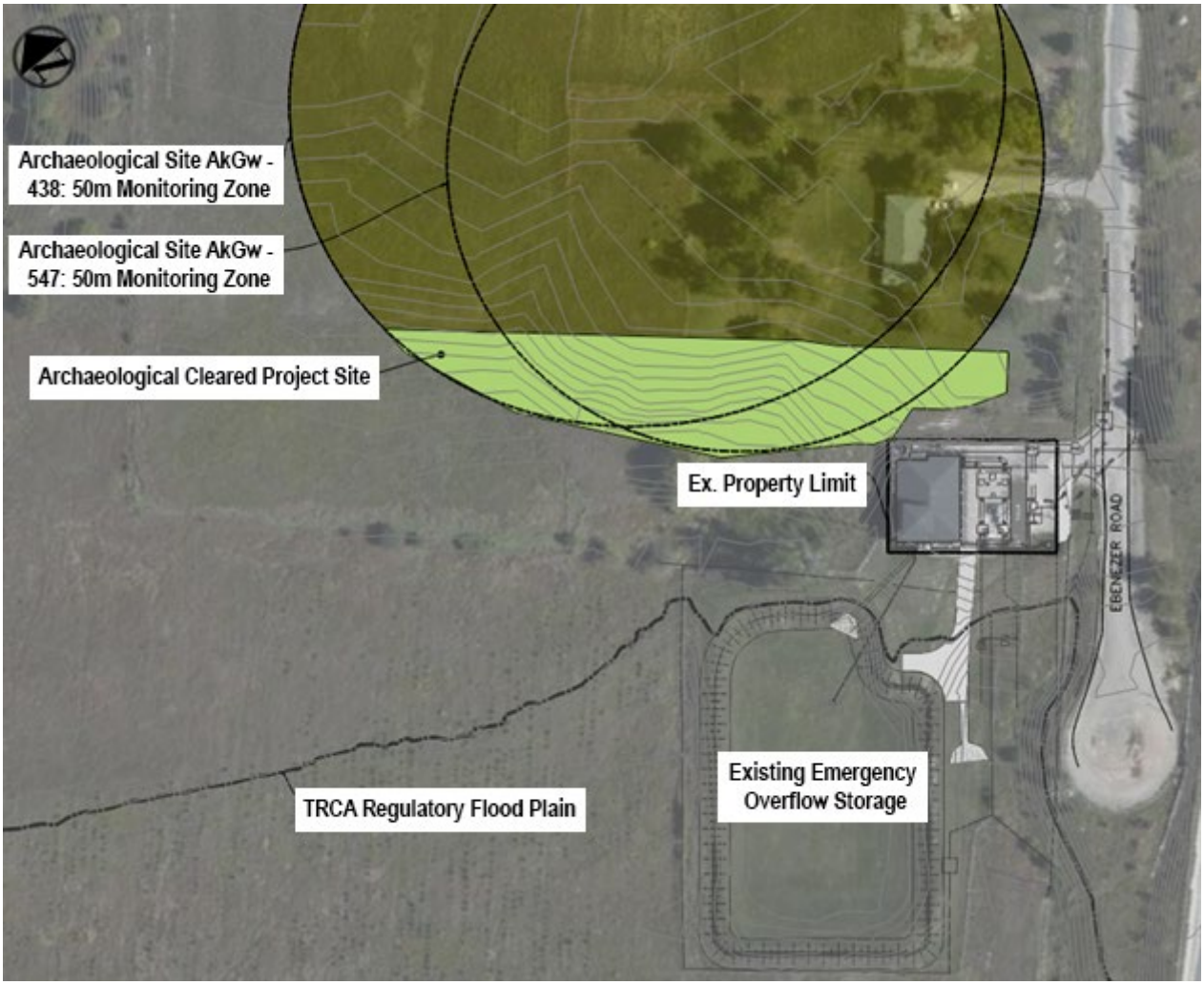


Figure 4-3: McVean SPS- Archaeological Areas Impacting McVean SPS Project

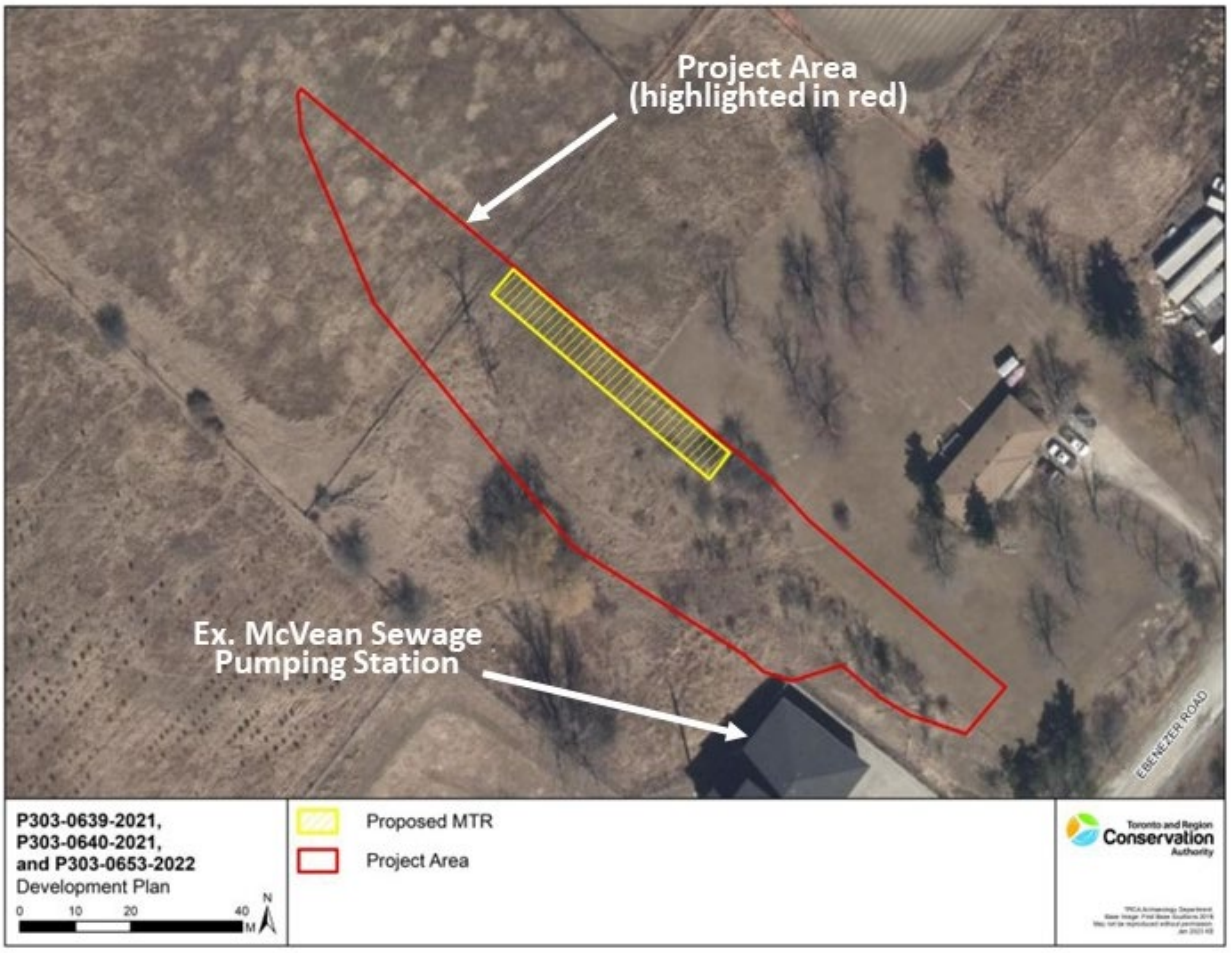


Figure 4-4: McVean SPS- Stage 3 Archaeological Project Site

4.3.2 Stage 3 Archaeological Assessment

The specific objectives of a Stage 3 archaeological assessment are as follows:

- To determine the extent of the archaeological site and the characteristics of the artifacts
- To collect a representative sample of artifacts
- To assess the cultural heritage value or interest of the archaeological site
- To determine the need for mitigation of development impacts and recommend appropriate strategies for mitigation and future conservation.

The Stage 3 archaeological assessment is attached in **Appendix D.**

Fieldwork was conducted on November 16, 18-19, 2021, and May 2-3, 5-6, 9-11, 18, 30-31, June 2, 6, 10 and 13, 2022.

A total of 90 test units were excavated across the project area to confirm the presence or absence of archaeological resources within the 50-metre monitoring zones of the AkGw-438 and AkGw-547 sites. No

archaeological resources relating to the AkGw-438 and AkGw-547 sites were encountered within the project area.

A new site was identified at the southern limit of the 50-metre monitoring zone for the AkGw-547 site and expanded beyond the monitoring zone. The project area and Stage 3 test unit excavation was extended southward to capture the extent of the new finds. The artifacts were registered as a new site under the Borden number AkGw-552. A total of 25 artifacts were recovered and the full extent of the site's limits were established during the Stage 3 test unit excavation. The site has been interpreted as a short-term lithic work area, used briefly for tool reduction and manufacture. Given the lack of diagnostic artifacts, the site can at best be described as a nondiagnostic Pre-Contact lithic site. With no units yielding 10 or more artifacts, no diagnostic artifacts (including Woodland Period ceramics), and no subsurface features identified, the AkGw-552 Site is not considered to have further CHVI and will not require Stage 4 mitigation of development impacts.

The Stage 3 archaeological assessment provided the following recommendations:

- The AkGw-552 site is considered to have no further CHVI and does not require Stage 4 mitigation of development impacts.
- No artifacts were encountered relating to the AkGw-438 and AkGw-547 sites within the project area. However, archaeological concerns remain for both sites beyond the limits of the current project area which will require further Stage 3 archaeological assessment(s), and possibly Stage 4 mitigation of development impacts. In the event of future development impacts within 20 metres of each site, the following Stage 3 archaeological assessment strategies apply:
    - AkGw-438 site: The Stage 3 archaeological assessment shall be conducted in a manner suitable for a post-contact site where it is evident that the level of CHVI will result in a recommendation to proceed to Stage 4 mitigation of development impacts.
    - AkGw-547 site: The Stage 3 archaeological assessment shall be conducted in a manner suitable for a pre-contact site where it is evident that the level of CHVI will result in a recommendation to proceed to Stage 4 mitigation of development impacts. Since the site is located within a manicured lawn, a Stage 3 controlled surface pickup (CSP) cannot be undertaken.

Following the documented Stage 3 assessment activities across the entirety of the project area, the project area is considered free of archaeological concern. Therefore, for the purposes of completion of the Schedule B Class Environmental Assessment, detailed design, tender and construction of the expansion and upgrades associated with the McVean SPS, no archaeological concerns exist. However, it must be noted that since the current Stage 3 archaeological assessments only occurred in the 50-metre monitoring buffers for the AkGw-438 and AkGw-547 sites, it is not possible to evaluate their site limits or artifact distribution completely or accurately in all cardinal directions. Therefore, concerns remain beyond the limits of the current Stage 3 archaeological assessments related to the AkGw-438 and AkGw-547 sites, but only in areas outside this McVean SPS project area. The areas of concern outside this McVean SPS are located to the north and east, within the farmland currently owned by the TRCA.

4.4 Cultural Heritage Assessment

A Cultural Heritage Report was completed as part of the study to identify existing and potential Built Heritage Resources (BHR) and Cultural Heritage Landscapes (CHL) within the study area. The report includes a review of the background history of the project area, an overview of existing conditions within the study area, provides a preliminary impact assessment to conserve BHRs and CHL, identifies mitigation and/or monitoring for potential impacts and provides recommendations for further heritage reporting, if required. The Cultural Heritage Report is provided in **Appendix E**.

A field assessment was conducted on October 5, 2021, to record the existing conditions of the study area and all adjacent properties to confirm or identify existing and/or potential BHRs and CHLs. The field review was preceded by a review of available historical and current aerial photographs and maps. Permission to enter was granted by the Region of Peel, as such, there were no limitations to the field assessment. Where identified, potential resources were photographed and mapped, and physical characteristics visible from the right-of-way or aerial imagery were described.

The results of the assessment concluded that there are two (2) BHRs and four (4) CHLs located within the study area, as illustrated in Figure 4-5. The majority of the study area is located within the Claireville Conservation Area (CHL-4). The conservation area consists of 848 hectares of natural and forested area that straddles Peel Region and Toronto. The natural landscape of the conservation area includes wetlands, valleys, forests, grasslands, as well as the west branch of the Humber River and its tributaries. The Wiley bowstring arch bridge (BHR-1) and the McVean Farm Property are located within the conservation area.

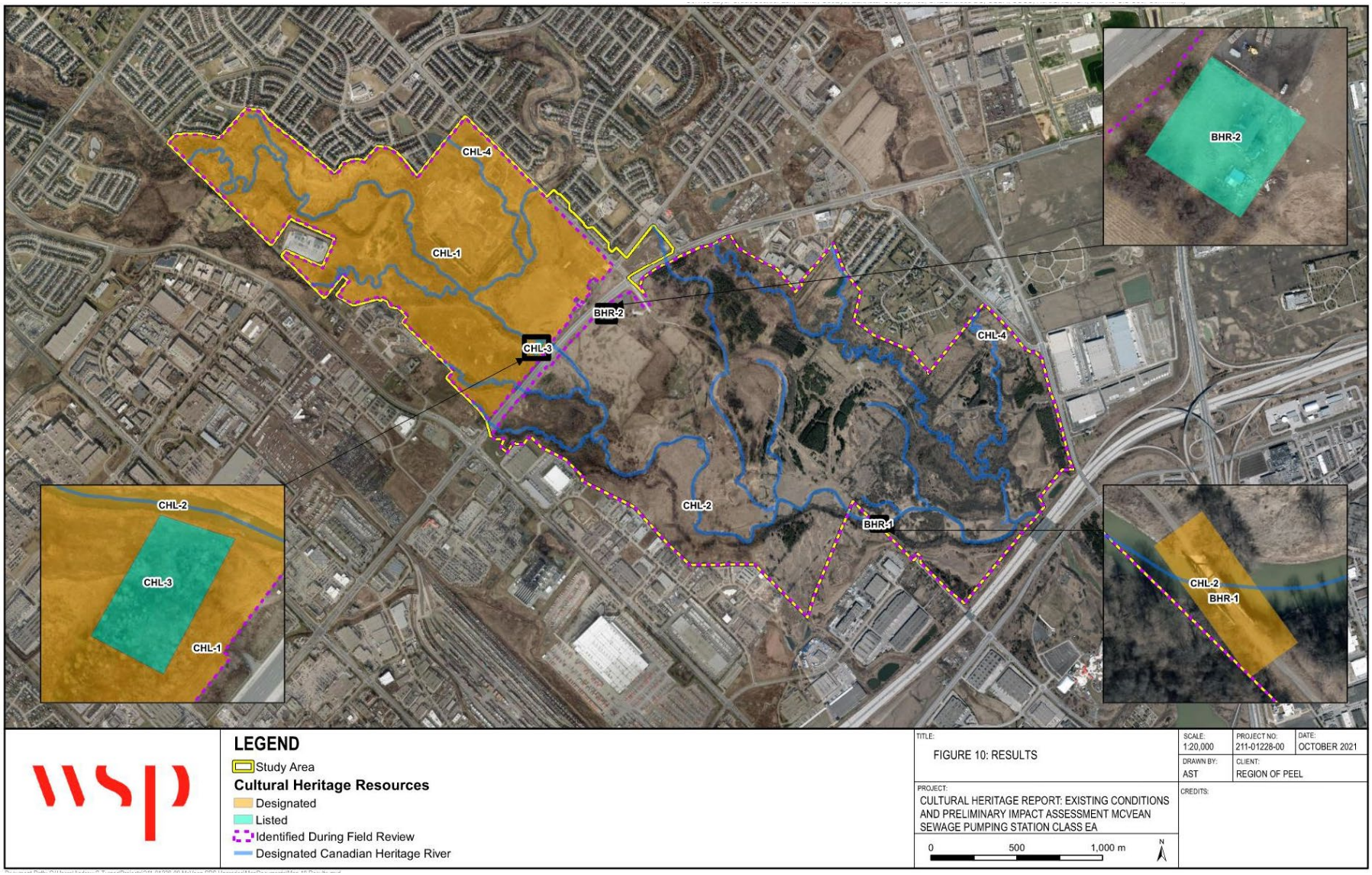


Figure 4-5: Location of Built Heritage Resources (BHR) and Cultural Heritage Landscapes (CHL) Within the Study Area

Identified Cultural Heritage Resources

Background research and a field visit were completed to identify known and potential BHRs and CHLs located within the study area. In addition, a review was conducted to determine previously identified heritage resources documented within the study area, including listed (registered non-designated) and designated properties, heritage conservation districts and known CHLs. This included a review of the City of Brampton's online Heritage Properties Map, a website that provides all BHRs and CHLs that are designated under Part IV or V of the OHA, listed on the heritage register and inventoried. (City of Brampton, 2021).

Potential heritage resources were identified through the high-level application of the criteria identified in the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes. As a result of this review, four CHLs and three BHRs have been identified within the study area. Section 5.4 of the Cultural Heritage Report provides the details of the CHLs and BHRs.

Preliminary Impact Assessment

To establish potential impacts, identified BHRs and CHLs were considered against a range of possible impacts as outlined in the MHSTCI's Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties (2017).

Where any BHRs and CHLs may experience direct or indirect impacts, appropriate mitigation measures will be developed.

Preliminary Impacts on Cultural Heritage Resources

The conservation of BHRs and CHLs in planning is a matter of public interest. Changes to infrastructure have the potential to adversely affect BHRs and CHLs by displacement and/or disruption during and after construction. Heritage resources may experience displacement (i.e., removal) if they are located within the footprint of the undertaking. There may also be potential for disruption or indirect impacts to BHRs and CHLs by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with their character and/or setting.

Methods of minimizing or avoiding a negative impact on a BHR or CHL include, but are not limited to:

- Alternative development approaches.
- Isolating development and site alteration from significant built and natural features and vistas.
- Design guidelines that harmonize mass, setback, setting and materials.
- Limiting height and density.
- Allowing only compatible infill and additions.
- Reversible alterations.
- Buffer zones, site plan control and other planning mechanisms.
- Recommendations for additional studies, including CHERs, HIAs and Strategic Conservation Plans; and,
- Alterations to project design during construction planning and project controls (i.e., vibration reduction, dust suppression or other measures).

Table 4-2 provides the potential impacts of the proposed station improvements on known or potential BHRs and CHLs, including identified mitigation measures, were applicable.

Table 4-2: Potential Impacts and Mitigation Measures of Built Heritage Resources (BHR) and Cultural Heritage Landscapes (CHL)

BHR Or CHL #	Resource Type	Location	Heritage Recognition	Description of Potential/Anticipated Impact(S)	Mitigation Measures
BHR-1	Bowstring Bridge	0 Gorewood Drive (Crossing the Humber River in the Claireville Conservation Area)	Designated (by-law 328-2013)	There will be no direct or indirect impacts to the property as a result of the proposed undertaking.	None required.
BHR-2	Residence	8940 Claireville Conservation Road	Listed	There will be no direct or indirect impacts to the property as a result of the proposed undertaking.	None required.
CHL-1	Farmstead	0 McVean Drive	Designated (by-law 380-2006)	The alternatives will result in minor some property acquisition along the southern boundary of CHL-1. Based on the current design, the construction of the emergency overflow lagoon expansion and/or the overflow thanks will not result in any impacts to built heritage resources or significant landscape features. Although this intervention will not significantly alter the landscape, it will result in indirect impacts to the property parcel. This is considered to be an indirect impact to the potential heritage attributes of the property since the historical farm components of the property will not be directly impacted.	Where feasible, the preferred alternative should be designed in a manner requiring as little property acquisition as possible. It should be noted that storage and construction staging areas are not available along should be along Ebenezer Road resulting from existing and constructed municipal infrastructure including the 500mm, 900mm and 1,200mm diameter sanitary forcemains. Where construction is anticipated to result in grading impacts and tree removal north of the McVean SPS, post-construction landscaping with native tree species should be employed to mitigate visual impacts and restore the property as close as possible to an as-found condition.

BHR Or CHL #	Resource Type	Location	Heritage Recognition	Description of Potential/Anticipated Impact(S)	Mitigation Measures
CHL-2	Humber River	Extends 100km north from Lake Ontario to	Designated Canadian Heritage River (1999)	There will be no direct or indirect impacts to the property as a result of the proposed undertaking.	None required.
CHL-3	Mill Ruins	Part of Lots 6 and 7, Concession VIII, ND	Listed	There will be no direct or indirect impacts to the property as a result of the proposed undertaking.	None required.
CHL-4	Conservation Area	8180 Highway 50	Identified during field review	The alternatives will result in minor some property acquisition along the southern boundary of CHL-4. Based on the current design, the construction of the emergency overflow lagoon expansion and/or the overflow thanks will not result in any impacts to built heritage resources or significant landscape features. Although this intervention will not significantly alter the landscape, it will result in indirect impacts to the property parcel. This is considered to be an indirect impact to the potential heritage attributes of the property since the historical farm components of the property will not be directly impacted.	Where feasible, the preferred alternative should be designed in a manner requiring as little property acquisition as possible. It should be noted that storage and construction staging areas are not available along should be along Ebenezer Road resulting from existing and constructed municipal infrastructure including the 500mm, 900mm and 1,200mm diameter sanitary forcemains. Where construction is anticipated to result in grading impacts and tree removal north of the McVean SPS, post-construction landscaping with native tree species should be employed to mitigate visual impacts and restore the property as close as possible to an as-found condition.

4.5 Site Contamination

4.4.1 Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) was completed for the study area to develop a preliminary determination of the likelihood of contamination in soil or groundwater within the study area and determine the need for additional assessments, includes a Phase II ESA and if necessary, provide the basis for conducting a Phase II ESA or risk assessment. The Phase I ESA is provided in **Appendix F**.

A background review was undertaken as part of the Phase I ESA and determined that the site topography is sloped downwards in elevation towards the southwest, with an elevation range of 172-180 metres above sea level (mASL). Based on the local topography, the inferred shallow ground water flow direction of the Phase I Study Area is to the southwest towards the West Humber River, which is situated approximately 90 m to the southwest of the Site. The ground water flow direction on the Phase I property can only be confirmed through long-term ground water monitoring. WSP and the Region are currently undertaking ongoing hydrogeological investigations to minimize any impact to the groundwater table during construction.
A records review was conducted to obtain and review records that relate to the Phase I property and the surrounding lands within a 250 m radius (i.e., Phase I Study Area) to identify current and past uses and activities that may have contributed to contamination of the soil and groundwater at the Phase I property and a site reconnaissance was undertaken to document current site conditions and determine if Areas of Potential Environmental Concerns (APCEs) are present within the study area. A summary of the results of the investigation are provided below:

- The land use of the property at the time of writing was industrial. A two (2) storey pumping station was present on-site. The Site is in a mixed agriculture, and residential area in the City of Brampton. The Site encompasses an area of approximately 45,580 m^2 (11.3 acres).
- Three (3) APECs were identified on the property related to the importation of fill material of unknown quality, treatment of sewage equal to or greater than ten thousand (10,000) litres per day, and pesticides (including herbicides, fungicides, and anti-fouling agents) large-scale application.
- A Phase II ESA was recommended to investigate the contaminants of potential environmental concern associated with these APECs.

Based on the information obtained as part of the Phase I ESA, it is concluded that Potentially Contaminated Activities (PCAs) on the site and/or within the Phase I Study Area resulted in the identification three APECs on the Phase I property. Based on the APECs identified during this investigation, associated COPCs include metals, metals forming hydrides and ORPs, PHCs, VOCs, PAHs, PCBs, OC Pesticides and THMs.

In order to assess the identified PCAs and APECs to satisfy the conditions of an RSC, a Phase II ESA in accordance with O. Reg. 153/04 has been completed to investigate soil and groundwater quality at the identified APEC prior to filing an RSC.

4.4.2 Phase II Environmental Site Assessment

A Phase II ESA, was completed to investigate the areas of potential environmental concerns (APECs) identified in the Phase One ESA conducted by WSP in May 2022 and subsequently updated in March 2023. The Phase Two ESA is provided in **Appendix G.**

The Phase II ESA was conducted in accordance with Ontario Regulation (O. Reg.) 153/04. The Phase II Property is 45,580 m^2 (11.3 acres) in property area, portion of which is owned by the Region of Peel and is currently utilized by the Region of Peel as an industrial land use sewage pumping station with a one-storey pump house that occupies 470 m^2 (0.116 acres). The rest of the property is currently owned by the TRCA and includes agricultural land and an emergency overflow earthen lagoon for sewage (wastewater) storage, west of the pumping station. As such, the future land use will not change.

The APECs identified during the Phase I ESA were assessed by drilling several boreholes and installing monitoring wells and submitting samples for contaminants of potential concern (COPCs) in the soil and groundwater of the Phase II property, which included: metals and metals forming hydrides (antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, molybdenum, nickel, selenium, silver, thallium, uranium, vanadium and zinc) and other regulated parameters (ORPs), petroleum hydrocarbons (PHCs), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), organochloride pesticides (OCs) and trihalomethane (THMs) parameters.

Based on a review of the information collected in this Phase II ESA, WSP provides the following findings:

- The analytical results from the sampling and analysis program indicates that the reported concentrations of all constituents at the Phase II property meet the applicable Ministry of Environment, Conservation and Parks (MECP) Table 2 site condition standards (industrial use, medium to fine textured soil)[1]. The reported concentrations of all parameters tested in soil and groundwater were below the Table 2 site condition standards. No further assessment as required to be completed.

5 Alternative Solutions

As discussed in Section 2, Phase 1 of the MCEA process involves the identification of the problems and/or opportunities being addressed by the study. Phase 2 of the MCEA process involves identifying alternative solutions (planning alternatives) to address the problem/opportunity.

Alternatives solutions represent reasonable means of addressing the stated problems and opportunities, as well as achieving the project objectives. The alternative planning solutions are assessed against their ability to reasonably address the identified problems and opportunities, with consideration of the constraints identified in the early stages of the study, to identify a preferred solution.

The following sections provide an overview of the process followed to identify the alternative solutions carried forward for evaluation as part of the study.

5.1 Identification of Alternative Strategies

Various high-level options ("Alternative Strategies") to address the problem were identified.

The strategies were screened against the following three "must-meet" criteria. As such, if an alternative does not satisfy just one of the screening criteria, then it was not carried forward for detailed evaluation.

Screening Criteria:

1. The Region is required to upgrade capacity from 1,400 L/s to 2,100 L/s.
2. Emergency storage is required for a duration of two hours at the peak design flowrate.
3. Must ensure Grit and (fat oil and grease) FOGs removal and management.

A description of each of the strategies and results of the screening are provided in Table 5-1.

Table 5-1: High Level Options "Alternative Strategies" Screening Evaluation

Strategy	Description	Screening
Do Nothing	Keep existing SPS and lagoon facility with no changes to the facility or surrounding environment.	Do Nothing does not address current condition, capacity, and operational issues and was not carried forward for further consideration.
Limit Growth	The Limit Growth strategy involves the limitation of growth and intensification within communities serviced by the McVean SPS to reduce the need to upgrade the existing infrastructure to accommodate increased demands.	Limiting growth does not address current condition, capacity, and operational issues and was not carried forward for further consideration. Limitting growth also does not align with the planned growth in the Region and City of Brampton Official Plan and does not address the problem statement.

Strategy	Description	Screening
Upgrade Existing McVean SPS	This strategy involves upgrading the existing SPS building.	Upgrading existing infrastructure addresses operational capacity issues; however, does not address emergency storage capacity or grit and FOG removal and management. Upgrading the existing operational SPS from a capacity of 1,400 L/s to 2,100 L/s would be very cumbersome, high risk, and increases the likelihood of additional unforeseen costs associated with bypass pumping as well as contractual delays. This alternative was not carried forward for detailed evaluation because it does not meet the screening criteria and therefore cannot fully address the problem statement.
Construct New McVean SPS	This strategy involves construction of a new sewage pumping station to house the new pumps, grit and FOG handling equipment, while incorporating expansion to the existing emergency overflow storage capacity. The existing SPS building would be decommissioned following construction and commissioning of the new sewage pumping station.	The construction of a new SPS addresses all three criteria; capacity, emergency storage capacity and grit and FOG removal and management. This alternative strategy was carried forward for further evaluation and alternative locations for the infrastructure were evaluated.

Different SPS locations and associated locations for the emergency storage expansion were explored as alternative solutions. Each alternative solution was also differentiated based on the system requirements for management of grit, FOGS, and the ability to accommodate 2 hours of emergency storage (peak design flow rate). Figure 5-1 describes different approaches for the management of grit and FOGs, as well as approaches to accommodate the required increase in emergency storage capacity. Alternative solutions were presented that incorporate a combination of different storage and system requirements and were combined as part of each alternative, in order to address the entirety of the problem statement.

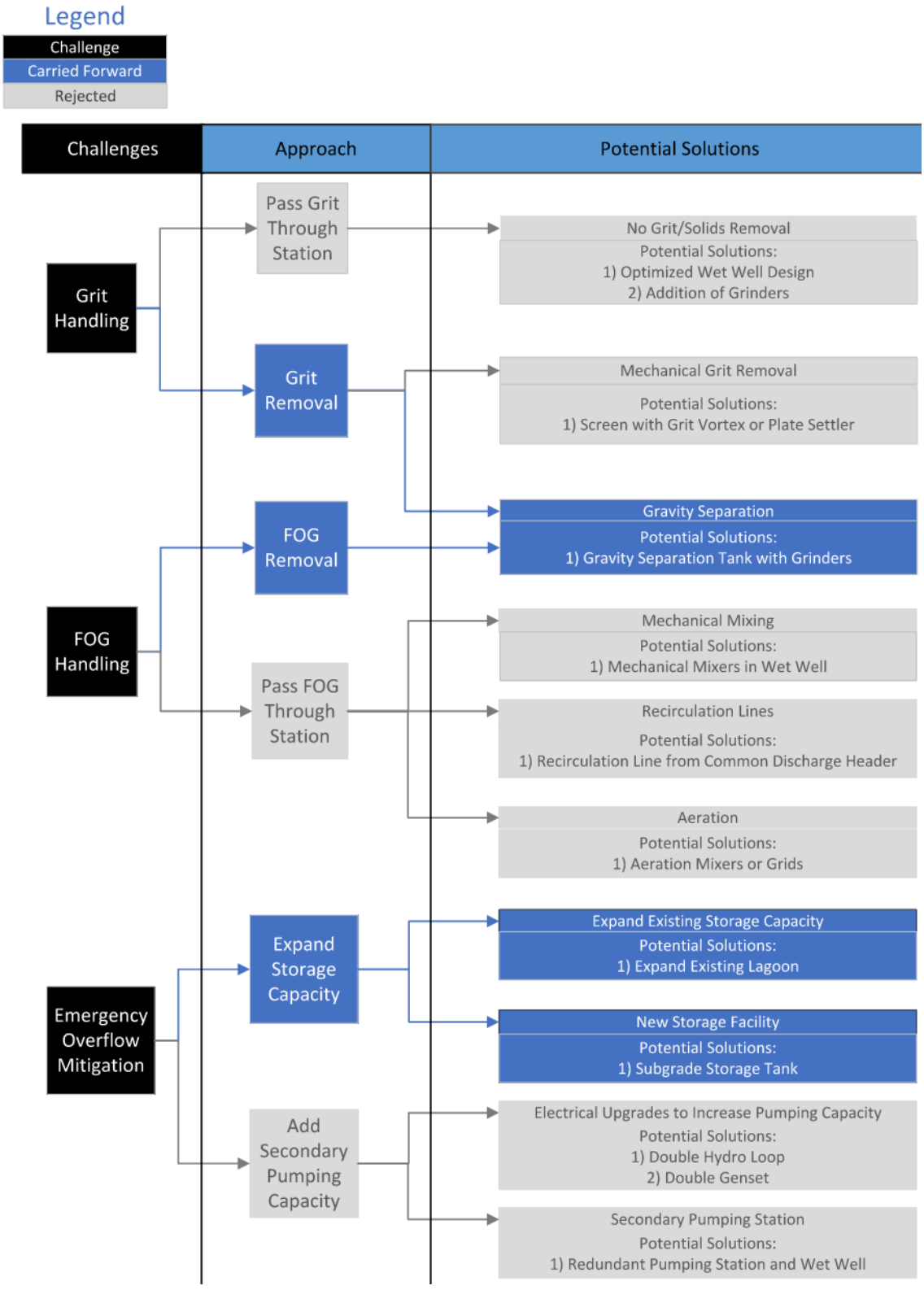


Figure 5-1: Grit, FOG, and Emergency Overflow Mitigation Alternatives

5.1.1 Rock Trap

To protect downstream process equipment (i.e., grinders, pumps, etc.), it is recommended to implement a passive rock trap, to facilaite rock removal (i.e., solids particles greater than 32mm dia.) from entering downstream processes within the SPS. To achieve this, a gravity trap integrated into either the on-site trunk sewer, or inlet channel, should be accommodated into this upgrades project.

5.1.2 Grit Management

To address grit challenges, grit can be passed through the SPS or removed. Grit removal is preferred as it reduces degradation of equipment and sediment accumulation in the wet well and downstream infrastructure. By minimizing grit through removal processes, maintenance costs to keep the equipment and forcemains in good working condition are reduced.

Grit removal can be achieved through mechanical or gravity separation. Mechanical grit removal uses screens to remove large objects and a grit vortex to separate grit by induced vortex flow. Gravity grit removal uses gravity separation tanks where grit from incoming flow settles and accumulates at the bottom due to gravity. The settled grit can then be pumped or collected with a clam shell type bucket.

5.1.3 FOGs Handling

Like grit, FOGs can be passed through the SPS or removed. FOG removal is preferred as it minimizes accumulation of FOGs in the wet well and downstream infrastructure which reduces clogging and maintenance costs. In addition to grit separation, FOG float to the surface of the water in the tank, allowing for FOG collection and disposal. Gravity grit removal may be preferred as it reduces maintenance costs, lowers energy consumption, separates grit and FOG, and can be retrofitted for future expansion when required. Grit management alternatives are incorporated into Alternative Nos. 2, 3 and 4. FOGs removal can be achieved through a skimmer pipe which can be installed within a gravity separation tank, and is incorporated into Alternative Nos. 2, 3 and 4. When required, skimmer pipes can be rotated to collect and deposit FOG into a storage tank that can be pumped or withdrawn via a vactor septage haulage trunk.

5.1.4 Emergency Overflow

To address emergency overflow requirements, storage capacity can be increased. Expanding storage capacity is preferred as it reduces maintenance and operational costs and can be integrated with the design for grit and FOG removal.

The existing earthen emergency overflow lagoon has a storage capacity of 4,830 m^3 (Amended Certificate of Approval 8062-6TMHL2). The Region's current design guidelines required two (2) hours of emergency overflow storage at peak flowrate, as outlined in Section 11 of the Region of Peel's Sewage Pumping Station Design Standards. At the McVean SPS's new rerated capacity of 2,100 L/s, this translates to an existing storage capacity of approximately 38 minutes, a full 82 minutes short of the required 120 minutes (2 hours).

To increase storage capacity, the existing lagoon can either be expanded, or integrated with a new subgrade storage tank. While an expansion of the existing lagoon is more cost-effective, there are the following drawbacks:

- The limited depth associated with the existing lagoon would require a large footprint to facilitate its expansion.
- Its presence within an environmentally sensitive area and location within the regional floodplain of the West Humber River.

Both these drawbacks pose significant challenges to its implementation.

A new sub-grade emergency storage tank solution can be physically connected to the new SPS. This emergency overflow mitigation solution requires a lesser footprint than the expansion of the existing earthen basin, and would be designed and constructed entirely outside of the regulatory floodplain of the West Humber River. The volume of the new two-cell storage tank would be approximately 11,170 m^3, resulting in a total emergency overflow storage time of approximately 82 minutes at the peak flow of 2,100 L/s. In combination with the existing earthen lagoon (38 minute storage time at 2,100 L/s), this total volume would meet the two (2) hour Region of Peel emergency overflow storage design requirement.

Emergency overflow storage capacity was incorporated into Alternative Nos. 2, 3 and 4.

The following measures are required to address the problem statement.

- Pumping capacity upgrades:
    - Upgrade the existing SPS, or construct a new SPS with 4 four (4) dry well – submersible pumps rated at a firm capacity of 2,100 L/s.
    - Connection of a new 1200mm forcemain to the station, where this forcemain is being constructed under a separate contract.
    - Replacement of the existing biofilter odour control system with a new granular activated carbon odour control system.
- Grit and FOG removal:
    - Addition of a new grit management and FOG removal system within the new SPS.
- Emergency overflow mitigation:
    - New subgrade overflow storage tank with a total volume of approximately 11,170 m^3 to achieve approximately 82 minutes of emergency overflow storage inside the station. This combined with the existing earthen emergency overflow lagoon would slightly exceed the Region's design guidelines.

As the footprint is a primary concern for this study, two different site layouts have been proposed for upgrades listed above for the combined alternative.

5.2 Alternative Solutions

Four separate alternative solutions were developed and are described in the following sections. These alternatives have been presented and analyzed in detail as part of Technical Memorandum No. 1 – Preliminary List of Alternatives, and Technical Memorandum No. 2 – Analysis of Alternatives, provided in **Appendix H** and **Appendix I,** respectively.

5.2.1.1 *Alternative 1: Upgrade exisiting McVean Sps (No lagoon upgrade)*

Alternative 1, identified as the baseline alternative, proposes to upgrade the existing SPS, from 1,400 L/s to 2,100 L/s (Figure 5-2 shows an image of the dry well of the existing McVean SPS), and is summarized as follows:

1. All 3 of the existing pumps are required to be replaced and upsized in combination with an upsized fourth pump to realize the new rated capacity of 2,100 L/s (i.e., the existing 2 duty and 1 standby pumps, with the addition of another equivalently sized duty pump will not bring the station's capacity to 2,100 L/s).
2. Brand new and expanded MCC line-up is required to integrate the 4 new larger pumps to the Region's current design standards.
3. Significantly expanded and totally sealed electrical and I&C room is required as a result of ongoing operational issues and spatial requirements.

As a result of the extensive nature of the upgrades to expand the capacity of the existing SPS, either a full bypass, or complex construction staging of the existing station, will be required for an approximate 24-month construction duration, summarized as follows:

1. High cost of a temporary bypass pumping system rated at McVean's firm capacity of 1,400 L/s, including diesel costs (as a base case, hydro-electric costs have also been provided), 24/7 monitoring and alarm, emergency response, and equipment rental.
2. Complex construction staging, leading to more risk and a longer construction duration, associated with upgrading an existing live operational facility critical to the Region. This would also include provisions for separation of the contractor and operations staff in time and space as per Ontario Ministry of Labour (MOL) requirements.

This would result in substantial capital funds going towards temporary infrastructure (i.e., temporary bypass pumping and complex construction staging resulting in a longer project duration), as opposed to permanent.

In addition, this alternative does not easily allow for any future growth or operational flexibility, nor does it address grit and FOGs management. This alternative does not address the Region's design guidelines for 2 hours of emergency storage capacity at the peak design flowrate, as summarized in Table 5-2.

Table 5-2: Existing Storage Volume and Emergency Response Time

Description	Storage Volume	Emergency Storage Time @ 2,100 L/S	Compliance with Regional Design Guidelines for Emergency Overflow Storage
Existing			
Existing Earthen Emergency Overflow Lagoon	4,830 m^3	38 minutes	×

Figure 5-2: Alternative 1- Upgrade the Existing McVean Sewage Pumping Station

5.2.1.2 *Alternative 2: New McVean SPS (East), WITH Emergency Overflow Lagoon (North)*

Overview

Alternative 2 proposes construction of a new SPS, complete with headworks infrastructure, on the east side of the site. The SPS is proposed to consist of a superstructure, with both at-grade and sub-grade levels.

The new SPS will be complete with three (3) duty and one (1) standby dry pit pumps (4 pumps total) to achieve the rated firm capacity of 2,100 L/s. The existing SPS will be decommissioned after construction of the new SPS is complete.

The new SPS is proposed to be accessible from the at-grade driveway from Ebenezer Road. The new SPS will consist of a dry well access area, HVAC area (building mechanical room), wet well access area, washroom and completely sealed electrical and control room. The sub-grade level of the new SPS will consist of an inlet distribution channel complete, two (2) identical gravity separation cells for grit and FOGs management, intermediate flow distribution channels complete with channel grinders, followed by distribution channels to the wet well cells. The sub-grade structure also includes two (2) identical emergency overflow tanks for emergency overflow storage to meet the Region's 2 hour emergency overflow storage in the catastrophic failure of the SPS. The sub-grade structure also includes the dry well, where the major process equipment including the pumps, pipes and valves and located.

It should be indicated that the end of the cul-de-sac of Ebenezer Road was briefly considered as a potential location for the new McVean SPS. This location was quickly dismissed as the following major and operational infrastructure is present within this right-of-way, which is also shown in Figure 5-3 :

1. Existing 500mm diameter forcemain (shown in pink on Figure 5-3).
2. Existing 900mm diameter forcemain (shown in pink on Figure 5-3).
3. New 1,200mm diameter forcemain (shown in pink/ green on Figure 5-3).
4. Existing 600mm diameter storm sewer (shown in green on Figure 5-3).

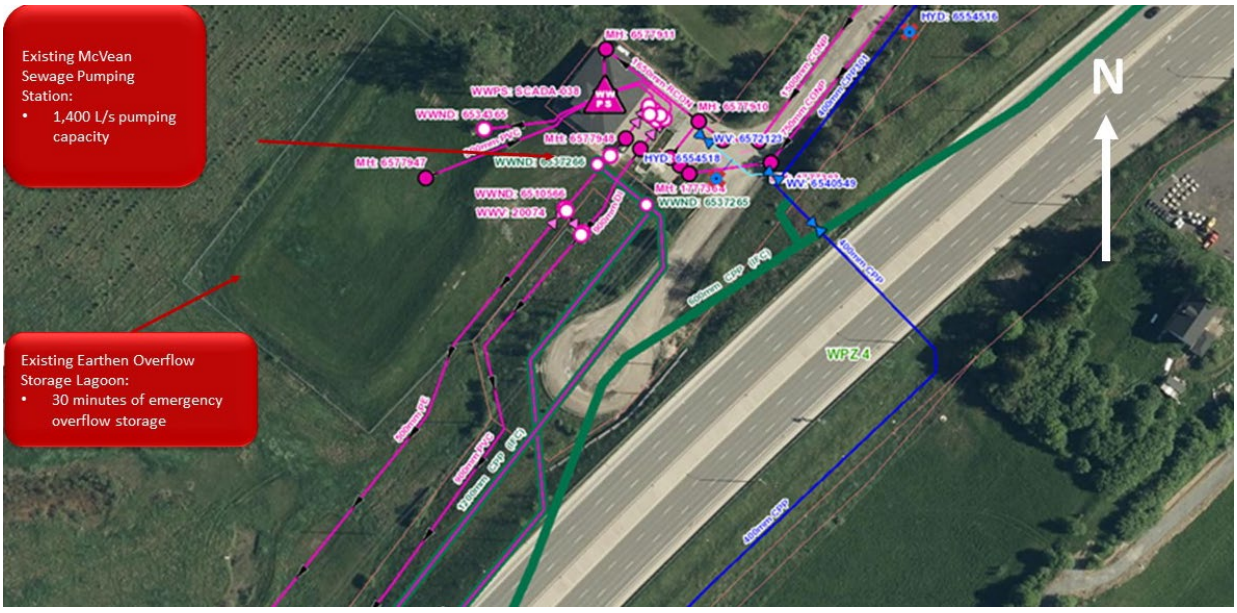


Figure 5-3: Existing Linear Utilities Surrounding the McVean SPS, Located on Ebenezer Road

Emergency Overflow Storage Implications

This alternative includes two (2) identical emergency overflow tanks, each measuring approximately 10 m wide by 40 m long, will provide approximately 30 minutes of primary storage at 2,100 L/s, within the SPS itself.

This alternative expands the existing earthen emergency storage lagoon's capacity into 2 cells hydraulically connected, from a volume of 4,830 m^3 to approximately 12,000 m^3. This is achieved by raising the existing lagoon berm elevation, combined with a second lagoon cell immediately north of the existing earthen lagoon. This provides a total retention time of approximately 90 minutes of secondary storage (i.e., in the event of a catastrophic failure of the SPS, the overflow tanks integrated with the SPS would be utilized first, followed by a secondary overflow into the earthen emergency storage lagoon cells). The bottom elevation of the new lagoon cell is proposed to be the same as the existing lagoon (±171.00 m), while the top berm of both are proposed to be raised to ±174.10 m, up from ±172.75 m and above the regulatory floodplain at 173.94 m.

The total storage time provided by the new primary overflow tanks and secondary emergency overflow lagoon is approximately 2 hours at 2,100 L/s, as summarized in Table 5-3. The site layout is shown in Figure 5-4.

Table 5-3: Alternative No. 2 Storage Volume and Emergency Response Time

Description	Storage Volume	Emergency Storage Time @ 2,100 L/S	Compliance with Regional Design Guidelines for Emergency Overflow Storage
Existing			
Existing Earthen Emergency Overflow Lagoon	4,830 m^3	38 minutes	×
Proposed – Alternative No. 2			
Primary In-Tank Emergency Overflow Storage	4,000 m^3	32 minutes	-
Secondary Expanded Earthen Emergency Overflow Lagoon	11,120 m^3	88 minutes	-
Total Emergency Storage Achieved	**15,120 m^3**	**120 minutes**	✓

The modification of the existing top berm elevation above the regulatory floodplain, is not preferred, as it impacts the storage volume and direction of flow within the floodplain and may expand the footprint of the regulatory floodplain. This alternative is also not preferred as it significantly impedes on the adjacent TRCA owned property and farmhouse, which is currently farmed and leased. This alternative would require expropriation of TRCA lands as well as the existing farmhouse, which would mean eviction of the existing tenants and ultimately demolition of the farmhouse.

Description of Proposed Permanent Process Flow

Flows will continue to be conveyed to the proposed SPS via an extension of the existing 1,650 mm diameter inlet sewer. From the inlet sewer, flow is discharged into an inlet channel, which distributes flow to the settling tanks for grit and FOGs removal, Following the settling tanks, flow enters a distribution channel where the de-gritted and de-greased sewage passes through a grinder, prior to entering the wet

well. From the wet well, sewage flow is hydraulically conveyed through the pumps in the dry well and out to sanitary collection system via discharge process piping to one of the three forcemains (i.e., primary 1,200mm dia., secondary 900mm dia., or tertiary 500mm dia.).

In the event of a catastrophic failure associated with the SPS, wastewater will flow via gravity into the emergency overflow tanks (within the SPS) first. During a prolonged failure associated with the SPS, sewage will continue to flow via gravity to the expanded emergency overflow lagoon. Once normal operation of the SPS has resumed, sewage stored in the overflow tanks will be conveyed to the wet well, and sewage stored in the earthen storage lagoon will be conveyed to the overflow tanks, then onto the wet well.

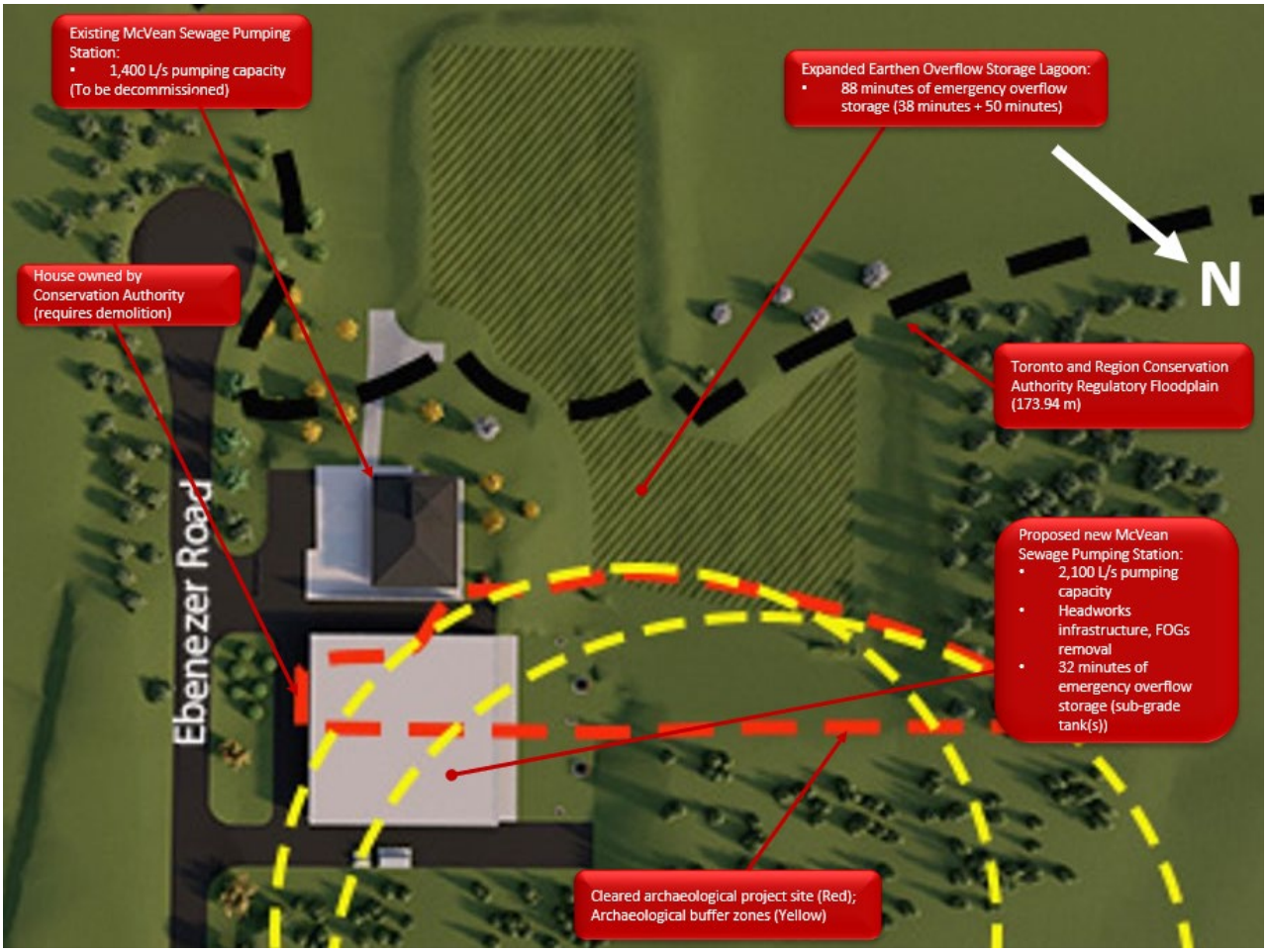


Figure 5-4: Alternative 2 Layout – New SPS and Expansion of Existing Earthen Emergency Overflow Lagoon

5.2.1.3 *Alternative 3: New Mcvean sps (North), Emergency Overflow Lagoon (North-WEST)*

Overview

Alternative 3 proposes construction of a new SPS, complete with headworks infrastructure, north of the existing SPS. The SPS is proposed to consist of a superstructure, with both at-grade and sub-grade levels, similar to Alternative 2.

The new SPS will be designed and constructed in a consistent manner with the station, as described in Alternative 2.

Emergency Overflow Storage Implications

This alternative includes two (2) identical emergency overflow tanks, each measuring approximately 10 m wide by 40 m long, will provide approximately 32 minutes of primary storage at 2,100 L/s, within the SPS itself (i.e., the same as Alternative 2).

This alternative expands the existing earthen emergency storage lagoon's capacity into 2 cells hydraulically connected, from a volume of 4,830 m^3 to approximately 11,120 m^3, the same as Alternative 2. The total storage time provided by the new primary overflow tanks and secondary emergency overflow lagoon is approximately 2 hours at 2,100 L/s, as summarized in Table 5-4.The site layout is shown in Figure 5-5.

Table 5-4: Alternative No. 3 Storage Volume and Emergency Response Time

Description	Storage Volume	Emergency Storage Time @ 2,100 L/S	Compliance With Regional Design Guidelines For Emergency Overflow Storage
Existing			
Existing Earthen Emergency Overflow Lagoon	4,830 m^3	38 minutes	×
Proposed – Alternative No. 3			
Primary In-Tank Emergency Overflow Storage	4,000 m^3	32 minutes	-
Secondary Earthen Emergency Overflow Lagoon Cells	11,120 m^3	88 minutes	-
Total Emergency Storage Achieved	**15,120 m^3**	**120 minutes**	✓

Figure 5-5 shows the expanded lagoon completely inside the existing floodplain. The lagoon expansion in combination with the modification of the existing top berm elevation above the regulatory floodplain is not preferred, as it is located within the regulatory floodplain boundary, currently owned by the TRCA. This alternative, similar to Alternative 2, may also require expansion of the regulatory floodplain boundary. The

main advantage of this alternative over Alternative 2 is that the existing farmhouse does not require expropriation and demolition, nor eviction of the existing tenants.

Description of Proposed Permanent Process Flow

The description of the proposed permanent process flow for Alternative 3, is the same as Alternative 2.

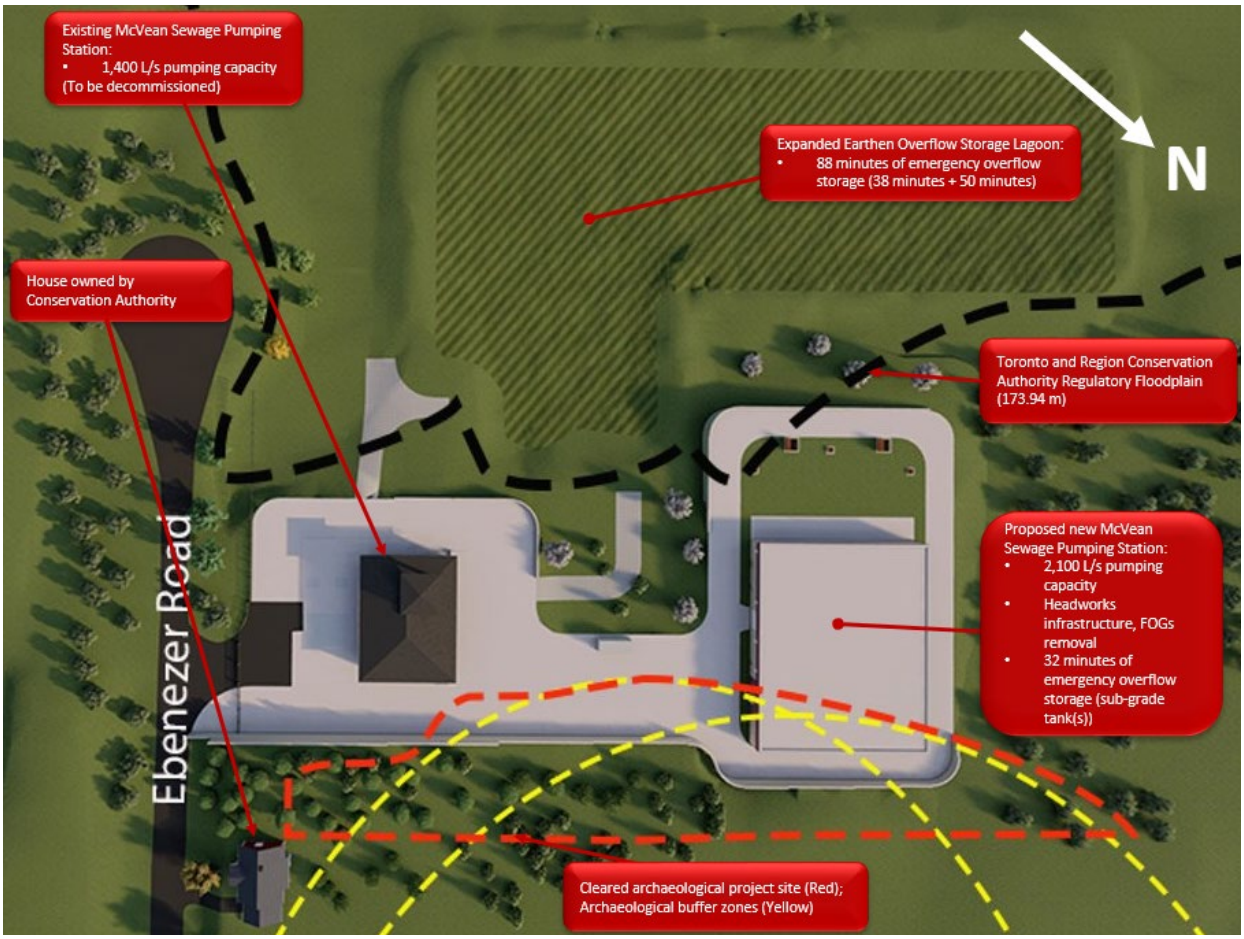


Figure 5-5: Alternative 3 Layout – New SPS and Expansion of Existing Earthen Emergency Overflow Lagoon

5.2.1.4 *Alternative 4: New Mcvean sps, Expanded In-Tank Storage*

Overview

Alternative 4 proposes construction of a new SPS, complete with headworks infrastructure, north of the existing SPS. The SPS is proposed to consist of a superstructure, with both at-grade and sub-grade levels, similar to Alternatives 2 and 3.

Emergency Overflow Storage Implications

This alternative includes two (2) identical emergency overflow tanks (expanded in capacity versus alternatives 2 and 3), each measuring approximately 20 m wide by 52 m long (operational depth – 5m), will provide approximately 82 minutes of primary storage at 2,100 L/s, within the SPS itself.

This alternative maintains the existing earthen emergency storage lagoon's location and capacity of 4,830 m^3. This continues to provide a total retention time of approximately 38 minutes of secondary storage (i.e., in the event of a catastrophic failure of the SPS (or pump clogging or failure of the ATS, etc.), the overflow tanks integrated with the SPS would be utilized first, followed by a secondary overflow into the earthen emergency storage lagoon cells). The bottom and top berm elevation of the existing earthen emergency overflow lagoon cell is to remain at ±171.00 m and ±172.75 m.

The total storage time provided by the new primary overflow tanks and secondary emergency overflow lagoon is approximately 2 hours at 2,100 L/s, as summarized in Table 5-5. The site layout is shown in Figure 5-6.

Table 5-5: Alternative No. 4 Storage Volume and Emergency Response Time

Description	Storage Volume	Emergency Storage Time @ 2,100 L/S	Compliance with Regional Design Guidelines for Emergency Overflow Storage
Existing			
Existing Earthen Emergency Overflow Lagoon	4,830 m^3	38 minutes	×
Proposed – Alternative No. 4			
Primary In-Tank Emergency Overflow Storage	10,290 m^3	82 minutes	-
Existing Earthen Emergency Overflow Lagoon	4,830 m^3	38 minutes	-
Total Emergency Storage Achieved	**15,120 m^3**	**120 minutes**	✓

In this alternative, the existing earthen emergency overflow lagoon remains, while the primary storage is proposed in-tank connected to the new SPS, outside of the regulatory floodplain of the West Humber River. The modified approach to emergency overflow storage represents a net benefit to the project as it significantly mitigates sewage from entering the earthen lagoon during an emergency event. This is because the quantity of primary emergency storage achieved in the sub-grade tanks connected to the SPS has been significantly expanded, while the existing earthen lagoon remains, and can be utilized in an emergency throughout construction of the new SPS.

The additional volume of in-tank emergency storage capacity also offers the Region future/potential opportunities to implement Real Time Control (RTC) within the sanitary collection system. The implementation of RTC offers the Region the following additional benefits:

- Reduction in emergency overflows during extreme wet weather events.
- Opportunities for off-line peak storage. This can be used to either service future growth without the need for future expansions to the SPS, and/or minimize pumping/energy consumption during peak demand times.
- Overall increase in the robustness of the existing sanitary collection system.

Description of Proposed Permanent Process Flow

The description of the proposed permanent process flow for Alternative 4, is the same as Alternatives 2 and 3. The only difference being that with Alternative 4 versus 2 and 3, is that there is significantly less risk associated with sewage flow entering the earthen lagoon (within the TRCA regulatory floodplain), due to the 82 minutes of primary in-tank storage, as opposed to 32 minutes (Alternative 2 and 3).

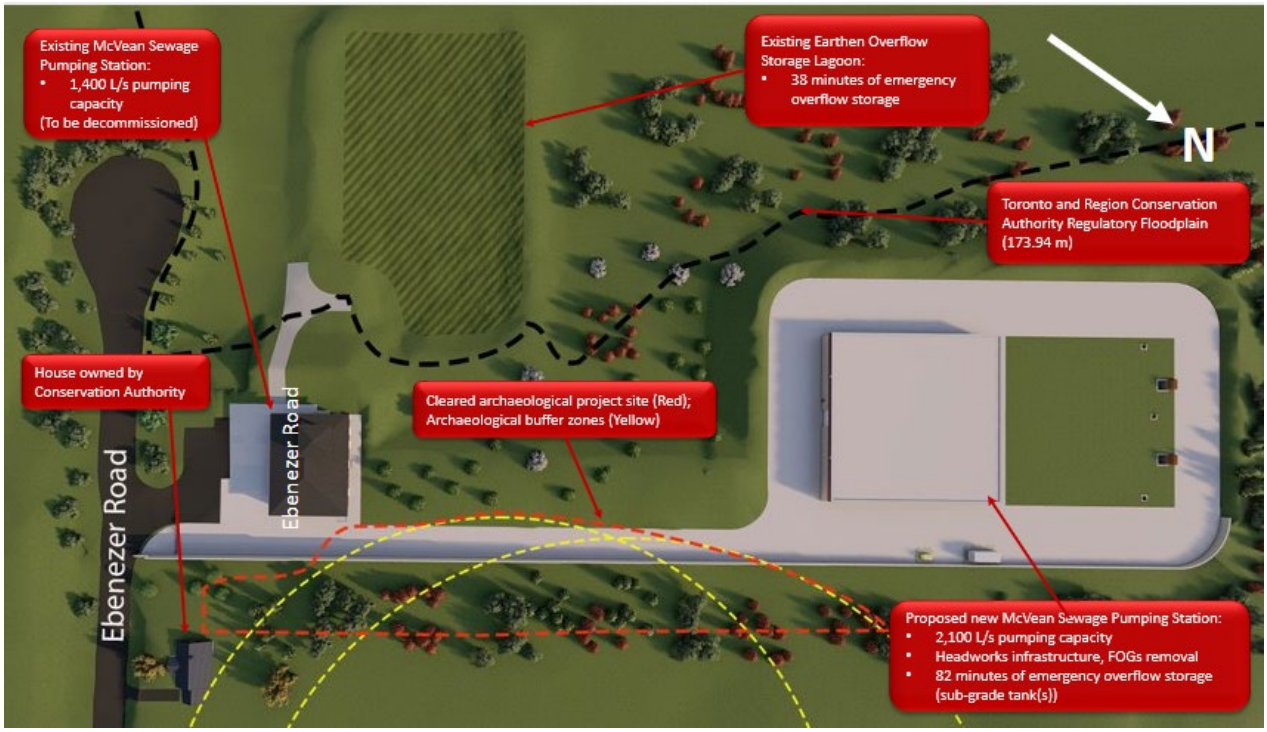


Figure 5-6: Alternative 4 Layout – New SPS, complete with In-Tank Emergency Overflow Storage, Existing Earthen Lagoon (to remain)

5.3 Evaluation of Alternatives

The following sub-sections describe the evaluation process that was used to select the preferred alternative. This section also includes a description of how each alternative solution was evaluated, including a summary of the advantages, disadvantages, or key considerations for each alternative solution.

5.3.1 Approach to Evaluation of Alternative Solutions

The objective of the evaluation process is to identify and recommend a preferred solution. The preferred solution is the alternative that best satisfies the Problem Statement based on the evaluation criteria.

A set of evaluation criteria were identified based on various technical inputs and grouped under four main categories as identified in Table 5-6.

Table 5-6: Evaluation Categories

Evaluation Category	Description
Natural Environment	Component having regard for protecting the natural and physical components of the environment (i.e., air, land, water, and biota), including natural heritage and environmentally sensitive areas.
Social & Cultural Environment	Component that evaluates potential effects on residents, neighbourhoods, businesses, community character, social cohesion, community features, and historical/archaeological and heritage components.
Economic	Component that compares the potential financial costs.
Technical	Component that considers the technical suitability and other engineering aspects of the wastewater system.

Criteria were developed for each of the evaluation category. Table 5-7 identifies the evaluation criteria used to compare the alternatives.

Table 5-7: Evaluation Criteria

Evaluation Criteria	Description
	Natural Environment Considerations
Proximity to Environmentally Sensitive Areas including Impact to Species at Risk	Means potential for adverse impact(s) to features and areas, which may include significant wetlands, fish habitat, significant woodlands, habitat of endangered species and threatened species, wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social value as a legacy of the natural landscape area (adopted from PPS, 2014). Means potential for adverse impact(s) to features and landforms which include the habitat for species identified as at risk by the Province, in accordance with O. Reg. 230/08.
Impact to Watercourses	Means potential for adverse impact(s) to watercourses and associated tributaries, including ground water and surface water features, to ensure hydrologic functions and linkages are maintained.

Evaluation Criteria	Description
Impact to Vegetation	Means the potential for disruption or removal of shrubbery and other vegetation to accommodate the proposed works.
Potential for Contamination	Means the potential for contamination for each alternative.
GHG Emissions & Carbon Footprint	Means the potential for greenhouse gas emissions and overall carbon footprint of the work.
Social & Cultural Environment Considerations	
Impact to Cultural Heritage Resources	Means the potential for adverse impacts identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (adapted from PPS, 2014).
Land Use / Zoning Compliance	Means the compliance with Provincial, Regional, Municipal, and other agency policies, plans, and regulations. This framework controls the use of land and directs development to appropriate locations. This criterion will also consider the extent of any required amendments to land use or zoning regulations.
Traffic Impacts During Construction	Means the severity of adverse construction impacts on adjacent land uses, specifically traffic congestion.
Noise Impacts During Construction	Means the severity of adverse construction impacts on adjacent land uses, specifically noise pollution.
Dust Impacts During Construction	Means the severity of adverse construction impacts on adjacent land uses, specifically dust.
Removal of Recreational Space (Private or Public)	Means the amount of private or public recreational space which will be removed for both the pumping station and forced main alignment.
Economic Considerations	
Capital Costs	Means the capital costs required to acquire land, obtain necessary approvals and permits, and construct each option.
Life Cycle (Maintenance) Costs	Means the project life cycle (maintenance) costs of each alternative including operational costs such as electricity usage.
Technical Considerations	
Constructability	Means challenges or risks associated with undertaking construction.
Impact to Existing Utilities	Means the impact of each alternative to existing utilities. An alignment within an existing road right-of-way will have a greater impact on existing utilities.
Permits and Approvals	Means the ability to obtain and number of required permits and approvals for the project.
Land Purchase Requirements	Means the area of land that will require purchasing for each alternative.
Ease of Maintenance and Operations	Means the ability to operate and maintain the site after construction, including site access.

A scoring approach was determined to evaluate the alternatives based on the criteria. Scores between one and three was used, with a score of one as the least preferred and a score of three as the most

preferred. Table 5-8**Error! Reference source not found.** presents the colour-coding which corresponds to the respective assigned score. The evaluation matrix can be found in Table 5-9 on the following page.

Table 5-8: Scoring Legend

SCORE	DEFINITION AND COLOUR-CODING
1	Least preferred
2	Less preferred
3	Most preferred

Table 5-9: Evaluation Matrix- Alternative Design Solutions

	Alternative 1			Alternative 2		Alternative 3		Alternative 4	
	Rationale	Score	Weighted Score	Rationale	Score	Rationale	Score	Rationale	Score
Natural Environment Considerations									
Proximity to Environmentally Sensitive Areas including Impact to Species at Risk	Alternative 1 was not evaluated as it did not comply with two (2) of the projects overall objectives with respect to grit and FOGs management, as well as emergency overflow capacity.			All 3 alternatives are the same. No significant designated natural areas were identified within the study area. Woodlands and valley lands were identified north and west of the study area, but they are unlikely to be impacted. Records for seventeen species at risk were found for the study area with five endangered species, five threatened species, and seven species of special concern. However, minimal impacts to species at risk are expected at the project site.	2	All 3 alternatives are the same.	2	All 3 alternatives are the same.	2
Impact to Watercourses				The proposed upgrades will route incoming sewage flows from Ebenezer Road to the new SPS east of the existing SPS. The proposed lagoon expansion will integrate the existing footprint, with an expansion currently outside the regulatory floodplain. The expanded lagoon's berm's will be raised above the elevation of the regulatory floodplain, impacting the existing storage volume and path of flow of the floodplain, which is not preferred. During construction, the existing lagoon will not be able to be utilized for emergency storage capacity.	1	The proposed upgrades will route incoming sewage flows from Ebenezer Road to the new SPS east of the existing SPS. The proposed lagoon expansion will integrate the existing footprint, with an expansion currently inside the regulatory floodplain. The expanded lagoon's berm's will be raised above the elevation of the regulatory floodplain, impacting the existing storage volume and path of flow of the floodplain, which is not preferred. During construction, the existing lagoon will not be able to be utilized for emergency storage capacity.	1	The proposed upgrades will route incoming sewage flows from Ebenezer Road to the new SPS north of the existing SPS. The existing lagoon will remain as is, while approximately 70% of the emergency overflow storage capacity will be achieved within an in-tank sub-grade structure connected to the new SPS, outside of the regularity floodplain.	3
Impact to Shrubbery and other Vegetation				Some shrubbery and vegetation will be impacted by the construction of the new SPS, east of the existing SPS, as well as by the expansion of the existing lagoon. Restoration works will be required after construction is complete, including a loss of planting within the area of the expanded earthen lagoon.	2	Shrubbery and vegetation will be impacted by the construction of the new SPS, north of the SPS, as well as by the expansion of the existing lagoon within the TRCA regulatory floodplain. Significant restoration works will be required after construction is complete, including a loss of planting within the area of the expanded earthen lagoon.	1	Shrubbery and vegetation will be impacted by the construction of the new SPS, north of the existing SPS. Restoration works will be required after construction is complete, including compensation on recent restoration planting efforts by the TRCA.	2
Potential for Contamination				The risk of contamination during construction may occur during the expansion of the existing earthen lagoon, when it cannot be utilized for emergency overflow purposes. There is minimal risk of contamination during regular operations.	2	The risk of contamination during construction may occur during the expansion of the existing earthen lagoon, when it cannot be utilized for emergency overflow purposes. There is minimal risk of contamination during regular operations.	2	The risk of contamination during construction is minimal, given that the existing earthen lagoon can continue to be utilized for emergency overflow purposes. There is minimal risk of contamination during regular operations.	3
GHG Emissions & Carbon Footprint				All 3 alternatives are the same. Greenhouse gases will be emitted by the operation of heavy construction vehicles throughout the duration of construction. Upgrades are not expected to significantly increase greenhouse gas emissions compared to existing station, especially considering the improved hydraulic and emergency efficiency per kWh the pumps and station operation are being designed for. The emergency generator is sized and selected to accept both diesel fuel and natural gas.	2	All 3 alternatives are the same.	2	All 3 alternatives are the same.	2

Climate Change Mitigation and Prepardness		All alternatives offer similiar energy efficient pump selection, building material construction, as well as implementation of grit and ROGs removal, which increases the robustness of the downstream sewer network. There will also be the implmentation of solar roof-top panels for carbon offsetting. This option locates the emergency overflow outside of the existing floodplain of the TRCA, in an earthen style lagoon. While not further impacting the flow path and Regional floodplain elevation, this option does not offer the Region real-time control capabilities.	2	All alternatives offer similiar energy efficient pump selection, building material construction, as well as implementation of grit and ROGs removal, which increases the robustness of the downstream sewer network. There will also be the implmentation of solar roof-top panels for carbon offsetting. This option locates the emergency overflow all within the existing floodplain of the TRCA, in an earthen style lagoon, thereby potentially impacting the flow path and Regional floodplain elevation.	1	All alternatives offer similiar energy efficient pump selection, building material construction, as well as implementation of grit and ROGs removal, which increases the robustness of the downstream sewer network. This alternative offers the utilization of real-time control of the proposed emergency overflow tank(s). This is the most significant long-term potential for reduction of climate change impacts. Strategies which include off-peak demand pumping can be utilized not only at this SPS, but also throughout the downstream treatment system. Real-time control can help to minimize peak energy demands, smooth out / minimize energy requirements for this station and downstream treatment infrastructure. There will also be the implementation of solar roof-top panels for carbon offsetting.	3
Social & Cultural Environment Considerations							
Impact to Cultural Heritage Resources	Alternative 1 was not evaluated as it did not comply with two (2) of the projects overall objectives with respect to grit and FOGs management, as well as emergency overflow capacity.	All 3 alternatives are the same. The Toronto and Region Conservation Authority (TRCA) has identified archaeologically sensitive areas east of the McVean SPS site. Construction will not encroach on archaeologically sensitive lands. Stage 1, Stage 2 and Stage 3 Archaeological Assessments have been completed for the project site, and has cleared the project site of an archaeological concerns.	3	All 3 alternatives are the same.	3	All 3 alternatives are the same.	3
Land Use / Zoning Compliance		Per Section 6.10 of the City of Brampton Zoning By-law 270-2004, the proposed structures and sewer construction works are generally exempt from the requirements of the By-law.	3	Per Section 6.10 of the City of Brampton Zoning By-law 270-2004, the proposed structures and sewer construction works are generally exempt from the requirements of the By-law.	3	Per Section 6.10 of the City of Brampton Zoning By-law 270-2004, the proposed structures and sewer construction works are generally exempt from the requirements of the By-law.	3
Traffic Impacts during Construction		There will be construction vehicle traffic through Ebenezer Road.	2	There will be construction vehicle traffic through Ebenezer Road.	2	There will be construction vehicle traffic through Ebenezer Road.	2
Noise Impacts during Construction		There will be noise from heavy machinery during construction.	2	There will be noise from heavy machinery during construction.	2	There will be noise from heavy machinery during construction.	2
Dust Impacts during Construction		There will be dust impacts during excavation.	2	There will be dust impacts during excavation.	2	There will be some dust impacts during excavation, however not nearly as much as alternatives 2 and 3 due to a much lesser excavation required as the existing earthen lagoon is to remain.	1
Removal of Recreational Space (Private or Public)		By expropriate and evection of the TRCA's existing tenant in the farmhouse, this resident will no longer have enjoyment of the lands, nor the ability to farm.	1	No removal of recreational space, either private or public, is anticipated.	3	No removal of recreational space, either private or public, is anticipated.	3
Economic Considerations							
Capital Costs	Alternative 1 was not evaluated as it did not comply with two (2) of the projects overall objectives with respect to grit and FOGs management, as well as emergency overflow capacity.	The high-level conceptual construction cost estimate for the proposed works, including permitting and traffic management is approximately $65.9 million. This cost estimate includes monies for expropriation of lands and evection of an existing tenant in the TRCA farmhouse.	1	The high-level conceptual construction cost estimate for the proposed works, including permitting and traffic management is approximately $64.9 million.	2	The high-level conceptual construction cost estimate for the proposed works, including permitting and traffic management is approximately $74.2 million.	1
Life Cycle (Maintenance) Costs		As the design life of a gravity sewer is typically between 80 and 100 years, life cycle (maintenance) costs for a gravity sewer is negligible. Pumping combined with vacuum excavation will be required monthly to remove accumulated grit and grease in the settling tank. The expanded earthen lagoon will require maintenance, depending on the frequency of overflow events.	2	As the design life of a gravity sewer is typically between 80 and 100 years, life cycle (maintenance) costs for a gravity sewer is negligible. Pumping combined with vacuum excavation will be required monthly to remove accumulated grit and grease in the settling tank. The expanded earthen lagoon will require maintenance, depending on the frequency of overflow events.	2	As the design life of a gravity sewer is typically between 80 and 100 years, life cycle (maintenance) costs for a gravity sewer is negligible. Pumping combined with vacuum excavation will be required monthly to remove accumulated grit and grease in the settling tank. While the expanded earthen lagoon will require less maintenance, depending on the frequency of overflow events (as it will not be utilized as much as alternatives 2 and 3), the expanded capacity of the emergency overflow tanks will require more operations and maintenance. However, this alternative offers the most benefit in terms of RTC, which can mitigate future system wide expansion and operability costs in the long term.	3
Technical Considerations							

Constructability	Alternative 1 was not evaluated as it did not comply with two (2) of the projects overall objectives with respect to grit and FOGs management, as well as emergency overflow capacity.	The new SPS will be located on the east side of the existing SPS. This will require construction of a new retaining wall and easement on the adjacent TRCA owned lands. While this alternative will not impact operation of the existing SPS, it does expand the existing earthen lagoon. As a result, the existing earthen lagoon will not be able to be utilized during an emergency overflow event during construction.	2	The new SPS will be located on the north side of the existing SPS. This will require construction of a new retaining wall and easement on the adjacent TRCA owned lands. While this alternative will not impact operation of the existing SPS, it does expand the existing earthen lagoon. As a result, the existing earthen lagoon will not be able to be utilized during an emergency overflow event during construction.	2	The new SPS generally be located on the north side, away from the existing neighbouring residential building, however the construction of the retaining wall and the associated easement will require additional construction effort. This alternative does not expand the existing earthen lagoon either. This alternative does not impact the operation of the existing SPS, nor the existing emergency overflow storage capacity of the existing lagoon.	3
Impact to Existing Utilities		Minimal impact to utilities due to a large portion of construction occurring north of the McVean SPS.	3	Minimal impact to utilities due to a large portion of construction occurring north of the McVean SPS.	3	Minimal impact to utilities due to a large portion of construction occurring north of the McVean SPS.	3
Permits and Approvals		Permits and approvals will be required from the MECP, City of Brampton, and TRCA. City of Brampton building permits will be required. Permitting will be the most difficult as expropriation and evection of an existing tenant will be required as part of this alternative.	1	Permits and approvals will be required from the MECP, City of Brampton, and TRCA. City of Brampton building permits will be required. A permit to construct and modify within the existing regional floodplain complete with mitigation will be required.	2	Permits and approvals will be required from the MECP, City of Brampton, and TRCA. City of Brampton building permits will be required.	3
Land Purchase Requirements		The purchase of land owned by the TRCA will be required. This alternative also requires expropriation and evection of the existing tenant from the farmhouse located on TRCA land.	1	The purchase of land owned by the TRCA will be required.	2	The purchase of land owned by the TRCA will be required.	2
Ease of Maintenance and Operations		A new driveway providing access to the new SPS will be installed. However, access to the north and west side of the existing SPS control building will be more limited due to the location of the lagoon.	2	A new driveway providing access to the new SPS will be installed. However, access to the north and west side of the existing SPS control building will be more limited due to the location of the lagoon.	2	A new driveway providing access to the new SPS will be installed. The new driveway will be integrated into the existing access road to the lagoon. By providing approximately 70% of the emergency storage capacity within an in-tank solution, operation and maintenance of the station, including cleaning following an emergency overflow event limited to the tank(s), becomes much easier. The inclusion of the in-tank emergency storage design permits removal of one of the grit tank / wet well trains to be removed from service while maintaining 82 minutes of emergency storage capacity. This alternative also provides the Region with the most future operational flexibility in terms of RTC.	3
TOTAL OUT OF 54	**N/A**	**36**		**39**		**47**	

Note 1:Appendix J shows a detailed cost breakdown for Alternative 2
Note 2: Appendix K shows a detailed cost breakdown for Alternative 3
Note 3: Appendix L shows a detailed cost breakdown for Alternative 4

6 Detailed design Considerations

Key design considerations for preferred alternative no. 4 are presented within this section.

6.1 Civil

6.1.1 Existing Site Conditions

The McVean SPS plays a vital role in the local wastewater management system. The station receives wastewater flows through gravity sewers with diameters of 1,500 mm and 750 mm, both strategically located along Ebenezer Road.

The emergency overflow earthen storage lagoon, with a volumetric capacity of 4,830 m^3, serves as a temporary containment facility for excessive wastewater flows when the pumping station's capacity is surpassed, or during significant operational issues.

6.1.2 Proposed Site Development

The new McVean SPS, complete with headworks infrastructure and twin emergency overflow tanks, is proposed to be located north of the existing station. The new SPS is proposed to include a wet well / dry well style pumping station, complete with inlet distribution channel with integrated rock trap, dual grit settling and grease removal tanks, intermediate flow distribution channels, each complete with channel grinders prior to discharging the de-gritted and de-greased sewage into the wet well. The dry well is complete with dry pit submersible pumps, process piping and valves. An at-grade superstructure will be erected above the sub-grade structure, housing the equipment removals room, wet well access and odour control room, completely sealed electrical and control room, building mechanical room, and washroom.

The new SPS will be complete with emergency power generation in the form of a bi-fuel generator, where the primary source of fuel will be natural gas. Should natural gas not be available, the generator can run on diesel fuel. The generator will be an exterior type, housed within a weatherproof and sound proof enclosure.

The proposed conveyance strategy involves extending the existing 1,650mm dia. inlet trunk sewer north of the existing SPS, to the inlet works of the new SPS. From the SPS, sewage will be pumped via the three (3) duty, one (1) standby pump into any of the three forcemains (i.e., the existing 500mm dia. and 900mm dia., or the newly constructed 1,200mm dia. [scheduled for completion by Quarter 1 of 2025]).

To facilitate the gravity connection of the emergency overflow infrastructure, drainage and return site sewers will be constructed to and from the new emergency overflow tanks to the existing earthen emergency overflow storage lagoon.

Lastly, the construction of a new paved access road is planned to link the new SPS to Ebenezer Road. This road will trace the facility's perimeter, granting truck access to the grit and grease removal suction lines on the northern and southern sides of the facility, as well as enabling equipment installation and

removal. The main entrance will be from the north-east perimeter of the site, and will require the installation of a retaining wall in order to minimize impact to the adjacent TRCA property and existing house. Refer to Figure 6-1 for the layout of the proposed new McVean SPS.

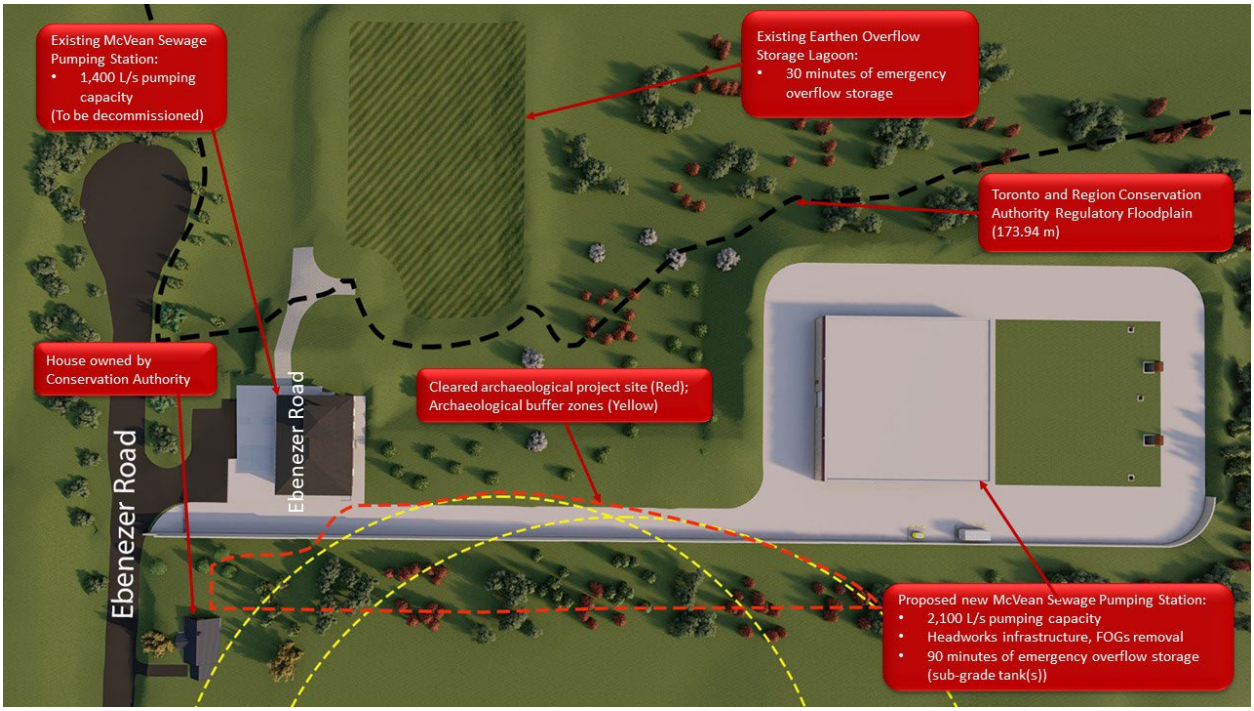


Figure 6-1: Layout Plan of the Preferred Alternative for the McVean SPS Project

6.1.3 Civil Site Serving

To accommodate the increased flow capacity and comply with the Region's sewage pumping station design standards, several modifications to the site piping will be implemented. These modifications aim to enhance the overall functionality and performance of the system. Key site servicing modifications include:

1. Extension of the existing 1,650 mm diameter gravity sewer line to efficiently convey sewage to the new SPS. This new sewer line will be designed in accordance with the Region's Linear Infrastructure – Gravity Sewer Design Criteria.
2. Tie-in of new 1,200 mm station forcemains to the existing 900 mm forcemain and proposed 1200 mm forcemain
3. Integration of an overflow conveyance system that would fill the subgrade overflow tanks first, then if necessary would convey additional flows to the existing overflow lagoon. It would then return flows back to the overflow tanks via gravity once the event has subsided.

6.1.4 Grading and Drainage Design

The grading and drainage design for the site, which is less than 10 hectares, closely adheres to the Region of Peel Public Works Stormwater Design Criteria and Procedural Manual. This comprehensive approach ensures effective management of stormwater runoff, reduced flooding risks, and enhanced

long-term resilience in the face of potential climate change impacts. A systematic methodology will be implemented to ensure compliance with regulatory requirements and address the specific needs of the site and its surroundings.

6.2 Process Mechanical

The new SPS will receive flows via a 1,650 mm diameter gravity sewer from Ebenezer Road. Within the SPS, the flows will enter an inlet channel, complete with integrated gravity rock trap, which splits into two separate parallel trains. Each train directs flow to one of the grit settling and grease removal tanks. De-gritted and de-greased flows then exit each respective tank via an intermediate flow distribution channel equipped with a duty grinders (complete with a bypass channel equipped with a manually raked bar screen in the event of a grinder failure). In the event that flows exceed the capacity of the grinders, excess flows will pass overtop the weir and enter the grinder bypass channel where the bar screen will remove any large debris.

The de-gritted, de-greased and grinded/screened flows will discharge to the two (2) wet well cells. In addition, slide gates are provided immediately upstream of each wet well cell for isolation purposes. A dry well submersible pumping system (3 duty pumps, 1 standby pump) will discharge flows from the wet well via twin 1200 mm diameter station common discharge headers. The discharge headers are connected to each of the 3 forcemains via a sub-grade chamber manifold, which allows for isolation of each forcemain.

6.2.1 Grit and Fogs removal Design

The grit settling system is designed to use two (2) identical gravity tanks. Each cell consists of a settling zone and inlet zone, separated by a baffle. No settling occurs in the inlet zone. The inlet zone has been preliminarily sized to have a surface area approximately twice that of the cross-sectional area of the incoming pipe to prevent backflow.

Grit will be removed from the base of the tank either via fluidized pumping, or by mechanical equipment (e.g., clam shell bucket), and discharged into either a storage bin, or directly to a septage haulage trunk.

A skimmer pipe will be installed in each grit settling tank to remove floating fats, oil and grease (FOG). The skimmer pipe will be designed to have perforations set at the operational level of the grit settling and grease removal cells. FOG will drain off the surface of the wastewater into the skimmer pipe and drains to grease collection cells.

A suction pipe will be installed within each grease collection cell, terminating at the exterior of the building to allow for FOG removal via vacuum truck.

6.2.2 Wet Well

The wet well is a dual-cell rectangular cast-in-place structure sized to accommodate the operating levels at the design capacity of the SPS at 2,100 L/s. The finished floor elevation is proposed to be at an elevation of 165.0 m with interior dimensions measuring approximately 8.5 m x 12 m for each cell. Each wet well cell is accessible via an equipment and access hatch and ladder at grade level.

The proposed pumping station will include four (4) dry well submersible pumps (three (3) duty, one (1) standby), each equipped with inverter duty rated motor to accommodate the proposed variable frequency drive (VFD) motors. As per the MECP criteria and pump manufacturers guidelines, the wet well should be designed with sufficient volume to allow for a ten-minute pump cycle time.

6.2.3 Pumping System

A 4-pump system (3 duty, 1 standby) will be used to achieve the firm capacity of 2,100 L/s. The station will have the capability to discharge to all three (3) forcemains, including the existing 500mm dia. and 900mm dia., and the new 1,200mm dia. The pumping station will operate on a duty rotational basis and will be equipped with primary Milltronics / Radar level control, and secondary (back-up) float level control.

6.2.4 Process Piping and Forcemain

Each of the four (4) dry well submersible pumps will be equipped with an individual 900 mm diameter suction header, which reduces to a 500mm suction inlet to each respective pump. Each pump is equipped with a 400mm diameter discharge spool piece, which increases via a 400mm x 750mm diameter eccentric increaser to a 750mm diameter discharge header. Each suction header is equipped with a motorized bi-directional knife gate valve, and each discharge header is equipped with a check valve and motorized plug valve. Each set of pumps' individual discharge headers meet at a common 750 mm diameter header, equipped with flow meter and motorized plug valve.

The twin headers then expand to twin 1,200 mm diameter headers, connecting via a sub-grade manifold to the existing 500mm and 900 mm diameter and new 1,200 mm diameter forcemains.

6.2.5 Emergency Overflow

The Headworks Facility provides two (2) rectangular emergency overflow storage cells, designed to receive flow from overflow weirs along the intermediate channel immediately upstream of the wet wells.

Each overflow cell has base dimensions of approximately 20m (W) x 52 m (L) x 5m (operational depth). The total capacity of the two (2) overflow tanks are approximately 10.3 m^3, which equates to approximately 82 minutes of emergency storage capacity at the 2,100 L/s peak design flowrate. Secondary gravity storage is present within the existing earthen emergency overflow lagoon in the event of a prolonged SPS failure. The existing emergency storage lagoon will provide 38 minutes of storage at the peak flow rate of 2,100 L/s.

In the event of a catastrophic failure associated with the SPS, sewage overflows in the overflow tank(s). In the event the tanks reach their capacity, secondary emergency overflow storage is present in the existing earthen emergency overflow lagoon. Once the SPS returns to normal operations and flow subside, the existing earthen lagoon will drain via gravity into the emergency overflow tanks, and finally back into the wet well(s).

6.3 Structural

The structural design of proposed McVean SPS will be designed to conform to the current Ontario Building Code (OBC), the National Building Code of Canada (NBCC), the requirements of Occupational Health and Safety Act (OHSA) and local regulations. The codes, standards and regulations that would be considered for the structural design of the plant components are as follows:

- National Building Code of Canada 2015 (NBCC 2015)
- CSA – A23.3-14 – Design of Concrete Structures
- Cement Association of Canada (CAC) Concrete Design Handbook, Fourth Edition
- CAN/CSA – S16-14 Limit States Design of Steel Structures
- Canadian Institute of Steel Construction (CISC) Handbook of Steel Construction, Eleventh Edition
- Ontario Building Code, O. Reg. 332/12
- ACI 350-20: Code Requirements for Environmental Engineering Concrete Structures and Commentary

Foundation Considerations include Foundation Design and Groundwater. Structural Design Criteria includes Ontario Building Code Importance Factor and Structural Design Loading. Loads considered under structural design include Live Load, Snow Loading, Seismic Loading, Wind Loading, Miscellaneous Design Loadings, Deflections, Vibrations, and Corrosion. Underground Structures are an additional important consideration. Construction Considerations include uplift resistance, waterproofing and chemical resistant coating, miscellaneous finishes + fitting and services, concrete, metal.

6.4 Architectural

The proposed SPS will be designed in conformance with the current Ontario Building Code (OBC), NFPA 820: Standard for Fire Protection and Wastewater Treatment and Collection Facilities, the Region of Peel SPS Design Standards, the requirements of Occupational Health and Safety Act (OHSA) and local regulations.

With regards to materials and finishes, durability and longevity are the two driving factors. High quality materials and finishes are specified, minimizing future maintenance.

For aesthetics, the massing and finishes, the proposed SPS will compliment the existing SPS. Similar masonry cladding is specified, both simulated stone and clay brick. A flat roof with reinforced modified bitumen roofing is specified.

Exterior Building Materials and Finishes includes Walls, Roof, Doors, Overhead Coiling Doors, Windows, and Louvers. Interior Building Materials include Doors and Finishes.

6.5 Building Mechanical

6.5.1 Design Codes and Standards

The following Codes and Standards are applicable and will be used as reference in the development of this report and the:

- Ontario Building Code (OBC)
- Ontario Fire Code (OFC)
- National Fire Protection Association (NFPA)
  - NFPA 10 - Standard for Portable Fire Extinguishers
  - NFPA 820 – Standard for Fire Protection in Wastewater Treatment and Collection Facilities
- ASHRAE 62.1 – Ventilation for Acceptable Indoor Air Quality

6.5.2 Odour Control Unit

The existing biofilter odour control unit is to be replaced by a new Granular Activated Carbon (GAC) unit. The demolition of the biofilter will also require the removal of the 2-25 mm water conduits currently servicing the existing system, removal of the drain sump pumps and piping to the septage receiving station and removal of the 600 mm PVC duct.

The proposed odour control unit will provide 6000 CFM for the volume of the wet well. It is proposed that the new SPS will be complete with two (2) – 6000 CFM odour until which will operate on a rotational duty / standby basis.

6.5.3 HVAC Design and Control

The new SPS will be equipped with all necessary Heating, Ventilation and Air Conditioning (HVAC) equipment and control systems to maintain ambient building temperature and humidity levels throughout the year. The HVAC system will be controlled via a centralized programmable controller, with allowances for individual equipment to be run manually as well. The controller will be responsible for the automatic sequencing of all HVAC systems within the station. The controller will also continually monitor the status of all HVAC equipment and will report an error when a piece of equipment is not operating within expected parameters. Depending on the severity of the errors, the station Programmable Logic Controller (PLC) will receive a fault signal to alert the Region's operators that there is an issue.

Communication between the HVAC controller and the station PLC controllers will also be included. Primary ventilation system run / fault status' will be sent to the station PLC, and gas detection alarms will be received by the HVAC controller. With the exception of the Wet Well, upon receipt of a gas detection alarm the appropriate HVAC system will activate to provide ventilation air to the space. The ventilation air will be tempered to ensure that it does not drop the temperature of the room below the desired setpoint value.

The building heating/cooling systems will continue to function regardless of occupancy/ventilation status in order to maintain the previously identified temperature setpoints.

6.6 Electrical

6.6.1 Codes and Standards

The electrical design of the new SPS will conform to the following latest codes and standards:

- Ontario Electrical Safety Code – (2021)
- Ontario Building Code – (2022)
- National Fire Code of Canada
- Applicable CSA Standards
- NFPA 70E for Arc Flash Protection
- NFPA 820 'Standard for Fire Protection in Wastewater Treatment and Collection Facilities
- Electrical Safety Authority - (ESA)
- Applicable Illumination Engineering Society (IES) Standards
- Region of Peel, Sewage Pumping Station Design Standards, Version 1.0, July 30, 2021
- Requirements of local Hydro Utility

Important considerations include Power Supply Strategy, Headworks Design Loads, Utility Service Entrance, Motor Control Centre (MCC), Variable Frequency Drive and Motor Starters, Power and Lighting, Standby Generator, Arc Flash Hazards, and Electrical Area Classification.

6.7 Instrumentation

The existing instrumentation and control system at the new McVean SPS will be composed of an Instrumentation Control Panel (ICP), Float Backup Control Panel, process instrumentation, and gas detection sensors. All the existing system components will be removed and disposed during construction and a new panels and instrumentation will be provided as part of the station upgrades.

The following documentation will be utilized as part of the instrumentation, control, and SCADA design of the McVean SPS:

- Sewage Pumping Station Design Standard, v1.1 – April 16, 2022, by Region of Peel
- Process Automation and Instrumentation Design Standards (PAIDS), v6, by Region of Peel

The instrumentation, control, and SCADA system at McVean SPS will include the following components:

- Control Panels
- Instrumentation for Process and Pumping Station Services

- Communication Equipment

Combustible Gas Detection, I/O Requirements, Alarm System, Communications, Process Control Narrative are additional important design considerations.

7 Climate Change Mitigation and Preparedness

A climate change mitigation approach to the alternatives, and ultimately the preferred alternative, was completed as part of this Class EA process. The approach to climate change mitigation was conducted in a consistent manner with the Ontario Ministry of Environment, Conservation and Park's EA program's Guides and Codes of Practise, with respect to *Considering climate change in the environmental assessment process*, as described below.

As a basis of the approach taken, the 2014 Provincial Policy Statement issued under *the Planning Act* was considered with respect to the following:

- Policies 1.6.2, 1.6.6.7 — Encourage green infrastructure (e.g. permeable surfaces) and strengthen stormwater management requirements.
- Policy 1.8 — Require the consideration of energy conservation and efficiency, reduced greenhouse gas emissions and climate change adaptation (e.g. tree cover for shade and for carbon sequestration).
- Policy 3.1.3 — Requires consideration of the potential impacts of climate change that may increase the risk associated with natural hazards (e.g. flooding due to severe weather).

More specifically, Section 3 of the Guide, was applied on the basis of the 5 following criteria:

1. Atmospheric emissions, including greenhouse gases, and impacts on carbon sequestration.
2. Impacts on climate change in project planning.
3. Alternative methods to implement the project that would reduce any adverse contributions to a changing climate.
4. Climate change impacts on Indigenous people and/or communities.
5. Long term reduction of climate change impacts following project implementation.

7.1 Atmospheric Emissions, Including Greenhouse Gases, and Impacts on Carbon Sequestration.

Atmospheric emissions modelling was completed as part of this Class EA process. Equipment at the proposed SPS was subject to section 20 of Ontario Regulation 419/05. The modelling scenario, for the relevant averaging period, assumed operating conditions for the Facility that result in the highest concentration of each significant contaminant at a Point of Impingement (POI). A POI concentration for each significant contaminant emitted from the SPS, regardless of the alternative, was predicted based on the emission rate estimates and the output from the dispersion model. The predicted POI concentrations in the Emission Summary Table were compared against the applicable section 20 standards and guidelines listed as Benchmark 1 in the Air Contaminants Benchmark (ACB) List, dated April 2023, and they are below their corresponding Ministry POI Limit. The atmospheric modelling report, appended to this Class EA report, demonstrates that the SPS can operate in compliance with section 20 of Ontario Regulation 419/05. It should be indicated that the proposed emergency generator for all alternatives is a bi-fuel generator. The implementation of a bi-fuel generator further mitigates atmospheric emissions of

green house gases, as natural gas will be the primary source of fuel for the generator, with diesel being the secondary source. The Emissions Summary and Dispersion Modelling Report has been included in **Appendix M**.

With respect to carbon sequestration, all alternatives will contain the following recommendations:

- Sodding / seeding on top of the emergency overflow tank.
- Additional tree planting outside the perimeter of the project building.

Both of these initiatives will contribute to the offsetting impacts of carbon sequestration post-development.

7.2 Impacts on Climate Change in Project Planning.

The following considerations were implemented during the evaluation of the alternatives and selection of the preferred alternative, as part of project planning:

- Full compliance with the Ontario Building Code for emergency efficient building envelope design to minimize heating, air conditioning and ventilation (HVAC) requirements. This include full classification of the wet well and dry well areas to minimize, as per the National Fire Protection Association (NFPA) requirements, ventilation requirements, which offers significant energy savings.
- Full compliance with the Toronto and Region Conservation Authority's (TRCA) Guidelines for Determining Ecosystem Compensation. This includes a full plan for additional tree species plantings around the project site.
- Fully compliance with the TRCA's Stormwater Management Criteria, including the implementation of a comprehensive stormwater management plan during construction and post-construction for quantity and quality control. This includes protection of the West Humber river with temporary stormwater runoff controls during construction, and the implementation of stormwater runoff capture, slow release and recharge infrastructure post-construction.

In addition to these codes and guideline, the Region of Peel standard design practises will be implemented which include the following:

  - Pressure pipe for all sewers to mitigate inflow and infiltration into the sanitary system.
  - Wrapping of all inlet maintenance holes with waterproofing membrane to further mitigate inflow and infiltration into the sanitary system.

7.3 Alternative methods to implement the project that would reduce any adverse contributions to a changing climate.

Alternatives 2 and 3, both involve the expansion of the earthen emergency overflow lagoon within the TRCA Regulatory floodplain, while Alternative 4 locates all proposed emergency overflow infrastructure outside of the Regulatory Floodplain, within a fully contained tank structure.

The expansion of the existing earthen emergency overflow lagoon would impact the storage volume and flow path of the West Humber River and its associated Regulatory floodplain. While the top berm elevation of the expanded emergency overflow lagoon, as described in alternatives 2 and 3 would be above the Regulatory floodplain, there is an inherit risk (albeit very low) of overflow into the West Humber River (relative to alternative 4) during an emergency. The in-tank design, presented in alternative 4, enables much more control, safety and automation during an emergency overflow event, thereby significantly mitigating any risk associated with the Regulatory floodplain of the West Humber River.

7.4 Climate Change Impacts on Indigenous People and/or Communities.

The West Humber River and Claireville Conservation Area is a precious natural resource and area, respectively, enjoyed by Indigenous and non-Indigenous peoples alike. Given the location of the project site, strong consideration was given to the mitigation of any risk associated with disturbance of the West Humber River, TRCA Regulatory and Claireville Conservation Area.

Alternative 4 was deemed to have the lowest impact relative to Indigenous people and the local community for the following reasons:

- All proposed infrastructure is located outside of the Regulatory floodplain.
- Additional tree planting outside of the project site will enhance recreational use.
- The in-tank solution of emergency overflow storage significantly mitigates any risk associated with impacts to the West Humber River and Regulatory Floodplain.

7.5 Long Term Reduction of Climate Change Impacts Following Project Implementation.

The long term reduction of the impacts of climate change resulting from the implementation of this project include the followings:

- Increased energy efficiency resulting from the use of variable frequency drives associated with pump operation. It has been estimated through a detailed pump operation energy analysis that these pumps can be flow paced in real time to offer energy savings of approximately 30% by running the pump(s) closer to their optimal speed. Ongoing monitoring efforts of voltage and current draw during long term operation of the new SPS will allow testing and further optimization of pump operation at peak efficiency, refer to **Appendix N**, for the pump energy analysis technical memorandum.
- Utilization of real-time control of the proposed emergency overflow tank(s), as part of alternative 4, is the most significant long-term potential for reduction of climate change. Strategies which include off-peak demand pumping can be utilized not only at this SPS, but also throughout the downstream treatment system. Real-time control can help to minimize peak energy demands, smooth out / minimize energy requirements for this station and downstream treatment infrastructure.

- Energy efficient building envelope design through compliance with the OBC, and room classification in accordance with the NFPA. The energy demand of the SPS can be further reduced through efficient operation of the HVAC system (i.e., as this station is designated as an unoccupied facility, interior building temperature will be kept at an ambient temperature of approximately 12^{o}C (to prevent freezing), while only increases to 22^{o}C upon operator entry.
- Implementation of grit and FOGs management into the design of the SPS presents long term benefits of the downstream trunk sewer in terms of mitigation of clogging, thus increasing the security and reliability of the sanitary collection system.
- Implementation of solar panels on the roof of the new McVean SPS, to provide carbon offsetting opportunities for low power continuous running instrumentation and equipment.

8 Potential Impacts, Mitigation Measures and Commitments to Future Work

Based on the review of existing conditions and the preferred alternative, potential impacts associated with the construction of the new SPS were identified. The potential impacts and mitigation measures to be carried forward into detailed design and construction to eliminate or lessen the potential impacts are provided in the following sections. Construction plans will be developed with consideration for the ecological sensitivities on site, including the features of the Natural Heritage System and candidate SAR habitat. Through application of the following mitigation measures and recommendations, impacts to the environment will be minimized.

8.1 Natural Environment

8.1.1 Vegetation

Potential Impacts

Construction of the new SPS will result in the removal of some area of CUM1-1. This vegetation is culturally derived and not considered significant. If vegetation removal occurs during the breeding bird period, it may harm birds nesting in this vegetation including species protected either under the federal Migratory Birds Convention Act, 1994 (MBCA) or the provincial Fish and Wildlife Conservation Act, 1997 (FWCA). Potential impacts to SAR are expected to be unlikely.

Mitigation Measures

The following mitigation measures are recommended to minimize vegetation disturbance and removal:

- Sediment control fencing will be used to control erosion and sediment runoff and will be used for visual marking to prevent encroachment into vegetation beyond the fencing.
- Ground cover vegetation disturbed by construction will be re-stabilized and re-vegetated as soon as possible using native plant seeding.
- Regular environmental monitoring/inspection will be implemented throughout construction to ensure that environmental protection measures are implemented, maintained, and repaired, and that remedial measures are initiated where warranted.
- Preservation and protection of healthy trees will be done where possible, and impacts will be offset by planting multiple trees for each tree removed.
- One to three trees will be planted for every removal.
- Any tree removals will require appropriate permits prior to removal. Protected trees will be identified and protected per City requirements throughout the duration of construction.

- All tree/vegetation removals are to be completed outside of the sensitive period for breeding migratory birds (April 1- August 31) to comply with the Migratory Birds Convention Act (MBCA).

8.1.2 Wildlife and Species at Risk

Potential Impacts

If vegetation removal occurs during the breeding bird period, it may harm birds nesting in this vegetation including species protected either under the federal Migratory Birds Convention Act, 1994 (MBCA) or the provincial Fish and Wildlife Conservation Act, 1997 (FWCA). The nests and nesting activity of most birds breeding in Ontario are protected. Of the 22 species recorded during the surveys, four are not protected including Brown-headed Cowbird, Common Grackle, European Starling and Red-winged Blackbird. Compliance with the MBCA and FWCA is best achieved by scheduling vegetation removal to outside the period in which most birds in the area breed (outside the April 1 to August 31 period).

Removal or disturbance of artificial surfaces may also impact protected nesting birds. The Killdeer found on Ebenezer Road, protected under the MBCA, is a species that nests on bare ground, and gravel and asphalt surfaces; and may nest within the construction zone particularly when surfaces have been cleared in preparation for work and there is a hiatus in work.

Birds and other wildlife such as snakes or bats may nest inside buildings if they find suitable access points. No cavities were observed on the SPS building; however, if they exist and wildlife enter the building, the proposed upgrades may harm this wildlife. Wildlife may also be impacted if they travel into other areas of the construction zone or onto the Ebenezer Road access route. Maintaining awareness of wildlife and avoiding contact will help minimize harm to wildlife such as the Striped Skunk found in the roadside ditch. Sediment or chemical spills released as a result of construction activities may impact vegetation and wildlife or the main branch of the West Humber River Natural Area. The slope between the SPS and the residential property to be excavated for the asphalt driveway poses increased risk of sedimentation. Standard practices for on-site control of sediment/spills and proper maintenance of these practices will provide contaminant mitigation.

Potential impacts to SAR are expected to be unlikely.

Mitigation Measures

The following mitigation measures are recommended to minimize impacts on wildlife and SAR:

- A general awareness of wildlife shall be maintained. Wildlife incidentally encountered during construction shall not knowingly be harmed and shall be allowed to move away from the construction area on their own.
- In the event that wildlife encountered during construction does not move from the construction zone, the Contract Administrator will contact MNRF; the Contractor shall not move the wildlife.
- Vegetation removal shall occur outside the period when most birds in the area breed (i.e., outside April 1 to August 31).

- Should the removal of vegetation to construct the new SPS occur between April 1 and August 31, nest inspections conducted by an experienced, wildlife biologist will be required no more than two days prior to the removal.
- For works between April 1 and August 31, caution shall be taken to watch for evidence of Killdeer nesting on bare ground, asphalt or gravel surfaces.
- If an active bird nest is found within the construction zone, an avian specialist shall determine whether the nest belongs to a protected species and if this is the case, shall establish a suitable buffer around the nest within which work is halted until the young birds are fully fledged.
- The Contractor shall not destroy the active nests (nests with eggs or young birds), or wound or kill birds, of species protected under the MBCA or FWCA.

The following SAR mitigation measures are recommended:

- If a SAR is encountered within or adjacent to the construction site, the Contractor will stop work and contact MECP.
- If construction activities are such that continuing construction in that area would result in a contravention of the ESA, all activities will stop, and the Contract Administrator will contact the MECP SAR Biologist to discuss mitigation options.

Species and Habitat Opportunities

Though it is anticipated that SAR impacts will be minor and not require specific mitigation, opportunities to benefit species and their habitat arise through implementation of the proposed works. As part of habitat compensation measures that may be required consideration can be made for enhancement of habitat for Monarch, by spreading seeds of native breeding host plants (Common Milkweed, Swamp Milkweed) and foraging plants (native wildflowers) in the meadows. Shrubs with dense cover can be planted in the CUP3-8 and CUM1-1 to promote breeding by the regionally rare Clay-coloured Sparrow and benefit this locally significant species and general bird nesting habitat.

8.1.3 Archaeology

Potential Impacts

The project site for the new McVean SPS is clear and free of archaeological concerns, as described in Section 4.3.

Mitigation Measures

- If deeply buried archaeological deposits are discovered in the course of construction, MCM (416-314-1177) should be notified immediately. Should previously undocumented archaeological resources be discovered, they may be new archaeological sites and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out a determination of their nature and significance.

If human remains are encountered during construction, the Cemeteries Regulation Unit of the Ministry of Consumer Service (1-800-889-9768) should be notified. In situations where, human remains are

associated with archaeological resources, MCM should also be contacted to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.

8.1.4 Cultural Heritage

Mitigation measures for cultural heritage features have been listed in Table 4-1, and are summarized below:

- Storage and construction staging areas should be appropriately located and/or planned to avoid impacting any of the identified BHRs and CHLs.
- Where construction is anticipated to result in grading impacts and tree removal, post-construction landscaping with native tree species should be employed to mitigate visual impacts to CHL-1 and CHL-4.
- Should future work require expansion of the McVean SPS study area, a qualified heritage consultant should be contacted to confirm the impacts of the proposed work on known or potential BHRs and CHLs.

8.1.5 Noise

Potential Impacts

Noise as a result of construction activities may impact nearby residential areas and other sensitive receptors.

Mitigation Measures

The following mitigation measures are recommended during construction:

- Construction work hours will take place from 7 am to 7 pm.
- Construction work will be located away from Ebenezer Road and residential neighbour/property.
- Truck movements will be scheduled to minimize noise.

8.1.6 Stormwater Management

8.1.6.1 Construction

By following the TRCA Stormwater Management Criteria (2012) for stormwater management design, the project approach will incorporate all relevant mitigation measures to control sediment and erosion.

8.1.6.2 Permanent Infrastructure

Permanent infrastructure will be designed according to the guidelines and standards outlined by the TRCA's Stormwater Management Criteria, and will incorporate design practices and control methods for:

- Stormwater Quality.
- Stormwater Quantity.

8.1.7 Site Contamination and Excess Soil

Potential Impacts

There are twelve APECs located within or adjacent to the study area, which may result in encountering contaminated soil and groundwater during construction. If not managed properly, stockpiled and excess materials and construction waste have the potential to contaminate the surrounding environment. Excess soils may be generated during construction.

Mitigation Measures

The following mitigation measures will be implemented to manage site contamination and excess soils:

- If any fill material is imported during construction on the Phase Two Property, the material should be characterized in accordance with current MECP protocols established under O. Reg. 153/04 to ensure compliance with regulatory requirements; and
- The monitoring wells on the Phase Two Property should be decommissioned as per O. Reg. 903 under the Ontario Water Resources Act, when no longer required.
- Excess materials will be managed in accordance with O Reg. 406/19, including completion of an Assessment of Past Uses, Sampling and Analysis Plan and Soil Characterization Report in detailed design.
- Excess earth managed as disposable fill will be managed by the Contractor, taking into account the possibility of salt impacts.
- The Contractor will control the emission of dust and other pollutants and prevent them from leaving the work site.
- All equipment onsite shall be clean and in good working order (no leaks of fuel, grease or oils).
- Vehicle maintenance and refueling shall be confined to designated areas a minimum of 30 m away from any natural features, and all activities shall be controlled to prevent entry of petroleum products or other deleterious substances into the natural environment.
- A Spill Control and Response Plan will be developed and implemented to prevent deleterious substances from entering the natural environment.
- An emergency spill kit will be kept on-site in case of spills during activities or fluid leaks or spills from equipment.
- When spills occur, the Ministry of the Environment Spills Action Centre should be contacted and all reasonable corrective action should be taken to contain and clean the spill immediately.

8.1.8 Ecosystem Compensation

The proposed design and solution will interfere with current natural habitat on site. In reference to the TRCA Guideline for Determining Ecosystem Compensation (2023), the following aspects will be incorporated into the design of the project to ensure the proper and safe restoration of any natural habitat lost during construction:

- Replication of Ecosystem Structure and Land Base.
- Development of and Agreement to Compensation Plan.
- Implementation of Compensation Plan.

8.2 Schedule

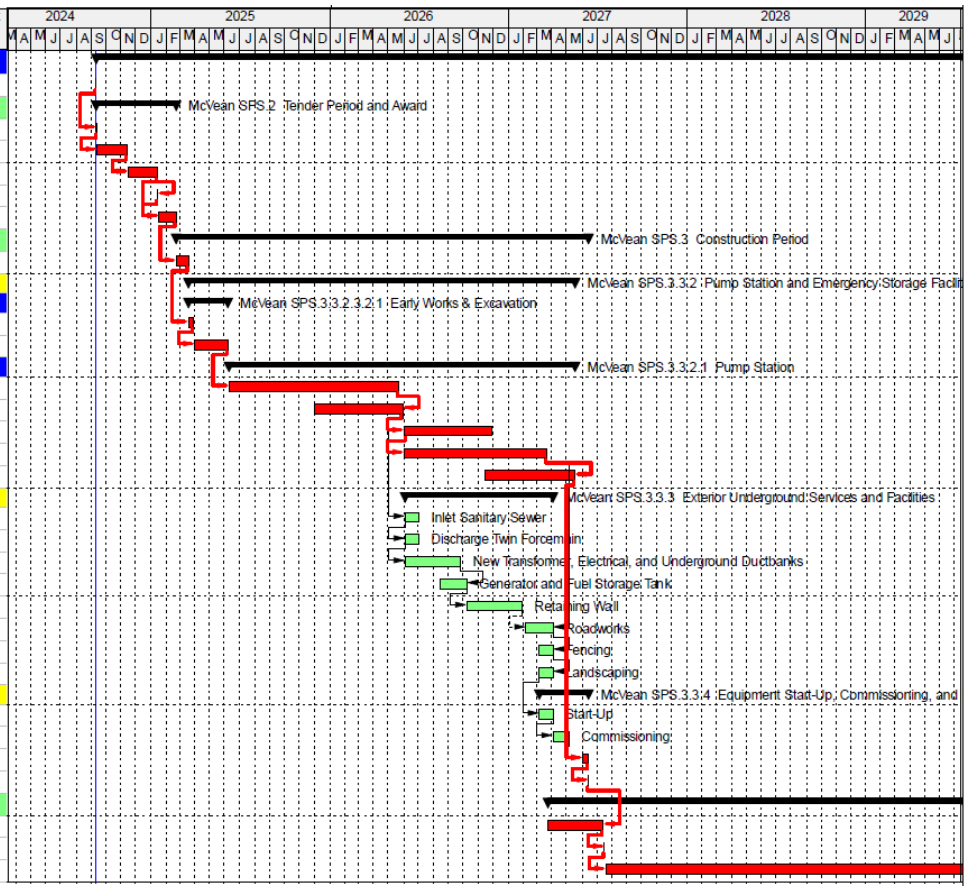
The details of the completion of the Schedule B Class EA is summarized below:

- Posting of the Class EA Amendment highlighting changes made to the preferred alterative – October 2023.
- 30-day review period – November 2023.
- Project File submission to the MECP – December 2023.
- Project File comments, finalization and MECP approval – January 2024.
- 90% detailed design submission – March 2024.
- Region review and comment – April 2024.
- Proceed to 100% tender ready detailed design starting in May 2024 and concluded in September 2024.

Table 8-1 presents a preliminary tender and construction schedule starting in September 2024 when the finalized tender ready detailed design submission is scheduled.

Table 8-1: McVean Sewage Pumping Station Upgrades- Project Implementation Schedule

Activity ID	Activity Name	Original Duration	Start	Finish	Total Float
McVean SPS	**McVean Sewage Pump Station Upgrade**	**1267**	**11-Sep-24**	**19-Jul-29**	**0**
MC-1010	100% Tender Design Completion	1	11-Sep-24	11-Sep-24	0
McVean SPS.2	**Tender Period and Award**	**116**	**12-Sep-24**	**20-Feb-25**	**0**
MC-1020	Contract Issued for Tender	1	12-Sep-24	12-Sep-24	0
MC-1030	Contract Tendering	44	13-Sep-24	13-Nov-24	0
MC-1040	Tender Analysis	45	14-Nov-24	15-Jan-25	0
MC-1050	Regional Review	1	15-Jan-25	15-Jan-25	0
MC-1060	Contract Award	26	16-Jan-25	20-Feb-25	0
McVean SPS.3	**Construction Period**	**603**	**21-Feb-25**	**15-Jun-27**	**0**
MC-1070	Construction Mobilization on Site	17	21-Feb-25	17-Mar-25	0
McVean SPS.3.3.2	Pump Station and Emergency Storage Facility	565	18-Mar-25	17-May-27	0
McVean SPS.3.3.2.3.2.1	**Early Works & Excavation**	**59**	**18-Mar-25**	**06-Jun-25**	**0**
MC-1080	Site Mobilization, Laydown, and Preparation	9	18-Mar-25	28-Mar-25	0
MC-1090	Excavation	50	31-Mar-25	06-Jun-25	0
McVean SPS.3.3.2.1	**Pump Station**	**506**	**09-Jun-25**	**17-May-27**	**0**
MC-1100	Pump Station Structural	250	09-Jun-25	22-May-26	0
MC-1110	Emergency Overflow Tank Structural	130	01-Dec-25	29-May-26	0
MC-1120	Building Envelope, Structural, & Architectural	130	01-Jun-26	27-Nov-26	0
MC-1130	Mechanical/Process and Buildings	210	01-Jun-26	19-Mar-27	0
MC-1140	Electrical	131	16-Nov-26	17-May-27	0
McVean SPS.3.3.3	Exterior Underground Services and Facilities	215	05-Jun-26	01-Apr-27	19
MC-1150	Inlet Sanitary Sewer	20	05-Jun-26	02-Jul-26	24
MC-1160	Discharge Twin Forcemain	20	05-Jun-26	02-Jul-26	24
MC-1170	New Transformer, Electrical, and Underground Duc	80	05-Jun-26	24-Sep-26	24
MC-1180	Generator and Fuel Storage Tank	40	14-Aug-26	08-Oct-26	24
MC-1190	Retaining Wall	80	09-Oct-26	28-Jan-27	24
MC-1200	Roadworks	40	05-Feb-27	01-Apr-27	19
MC-1210	Fencing	20	05-Mar-27	01-Apr-27	19
MC-1220	Landscaping	20	05-Mar-27	01-Apr-27	19
McVean SPS.3.3.4	Equipment Start-Up, Commissioning, and Performar	73	05-Mar-27	15-Jun-27	0
MC-1230	Start-Up	20	05-Mar-27	01-Apr-27	19
MC-1240	Commissioning	23	02-Apr-27	04-May-27	19
MC-1250	Performance Testing	10	01-Jun-27	14-Jun-27	0
MC-1260	Substantial Completion	1	15-Jun-27	15-Jun-27	0
McVean SPS.4	**Contract Closeout**	**609**	**22-Mar-27**	**19-Jul-29**	**0**
MC-1270	Defficiency Corrections	84	22-Mar-27	15-Jul-27	0
MC-1280	Total Completion	1	16-Jul-27	16-Jul-27	0
MC-1290	Warranty Period	524	19-Jul-27	19-Jul-29	0



9 Public and Agency Input

9.1 Required Public Consultation

Schedule 'B' Municipal Class EA projects require two mandatory points of contact:

- In Phase 2 of the process, after the Evaluation of the Alternative Solutions and before the Selection of the Preferred Solution.
- The Notice of Completion.

9.2 Summary of Public Consultation Dates

A summary of the public consultation is presented below in Table 9-1.

Table 9-1: Public Consultation Record

PUBLIC CONSULTATION	DATE
Notice of Study Commencement and Notice of Public Open House #1 (1)	February 11, 2021
Public Open House #1 (Virtual) (1)	July 29, 2021
Notice of Public Open House #2 (2)	December 8, 2022
Public Open House #2 (Virtual) (2)	December 8, 2022
Notice of Study Completion (Anticipated)	December 2023 / January 2024
Notes: 1. Provided in **Appendix O** 2. Provided in **Appendix P**	

9.3 Stakeholder and Indigenous Contact List

A stakeholder contact list was prepared during the initial stages of the Study and was updated throughout the Study process. The initial list included addresses within the Study Area, as well as Indigenous communities identified through the Aboriginal Treaty and Rights Information System (ATRIS).

The stakeholder contract list is provided in **Appendix Q**.

9.3.1 Public Information Centre No. 1

Public Information Centre (PIC) 1 was held virtually to allow interested members of the public to review and comment on the preferred alternative, the evaluation process, and next steps of the study. PIC 1

display boards were made available on the Region of Peel website starting July 29, 2021. Comments were received until August 29, 2022.No comments were received during the review period.

More information on the presentation is provided in **Appendix O**.

9.3.2 Public Information Centre No. 2

Public Information Centre (PIC) 2 was held virtually and posted to the Region's website on December 8, 2022. Information provided to the public to review and comment included information on the alternatives, including the preferred alternative, the evaluation process, and next steps. The PIC 2 was available to the public starting December 8, 2022. Comments from the review of the PIC 2 material was received until January 31, 2023. No comments were received during the review period.

More information on the presentation is provided in **Appendix P.**

9.4 Public Consultation Comments and Responses

No public comments were received from either of the PICs.

Following the review period of PIC 2, TRCA was further consulted in August 2023. As the 60% detailed design was advanced, and combined with input from the TRCA, preferred alternative no. 4 was finalized. The updated PIC slides, specifically pertaining to Alternative 4, showing the preferred alternative have subsequently been posted on the Region's website for public review.

9.5 Conservation Authority Consultation

The TRCA was consulted throughout the Class EA process. Most recently, the TRCA provided review comments on the initial DRAFT project file. Those comments, and the responses, have been documented and addressed in **Appendix R.**

9.6 Indigenous Consultation

Indigenous communities with a potential interest or stake in the Study were contacted directly and provided an opportunity to offer their input and to address their comments or concerns. The Project Team initiated contact with the following Indigenous communities:

- Haudenosaunee Confederacy.
- Mississaugas of the New Credit First Nation.
- Six Nations of the Grand River.
- Huronne-Wendat Nation.

A Notice of Study Commencement and notices of PIC 1 and 2 were sent to the communities listed above.

9.7 Notice of Study Completion

Notice of Study Completion is anticipated to be issued in December 2023 / January 2024. The Notice of Completion must be issued and provide a minimum 30-day period during which documentation may be reviewed, with comments and input submitted.

10 Permits and Approvals

The following section identifies the necessary permits and approvals required from various agencies during detailed design and prior to construction. These agencies include the Ministry of the Environment, Conservation and Parks (MECP), the Toronto and Region Conservation Authority, and the City of Brampton.

10.1 Review Agency Approvals

10.1.1 Ministry of the Environment Conservation and Parks

- An Environmental Compliance Approval (ECA) is required for the construction of a new SPS as it is considered a “substantial addition to the existing system” for sewage and a generator (air/noise).

10.1.2 City of Brampton

- Building Permit.
- Site Plan Approval.

10.1.3 Toronto and Region Conservation Authority

- Site Plan Approval and is pertains to Stormwater Management.
- Sediment and Erosion Control Plan – Permission to Construct.
- Environmental Compensation Plan – Permission to Construct.

10.1.4 Electrical Safety Authority (ESA)

- Permission to Expand and Connect.

10.1.5 Technical Standards & Safety Authority

- Permit required for bi-fuel diesel / natural gas driven standby generator.

11 Conclusion

This Municipal Class EA Project File has been prepared to confirm that the proposed McVean SPS project meets the requirements of the Environmental Assessment Act.

The preferred solution recommends a new SPS, complete with headworks infrastructure, located to the north side of the site. This layout places the new building further away from the road and allows for easier transitioning of the piping from the existing facility. The existing SPS will be decommissioned once the new SPS is constructed. Sanitary flows along Ebenezer Road will be redirected to the new SPS. The new SPS will remove grit and FOGs from the sewage prior to pumping to downstream trunk sewer system on Goreway Road via the new and existing forcemains.

The preferred alternative achieves the Region's design guidelines for sewage pumping stations with respect to 2 hours of emergency storage at the peak design flowrate. Approximately 70% of this storage requirement is achieved with an in-tank solution integrated into the new SPS (82 minutes of primary emergency storage), outside of the regulatory floodplain of the West Humber River. The preferred alternative maintains the existing earthen emergency storage lagoon's location and capacity of 4,830 m^3, which continues to provide a total retention time of approximately 38 minutes of secondary storage.

The total storage time provided by the new primary overflow tanks and secondary emergency overflow lagoon is approximately 2 hours at 2,100 L/s, as summarized in Table 11-1. The modified approach to emergency overflow storage represents a net benefit to the project as it significantly mitigates sewage from entering the earthen lagoon during an emergency event. This is because the quantity of primary emergency storage achieved in the sub-grade tanks connected to the SPS has been significantly expanded, as opposed to the earthen lagoon, whose capacity remains the same.

Table 11-1: Preferred Alternative No. 4 Storage Volume and Emergency Response Time

Description	Storage Volume	Emergency Storage Time @ 2,100 L/S	Compliance with Regional Design Guidelines for Emergency Overflow Storage
Existing			
Existing Earthen Emergency Overflow Lagoon	4,830 m^3	38 minutes	×
Proposed – Alternative No. 4			
Primary In-Tank Emergency Overflow Storage	10,290 m^3	82 minutes	-
Existing Earthen Emergency Overflow Lagoon	4,830 m^3	38 minutes	-
Total Emergency Storage Achieved	**15,120 m^3**	**120 minutes**	✓

This alternative is also anticipated to have less environmental, social, and cultural impacts compared to alternative nos. 2 and 3, while providing the Region with increased operational flexibility and maintenance over the life cycle of this infrastructure asset. Figure 11-1 and Figure 11-2 presents the overall process flow schematic and the emergency overflow schematic, respectively, of the preferred alternative.

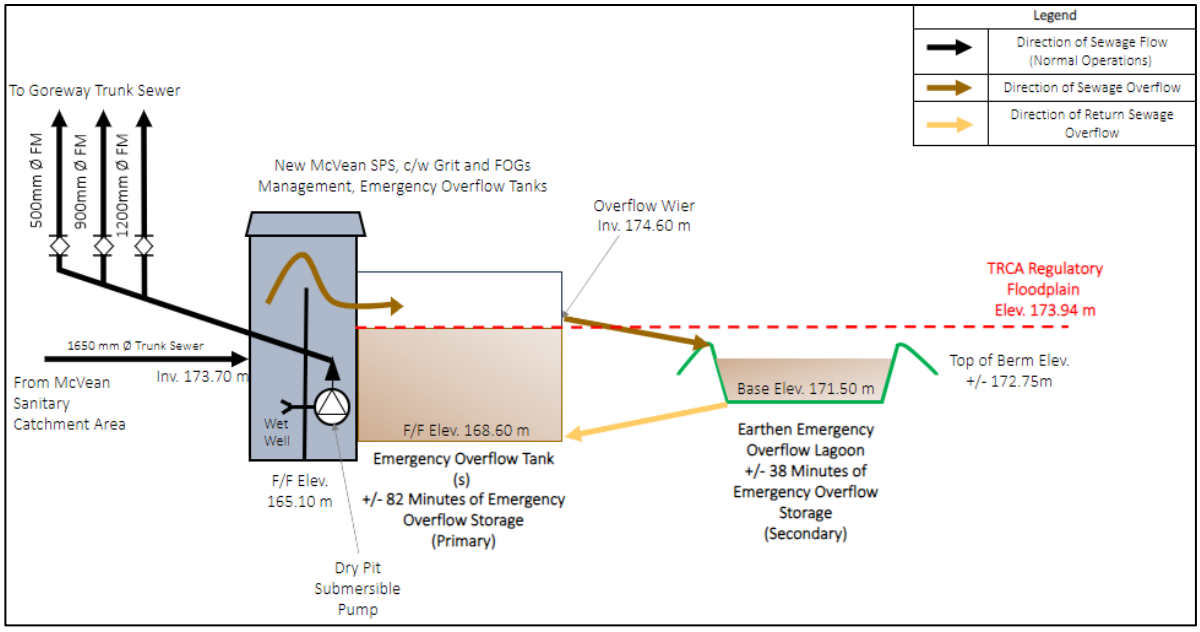


Figure 11-1: Preferred Alternative- Process Schematic for the New McVean Sewage Pumping Station

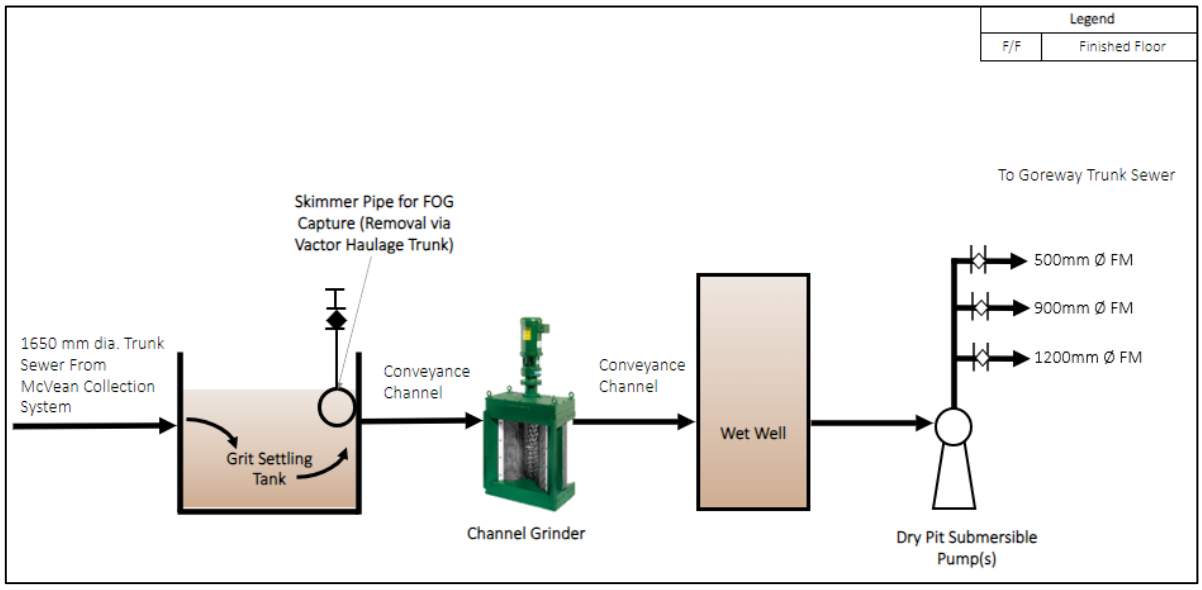


Figure 11-2: Preferred Alternative- Overflow Schematic for the New McVean Sewage Pumping Station

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Appendices

Appendix A Geotechnical Investigation Report

Appendix B Existing Conditions and Impact Assessment (Ecology) Report

Appendix C Archaeological Stage 1 and 2 Investigation Reports

Appendix D Archaeological Stage 3 Investigation Report

Appendix E Cultural Heritage Report

Appendix F Phase I Environmental Site Assessment

Appendix G Phase II Environmental Site Assessment

Appendix H Technical Memorandum No. 1 – Identification of Alternatives

Appendix I Technical Memorandum No. 2 – Analysis of Alternatives

Appendix J Construction Cost Estimate – Alternative No. 2

Appendix K Construction Cost Estimate- Alternative No. 3

Appendix L Construction Cost Estimate- Preferred Alternative No. 4

Appendix M The Emissions Summary and Dispersion Modelling Report

Appendix N Energy Analysis Technical Memorandum

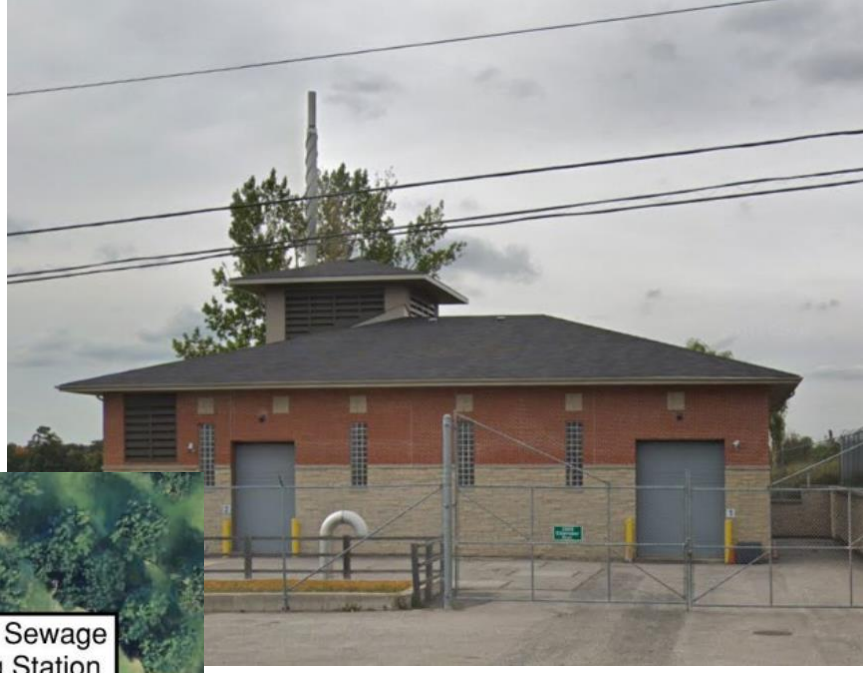
Appendix O Public Information Centre No. 1

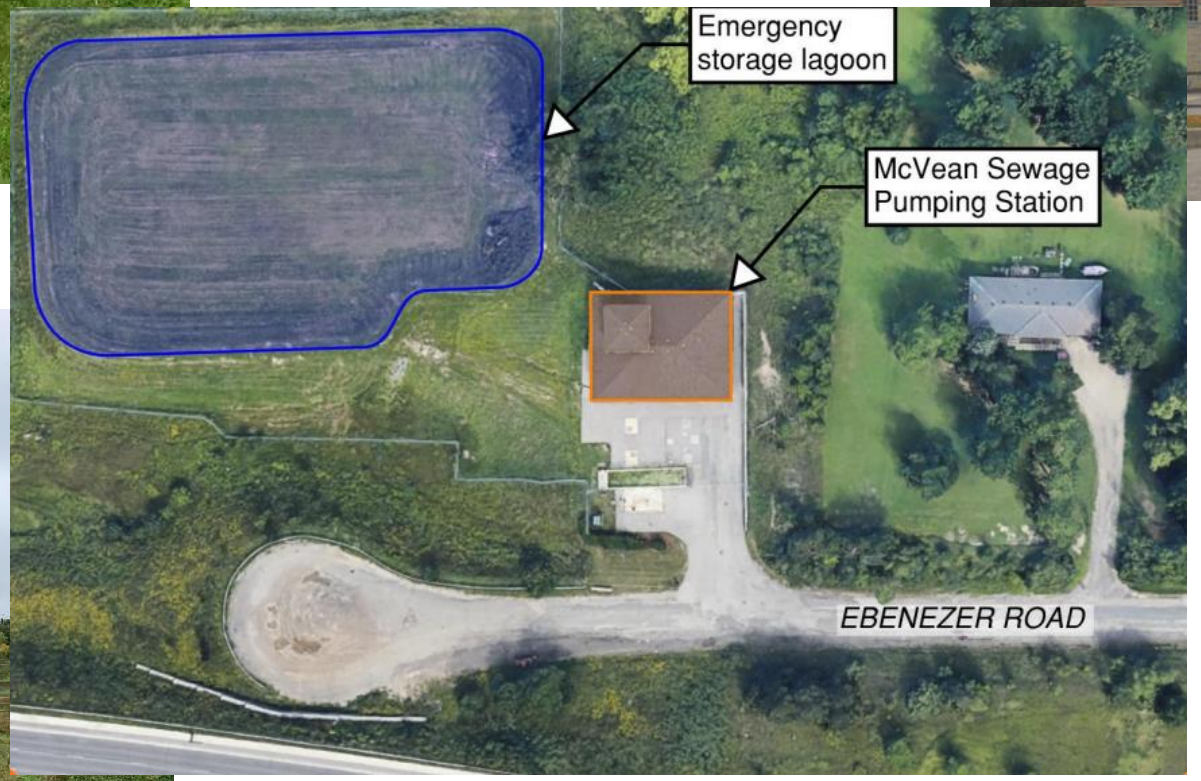
Appendix P Public Information Centre No. 2

Appendix Q Stakeholder/Contact List

Appendix R Toronto and Region Conservation Authority Comment Log

LEGEND
Project Area
Study Area
Bolton
Vaughan
Brampton
Georgetown
Toronto
Woodhall
Gorewood Acres
Ebenezer
Coltrelle Blvd
Humberwest Pky
Steeles Ave W
West Humber River
175 m




Emergency
storage lagoon
McVean Sewage
Pumping Station
EBENEZER ROAD

MCVEAN DRIVE
EBENEZER ROAD
HIGHWAY 7
GOREWAY DRIVE
THE GORE ROAD
HIGHWAY 50
QUEEN STREET EAST
CLAIREVILLE CONSERVATION ROAD
HIGHWAY 407
GOREWOOD DRIVE
HIGHWAY 427
CHRYSLER DRIVE
COVENTRY ROAD
CRESCENT
Bolton
Hill
Vaughan
Brampton
Georgetown
Toronto

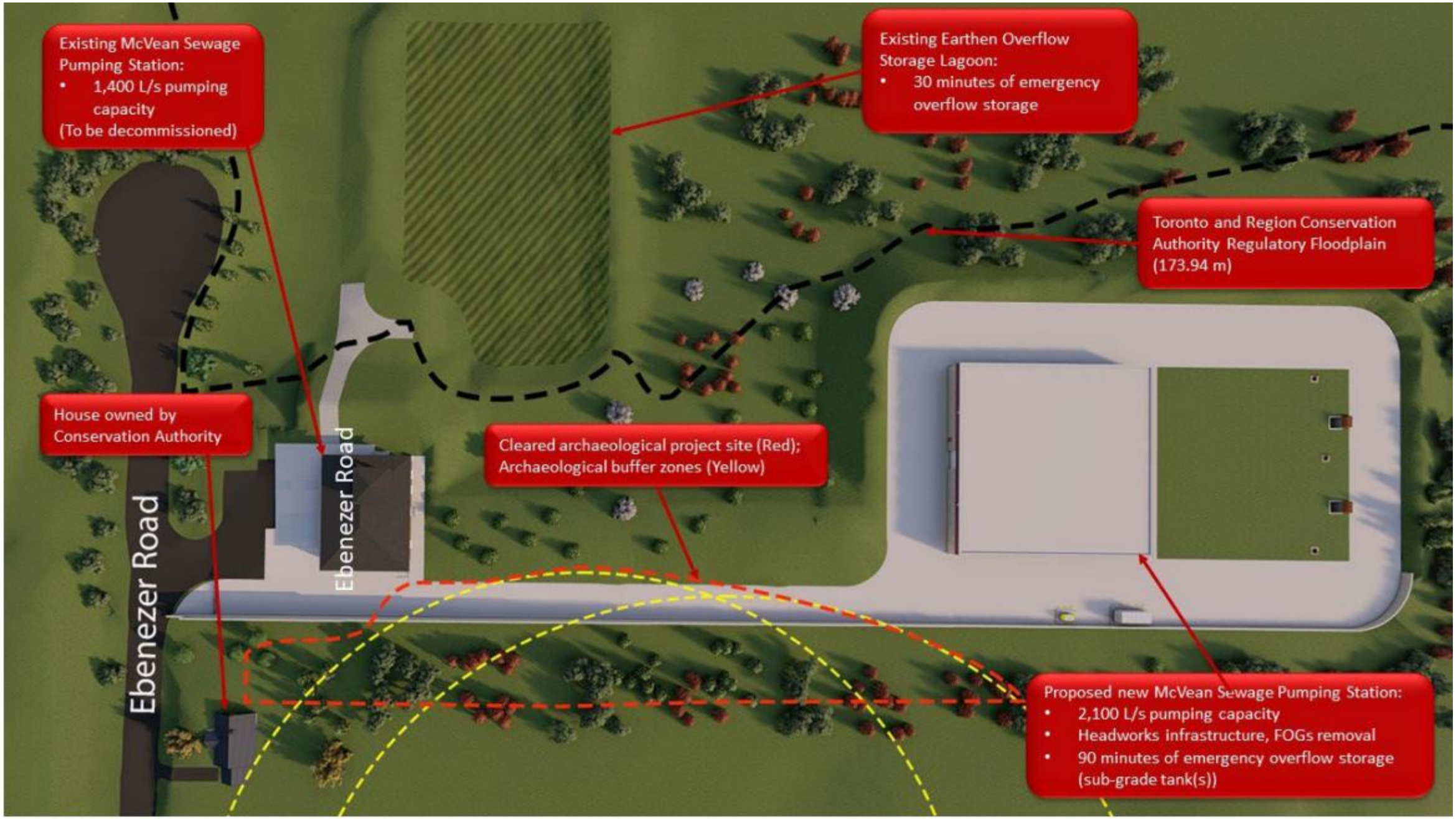
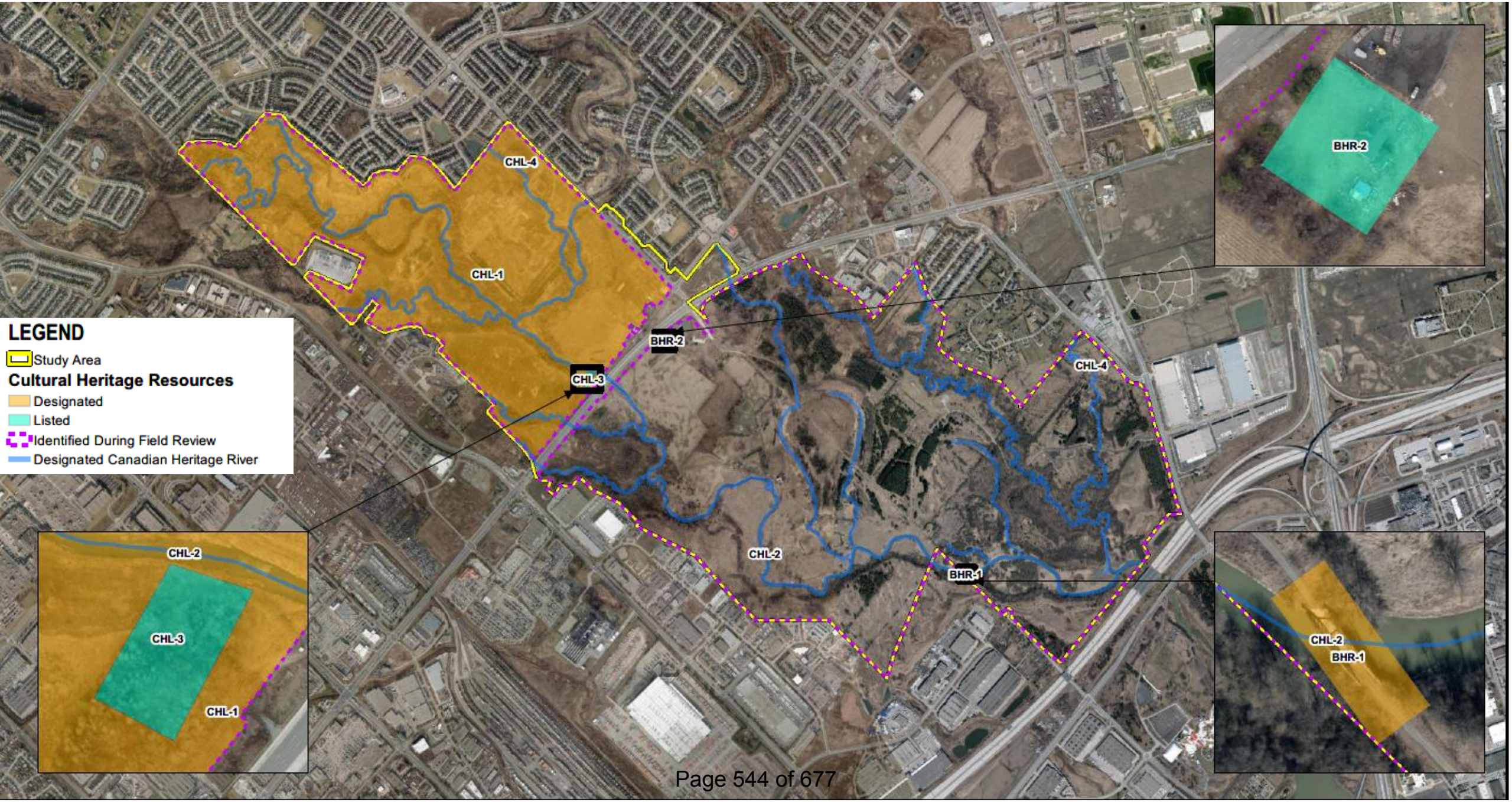


Figure 6-1: Layout Plan of the Preferred Alternative for the McVean SPS Project


LEGEND
Study Area
Cultural Heritage Resources
Designated
Listed
Identified During Field Review
Designated Canadian Heritage River
CHL-4
CHL-1
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BHR-2
CHL-2
BHR-1
CHL-2
CHL-3
CHL-1
BHR-2
CHL-2
BHR-1

BRAMPTON

Report
Staff Report
The Corporation of the City of Brampton
7/15/2025

Date: 2025-06-30

Subject: **Cultural Heritage Evaluation Report and Heritage Impact Assessment, Kennedy Valley – Ward 3**

Contact: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-562

RECOMMENDATIONS:

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of July 15th, 2025, re: **Cultural Heritage Evaluation Report and Heritage Impact Assessment, Kennedy Valley – Ward 3**, be received;

2. That the following recommendations of the Cultural Heritage Evaluation Report prepared by ASI dated May 2025 be received:
    I. That the property meets at least two criteria presented in Ontario Regulation 9/06 of the *Ontario Heritage Act* and therefore, the municipality may consider designation of this property under Part IV of the *Ontario Heritage Act.*

3. That the following recommendations of the Heritage Impact Assessment prepared by ASI dated May 2025 be received and followed:
    I. Construction crews should be advised of the heritage status and heritage attributes of the Kennedy Valley prior to any work in its vicinity.
    II. Staging and construction should be suitably planned and executed to ensure that unintended negative impacts to the identified heritage attributes of the Kennedy Valley are avoided. Mitigation measures may also include establishing no-go zones with fencing and directing working crews to avoid identified heritage attributes.
    III. Where the proposed work cannot be revised to avoid temporary land disturbances and impacts, the removal of trees and vegetation should be limited to the extent possible, and where removal cannot be avoided, post-construction rehabilitation with sympathetic plantings should be implemented.

4. That Heritage Staff work with Cemetery Services to explore ways to rehabilitate the Grahamsville Cemetery including clearing vegetation and repairing headstones and stabilization of erosion along the bank of Etobicoke Creek where it passes the cemetery.

OVERVIEW:

- **Kennedy Valley is a listed heritage property in the Municipal Heritage Register and is owned by the City of Brampton.**
- **In June 2019, the Region of Peel commenced an Environmental Assessment (EA) study for trunk sewer improvements and upgrades along the Etobicoke Creek.**
- **In support of the EA, a Cultural Heritage Evaluation Report was completed in March 2025 by ASI. It identified that the property possesses Cultural Heritage Value or Interest.**
- **The Heritage Impact Assessment was also completed by ASI in March 2025 and evaluated that there would be no impacts to the identified heritage resources from the proposed sewer trunk improvement works.**
- **The Cultural Heritage Assessment Report and Heritage Impact Assessment are considered to be complete as per the City's Terms of Reference.**

BACKGROUND:

The Etobicoke Creek Trunk Sanitary Sewer (ECTS), from Kennedy Road to Derry Road in the City of Brampton, provides service to a large area extending north as far north as Mayfield Road. Upgrades are required to address issues with the existing sanitary sewers and provide reliable sanitary service to future growth forecasted for the area.

In 2019, A Schedule 'C' Municipal Class Environmental Assessment (EA) Study for the ECTS Improvements and Upgrades Project was undertaken to identify the preferred means to implement these upgrades.

The subject property at Kennedy Valley contains part of the Deep Trunk Alignment which is a 1.5m diameter pipe spanning approximately 3.7 km in length from Kennedy Road South to Dixie Road. The majority of the alignment is located within valley lands, with the impacts mitigated through tunnelling.

The subject property requires a CHER as it was identified in the ECTS Improvements and Upgrades Project Background Review Gap Analysis as a listed property in the Brampton Heritage Register, and a preliminary impact assessment indicated that there

would be direct impacts to the Kennedy Valley property including the construction of Shaft 1 and the Biscayne Connection on the property as well as construction related to site access for Shaft 1 and re-grading at the Biscayne Connection shaft site.

The CHER, completed by ASI. in December 2024 and updated in February and May 2025 by ASI determined that the property retained CHVI. As such, an HIA was subsequently completed in March 2025 to determine potential impacts to the property and recommend appropriate mitigation measures.

Property Location

The Kennedy Valley property consists of a public park with a walking trail within a creek valley. The Etobicoke Creek meanders through the valley in a generally east-west direction. The valley is largely wooded with some open marshy areas with shorter vegetation and shrubs. The Etobicoke Creek Trail roughly follows the alignment of the creek on its north side, sometimes running along the northern property line.

Approximately 50 metres from the Kennedy Road South entrance to the park, along the trail, is a stone monument and interpretive panel commemorating the Graham-Rutledge farmstead and farmhouse which was formerly on the property but burnt down in 2010. The Graham Family Cemetery is within the valley, on the south side of the trail, approximately 180 metres east of Kennedy Road South. On the south side of the creek is a remnant nineteenth-century quarry.

The subject property is located within a mixed suburban context. North of the subject property is an industrial area with large warehouses that back onto the valley. The area south of the property is occupied by a sports arena and various outdoor sports fields. Also south of the subject property, on the east side of Kennedy Road South, is a small commercial development which occupies the former site of the Graham farmhouse.

CURRENT SITUATION:

CHVI of the property

The property was evaluated and found to meet three criteria under Reg. 9/06 of the Ontario Heritage Act for historical/associative and contextual. The draft statement of cultural heritage significance states the following:

> *“The Kennedy Valley has historical and associative value for its associations with the Indigenous peoples that lived around it and used the watercourse, as well as two prominent early settler families in Brampton.*
>
> *The Etobicoke Creek was utilized by the Indigenous peoples that lived in and travelled through the area for fresh water and fishing. The Graham family, who*

are among the earliest European settlers and the area and for whom Grahamsville is named, were the first to settle the property. The Graham Family Cemetery, which remains on the property contains the grave of Hugh Graham and it is reported that the cemetery also contains the burials of 25-30 other individuals. The property is also associated with the Rutledge family, who were also among the earliest European settlers and the area. William Rutledge who owned the property in the late 1800s, was a very prominent figure in the local community, serving as a Deputy Reeve, then Reeve, and Councillor for Toronto Township, before rising to the rank of Warden of the Township in 1914 and 1915.

The Kennedy Valley property also has contextual value for its historical and physical links to its surroundings. While the property has been mostly naturalized, features of the historical use of the property as an early settler farmstead remain in the Graham Family Cemetery and the remnant quarry, which provided the stone for the construction of the farmhouse which once stood on the property and the extant yard wall of the Peel County Jail."

Key attributes of the property that reflect its historical and associative value and its contextual value include:

- The Etobicoke Creek
- The Graham Family Cemetery:
    - Original markers and monuments
    - Location on the former Graham-Rutledge Farmstead
- Remnant Quarry
- Commemorative stone monument and interpretive panel

Impact Assessment and Mitigation Measures

The E.C.T.S. alignment crosses under a portion of the remnant quarry and under Etobicoke Creek at four points, however, as the construction of the alignment is to be completed by micro-tunnel boring well below the depth of the remnant quarry and the creek, no adverse direct or indirect impacts are anticipated to the remnant quarry or Etobicoke Creek

Direct impacts to the Kennedy Valley property include:

- Boring at the sites of Shaft 1, Shaft 2, and the Biscayne Shaft.
- Temporary land disturbances and the removal of mature trees and vegetation at the shaft sites.

However, these impacts are not located near the identified heritage attributes of the property and are not anticipated to adversely impact the heritage value of the property.

The impacts are expected to be minor and temporary if proper mitigation measures are implemented.

As a result, the following mitigation measures are recommended:

- Construction crews should be advised of the heritage status and heritage attributes of the Kennedy Valley prior to any work in its vicinity.
- Staging and construction should be suitably planned and executed to ensure that unintended negative impacts to the identified heritage attributes of the Kennedy Valley are avoided. Mitigation measures may also include establishing no-go zones with fencing and directing working crews to avoid identified heritage attributes.
- Where the proposed work cannot be revised to avoid temporary land disturbances and impacts, the removal of trees and vegetation should be limited to the extent possible, and where removal cannot be avoided, post-construction rehabilitation with sympathetic plantings should be implemented.

CORPORATE IMPLICATIONS:

None

Financial Implications:

None

STRATEGIC FOCUS AREA:

The approval of the Heritage Impact Assessment Addendum noted within this report supports the Culture & Diversity Focus Area and the Environmental Resilience & Sustainability Focus Areas. The recommendations therein facilitate the ongoing protection of a unique heritage resource that contributes to the understanding of Brampton's early cultural development and history, as well as the improvement of a key water management project in the area.

CONCLUSION:

It is recommended that the Cultural Heritage Evaluation Report and Heritage Impact Assessment, Kennedy Valley be received by the Brampton Heritage Board as being complete.

Authored by:

Tom Tran
Heritage Planner
Integrated City Planning

Reviewed by:

Charlton Carscallen, CAHP
Principal Planner/Supervisor
Integrated City Planning

Approved by:

Henrik Zbogar, RPP, MCIP
Director
Integrated City Planning

Approved by:

Steve Ganesh, RPP, MCIP
Commissioner
Planning, Building and Growth Management

Attachments:

- Attachment 1 - Cultural Heritage Evaluation Report - Kennedy Valley ASI
- Attachment 2 - Heritage Impact Assessment - Kennedy Valley – ASI
- Attachment 3 – Highlights of CHER and HIA for Kennedy Valley

Cultural Heritage Evaluation Report

Kennedy Valley (Kennedy Road, East Side of Kennedy Road, South of First Gulf Boulevard)

City of Brampton, Ontario

Draft Report

Prepared for:

Hatch
2265 Upper Middle Road, 5th Floor
Oakville, ON, L6H 0G5

Archaeological Services Inc. File: 24CH-148

December 2024 (Updated February and May 2025)

Doc Number	E373672-0000-483-066-0001		
Date Received	09.May.2025	SUB	Sub02

ASI Providing Archaeological & Cultural Heritage Services
528 Bathurst Street Toronto, ONTARIO M5S 2P9
416-966-1069 F 416-966-9723 asiheritage.ca

Executive Summary

Archaeological Services Inc. was contracted by Hatch, on behalf of the Region of Peel, to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property known as the Kennedy Valley, Kennedy Road east side, south of First Gulf Boulevard, in the City of Brampton, Ontario (hereinafter referred to as the Kennedy Valley). The C.H.E.R. is being undertaken as part of the Detailed Design for the Etobicoke Creek Trunk Sewer (E.C.T.S.) Improvement and Upgrades Project (Hatch, 2024) which was produced to identify gaps not covered in the E.C.T.S. Improvement and Upgrades Project Environmental Assessment (Jacobs, 2023). The property consists of the Kennedy Valley, a wooded valley with a public trail. On the property is a former quarry site and an early settler cemetery located on the northern side of the valley. The property requires a C.H.E.R. as it was identified in the E.C.T.S. Improvements and Upgrades Project Background Review Gap Analysis as a listed property in the Brampton Heritage Register (City of Brampton, 2021b) and a preliminary impact assessment indicated that there would be direct impacts to the property including the construction of Shaft 1 and the Biscayne Connection on the property as well as construction related to site access for Shaft 1 and re-grading at the Biscayne Connection shaft site. As direct impacts to the property are anticipated, a C.H.E.R. was recommended to determine if the property retains cultural heritage value or interest.

This report includes an evaluation of the cultural heritage value of the property as determined by the criteria in Ontario Regulation 9/06 of the *Ontario Heritage Act*. This evaluation determined that the property has historical, associative, and contextual value for its associations with Indigenous peoples, the Graham and Rutledge families, two prominent early settler families in the City of Brampton, and the presence of the historical Graham Family Cemetery and the remnant nineteenth-century quarry which are extant on the property.

The following recommendations are proposed:

1. Based on the results of research, analysis and heritage evaluation activities, this property meets at least two criteria presented in Ontario Regulation 9/06 of the *Ontario Heritage Act* and therefore, the municipality may consider designation of this property under Part IV of the *Ontario Heritage Act*.

2. As the subject property is listed in the City of Brampton's Municipal Heritage Register and was determined to meet the criteria for designation under the *Ontario Heritage Act*, a heritage impact assessment (H.I.A.) is required as per Section 2.1 of the City of Brampton's H.I.A. Terms of Reference (City of Brampton, n.d.d). This assessment should be completed as early as possible in the detailed design phase by a qualified heritage professional and be submitted to heritage staff at the at the City of Brampton and the Ministry of Citizenship and Multiculturalism (M.C.M.) for review.

3. The proponent should submit this report for review and comment to planning staff at the City of Brampton, the M.C.M., the Brampton Historical Society, the Region of Peel Archives, and to any other relevant stakeholder that has an interest in the heritage of the subject property. Any feedback will be incorporated into this report prior to finalization. The final report should be submitted to the Region of Peel Archives for archival purposes.

Report Accessibility Features

This report has been formatted to meet the Information and Communications Standards under the *Accessibility for Ontarians with Disabilities Act*, 2005 (A.O.D.A.). Features of this report which enhance accessibility include: headings, font size and colour, alternative text provided for images, and the use of periods within acronyms. Given this is a technical report, there may be instances where additional accommodation is required in order for readers to access the report's information. If additional accommodation is required, please contact Annie Veilleux, Manager of the Cultural Heritage Division at Archaeological Services Inc., by email at aveilleux@asiheritage.ca or by phone 416-966-1069 ext. 255.

Project Personnel

- **Senior Project Manager**: Annie Veilleux, M.A. C.A.H.P., Senior Cultural Heritage Specialist, Manager - Cultural Heritage Division
- **Project Coordinator:** Jessica Bisson, B.F.A. (Hon.), Cultural Heritage Technician, Division Coordinator – Cultural Heritage Division
- **Project Manager**: Kirstyn Allam, B.A. (Hon), Advanced Dipl. Applied Museum Studies, Cultural Heritage Analyst, Project Manager - Cultural Heritage Division
- **Field Review**: Leora Bebko, M.M.St., Cultural Heritage Technician, Technical Writer and Researcher – Cultural Heritage Division
- **Report Production**: Leora Bebko
- **Graphics Production**: Jonas Fernandez, M.S.c., Manager, Geomatics - Operations Division
- **Report Reviewer(s)**: Kirstyn Allam
- Annie Veilleux

For further information on the Qualified Persons involved in this report see Appendix A.

Glossary

Built Heritage Resource (B.H.R.)
Definition: "…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" (Ministry of Municipal Affairs and Housing, 2024, p. 40).

Cultural Heritage Landscape (C.H.L.)
Definition: "…a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association"(Ministry of Municipal Affairs and Housing, 2024, p. 41).

Significant
Definition: With regard to cultural heritage and archaeology resources, significant means "resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*" (Ministry of Municipal Affairs and Housing, 2024, p. 52).

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1.0 Introduction

Archaeological Services Inc. was contracted by Hatch, on behalf of the Region of Peel, to conduct a Cultural Heritage Evaluation Report (C.H.E.R.) for the property known as the Kennedy Valley, Kennedy Road east side, south of First Gulf Boulevard, in the City of Brampton, Ontario (hereinafter referred to as the Kennedy Valley) (Figure 1). The C.H.E.R. is being undertaken as part of the Detailed Design for the Etobicoke Creek Trunk Sewer (E.C.T.S.) Improvement and Upgrades Project (Hatch, 2024) which was produced to identify gaps not covered in the E.C.T.S. Improvement and Upgrades Project Environmental Assessment (Jacobs, 2023). The property is listed in the City of Brampton's Heritage Register (City of Brampton, 2021b) and consists of the Kennedy Valley, a wooded valley with a public trail. On the property is a former quarry site and an early settler cemetery located on the northern side of the valley.

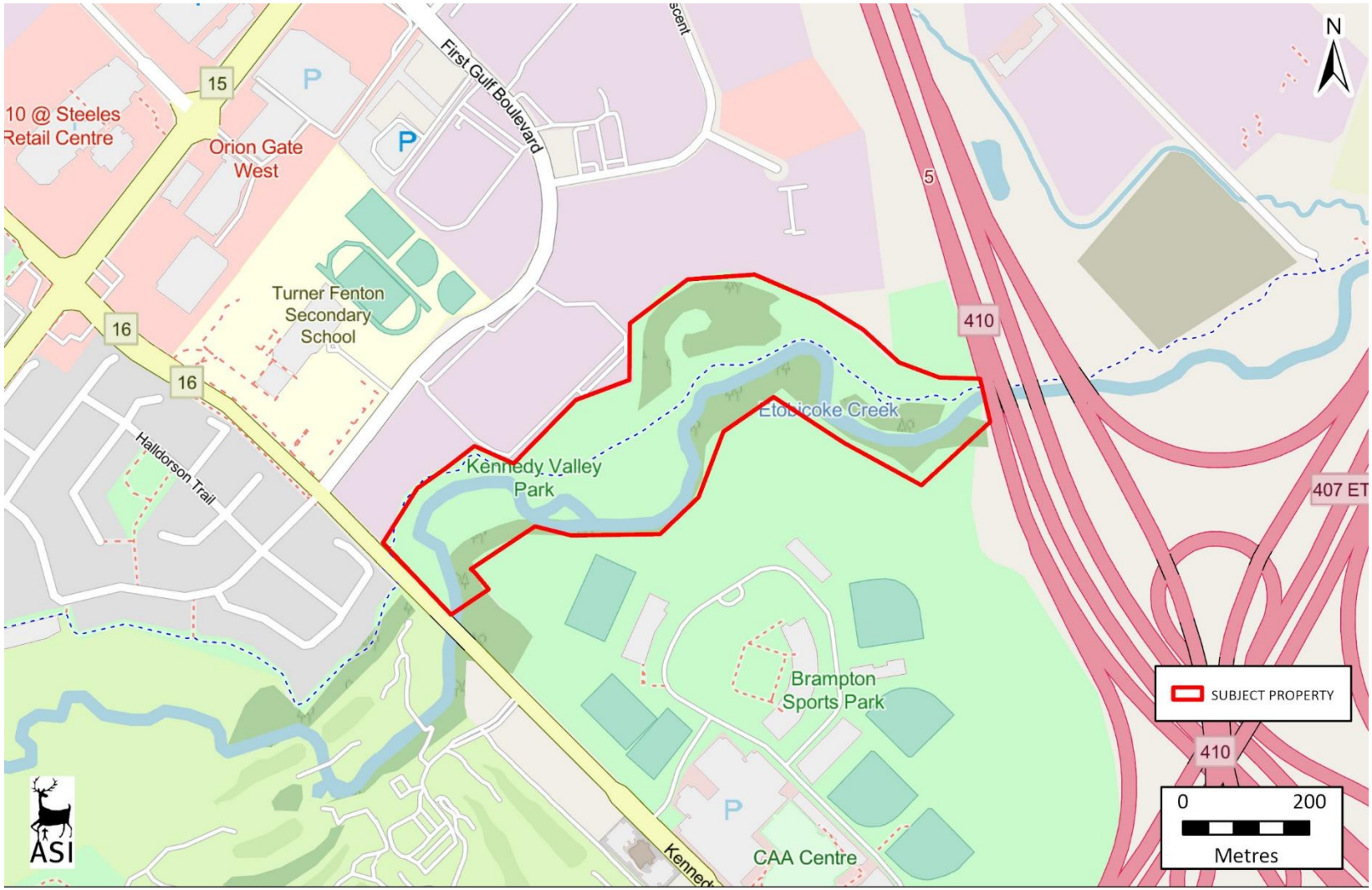

Figure 1: Location of the subject property, known as the Kennedy Valley, on the east side of Kennedy Road South, south of First Gulf Boulevard. Source: (c) Open Street Map contributors, Creative Commons n.d.

1.1 Project Overview

The E.C.T.S. Improvement and Upgrades Project consists of improvements and upgrades to the existing E.C.T.S. from Kennedy Road to south of Highway 407 to address operational and maintenance issues and to accommodate anticipated residential growth in the area (Figure 2).

The property requires a C.H.E.R. as it was identified in the E.C.T.S. Improvements and Upgrades Project Background Review Gap Analysis as a listed property in the Brampton Heritage Register (City of Brampton, 2021b) and a preliminary impact assessment indicated that there would be direct impacts to the Kennedy Valley property including the construction of Shaft 1 and the Biscayne Connection on the property as well as construction related to site access for Shaft 1 and re-grading at the Biscayne Connection shaft site (Figure 3). As direct impacts to the property are anticipated, a C.H.E.R. was recommended to determine if the property retains cultural heritage value or interest.

Figure 2: Overview of the updated tunnel alignment for the E.C.T.S. (Hatch, 2025).

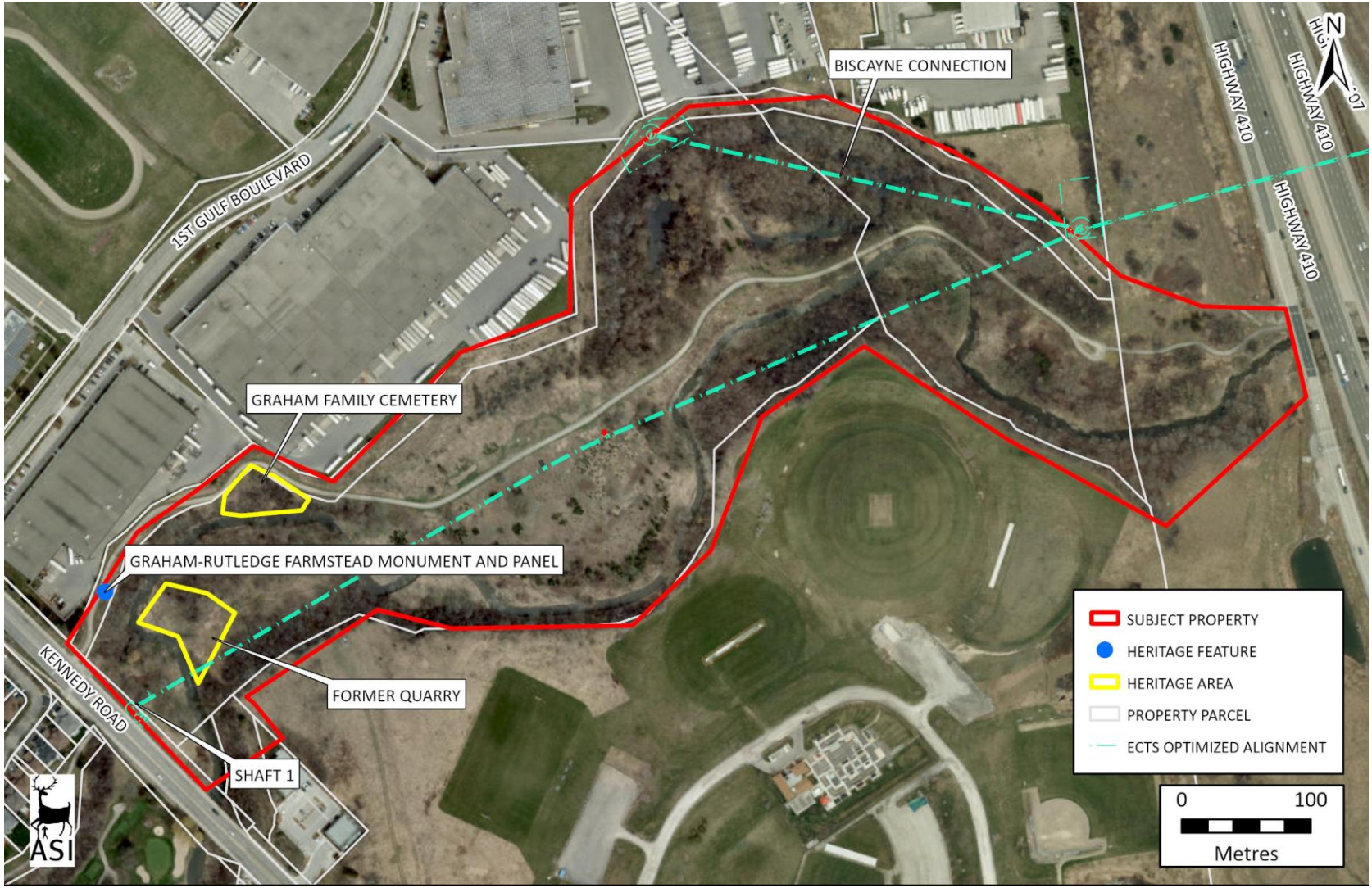

Figure 3: The updated tunnel alignment for the E.C.T.S. and the Kennedy Valley property (Google Earth, 2024).

1.2 Legislation and Policy Context

The analysis used throughout the cultural heritage evaluation process addresses built heritage resources and cultural heritage landscapes under other various pieces of legislation and their supporting guidelines. These policies form the broad context which frame this assessment, and are included as relevant to this undertaking based on professional opinion and with regard for best practices:

- *Environmental Assessment Act* (Ministry of the Environment, 1990);
- *Provincial Planning Statement* (Ministry of Municipal Affairs and Housing, 2024);
- *Ontario Heritage Act* (Ontario Heritage Act, R.S.O. c. O.18, [as Amended in 2024], 1990);
- *Ontario Heritage Tool Kit* (Ministry of Citizenship and Multiculturalism, 2006);
- *Brampton Plan: City of Brampton Official Plan* (City of Brampton, 2024);
- City of Brampton's *Terms of Reference for Heritage Impact Assessments* (City of Brampton, n.d.d);
- *Standards and Guidelines for Conservation of Provincial Heritage Properties* (Ministry of Citizenship and Multiculturalism, 2010);
- *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (Ministry of Citizenship and Multiculturalism, 2014); and,
- *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010).

1.3 Approach to Cultural Heritage Evaluation Reports

The scope of this C.H.E.R. is in accordance with the *Brampton Plan: City of Brampton Official Plan* (City of Brampton, 2024), the City of Brampton's *Terms of Reference for Heritage Impact Assessments* (City of Brampton, n.d.d), and is guided by the *Standards and Guidelines for the Conservation of Provincial*

Heritage Properties: Heritage Identification and Evaluation Process (Ministry of Citizenship and Multiculturalism, 2014).[1]

Generally, C.H.E.R.s include the following components:

- A general description of the history of the subject property as well as detailed historical summaries of property ownership and building(s) development;
- A description of the cultural heritage landscapes and built heritage resources that are under evaluation in this report;
- Representative photographs of the exterior and interior of a building or structure, and character-defining architectural details;
- A cultural heritage evaluation guided by the *Ontario Heritage Act* criteria;
- A summary of heritage attributes;
- Historical mapping, photographs; and
- A location plan.

Using background information and data collected during the site visit, the property is evaluated using criteria contained within Ontario Regulation 9/06. given the resources available, of the history, design and associations of all cultural heritage resources of the property. The criteria contained within Ontario Regulation 9/06 requires a consideration of the community context.

[1] The City of Brampton does not have a Terms of Reference for Cultural Heritage Evaluation Reports. In addition to the Evaluation of Cultural Heritage Value or Interest (Section 3.3) of the Terms of Reference for Heritage Impact Assessments, the guidance provided by the Ministry of Tourism, Culture and Sport in *Standards and Guidelines for the Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (2014) provide general methods of analysis, reporting expectations, and guidance on interpretation of heritage evaluation criteria and other requirements as may be applicable.

2.0 Community Engagement

The following section outlines the community consultation that was undertaken to gather and review information about the subject property.

2.1 Relevant Agencies/Stakeholders Engaged and/or Consulted

The following stakeholders were contacted with inquiries regarding the heritage status and for information concerning the subject property and any additional adjacent built heritage resources or cultural heritage landscapes:

- Tom Tran, Heritage Planner, City of Brampton (email communication 28 October 2024, follow-up emails 12 and 25 November 2024). Email sent to inquire if any built heritage resources or cultural heritage landscapes had been missed in the search of the Heritage Register and if the City has any cultural heritage concerns to bring to Archaeological Services Inc.'s attention. Email also inquired when the property became a public park, what group is responsible for the installation of the Graham-Rutledge Farmstead monument and interpretive panel, and if the City had any information about the former quarry on the property. An automated response to the first follow-up email was received advising that the City of Brampton is experiencing a labour disruption due to an ongoing strike. Tom Tran responded 3 March 2025 following a review of the February 2025 version of the report. Their comments are noted in Section 2.3 below.
- The Ministry of Citizenship and Multiculturalism (email communication 1 November 2023). Email correspondence confirmed that, to date, there are no properties designated by the Minister and that they have no records of a provincial heritage property within or adjacent to the subject property.
- The Ontario Heritage Trust (email communications 30 July and 8 August 2019). Email correspondence confirmed that there are no conservation easements or Trust-owned properties within the subject property and that

the adjacent property at 7715 Kennedy Road South is designated under Part IV of the *Ontario Heritage Act.*

- The Peel Art Gallery, Museum and Archives (P.A.M.A.) (email communications 15, 18, 21, and 23 October 2024). Initial email correspondence included a research assistance request. Subsequent emails included links to primary sources for research available online and arranging a visit to the archives for in-person research on 24 October 2024. Sources reviewed for information on the property and the Graham and Rutledge families include the Perkins Bull Genealogical files, Volume 2 of the Derry West Women's Institute Tweedsmuir History and the Russ Cooper Fonds. The Brian Gilchrist Cemetery Research Collection was also reviewed for information on the Graham Family Cemetery.
- The Brampton Historical Society (email communication 26 November 2024). Email sent to inquire about the provenance and installation of the "Graham-Rutledge Farmstead" interpretive panel and monument and to inquire if the society had any additional information or heritage concerns about the subject property.

2.2 Public Meetings/Public Consultation

Public consultation was undertaken by Jacobs as part of the Etobicoke Creek Trunk Sewer (E.C.T.S.) Improvement and Upgrades Project Environmental Assessment (E.A.) process. Two public information centres were held on 26 November 2020 and 2 May 2022, respectively. A full record of public consultation and stakeholder engagement for the E.A. can be found in the Etobicoke Creek Trunk Sewer Improvements and Upgrades Environmental Study Report completed in 2023 (Jacobs, 2023).

An Advance Notice was also sent to local residents, business owners, and stakeholders in October 2024 outlining the proposed alignment and anticipated construction works. At the time of submission (February 2025), no comments have been received.

2.3 Agency Review

The draft report will be submitted to planning staff at the City of Brampton, the Ministry of Citizenship and Multiculturalism (M.C.M.), the Brampton Historical Society, the Region of Peel Archives, and to any other relevant stakeholder that has an interest in the heritage of the subject property for review and comment.

City of Brampton staff reviewed the February 2025 version of the report and found the report to be good in general. A request for the addition of mapping of the proposed sewer improvement works overlaid with the identified heritage features along with a brief note of their impacts. This revision has been made to the report, see Figure 3.

The Ministry of Citizenship and Multiculturalism reviewed the February 2025 version of the report and found it to be consistent with Ministry of Citizenship and Multiculturalism guidance and best practices, and have no concerns with the report.

No comments have been received from the Brampton Historical Society at this time of the submission of this report (May 2025).

Comments were provided by the Region of Peel Archives on the February 2025 version of the report. These comments were generally editorial in nature and the report was revised to reflect the changes recommended. Also provided was a circa 1933 photograph of the property for inclusion in the report.

The final report should be submitted to the Region of Peel Archives for archival purposes.

2.4 Indigenous Nations Engagement

Indigenous Nations Engagement was undertaken by Jacobs as part of the E.C.T.S. Improvement and Upgrades Project E.A. process (Jacobs, 2023). The following Indigenous Nations, communities, and groups were contacted during the E.A. process:

- Six Nations of the Grand River;
- Mississaugas of the Credit First Nation;
- Haudenosaunee Confederacy Chiefs Council; and
- Nation Huronne-Wendat.

No comments were received regarding cultural heritage concerns. A full record of Indigenous Nations engagement for the E.A. can be found in the Etobicoke Creek Trunk Sewer Improvements and Upgrades Environmental Study Report completed in 2023 (Jacobs, 2023).

An email was sent to the above-listed communities regarding the Detailed Design for the Etobicoke Creek Trunk Sewer (E.C.T.S.) Improvement and Upgrades Project (Hatch, 2024) on November 6, 2024. A response was received from the Haudenosaunee Confederacy Chiefs Council asking to be informed when work was commenced. No other comments were received.

3.0 Description of the Property

The following section provides a description of the subject property.

3.1 Existing Conditions

The Kennedy Valley property consists of a public park within a creek valley (Figure 4). The Etobicoke Creek meanders through the valley in a generally east-west direction. The valley is generally wooded with some open marshy areas with shorter vegetation and shrubs. The Etobicoke Creek Trail roughly follows the alignment of the creek on its north side, sometimes running along the northern

property line. Approximately 50 metres from the Kennedy Road South entrance to the park, along the trail is a stone monument and interpretive panel commemorating the Graham-Rutledge farmstead and farmhouse which was formerly on the property but burnt down in 2010. The Graham Family Cemetery, is within the valley, on the south side of the trail, approximately 180 metres east of Kennedy Road South. On the south side of the creek is a remnant nineteenth-century quarry.

Figure 4: Aerial image of the subject property, known as the Kennedy Valley, on the east side of Kennedy Road South, south of First Gulf Boulevard (Google Maps).

3.2 Heritage Recognitions

The property is listed in the City of Brampton's Heritage Register (City of Brampton, 2021b).

3.3 Adjacent Lands

The adjacent property, located south of the western end of the property, at 7715 Kennedy Road South is designated under Part IV of the *Ontario Heritage Act* (Figure 5). The property is a former farm. According to the Heritage Register, the farmhouse on the property burnt down on April 18, 2010, but the larger cultural heritage landscape remains (City of Brampton, 2008, 2021b). As part of the site visit for this report, it was determined that the larger cultural heritage landscape is no longer extant as the property at 7715 Kennedy Valley Road South is now a commercial structure and the larger property surrounding it has been re-developed as part of the Brampton Sports Park.

Figure 5: Map showing the subject property and adjacent properties with heritage designation (A.S.I., 2024).

4.0 Research

This section provides: the results of primary and secondary research; a discussion of historical or associative value; a discussion of physical and design value; a discussion of contextual value; and results of comparative analysis.

4.1 List of Key Sources and Site Visit Information

The following section describes the sources consulted and research activities undertaken for this report.

4.1.1 Key Sources

Background historical research, which includes consulting primary and secondary source documents, photos, and historic mapping, was undertaken to identify early settlement patterns and broad agents or themes of change in the subject property. In addition, online historical research was undertaken through the websites of the following libraries and archives to build upon information gleaned from other primary and secondary materials:

- Peel Art Gallery, Museum and Archives (Peel Art Gallery Museum and Archives, n.d.);
- Library and Archives Canada (Library and Archives Canada, n.d.);
- Ontario Land Registry Access (*OnLand Property Search*, n.d.); and
- Ancestry.ca (Ancestry.ca, n.d.).

Available federal, provincial, and municipal heritage inventories and databases were also consulted to obtain information about the properties. These included:

- The City of Brampton's *Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act* (City of Brampton, 2021a);
- The City of Brampton's *Municipal Register of Cultural Heritage Resources* (City of Brampton, 2021b);
- The *Ontario Heritage Act Register* (Ontario Heritage Trust, n.d.b);

- The *Places of Worship Inventory* (Ontario Heritage Trust, n.d.c);
- The inventory of Ontario Heritage Trust easements (Ontario Heritage Trust, n.d.a);
- The Ontario Heritage Trust's *An Inventory of Provincial Plaques Across Ontario*: a PDF of Ontario Heritage Trust Plaques and their locations (Ontario Heritage Trust, 2023);
- Parks Canada's *Directory of Federal Heritage Designations*, an on-line database that identifies National Historic Sites, National Historic Events, National Historic People, Heritage Railway Stations, Federal Heritage Buildings, and Heritage Lighthouses (Parks Canada, n.d.b); and,
- Parks Canada's *Historic Places* website, an on-line register that provides information on historic places recognized for their heritage value at all government levels (Parks Canada, n.d.a).

Previous consultant reports associated with known and potential built heritage resources and cultural heritage landscapes within and/or adjacent and/or in the vicinity of the subject property in the City if Brampton, Ontario included the following:

- Etobicoke Creek Trunk Sewer Improvements and Upgrades Environmental Study Report (Jacobs, 2023); and
- Cultural Heritage Resource Assessment Etobicoke Creek Trunk Sewer Improvements and Upgrades (Archaeological Services Inc., 2019).

A full list of references consulted can be found in Section 8.0 of this document.

4.1.2 Site Visit

A site visit to the subject property was conducted on 24 October 2024 by Leora Bebko of Archaeological Services Incorporated (A.S.I.). The site visit included photographic documentation of the subject property from the public pedestrian trail. Permission to Enter was granted by the Region of Peel to allow A.S.I. to access the property.

4.2 Discussion of Historical or Associative Value

Historically, the property was located on parts of Lot 14 and a very small sliver of Lot 15, in Concession 2 East of Hurontario Street in the former Township of Toronto, County of Peel. It is now known as the Kennedy Valley, located on the east side of Kennedy Road South, south of First Gulf Boulevard, in the City of Brampton.

4.2.1 Summary of Early Indigenous History in Southern Ontario

Current archaeological evidence indicates humans were present in southern Ontario approximately 13,000 years before present (B.P.) (Ferris, 2013). Populations at this time would have been highly mobile, inhabiting a boreal-parkland similar to the modern sub-arctic. By approximately 10,000 B.P., the environment had progressively warmed (Edwards & Fritz, 1988) and populations now occupied less extensive territories (Ellis & Deller, 1990).

Between approximately 10,000-5,500 B.P., the Great Lakes basins experienced low-water levels, and many sites which would have been located on those former shorelines are now submerged. This period produces the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 B.P.; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest archaeological evidence for cemeteries dates to approximately 4,500-3,000 B.P. and is interpreted by archaeologists to be indicative of increased social organization and the investment of labour into social infrastructure (Brown, 1995, p. 13; Ellis et al., 1990, 2009).

Between 3,000-2,500 B.P., populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The

Woodland period begins around 2,500 B.P. and exchange and interaction networks broaden at this time (Spence et al., 1990, pp. 136, 138) and by approximately 2,000 B.P., evidence exists for small community camps, focusing on the seasonal harvesting of resources (Spence et al., 1990, pp. 155, 164). By 1,500 B.P. there is macro botanical evidence for maize in southern Ontario, and it is thought that maize only supplemented people's diet. There is earlier phytolithic evidence for maize in central New York State by 2,300 B.P. – it is likely that once similar analyses are conducted on Ontario ceramic vessels of the same period, the same evidence will be found (Birch & Williamson, 2013, pp. 13–15). As is evident in detailed Anishinaabek ethnographies, winter was a period during which some families would depart from the larger group as it was easier to sustain smaller populations (Rogers, 1962). It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 1,000 B.P., lifeways became more similar to that described in early historical documents. Between approximately 1000-1300 Common Era (C.E.), larger settlement sites focused on horticulture begin to dominate the archaeological record. Seasonal dispersal of the community for the exploitation of a wider territory and more varied resource base was still practised (Williamson, 1990, p. 317). By 1300-1450 C.E., archaeological research focusing on these horticultural societies note that this episodic community dispersal was no longer practised and these populations now occupied sites throughout the year (Dodd et al., 1990, p. 343). By the mid-sixteenth century these small villages had coalesced into larger communities (Birch et al., 2021). Through the process of coalescence, the socio-political organization of these First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. Other First Nation communities continued to practice residential mobility and to harvest available resources across landscapes they returned to seasonally/annually.

By 1600 C.E., the Confederation of Nations were encountered by the first European explorers and missionaries in Simcoe County. By the 1640s, devastating

epidemics and the traditional enmity between the Haudenosaunee[2] and the Attawandaron and the Huron-Wendat (and their Algonquian allies such as the Nippissing and Odawa) led to their dispersal from southern Ontario. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. Peace was achieved between the Haudenosaunee and the Anishinaabe Nations in August of 1701 when representatives of more than twenty Anishinaabe Nations assembled in Montreal to participate in peace negotiations. Peace was confirmed again at council held at Lake Superior when the Haudenosaunee delivered a wampum belt to the Anishinaabe Nations. This agreement between the Haudenosaunee and Anishinaabe nations is referred to as the Dish with One Spoon.

In 1763, following the fall of Quebec, New France was transferred to British control with the Treaty of Paris. The British government began to pursue major land purchases to the north of Lake Ontario in the early nineteenth century. The Crown acknowledged the Mississaugas of the Credit as the owners of the lands between Georgian Bay and Lake Simcoe and entered into negotiations for additional tracts of land as the need arose to facilitate European settlement.

The subject property is within the scope of the Treaty of Fort Albany (Nanfan), signed by the British Crown and the Haudenosaunee Confederacy in 1701 (Six Nations of the Grand River, 2008). The Haudenosaunee entered into this agreement with the British Crown to place their beaver hunting grounds under the protection of the King of Britain and to reject the French from building forts on their lands, which included most of Southern Ontario.

In the following years, the Haudenosaunee called upon the King to honour this Treaty. To confirm the Kings' commitment to the Five Nations and to allow their

[2] The Haudenosaunee are also known as the New York Iroquois or Five Nations Iroquois and after 1722 Six Nations Iroquois. They were a confederation of five distinct but related Iroquoian–speaking nations - the Seneca, Onondaga, Cayuga, Oneida, and Mohawk. Each lived in individual territories in what is now known as the Finger Lakes district of Upper New York. In 1722 the Tuscarora joined the confederacy.

castles (forts) in the Five Nations lands as protection against the French, an affirming agreement was entered into on September 14, 1726. The protection of the Five Nations interests throughout their beaver hunting grounds is again affirmed in Article 15 of the Treaty of Utrecht between the British and the French, wherein the Five Nations specifically would not be molested between (Lakes) Ontario, Erie, and Huron (Six Nations of the Grand River, 2008).

The subject property is also within the lands of Treaty 13A/14, or the Head of the Lake Purchase. Treaty 13a was signed on August 2, 1805 between the Mississaugas and the British Crown in Port Credit at the Government Inn. A provisional agreement was reached in which the Mississaugas ceded 70,784 acres of land bounded by the Toronto Purchase of 1787 in the east, the Brant Tract in the west, and a northern boundary that ran six miles back from the shoreline of Lake Ontario. The Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a one-mile strip of land on each of its banks, which became the Credit Indian Reserve.

On September 5, 1806, the signing of Treaty 14 confirmed the Head of the Lake Purchase between the Mississaugas of the Credit and the Crown for lands along the north shore of Lake Ontario southwest of the Toronto Purchase to what is now Oakville (Mississauga of the New Credit First Nation, 2001; Mississaugas of the Credit First Nation, 2017).

The Etobicoke Creek is part of the traditional territory and/or treaty lands of a number of Indigenous Nations, including the Haudenosaunee, the Huron-Wendat, the Mississaugas of the Credit, and the Six Nations of the Grand River (Toronto and Region Conservation Authority, n.d.).

4.2.2 Toronto Township

The first Europeans to arrive in the area were transient merchants and traders from France and England, who followed existing transit routes established by Indigenous peoples and set up trading posts at strategic locations along the well-traveled river routes. All of these occupations occurred at sites that afforded both

natural landfalls and convenient access, by means of the various waterways and overland trails, into the hinterlands. Early transportation routes followed existing Indigenous trails, both along the shorelines of major lakes and adjacent to various creeks and rivers (A.S.I. 2006). Early European settlements occupied similar locations as Indigenous settlements as they were generally accessible by trail or water routes, and would have been in locations with good soil and suitable topography to ensure adequate drainage.

Throughout the period of initial European settlement, Indigenous groups continued to inhabit Southern Ontario, and continued to fish, gather, and hunt within their traditional and treaty territories, albeit often with legal and informal restrictions imposed by colonial authorities and settlers. In many cases, Indigenous peoples acted as guides and teachers, passing on their traditional knowledge to Euro-Canadian settlers, allowing them to sustain themselves in their new homes. Indigenous peoples entered into economic arrangements and partnerships, and often inter-married with settlers. However, pervasive and systemic oppression and marginalization of Indigenous peoples also characterized Euro-Canadian colonization, with thousands being displaced from their lands, denied access to traditional and treaty hunting, fishing, and collecting grounds, and forced to assimilate with Euro-Canadian culture through mandatory attendance at Day and Residential Schools (Ray, 2005; Rogers & Smith, 1994).

The Township of Toronto was originally surveyed in 1806 by Mr. Wilmot, Deputy Surveyor. The first Euro-Canadian settler in this Township, and also the County of Peel, was Colonel Thomas Ingersoll. The whole population of the Township in 1808 consisted of seven families, scattered along Dundas Street. The number of inhabitants gradually increased until the war broke out in 1812, which gave considerable check to its progress. When the war was over, the Township's growth revived and the rear part of the Township was surveyed and called the "New Survey". The greater part of the New Survey was granted to a colony of Irish settlers from New York City, who suffered persecution during the war (Pope, 1877).

The many rivers and creeks that run through the township proved to be a great source of wealth to its inhabitants, serving as sources of fresh water and food, transportation routes, and power for the township's many mills and industries.

In 1855, the Hamilton and Toronto Railway completed its lakeshore line. In 1871, the railway was amalgamated with the Great Western Railway, which in turn, was amalgamated in 1882, with the Grand Trunk Railway. In 1923, the railway became part of the national network, finally amalgamating with Canadian National Railway (Andreae, 1997).

4.2.3 City of Brampton

The land which would become the historic village of Brampton was originally owned by Samuel Kenny and was in the former Township of Chinguacousy. Kenny sold this land to John Elliot who cleared the land, laid it out into village lots, and named it Brampton. By 1822 Brampton began to be populated and in 1845 the settlement gained a large influx of Irish immigrants leading to its incorporation as a village in 1852. By the 1850s the village of Brampton had spread across Etobicoke Creek with three bridges spanning it, had seven churches, at least one school, a distillery, a cooperage, and a potashery. In 1858 Brampton was connected with the Grand Trunk Railway. This allowed the founding of two major industries in Brampton, the Haggert Foundry and the Dale Estate Nurseries; Dale Estate Nurseries remained the largest employer in the city until the 1940's. By the 1860s, Brampton had a population of 1,627 and became the County Town. In 1867 a courthouse was constructed, and Brampton was incorporated as a town in 1873. The population remained fairly static until the late 1940s and 1950s when rapid population growth in Toronto led to widespread changes in the landscape. New subdivisions developed during this time, including Bramalea which was known as "Canada's first satellite city". Brampton became a city in 1974 when the Region of Peel was created and the southern part of the Township of Chinguacousy was amalgamated with the city (City of Brampton, n.d.-b; Mika & Mika, 1977).

4.2.4 Etobicoke Creek

The Etobicoke Creek watershed, including its major tributaries Spring Creek, Little Etobicoke Creek, and West Etobicoke Creek, drains an area of approximately 21,100 hectares within the cities of Brampton, Mississauga, Toronto, and the Town of Caledon. The creeks flow south from its headwaters in Caledon into Lake Ontario through 67 percent urban, 19 percent rural and 14 percent natural cover. Thousands of metres of stream within the watershed have been straightened and channelized. The remaining natural areas consist of river valleys and stream corridors which provide habitat patches and enable the movement of species along the corridor (Toronto and Region Conservation Authority, 2019). Historical streamflow data shows that annual streamflow has increased by 44 percent in the past 40 years, with significant acceleration in the past 10 years (Toronto and Region Conservation Authority, 2010).

The name Etobicoke Creek is derived from the Anishinaabemowin word “Wah-do-be kaug” meaning “place where the alders grow”. Indigenous peoples lived in and travelled through the area around the Etobicoke Creek. The creek was a source of fresh water and fish for Indigenous peoples. (City of Brampton, 2022; Toronto and Region Conservation Authority, n.d.).

Historically, Etobicoke Creek was slow and meandering, with irregular flow, and as a result when settlers arrived it was not used for the largescale milling operations seen along other watercourses. However, settlement along the creek still increased resulting in the clearing of forests, the draining of wetlands, and altering of the streams course, all of which destabilized the environment and increased the risk of flooding. The earliest recorded flooding of the creek was in 1854, and it became a regular occurrence over the years, with the worst occurrence in 1948 which caused half a million dollars of damage to Brampton’s downtown (City of Brampton, 2022).

4.2.5 Historical Chronology and Setting of the Subject Property

The following provides a brief overview of the historical chronology of the subject property. It includes a history of the people who lived on or owned the property, as provided in available sources, as well as a mapping review. It is based on a variety of primary and secondary source materials, including maps, census data, abstract indexes, archival images, and historic photographs.

The subject property is associated with the Graham family who came to Toronto Township from Ireland via New York, where they had settled in the early 1800s (though the family actually originates from Scotland). Due to increased hostility towards British citizens following the war of 1812, the Grahams decided to emigrate to Canada, arriving in 1819 and settling in Peel County. Many of the Grahams settled near the intersection of present-day Steeles Avenue and Airport Road which became known as Grahamsville (Bull, 1934a, 1934b; Gilchrist, n.d.).

The subject property sits almost entirely within Lot 14, Concession 2 East of Hurontario and more specifically the western half of the lot. The original 200- acre lot was divided into two 100-acre halves, the eastern half and the western half. With the patents for the eastern and western halves granted to Haslit (Hazeled) Graham and to Hugh Graham, respectively, on 26 May 1846. Both of these patents are described as inherited from the will of Joseph Graham, who, it is assumed, was the recipient of the original land grant, likely given to him and his family for their loyalty to the Crown (Bull, 1934a, 1934b; Gilchrist, n.d.).

Hugh Graham, who inherited the west half of the land, erected a one-and-a-half-storey stone residence on the property. The residence was constructed in the 1840s using stone quarried from the property and was a Greek Revival-style home with many decorative architectural features (Figure 8). The structure stood in its original location on the lot for 170 years. Hugh Graham lived in this house with his wife, Catherine (Cook) Graham, and children until 1872. The western half of the lot is depicted in the 1859 map as the Estate of H. Graham, though the house is

not shown in this mapping (Figure 6) (Bull, 1934a; City of Brampton, 2008; Gilchrist, n.d.; *OnLand Property Search*, n.d.; Tweedsmuir History, n.d.).

The Graham family cemetery is located on this portion of the property on the north side of Etobicoke Creek, approximately 185 metres west of present-day Kennedy Road South. It sits high above the waterway with the ground sloping steeply downwards on its southern side. The cemetery is presently unmarked but is said to have had 25 to 30 burials. There were only ever two carved monuments, one at the grave of a William Irving and his wife Anne and one at the grave of Hugh Graham who passed away on October 4, 1853. Hugh Graham's is believed to be the last burial at the cemetery. Other burials were reportedly marked with fieldstones as headstones. Reports vary on whether any of the people buried at the site are Indigenous. According to William Rutledge, the first burial on the site was a friend of the Grahams, followed by an old Waterloo soldier who was brought from York. According to an interview with Kate (Broddy) Rutledge, wife of William Rutledge, circa 1960, the hill at the side of the cemetery had eroded considerably over the years and bones were known to tumble into the river near the swimming hole (Figure 9) (Gilchrist, n.d.; Tweedsmuir History, n.d.). According to an interview with a different individual, it was reported that some of the burials are located under the parking lot of the warehouse to the north of the cemetery and that while it was a requirement of the developed that they not pave over particular areas, it was done so anyways (personal communications, Region of Peel Archives, March 2025).

The western half of the lot was purchased by the Rutledge family in 1872. The Rutledges were another early settler family from Ireland who arrived in Toronto Township with the Graham family. Both families were from the same village in Ireland and had immigrated to New York and then on to Canada together. The Rutledges, like the Grahams, were United Empire Loyalists who left the United States following the War of 1812. George and Catherine (Nixon) Rutledge lived on the property in the house built by Hugh Graham from 1872 to 1893. The 1877 map (Figure 7) shows the western half of the lot and the lot to the south as belonging to George Rutledge, though the Graham house cannot be seen in this

mapping as in the previous map. Of note in this map, is a quarry which is depicted on the north side of Etobicoke Creek. This quarry is reportedly the source of the stone used to construct the Graham house as well as several other farmhouses in Peel County and was used to build the exterior yard wall of the Peel County Jail, which still stands today (Figure 10) (Bull, 1934b, 1934a; *OnLand Property Search*, n.d.; Tweedsmuir History, n.d.).

On October 14 1893, George Rutledge sold the farm to his son William Rutledge for $2,000. William Rutledge was a very prominent figure in the local community, serving as a Deputy Reeve, then Reeve, and Councillor for Toronto Township, before rising to the rank of Warden of the Township in 1914 and 1915. He also served as the superintendent of the Broddytown Church for 30 years. He is described in the Tweedsmuir History as follows: “He performed labours of great value to his community, its people and its institutions. He will be remembered for years with love and reverence.” William Rutledge, for a period, left the farm under the management of his brother George Nixon Rutledge before eventually selling the property to his sister Elizabeth Rutledge for $1 and “natural love and affection” in 1901 or 1902. This transaction was subject to the payment of a legacy of $3,000 to sister Alice Rutledge as bequeathed in the will of their father, George. Alice Rutledge gave a quit claim of the inheritance to her sister Elizabeth on November 4, 1902, releasing her legacy of $3,000, and on that same day, Elizabeth sold the land back to her brother William Rutledge for the sum of $5,000. Seven years later, on July 30, 1909, William sold the property to his wife Catherine Anne Rutledge for $1 and “natural love and affection”, who held the land for three years before selling it back to her husband, again for $1, on October 30, 1913 (Bull, 1934a, 1934b; Gilchrist, n.d.; *OnLand Property Search*, n.d.; Tweedsmuir History, n.d.).

The 1922 map (Figure 11) shows the creek surrounded by trees, following a considerably less winding path than in previous mapping. The stone house can be seen on this map just south of the subject property. The quarry is no longer depicted in this mapping. A photograph taken circa 1933 (Figure 12), likely taken from near the burial grounds, shows the pastoral nature of the farm along with

the rolling topography and possible indications of the former quarry with a cut from a gravel pit in the background.

On April 11, 1925, the Rutledges divided up the property, selling 60 acres to Hunter Baldock (also listed as Baldwin in some records) for $7,000 and the remaining 40 acres to Walter E. Brownridge (sometimes called Ellory Brownridge). Walter Brownridge sold the property to a John Brownridge on January 26, 1948. On June 19, 1958, John Brownridge sold to a Donald Armstrong (Bull, 1934a, 1934b; Gilchrist, n.d.; *OnLand Property Search*, n.d.; Tweedsmuir History, n.d.).

Hunter Baldock sold his portion of the property to Mrs. Jean F. Wright on October 12, 1937, though Mrs. Wright did not reside on the property. Mrs. Wright then sold her 60 acres of the property to Janet Earle on April 19, 1940, for $6,200 who then sold 15 acres to her son Roy Earle on February 5, 1948. Catherine Earle, who lived there as a child, wrote an article about the stone house on the property in 1951 entitled “The Oldest House”, which was awarded second prize by the Peel County Historical Society (Bull, 1934a, 1934b; Gilchrist, n.d.; *OnLand Property Search*, n.d.; Tweedsmuir History, n.d.).

While it is difficult to discern much detail in the 1954 aerial (Figure 13), the stone farmhouse can still be seen south of the subject property. The quarry on the south side of the river cannot be seen in this mapping and the area appears to now be treed. The area around the creek appears to be cultivated on both sides of the waterway.

Janet Earle sold off another small portion of land, approximately 2.3 acres, to William and Kathleen Richardson on July 31, 1964, and then, on the same day, sold the remainder of the property to Roy Earle for $1 but continued to live in the farmhouse. On 1 August, 1969, the Richardsons sold their portion of land to Donald Miller. Throughout the 1950s and 1960s, small portions of land would be expropriated or purchased by various entities including Ontario Water Resources, the Corporation of the Township of Toronto, and the County of Peel. Nearly all of the land, save the two acres owned by Donald Miller was sold off in small parts through the 1950s into the 1980s to a variety of construction companies and

investment firms. Donald Miller retained his land until November 14, 1980, when he sold it to Gordon Smith-Fitzpatrick and Kathleen Smith Fitzpatrick. Several easements to the municipality and county were also granted during this time (*OnLand Property Search*, n.d.; Tweedsmuir History, n.d.).

Through multiple purchases in the late 1980s and early 1990s, the City of Brampton purchased a sizeable portion of the former Lot 14, and in 1997 the City leased a portion of the land to Brampton Sports Centre Inc. This is the present-day sports complex located south of the subject property. This part of the former Lot 14 which is now occupied by the subject property is now a public park known as the Kennedy Valley or the Sam Rayson Valley (*OnLand Property Search*, n.d.). A sign identifying the park as "Kennedy Valley" was erected between June and October 2014 (according to a review of Google Streetview). The name was changed to "Sam Rayson Valley" by October 2016 (according to a review of Google Streetview).

In the 1990s, the stone farmhouse was converted for use a daycare which operated for over 20 years. The farmhouse at 7715 Kennedy Road South was designated in 2008 under Part IV of the *Ontario Heritage Act*. The farmhouse was completely destroyed by arson just two years later in 2010. Two people were arrested in connection with the fire including the owner of the daycare centre. Following the fire, a monument and interpretive panel were installed on the subject property, just east of Kennedy Road South to commemorate the Graham and Rutledge families, the farmstead, and the former stone house (Guardian, 2012). According to the Region of Peel Archives, the existing plaque design is consistent with the design standards of the Brampton heritage planning program.

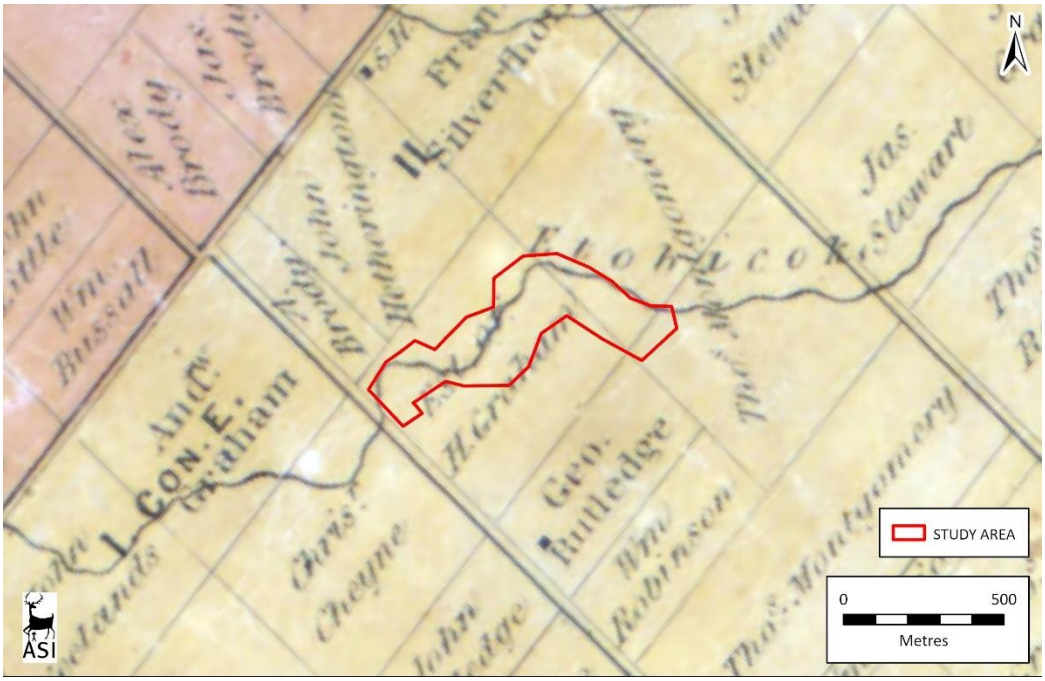

Figure 6: The subject property on the 1859 Tremaine's Map of the County of Peel (Tremaine, 1859).

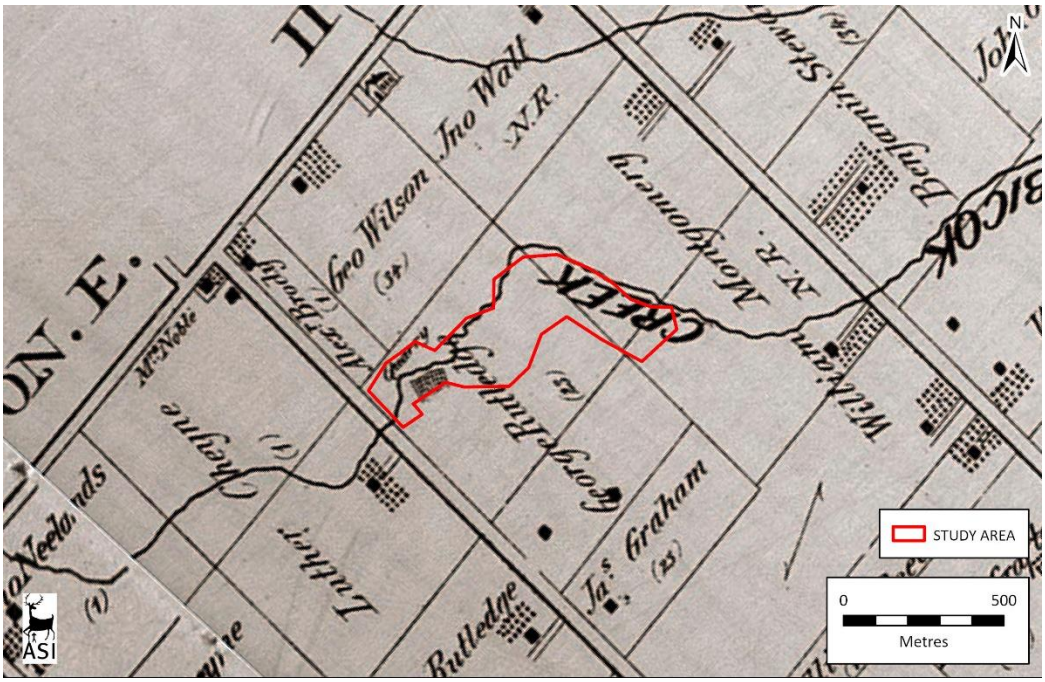

Figure 7: The subject property on the 1877 Illustrated Historical Atlas of the County of Peel (Pope, 1877).

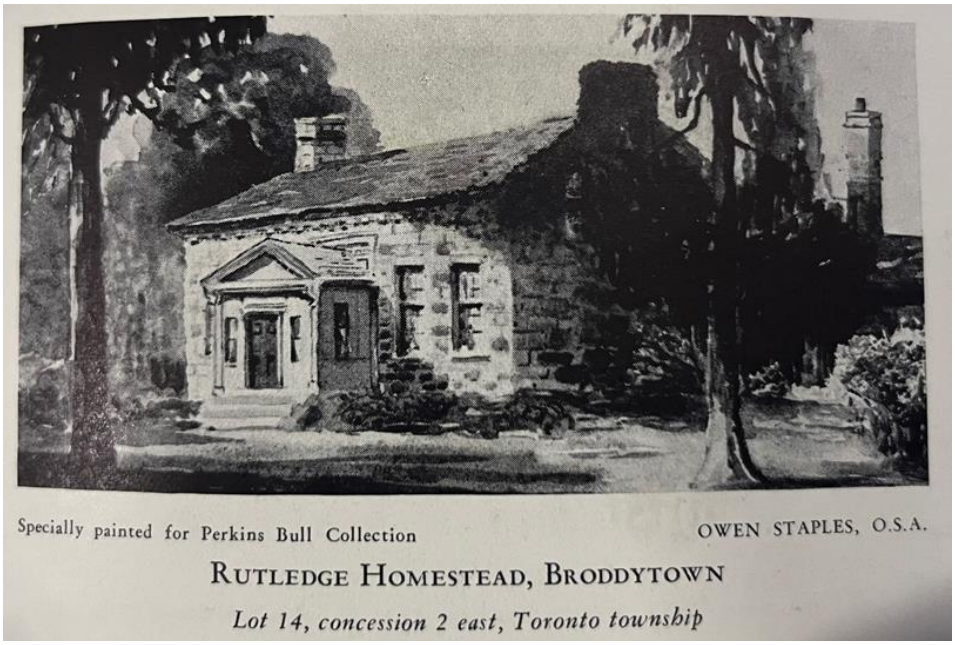

Figure 8: The stone house built by Hugh Graham (Perkins Bull, 1936). The original image of the house was painted before 1935.

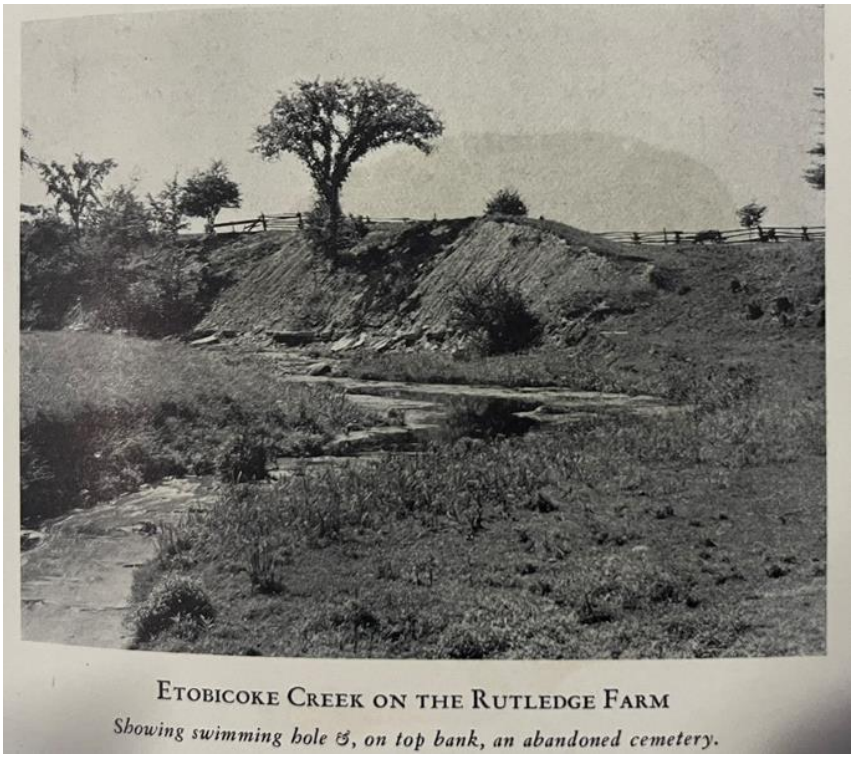

Figure 9: The location of the Graham Family Cemetery, looking north (Perkins Bull, 1936). Photographed in 1936 or before.

Figure 10: The yard wall at the Peel County Jail, constructed from stone from the former Kennedy Valley Quarry (A.S.I., 2024).

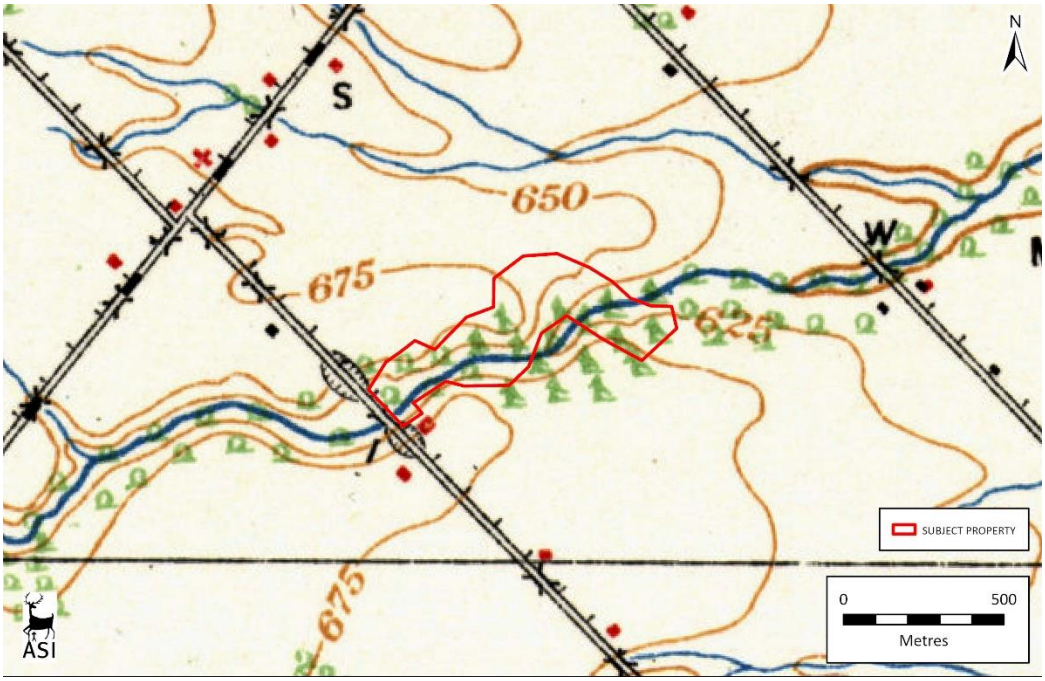

Figure 11: The subject property on the 1922 topographic map of Brampton (Department of Militia and Defence, 1922).

Figure 12: Photograph of the farm property, circa 1933 (image provided by the Region of Peel Archives, William Perkins Bull fonds).

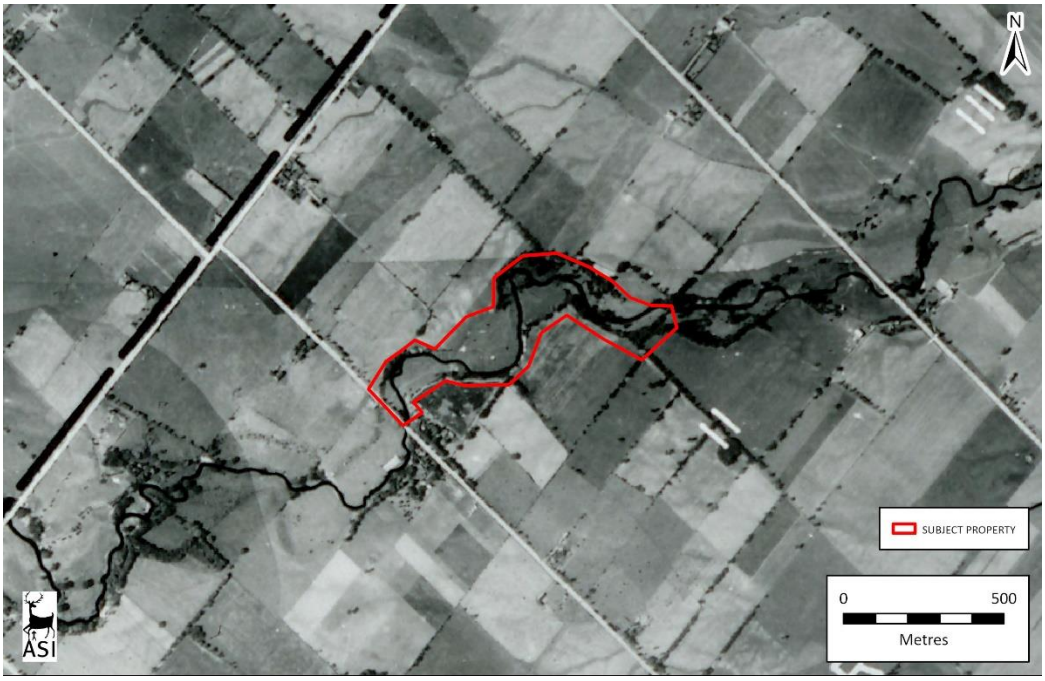

Figure 13: The subject property on the 1954 aerial photograph (Hunting Survey Corporation Limited, 1954).

Figure 14: The stone farmhouse after the 2010 fire (Guardian, 2012).

4.3 Discussion of Physical and Design Value

The following considers the physical and design value of the subject property through a discussion of the landscape characteristics and features.

4.3.1 Landscape Characteristics

The subject property is a public park known alternatively as the Kennedy Valley and the Sam Rayson Valley with a paved multiuse cycling/pedestrian trail that runs generally along the north side of the Etobicoke Creek. The trail forms part of the Etobicoke Creek Trailway. The creek meanders considerably through the property in a generally east-west direction. The creek appears to be shallow but fast-moving (Figure 16). Near Kennedy Road South, the trail sits a considerable height above the creek bed with a steep, densely wooded cliff which drops off just beyond the south side of the path (Figure 17 and Figure 18). The opposite side of the creek bed is difficult to discern from the pathway through the trees, however it appears to also be densely wooded based on aerial photographs of the

property. There is a wide variety of vegetation and trees in the ravine including various types of pine, evergreen, and deciduous trees species.

As the path angles southeast, it begins the slope downwards towards creek level (Figure 19). The surrounding landscape is a mixture of wooded and marshy areas on both sides of the pathway (Figure 20). Some side trails extend off from the main pathway (Figure 21). Along the north side of the path are several concrete sewer access points and other water infrastructure features (Figure 22). The eastern boundary of the subject property is Highway 410. The multiuse trail continues under the highway via a series of low overpasses.

4.3.2 Landscape Features

Three landscape features within the subject property have been identified as potentially significant from a cultural heritage perspective: the Graham-Rutledge Farmstead monument and interpretive panel, the Graham Family Cemetery, and the former quarry (Figure 15). These features are discussed below.

Figure 15: Map showing locations of identified landscape features on the subject property (A.S.I., 2024).

Monument and Interpretive Panel

At the entrance to the Kennedy Valley there is a stone archway and interpretive panel commemorating the Graham-Rutledge Farmstead near the Kennedy Road South (Figure 24). The archway is constructed of two stone pillars connected by a concrete cross-piece which is engraved with the phrase “In memory of the Graham-Rutledge Farmhouse, built circa 1840s, lost to fire 2010” (Figure 25). There is also an interpretive panel in front of the archway which discusses the Graham and Rutledge families, the history of the property, and the fire that destroyed the farmhouse (Figure 26).

Graham Family Cemetery

The Graham Family Cemetery is located approximately 200 metres east of Kennedy Road South on an embankment high above the north side of Etobicoke

Creek, where the pathway begins to angle to the southeast. There is no signage indicating the presence of the cemetery nor are any monuments or headstones visible from the pathway (Figure 27 and Figure 28). The ground to the south of the cemetery is a steep hill/cliff and shows considerable signs of erosion and it is likely that many of the burials and headstones have been lost to the river below (Figure 29). Very near the edge of the cliff in the undergrowth is the top of a stone that may be one of the two carved headstones that were reportedly at the cemetery (Figure 30). The stone is nearly completely covered in vegetation and appears to be partially buried. No carvings were visible on the exposed part of the stone (Figure 31). No fieldstone headstones were visible at the site, though there may be some that remain beneath the undergrowth.

Former Quarry

The site of the former quarry is densely overgrown with trees and vegetation. No indications of the site's use as a quarry can be seen looking down from the pathway, however the area on the south side of the river where the quarry was likely located is flatter than the northern side and the areas to the immediate east and west (Figure 32).

4.3.3 Existing Conditions Photographs

Figure 16: Etobicoke Creek, looking east from Kennedy Road South (A.S.I., 2024).

Figure 17: The entrance to the Kennedy Valley from Kennedy Road South, looking east (A.S.I., 2024).

Figure 18: Looking south from the trail towards Etobicoke Creek, visible through the trees below, centre left (A.S.I., 2024).

Figure 19: Looking southwest along Etobicoke Creek near the western end of the subject property (A.S.I., 2024).

Figure 20: Looking east along the trail in a marshy area with low vegetation (A.S.I., 2024).

Figure 21: A side trail extending north from the main trail (A.S.I., 2024).

Figure 22: A sewer access point on the north side of trail (A.S.I., 2024).

Figure 23: Looking east from the eastern boundary of the subject property under Highway 410 (A.S.I., 2024).

Figure 24: The archway and interpretive panel commemorating the former Graham-Rutledge farmstead (A.S.I., 2024).

Figure 25: Detail view of the stone archway (A.S.I., 2024).

Figure 26: Detail view of the interpretive panel (A.S.I., 2024).

Figure 27: The site of the Graham Family Cemetery, looking northwest from the trail (A.S.I., 2024).

Figure 28: The cemetery, looking south toward Etobicoke Creek (A.S.I., 2024).

Figure 29: Looking down the steep incline towards the creek from the cemetery site (A.S.I., 2024).

Figure 30: The headstone (bottom) at the edge of the cliff (obscured by trees) (A.S.I., 2024).

Figure 31: Detail view of the buried headstone (A.S.I., 2024).

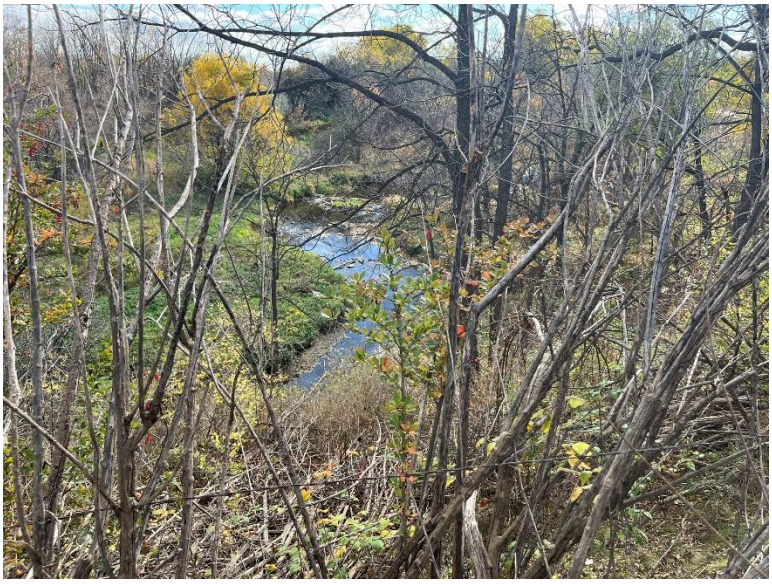

Figure 32: Looking south, across the creek from the Graham-Rutledge farmstead with the former quarry site on the left (A.S.I., 2024).

4.4 Discussion of Contextual Value

The following section discusses the contextual value of the subject property.

4.4.1 Setting and Character of the Property

The subject property is within a mixed suburban context. North of the subject property is an industrial area with large warehouses that back onto the valley (Figure 33). The area south of the property is generally occupied by a sprawling sports complex with an arena and various outdoor sports fields (Figure 34). The Peel Children's Safety Village is also located within this complex. Also south of the subject property, on the east side of Kennedy Road South is a small commercial development which occupies the former site of the Graham farmhouse.

Kennedy Road South is a historically surveyed concession road that follows its historical alignment. In the present-day, it is an arterial roadway that supports four lanes of vehicular traffic. The roadway crosses the Etobicoke Creek and the Kennedy Valley via a concrete bridge (Figure 35).

The valley created by the Etobicoke Creek continues on the west side of Kennedy Road South. On the west side of the roadway, the valley is being used by golf courses with the continuation of the Etobicoke Creek Trail running along their northern boundary (Figure 36). North of the golf courses is a late-twentieth century residential housing development.

Figure 33: An industrial warehouse north of the subject property, looking northeast from the public trail (A.S.I., 2024).

Figure 34: The sports fields in the sports complex, looking east from just south of the subject property (A.S.I., 2024).

Figure 35: Kennedy Road South, looking southeast from the subject property (A.S.I., 2024).

Figure 36: The Brampton Golf Club course, looking southwest from Kennedy Road South (A.S.I., 2024).

4.4.2 Community Landmark

The subject property, known as the Kennedy Valley, is not considered to be a landmark within the local context. The property is a part of a public trail system which is likely used by many local residents, however the portion of the trailway within the subject property is similar to other sections of the trail and there are no distinctive structures or landforms within the valley. Furthermore, the trail system does not have any stopping points, lookouts, or other placemaking features identified within the subject property to be utilized as landmarks. The dense trees and vegetation as well as its position in a valley below the roadway block views of the property from Kennedy Road South. Views into the property from Highway 410 are similarly obscured (Figure 37).

Figure 37: View into the Kennedy Valley from Highway 410, looking west (Google Streetview, 2024).

4.5 Discussion of Landscape Features

In order to position the Kennedy Valley property within the larger context of properties with similar features within the City of Brampton and the Region of Peel, a review of properties with similar features or themes within the municipality and Region was undertaken. This included an analysis of the City of Brampton's *Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act* (City of Brampton, 2021a), the *Municipal Register of Cultural Heritage Resources* (City of Brampton, 2021b), Brampton's GeoHub (City of Brampton, n.d.-a) and other primary and secondary sources.

4.5.1 Cemetery

The City of Brampton currently has 17 cemeteries that have been designated under Part IV of the *Ontario Heritage Act* and five that are listed in the city's Heritage Register (City of Brampton, 2021b, 2021a). Among these 22 heritage cemeteries, three of the designated cemeteries are family plots. In 2005, the Brampton Heritage Committee passed a motion recommending the designation of all known heritage cemeteries in the city, of which there were 29 at the time

(Brampton Heritage Board, 2005). The Graham Family Cemetery was included in this list. At the time the motion was passed, only two cemeteries had been designated, that number has now grown to 17, leaving the Graham Family Cemetery among the 12 heritage cemeteries in the city yet to receive designation. Among the cemeteries to receive designation since the above motion has passed are the Brampton Pioneer Cemetery, which was established circa 1825 (Figure 38), and the Lundy Cemetery, a small family cemetery established circa 1851 (City of Brampton, 2021a).

The date of the first burial at the Graham Family Cemetery on the subject property is unknown but as the last burial is believed to be Hugh Graham in 1853 and the fact that there were some 25 to 30 burials on the site, the cemetery could date to as early as the 1820s, soon after the Grahams settled on the land. The Grahams were some of the earliest European settlers in the area and were influential in the development of Brampton and the surrounding areas. The cemetery cannot be seen from the trail on the property and few remnants of the site remain aboveground save a possible carved headstone which is mostly buried and obscured by vegetation. There are no markers of the cemetery boundaries and it is possible that some of the burials are now below the trail, or have been destroyed due to the erosion of the creek bed. What remains of the family cemetery appears to be at imminent risk of damage or destruction due to the erosion.

Figure 38: The Brampton Pioneer Cemetery, looking north from Main Street North (A.S.I., 2024).

4.5.2 Quarry

The former quarry site on the subject property is not visible from the trail. The area is overgrown with trees and vegetation; however, the valley is noticeably flatter in this area than the surrounding parts of the valley. Stones from this quarry were used to construct the stone house which was formerly part of the property as well as the extant yard wall of the Peel County Jail.

Historically, there were many quarries in what is now the Regional Municipality of Peel many of which are located near Caledon or Forks of the Credit and most of which are no longer in operation. These include the Deforest Quarry in Caledon (Figure 39) and the Big Hill Quarry, Cox Quarry, Hillis Quarry, Crowsnest Quarry, and Yorke Quarry near Forks of the Credit. The stones taken from these quarries can be seen in historic buildings throughout the region and many notable structures in Toronto (mindat.org, n.d.-b, n.d.-a; Trautman, 2014).

Figure 39: Remnants of the Deforest Quarry in Caledon, date unknown (Mindat.org).

4.5.3 Public Park/Former Farmstead

The Kennedy Valley is a public park which forms part of the Etobicoke Creek Trail network. The property is generally wooded with marshy areas. The trail follows the rough alignment of the Etobicoke Creek. The park property is located on part of the former Graham-Rutledge Farmstead, an agricultural property that belonged first to the Graham and then Rutledge families who were important early settler families in Brampton. There is a monument and interpretive panel to the Graham-Rutledge farmstead and the former house on the lot, which was located on the adjacent property at 7715 Kennedy Road South and burnt down in 2010. A similar commemorative monument and interpretive panel for the former Arnott House, which was demolished, has been installed at Hereford Pond at the intersection of Hereford Street and Ironbridge Road. The monument incorporates the salvaged front door of the home that once stood on the property and an interpretive panel discusses the history and significance of the site (Figure 40).

The subject property is no longer used for agricultural purposes and has been allowed to revert to its natural environment. The City of Brampton has several similar public parks with trail systems including Fletcher's Creek Recreational Trail which follows Fletcher's Creek through many natural areas and ravines (City of Brampton, n.d.-c).

Gage Park, in the historic centre of the City of Brampton, is a public park that was created in 1902 through the purchase of land belonging to two neighbouring estates of prominent early Brampton families: the Chisholm's Alderlea Estate (Figure 41) and the Elliot Estate. The Alderlea Estate was known to have had extensive private pleasure grounds with landscaping and trees. When the park was created, the land was reworked to suit the needs of a public park, however some of the trees from the former estate grounds remain (Figure 42) (City of Brampton, 2015).

Figure 40: The Arnott House monument and panel at Hereford Pond (Google Street View, 2023).

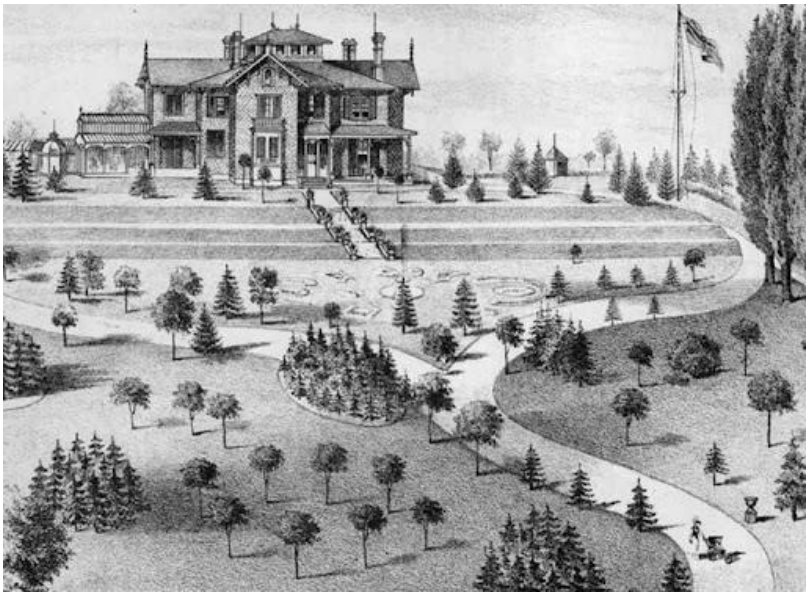

Figure 41: Depiction of the Alderlea Estate in the 1877 Historical Atlas of the County of Peel (Pope, 1877).

Figure 42: Gage Park, looking south from the intersection of Main Street South and Wellington Street West (A.S.I., 2024).

5.0 Heritage Evaluation

The evaluation of the subject property, known as the Kennedy Valley, using the criteria set out in Ontario Regulation 9/06 is presented in the following section. The following evaluation has been prepared in consideration of data regarding the design, historical/associative, and contextual values in the City of Brampton.

5.1 Ontario Regulation 9/06

Evaluation of the subject property known as the Kennedy Valley using Ontario Regulation 9/06 of the *Ontario Heritage Act.*

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method:

- The property is generally naturalized and does not contain a rare, unique, representative, or early example of a style, type, expression, material, or construction method.
- The subject property does not meet this criterion.

2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit:

- The property is generally naturalized and does not display a high degree of craftsmanship or artistic merit.
- The subject property does not meet this criterion.

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement:

- The property is generally naturalized and does not demonstrate a high degree of technical or scientific achievement.
- The subject property does not meet this criterion.

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:

- The Etobicoke Creek was utilized by the Indigenous peoples that lived in and travelled through the area for fresh water and fishing. The Etobicoke Creek watershed was part of the traditional territory and/or treaty lands of a number of Indigenous Nations, including the Haudenosaunee, the Huron-Wendat, the Mississaugas of the Credit, and the Six Nations of the Grand River.
- The property is associated with two important early settler families in Brampton: the Graham Family, who are among the earliest European settlers and the area and for whom Grahamsville is named, and the Rutledge family. William Rutledge who owned the property in the late 1800s, was a very prominent figure in the local community, serving as a Deputy Reeve, then Reeve, and Councillor for Toronto Township, before rising to the rank of Warden of the Township in 1914 and 1915.
- The subject property meets this criterion.

5. The property has historical value or associative value because it yields, or has the potential to yield information that contributes to an understanding of a community or culture:

- The subject property contains a cemetery which has the potential to yield information that contributes to an understanding of a community or culture.
- The subject property meets this criterion.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community:

- The property is generally naturalized and does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.
- The subject property does not meet this criterion.

7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area:

- The rural agricultural context in which the subject property was developed is no longer intact, as it is now within a suburban context with mixed residential and industrial developments and a sporting complex in the immediate vicinity. The subject property is a naturalized public park in a valley and is not important in defining, maintaining, or supporting the character of the area.
- The subject property does not meet this criterion.

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The subject property is located on a former farmstead developed in the early nineteenth century. While the property has been mostly naturalized, features of the historical use of the property as an early settler farmstead remain in the Graham Family Cemetery and the remnant quarry, which provided the stone for the construction of the farmhouse which once stood on the property and the extant yard wall of the Peel County Jail.
- The subject property meets this criterion.

9. The property has contextual value because it is a landmark:

- The property is a part of a public trail system which is likely used by many local residents, however the portion of the trailway within the subject property is similar to other sections of the trail and there are no distinctive structures or landforms within the valley. The dense trees and vegetation as well as its position in a valley below the roadway block views of the property from Kennedy Road South and Highway 410, obscuring it from view from both roadways, so the property is also not considered to be a landmark to motorists.
- The subject property does not meet this criterion.

Based on available information, it has been determined that the property known as the Kennedy Valley does meet the criteria contained in Ontario Regulation 9/06.

6.0 Conclusions and Next Steps

This evaluation was prepared in consideration of data regarding the design, historical/associative, and contextual values within the City of Brampton. This evaluation determined that the property has historical, associative, and contextual value for its associations with Indigenous peoples, the Graham and Rutledge families, two prominent early settler families in the City of Brampton, and the presence of the historical Graham Family Cemetery and the remnant nineteenth-century quarry which are extant on the property.

The following recommendations are proposed:

1. Based on the results of research, analysis and heritage evaluation activities, this property meets at least two criteria presented in Ontario Regulation 9/06 of the *Ontario Heritage Act* and therefore, the municipality may consider designation of this property under Part IV of the *Ontario Heritage Act*.

2. As the subject property is listed in the City of Brampton's Municipal Heritage Register and was determined to meet the criteria for designation under the *Ontario Heritage Act*, a heritage impact assessment (H.I.A.) is required as per Section 2.1 of the City of Brampton's H.I.A. Terms of Reference (City of Brampton, n.d.d). This assessment should be completed as early as possible in the detailed design phase by a qualified heritage professional and be submitted to heritage staff at the at the City of Brampton and the Ministry of Citizenship and Multiculturalism (M.C.M.) for review.

3. The proponent should submit this report for review and comment to planning staff at the City of Brampton, the M.C.M., the Brampton Historical Society, the Region of Peel Archives, and to any other relevant stakeholder that has an interest in the heritage of the subject property. Any feedback will be incorporated into this report prior to finalization. The final report should be submitted to P.A.M.A. for archival purposes.

7.0 Draft Statement of Cultural Heritage Value and Heritage Attributes

This section provides the description of the property, a description of its cultural heritage value or interest, and a list of associated heritage attributes.

Description of Property

The Kennedy Valley property consists of a public park within a creek valley, located on the northeast side of Kennedy Road South, approximately 135 metres southwest of First Gulf Boulevard. Approximately 50 metres from the Kennedy Road South entrance to the park, along the trail is a stone monument and interpretive panel commemorating the Graham-Rutledge farmstead and farmhouse, which was formerly part of the property. The Graham Family Cemetery, which likely dates to the early nineteenth century, is located on the

south side of the trail, approximately 180 metres east of Kennedy Road South. On the south side of the creek is a remnant nineteenth-century quarry.

Cultural Heritage Value or Interest

The Kennedy Valley has historical and associative value for its associations with the Indigenous peoples that lived around it and used the watercourse, as well as two prominent early settler families in Brampton.

The Etobicoke Creek was utilized by the Indigenous peoples that lived in and travelled through the area for fresh water and fishing.

The Graham family, who are among the earliest European settlers and the area and for whom Grahamsville is named, were the first to settle the property. The Graham Family Cemetery, which remains on the property contains the grave of Hugh Graham and it is reported that the cemetery also contains the burials of 25-30 other individuals. The property is also associated with the Rutledge family, who were also among the earliest European settlers and the area. William Rutledge who owned the property in the late 1800s, was a very prominent figure in the local community, serving as a Deputy Reeve, then Reeve, and Councillor for Toronto Township, before rising to the rank of Warden of the Township in 1914 and 1915.

The Kennedy Valley property also has contextual value for its historical and physical links to its surroundings. While the property has been mostly naturalized, features of the historical use of the property as an early settler farmstead remain in the Graham Family Cemetery and the remnant quarry, which provided the stone for the construction of the farmhouse which once stood on the property and the extant yard wall of the Peel County Jail.

Heritage Attributes

Key attributes of the property that reflect its historical and associative value and its contextual value include:

- The Etobicoke Creek
- The Graham Family Cemetery
    - Original markers and monuments
    - Location on the former Graham-Rutledge Farmstead
- Remnant Quarry
- Commemorative stone monument and interpretive panel

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Appendix A: Qualified Persons Involved in the Project

Annie Veilleux, M.A., C.A.H.P.
Senior Cultural Heritage Specialist, Manager - Cultural Heritage Division

The Senior Project Manager for this Cultural Heritage Evaluation Report is **Annie Veilleux** (M.A., C.A.H.P.), who is a Senior Cultural Heritage Specialist and Manager of the Cultural Heritage Division. She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. Annie is academically trained in the fields of cultural landscape theory, history, archaeology, and collections management and has over 15 years of experience in the field of cultural heritage resource management. This work has focused on the identification and evaluation of cultural heritage resources, both above and below ground. Annie has managed and conducted numerous built heritage and cultural heritage landscape assessments, heritage recordings and evaluations, and heritage impact assessments as required for Environmental Assessments and Planning projects throughout the Province of Ontario. Annie has extensive experience leading and conducting research for large-scale heritage planning studies, heritage interpretation programs, and projects requiring comprehensive public and Indigenous engagement programs. She is fully bilingual in English and French and has served as a French language liaison on behalf of Archaeological Services Inc. Annie is a member of the Ontario Archaeological Society, the National Trust for Canada, I.C.O.M.O.S. Canada, and I.A.P.2 Canada. She is also a professional member in good standing of the Canadian Association of Heritage Professionals.

Kirstyn Allam, B.A. (Hon), Advanced Dipl. in Applied Museum Studies
Cultural Heritage Analyst, Project Manager - Cultural Heritage Division

The Project Manager for this Cultural Heritage Evaluation Report is **Kirstyn Allam** (B.A. (Hon.), Advanced Diploma in Applied Museum Studies), who is a Cultural

Heritage Analyst and Project Manager within the Cultural Heritage Division She was responsible for the day-to-day management activities, including scoping of research activities and site surveys and drafting of study findings and recommendations. Kirstyn Allam's education and experience in cultural heritage, historical research, archaeology, and collections management has provided her with a deep knowledge and strong understanding of the issues facing the cultural heritage industry and best practices in the field. Kirstyn has experience in heritage conservation principles and practices in cultural resource management, including three years' experience as a member of the Heritage Whitby Advisory Committee. Kirstyn also has experience being involved with Stage 1-4 archaeological excavations in the Province of Ontario.

Leora Bebko, M.M.St.
Cultural Heritage Technician, Technical Writer and Researcher - Cultural Heritage Division

One of the Cultural Heritage Technicians for this project is Leora Bebko (M.M.St.), who is a Cultural Heritage Technician and Technical Writer and Researcher within the Cultural Heritage Division. She was responsible for preparing and contributing research and technical reporting. In Leora's career as a cultural heritage and museum professional she has worked extensively in public programming and education within built heritage spaces. Leora is particularly interested in the ways in which our heritage landscapes can be used to facilitate public engagement and interest in our region's diverse histories. While completing her Master of Museum Studies she was able to combine her interest in heritage architecture and museums by focusing on the historic house museum and the accessibility challenges they face. As a thesis project, Leora co-curated the award-winning exhibit *Lost & Found: Rediscovering Fragments of Old Toronto* on the grounds of Campbell House Museum. Since completing her degree she has worked as a historical interpreter in a variety of heritage spaces, learning a range of traditional trades and has spent considerable time researching heritage foodways and baking in historic kitchens. In 2022, she joined ASI's Cultural Heritage team as a Cultural Heritage Technician.

Heritage Impact Assessment

Kennedy Valley (Kennedy Road, East Side of Kennedy Road, South of First Gulf Boulevard)

City of Brampton, Ontario

Draft

Prepared for:

Hatch
2265 Upper Middle Road, 5th Floor
Oakville, ON, L6H 0G5

Archaeological Services Inc. File: 25CH-020

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ASI Providing Archaeological & Cultural Heritage Services
528 Bathurst Street Toronto, ONTARIO M5S 2P9
416-966-1069 F 416-966-9723 asiheritage.ca

Executive Summary

Archaeological Services Incorporated (A.S.I.) was contracted by Hatch on behalf of the Region of Peel to conduct a Heritage Impact Assessment (H.I.A.) for the property known as the Kennedy Valley, Kennedy Road east side, south of First Gulf Boulevard, in the City of Brampton, Ontario (hereinafter referred to as the Kennedy Valley). The property is listed on the Brampton Heritage Register (City of Brampton, 2021) and consists of the Kennedy Valley, a wooded valley with a public trail. On the property is a former nineteenth-century quarry site and an early settler cemetery located on the northern side of the valley.

The property requires an H.I.A. as it was identified in the E.C.T.S. Improvements and Upgrades Project Background Review Gap Analysis as a listed property on the Brampton Heritage Register (City of Brampton, 2021) and a preliminary impact assessment indicated that there would be direct impacts to the property including the construction of Shafts 1 and 2 and the Biscayne Shaft on the property as well as construction related to site access for the three shaft sites. As direct impacts to the property are anticipated, a Cultural Heritage Evaluation Report (C.H.E.R.). was undertaken to determine if the property retains cultural heritage value or interest (C.H.V.I.). The C.H.E.R., completed by A.S.I. in December 2024 and updated in February and May 2025 (Archaeological Services Inc., 2025), determined that the property retained C.H.V.I. and as such, an H.I.A. needs to be undertaken to determine potential impacts to the property and recommend appropriate mitigation measures. This report fulfils that recommendation.

The subject property is being assessed in accordance with the *Ontario Heritage Tool Kit* (Ministry of Citizenship and Multiculturalism, 2006a) and the analysis presented herein has been completed in accordance with *the City of Brampton's Heritage Impact Assessment Terms of Reference* (City of Brampton, n.d.).

No adverse direct or indirect impacts to the heritage attributes of the Kennedy Valley are anticipated from the proposed work. Direct impacts are anticipated to the Kennedy Valley property from the construction of the sewer shafts and the proposed work areas at the shaft sites, which include temporary land

disturbances and the removal of trees and vegetation. These impacts are not considered to be adverse to the heritage value of the property and are expected to be minor and temporary if proper mitigation measures are implemented.

The following recommendations and mitigation measures have been developed and should be implemented:

1. Construction crews should be advised of the heritage status and heritage attributes of the Kennedy Valley prior to any work in its vicinity.

2. Staging and construction should be suitably planned and executed to ensure that unintended negative impacts to the identified heritage attributes of the Kennedy Valley are avoided. Mitigation measures may also include establishing no-go zones with fencing and directing working crews to avoid identified heritage attributes.

3. Direct impacts to the Kennedy Valley property are expected to include temporary land disturbances and the removal of trees and vegetation at the shaft sites and the work areas located at the shaft sites. Where the proposed work cannot be revised to avoid impacts, the removal of trees and vegetation should be limited to the extent possible, and where removal cannot be avoided, post-construction rehabilitation with sympathetic plantings should be implemented.

4. This report should be submitted to staff at the Region of Peel, City of Brampton, the Brampton Historical Society, and the Ministry of Citizenship and Multiculturalism for review and comment. Following review, staff should determine if they are aware of additional information that should be taken into account in the assessment of impacts, identification of mitigation measures, or implementation. Any feedback will be considered and incorporated into the report, where appropriate. The final report should be submitted to the above-mentioned agencies as well as the Peel Art Gallery, Museum and Archives for archival purposes.

Report Accessibility Features

This report has been formatted to meet the Information and Communications Standards under the *Accessibility for Ontarians with Disabilities Act*, 2005 (A.O.D.A.). Features of this report which enhance accessibility include: headings, font size and colour, alternative text provided for images, and the use of periods within acronyms. Given this is a technical report, there may be instances where additional accommodation is required in order for readers to access the report's information. If additional accommodation is required, please contact Annie Veilleux, Manager of the Cultural Heritage Division at Archaeological Services Inc., by email at aveilleux@asiheritage.ca or by phone 416-966-1069 ext. 255.

Project Personnel

- **Senior Project Manager**: Annie Veilleux, M.A. C.A.H.P., Senior Cultural Heritage Specialist, Manager - Cultural Heritage Division
- **Project Coordinator:** Jessica Bisson, B.F.A. (Hon.), Cultural Heritage Technician, Division Coordinator – Cultural Heritage Division
- **Project Manager**: Kirstyn Allam, B.A. (Hon), Advanced Dipl. Applied Museum Studies, Cultural Heritage Analyst, Project Manager - Cultural Heritage Division
- **Field Review**: Leora Bebko, M.M.St., Cultural Heritage Technician, Technical Writer and Researcher – Cultural Heritage Division
- **Report Production**: Leora Bebko
- **Graphics Production**: Robin Latour, B.A., M.Phil., Archaeologist, Geomatics Specialist - Operations Division
- **Report Reviewer(s)**: Annie Veilleux and Kirstyn Allam

For further information on the Qualified Persons involved in this report see Appendix A.

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1.0 Introduction

Archaeological Services Incorporated (A.S.I.) was contracted by Hatch on behalf of the Region of Peel to conduct a Heritage Impact Assessment (H.I.A.) for the property known as the Kennedy Valley, Kennedy Road east side, south of First Gulf Boulevard, in the City of Brampton, Ontario (hereinafter referred to as the Kennedy Valley). The property is listed on the Brampton Heritage Register (City of Brampton, 2021) and consists of the Kennedy Valley, a wooded valley with a public trail. On the property is a former nineteenth-century quarry site and an early settler cemetery located on the northern side of the valley.

The property requires an H.I.A. as it was identified in the E.C.T.S. Improvements and Upgrades Project Background Review Gap Analysis as a listed property on the Brampton Heritage Register (City of Brampton, 2021) and a preliminary impact assessment indicated that there would be direct impacts to the property including the construction of Shafts 1 and 2 and the Biscayne Shaft on the property as well as construction related to site access for the three shaft sites. As direct impacts to the property are anticipated, a Cultural Heritage Evaluation Report (C.H.E.R.). was undertaken to determine if the property retains cultural heritage value or interest (C.H.V.I.). The C.H.E.R., completed by A.S.I. in December 2024 and updated in February and May 2025 (Archaeological Services Inc., 2025), determined that the property retained C.H.V.I. and as such, an H.I.A. needs to be undertaken to determine potential impacts to the property and recommend appropriate mitigation measures. This report fulfils that recommendation.

The subject property is being assessed in accordance with the *Ontario Heritage Tool Kit* (Ministry of Citizenship and Multiculturalism, 2006a) and the analysis presented herein has been completed in accordance with *the City of Brampton's Heritage Impact Assessment Terms of Reference* (City of Brampton, n.d.).

No adverse direct or indirect impacts to the identified heritage attributes of the Kennedy Valley are anticipated from the proposed work. Direct impacts are anticipated to the Kennedy Valley property from the construction of the sewer shafts and the proposed work areas at the shaft sites, which include temporary

land disturbances and the removal of trees and vegetation. These impacts are not considered to be adverse to the heritage value of the property and are expected to be minor and temporary if proper mitigation measures are implemented.

1.1 Description of Property

The Kennedy Valley property consists of a public park within a creek valley. The Etobicoke Creek meanders through the valley in a generally east-west direction (Figure 1). The valley is largely wooded with some open marshy areas with shorter vegetation and shrubs. The Etobicoke Creek Trail roughly follows the alignment of the creek on its north side, sometimes running along the northern property line. Approximately 50 metres from the Kennedy Road South entrance to the park, along the trail, is a stone monument and interpretive panel commemorating the Graham-Rutledge farmstead and farmhouse which was formerly on the property but burnt down in 2010. The Graham Family Cemetery is within the valley, on the south side of the trail, approximately 180 metres east of Kennedy Road South. On the south side of the creek is a remnant nineteenth-century quarry (see Figure 2 in Section 2.0).

The subject property is located within a mixed suburban context. North of the subject property is an industrial area with large warehouses that back onto the valley. The area south of the property is generally occupied by a sprawling sports complex with an arena and various outdoor sports fields. Also south of the subject property, on the east side of Kennedy Road South, is a small commercial development which occupies the former site of the Graham farmhouse.

Figure 1: Aerial image of the subject property, known as the Kennedy Valley, on the east side of Kennedy Road South, south of First Gulf Boulevard (Google Maps).

2.0 Draft Statement of Cultural Heritage Value

This section, taken from the Cultural Heritage Evaluation Report for the property (Archaeological Services Inc., 2025), provides the description of the property, a description of its cultural heritage value or interest, and a list of associated heritage attributes.

Description of Property

The Kennedy Valley property consists of a public park within a creek valley, located on the northeast side of Kennedy Road South, approximately 135 metres southwest of First Gulf Boulevard. Approximately 50 metres from the Kennedy Road South entrance to the park, along the trail is a stone monument and interpretive panel commemorating the Graham-Rutledge farmstead and farmhouse, which was formerly part of the property. The Graham Family

Cemetery, which likely dates to the early nineteenth century, is located on the south side of the trail, approximately 180 metres east of Kennedy Road South. On the south side of the creek is a remnant nineteenth-century quarry.

Cultural Heritage Value or Interest

The Kennedy Valley has historical and associative value for its associations with the Indigenous peoples that lived around it and used the watercourse, as well as two prominent early settler families in Brampton.

The Etobicoke Creek was utilized by the Indigenous peoples that lived in and travelled through the area for fresh water and fishing.

The Graham family, who are among the earliest European settlers in the area and for whom Grahamsville is named, were the first to settle the property. The Graham Family Cemetery, which remains on the property contains the grave of Hugh Graham and it is reported that the cemetery also contains the burials of 25-30 other individuals. The property is also associated with the Rutledge family, who were also among the earliest European settlers in the area. William Rutledge who owned the property in the late 1800s, was a very prominent figure in the local community, serving as a Deputy Reeve, then Reeve, and Councillor for Toronto Township, before rising to the rank of Warden of the Township in 1914 and 1915.

The Kennedy Valley property also has contextual value for its historical and physical links to its surroundings. While the property has been mostly naturalized, features of the historical use of the property as an early settler farmstead remain in the Graham Family Cemetery and the remnant quarry, which provided the stone for the construction of the farmhouse which once stood on the property and the extant yard wall of the Peel County Jail.

Heritage Attributes

Key attributes of the property that reflect its historical and associative value and its contextual value include:

- The Etobicoke Creek
- The Graham Family Cemetery
    - Original markers and monuments
    - Location on the former Graham-Rutledge Farmstead
- Remnant Quarry
- Commemorative stone monument and interpretive panel

Figure 2: Map showing locations of identified heritage attributes on the subject property (A.S.I., 2024).

3.0 Assessment of Existing Conditions

A field review of the study area was undertaken by Leora Bebko of Archaeological Services Incorporated (A.S.I.), on 24 October 2024 to document the existing conditions of the study area from existing rights-of-way and from the public pedestrian trail.

The subject property is a public park known alternatively as the Kennedy Valley and the Sam Rayson Valley with a paved multiuse cycling/pedestrian trail that runs generally along the north side of the Etobicoke Creek. The creek meanders considerably through the property in a generally east-west direction (Plate 1). Near Kennedy Road South, the trail sits a considerable height above the creek bed with a steep, densely wooded cliff which drops off just beyond the south side of the path (Plate 2 and Plate 3). The opposite side of the creek bed is difficult to discern from the pathway through the trees, however it appears to also be densely wooded based on aerial photographs of the property. There is a wide variety of vegetation and trees in the ravine including various types of pine, evergreen, and deciduous tree species.

As the path angles southeast, it slopes downwards towards creek level (Plate 4). The surrounding landscape is a mixture of wooded and marshy areas on both sides of the pathway (Plate 5). Along the north side of the path are several concrete sewer access points and other water infrastructure features. The eastern boundary of the subject property is Highway 410. The multiuse trail continues under the highway via a series of low overpasses.

Three landscape features within the subject property have been identified as potentially significant from a cultural heritage perspective: the Graham-Rutledge Farmstead monument and interpretive panel, the Graham Family Cemetery, and the former quarry (Figure 2). The monument and interpretive panel is located near the entrance to the Kennedy Valley from Kennedy Road South. It is a stone archway and interpretive panel commemorating the Graham-Rutledge Farmstead (Plate 6). The Graham Family Cemetery is located approximately 200 metres east of Kennedy Road South, where the pathway begins to angle to the southeast, on

an embankment high above the north side of Etobicoke Creek. There is no signage indicating the presence of the cemetery nor are any monuments or headstones visible from the pathway (Plate 7). The ground to the south of the cemetery is a steep hill/cliff showing considerable signs of erosion and it is likely that some of the burials and headstones may have been lost to the river below (Plate 8). Very near the edge of the cliff in the undergrowth is the top of a stone that may be one of the two carved headstones that were reportedly at the cemetery (Plate 9). The stone is nearly completely covered in vegetation and appears to be partially buried. The site of the former quarry in the cliff on the south side of Etobicoke Creek, just east of Kennedy Road, is densely overgrown with trees and vegetation. No indications of the site's use as a quarry can be seen looking down from the pathway, however the area on the south side of the river where the quarry was reportedly located is flatter than the northern side and the areas to the immediate east and west (Plate 10).

Plate 1: Etobicoke Creek, looking east from Kennedy Road South (A.S.I., 2024).

Plate 2: The entrance to the Kennedy Valley from Kennedy Road South, looking east (A.S.I., 2024).

Plate 3: Looking south from the trail towards Etobicoke Creek, visible through the trees below, centre left (A.S.I., 2024).

Plate 4: Looking southwest along Etobicoke Creek near the western end of the subject property (A.S.I., 2024).

Plate 5: Looking east along the trail in a marshy area with low vegetation (A.S.I., 2024).

Plate 6: The archway and interpretive panel commemorating the former Graham-Rutledge farmstead (A.S.I., 2024).

Plate 7: The cemetery, looking south toward Etobicoke Creek (A.S.I., 2024).

Plate 8: Looking down the steep incline towards the creek from the cemetery site (A.S.I., 2024).

Plate 9: The headstone (bottom) at the edge of the cliff (obscured by trees) (A.S.I., 2024).

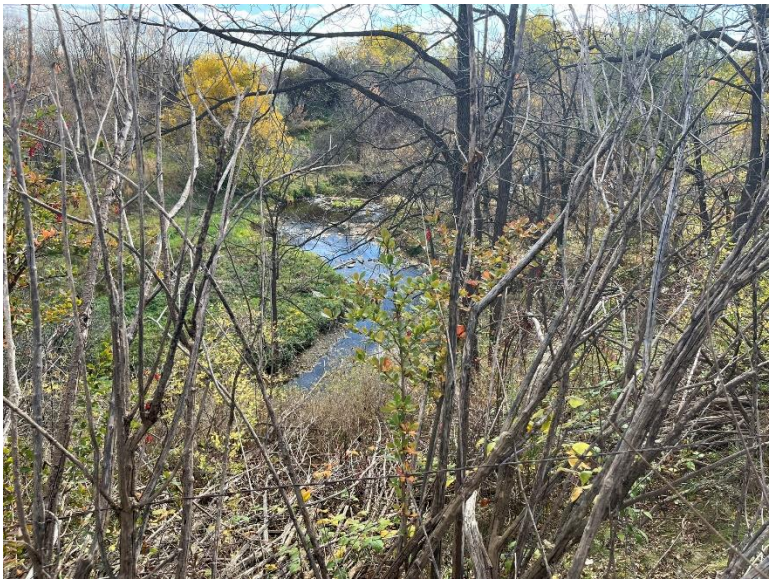

Plate 10: Looking south, across the creek from the Graham-Rutledge farmstead with the former quarry site on the left (A.S.I., 2024).

4.0 Description and Purpose of Proposed Activity

The proposed work for the Etobicoke Creek Trunk Sewer (E.C.T.S.) Improvement and Upgrades Project (Hatch, 2024) will consist of the construction of a new four-kilometre trunk sanitary sewer from Kennedy Road South to Derry Road East in the City of Brampton. The Kennedy Valley is located within Segment 1 of the project which extends from Kennedy Road South to just west of Westcreek Boulevard (Figure 3). The work is being undertaken to address capacity and operational conditions with the existing E.C.T.S. sewer line and to meet the needs of projected growth in the City of Brampton to the year 2041 and beyond.

Figure 3: Overview of the updated tunnel alignment for the E.C.T.S. (Hatch, 2025).

5.0 Impact Assessment

To assess the potential impacts of the proposed works on the cultural heritage value of the Kennedy Valley, the identified cultural heritage value and heritage attributes outlined in Section 2.0 were considered against a range of possible impacts based on the *Ontario Heritage Tool Kit InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (Ministry of Citizenship and Multiculturalism, 2006b). These include:

Direct impacts:

- Destruction of any, or part of any, significant heritage attributes or features; and
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.

Indirect impacts:

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

The results of the impact assessment are based on the 30% Detailed Designs for the Etobicoke Creek Trunk Sewer (E.C.T.S.) Improvement and Upgrades Project (Figure 4 and Figure 5). It considers possible direct adverse impacts, indirect

adverse impacts, and positive impacts. See Section 2.0 for a description of the cultural heritage attributes identified for the subject property.

The Preferred Alternative for Segment 1 is the Deep Trunk Alternative. The proposed alignment for the new E.C.T.S. line within the study area connects to the existing line at a shaft (Shaft 1) at the western boundary of the Kennedy Valley and continues in a northeast direction to Highway 410. A second line, the Biscayne Connection, will extend from a shaft (Biscayne Shaft) at the northern boundary of the Kennedy Valley (approximately 185 metres south of Biscayne Crescent) in a southeasterly direction, connecting to the new E.C.T.S. line approximately 130 metres west of Highway 410. A shaft (Shaft 2) is planned where the two lines meet. Within Segment 1 the sewer will be 1500 millimetres in width and constructed by microtunnel boring at an average depth of 17.1 metres. There are work areas proposed at Shaft 1, the Biscayne Shaft, and Shaft 3 (Figure 4 and Figure 5).

Direct impacts to the Kennedy Valley property are anticipated to the include boring at the sites of Shaft 1, Shaft 2, and the Biscayne Shaft. Temporary land disturbances and the removal of mature trees and vegetation are also anticipated at the shaft sites and the proposed work areas around the three shaft locations. These impacts are not located near the identified heritage attributes of the property and are not anticipated to adversely impact the heritage value of the property. The impacts are expected to be minor and temporary if proper mitigation measures are implemented. Staging and construction should be suitably planned and executed to ensure that unintended negative impacts to the identified heritage attributes of the Kennedy Valley are avoided. Where the proposed work cannot be revised to avoid impacts, the removal of trees and vegetation should be limited to the extent possible and where removal cannot be avoided, post-construction rehabilitation with sympathetic plantings should be implemented. Mitigation measures may also include establishing no-go zones with fencing and directing working crews to avoid identified heritage attributes.

No adverse direct or indirect impacts are anticipated to the identified heritage attributes of the property. The Graham Family Cemetery and the commemorative

stone monument and interpretive panel are located at a considerable distance from the proposed E.C.T.S. and Biscayne alignments and shafts and are not within the 50-metre vibration zone of influence for the boring or tunneling. The E.C.T.S. alignment crosses under a portion of the remnant quarry and under Etobicoke Creek at four points, however, as the construction of the alignment is to be completed by microtunnel boring well below the depth of the remnant quarry and the creek, no adverse direct or indirect impacts are anticipated to the remnant quarry or Etobicoke Creek.

Figure 4: Detailed designs for the new E.C.T.S. and Biscayne alignments and locations of identified heritage features on the subject property (A.S.I., 2025).

Figure 5: Detailed designs for the new E.C.T.S. and Biscayne alignments and locations of identified heritage features on the subject property (sheet 2) (A.S.I., 2025).

6.0 Considered Alternatives and Mitigation Measures

Five alternatives were considered for the Etobicoke Creek Trunk Sewer (E.C.T.S.) Improvement and Upgrades Project. The short-listed alternatives for the sewer alignment were:

- The Do Nothing Alternative;
- The Etobicoke Creek Alternative;
- The CAA Lands Alternative;
- The Kennedy Road Alternative; and
- The Deep Trunk Alternative.

The preferred alternative from a cultural heritage perspective is the Do Nothing Alternative as it would not result in any impacts the property or its identified heritage attributes. This alternative has been deemed infeasible as it would not address the capacity and operational deficiencies with the existing E.C.T.S. line and would not meet the needs of projected growth in the City of Brampton.

The Etobicoke Creek Alternative, the CAA Lands Alternative, and the Kennedy Road Alternative also were deemed infeasible due to a variety of technical and operational considerations, and the severity of anticipated impacts to the natural and socio-cultural environment. A full evaluation of the short-listed alternatives can be found in Section 6 of the E.C.T.S. Improvements and Upgrades Environmental Study Report (Jacobs, 2023).

The Preferred Alternative being carried forward is the Deep Trunk Alternative. It is the second preferred alternative from a cultural heritage perspective as it will not result in adverse impacts to the identified heritage attributes of the property and the direct impacts to the property are anticipated to be minor and temporary if proper mitigation measures are implemented. For the length of the Deep Trunk Alternative, trenchless and open-cut construction methods were considered. Trenchless construction was selected as the preferred method for Segment 1 of

the alignment due to technical considerations relating to the required depth of the pipe and financial considerations. This is the preferred method of construction from a cultural heritage perspective as it will minimize any disturbances to the identified heritage attributes of the subject property.

In order to prevent or minimize impacts of the undertaking, mitigation measures should be developed and implemented. With suitable mitigation, the proposed construction of the new E.C.T.S. and the Biscayne Connection can be completed in a manner that will avoid direct or indirect adverse impacts to the cultural heritage attributes identified in Section 2.0. The following recommendations have been developed to avoid or mitigate known or potential impacts:

- Construction crews should be advised of the heritage status and heritage attributes of the Kennedy Valley prior to any work in its vicinity.

- Staging and construction should be suitably planned and executed to ensure that unintended negative impacts to the identified heritage attributes of the Kennedy Valley are avoided. Mitigation measures may also include establishing no-go zones with fencing and directing working crews to avoid identified heritage attributes.

- Direct impacts to the Kennedy Valley property are expected to include temporary land disturbances and the removal of trees and vegetation at the shaft sites and the work areas located at the shaft sites. Where the proposed work cannot be revised to avoid impacts, the removal of trees and vegetation should be limited to the extent possible, and where removal cannot be avoided, post-construction rehabilitation with sympathetic plantings should be implemented.

7.0 Summary of Community Engagement

Stakeholder consultation was undertaken as part of the Cultural Heritage Evaluation Report (C.H.E.R.) process and included requests for information to the City of Brampton; the Ministry of Citizenship and Multiculturalism (M.C.M.); the

Ontario Heritage Trust; the Peel Art Gallery, Museum and Archives (P.A.M.A.); and the Brampton Historical Society. For a full record of consultation see Section 2.0 of the C.H.E.R. (Archaeological Services Inc., 2025).

Additional public consultation was undertaken by Jacobs as part of the Etobicoke Creek Trunk Sewer (E.C.T.S.) Improvement and Upgrades Project Environmental Assessment (E.A.) process which included engagement with First Nations and Indigenous Groups. A full record of public consultation and stakeholder engagement for the E.A. can be found in the Etobicoke Creek Trunk Sewer Improvements and Upgrades Environmental Study Report completed in 2023 (Jacobs, 2023).

This report should be submitted to staff at the Region of Peel, the City of Brampton. the Brampton Historical Society, and the M.C.M. for review and comment. Following review, staff should determine if they are aware of additional information that should be taken into account in the assessment of impacts, identification of mitigation measures, or implementation. Any feedback will be considered and incorporated into the report, where appropriate. The final report should be submitted to the above-mentioned agencies as well as P.A.M.A. for archival purposes.

8.0 Recommendations

No adverse direct or indirect impacts to the heritage attributes of the Kennedy Valley are anticipated from the proposed work. Direct impacts are anticipated to the Kennedy Valley property from the construction of the sewer shafts and the proposed work areas at the shaft sites, which include temporary land disturbances and the removal of trees and vegetation. These impacts are not considered to be adverse to the heritage value of the property and are expected to be minor and temporary if proper mitigation measures are implemented.

The following recommendations and mitigation measures have been developed and should be implemented:

1. Construction crews should be advised of the heritage status and heritage attributes of the Kennedy Valley prior to any work in its vicinity.

2. Staging and construction should be suitably planned and executed to ensure that unintended negative impacts to the identified heritage attributes of the Kennedy Valley are avoided. Mitigation measures may also include establishing no-go zones with fencing and directing working crews to avoid identified heritage attributes.

3. Direct impacts to the Kennedy Valley property are expected to include temporary land disturbances and the removal of trees and vegetation at the shaft sites and the work areas located at the shaft sites. Where the proposed work cannot be revised to avoid impacts, the removal of trees and vegetation should be limited to the extent possible, and where removal cannot be avoided, post-construction rehabilitation with sympathetic plantings should be implemented.

4. This report should be submitted to staff at the Region of Peel, City of Brampton, the Brampton Historical Society, and the Ministry of Citizenship and Multiculturalism for review and comment. Following review, staff should determine if they are aware of additional information that should be taken into account in the assessment of impacts, identification of mitigation measures, or implementation. Any feedback will be considered and incorporated into the report, where appropriate. The final report should be submitted to the above-mentioned agencies as well as the Peel Art Gallery, Museum and Archives for archival purposes.

9.0 References

Archaeological Services Inc., (A.S.I.). (2025). *Cultural Heritage Evaluation Report: Kennedy Valley (Kennedy Roadm East Side of Kennedy Road, South of First Gulf Boulevard)* [Cultural Heritage Evaluation Report]. On file with the author.

City of Brampton. (2021). *Municipal Register of Cultural Heritage Resources: Listed Heritage Properties*. https://www.brampton.ca//EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Listed_Register.pdf

City of Brampton. (n.d.). *Heritage Impact Assessment Terms of Reference*. https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/HIA_ToR.pdf

Hatch. (2024). *Etobicoke Creek Trunk Sewer Improvements and Upgrades Project (23-2261)—T<-01 Background Review Gap Analysis Technical Memorandum* [Gap Analysis]. On file with the author.

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Jacobs. (2023, May). *Etobicoke Creek Trunk Sewer Improvements and Upgrades Environmental Study Report* [Regional Municipality Website]. Peel Region. https://www.peelregion.ca/pw/water/environ-assess/pdf/etobicoke-creek/environmental-study-report-aoda.pdf

Ministry of Citizenship and Multiculturalism. (2006a). *Ontario Heritage Tool Kit*.

Ministry of Citizenship and Multiculturalism, M. C. M. (2006b). *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*.

Appendix A: Qualified Persons Involved in the Project

Annie Veilleux, M.A., C.A.H.P.
Senior Cultural Heritage Specialist, Manager - Cultural Heritage Division

The Senior Project Manager for this Heritage Impact Assessment is **Annie Veilleux** (M.A., C.A.H.P.), who is a Senior Cultural Heritage Specialist and Manager of the Cultural Heritage Division. She was responsible for: overall project scoping and approach; development and confirmation of technical findings and study recommendations; application of relevant standards, guidelines and regulations; and implementation of quality control procedures. Annie is academically trained in the fields of cultural landscape theory, history, archaeology, and collections management and has over 15 years of experience in the field of cultural heritage resource management. This work has focused on the identification and evaluation of cultural heritage resources, both above and below ground. Annie has managed and conducted numerous built heritage and cultural heritage landscape assessments, heritage recordings and evaluations, and heritage impact assessments as required for Environmental Assessments and Planning projects throughout the Province of Ontario. Annie has extensive experience leading and conducting research for large-scale heritage planning studies, heritage interpretation programs, and projects requiring comprehensive public and Indigenous engagement programs. She is fully bilingual in English and French and has served as a French language liaison on behalf of Archaeological Services Inc. Annie is a member of the Ontario Archaeological Society, the National Trust for Canada, I.C.O.M.O.S. Canada, and I.A.P.2 Canada. She is also a professional member in good standing of the Canadian Association of Heritage Professionals.

Kirstyn Allam, B.A. (Hon), Advanced Dipl. in Applied Museum Studies
Cultural Heritage Analyst, Project Manager - Cultural Heritage Division

The Project Manager for this project is **Kirstyn Allam** (B.A. (Hon.), Advanced Diploma in Applied Museum Studies), who is a Cultural Heritage Analyst and

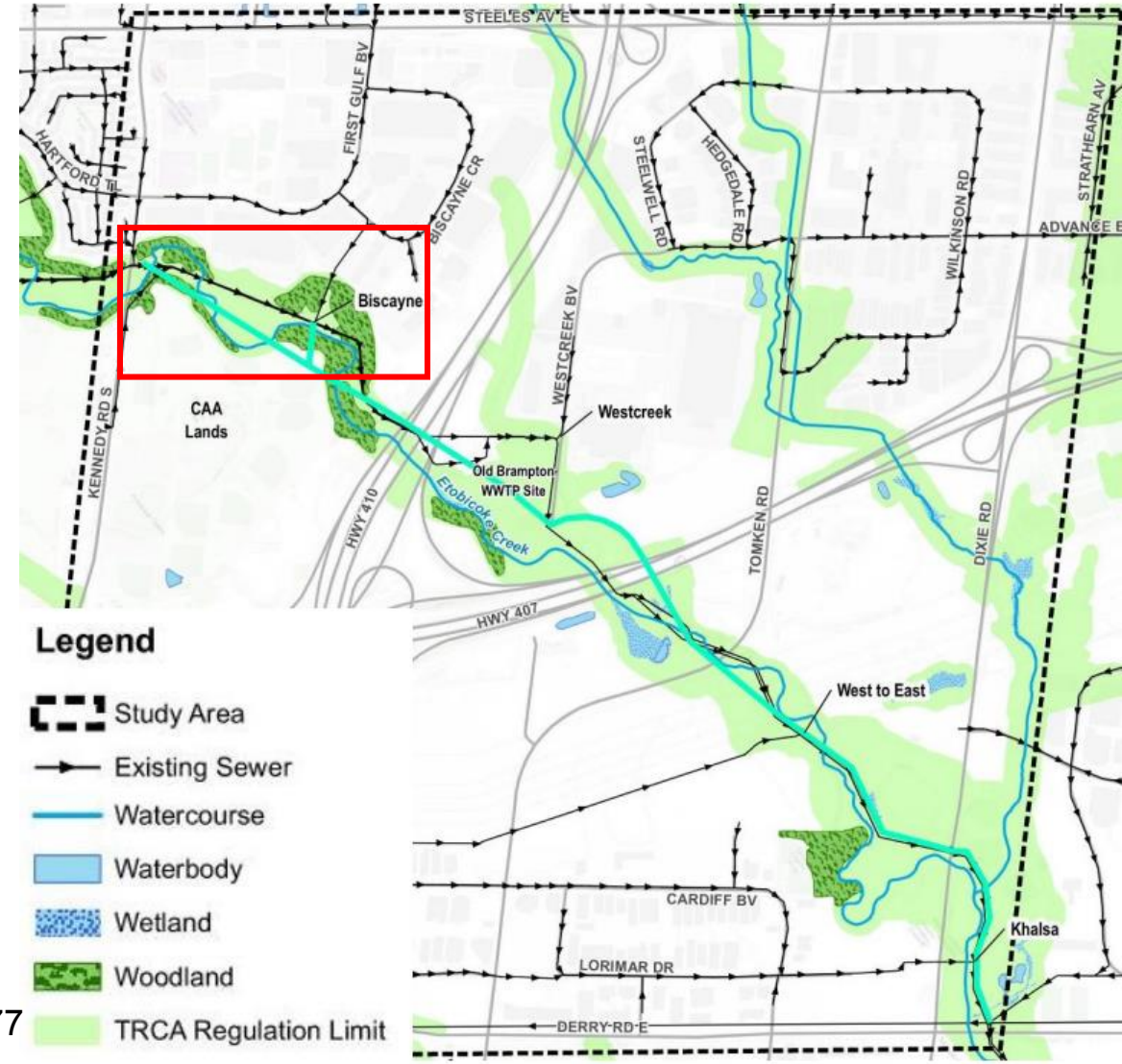
Project Manager within the Cultural Heritage Division. She was responsible for day-to-day management activities, including scoping and conducting research activities and drafting of study findings and recommendations. Kirstyn Allam's education and experience in cultural heritage, historical research, archaeology, and collections management has provided her with a deep knowledge and strong understanding of the issues facing the cultural heritage industry and best practices in the field. Kirstyn has experience in heritage conservation principles and practices in cultural resource management, including three years' experience as a member of the Heritage Whitby Advisory Committee. Kirstyn also has experience being involved with Stage 1-4 archaeological excavations in the Province of Ontario.

Leora Bebko, M.M.St.
Cultural Heritage Technician, Technical Writer and Researcher - Cultural Heritage Division

The report writer for this for this project is **Leora Bebko** (M.M.St.), who is a Cultural Heritage Technician and Technical Writer and Researcher within the Cultural Heritage Division. She was responsible for preparing and contributing research and technical reporting. In Leora's career as a cultural heritage and museum professional she has worked extensively in public programming and education within built heritage spaces. Leora is particularly interested in the ways in which our heritage landscapes can be used to facilitate public engagement and interest in our region's diverse histories. While completing her Master of Museum Studies she was able to combine her interest in heritage architecture and museums by focusing on the historic house museum and the accessibility challenges they face. As a thesis project, Leora co-curated the award-winning exhibit *Lost & Found: Rediscovering Fragments of Old Toronto* on the grounds of Campbell House Museum. Since completing her degree she has worked as a historical interpreter in a variety of heritage spaces, learning a range of traditional trades and has spent considerable time researching heritage foodways and baking in historic kitchens. In 2022, she joined A.S.I.'s Cultural Heritage team as a Cultural Heritage Technician.

Deep Trunk Alignment

Region of Peel
working with you



Turner Fenton Secondary School
16
16
Halldorson Trail
Kennedy Valley Park
Etobicoke Creek
410
407 ET
Brampton Sports Park
SUBJECT PROPERTY
410

Biscayne Shaft
Relocated Shaft 3
Relocated Shaft 4
Prop. Shaft 2
Prop. Shaft 1
WE Connection
Prop. Shaft 5

BISCAYNE CONNECTION
1ST GULF BOULEVARD
HIGHWAY 410
HIGHWAY 410
GRAHAM FAMILY CEMETERY
GRAHAM-RUTLEDGE FARMSTEAD MONUMENT AND PANEL
FORMER QUARRY
SHAFT 1
KENNEDY ROAD
N
SUBJECT PROPERTY
HERITAGE FEATURE
HERITAGE AREA
PROPERTY PARCEL
ECTS OPTIMIZED ALIGNMENT
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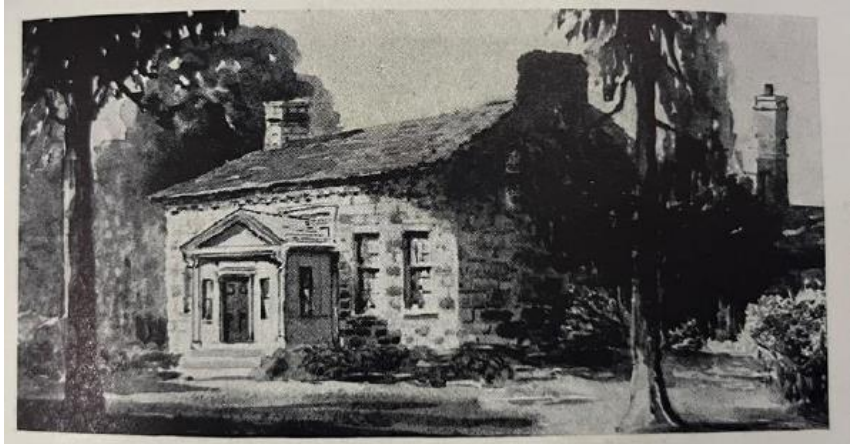
ETOBICOKE CREEK ON THE RUTLEDGE FARM

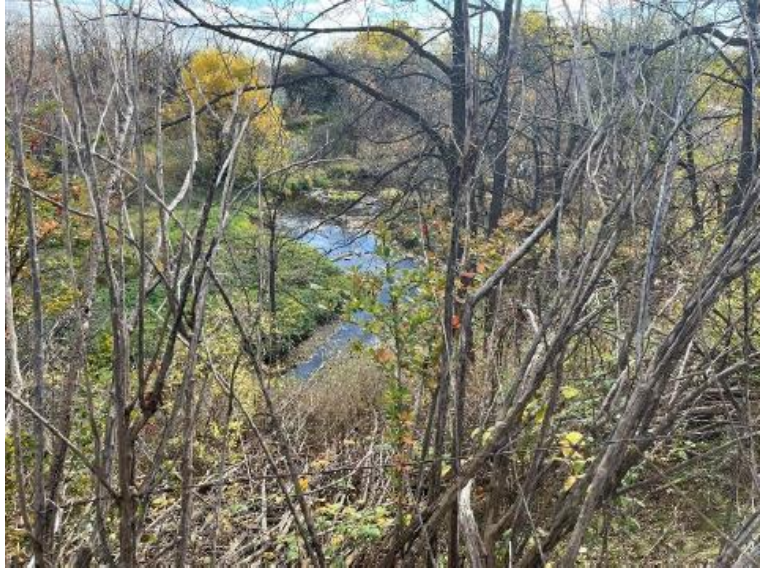
Showing swimming hole &, on top bank, an abandoned cemetery.



Specially painted for Perkins Bull Collection OWEN STAPLES, O.S.A.

RUTLEDGE HOMESTEAD, BRODDYTOWN

Lot 14, concession 2 east, Toronto township



SUBJECT PROPERTY
PROPOSED SEWER ALIGNMENT
50M BUFFER OF SEWER ALIGNMENT
HERITAGE AREA
HERITAGE FEATURE

PROPOSED DESIGN
BASE FEATURE
FENCES
HYDRO
PERM EASEMENT
ROW
SANITARY
STORM
TEMP EASEMENT
WALKWAYS
WATERMAIN
PROPOSED WORK AREA

Sources: Peel Region, Town of Oakville, Maxar, Peel Region, Town of Oakville, Maxar, Microsoft

Projection: NAD 1983 UTM Zone 17N
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File: CHR_land

Providing Archaeological & Cultural Heritage Services
528 Bathurst Street Toronto, ONTARIO M5S 2P9
T 416-966-1069 F 416-966-9723 asiheritage.ca

SUBJECT PROPERTY

PROPOSED SEWER ALIGNMENT

50M BUFFER OF SEWER ALIGNMENT

PROPOSED DESIGN

BASE FEATURE

FENCES

PERM EASEMENT

ROW

SANITARY

SLOPES

TEMP EASEMENT

WALKWAYS

PROPOSED WORK AREA

Sources: Peel Region, Town of Oakville, Maxar, Peel Region, Town of Oakville, Maxar, Microsoft

Projection: NAD 1983 UTM Zone 17N
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ASI Project No: 25CH-020
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File: CHR_lands

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Brampton Heritage Board

Composition:	Not fewer than five (5) and no more than seventeen (17) members. A member of City Council sits on the Board.
Term of Office:	Concurrent with the term of Council, ending November 30, 2014, or until successors are appointed
Re-established by:	By-law 12-2010
Meetings:	3rd Tuesday of each month at 7:00 p.m. at City Hall
Reports to:	Planning, Design and Development Committee
Supported by:	City Clerk's Office
Honorarium:	Voluntary Reimbursement for any expenses incurred Mileage is paid at the City of Brampton corporate rate when the members are required to travel on Board business

Mission:

The mission of the Brampton Heritage Board is to advise City Council on the identification, conservation and promotion of resources that are identified as being of cultural heritage value or interest. These resources include buildings, sites, certain streetscapes and districts, cemeteries, cultural landscapes and any other real property that can be designated under Parts IV and V of the Ontario Heritage Act.

Strategic Alignment:

Brampton Heritage Board activities are guided by the goals, objectives and policies of Brampton's Strategic Plan (Six Pillars); cultural heritage policies as outlined in the Official Plan and the Ontario Heritage Act.

General Responsibilities:

The Brampton Heritage Board shall:

- advise City Council within its capacity as a municipal heritage committee under the provisions of the Ontario Heritage Act,
- recommend to City Council properties for designation under Parts IV and V of the Ontario Heritage Act;
- recommend to City Council properties for listing within the Municipal Register of Cultural Heritage Resources;

- make recommendations to City Council on the potential heritage impacts pertaining to heritage permit applications under Parts IV and V of the Ontario Heritage Act;
- advise City Council on the potential heritage impacts pertaining to land use planning initiatives, proposed plans of subdivision, demolition permits, site plan approvals, environmental assessments, heritage impact assessments, public works, and the like, where any known or potentially significant cultural heritage resource may be present;
- advise City Council on the identification, evaluation and conservation of built heritage properties, landscapes, districts and areas;
- advise City Council on current heritage conservation legislation as well as available funding sources;
- assist City Council in the preparation of municipal by-laws and policies to conserve heritage properties and areas;
- advise City Council in the preparation of criteria and approval of applications submitted for financial incentives to assist with the care and conservation of resources designated under Parts IV and V of the Ontario Heritage Act;
- work with City staff to implement City Council approved programs and activities within the Heritage Program;
- work with the public to increase public awareness and knowledge of heritage conservation issues related to cultural heritage.

THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 12-2010

A By-law to re-establish the Brampton Heritage Board under new Terms of Reference and to Repeal By-laws 281-85, 42-93, 43-93, 141-2005, 317-2008 and 325-2009

WHEREAS section 28 of the *Ontario Heritage Act,* 1990, as amended, provides that the Council of a municipality may, by by-law, establish a municipal heritage committee to advise and assist the Council on all matters relating to Parts IV and V of the *Ontario Heritage Act;*

AND WHEREAS the Council of The Corporation of the City of Brampton deems it advisable to re-establish such a committee and to provide for the appointment of members thereto under new terms of reference as approved by Council under Resolution C177-2009;

NOW THEREFORE, the Council of The Corporation of the City of Brampton enacts as follows:

1. A municipal heritage committee, to be known as the Brampton Heritage Board, is hereby established;

2. The Brampton Heritage Board shall be comprised of not fewer than five (5) and not more than seventeen (17) members to be appointed by a resolution of Council;

3. The Brampton Heritage Board shall perform the duties set out in section 28 of the *Ontario Heritage Act*;

4. The Brampton Heritage Board shall function based on terms of reference as set out in Schedule A of this by-law;

5. The following by-laws are hereby repealed: By-laws 281-85, 42-93, 43-93, 141-2005, 317-2008 and 325-2009; and,

6. This by-law shall come into force and take effect on the date of its passing.

READ a FIRST, SECOND and THIRD TIME and PASSED in Open Council this 27th day of January 2010.

Approved as to form.
26/11/09

Susan Fennell — Mayor

Peter Fay — City Clerk

Approved as to Content
Karl Walsh, Director, Community Design, Parks Planning and Development