Special Meeting Agenda
Brampton Heritage Board
The Corporation of the City of Brampton

Date:	**Wednesday, April 7, 2021**
Time:	**7:00 p.m.**
Location:	**Council Chambers - 4th Floor, City Hall - Webex Electronic Meeting**
Members:	Peter Dymond (Co-Chair) Douglas McLeod (Co-Chair) Stephen Collie Kathryn Fowlston Palvinder Gill Yugeshwar Singh Kaushal Janet Millington Peter Robertson Vipul Shah Basavaraj Toranagal Ken Wilde Paul Willoughby Regional Councillor P. Vicente - Wards 1 and 5

NOTICE: In consideration of the current COVID-19 public health orders prohibiting large public gatherings and requiring physical distancing, in-person attendance at Council and Committee meetings will be limited to Members of Council and essential City staff only. Public attendance at meetings is currently restricted. It is strongly recommended that all persons continue to observe meetings online or participate remotely.

For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact: Chandra Urquhart, Legislative Coordinator, Telephone 905.874.2178, TTY 905.874.2130 cityclerksoffice@brampton.ca

Note: Meeting information is also available in alternate formats upon request.

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 Meeting - January 19, 2021

The minutes of the Brampton Heritage Board Meeting of January 19, 2021 was considered by Planning and Development Committee on February 1, 2021 and approved by Council on February 17, 2021.

The minutes are provided for information.

4.2. Note to File - Brampton Heritage Board Meeting - March 23, 2021

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. There will be no separate discussion of any of these items unless a Committee Member requests it, in which case the item will not be consented to and will be considered in the normal sequence of the agenda.

(10.1.)

6. Presentations\Delegations

6.1. Delegation from Sylvia Roberts, Brampton Resident, re: Bramalea Character Study

6.2. Presentation by Andrew McNeill, Manager, Official Plan and Growth Management, and Tristan Costa, Heritage Planner, re: The Brampton Plan – Official Plan Review

See Item 13.1

7. Sub-Committees

8. Designation Program

9. Heritage Impact Assessment (HIA)

9.1. Report by Merissa Lompart, Assistant Heritage Planner, re: Heritage Impact Assessment - Victoria Park Arena, 20 Victoria Crescent

Recommendations

10. Correspondence

10.1. ^Correspondence from Janet Muise, and Janet Oakes, Director Curator, Co-operative Homebuilding, Grimsby, re: Wildfield Co-operative Homebuilders

To be received

10.2. Correspondence from Peter Robertson, Member, re: Resignation from the Brampton Heritage Board

11. Other/New Business

11.1. Report by Harsh Padhya, Heritage Planner, re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application - 27 Church St. E. - Ward 1 (HE.x 27 Church St. E)

Recommendations

11.2. Report by Pascal Doucet, Heritage Planner, re: Designation By-law Amendment and Heritage Easement Agreement - 0 and 59 Tufton Crescent - Ward 6 (Breadner House) (File HE.x 59 Tufton Crescent)

Recommendations

12. Referred/Deferred Items

13. Information Items

13.1. Memo from Planning, Building and Economic Development, re: Brampton Engagement Plan

Note: Memo provided for information

14. Question Period

15. Public Question Period

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

During the meeting, the public may submit questions regarding decisions made at the meeting via email to the City Clerk at cityclerksoffice@brampton.ca, to be introduced during the Public Question Period section of the meeting.

16. Closed Session

16.1. Open Meeting exception under Section 239 (2) (e) and (f) of the Municipal Act, 2001:

Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

17. Adjournment

Next Regular Meeting: Tuesday, April 20, 2021 at 7:00 p.m.

Minutes

Brampton Heritage Board

The Corporation of the City of Brampton

Tuesday, January 19, 2021

Members Present:	Peter Dymond (Co-Chair) Douglas McLeod (Co-Chair) Stephen Collie Kathryn Fowlston Janet Millington Vipul Shah Paul Willoughby Regional Councillor P. Vicente - Wards 1 and 5
Members Absent:	Palvinder Gill Yugeshwar Singh Kaushal Peter Robertson Basavaraj Toranagal (regrets) Ken Wilde (regrets)
Staff Present:	Pascal Doucet, Heritage Planner Harsh Padhya, Assistant Heritage Planner Chandra Urquhart, Legislative Coordinator

1. Call to Order

The meeting was called to order at 7:18 p.m., lost quorum at 7:26 p.m., regained quorum at 7:30 p.m., and adjourned at 8:10 p.m.

Note: At 7:26 p.m., Committee failed for quorum, at which time the following members were recorded as being present:

Peter Dymond (Co-Chair), Douglas McLeod (Co-Chair), Kathryn Fowlston, Janet Millington, Paul Willoughby and Vipul Shah

Committee regained quorum at 7:26 p.m. and the meeting resumed at 7:30 p.m.

2. Approval of Agenda

The following motion was considered:

HB001-2021

That the agenda for the Brampton Heritage Board Meeting of January 19, 2021 be approved as published and circulated.

Carried

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

Nil

4. Previous Minutes

The minutes were considered by Planning and Development Committee on December 7, 2020, and the recommendations were approved by Council on December 9, 2020. The minutes were provided for the Board's information.

5. Consent

Nil

6. Presentations\Delegations

6.1 Delegation from Cassandra Jasinski, former Heritage Planner, re: Farewell Message

Cassandra Jasinski, former Heritage Planner, advised Committee of her resignation from the City of Brampton. She thanked members for the opportunity to work with them, for their assistance and 'friendship' over the years. Committee congratulated and wished her success on her new position at the Town of Caledon.

The following motion was considered:

HB002-2021

That the delegation from Cassandra Jasinski, former Heritage Planner, re: **Farewell Message**, to the Brampton Heritage Board Meeting of January 19, 2021, be received.

Carried

7. Sub-Committees

Nil

8. Designation Program

Nil

9. Heritage Impact Assessment (HIA)

Nil

10. Correspondence

Nil

11. Other/New Business

11.1 Discussion Item at the Request of Kathryn Fowlston, Board Member, re: Credit Valley Trail

Kathryn Fowlston, Board Member, referenced information presented by Natalie Faught, Credit Valley Conservation Authority at a previous Heritage Board meeting. She noted the opportunity for a Board Member to join the Brampton Chapter in the establishment of the trail that will begin in Orangeville and link to Brampton trails. She expressed interest in representing the Board at the Brampton Chapter meetings.

In response to questions, staff provided the following information:

- A timeline of 25 years is targeted for the Credit Valley Trail project and includes the Brampton Chapter
- Staff may make recommendations with respect to the cultural and landscape heritage components of the City
- Staff will update the Board following meetings that are held quarterly as needed

The following motion was considered:

HB003-2021

1. That the discussion at the request of Kathryn Fowlston, Board Member, re: **Credit Valley Trail,** to the Brampton Heritage Board Meeting of January 21, 2021, be received; and,

2. That Kathryn Fowlston be named the Board's representative on the Brampton Chapter of the Credit Valley Trails project and report to the Board as required.

Carried

11.2 Staff Report re: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 49 Chapel Street – Ward 3 (H.Ex. 49 Chapel Street)

Harsh Padhya, Assistant Heritage Planner, Planning, Building and Economic Development, provided an overview of the subject report.

The following motion was considered:

HB004-2021

1. That the report titled: **Recommendation Report: Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 49 Chapel Street,** to the Brampton Heritage Board Meeting of January 19, 2021, be received;

2. That the designation of the property at 49 Chapel Street 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 the property at 49 Chapel Street in accordance with the requirements of the Act;

4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;

5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and,

6. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council's decision to designate the subject property.

Carried

11.3 Staff Report re: Approval of Heritage Incentive Grant – 87 Elizabeth Street South – Ward 3 (File HE.x 87 Elizabeth Street South)

Pascal Doucet, Heritage Planner, Planning, Building and Economic Development, provided an overview of the subject report, and responded to questions. He confirmed that submission of a revised application was not required.

The following motion was considered:

HB005-2021

1. That the report titled: **Approval of Heritage Incentive Grant – 87 Elizabeth Street South – Ward 3 (File HE.x 87 Elizabeth Street South),** to the Brampton Heritage Board Meeting of January 19, 2021, be received;

2. That the Designated Heritage Property Incentive Grant application for 87 Elizabeth Street South for repairing and replacing the windows on the front and side elevations identified as heritage attributes with accurate replications matching the existing profile and appearance be approved in the amount of ten thousand dollars ($10,000); and,

3. That condition 2.a. of Recommendation HB020-2020 from the Brampton Heritage Board Meeting of August 18, 2020 approved by the Planning and Development Committee on September 14, 2020 under recommendation PDC099-2020, and by the Council of The Corporation of the City of Brampton on September 16, 2020, pursuant to Resolution C337-2020 be amended to replace the grant amount of $5000 with a grant of $10,000.

Carried

11.4 Staff Report: Designation under Part IV, Section 29 of the Ontario Heritage Act – 10020 Mississauga Road – Ward 6 (H.Ex.10020 Mississauga Road)

In response to comments from the Board on whether the house meets the criteria for designation, staff reiterated that under the Act the property was considered to be of heritage significance and has achieved the criteria for designation. Staff outlined the work undertaken to this stage of the designation process, noting that the Notice of Intention to designate was published and no formal objection was received.

The following motion was considered:

HB006-2021

That the report titled: **Information Report: Designation under Part IV, Section 29 of the Ontario Heritage Act – 10020 Mississauga Road - Ward 6 (H.Ex. 10020 Mississauga Road)**, to the Brampton Heritage Board Meeting of January 19, 2021, be received.

Carried

12. Referred/Deferred Items

Nil

13. Information Items

13.1 CHO News – Fall 2020

This material was provided for the Board's information.

14. Question Period

Peter Dymond, Board Member, inquired on the status of future Heritage events at Bramalea City Centre.

Steve Collie, Board Member, advised that no events are scheduled at Bramalea at this time for the rest of the year. He is in contact with management and will provide updates on event schedules as they become available.

15. Public Question Period

The public was given the opportunity to submit questions via e-mail to the City Clerk's Office regarding any decisions made under this section of the agenda.

No questions were received.

16. Closed Session

Nil

17. Adjournment

The following motion was considered:

HB007-2021

That the Brampton Heritage Board do now adjourn to meet again on Tuesday, February 16, 2021 at 7:00 p.m. or at the call of the Chair.

Carried

_____

Douglas McLeod (Co-Chair)

_____

Peter Dymond (Co-Chair)

Note to File

Brampton Heritage Board Committee
The Corporation of the City of Brampton

Date: **Tuesday, March 23, 2021**
Time: **7:00 p.m. – Webex Electronic Meeting**

Members Present:
Peter Dymond (Co-Chair)
Doug McLeod (Co-Chair)
Kathryn Fowlston
Paul Willoughby
Regional Councillor P. Vicente - Wards 1 and 5 (not counted for quorum)

Members Absent:
Palvinder Gill
Yugeshwar Singh Kaushal
Janet Millington
Peter Robertson
Vipul Shah
Basavaraj Toranagal
Ken Wilde (regrets)
Steve Collie (regrets)

Staff Present:
Andrew McNeill, Manager, Official Plan and Growth Mgmt
Pascal Doucet, Heritage Planner
Harsh Padhya, Heritage Planner
Merissa Lompart, Assistant Heritage Planner
Matt Rea, Deputy City Solicitor
Peter Fay, City Clerk
Charlotte Gravlev, Deputy City Clerk
Chandra Urquhart, Legislative Coordinator

At 7:30 p.m. the Committee failed to achieve quorum. In accordance with the Procedure By-law 160-2004, as amended, the meeting was not called to order.

The following members were present at 7:30 p.m.

Peter Dymond (Co-Chair)
Douglas McLeod (Co-Chair)
Kathryn Fowlston
Paul Willoughby
Regional Councillor P. Vicente - Wards 1 and 5

The City Clerk advised members and staff of the following options:

- All items on the agenda will be included on the agenda for the next scheduled meeting on April 20th, 2021
- A special meeting may be called

Due the urgency of some items it was suggested that a special meeting be scheduled within the next two weeks.

Adjourned at 7:40 p.m.

BRAMPTON Flower City
brampton.ca

Chief Administrative Office
City Clerk

For Office Use Only:
Meeting Name:
Meeting Date:

Delegation Request

Please complete this form for your request to delegate to Council or Committee on a matter where a decision of the Council may be required. Delegations at Council meetings are generally limited to agenda business published with the meeting agenda. Delegations at Committee meetings can relate to new business within the jurisdiction and authority of the City and/or Committee or agenda business published with the meeting agenda. **All delegations are limited to five (5) minutes.**

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2
Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

Meeting:
- ☐ City Council
- ☐ Committee of Council
- ☐ Planning and Development Committee
- ☑ Other Committee: Brampton Heritage Board

Meeting Date Requested: 2021 February 16 **Agenda Item (if applicable):**

Name of Individual(s): Sylvia Roberts

Position/Title: Resident

Organization/Person being represented:

Full Address for Contact: **Telephone:** **Email:**

Subject Matter to be Discussed:	Bramalea
Action Requested:	Recommendation to Council that the City create a history of Bramalea, including experiences of residents, and how Bramalea was planned

A formal presentation will accompany my delegation: ☑ Yes ☐ No

Presentation format:
- ☐ PowerPoint File (.ppt)
- ☑ Adobe File or equivalent (.pdf)
- ☐ Picture File (.jpg)
- ☐ Video File (.avi, .mpg)
- ☐ Other:

Additional printed information/materials will be distributed with my delegation: ☐ Yes ☐ No ☐ Attached

Note: Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:**
(i) 25 copies of all background material and/or presentations for publication with the meeting agenda and /or distribution at the meeting, and
(ii) the electronic file of the presentation to ensure compatibility with corporate equipment.

Submit by Email

Once this completed form is received by the City Clerk's Office, you will be contacted to confirm your placement on the appropriate meeting agenda.

Personal information on this form is collected under authority of the Municipal Act, SO 2001, c.25 and/or the Planning Act, R.S.O. 1990, c.P.13 and will be used in the preparation of the applicable council/committee agenda and will be attached to the agenda and publicly available at the meeting and om the City's website. Questions about the collection of personal information should be directed to the Deputy City Clerk, Council and Administrative Services, 2 Wellington Street West, Brampton, Ontario, L6Y 4R2, tel. 905-874-2115.

Bramalea

A character study to guide the future

The proposed areas for the character study would be Secondary Plans #3, and the part of the Queen Street Corridor east of the 410, as Heart Lake Road was the original eastern boundary. Outlined in Black is the “Brampton Mobility Hub”, around Bramalea GO, this area is planned to be redeveloped, and a character study would help plan how to integrate the Bramalea Mobility Hub into Bramalea

Unique Characteristics of Bramalea

- Complete community
- Diversified land uses
- Diversified population

Bramalea was designed as a satellite city, in such a way that today, we might think of it as a complete community. Unlike other developments in what is now Bramalea, it was designed to be large scale, and significantly complete including residential, commercial, and employment land. The housing typologies exhibit a wide range range of types, from executive housing on Crescent Hill Drive, to the zero lot line homes in the H section intended to be affordable on a limited budget, to townhouses in a variety of sizes and configurations, including the stacked Folkstone, and also unusual for a its time, specifically including high density housing.

The 1969 Bramalea Official Plan outlined the community to be urban, that the planned housing typology would be subject to change, as the needs of the population changed, and that there should be flexibility, as new transportation requirements arose.

Change is coming

- Bramalea City Centre Redevelopment
- Queen Street BRT
- Bramalea All Day Two Way GO, and Mobility Hub
- Bramalea Zum

Bramalea City Centre originally opened in 1973, and as it approaches its 50th year, the owner is pursuing redevelopment of the site. The Bramalea Official Plan saw Bramalea City Centre as the downtown of the community, and that the success of it was integral to the outcome of Bramalea overall.

The Queen Street BRT has recently completed its IBC, and it shows that there is an excellent case for it, a Bramalea Character Study would assist in ensuring redevelopment associated with it complements Bramalea.

All Day Two Way GO is planned for the mid to late 2020s for Bramalea GO, and the City is planning for the Mobility Hub around it to be redeveloped, while it will serve the whole City of Brampton, it should also be an extension of Bramalea.

With a planned Bramalea Zum, this is likely to result in changing transportation desires for the community, and land uses might need to change.

Presentation
The Corporation of the City of Brampton
2021-03-23

Date: 2021-03-23

Subject: **The Brampton Plan – Official Plan Review**

Contact: **Andrew McNeill, Manager, andrew.mcneill@brampton.ca**
Tristan Costa, Planner I, tristan.costa@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-348

Recommendations:
That the presentation by Andrew McNeil, Manager, Official Plan and Growth Management, and Tristan Costa, Planner, to the Heritage Board meeting of March 23, 2021, re: The Brampton Plan – Official Plan Review be received.

Presented to Brampton Heritage Board on March 23, 2021

BRAMPTON PLAN

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BRAMPTON

Overview

1. What is an Official Plan?
2. Project Workplan & Status
3. City Structure Update and Discussion
4. Discussion Papers
5. Engagement Program
6. Discussion and Next Steps

ITS MORE THAN JUST A DOCUMENT. IT’S THE ASPIRATIONS OF THE PEOPLE.

Why Plan?

BRAMPTON PLAN

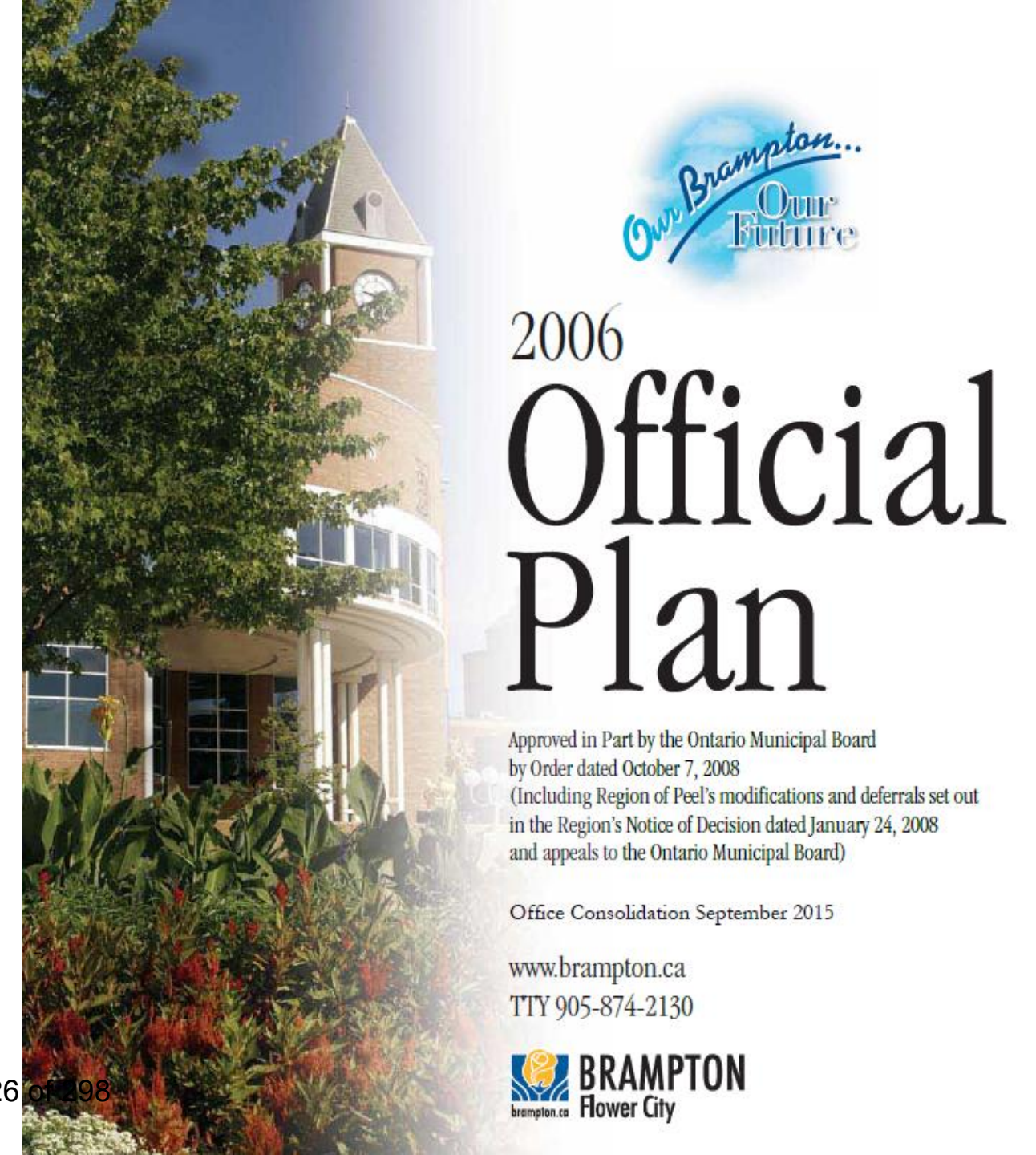
Official Plan: What is it?

- Clarifies and provides **city building objectives**
- **Guides the realization of a vision** for the future of the city
- Identifies and defines the components of the city – **not as they are today, but as they are envisioned**
- **Provides a policy framework** to make the vision real

Why is a New OP Necessary?

The new OP will replace Brampton's 2006 Official Plan, which:

- Was approved and published in 2008
- No longer fully reflects City priorities, or embodies best practices in municipal land use planning



Why is a New OP Necessary?

The **Provincial legislation** governing municipal planning has also been updated recently

To conform with the initiatives of **Brampton's 2040 Vision** and the **Regional Official Plan**

"The purpose of the OP is to set out the municipality's general planning goals and policies that will guide future land use in relationship to provincial initiatives, the Regional Official Plan and City initiatives."

General Work Program

Project Deliverables by Phase

BRAMPTON PLAN

Phase 1

Background Review and Community Stakeholder Strategy

- Internal kick-off meeting.
- Meeting with Planning Staff at the City of London.
- Meetings with City Staff.
- Special Meeting of Council.
- Brampton Plan Speaker Series.
- Technical Memo #1

Phase 2

Visioning and Test Growth Scenarios

- Detailed Land Needs and Growth Forecasting analysis.
- Visioning and stakeholder engagement activities were put on hold due COVID-19 Pandemic.

Phase 3

Policy Analysis and Community Structure

- Policy Conformity Matrix.
- Benchmarking Exercise.
- Draft Preliminary Community Structure.
- Cursory review of the Secondary Plans and Block Plans (consolidation strategy).

Phase 4

Discussion Papers and Policy Recommendations

- Discussion Papers
- Project and City Committee Meetings
- Public Open Houses
- Council Meeting
- Policy Directions Report

Phase 5

Draft New Official Plan

- Final Official Plan
- Final Public Open House and Public Meeting
- Council Adoption
- Submission to Region

Stakeholder and Public Consultation

Progress To-Date

Phase 3 | Policy Analysis and Community Structure

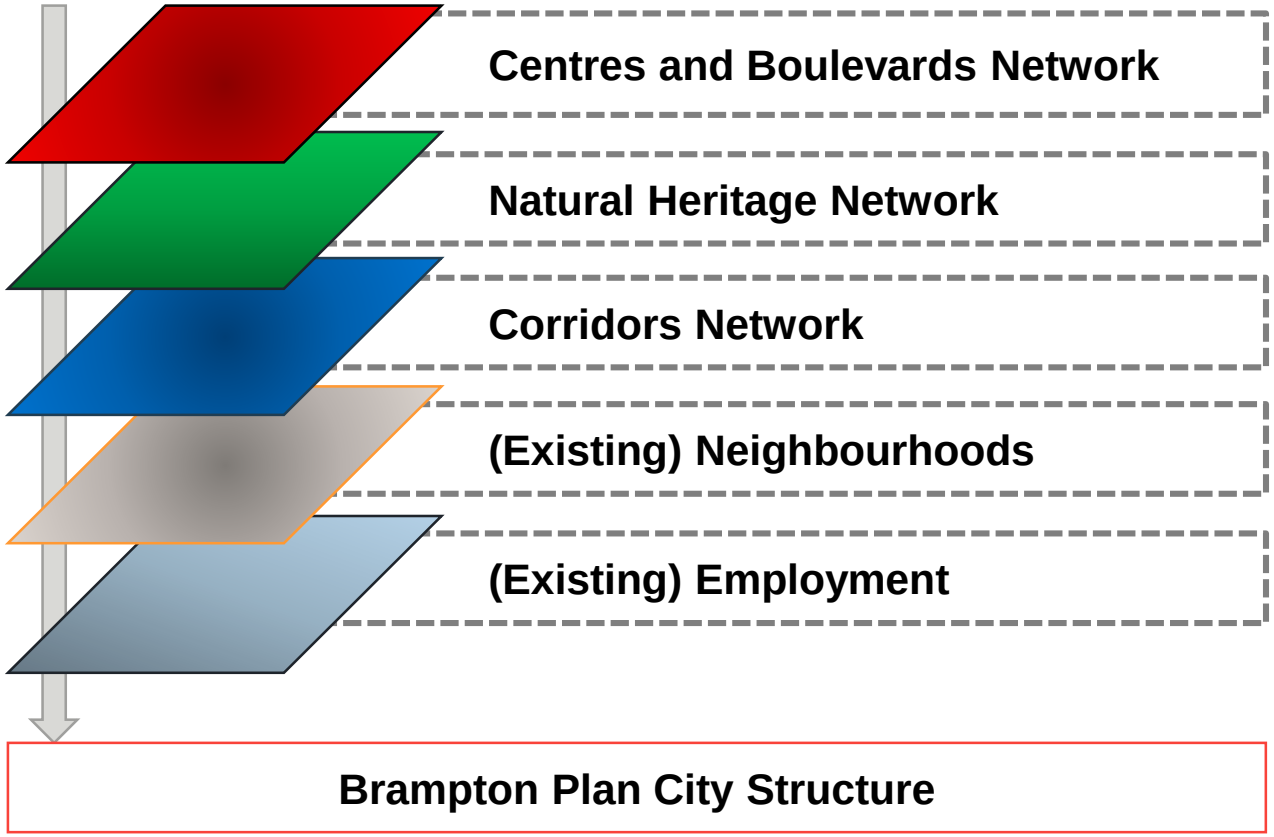
- **Phase 3 | Policy Analysis and Community Structure**
- Review and Gaps Analysis of relevant background info and docs.
- Policy Conformity Analysis.
- Updated the engagement strategy to reflect current dynamics (COVID) - ready to re-launch.
- Detailed growth forecasting has been completed.
- Review of the overall structure of the current Official Plan and the development of a new structure for Brampton Plan.
- Initiated a Secondary Plan consolidation exercise.

The Brampton Plan

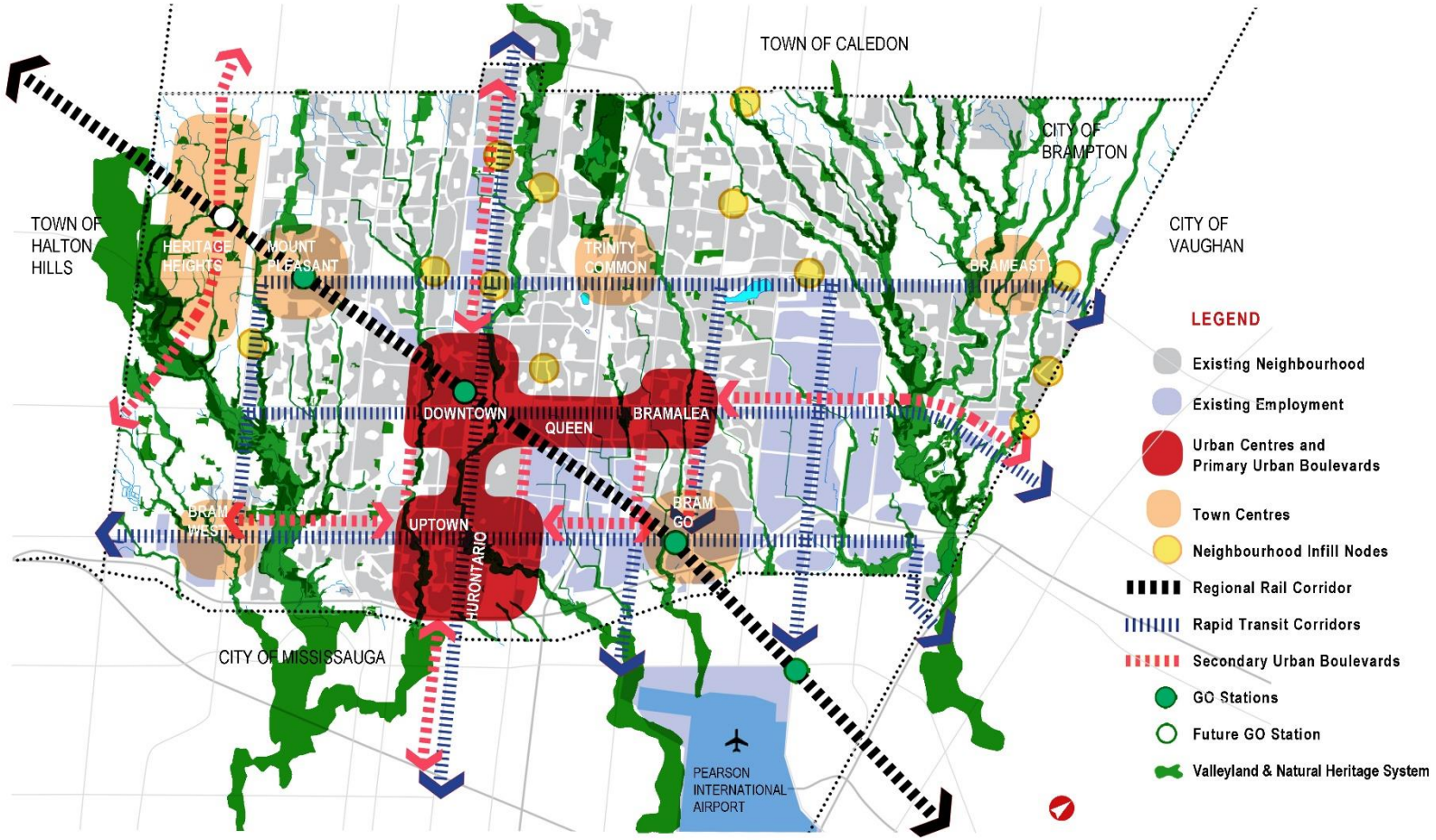
What is the role of the Brampton Plan?

- Will shift away from the traditional and lengthy policy document.
- Will be a higher-level and more ‘strategic’ planning document that applies City-wide.
- Will be highly visual, using diagrams, graphics and maps to “tell a story” about how Brampton will evolve over the next 25 years
- Will defer to Secondary and Block Plan level planning exercises for detailed land uses, and to confirm context-specific planning considerations.
  - *Similar to the approach taken in the City of Toronto Official Plan and other larger Canadian municipalities.*
- The City Structure will be a series of ‘networks’ that will highlight the various elements of land use planning.

The Brampton Plan Structural Elements



The Brampton Plan City Structure (DRAFT)



BRAMPTON 2040 PLAN | CITY STRUCTURE MAP
DRAFT | FEB.16, 2021

Discussion Papers Purpose and Intent

- Will provide an overview of specific matters to be considered in the development of the Brampton Plan.
- Will summarize relevant policy and legislation, explore Key issues and recommendations.
- Will be concise, highly visual, accessible and readable documents.
- Findings will be integrated and (or “cross-pollinated”) into the overall policy development process.
- Additional necessary changes to policies arising from public and stakeholder input on the Discussion Papers will be explored within the Policy Directions Report.

Discussion Papers Themes

- Discussion Papers are framed around the **2040 Vision Statements.**
- Take into account new and emerging issues, trends and topics that have come up as part of the background work conducted in Phase 3 of the project.

Arts and Cultural Heritage

Attainable and Supportive Housing

Natural Environment, Climate Change & Resiliency

Implementation of the Growth Management Framework and Official Plan Structure;

Employment and Retail;

Transportation and Connectivity

Urban Design, Open Spaces and Recreation

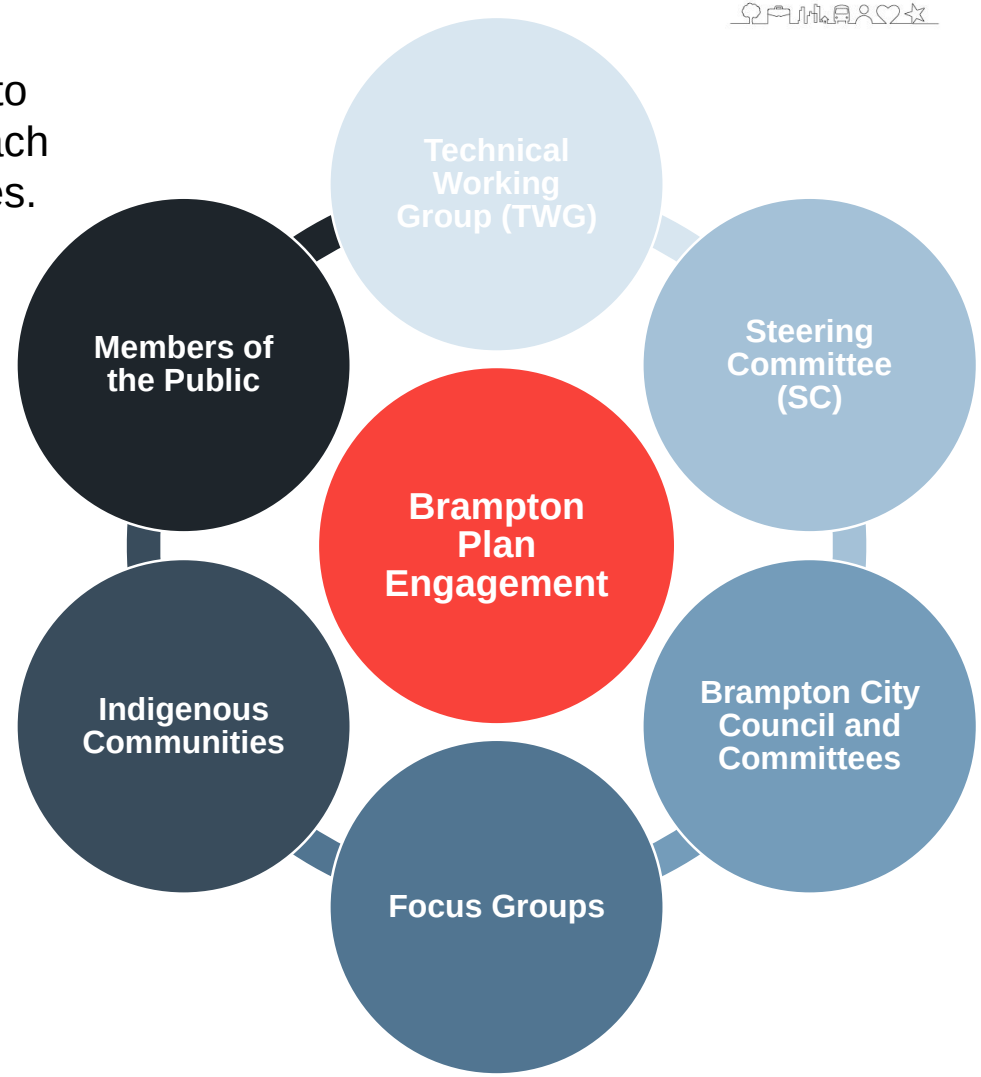
Discussion Papers Key Dates and Next Steps

Discussion Paper	Technical Workshop	Draft for Review	Final Draft	Public Open House and PDC
Arts and Culture	January, 2021	April 7, 2021	April 23, 2021	May 10, 2021
Environment and Climate Change	January, 2021	April 7, 2021	April 23, 2021	May 10, 2021
Attainable and Supportive Housing	January, 2021	April 7, 2021	April 23, 2021	May 10, 2021
Urban Design, Open Space and Rec.	January, 2021	April 30, 2021	May 14, 2021	June 7, 2021
Transportation and Connectivity	February, 2021	April 30, 2021	May 14, 2021	June 7, 2021
Implementation of Growth Management	February, 2021	May 21, 2021	June 18, 2021	July 5, 2021
Employment and Retail	February, 2021	May 21, 2021	June 18, 2021	July 5, 2021

Engagement Program

A comprehensive Engagement Strategy has been developed to engage all target audiences in the Brampton Plan process. Each phase of the project is linked to specific engagement objectives.

Phase	Engagement Objective
1	To publicly introduce the Brampton Plan project to the community and confirm the Engagement Strategy.
2	To conduct outreach and inform the community about the Brampton Plan project.
3	To engage the community in the development of the new City Structure upon which the Brampton Plan will be built.
4	To share and communicate the technical topics explored in the Discussion Papers to the community.
5	To introduce and seek feedback on the new Brampton Plan and build community and stakeholder support.



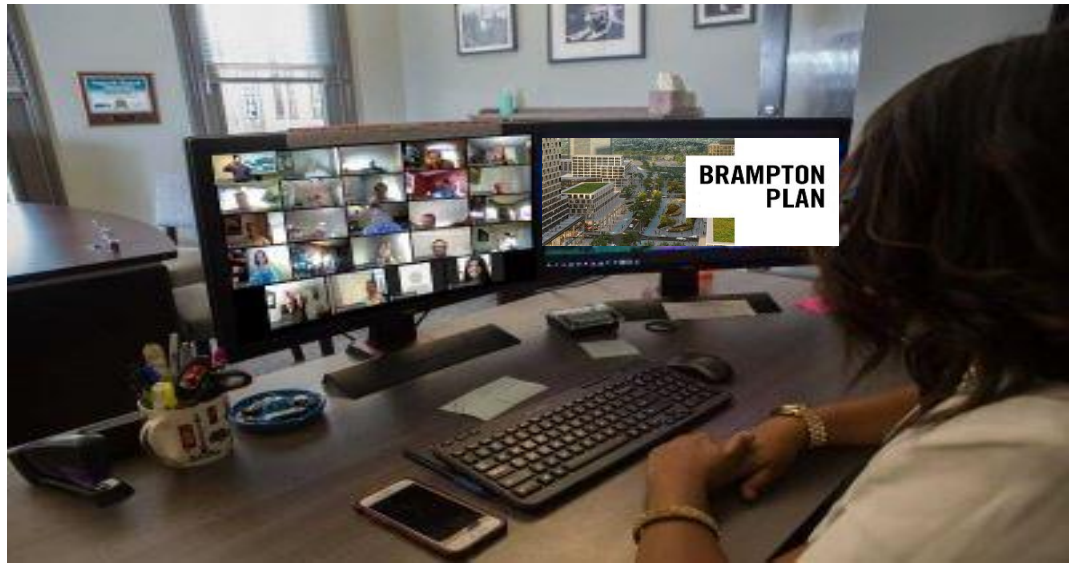
Engagement Program

The City is engaging with the following groups:

- Technical Working Group
- Committees of Council (March – May)
- Public Workshop to present Draft City Structure (April 10, 2021)
  - Follow-up Survey on the Structure to collect feedback
- Focus Group Meetings with a Diverse range of community members (Spring – Summer, 2021)
  - Youth, Cultural Groups, Age-Friendly, Faith Based Groups, BILD/Development Industry, Businesses/BIA, Environmental Groups, Arts and Culture Agency
- Outreach to Indigenous Community Leaders
- Website Updates and a Social Media and Video Campaign
  - Information about Discussion Papers

City Structure Workshop Discussion

- April 10, 2021 City-Wide Workshop on City Structure
- Saturday (10am – 12pm)
- WebEx
- Registration details to follow
- Grab a coffee and listen in



www.Bramptonplanworkshop.Eventbrite.com

Next Steps

- April 10, 2021 City-Wide Workshop on City Structure
- Advance Technical Discussion Papers
- Finalize work related to Growth Scenarios and Land Needs
- Public and Stakeholder Engagement

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Report
Staff Report
The Corporation of the City of Brampton
2021-03-23

Date: 2021-03-12

Subject: Heritage Impact Assessment Victoria Park Arena, 20 Victoria Crescent

Contact: Merissa Lompart, Assistant Heritage Planner, Planning and Design.

Report Number: Planning, Bld & Ec Dev-2021-382

Recommendations:

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated March 12, 2021, to the Brampton Heritage Board Meeting of March 23, 2021, regarding the **Heritage Impact Assessment for Victoria Park Arena, 20 Victoria Crescent** be received;
2. That prior to its demolition or removal, the Arena be fully documented through photographs and drawings, to the satisfaction of a City of Brampton Heritage Staff.
3. That the following recommendations as per the Heritage Impact Assessment by WSP dated February 24, 2021 be followed:
    a. That all reasonable effort be made to salvage unique and distinct architectural features including
        i. The front section of glulam beams that do not have significant fire damage;
        ii. The concrete pillars supporting these glulam beams; and
        iii. The 1966 date plaque.
    b. That salvaged materials be thoughtfully and meaningfully incorporated into the new recreational facility.
    c. That an interpretive plaque or display be installed in the new recreational facility in a highly trafficked, publicly accessible space.
4. That the salvaged materials be retained by the Corporation for the future construction of the new recreational facility at 20 Victoria Crescent.
5. That a Notice of Intention to Demolish be provided to and approved by the Brampton Heritage Board before proceeding.

Overview:

- **The property at 20 Victoria Crescent is not listed on the City's "Municipal Register of Cultural Heritage Resources" or designated under the *Ontario Heritage Act*.**

- **The arena has been vacant since 2016 when there was an accidental fire within the building and currently has hoarding on it to prevent vandalism.**
- **Staff is seeking for the Heritage Impact Assessment to be received.**

Background:

Victoria Park Arena is located at 20 Victoria Crescent in the City of Brampton. Located on the north side of Victoria Crescent, between a residential area to the north and an industrial area to the south, Victoria Park includes the Arena constructed in 1966, a one-storey daycare, the fieldhouse attached to the Victoria Park Stadium, several sports fields and a parking lot.

The property is not listed on the City of Brampton's Municipal Register of Cultural Heritage Resources nor is it designated under Part IV or Part V of the *Ontario Heritage Act,* but it has been identified by the City of Brampton's City Council as a significant historical asset.

In 2016, Victoria Park Arena suffered a fire to the rear half of the building. The Arena has been hoarded and empty without use since 2016.

Current Situation:

The arena has been a subject of City of Brampton concern for the last five years given the damage that occurred during the fire. It has been proposed that a new, modern recreational facility replace what was once Victoria Park Arena. Also that the previous modern aesthetic of the arena be commemorated in the new facility with salvaged materials from the current Victoria Park Arena.

<u>Heritage Impact Assessment</u>

A scoped Heritage Impact Assessment was requested by Heritage Staff in 2020. This Heritage Impact Assessment was completed by WSP, and is attached as Appendix A. A summary of the findings are as follows:

- Architectural Style: Mid-Century Modern aesthetic which was characterized by long linear roofs, with low pitches and horizontal lines.
    - Concept of exposed glulam beams under soffits
    - Use of small rectangular windows that were arranged according to interior functions.
    - Stairs on external elevation.
- Built in 1966 as an arena for "Bramalea," a planned Satellite City within Chinguacousy Township.
- Use of large red-orange brick on the exterior of the Arena.
- The new build "should seek to reflect contemporary architectural styles and values instead of seeking to recreate or mimic the former Arena's style that was contemporary to the 1960s" (page 32, Heritage Impact Assessment, WSP).

Corporate Implications:

Financial Implications:

The financial implications of this site to the Corporation of the City of Brampton have not yet been determined, and will be provided when a Notice of Intention to Demolish is submitted.

Other Implications:

Staff is of the opinion that a new recreational facility will better serve the citizens of the City of Brampton and the Bramalea area. Victoria Park Arena in its current state does not support the growing population of the area. Furthermore, the cost to supervise, maintain minimal servicing and keep the building in compliance with the vacant building by-law is not economically viable to support this structure.

Conclusion:

It is recommended that the Heritage Impact Assessment for the property located at 20 Victoria Crescent, otherwise known as Victoria Park Arena be received by the Brampton Heritage Board as being complete.

PFA

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Appendix A – Heritage Impact Assessment prepared by WSP dated February 24, 2021. HIA report authored by Chelsey Tyers, BES, MCIP, RPP, Cultural Heritage Specialist.

CITY OF BRAMPTON
PROJECT NUMBER: 209-00238-00

HERITAGE IMPACT ASSESSMENT

VICTORIA PARK ARENA, 20 VICTORIA CRESCENT

FEBRUARY 24, 2021

HERITAGE IMPACT ASSESSMENT

VICTORIA PARK ARENA, 20 VICTORIA CRESCENT

CITY OF BRAMPTON

FINAL

PROJECT NO.: 209-00238-00
DATE: FEBRUARY 24, 2021

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EXECUTIVE SUMMARY

WSP Canada Inc. was retained by the City of Brampton to complete a scoped Heritage Impact Assessment for Victoria Park Arena located at 20 Victoria Crescent in the City of Brampton. Located on the north side of Victoria Crescent, between a residential area to the north and an industrial area to the south, Victoria Park includes the Arena constructed in 1966, a one-storey daycare, the fieldhouse attached to the Victoria Park Stadium, several sports fields and a parking lot. The subject property is not listed on the City of Brampton's Municipal Register of Cultural Heritage Resources nor is it designated under Part IV or Part V of the *Ontario Heritage Act,* but it has been identified by the City of Brampton's City Council as a significant historical asset.

Victoria Park Arena was subject to a fire in 2016 when it was closed indefinitely. After thorough consideration the City of Brampton's Committee of Council decided at its meeting on May 29, 2019 to demolish the Victoria Park Arena and to replace it with a new recreational facility. At this meeting, Committee of Council also acknowledged Victoria Park Arena as a significant historical asset to the Brampton community and resolved that every effort should be made to incorporate important architectural elements in the design of the new building to commemorate the original Arena.

This purpose of this report is to provide a documentary record of the Victoria Park Arena, to record the study area's site specific and contextual history, to identify the important heritage elements that should be salvaged, provide recommendations for how they can be incorporated into the design of the new recreational facility and to provide any additional mitigation measures that would ensure further commemoration of the original Arena.

Based on the review and analysis of mitigation measures, the following recommendations are provided.

SUMMARY OF KEY RECOMMENDATIONS

The following recommendations to mitigate the impact of the loss of Victoria Park Arena include:

1. That a copy of this scoped Heritage Impact Assessment be submitted to the Peel Art Gallery, Museum and Archives (PAMA) and the Brampton Library's local history section to provide a documentary record of the Victoria Park Arena.
2. That unique and distinct architectural features be salvaged including:
   - a The front section of glulam beams that do not have significant fire damage;
   - b The concrete pillars supporting these glulam beams; and,
   - c The 1966 date plaque.
3. That salvaged materials be thoughtfully and meaningfully incorporated into the new recreational facility.
4. That an interpretive plaque or display be installed in the new recreational facility in a highly trafficked, publicly accessible space.

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1 INTRODUCTION

WSP Canada Inc. was retained by the City of Brampton in December 2020 to conduct a scoped Heritage Impact Assessment (HIA) for the property at 20 Victoria Crescent, City of Brampton, known as Victoria Park Arena (see Figure 1). The property is not listed on the City of Brampton's Municipal Heritage Register nor is it designated under the *Ontario Heritage Act* (OHA) (2006). The approximately 23-acre property includes a large arena, a one-storey commercial building currently used as a daycare, the Fieldhouse attached to the Victoria Park Stadium, sports fields and a parking lot (Figure 1). At its meeting on May 29, 2019, the City of Brampton's Committee of Council acknowledged Victoria Park as a significant historical asset to the Brampton community, however, the subject property is not listed on the City of Brampton's Municipal Register of Cultural Heritage Resources nor is it designated under Part IV or Part V of the *Ontario Heritage Act*.

The Victoria Park Arena was subject to a fire in May 2016, which caused extensive fire and smoke damage to the whole facility. The City of Brampton's intent is to demolish the remains of the Victoria Park Arena to allow construction of a new recreational facility that will provide modern amenities including a dry floor. Plans for the new facility have not yet been designed. A scoped HIA is required to document the history of the Victoria Park Arena, record the existing conditions of the property and identify mitigation measures to respond to the loss of the Victoria Park Arena.

This HIA was undertaken by Chelsey Tyers, Cultural Heritage Specialist with WSP (Appendix B). The descriptions of the subject property are based on a site visit conducted around the exterior of the building on January 7, 2021, by Chelsey Tyers and in the interior by Daniel Buck, Environmental Technician on December 16, 2020. It should be noted that Victoria Park Arena does not have working electricity, as reflected by interior pictures taken by WSP. As such, some interior photos were provided by the City of Brampton and included in this report to reflect the interior conditions prior to the fire.

This HIA is structured to adhere to the City of Brampton's *Heritage Impact Assessment - Terms of Reference* (June 2017) as scoped by the City's Heritage Planner, Ana Martins (Appendix C) and guidance provided in the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *Ontario Heritage Tool Kit: Heritage Resources in Land Use Planning Process* (2006), the OHA, Section 2(d) of the *Planning Act*, Section 2.6.3 of the *Provincial Policy Statement* (2020), and Section 4.10 of the *City of Brampton Official Plan* (2006).

To address the requirements of the scoped HIA, this report provides the following information:

- Background on the project and introduction to the development site;
- A summary of the history of Victoria Park Arena and its context including a review of the former Township History, history of Bramalea, land registry records, census records, newspaper articles, etc.;
- Documentation of apparent physical conditions;
- A description of the proposed development;
- An evaluation of the advantages and disadvantages of mitigation measures;
- Recommendations for appropriate mitigation measures; and,
- Recommendations for salvage of materials and inclusion of materials in new development.

Figure 1: Location Map

2 POLICY FRAMEWORK

2.1 PLANNING ACT AND PROVINCIAL POLICY STATEMENT

The *Planning Act* (1990) and the *Provincial Policy Statement* (PPS) (Ministry of Municipal Affairs and Housing (MMAH), 2020) issued under Section 3 of the *Planning Act,* provide Ontario-wide policy direction on land use planning. All decisions affecting land use planning "shall be consistent with" the PPS, which identifies that properties and features demonstrating significant architectural, cultural, historical, archaeological, technical or scientific interest are of provincial interest and should be conserved.

The importance of identifying, evaluating and conserving built heritage resources and cultural heritage landscapes is noted in two sections of the PPS 2020:

- Section 2.6.1 – "Significant built heritage resources and significant heritage landscapes shall be conserved"; and,
- 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*."

The following concepts, as defined in the PPS, are fundamental to an understanding of the conservation of cultural heritage resources in Ontario:

Built heritage resources (BHR) are defined as "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 is defined 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. 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 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 *Ontario Heritage Act* or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms."

Heritage attributes "means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property)."

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*."

2.2 ONTARIO HERITAGE ACT

The OHA 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 authority to municipalities and 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.

Properties can be designated individually (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). Designation offers protection for the properties under Sections 33 and 34 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 CHVI on their Register, which provides interim protection against demolition in the form of a 60-day delay in issuing a demolition permit. Under Part IV, Section 27, municipalities must maintain a Register of properties situated in the municipality that are of CHVI. 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 a property that has not been designated, but that the municipal council believes to possess CHVI. Listed properties, although recognized as having CHVI, are not protected under the OHA against demolition or unsympathetic alteration as are designated properties but are acknowledged under Section 2 of the *PPS* (MMAH, 2020).

2.3 ONTARIO REGULATION 9/06

The evaluation of cultural heritage resources is guided by *Ontario Regulation 9/06* (O. Reg 9/06), which provides three principal criteria with nine sub-criteria for determining CHVI. The criteria set out in the regulation were developed to identify and evaluate properties for designation under the OHA. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. These criteria include: design or physical value, historical or associative value and contextual value.

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. O. Reg. 9/06, s. 1 (2).

2.4 MHSTCI HERITAGE RESOURCES IN LAND USE PLANNING

The MHSTCI's *Heritage Resources in Land Use Planning Process* (2006) identifies HIAs as an important tool to evaluate cultural heritage resources and to determine appropriate conservation options. The document identifies what an HIA should contain and any specific municipal requirements.

To determine the effect that a proposed development or site alteration may have on a significant cultural heritage resource, the MHSTCI's *Heritage Resources in Land Use Planning Process* outlines seven potential negative or indirect impacts:

- **Destruction** of any, or part of any, significant heritage attributes or features;
- **Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- **Isolation** of a heritage attribute from its surrounding environment, context or a significant relationship;
- **Direct or indirect obstruction** of significant views or vistas within, from, or of built and natural features;
- **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

2.5 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.

2.6 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.

Section 4.10 of the *Official Plan* provides policies specific to cultural heritage resources across the City.

2.6.1 CULTURAL HERITAGE IMPACT ASSESSMENTS

The following sections of the City of Brampton's *Official Plan* identify when a Heritage Impact Assessment is required and provides appropriate guidance for the retention or documentation and salvage of cultural heritage resources. Relevant policies within the *Official Plan* include:

S. 4.10.1.10 A Heritage Impact Assessment, prepared by qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:

i. The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
ii. The current condition and use of the building or structure and its potential for future adaptive re-use;
iii. The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
iv. Demonstrations of the community's interest and investment (e.g. past grants);
v. Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
vi. Planning and other land use considerations.

S. 4.10.1.11 A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.

S. 4.10.1.12 All options for on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:

i. On-site retention in the original use and integration with the surrounding or new development;
ii. On site retention in an adaptive re-use;
iii. Relocation to another site within the same development; and,
iv. Relocation to a sympathetic site within the City.

S. 4.10.1.13 In the event that relocation, dismantling, salvage or demolition is inevitable, thorough documentation and other mitigation measures shall be undertaken for the heritage resource. The documentation shall be made available to the City for archival purposes.

2.6.2 BUILT HERITAGE POLICIES

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.

2.7 FEDERAL AND PROVINCIAL HERITAGE GUIDELINES

Additional guidelines were considered including Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (Second Edition, 2010), hereafter referred to as Parks Canada's Standards and Guidelines; the former Ministry of Culture's *Eight Guiding Principles in the Conservation of Historic Properties* (1997) and *Heritage Conservation Principle's for Land Use Planning* (2007); and *Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* (1988).

3 HISTORICAL CONTEXT

3.1 PRE-EUROPEAN CONTACT PERIOD

The first populations to occupy southern Ontario are referred to as 'Paleoindians' (Ellis and Deller, 1990:39), though this era is now referred to as the Paleo period. Paleo period populations moved into the region following the retreat of the Laurentide Ice Sheet approximately 11,000 years before present (BP).

Early Paleo period groups are identified by their distinctive projectile point morphologies, exhibiting long grooves, or 'flutes', that likely functioned as a hafting mechanism. These Early Paleo group projectile morphologies include Gainey (ca. 10,900 BP), Barnes (ca. 10,700 BP), and Crowfield (ca. 10,500 BP) (Ellis and Deller, 1990:39-43). By approximately 10,400 BP, Paleo projectile points transitioned to various un-fluted varieties such as Holocombe (ca. 10,300 BP), Hi-Lo (ca. 10,100 BP), and Unstemmed and Stemmed Lanceolate (ca. 10,400 to 9,500 BP). These morphologies were utilized by Late Paleo period groups (Ellis and Deller, 1990:40).

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 (less than 200 m^2) where stone tool production and maintenance occurred (Ellis and Deller, 1990).

By approximately 8,000 BP the climate of Ontario began to warm. As a result, deciduous flora began to colonize the region. With this shift in flora came new faunal resources, resulting in a transition in the ways populations exploited their environments. This transition resulted in a change of tool-kits and subsistence strategies recognizable in the archaeological record, resulting in what is referred to archaeologically as the Archaic period. The Archaic period in southern Ontario is dived 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 morphologies, 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, and axes (Ellis and Deller, 1990:65- 66). 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 rounds. 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 likely being collected (Ellis and Deller, 1990:114). 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 Woodland period is characterized 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 800 BC to 0 AD), the Middle Woodland (approximately 0 AD to 700/900 AD) and the Late Woodland (approximately 900 AD to 1600 AD) (Spence et al., 1990; Fox, 1990).

The Early Woodland period is represented in southern Ontario by two different cultural complexes: the Meadowood Complex (ca. 900 to 500 BC) and the Middlesex Complex (ca. 500 BC to 0 AD). During this period the life ways of Early Woodland population 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 morphologies (projectile points) 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. Claire 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 rudimentary 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 1400 AD) villages reached their maximum size. During this period, increased warfare resulted in the development of larger villages with extensive palisades.

Early contact with European settlers at the end of the Late Woodland, Late Ontario Iroquoian period resulted in extensive change to the traditional lifestyles of most populations inhabiting southern Ontario.

3.2 COUNTY OF PEEL HISTORY

20 Victoria Crescent is in an area of the City of Brampton that was formerly part of the Township of Chinguacousy in the County of Peel, and in the late 1950s it became part of the planned satellite community known as Bramalea.

3.2.1 COUNTY OF PEEL

Euro Canadian settlement in the County of Peel began in 1819 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. After the *Municipal Act* of 1849, Upper Canada was further sectioned into Townships to reflect land division in Britain, linking the County of Peel with those of York and Ontario. However, in 1867, due to the desire to retain greater control of local affairs, the County of Peel broke away from York and Ontario as an independent county (Loverseed, 1987).

3.2.2 CHINGUACOUSY TOWNSHIP

The Township of Chinguacousy was surveyed in 1819 and land was soon granted to United Empire Loyalists who began to settle in the area. The Etobicoke and Credit Rivers ran through the township, which provided an abundant water supply. The township was divided by Hurontario Street, which ran through its centre and from which concessions were numbered east and west. In 1828, Charles Haines constructed a mill near Cheltenham, and James Curry established one near Norval. By the mid-1800s, small villages of Campbell's Cross, Cheltenham, Snelgrove, Terra Cotta, Tullamore, and Victoria had developed. At this time, the population of the township had reached 7,000. Industries in the township included wheat production and the manufacturing of timber products. Further, lumber was hauled to Port Credit to allow it to be shipped to markets via Lake Ontario (Mika & Mika, 1977).

Brampton was established in 1834 and was incorporated as a village in 1852. Further settlement continued, and by 1867, Brampton was the location of the County of Peel's government (Mika & Mika, 1977). According to the census of 1871, the township's population was 6,129.

On January 1, 1974, the Township of Chinguacousy ceased to exist as a portion of it was annexed each by the City of Brampton and the Town of Caledon (Mika & Mika, 1977).

3.2.3 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).

3.2.4 BRAMALEA

Originally part of the Township of Chinguacousy and now the City of Brampton, Bramalea was designed as Canada's first satellite city (Cricket, 2013a). The first development of houses as part of the establishment of Bramalea as a satellite city were constructed c.1959 and occupied in 1960 (Cricket, 2013b). The first residential neighbourhood in the satellite city development was planned by Bramalea Consolidated Development Ltd. (Toronto Star, 1958). The satellite city concept was a new urban planning concept that was framed as an end to suburban sprawl. Located outside, but proximal, to a large metropolitan area, the satellite city was designed to be self-sustaining, balanced and to integrate community with industrial, commercial and residential areas to satisfy economic, cultural and social needs of the community. Bramalea is now a larger suburban district in the City of Brampton.

3.3 SITE SPECIFIC HISTORY

The study area lies within Part of Lots 1 and 2, Concession 4 East of Centre Road (or Hurontario Street). The following site-specific histories provide the history of the portion of Lots 1 and 2 that became the current property in the 1960s.

3.3.1 LOT 1, CONCESSION 4 EAST OF CENTRE ROAD

Lot 1, Concession 4 East of Centre Road was granted from the Crown to King's College on January 3, 1828 (PLRO). The University of Toronto was originally called King's College and Lot 1 was likely part of the 226,000 acres of crown land the institution was granted for the purposes of selling to obtain revenues to open and run the university (University of Toronto, n.d.).

On June 10, 1839 the Lot was sold to Samuel Wallace (PLRO Instrument 17233). The 1851 Census of Canada identifies Wallace as a 48-year-old farmer (Schedule A, Enumeration District 2, Pg. 79). Tremaine's 1859 *Map of the County of Peel* confirms Samuel Wallace owned Lot 1, Concession 4 East of Centre Road and identifies a dwelling footprint along the south border of the property east of a water feature running through the west part of the Lot (Figure 2). However, there are no building footprints on Lot 1 within the current study area identified in the map.

The east half of Lot 1 was sold to Louisa Bletcher on December 10, 1873 (PLRO Instrument 1712). The 1881 Census of Canada identifies Louisa as 46 years-old living with her 60-year-old husband Stephen and their children Arthur, Edward, Bertha and Theresa (Schedule 1, District 140, S. District 2, Page 7). The 1877 *Historical Atlas of the County of Peel* identifies the east half of Lot 1 belonging to Stephen Bletcher and along

the south border of the Lot there are two dwelling footprints, a barn footprint and a cultivated area identified (Figure 3). These buildings and cultivated areas are not within the footprint of the current subject property.

Louisa Bletcher sold the east half of Lot 1 to Robert Laycock on November 1883 (PLRO Instrument 4675). The 1909 topographic map identifies one frame dwelling on the east half of Lot 1, outside of the current study area (Figure 4). The 1929 and1942 *Topographic Map* (Figure 5-6) and the 1954 Aerial Photo (Figure 7) demonstrate the continued agricultural use of the subject property and surrounding area. The east half of Lot 1 remained in the Laycock family until it was sold to Bayton Holdings Limited on January 22, 1958 (PLRO Instrument 25450). Bayton Holdings Ltd. and Close Brothers Ltd made up Bramalea Consolidated Developments Ltd, responsible for the initial development of Bramalea as a satellite city.

3.3.2 LOT 2, CONCESSION 4 EAST OF CENTRE ROAD

Lot 2, Concession 4 East of Centre Road was granted from the Crown to George Daggan on October 7, 1822 (PLRO). George Daggan sold the Lot to Matthew Chamber on May 16, 1823 (PLRO Instrument 4538). On December 27, 1844, the east half of the Lot was sold to Edward Pearson (PLRO Instrument 23816). Tremaine's 1859 *Map of the County of Peel* confirms that Edward Pearson owned Lot 2, Concession 4 East of Centre Road and does not identify any dwelling footprints on the Lot, but there is a water feature that travels north to south through the middle of the Lot (Figure 2).

It was then sold to Peter Wardlaw on October 4, 1870 (PLRO Instrument 668). The 1877 *Historical Atlas of the County of Peel* (Figure 3) identifies the property belonging to Jason Wardlaw as well as a building and barn footprint and a cultivated area along the south border of the Lot, just north of the current property boundary. The Department of Militia and Defence's 1909 *Topographic Map* identifies a frame dwelling on the east half of Lot 2, northeast of the subject property (Figure 4). The east half of the Lot remained in the Wardlaw family until October 31, 1923 when it was sold to Henry Robinson (PLRO Instrument 14967). The 1929 and 1942 *Topographic Map* (Figure 5-6) and the 1954 Aerial Photo (Figure 7) demonstrate the little change to the subject property and continued agricultural use of the surrounding area. The east half of the Lot was sold on September 20, 1954 to Doris and William Sheard (PLRO Instrument 23181) and then to Bayton Holdings Limited on February 12, 1958 (PLRO Instrument 25519).

3.3.3 VICTORIA PARK

The 1962 *Topographic Map* (Figure 8) demonstrates the boom of residential development in the new satellite city known as Bramalea. North of the subject property the map depicts residential subdivisions both completed and identified as under construction.

Located close to the Bramalea Shopping Centre and nearby residential development, Victoria Park was a centennial project that formed a barrier between the residential and selected industrial lands and was an important component of the Satellite City concept that intended to provide a self-sustaining community where people would live, work and play. The Victoria Park Arena was designed by Canadian Mitchell Associates of Bramalea and built by Arlean Construction in 1965 and 1966 to provide a hockey rink that served Bramalea and adjacent neighbourhoods. Original plans and elevations for the Arena are included in Appendix D. The Arena reflected the same mid-century modern design aesthetic adopted by the surrounding residential subdivisions, supporting and complementing the character of the area. The mid-century modern design aesthetic is characterized by the rectangular shape of the building with a modestly slopped gable roof with large overhangs, wood paneled soffits and rectangular windows. The design aesthetic is also apparent in the geometric configuration of the projecting entrance and the arrangement of windows that follows the pattern of the roofline. The method of using glulam (laminated) beams mounted to concrete pillars which also reflected this modern aesthetic, was not used before according to the construction firm's foreman, Bill Gustaveson (Bramalea Guardian, 1966). The concept of glued laminated timber construction was first used in Europe in the early 1890s, and was patented in 1901. The introduction of water-resistant phenol-resorcinol adhesives in 1942 allowed for glulam beams to be exposed to exterior elements (APA, 2018). While the glulam beams were not a new construction technique, it was likely that Bill Gustaveson was indicating that the Arena was an early use of glulam beams supported by concrete pillars in Ontario.

The Victoria Park Arena, which was also known as the Bramalea Arena and the Chinguacousy Township Arena, hosted 40 hockey teams annually during the winter seasons soon after it was constructed. Notably it was home to the Bramalea Blues, a hockey teams that formed in 1972 and joined the Metro Junior “B” league. In 1978 the Bramalea Blues won the Ontario Winter Games hockey competition in Kingston Ontario. In 1991, the Metro league, along with the Bramalea Blues, went Junior “A”. The Bramalea Blues folded after the 2008-2009 season. Over the years, the Victoria Park Arena was a training ground for many players that succeeded to the National Hockey League including Michael Cammalleri, Tom Laidlaw, Tyler Seguin and Sean Monahan (Rogers, 2018). In addition to hockey, the Arena was also occasionally used for lacross and curling.

Notably in the 1970s, the City of Brampton organized the *NITTYGRITTYBRAMACHINGWINGDING* at Victoria Park, an annual outdoor carnival festival that had carnival rides, a corn roast, and beer garden in the Arena.

The 1974 *Topographic Map* (Figure 9) identifies the expansion and development of Bramalea as a whole and identifies the footprint of Victoria Park Arena on the subject property as well as a footprint that may be the current daycare building. This map also clearly depicts the park’s role as a barrier between the residential development to the north and the industrial buildings to the south of the property.

In 2003, Victoria Park Arena was named in honour of James F McCurry to commemorate his successful career as the Director of Recreation in the City of Brampton.

4 EXISTING CONDITIONS

The subject property is located at 20 Victoria Crescent on the north side of Victoria Crescent within the City of Brampton. It is surrounded by residential properties to the north most of which were constructed in the late 1950s and industrial properties to the south. There are no recognized heritage properties adjacent to the subject property.

The subject property is approximately 23-acres, irregularly shaped, and includes the Victoria Park Arena, a Daycare centre, a one-storey building attached to the Victoria Park Stadium, sports fields, walking trails and Spring Creek. The primary structure of interest is the Victoria Park Arena, the front of which is oriented towards the northeast and is visible from Avondale Boulevard.

4.1 LANDSCAPE CONDITIONS

Victoria Park Arena is located within Victoria Park (Image 1-Image 4). Northwest of the Arena is a grassed area and Spring Creek which travels roughly parallel to Avondale Boulevard. Southeast of the Arena is a paved parking lot and a one-storey building attached to the Victoria Park Stadium. The daycare centre is located north of the Arena along with a paved parking lot and the sports fields are located south and southeast of the Arena.

Image 1: View of the grassed area northwest of the Arena and Spring Creek.

Image 2: View of the parking lot area and Victoria Park Stadium.

Image 3: View of the Daycare Centre.

Image 4: View looking southeast from the daycare parking lot towards the soccer fields.

4.2 THE ARENA: EXTERIOR

Victoria Park Arena is oriented with its front facade facing Avondale Road at an angle. The Arena is a rectangular shaped building with a gable roof supported by glulam beams on angular concrete pillars, parts of the glulam beams are exposed on the exterior of the building under the eaves overhang. The eaves overhang also reveals wood fascia and soffits which demonstrate fire damage towards the rear of the Arena. The Arena's gable roof is clad with asphalt shingles. The foundation of the Arena consists of concrete block painted a rust colour and the walls of the Arena are clad in a red-brown rug-brick veneer, all the windows are metal framed and painted the same rust colour. The use of rust coloured paint is continued on the angled concrete pillars supporting the glulam beams.

The front elevation includes the gable end of the building and a central one-storey projecting portion, the interior of which contains stairs and the front entrance (Image 5-Image 9). This elevation is symmetrically arranged with two metal double door entrances with glass transoms on either side of the projecting portion. There is also a central metal door painted blue, but this appears to lead to a storage area (Image 9). This elevation is dominated by long, vertically oriented metal frame windows that are currently boarded up. Photographs of the Arena before the fire in 2016 demonstrate the windows on each sloped side of the projecting portion provided views to staircases leading to the second storey viewing area. Above the one-storey projecting portion, the Arena's name 'James F McCurry Victoria Park Arena' is attached under the gable end and consists of a geometric rust coloured background with simple white lettering (Image 10). A slight difference between the original lettering (Victoria Park Arena) and the 'James F. McCurry' lettering added in 2003 is noticeable.

The side elevations are almost identical to each other and demonstrate the angular concrete pillars supporting the glulam beams and the deep overhang of the gable roof (Image 11-Image 16). The walls along the side elevations have painted concrete block foundation and red-brown rug-brick cladding. The main part of the walls with the brick cladding protrude from the concrete block foundation. At the top of the wall is a row of square metal framed windows, some of which are boarded with plywood. At the front end of both side elevations, the rug-brick cladding extends to the ground and there is a metal door and three small horizontally oriented rectangular windows, which are boarded with plywood.

Unlike the northwest oriented side elevation, off the southeast oriented side elevation towards the back of the building, there is a wire fenced section and a wood fenced section.

The rear elevation is oriented southwest and consists of a painted concrete block wall with what appears to be three concrete block additions but may be original to the building. The concrete block on this elevation is painted the same rust colour used throughout the building. The additions are of simple construction, with two having flat roofs and one having a gable roof. The additions include a number of doors, some of which are

currently boarded up, and a garage door opening in the gable roof addition. A large piece of equipment associated with the refrigeration system for the ice rink is located atop the central rear addition. At the northmost corner of the rear elevation there is a small shed attached to the building as well as a double door entrance above a wood set of stairs.

Image 5: View of Victoria Park Arena from Avondale Road.

Image 6: View of the front elevation of Victoria Park Arena.

Image 7: View of the projecting portion on the front elevation of Victoria Park Arena.

Image 8: View of the concrete pillar supporting the glulam beam, note all concrete pillars are of this shape, but the other concrete pillars are partially enclosed inside the building.

Image 9: View of the front elevation of Victoria Park Arena prior to the fire dated February 19, 2016 (City of Brampton, 2020).

Image 10: View of the sign on the front elevation of Victoria Park Arena.

Image 11: View of the northwest side elevation.

Image 12: View of the southeast side elevation.

Image 13: View of a section of the northwest side elevation.

Image 14: View of the front section of the northwest side elevation.

Image 15: View of the front section of the southeast side elevation.

Image 16: View of the southeast side elevation towards the rear of the building.

Image 17: View of the rear elevation of Victoria Park Arena.

Image 18: View of the rear elevation from the southmost corner.

Image 19: View of the southeast side of one of the rear additions.

Image 20: View of the southwest side of one of the rear additions.

Image 21: View of a door between two rear additions.

Image 22: View of two of the rear additions.

Image 23: View of the gable roof rear addition with garage door.

Image 24: View of a small shed attached to the rear elevation.

Image 25: View of the stairs and door at the northmost corner of the rear elevation.

4.3 THE ARENA: INTERIOR

A brief description of Victoria Park Arena's interior is provided and is supplemented by some photographs of the Arena's interior before the fire for documentation purposes.

The interior of the arena includes a front entryway on the ground floor, a viewing area on the second floor, the former ice rink, changerooms, concessions and various utility rooms (Image 26-Image 33). Photographs taken before the fire in February 2016 identify the ice rink located centrally in the room, surrounded by bleachers and the concrete pillars painted yellow supported the glulam beams. Recent photographs of the ice rink demonstrate the fire damage to the roof and glulam beams.

Image 26: View of the former ice rink, looking northeast.

Image 27: View of the bleachers.

Image 28: View of the ice rink in February 2016, prior to the fire (City of Brampton, 2020).

Image 29: View of the bleachers in February 2016, prior to the fire (City of Brampton, 2020).

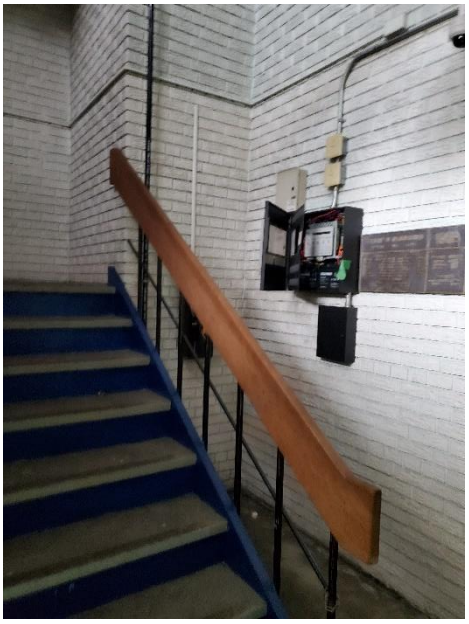

Image 30: View of the stairs at the front of the building leading to the viewing area on the second floor.

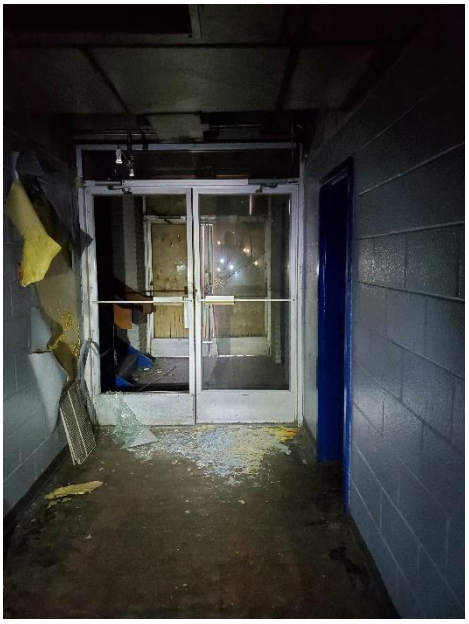

Image 31: View of double door at the front of the building.

Image 32: View of the concession stand in the Arena.

Image 33: View of another concession stand in the Arena.

4.4 ARCHITECTURAL STYLE: MID-CENTURY MODERN

The mid-century modern architectural style, also known as modernist, machine age or '50s Contempo came about after World War II and was popular until the mid-1960s (Kyles, n.d; Blumenson, 1990). The style is characterized by long linear roofs with low pitches and horizonal lines. The roofs often projected well beyond

walls, exposing spaced steel or timber beams as well as creating covered patio areas, decks and carports. When needed these overhanging roofs were supported by extending one supporting wall or by thin columns or posts (Blumenson, 1990). These buildings are also characterised by rectangular windows, often smaller windows placed according to the function of the interior. Typical finishes of these buildings include brick, stone, horizontal and vertical siding and often include a mixture of these materials.

Many of the hallmarks of mid-century modern architecture are visible in the design of the Victoria Park Arena. These hallmarks include the long, linear and low-pitched gable roof and the projection of the roof over the eaves such that it must be supported by concrete pillars. The concept of the exposed glulam beams under the soffits is consistent with the steel and timber beams often found on residential mid-century modern structures. Furthermore, the use of small rectangular windows that were arranged according to the interior function of the Arena along the side elevations and along the stairs on the front elevation also reflect the mid-century modern aesthetic. Lastly, the use of brick is also typical of mid-century modern style.

5 PROPOSED NEW DEVELOPMENT

5.1 NEW RECREATIONAL CENTRE

While Victoria Park Arena is a valued local community asset that was part of the original development of Bramalea as a satellite city, its extensive damage caused by a fire that occurred in 2016 brought the City of Brampton to its decision to replace the facility. The replacement recreational facility will be able to address current standards, including but not limited to the *Accessibility for Ontarians with Disabilities Act*, *Ontario Building Code,* technological advancements and needs of both the sports communities (ie. Hockey, lacrosse, curling, etc.) and the local community, but the intent is to recognize and respect the value of the original Victoria Park Arena to the local community by incorporating salvaged materials that reflect its quintessential architecture into the new development. The development plans for the new recreational centre are currently underway.

5.2 IMPACTS & MITIGATION MEASURES

While the subject property is neither listed on the Municipal Heritage Register nor designated under the *Ontario Heritage Act*, the Victoria Park Arena has served the local community since 1966 and is of value for its social and recreational role within the community. Furthermore, this scoped HIA has not included an evaluation under Ontario Regulation 9/06, but it is observed that in addition to the social and recreational value, the Victoria Park is also notable for its mid-century modern aesthetic (Section 4.4 and 5.4) which contributes to the character of Bramalea that was established in 1957 and developed in the late 1950s into the 1960s.

Given that the City of Brampton has confirmed that the Victoria Park Arena has community value, WSP has worked with the City to outline mitigation measures to reduce the impact of this building's loss and to continue to express the Arena's history and community value. These include:

- Submission of a copy of this scoped Heritage Impact Assessment to the Peel Art Gallery Museum and Archives and the local library's local history section to provide a documentary record of the Victoria Park Arena.
- Salvage of unique and distinct architectural features and reuse in the new recreational facility.
- Installation of an interpretive plaque or display within the new recreational facility.

5.3 EVALUATION OF MITIGATION MEASURES

Table 1: Evaluation of Mitigation Measures

OPTION	ADVANTAGES	DISADVANTAGES	ADDITIONAL COMMENTS
Submission of a copy of this scoped Heritage Impact Assessment to the Peel Art Gallery Museum and Archives and the local library's local history section to provide a documentary record of the Victoria Park Arena.	This is consistent with best practice to create an accessible record of the former resource that will be demolished or significantly altered. This option is also consistent with the City's *Official Plan* policies (S. 4.10.1.13) that require documentation and preparation of mitigation measures when demolition is inevitable.	None.	This report can also be distributed to other relevant agencies for documentation purposes as the City of Brampton deems fit.
Salvage of unique and distinct architectural features and reuse in the new recreational facility.	When it is not possible to retain a cultural heritage resource, salvage of attributes of significance is appropriate. The City's *Official Plan (*S. 4.10.1.13) does briefly acknowledge that salvage may be inevitable for some properties and requires thorough documentation to accompany it. This is also consistent with the Committee of Council's direction provided on May 29, 2019 to salvage and reuse significant heritage features.	There are few drawbacks to salvaging significant architectural features where the demolition of a building is inevitable. However, salvaged items should be thoughtfully incorporated into the new recreational facility and should be accompanied by an interpretation plaque or display.	Thoughtful incorporation of the salvaged attributes is vital. Appropriate thoughtful and meaningful incorporation will depend on the salvaged attribute itself (see section 6.4 for more detailed discussion). The interpretation plan may include a display or plaque, something that clearly identifies which items are salvaged and why they were salvaged.

Interpretive plaque or display within the new recreational facility.	An interpretation plaque or display is essential when salvaging and reusing significant attributes from cultural heritage resources so that their meaning, significance and history is not lost overtime.	None.	See Section 6.4 for more discussion on an interpretation plaque or display.

5.4 MATERIALS FOR SALVAGE AND INCORPORATION INTO THE NEW RECREATIONAL FACILITY

Based on the history of the Victoria Park Arena, a review of the existing conditions, and discussion with the heritage staff at the City of Brampton, the front glulam beams that have not been damaged by the fire should be salvaged and reused in any new structure, where feasible. In addition, the concrete pillars that support the beams as well as the 1966 date plaque (identifying the Council of Chinguacousy at the time of construction, the Arena's Board members, the consultant architect and the contractors) should also be salvaged and reused, where possible. While there are other elements of the Arena that reflect the mid-century modern aesthetic including the small rectangular windows, and the brick veneer, it is the placement and use of these elements on the overall design of the Victoria Park Arena that together reflect the mid-century modern aesthetic. The glulam beams and concrete pillars are the more defining features that independently of the whole building provide a reference to the mid-century modern aesthetic.

The glulam beams and the concrete pillars that support them define the Victoria Park Arena and were a construction technique new to Canada in the 1960s. The shape and angle of the concrete pillars along the side elevation of the Arena also provide the distinct and unique look for which the Victoria Park Arena is locally recognized. The glulam beams are partially visible on the exterior but had the biggest visual impact on the interior where the pattern of the laminated wood was brought out by a warm stain.

The Concrete pillars supporting the glulam beams are precast and appear to sit on a concrete footing below grade, but how they are connected to the footing is unknown (Appendix D). Thoughtful incorporation of the concrete pillars and glulam beams should place these features preferably at the entrance to the facility, but at least in a public space where they can be seen and admired. Consideration should also be given to the fact that most of the glulam beams have been inside the facility since 1966 and, if possible, they should be afforded a similar condition in the new design. If salvage of the concrete pillars is not physically possible or feasible it could be possible to replicate the pillars. While this option is less preferred than salvaging the original pillars due to the loss of original integrity, it would be possible to accurately replicate the pillars with modern techniques, noting publicly that they were reproductions.

Additionally, the 1966 date plaque is a key feature that should be included in any interpretive display inside the new recreational facility. The interpretive display should be located in a heavily trafficked, publicly accessible space. At a minimum this interpretive display should identify the location of the Victoria Park Arena, include a summary of its history and identify the salvaged materials used in the new recreational facility. There is also an opportunity to include history about the land-use planning vision of Bramalea as a Satellite City in the 1950s and 1960s and the role that the Park and Arena played in this vision. The display could also include memories of the facility from previous athletes that played there, historic photographs of the facility and teams and include space for continued recording of the new facility's history. Details on this interpretive display would benefit from consultation with the public for suggestions.

As the Arena will be demolished aside from the salvaged items, the new design of the recreational facility will not require the same approach as a new build that incorporates an intact cultural heritage resource into a new facility. While the new recreational facility should incorporate the salvaged materials recommended, as a

new build it should seek to reflect contemporary architectural styles and values instead of seeking to recreate or mimic the former Arena's style that was contemporary to the 1960s. Some options to consider include use of the same materials (i.e. Concrete, laminated wood) intermingled with additional contemporary materials and/or replication of the shape of the concrete pillars and/or glulam beams in contemporary materials. There may be additional creative measures that arise through the design process that also effectively create cohesion between the salvaged items and the design of the new facility.

6 RECOMMENDATIONS

The Victoria Park Arena has been an important social and recreational hub since its construction in 1966. Damaged by a fire in 2016, the City of Brampton's City Council has voted to replace the facility with a new recreational facility that will meet current standards, including but not limited to the *Accessibility for Ontarians with Disabilities Act* and the *Ontario Building Code* and to satisfy the contemporary needs of sports communities (hockey, lacrosse, curling, etc.) and local community use (ie. Community events).

The following recommendations to mitigate the impact of the loss of Victoria Park Arena include:

1. That a copy of this scoped Heritage Impact Assessment be submitted to the Peel Art Gallery, Museum and Archives (PAMA) and the Brampton Library's local history section to provide a documentary record of the Victoria Park Arena.
2. That unique and distinct architectural features be salvaged including:
   a. The front section of glulam beams that do not have significant fire damage;
   b. The concrete pillars supporting these glulam beams; and,
   c. The 1966 date plaque.
3. That salvaged materials be thoughtfully and meaningfully incorporated into the new recreational facility.
4. That an interpretive plaque or display be installed in the new recreational facility in a highly trafficked, publicly accessible space.

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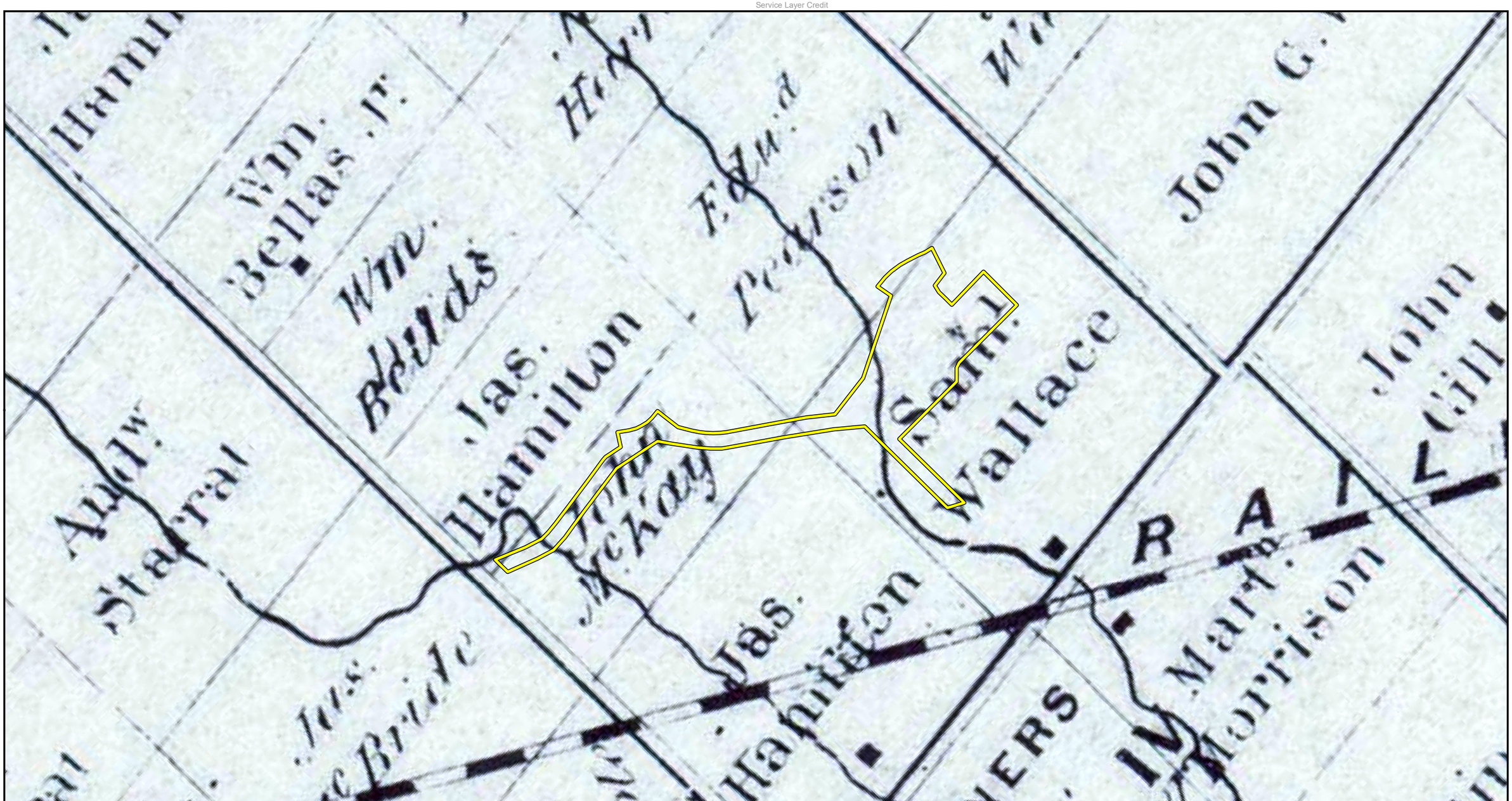
APPENDIX

A FIGURES 2-9

Service Layer Credit



LEGEND

Study Area

TITLE: FIGURE 2: HISTORICAL MAPPING (1859)	SCALE: 1:7,500	PROJECT NO: 209-00236-00	DATE: JANUARY 2021
	DRAWN BY: AST	CLIENT: CITY OF BRAMPTON	
PROJECT: HERITAGE IMPACT ASSESSMENT: VICTORIA PARK ARENA	CREDITS: TREMAINE'S 1859 MAP OF THE COUNTY OF PEEL		

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Document Path: C:\Users\Andrew.S.Turner\Projects\209-00236-00 HIA Victoria Park Arena\MapDocuments\Map 2 Historical Mapping (1859).mxd

Service Layer Credit

wsp

LEGEND

Study Area

TITLE: FIGURE 3: HISTORICAL MAPPING (1877)	SCALE: 1:7,500	PROJECT NO: 209-00236-00	DATE: JANUARY 2021
	DRAWN BY: AST	CLIENT: CITY OF BRAMPTON	
PROJECT: HERITAGE IMPACT ASSESSMENT: VICTORIA PARK ARENA	CREDITS: ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF PEEL (1877)		

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Service Layer Credit

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LEGEND

Study Area

TITLE: FIGURE 4: TOPOGRAPHIC MAP (1909)	SCALE: 1:7,500	PROJECT NO: 209-00236-00	DATE: JANUARY 2021
	DRAWN BY: AST	CLIENT: CITY OF BRAMPTON	
PROJECT: HERITAGE IMPACT ASSESSMENT: VICTORIA PARK ARENA	CREDITS: DEPARTMENT OF MILITIA AND DEFENCE, 1909 (SHEET 030M12)		

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Service Layer Credit

LEGEND

Study Area

TITLE:
FIGURE 5: TOPOGRAPHIC MAP (1929)

SCALE:	PROJECT NO:	DATE:
1:7,500	209-00236-00	JANUARY 2021
DRAWN BY: AST	CLIENT: CITY OF BRAMPTON	

PROJECT:
HERITAGE IMPACT ASSESSMENT:
VICTORIA PARK ARENA

CREDITS:
DEPARTMENT OF MILITIA AND DEFENCE, 1929 (SHEET 030M12)

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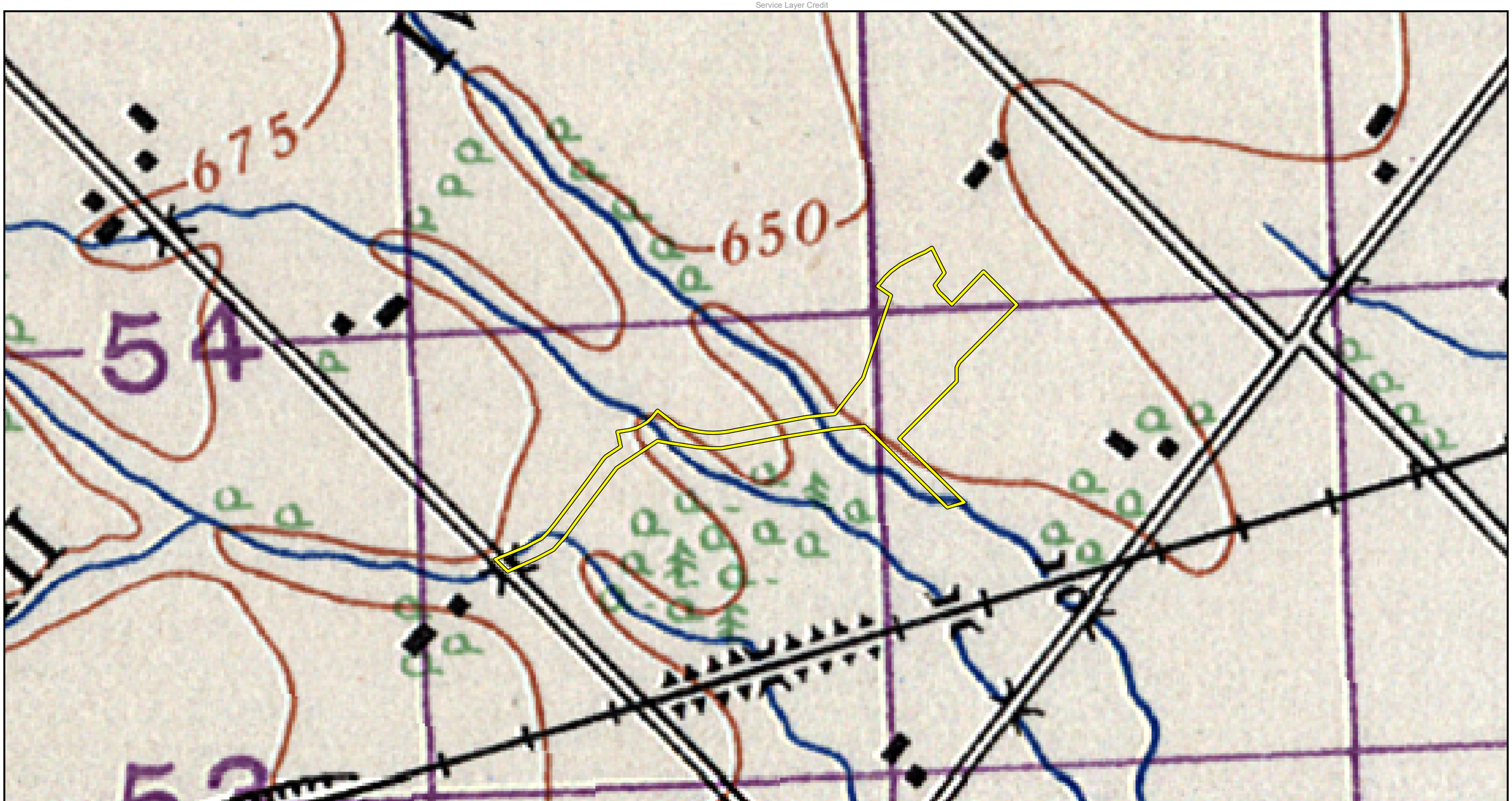

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PROJECT: HERITAGE IMPACT ASSESSMENT: VICTORIA PARK ARENA	CREDITS: DEPARTMENT OF NATIONAL DEFENCE, 1942 (SHEET 030M12)		

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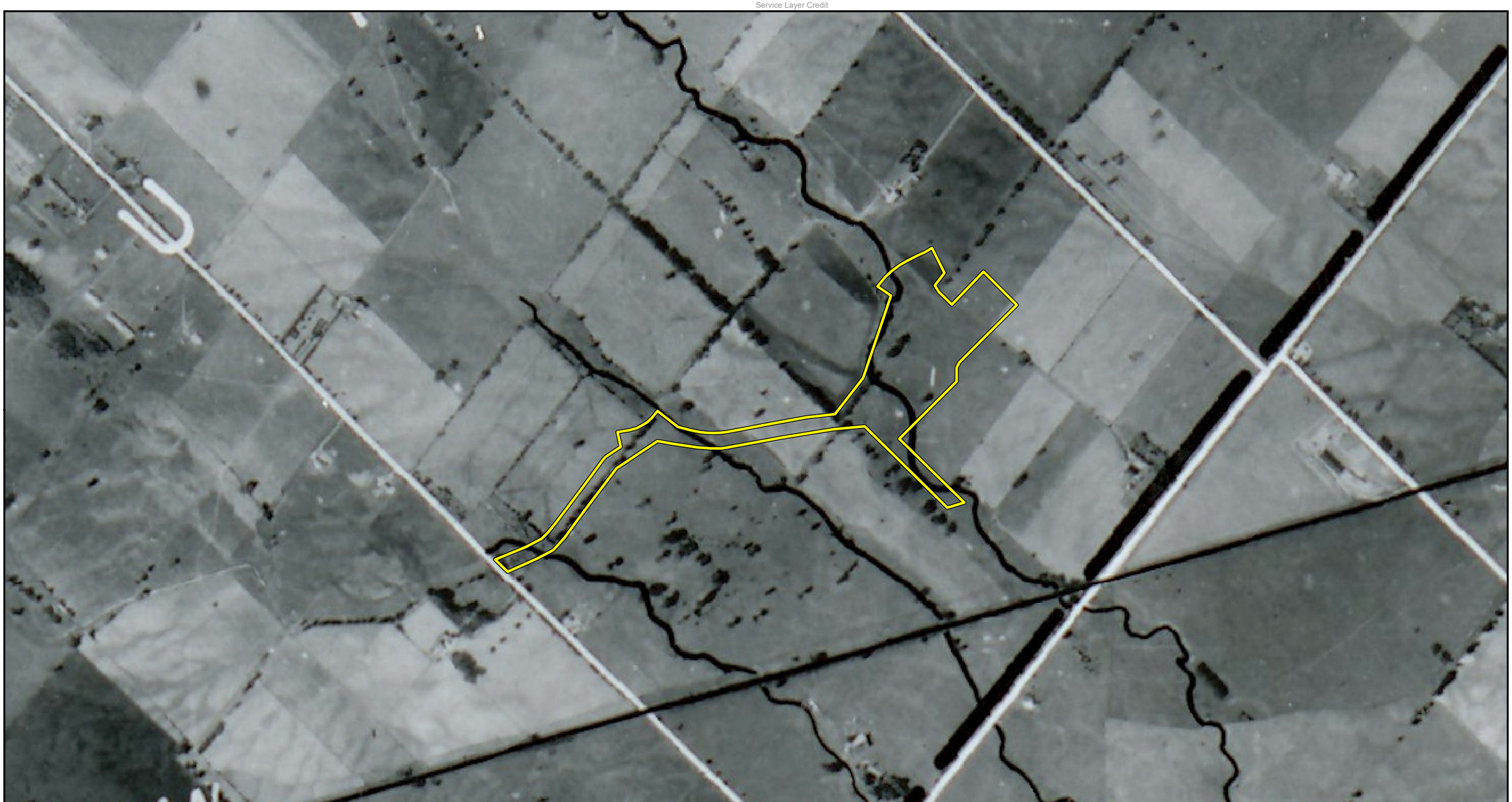

LEGEND

Study Area

TITLE:
FIGURE 7: AERIAL IMAGERY (1954)

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DRAWN BY: AST	CLIENT: CITY OF BRAMPTON	

PROJECT:
HERITAGE IMPACT ASSESSMENT:
VICTORIA PARK ARENA

0 200 400 m

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CREDITS:
UNIVERSITY OF TORONTO MAP AND DATA LIBRARY, 436.793

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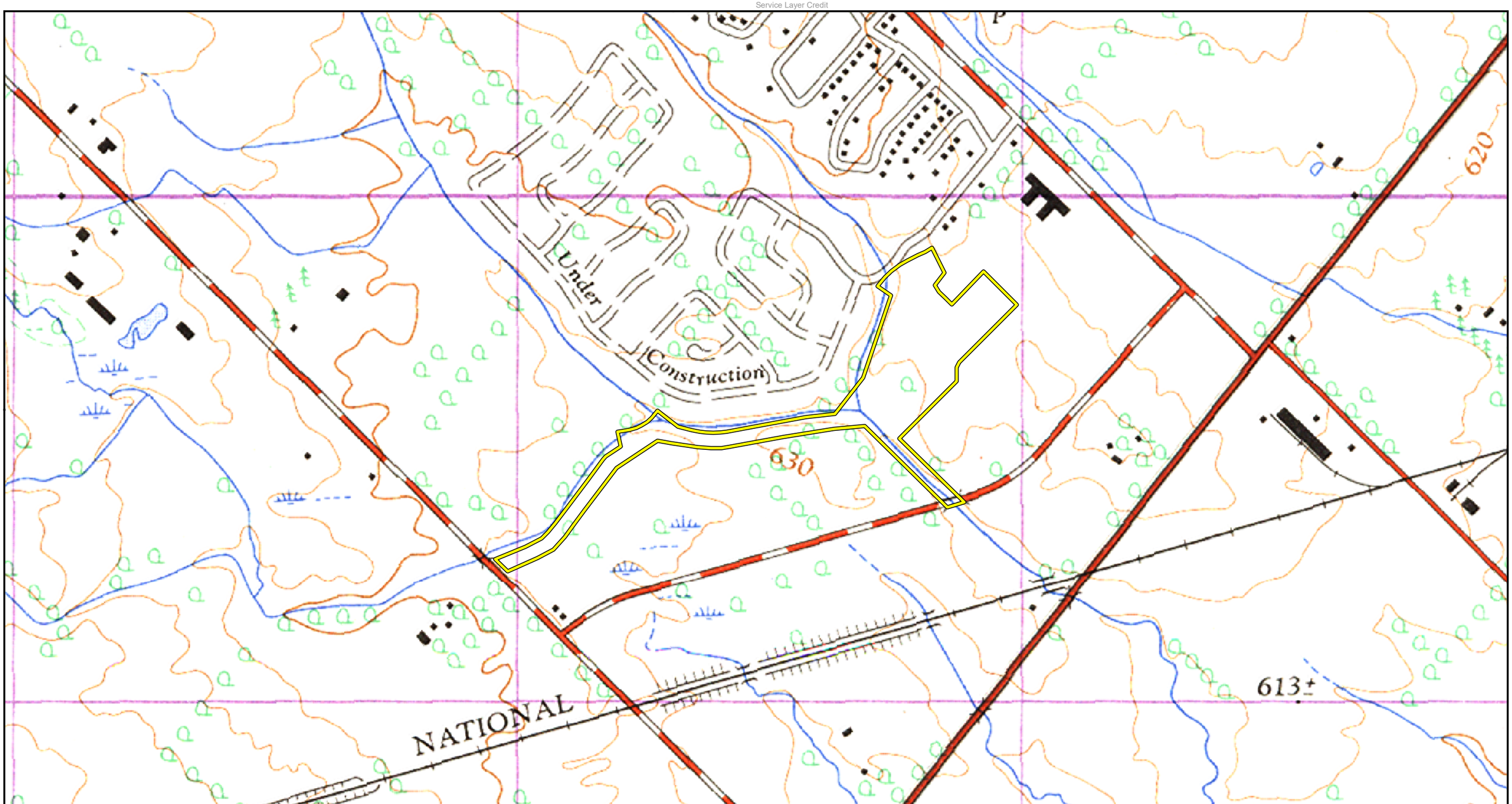
Service Layer Credit



LEGEND

Study Area

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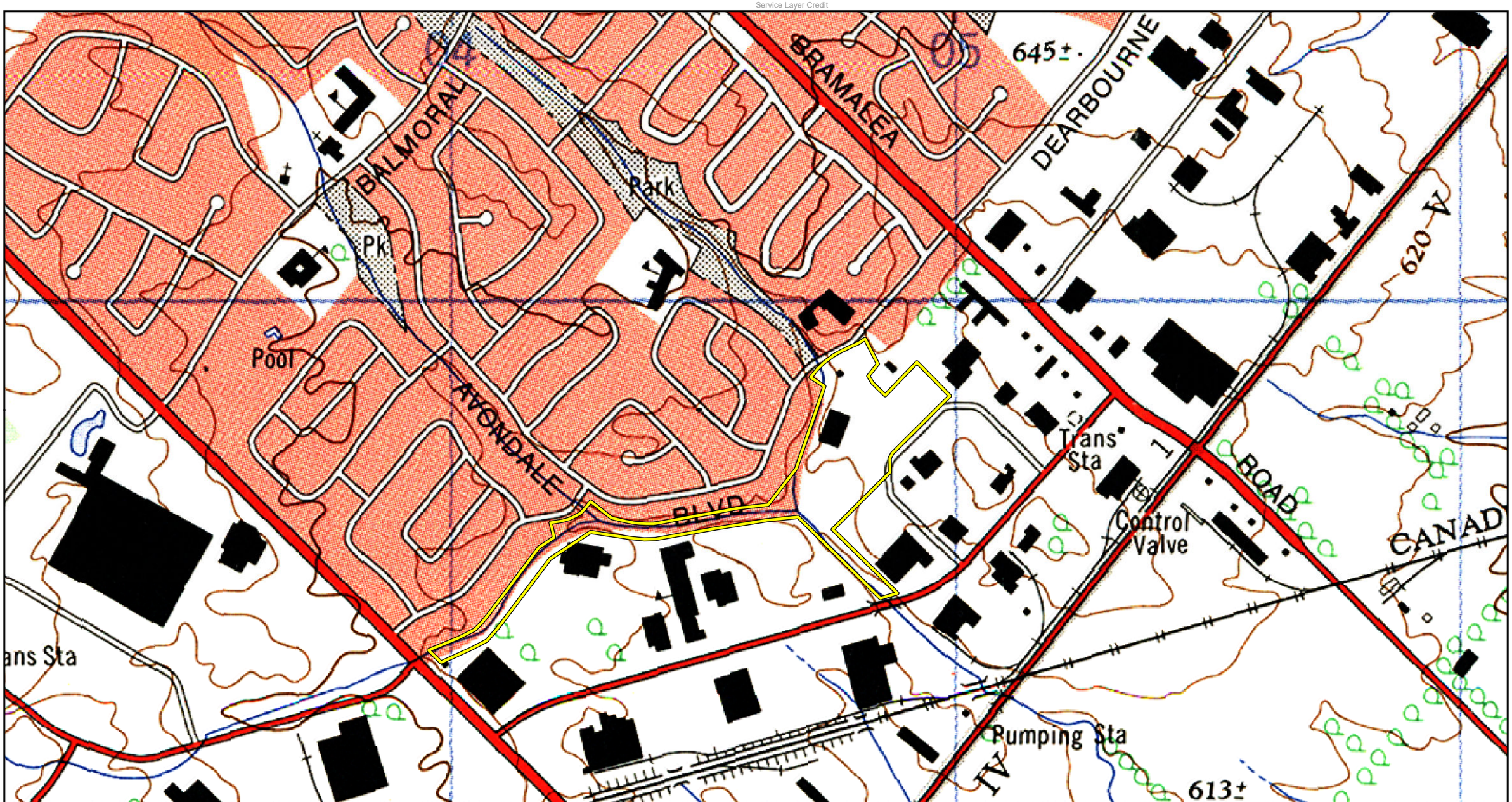
Service Layer Credit



LEGEND

Study Area

TITLE: FIGURE 9: TOPOGRAPHIC MAP (1974)	SCALE: 1:7,500	PROJECT NO: 209-00236-00	DATE: JANUARY 2021
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PROJECT: HERITAGE IMPACT ASSESSMENT: VICTORIA PARK ARENA	CREDITS: DEPARTMENT OF ENERGY, MINES, AND RESOURCES, 1974 (SHEET 030M12G)		

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APPENDIX

B QUALIFICATIONS OF AUTHOR

Chelsey E. Tyers, BES, MCIP, RPP

CULTURAL HERITAGE SPECIALIST

Years with firm - *2*
Years of experience – *9*

AREAS OF PRACTICE

Cultural Heritage Assessments
Heritage Planning
Heritage Designation
Heritage Conservation Districts

EDUCATION

BES, Land Development Planning Specialization, Honours Planning Co-op, University of Waterloo, 2011

CAREER

Cultural Heritage Specialist, WSP, 2018 – present

Cultural Heritage Planner Planning Development & Heritage Design, City of Hamilton, 2014-2018

Policy Planner (Heritage), Policy Planning, City of Brantford, 2014

Planner II / Heritage Coordinator, Planning and Development, Township of King, 2013-2014

Planner, Heritage & Urban Design, City of Kingston, ON, 2012-2013

Application Technician, Committee of Adjustment, City of Toronto, 2011-2012

Heritage Documentation Specialist (Co-op Position), Historic Places Initiative, Waterloo, ON, 2008-2009

Profile

Ms. Tyers is a Cultural Heritage Specialist for WSP. She previously worked as Heritage Planner in fast-paced municipal environments for over eight years. She provides a variety of cultural heritage services including historical research, evaluation and analysis of cultural heritage resources, evaluation of complex development applications and facilitation through the heritage permit process.

As a municipal heritage planner Ms. Tyers gained experience managing and evaluating cultural heritage resources including seven heritage conservation districts, and a wide variety of cultural heritage resources ranging from single detached dwellings, to evolved industrial cultural heritage landscapes. She also evaluated heritage permits, prepared reports for municipal councils and worked closely with the municipal heritage committees. Ms. Tyers also managed the commencement of the of the St. Clair Boulevard HCD Update including initial public consultation and project organization.

Ms. Tyers' experience as a heritage consultant has included the environmental assessment process completing CHRAs, CHERs, HIA and Cultural Heritage Documentation Reports for a variety of public sector clients including the City of London, City of Toronto, Region of Peel and more. Additionally, Ms. Tyers has completed several Heritage Impact Assessments for private clients and provided heritage planning consulting services for the City of Cambridge including review of heritage permits in HCDs.

Select Relevant Experience

Cultural Heritage Resource Assessments

- Hopkins Bay EA, Ramara Township, ON (2020): Conducted historical research for the study area including historic map review, reviewed potential heritage resources in the study area and prepared report with findings.
- Concord GO Environmental Assessment, Vaughan, ON (2019): Conducted historical research for the study area including historic map review, conducted field review identifying potential cultural heritage resources and prepared report with preliminary impact assessment.
- Lower Simcoe GO Environmental Assessment, Toronto, ON (2019): Conducted historical research for the study area including historic map review, conducted field review identifying potential cultural heritage resources and prepared report with preliminary impact assessment.

Cultural Heritage Evaluation Reports

- Wharncliffe Road South CN Subway, London, ON (Ongoing): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided thorough photographic documentation for archival purposes.
- 69 Wharncliffe Road South, London, ON (Ongoing): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.
- Grantham Rail Bridge, Cambridge, ON (Ongoing): Conducted through historical research for the rail bridge, evaluated bridge according to Ontario Regulation 9/06 and prepared a Statement of Cultural Heritage Value or Interest.

- University Drive Bridge, London, ON (2019): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.
- Clark's Bridge, London, ON (2019): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.
- 1110 Richmond Road, London, ON (2018): Conducted thorough historical research for subject property, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.

Heritage Impact Assessments

- Beaconsfield Avenue, Wortley Village/Old South HCD, London, ON (2019): Evaluated potential impact to heritage attributes as expressed in the HCD Plan and recommended appropriate mitigation measures.
- 98 Stanley Street, London, ON (2019) [CHER and HIA]: Conducted thorough historical research for study area, evaluated property according to Ontario Regulation 9/06, assessed the potential impact to the heritage attributes and recommended appropriate mitigation measures.
- 20 Milton Trail, Milton (2020): Conducted thorough historical research for the subject property, identified existing conditions, evaluated property according to Ontario Regulation 9/06 and 10/06 in accordance with the Town of Milton's HIA terms of reference, assessed the potential impact to heritage attributes and recommended appropriate materials for salvage.
- 12250 Centreville Creek Road, Caledon (2020): Conducted thorough historical research for the subject property, identified existing conditions, evaluated property according to Ontario Regulation 9/06, prepared statement of cultural heritage value or interest, assessed the potential impact to heritage attributes and recommended alternatives that would best conserve the identified heritage attributes and cultural heritage landscape.
- 14045 Airport Road, Caledon (2020): Conducted thorough historical research for the subject property, identified existing conditions, evaluated property according to Ontario Regulation 9/06, prepared statement of cultural heritage value or interest, assessed the potential impact to heritage attributes and recommended alternatives that would best conserve the identified heritage attributes and cultural heritage landscape.
- Willow Lane Bridge/Culvert, Meadowvale Village HCD, Mississauga, ON (Ongoing). Evaluated impacts of bridge rehabilitation to the heritage attributes expressed in the HCD Plan and recommended appropriate mitigation measures.

- Heritage Documentation and Salvage
  - Winston Churchill and Olde Base Line Road, Caledon, ON (2019-2020): As part of the Environmental Assessment process for road reconstruction, thoroughly documented the nineteenth century stone walls and wooden fences through the study area, identifying opportunities for relocation where possible

APPENDIX

C SCOPED HIA TERMS OF REFERENCE

Heritage Impact Assesment
Terms of Reference

*Highlighted portions of the following terms of reference identify the requirements for this scoped HIA.

Heritage Impact Assessment - Terms of Reference

A Heritage Impact Assessment (HIA) is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The assessment results in a report that identifies all heritage resources, provides an evaluation of the significance of the resources, outlines any impact proposed development or site alteration will have on the resources, and makes recommendations toward conservation methods and/or mitigative measures that would minimize impacts to those resources. The report will be used to help the municipality make informed decisions related to the identified heritage resources.

1. Background

The requirement to provide a Heritage Impact Assessment is derived from the *Ontario Heritage Act* O. Reg. 9/06, Section 2(d) of the *Planning Act*, Section 2.6 of the Provincial Policy Statement, and Section 4.9 of the City of Brampton's Official Plan.

According to Section 4.9.1.10 of the Official Plan:

A Heritage Impact Assessment, prepared by a qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes.

Official Plan Policy 4.9.1.11 states that:

A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.

Official Plan Policy 4.9.1.12 outlines and prioritizes preferred mitigation options starting with on-site retention.

In addition, Official Plan Implementation Policy 4.9.9.2 (ii) allows for:

Requiring the preparation of a Heritage Impact Assessment for development proposals and other land use planning proposals that may potentially affect a designated or significant heritage resource or Heritage Conservation District.

2. When a Heritage Impact Assessment is Required

2.1 An HIA will be 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.*

A HIA may be required for the following:

- 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.*

2.2 A property does not have to be designated or listed in a heritage register to be subject to a Heritage Impact Assessment. Any property that may exhibit cultural heritage value or interest or 'heritage potential' as determined by City heritage staff will be subject to an appropriate level of heritage due diligence and may require an HIA.

2.3 Heritage Impact Assessments may be 'scoped' based on the specific circumstances and characteristics that apply to a heritage resource. Further consultation with heritage staff will be required to determine when a scoped HIA may be required, as well as requirements for the content.

3. Content of Heritage Impact Assessments

3.1 <u>Background</u>

3.1.1 Provide a background on the purpose of the HIA by outlining why it was undertaken, by whom, and the date(s) the evaluation took place.

3.1.2 Briefly outline the methodology used to prepare the assessment.

3.2 <u>Introduction to the Subject Property</u>

3.2.1 Provide a location plan specifying the subject property, including a site map and aerial photograph at an appropriate scale that indicates the context in which the property and heritage resource is situated.

3.2.2 Briefly document and describe the subject property, identifying all significant features, buildings, landscapes, and vistas.

3.2.3 Indicate whether the property is part of any heritage register (e.g. Municipal Register of Cultural Heritage Resources Designated under the *Ontario Heritage Act*, or Municipal Register of Cultural Heritage Resources)

3.2.4 Document and describe the context including adjacent properties, land uses, etc.

3.2.5 Document, describe, and assess the apparent physical condition, security, and critical maintenance concerns, as well as the integrity of standing buildings and structures found on the subject property.

3.2.6 If the structural integrity of existing structures appears to be a concern, recommend the undertaking of a follow-up structural and engineering assessment to confirm if conservation, rehabilitation and/or restoration are feasible. Assessments must be conducted by qualified professionals with heritage property experience.

3.3 Evaluation of Cultural Heritage Value or Interest

3.3.1 Thoroughly document and describe all heritage resources within the subject property, including cultural heritage landscapes, structures, buildings, building elements, building materials, architectural features, interior finishes, natural elements, vistas, landscaping and potential archaeological resources.

3.3.2 Provide a chronological history of the site and all structure(s), including additions, deletions, conversions, etc.

3.3.3 Provide a list of owners from the Land Registry office and other resources, as well as a history of the site use(s) to identify, describe, and evaluate the significance of any persons, groups, trends, themes, and/or events that are historically or culturally associated with the subject properly.

3.3.4 Document heritage resource(s) using current photographs of each elevation, and/or measured drawings, floor plans, and a site map at an appropriate scale for the given application (i.e. site plan as opposed to subdivision). Also include historical photos, drawings, or other archival material that is available and relevant.

3.3.5 Using Regulation 9/06 of the *Ontario Heritage Act* (Criteria for Determining Cultural Heritage Value or Interest), identify, describe, and evaluate the cultural heritage value or interest of the subject property as a whole, outlining in detail all significant heritage attributes and other heritage elements.

3.3.6 Provide a summary of the evaluation in the form of a table (see Appendix 1) outlining each criterion (design or physical value; historical or associative value; contextual value), the conclusion for each criterion, and a brief explanation for each conclusion.

3.4 Description and Examination of Proposed Development/Site Alterations

3.4.1 Provide a description of the proposed development or site alteration in relation to the heritage resource.

3.4.2 Indicate how the proposed development or site alteration will impact the heritage resource(s) and neighbouring properties. These may include:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration to the historic fabric and appearance;
- Shadow impacts on the appearance of a heritage attribute or an associated natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Impact on significant views or vistas within, from, or of built and natural features;
- A change in land use where the change in use may impact the property's cultural heritage value or interest;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.

3.4.3 Submit a drawing indicating the subject property streetscape and properties to either side of the subject lands, if applicable. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and how it integrates with the adjacent properties from a streetscape perspective. Thus, the drawing must show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees and/or any other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.

3.5 Mitigation Options, Conservation Methods, and Proposed Alternatives

3.5.1 Provide mitigation measures, conservation methods, and/or alternative development options that avoid or limit the direct and indirect impacts to the heritage resource.

3.5.2 Evaluate the advantages and disadvantages (pros and cons) of each proposed mitigation measure/option. The mitigation options may include, but are not limited to:

- Alternative development approaches;
- Appropriate setbacks between the proposed development and the heritage resources;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Compatible infill and additions;
- Refer to Appendix 2 for additional mitigation strategies.

3.5.3 Identify any site planning and landscaping measures that may ensure significant heritage resources are protected and/or enhanced by the development or redevelopment.

3.5.4 If relocation, removal, demolition or other significant alteration to a heritage resource is proposed by the landowner and is supported by the heritage consultant, provide clear rationale and justification for such recommendations.

3.5.5 If retention is recommended, outline short-term site maintenance, conservation, and critical building stabilization measures.

3.5.6 Provide recommendations for follow-up site-specific heritage strategies or plans such as a Conservation Plan, Adaptive Reuse Plan, and/or Structural/Engineering Assessment.

3.5.7 If a heritage property of cultural heritage value or interest cannot be retained in its original location, consider providing a recommendation for relocation by the owner to a suitable location in reasonable proximity to its original siting.

3.5.8 If no mitigation option allows for the retention of the building in its original location or in a suitable location within reasonable proximity to its original siting, consider providing a recommendation for relocation to a more distant location.

3.5.9 Provide recommendations for advertising the sale of the heritage resource. For example, this could include listing the property on the Architectural Conservancy of Ontario (ACO) website in order to allow interested parties to propose the relocation of the heritage resource. Acceptable timelines and any other requirements will be determined in consultation with City staff. The link to the ACOs Historic Architectural Linking Program is provided below:
http://www.arconserv.ca/buildings_at_risk/for_sale.cfm

3.5.10 If a property cannot be retained or relocated, alternatives will be considered for salvage and mitigation. Only when other options can be demonstrated not to be viable will options such as ruinification or symbolic conservation be considered. Detailed documentation and commemoration (e.g. a heritage interpretative plaque) may also be required. Salvage of material must also occur, and a heritage consultant may need to provide a list of features of value to be salvaged. Materials may be required to be offered to heritage-related projects prior to exploring other salvage options.

Ruinfication allows for only the exterior of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.

3.5.11 If the subject property abuts to one or more listed or designated heritage properties, identify development impacts and provide recommended mitigation strategies to ensure the heritage resources on the adjacent properties are not negatively impacted. Mitigation strategies include, but are not limited to:

- vegetation screening;
- fencing;
- buffers;
- site lines
- an architectural design concept for the massing and façade treatment of proposed buildings to ensure compatibility with the adjoining property and the like.

3.5.12 An implementation schedule and reporting/monitoring system for implementation of the recommended conservation or mitigation strategies may be required.

3.6 Recommendations

3.6.1 Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it.

3.6.2 Clearly state whether the subject property is worthy of heritage designation under the *Ontario Heritage Act*.

3.6.3 The following questions must be answered in the final recommendation of the report:

- Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, *Ontario Heritage Act*?
- Why or why not does the subject property meet the criteria for heritage designation?
- Regardless of the failure to meet criteria for heritage designation, can the structure or landscape be feasible integrated into the alteration/development?

3.6.4 Failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.

3.7 Executive Summary

3.7.1 Provide an executive summary of the assessment findings at the beginning of the report.

3.7.2 Outline and summarize all recommendations including mitigation strategies, need for the preparation of follow-up plans such as conservation and adaptive reuse plans and other requirements as warranted. Please rank mitigation options from most preferred to least.

4. Standards and Practices

4.1 Heritage Impact Assessments must be impartial and objective, thorough and complete, and sound in methodology and application of Ontario heritage evaluation criteria, and consistent with recognized professional standards and best practices in the field of heritage consulting.

4.2 Heritage Impact Assessments must be completed to the satisfaction of the City. HIAs that are not completed to the satisfaction of the City may be subject to revision and

resubmission, critique by peer review or a similar process to determine if the report meets recognized standards and practices.

5. Acceptance of Heritage Impact Assessments

5.1 The Heritage Impact Assessment will undergo a compliance review by City heritage staff to determine whether all requirements have been met, and to review the option(s) outlined in the report. Staff comments will be provided to the applicant and heritage consultant.

5.2 A Heritage Impact Assessment will be considered a 'draft' until such time that City heritage staff deem the report complete. Staff will notify the applicant and heritage consultant when the report is considered complete.

5.3 An accepted Heritage Impact Assessment is required for the final processing of a development application. The recommendations within the final approved version of the Heritage Impact Assessment may be incorporated into legal agreements between the City and the proponents at the discretion of the municipality. Until the HIA is deemed complete, schedules associated with planning and building applications related to heritage properties cannot commence.

6. Other Requirements

6.1 Provide a bibliography listing **all** sources used in preparing the HIA.

6.2 Provide proper referencing within the HIA, including images, maps, etc.

6.3 Provide five copies of the final HIA, and one digital copy (PDF or Word)

6.4 Provide a digital copy of all images taken or obtained for the HIA on Compact Disk.

6.5 Measured drawings of the heritage resource(s) may be required in support of a conservation plan or as a record prior to demolition.

6.6 A site visit of the subject property by City heritage staff and/or members of the Brampton Heritage Board may be required prior to the HIA being deemed complete.

7. Qualified Parties for Preparing Heritage Impact Assessments

7.1 All heritage impact assessments, conservation plans, adaptive reuse plans, security plans and/or related studies must be prepared by qualified professionals with applied and demonstrated knowledge of accepted standards of heritage conservation, historical research, identification, evaluation of cultural heritage value or interest, mitigation, and the like.

7.2 All heritage consultants submitting heritage impact assessments must be members in good standing of the Canadian Association of Heritage Professionals (CAHP).

7.3 Under provincial law only licensed, professional archaeologists may carry out archaeological assessments using specific provincial standards and guidelines.

8. Scope of a Conservation Plan

8.1 If a property is to be retained, a follow-up Conservation and Adaptive Reuse Plan may be recommended. Conservation and Adaptive Reuse Plans will provide:

- Preliminary recommendations for adaptive reuse;
- Critical short-term maintenance required to stabilize the heritage and building fabric and prevent deterioration;
- Measures to ensure interim protection of heritage resources during phases of construction or related development;
- Security requirements;
- Restoration and replication measures required to return the property to a higher level of cultural heritage value or interest integrity, as required;
- Appropriate conservation principles and practices, and qualifications of contractors and trades people that should be applied;
- Longer term maintenance and conservation work intended to preserve existing heritage fabric and attributes;
- 'As found' drawings, plans, specifications sufficient to describe all works outlined in the Conservation Plan;
- An implementation strategy outlining consecutive phases or milestones;
- Cost estimates for the various components of the plan to be used to determine sufficient monetary amounts for letters of credits or other financial securities as may be required to secure all work included in the Conservation Plan; and
- Compliance with recognized 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.

Appendix 1

Evaluation of Cultural Heritage Value or Interest
Summary Table

Criteria for Determine Cultural heritage value or interest	Assessment (Yes/No)	Rationale
1. Design or physical value:		
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		
c) Demonstrates a high degree of technical or scientific achievement		
2. Historical or associative value:		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community		
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture		
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community		
3. Contextual value:		
a) Is important in defining, maintaining, or supporting the character of an area		
b) Is physically, functionally, visually, or historically linked to its surroundings		
c) Is a landmark		

Appendix 2

Additional Mitigation Strategies

If any negative impacts are identified, a mitigation plan must be outlined. A mitigation plan will be tailored to the unique conditions and cultural heritage value or interest of a given property. The following list represents a summary of the more common types of mitigation that may be appropriate:

- Avoidance protocols to isolate development and land alterations to minimize impacts on significant built and natural features and vistas;
- Architectural design guidelines for buildings on adjacent and nearby lots to help integrate and harmonize mass, setback, setting, and materials;
- Limiting height and density of buildings on adjacent and nearby lots;
- Ensuring compatible lotting patterns, situating parks and storm water ponds near a heritage resource;
- Allowing only compatible infill and additions;
- Preparation of conservation plan and adaptive reuse plans as necessary;
- Vegetation buffer zones, tree planting, site plan control, and other planning mechanisms;
- Heritage Designation, Heritage Conservation Easement;
- In certain rare instances, permitting the relocation of built heritage resources within the subject parcel, to nearby lands, or to other parts of the City in order to better accommodate conservation and adaptive reuse. The appropriate context of the resource must be considered in relocation.
- In instances where retention may not be possible, partial salvage, documentation through measured drawings and high-resolution digital photographs, historical plaquing and the like may be appropriate.
- Opportunities to commemorate historical land uses, past owners, landscape and landform features through the naming of streets and other public assets such as parkettes and storm ponds; interpretative plaques may also be required.

APPENDIX

D ORIGINAL PLANS AND ELEVATIONS FOR VICTORIA PARK ARENA

TOWNSHIP OF CHINGUACOUSY

CONTRACT FOR THE CONSTRUCTION OF THE

VICTORIA PARK ARENA

CONTRACT № 11-65-P

LIST OF CONTRACT DRAWINGS :

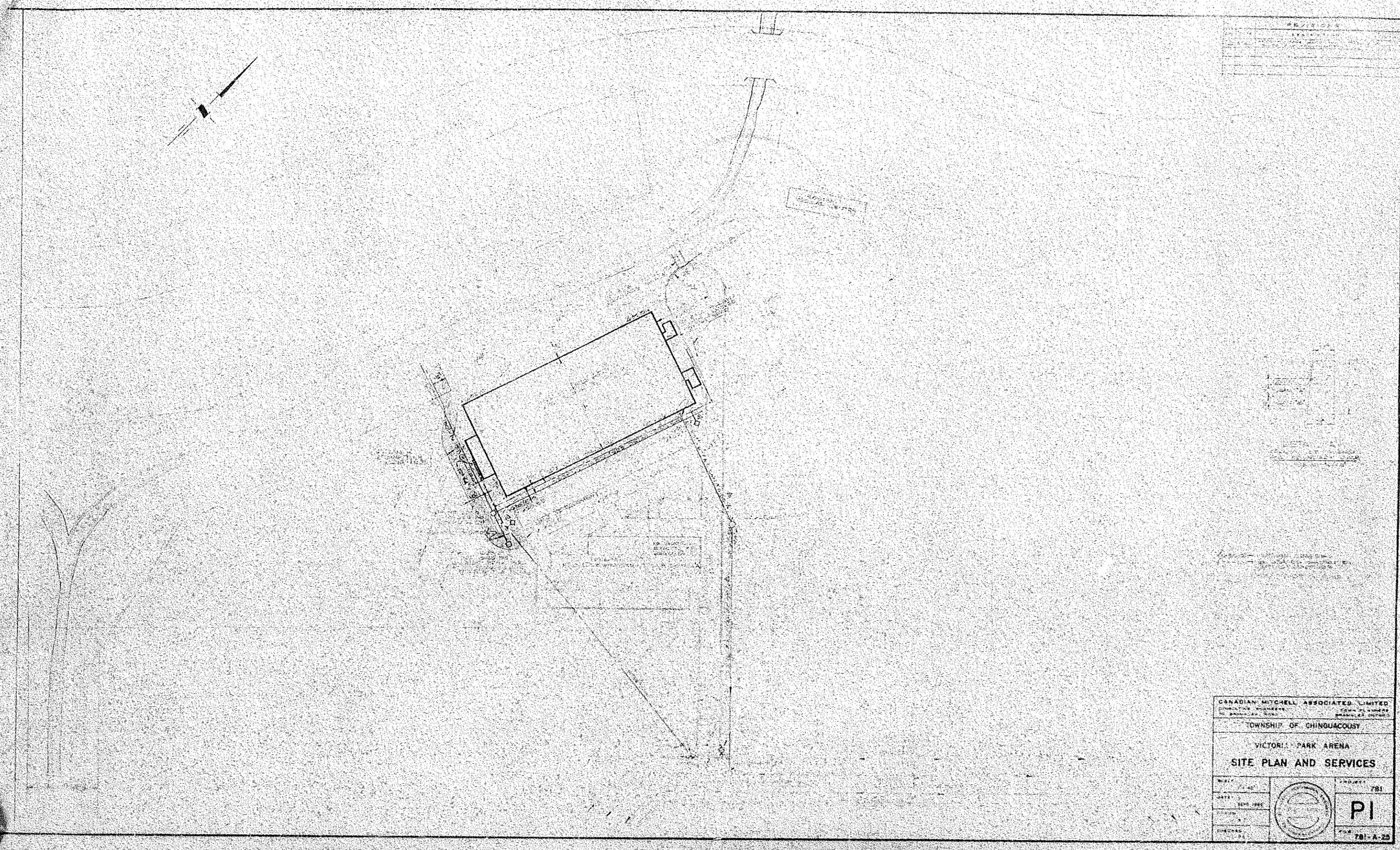
P-1	SITE PLAN AND SERVICES	
A-1	ARCHITECTURAL	- FIRST FLOOR PLAN
A-2	ARCHITECTURAL	- SECOND FLOOR PLAN
A-3	ARCHITECTURAL	- ELEVATIONS
A-4	ARCHITECTURAL	- DETAILS I
A-5	ARCHITECTURAL	- DETAILS II
A-6	ARCHITECTURAL	- DOOR AND ROOM FINISH SCHEDULE
S-1	STRUCTURAL	- FOUNDATION PLAN
S-2	STRUCTURAL	- FOOTING DETAILS
S-3	STRUCTURAL	- ROOF AND SECOND FLOOR FRAMING
S-4	STRUCTURAL	- EQUIPMENT FOUNDATIONS AND MISCELLANEOUS STEEL
M-1	MECHANICAL	- PLUMBING AND DRAINAGE FLOOR PLANS
M-2	MECHANICAL	- HEATING AND VENTILATING GROUND FLOOR
M-3	MECHANICAL	- HEATING AND VENTILATING SECOND FLOOR
E-1	ELECTRICAL	- PLOT PLAN AND DETAILS
E-2	ELECTRICAL	- GROUND FLOOR PLAN AND DETAILS
E-3	ELECTRICAL	- SECOND FLOOR PLAN AND DETAILS

MITCHELL ASSOCIATES

CANADIAN MITCHELL ASSOCIATES LIMITED
CONSULTING ENGINEERS TOWN PLANNERS
70 BRAMALEA ROAD BRAMALEA, ONTARIO

PROJECT 781

SEPTEMBER 1965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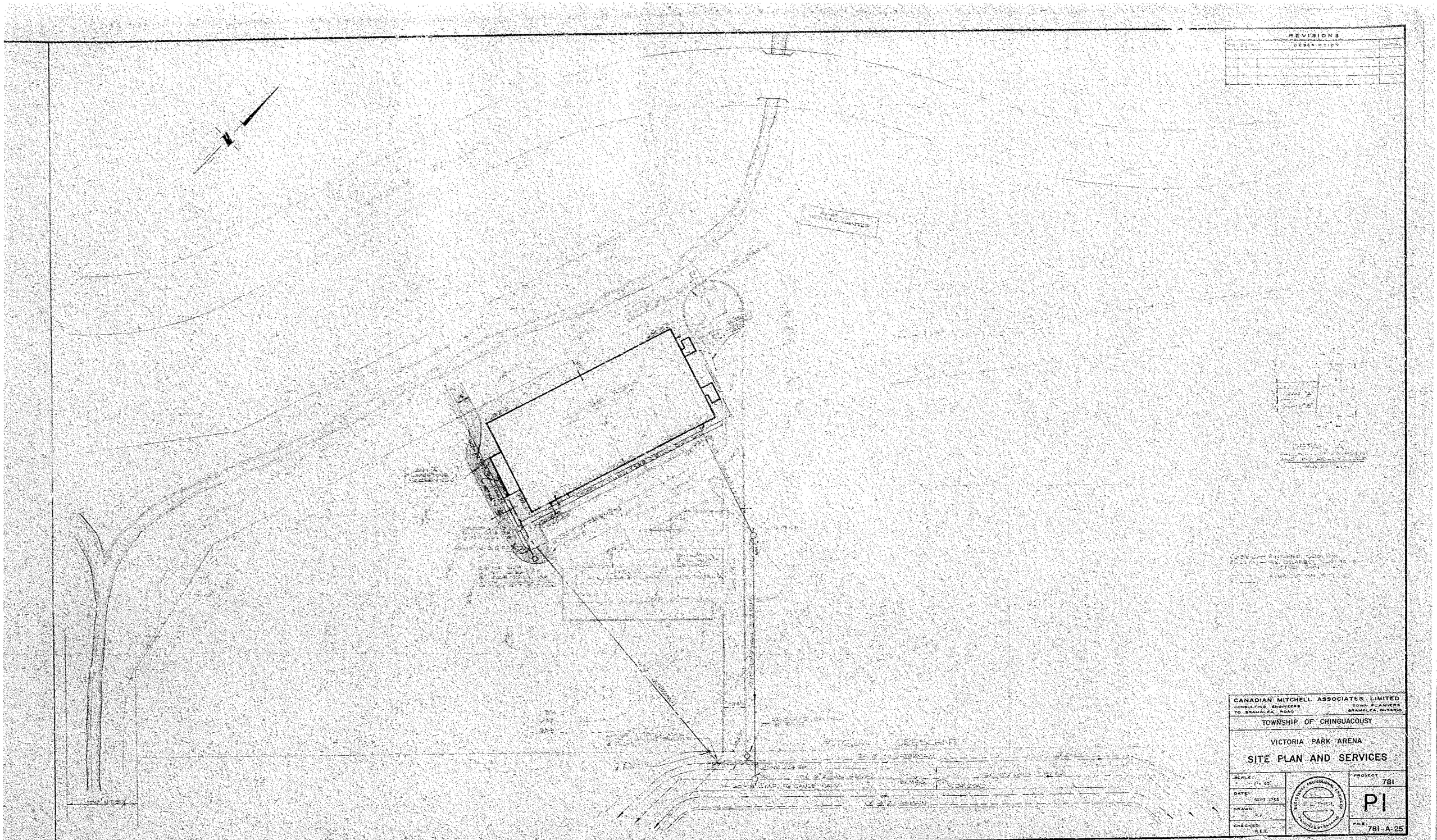
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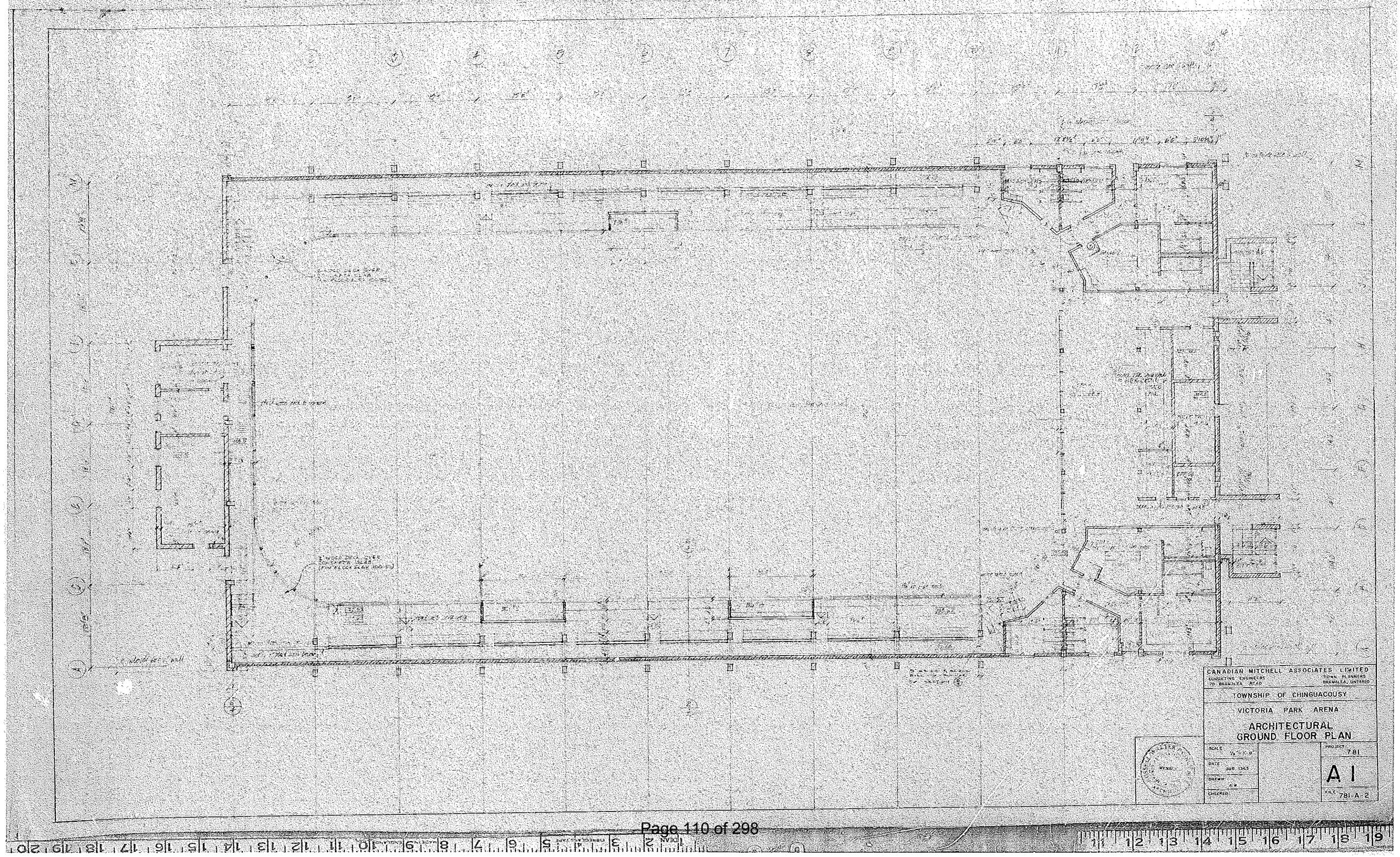
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TOWNSHIP OF CHINGUACOUSY
ARCHITECTURAL
GROUND FLOOR PLAN
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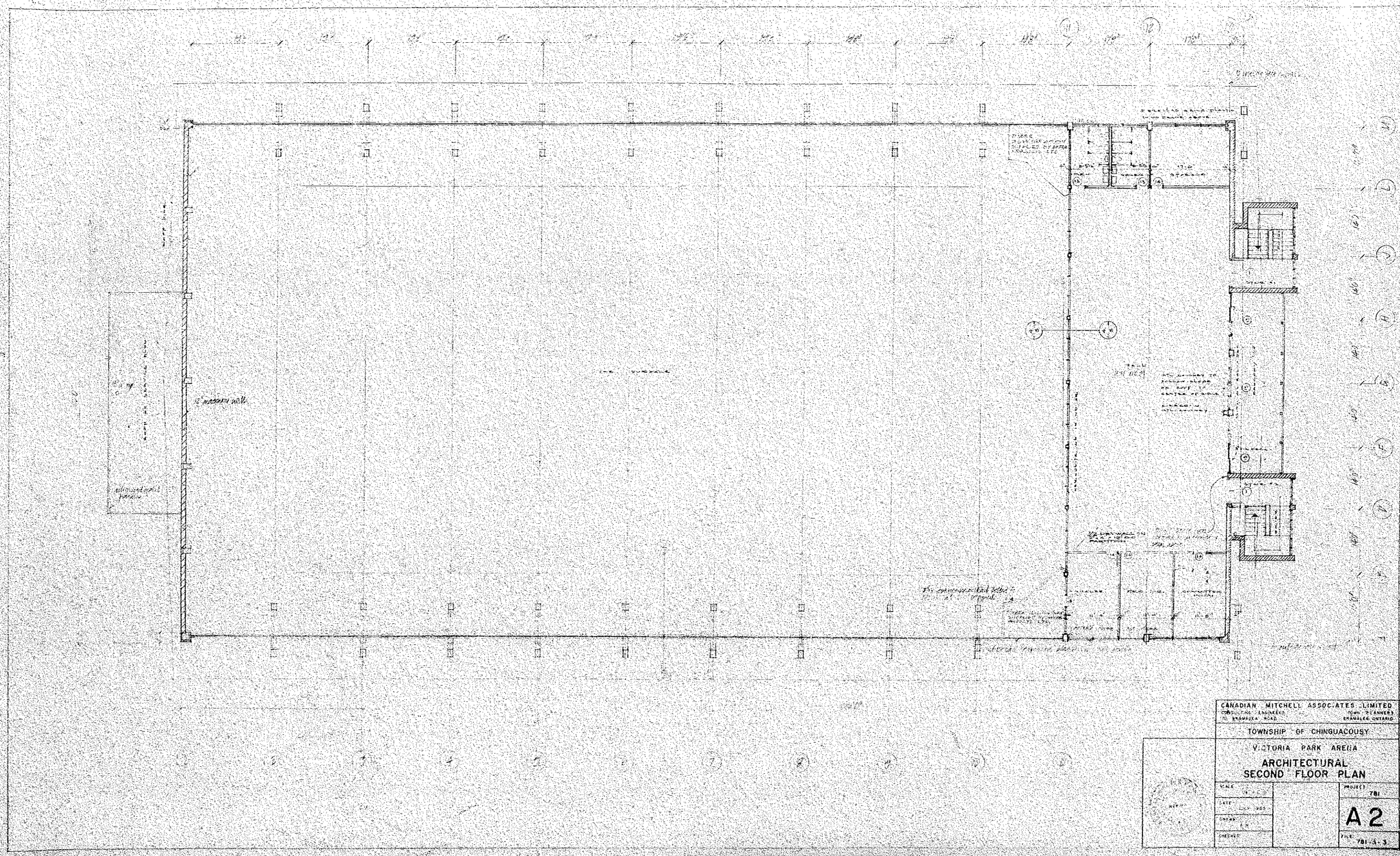
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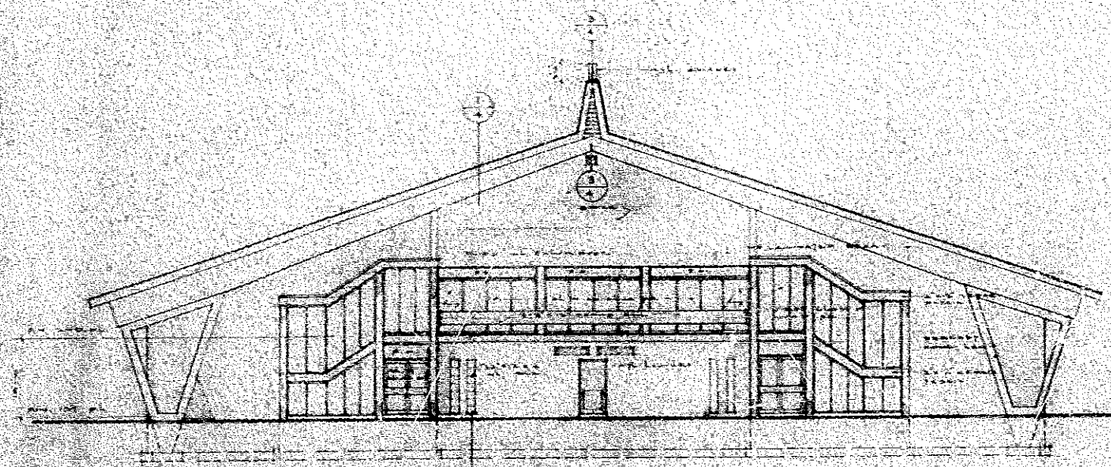

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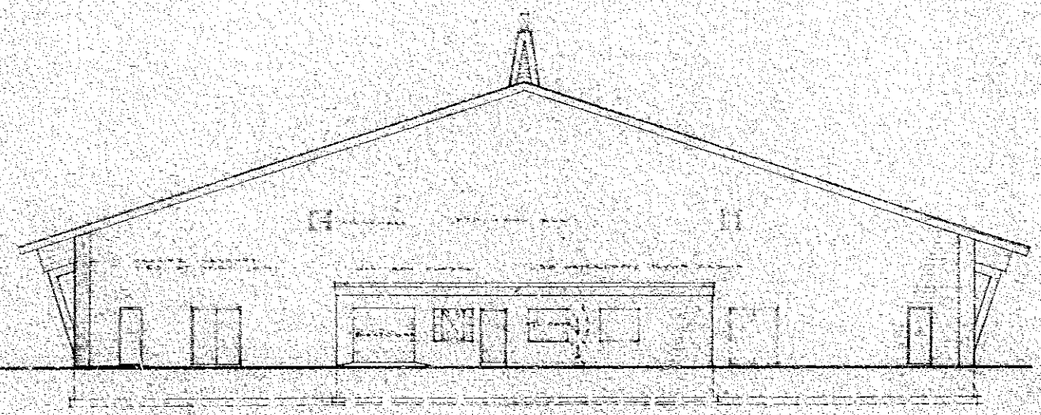

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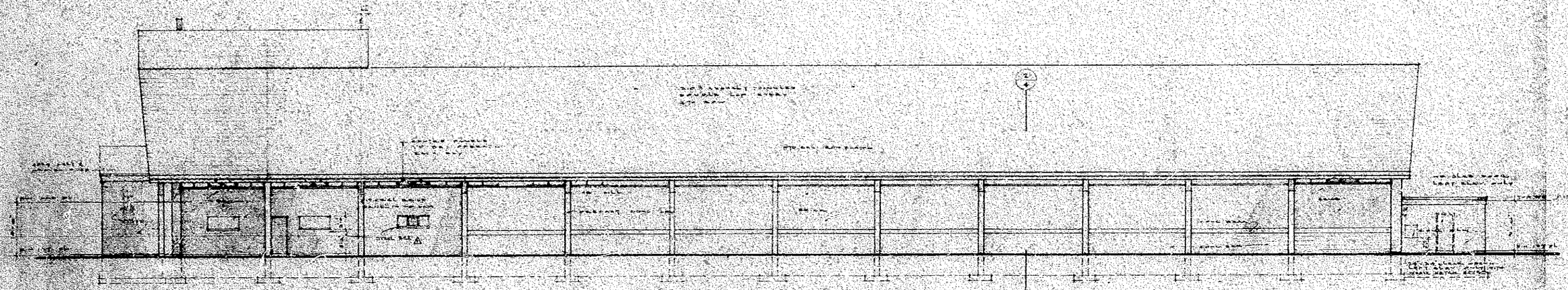

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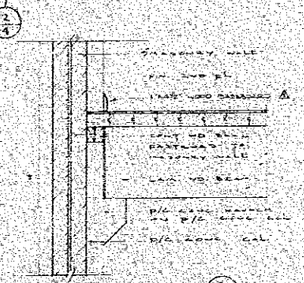

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CANADIAN MITCHELL ASSOCIATES LIMITED
CONSULTING ENGINEERS — TOWN PLANNERS
70 BRAMALEA ROAD — BRAMALEA, ONTARIO

TOWNSHIP OF CHINGUACOUSY
VICTORIA PARK ARENA
ARCHITECTURAL ELEVATIONS

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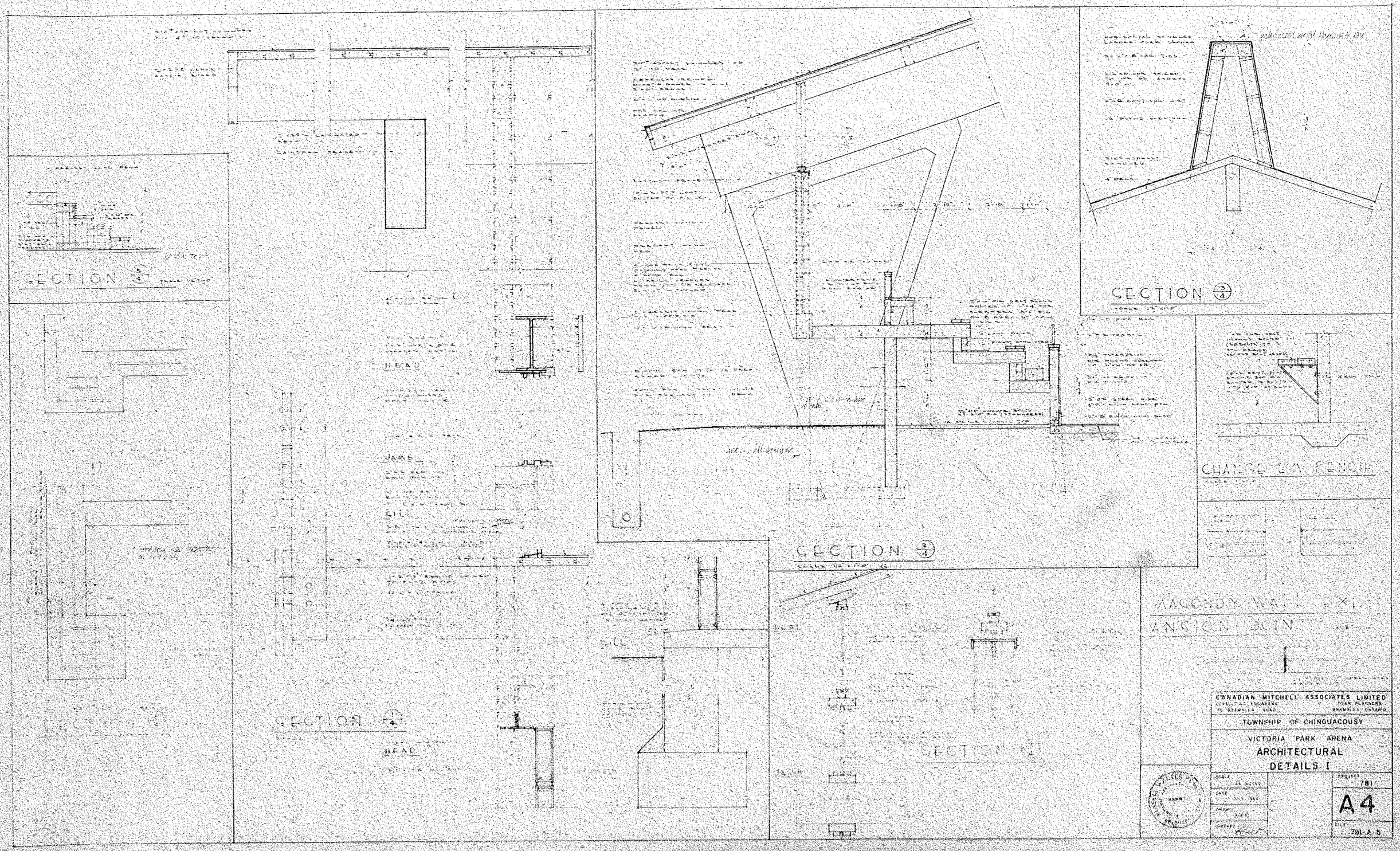
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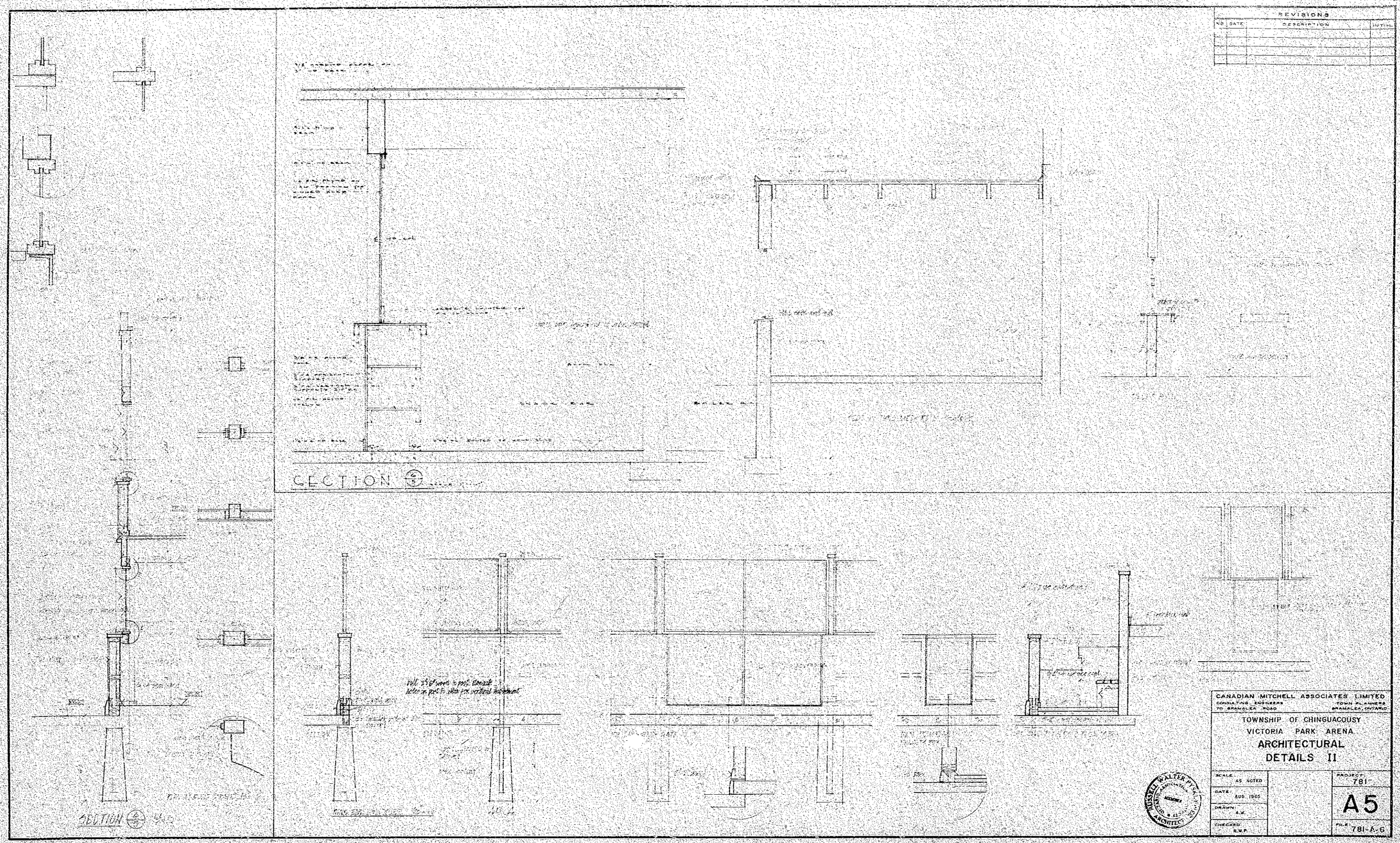
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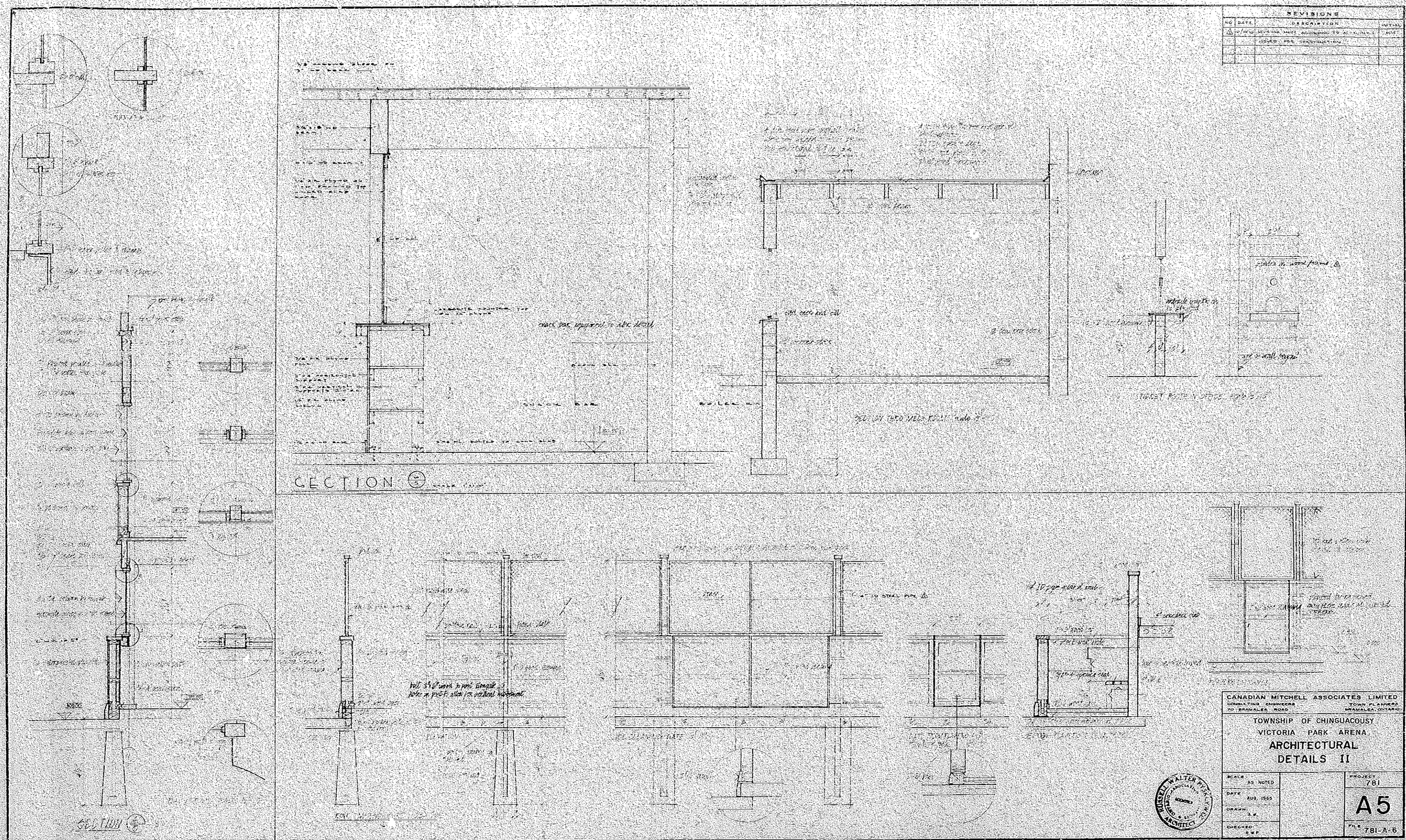

ROOM FINISH SCHEDULE

	ROOM	FLOOR	CEILING	INT. WALLS	EXT. WALLS	REMARKS
	GRAND ENTRANCE	CONC. PAVE	VIN. WALL PTD	ELM. PTD	ELM. PTD	SPECIAL PAINT WALL WALLS
	LOUNGE AREA					
	VESTIBULE					
	OFFICE	V. ASB.				
	OFFICE AREA	V. ASB.				
	LOBBY	CONC. PAVE.				
	BOILER	CONC.	UNFIN. PL.	ELM.	ELM.	
	PANTRY	CONC. PAVE	VIN. PLAST. PTD	ELM. PTD		
	REFRIG.				ELM. PTD.	
	STAIR 1 & 2		PLASTER PTD	BOILERMAK	BOILERMAK	SPECIAL PAINT 1-A WALL
	SPECTATOR AREA	PLAST. CONC.	VIN. PLAST. PTD	UNFIN.	UNFIN.	SEATING AND BACKS PTD
	MECHANICAL	CONC.				
	WORK SHOP					
	RE-SURFACING					
	WALL 1 & 2	CONC. PAVE	VIN. PLAST. PTD	PTD	PTD	SPECIAL PAINT WALL WALLS
	BREEZEWAY			PTD.	PTD.	SPECIAL PAINT
	WALL	STONE MASONRY	VIN. PLAST. PTD	ELM. PTD	ELM. PTD.	
	FURNACE	V. ASB.		VERMILL. PTD.	CONC.	
	SCRAP TREE	V. ASB.				
	BOG DIN	V. ASB.				
	COLLECTION	V. ASB.				SPECIAL PAINT WALL WALLS
	STORAGE	VIN. ASB.				

DOOR SCHEDULE

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12	[illegible]	[illegible]	STL	[illegible]
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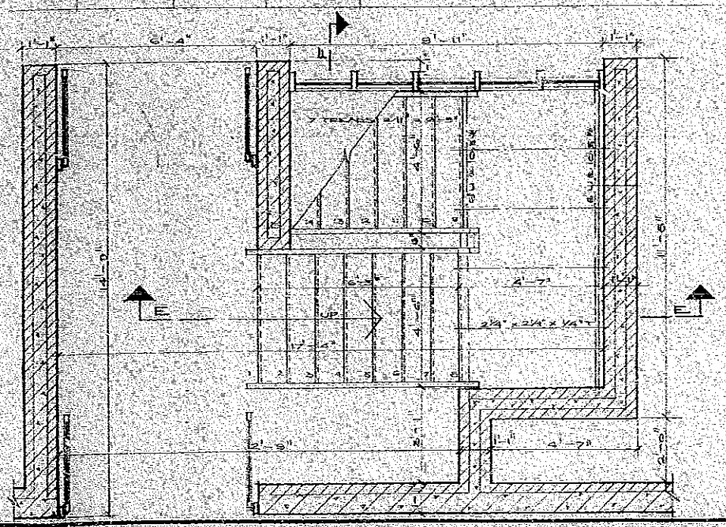

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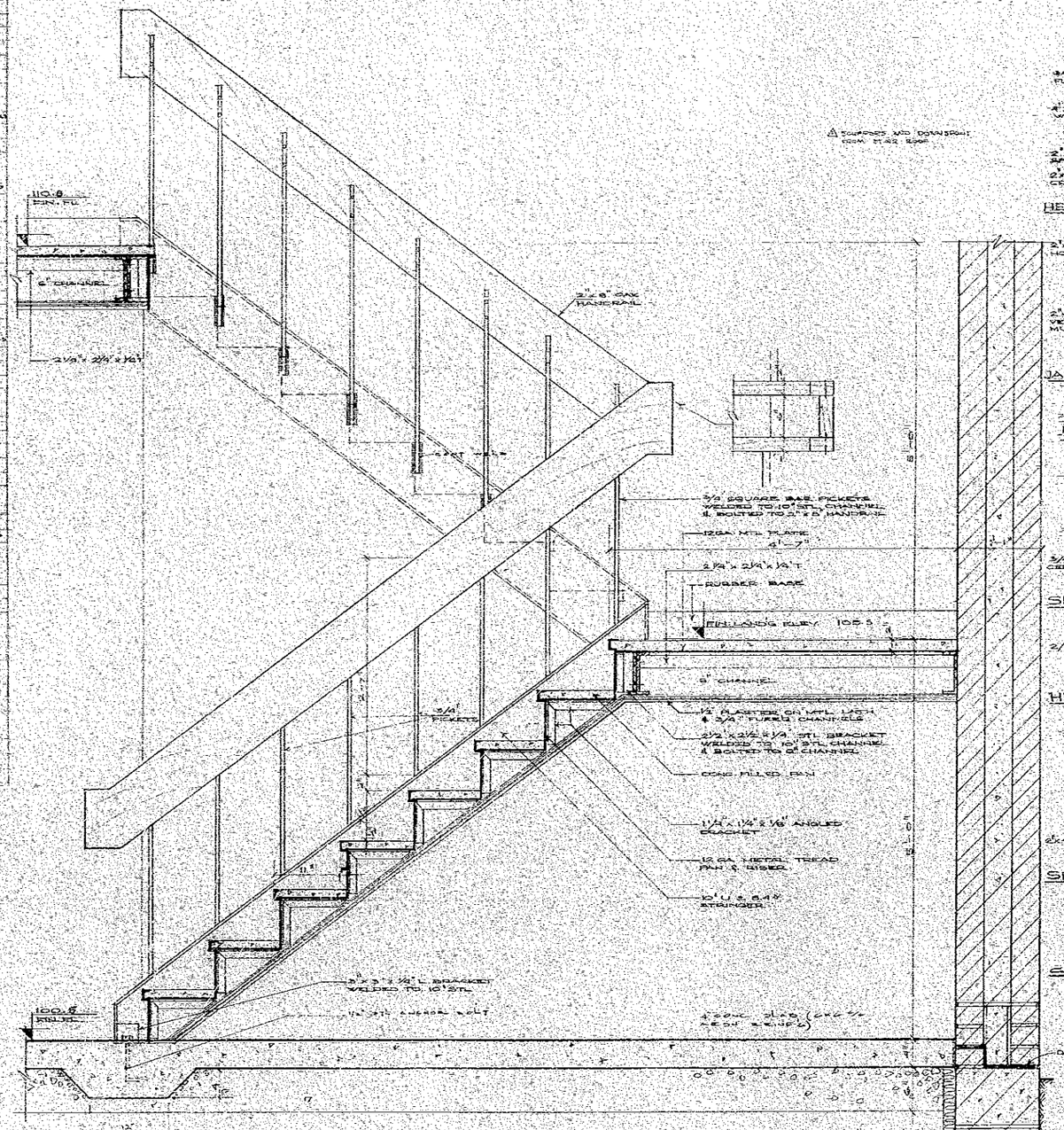

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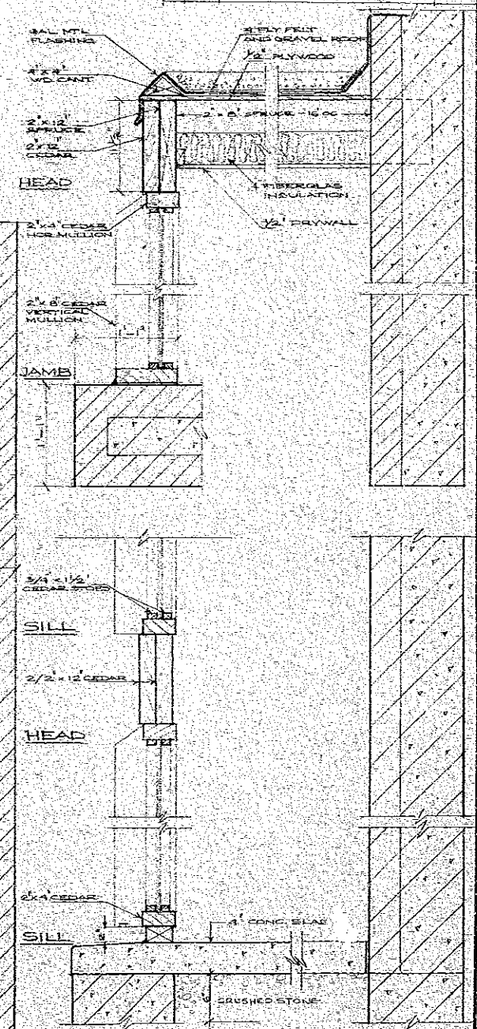

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CANADIAN MITCHELL ASSOCIATES LIMITED
CONSULTING ENGINEERS — TOWN PLANNERS
70 BRAMALEA ROAD — BRAMALEA, ONTARIO

TOWNSHIP OF CHINGUACOUSY
VICTORIA PARK ARENA
ARCHITECTURAL
DOOR & FINISH SCHEDULE

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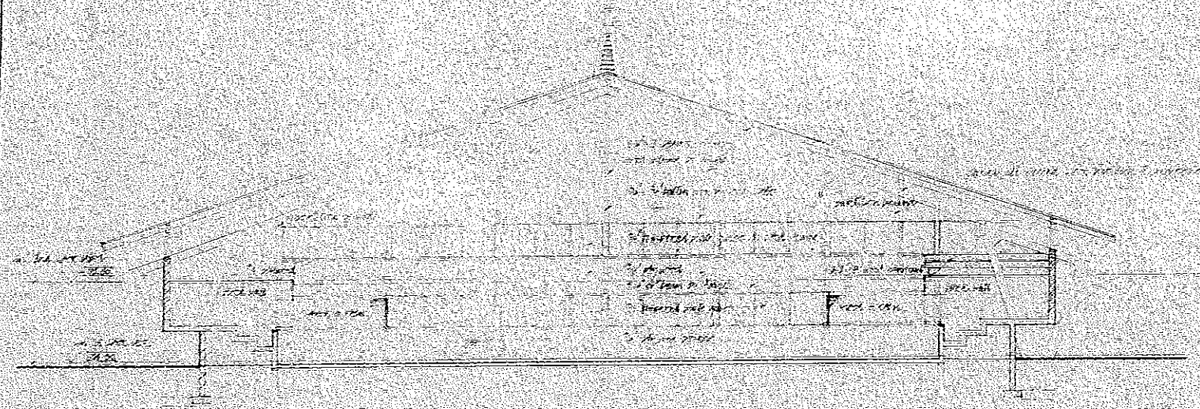

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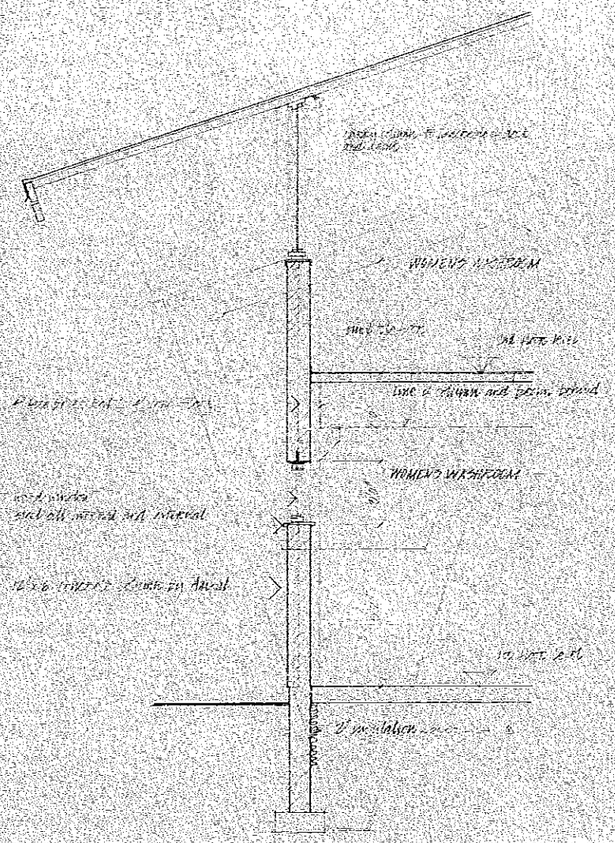

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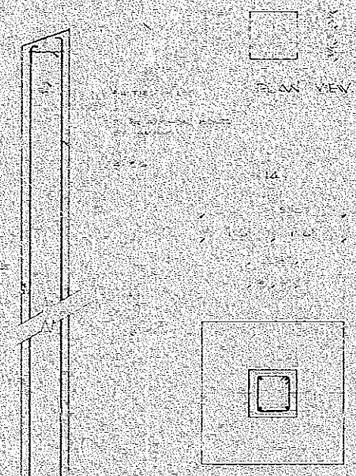

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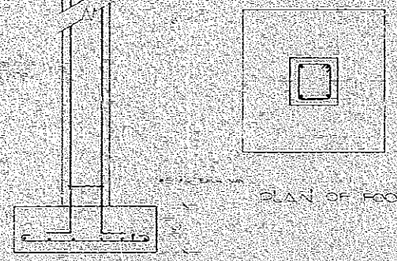

PLAN OF FOOTING

CONCRETE COLUMNS AT LINE 14

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CANADIAN MITCHELL ASSOCIATES LIMITED
CONSULTING ENGINEERS — TOWN PLANNERS
70 BRAMALEA ROAD — BRAMALEA, ONTARIO

TOWNSHIP OF CHINGUACOUSY
VICTORIA PARK ARENA
ARCHITECTURAL DETAILS III

SCALE	AS NOTED
DATE	SEPT. 29, 65
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CHECKED	W.P.
PROJECT	781
FILE	781

A 7

Harsh Padhya,
Assistant Heritage Planner
Brampton, ON
Harsh.padhya@brampton.ca
905-874-3825

Re: Permission for the Grimsby Museum to use a quote from *Brampton Heritage Times* in an online exhibit in the Digital Museums Canada website. Story is titled, *Sweat Equity: Grimsby Homebuilding Co-operative 1953-1956.*

Dear Harsh,

In regards to our conversation, I would like to inform the Heritage Board of Brampton of the use of a quote from the *Brampton Heritage Times* 2016 Newsletter.

This request comes with apologies for not contacting you previous to the inclusion in our exhibit which will be launched later this year on the Digital Museums Canada: Community Stories section. https://www.communitystories.ca/

The quote is from Carl Finlay an original builder on Marysfield Dr. The story in the newsletter is titled *Wildfield and the First Housing Cooperative in Ontario.*

The quote (in italics) with an introduction reads:

The Family Home Builder Co-operative Ltd built 14 homes on Marysfield Dr. on one and two acre lots in the village of Wildfield near Brampton.

Carl Finlay noted in his 2016 article for *the Brampton Heritage Times, "The group created a system of drawing straws to determine which home they would live in, and this was done to ensure that people put equal amounts of work and effort into each home. Families occupied the houses in order of need, and those with many children took the first available dwellings."*

Although the exhibit focuses on the Hamilton families who built in Grimsby, it also tells the story of the roots of the co-operative movement in Nova Scotia and its expansion to the homebuilding co-ops in Ontario. The Brampton Heritage Times article enriched our understanding of the Ontario groups like the Parkdale to Wildfield group and it is noted in the Acknowledgements page as is the Finlay family who also provided photos to us.

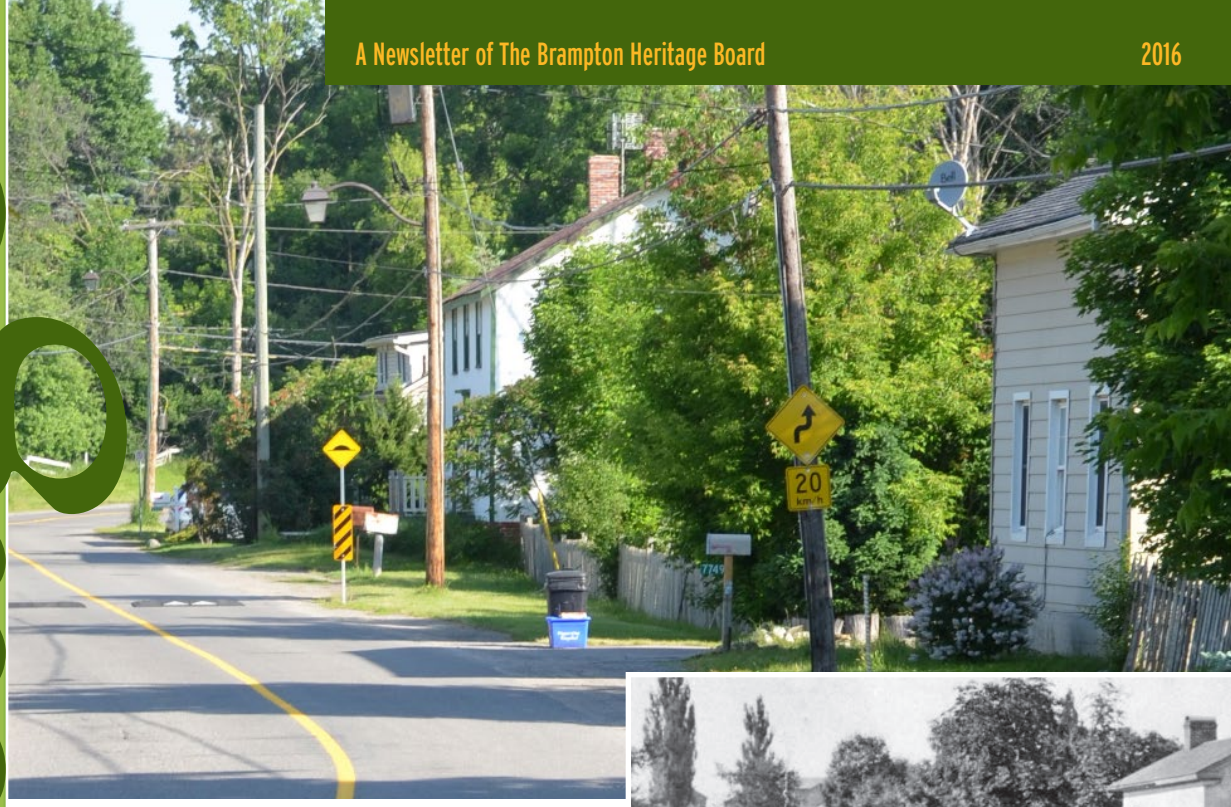
We will notify you when the exhibit is launched and perhaps you can alert your heritage community to this remarkable Ontario story. Thank you.

Janet Muise Janet Oakes, Director Curator

Toronto, ON The Grimsby Museum
416-463-3878 905-945-5292

the Brampton heritage times

A Newsletter of The Brampton Heritage Board 2016



CHURCHVILLE

CELEBRATES ITS BICENTENNIAL (1815 TO 2015)

Churchville Village, located in southwest Brampton, celebrated its 200th anniversary in July 2015. Several hundred past and present residents attended the event. It was a wonderful time for people to gather, reminisce, share photos and articles of Churchville, and learn about its past. Some members of the original Churchville families, who now reside in the United States, also returned to their ancestral home to mark its anniversary.

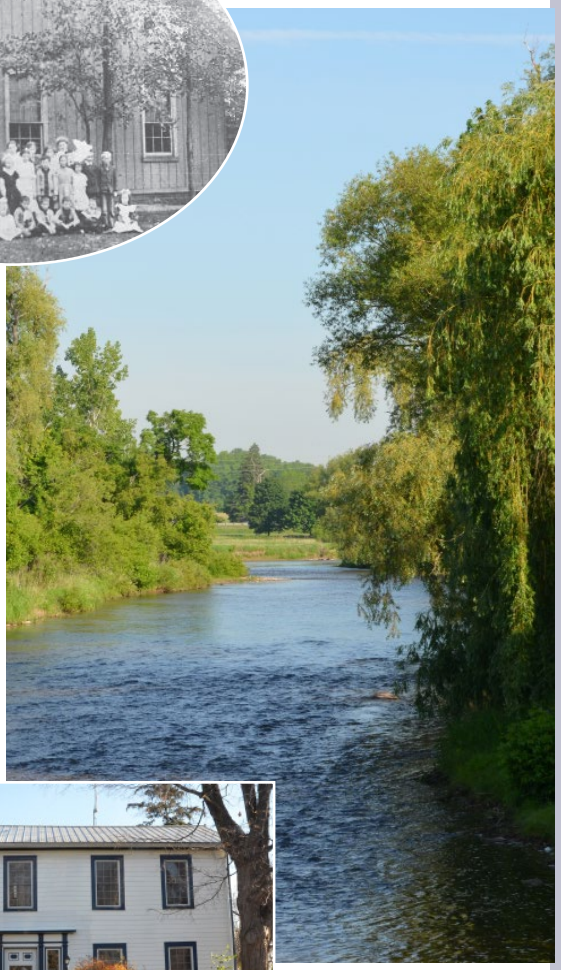
Churchville was established in 1815 by Amaziah Church who built a mill on the Credit River that flows through the Village. His surname provided the namesake for the Village, which was known as "Churchville" from the 1830s onward. Amaziah was also the first person buried in the Churchville Cemetery, where his wooden grave marker still stands. Other early Churchville families include the Brills, Farrands, Beattys, Woods, and Halls.

By 1860, Churchville was a bustling community with upwards of 400 inhabitants. Commercial enterprises included a blacksmith's shop, a cooperage (barrel maker), a carriage maker, a saw mill, a general store, two hotels and several farms. The hotel buildings still exist and are now private residences. It is said that William Lyon MacKenzie stayed overnight in one of the hotels when fleeing York (Toronto). There were also three churches, one which still stands today and remains an important part of the historic fabric of Churchville.

As Brampton became the political and commercial centre for the area, businesses and families started to relocate there and Churchville's economy and population began to decline, a trend which was compounded by a fire in 1875 that destroyed part of the original village. Despite these events, Churchville survived and is home to a strong, close-knit community.

As Brampton and Mississauga urbanized, Churchville remained a desirable location and many people chose to construct custom estates in the rural landscape of the area. As more large homes were built, Village residents and the City of Brampton became concerned for the future of Churchville and its historical integrity. In 1987, work on establishing the Village as a Heritage Conservation District (HCD) began, and the designation by-law was adopted in 1990. Churchville was one of the first HCDs in the Province of Ontario.

Churchville's designation was utilized during the building of Highway 407 when several heritage homes in the area of Churchville and Meadowvale were threatened with demolition. Three homes, owned by once-prominent local families, were moved to open lots at the south end of the village, and their exterior façades were restored. Although it is ideal to leave heritage buildings on their original sites, these residences have found new life within Churchville's boundaries and form an important and much loved part of the landscape today. The District acts as a haven for built and natural heritage, both of which are historically significant to the area and deeply tied to the presence of the Credit River.



Like every community, Churchville has evolved as long-time residents left and new families arrived. Churchville's 200th anniversary was a celebration of its storied history and a testament to the residents' care and devotion for their community. With the heritage protection currently in place, Churchville will maintain its distinctive qualities within Brampton and future generations will be able to enjoy its rural setting, natural beauty, and heritage value for years to come. ■

Cole Farmhouse Finds a New Home

The Cole Farmhouse, built between the 1860s and 1870s, is on the move! The farmhouse was originally located at 10690 Hwy 50 in the former Toronto Gore Township, and is now being relocated 700 meters northwest to a new site along Coleraine Drive. The house is being relocated due to plans to develop the former 60 acre farm into an industrial business park.

The one-and-a-half storey brick residence with Gothic Revival architectural influence is believed to have been built for Thomas Cole and his family. Thomas was the most prominent member of the family, being associated with the prosperous expansion of the farm during which time he also served as township Councillor in 1863 and 1874. It is believed that the Village of Coleraine directly south of this property derived its name from the combination of the two early settler families of this area - the Coles and the Raines.

At its new location, the Cole Farmhouse will be separated from the industrial buildings by the Rainbow Creek corridor. The house will be rehabilitated in accordance with an approved Conservation Plan.

Stay tuned for updates in our next issue of the Heritage Times Newsletter! ■

A Vision Comes to Life: The Credit Valley Trail

McMurchy Mill

The concept of a recreational trail following the Credit River has been noted on several plans dating as far back as 1956. The trail stayed trapped on paper until recent years when Credit Valley Conservation partnered with the Credit Valley Heritage Society to form the Credit Valley Trail Consortium.

The Consortium's primary goal is the creation of a trail along the entire 113 kilometre length of the Credit River from Lake Ontario to the headwaters near Orangeville. Its other goals are to protect the Credit River and surrounding valleylands, which are a valuable natural resource, and to promote any associated cultural heritage resources. The trail will enhance the public's connection to the river, valley, and greenbelt. Markers and signage along the trail will highlight the river's natural and cultural heritage. The effect of the river on early settlement in Brampton will be demonstrated by the communities of Churchville and Huttonville. Aboriginal history will also be featured along the trail.

Creditview Road Bowstring Bridge

Nearly eight kilometres of new trail construction will be needed in Brampton. Some trail development may be achieved through future land development in adjacent secondary plan areas such as Bram West, Credit Valley and Heritage Heights. In order to achieve their goal, the Consortium needed the support of every municipality in the Credit River Watershed.

It was imperative that the municipalities be willing to insert the concept of the trail into their municipal plans and help secure key parcels of land through purchase, gratuitous conveyance or easements. Municipalities involved include the Regions of Peel and Halton, the Cities of Mississauga and Brampton, the Towns of Caledon, Erin, Halton Hills, Mono, Oakville and Orangeville, and the Townships of Amaranth and East Garafraxa.

In March 2015, the Credit Valley Trail Consortium approached each adjacent municipality in the watershed to promote a trail master plan. The Credit Valley Heritage Society delegated to the Brampton Heritage Board in May 2014 and received the Board's endorsement. The next step was to supply the Consortium with letters of support so that it could obtain a grant from the Friends of the Greenbelt Foundation for the trail master plan and Brampton staff happily complied.

In September 2015, the Friends of the Greenbelt Foundation announced funding of $100,000 for the Credit River Trail Master Plan. In collaboration with municipal partners, the trail master plan will identify the preferred route. It will also highlight natural and cultural heritage resources along the trail and assess land securement priorities. The master plan is expected to be completed in 2017. The completion of the trail will require the transfer of land along the Credit River Valley into public hands and the creation of a tourism and marketing strategy. A worthwhile and long-anticipated vision is finally well on its way to realization. ■

Eldorado Park

Façade and Building Improvement Programs Revitalizing Our Downtown

In December 2012, the City of Brampton launched the Façade and Building Improvement Programs under the Central Area Community Improvement Plan. The Façade program supports the aesthetic improvements to buildings/storefronts, while the Building program facilitates general upgrades to aspects such as building systems and leasable space to improve the overall appeal of commercial space in Brampton's core. These programs are intended to support the ongoing revitalization of the historic downtown, and the economic vitality and livability of the area by improving the quality of the building stock, building appearance, and tenant spaces.

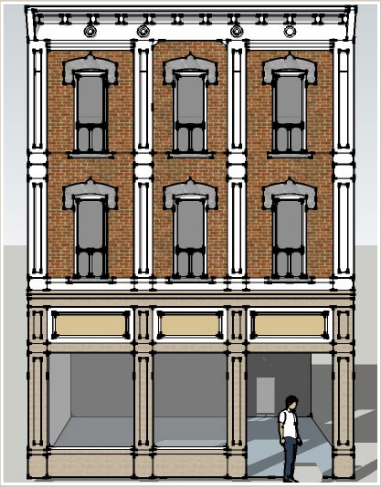
For historic downtowns and urban pedestrian-oriented areas, the quality of façades and buildings is an important component in the attractiveness of the community. In heritage areas, it underscores the unique characteristics and rootedness in history that the older building stock provides. High-quality façades contribute to the vitality of an area and help make it a place where people want to visit, conduct business, as well as live, work and play.

Both incentive programs operate as matching grants to offset costs related to façade and building improvements undertaken by landowners and businesses. Buildings with one street address or storefront are eligible for $20,000 per program. For buildings with multiple storefronts located on a street corner, the maximum grant is $30,000 per program. Buildings designated under the *Ontario Heritage Act* can receive the highest grant amount of $50,000 per program. Both programs have a minimum amount for eligible works to ensure that a certain level of impact is achieved. Applicants must also comply with the program guidelines and work with City staff to achieve the program objectives.

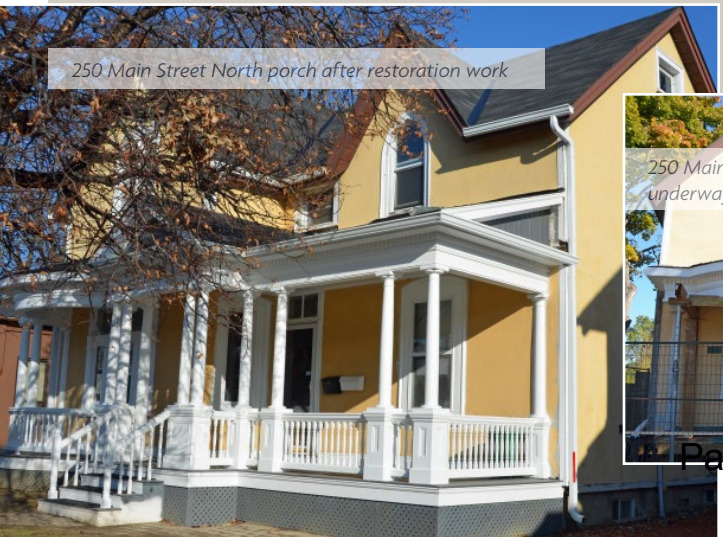
Since the inception Façade and Building Improvement Programs, 37 applications have been approved representing almost $3 million of construction value on the part of the applicants, with $881 thousand invested by the City. For every $1 spent by the City, approximately $3.4 is spent by private investment in the downtown.

A variety of heritage resources are benefiting from these programs, with projects ranging from new storefronts, masonry restoration, front porch rehabilitation, removal of unsympathetic cladding, and reinstatement of architectural features.

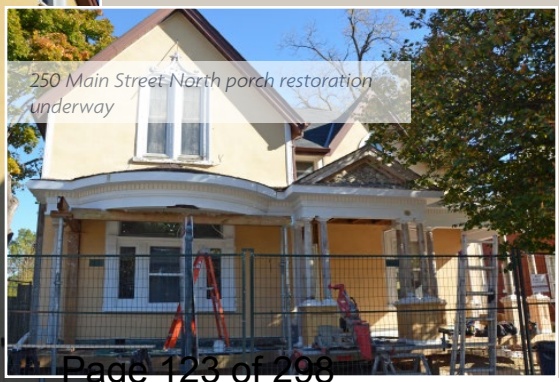
23-27 Queen Street East during façade improvement



45 Main Street North proposed façade improvement



250 Main Street North porch after restoration work



250 Main Street North porch restoration underway

Through strategic investment of public and private resources, the Façade and Building programs are enhancing the appearance of Downtown Brampton and attracting further investment into the community, all while contributing to the long-term conservation of Brampton's heritage resources and streetscapes. ■

Boundary for the Façade Improvement and Building Improvement Programs

23-27 Queen Street East before façade improvement

45 Main Street North current front façade

For more information regarding the Façade and Building Improvement Programs visit the City's website or contact the Office of the Central Area at 905.874.2864.

Doors Open Brampton Returns!

After a brief hiatus, Doors Open Brampton returned on September 26, 2015. For its relaunch, Brampton showcased nine locations, many of them heritage resources, that are not normally open to the public. The wonderful thing about the program was that admission to all of the sites was absolutely free!

The Doors Open concept is a simple one: buildings of architectural, historical or cultural significance, many of which are normally closed to the public, open their doors to visitors for a day or a weekend. Originally launched by the Ontario Heritage Trust in 2002, Doors Open events are now being held across Ontario from April to October. This event involves a variety of sites such as commercial buildings, civic institutions, theatres, museums, places of worship, natural heritage sites, and more!

Over 2000 people participated in Doors Open Brampton, which had six venues that were listed or designated under the *Ontario Heritage Act*, including the Peel Art Gallery, Museum + Archives (PAMA), Alderlea, Memorial Arena, The Lorne Scots Museum and Armoury, Bovaird House and St. Paul's United Church. The Brampton downtown core was filled with activities and the featured sites offered guided tours, demonstrations and curator talks.

It was not surprising that Alderlea attracted the most visitors that day. For many, this was their first opportunity to venture within the walls of this architectural marvel that was built circa 1867. More than 700 guests marveled at the restoration and adaptive reuse of the beautiful Italianate building, which is now a special events centre. They gazed at the ornate ceiling medallions, expansive rooms and the new addition, all the while commenting on the wonderful rehabilitation of heritage details.

With a multitude of heritage and other unique sites to visit in this city, and with many volunteers giving their time to guide visitors, we are certain that the Doors Open event will thrive in the future as another impressive municipal event in Brampton. ■

The Pendergast Log House

What Could be More Canadian?

In the minds of thousands of newcomers to our country what images spring to mind as quintessentially Canadian? Of course the picture of immaculately uniformed Mounties resplendent in their scarlet tunics and wide-brimmed felt hats must come to mind. Sweet, Quebec maple syrup drizzled over pancakes- how could simple sap extracted from a tree taste so good? It also must be a source of amazement to many immigrants from distant lands to watch very young Canadian children lacing up ice skates to spend hour after hour playing on a sheet of frozen water. Many of them have seemingly learned to lace up their ice skates even before learning to tie up their shoes!

Surely another typically Canadian vision that comes to mind is the log house. These humble, rustic homes dotted the virgin forests of Peel in the 1800s, and gave testimony of the settlers' back-breaking labours. We may regard those early pioneers as the very first 'new' Canadians.

Massive trees several hundred years old had to be felled with axes and cross-cut saws, trimmed, cut into lengths ranging from 16 feet (4.9 meters) to 60 feet (18.3 meters) and even longer, carefully notched and hoisted up to be stacked row upon row. No easy task. Sadly, in Peel only a few remain today, most of them having been long abandoned and left to rot away to be eventually reclaimed by the soil from which they originated. Because of its rarity, the preservation and restoration of the Pendergast log house in Brampton is particularly significant.

Early log houses are often depicted in sketches, history books and movies, however, having a 165-year-old wooden building for a young student to be able to walk up to and actually touch is important. As many readers are now well aware, Historic Bovaird House at 563 Bovaird Drive East was recently the beneficiary of such a log building. Hayford Holdings Inc. (Royal Pine Homes), having no use for the log house that sat squarely in the middle of what is to be their new 'Vales of Humber' residential community, made the City a gift of the log house. Although erected circa 1850, the bricks that clad the building since the early 1920s actually protected and conserved the logs, most of which were determined as being elm. With virtually all of the logs in an excellent, well-preserved condition, the relocated house has become a perfect addition to the Historic Bovaird House site.

The restoration is nearing completion. The log walls have been chinked both inside and out, the board and batten kitchen addition is complete, and the foundation for the long-lost centrally positioned Rumford fireplace is in place. The staircase to both the cellar and second floor has been located back to the corner where it was originally situated at the time the log house was built. The installation of the windows and doors is just around the corner. Springtime will see the grading of the property and the replacement of heritage apple trees that unfortunately had to be removed in order to allow for the optimal positioning of the building on the site.

We would be remiss if Hayford Holding Inc. (Royal Pine Homes) were not acknowledged for generously donating the historic building and funding its restoration. This endeavor demonstrates, once again, that with planning and co-operation the development community is quite willing to step up and become valued and welcomed partners in our ongoing task of conserving Brampton's heritage. ■

City Mourns Passing of John Hutton

In Fall 2015, flags at City of Brampton facilities were lowered to half-mast in memory of former City Councillor and Alderman John Hutton who passed away on October 11, 2015.

Mr. Hutton was first elected to Council as an Alderman in 1985 and remained there until 2014, serving Wards 2 and 6 as a City Councillor. As a Councillor, Mr. Hutton was representative for several community groups and organizations, including the Credit Valley Conservation, Brampton Northwest Connects, and the Flower City Strategy Committee. Mr. Hutton, a Niagara Parks Commission School of Horticulture graduate, also established and was the owner/operator of Hutton Nurseries for 25 years.

Mr. Hutton also sat on the Brampton Heritage Board for two terms. He was an integral member of the Board, an outspoken supporter of heritage, and a valuable source of information on local history. His knowledge and experience will be greatly missed and his contributions will never be forgotten. ■

The Reid House Unveiled

Work on the Reid House is complete and the beautiful heritage home is a prospective buyers' dream. The residence, which was originally located at 9521 Mississauga Road, is now part of a new subdivision at 118 Royal West Drive. When the Reid House's previous location was threatened by commercial development, the City of Brampton staff worked hard alongside the Brampton Heritage Board to save this architectural gem. All of their work has now reached fruition and it was well worth it!

The house, constructed circa 1894 by local architect W.B. McCulloch, is one of Brampton's most cherished heritage buildings. It is an outstanding and finely-crafted example of Queen Anne architecture. In 2011, Heritage staff worked in collaboration with Senator Homes and North American Development Group to relocate and preserve the home, which was designated under Part IV of the *Ontario Heritage Act*. Once the move was complete, the restoration process began in earnest.

The restoration of the home became a labour of love and this manifested itself in the quality of work undertaken. Thanks to all of those involved, the unique elements of the house, including its decorative brickwork, second storey bay window, slate roof and verandahs embellished by fretwork, were retained, restored or replicated where appropriate.

The interior of the house is also updated for modern use with a custom kitchen, numerous washrooms, and an extensive attic. The house's original character shines through in the size of the rooms, and an original seven-panelled pocket door on the first floor. Hand-scraped plank flooring can be found throughout the house and is accented by wide white baseboards, door frames, interior fretwork, as well as an attractive staircase with turned wooden railings. The interior is the perfect balance of historic charm and modern amenities.

The dwelling has been integrated into a newly developed residential area, while the fine architectural details all contribute to the home's distinctive personality and exhibit a level of craftsmanship available nowhere else in the community. The success of the Reid House relocation and restoration demonstrates that heritage resources can be retained for their original purpose so long as there is the resolve to do so. ■

LET'S CONNECT
OFFICIAL PLAN REVIEW

Cultural Heritage Policy Review

The City of Brampton is currently undertaking a Cultural Heritage Policy Review as part of its broader review of the Official Plan.

A consultant team has been retained by the City of Brampton to undertake a review of the City's current policies and practices, and to develop policies that will strengthen the City's ability to conserve and manage Brampton's cultural heritage resources as the municipality continues to grow.

The Cultural Heritage Policy Review will recommend policies that will:

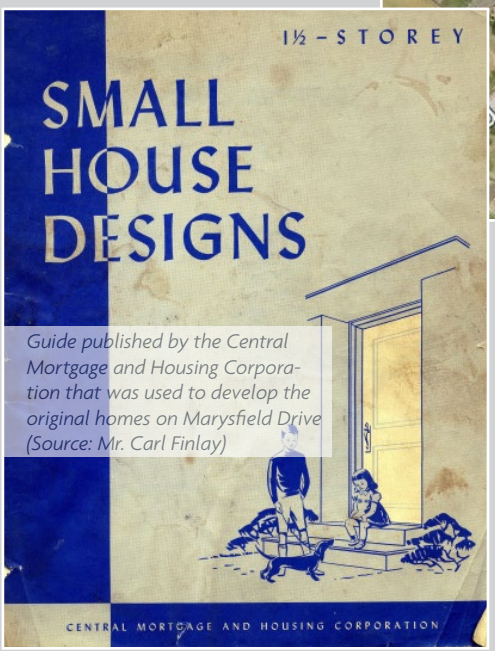
- Align with the Ontario Heritage Act, Provincial Policy Statement, Planning Act, and other relevant policy, legislation, and regulations;
- Reflect current best practices in the field of cultural heritage conservation; and,
- Promote the successful conservation of cultural heritage resources in the context of a rapidly growing city.

Stay informed on the study process and upcoming events by following @CityBrampton on Twitter (look for #BramptonHeritage) or checking the City's website, www.brampton.ca. ■

Wildfield and the First Housing Cooperative in Ontario

Wildfield, a small hamlet at the intersection of Mayfield Road and The Gore Road, has a rich history of immigration, agriculture, and the growth of Catholicism in Ontario. The community was established in the former Toronto-Gore Township. The area opened for settlement around 1818 when there were already many Catholic settlers in the south end of Albion and the north end of Toronto -Gore. In 1830, Father Edward Gordon first cleared the land that would become Wildfield to make room for a cemetery and small log church, which he named St. Patrick's.

The land was deeded to Bishop Alexander Macdonell, Rev. Angus Macdonell, and Hon. James Bay in 1834, in support of creating a parish. St. Patrick's became the first Roman Catholic Parish in the Region of Peel. The area had several names throughout the years including Grantville, Gooseville, and Gribbon. The final name change, Wildfield, occurred in 1891, after a petition by Squire Ellis to Sir John A. MacDonald, was granted.



Guide published by the Central Mortgage and Housing Corporation that was used to develop the original homes on Marysfield Drive (Source: Mr. Carl Finlay)

A new home on Marysfield Drive (Source: Mr. Carl Finlay)

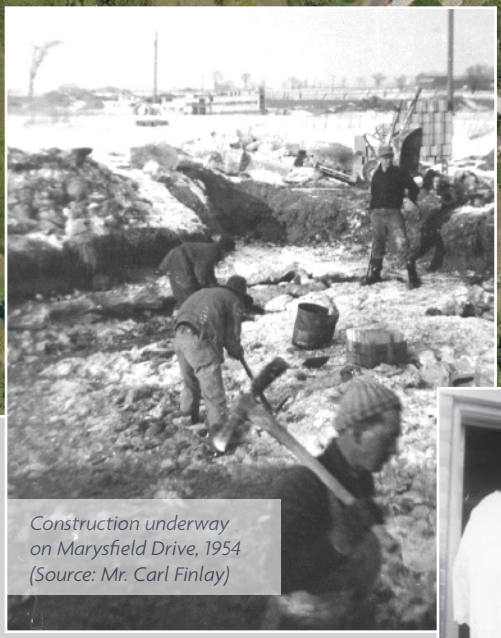
An important legacy of Wildfield that is unknown to many is the establishment of one of the first housing cooperatives in Ontario. It was following the Second World War when little money or housing was available that 14 families came together to form the Family Home Builder Cooperative Ltd. The group originally included 40 families, however, when it came time to contribute the necessary funds, only 14 families remained. Each family had to provide $1000, half of which went to acquiring the land. The land was purchased from the Catholic Archdiocese, and was the site of the first Catholic mission parish in Ontario. The church also loaned money at no interest with the requirement that it be paid back within five years. The inspiration for this venture stemmed from the Institute for Social Action of St. Patrick's College in Ottawa, who promoted a cooperative housing program and published "A Guide to Co-Operative Housing".

Members met and reviewed studies and other documents about cooperatives. As a cooperative, they were able to make bulk purchases of materials, which helped reduce costs. The participants included an electrician and bricklayer, as well as a tool and die maker, store manager, book keeper, embalmer, air traffic controller, and clerks.

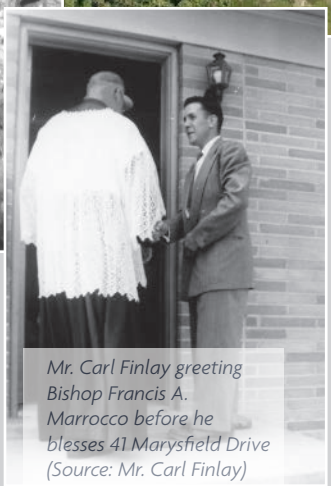
Construction started in the fall of 1954. The co-op members would work on building the houses after work, on weekends and during the holidays, and the houses were constructed simultaneously. The lots ranged from one to two acres, and those involved in the construction had to dig their own wells. The group created a system of drawing

straws to determine which home they would live in, and this was done to ensure that people put equal amounts of work and effort into each home. Families occupied the houses in order of need, and those with many children took the first available dwellings. By the fall

Birds eye view of Wildfield, including Marysfield Drive to the right (Source: Bing Maps)



Construction underway on Marysfield Drive, 1954 (Source: Mr. Carl Finlay)



Mr. Carl Finlay greeting Bishop Francis A. Marrocco before he blesses 41 Marysfield Drive (Source: Mr. Carl Finlay)

of 1955 most of the construction was complete, and the shape of this new community was modelled after a rosary as testament to their faith.

Members took turns holding the cooperative meetings in their homes. They also continued using the cooperative

Members of the original families of Marysfield Drive at the 30th anniversary celebration in 1985 (Source: Mr. Carl Finlay)

status to make purchases in bulk. Some of the original residents of Marysfield Drive went to other areas of Ontario to help establish additional housing cooperatives.

At the time that construction was underway, the local school was set to be closed because of low enrollment. However, once the cooperative was built there were approximately 40 new children in the community and the school was able to remain open. The majority of the residents were Catholic and St. Patrick's Church and school were fundamental to this community. Each home was also blessed by Bishop Francis A. Marrocco.

Some of the original families who lived in the community include the Stuarts, Kearneys, McCools, Finlays, Grants, Leblancs, Varleys, Quinlans, Dopps, McCarrons, Giblins, McAneneys, Markeys and Wilsons. Over time, members took over their own mortgages, and the cooperative dissolved. While much has changed over the forty years since Marysfield Drive was first established, some of the original houses remain including the dwelling at 41 Marysfield Drive, which has only seen a small addition to the rear. The story of Marysfield Drive remains an important piece of the Wildfield legacy and the evolution of housing in Ontario.

A short piece on the community of Wildfield from one of its former residents, Chris Ryan.

"Among us were leaders like Mr. Wilfred Fitzpatrick and Mr. John Pollard as well as an ensemble of residents who constructed their own homes in the first Housing Co-Operative in the Province of Ontario.

Veterans of both Great Wars came to our hamlet and built their homes and raised their families. Alongside of some were their war brides, who themselves held very significant roles, in service of His Majesty King George VI.

While at first blush it was recorded the hamlet was populated by settlers of Irish and Scottish descent, there was greater diversity of culture and a sophisticated socioeconomic cross-section of professions and talents.

People came from near, far and wide: Newfoundland; New Brunswick; Prince Edward Island; Manitoba; Saskatchewan; French Canadian villages of Ontario; Acadian villages - as well as Parishes in Malton and Toronto. They identified with Polish, Scottish, German, Dutch, Irish, French, British, and Maltese.

Leaders took inspiration from the Clergy of the Archdiocese of Toronto. Where homes could be built, a local credit union mutually funded would provide financial support. And most important, families could flourish.

Of all the attractions the Hamlet offered, there is one which created a bond and provided the impetus for the migration to a life of commitment to building a home for one's family and a way of life. Each came seeking Catholic Worship alongside Catholic education for themselves and their family.

On this humble desire is the foundation of a Hamlet for which we all can give thanks."

Special thanks to Mr. Carl Finlay, original and current owner of 41 Marysfield Drive, for providing information and photographs.

Turn On Your Radio!

A Short Story on the Long History of Brampton's Radio Stations

The staircase creaked and croaked underfoot, while the dust and dirt hid in the lonely corners flanking the threadbare runner that lead to the second floor. It smelled old. Upstairs, the aesthetic didn't improve much. It was the polar opposite of my experience of working in the slick and shiny corporate radio environment of downtown Toronto.

Being my first ever trip to Brampton, I traveled in that turquoise three speed 1972 AMC Javelin as directed; the 401 westbound and in those pre-410 days, to Hurontario Street and then north until I spotted the (Dale) chimney. At 300 feet, it was hard to miss. At this point in time, 1976, the Dale Estate was just a few years from shutting down completely with the property on the north-west corner of Main Street North and Vodden Street surrounded by a tall, unsightly plywood fence. I was headed for the house directly across the street at 340 Main Street North, the home of CFNY. But, let's back up a little.

The station's origin dates to 1953 when a gentleman by the name Fenn Job figured Brampton needed its own radio station. Hence, CFJB was born. "FJ" after his initials, "B' for Brampton. After Job was killed in a car crash three years later, CFJB became CHIC and in 1961 the new owners, in addition to having acquired CHIC-AM, launched CHIC-FM at 102.1. Then, on September 21, 1962, two brothers, Leslie and Harry Allen Jr., agreed to purchase all shares of CHIC Radio Ltd. with Leslie serving as Chairman and President, and Harry assuming the role as Manager. CHIC-FM was originally situated just north of the downtown core at 2 Ellen Street, and broadcast to the then Town of Brampton at a community-serving 857 watts. Moving to 7 George Street South in August 1969, it was this location that proved to be the genesis of CFNY and became affectionately known as "the little yellow house." In August of 1977 after having been denied requests to increase power, the CRTC granted approval of a 100,000-watt transmitter, thus allowing the station to broadcast far beyond Brampton's borders and establish itself as a legendary, trendsetting 'alternative.' More on that later.

Meanwhile, CHIC-AM has an equally fascinating story, one that continues today. Given Brampton's close proximity to Toronto, the station dedicated half of its programming to local issues while also serving the needs of different ethnicities in the GTA, namely Greek and Italian. As many AM radio stations did back then, it provided religious programming as well. Herbert W. Armstrong and The World Tomorrow, anyone?

In 1966, the station adapted an innovative programming strategy in hiring and staffing female announcers. Just female announcers. Given that broadcasting then was largely dominated by men, it was a bold move and one that tied in nicely with the call letters. The positioning statement: "CHIC – Where The Girls Are." Over the years, and through numerous format changes, the station employed talent who today are recognized household names; Dale Goldhawk, Ken Shaw, Dini Petty, Larry Solway, Vicki Gabereau and Ted Woloshyn among them. At the height of the late-70's disco craze, CHIC billed itself as "7-9-0 Disco." In 1980, ownership changes saw the station change its call letters to CKMW, "MW" standing for Metro West and along with CFNY moved to 83 Kennedy Road South at Clarence Street. The two broadcast properties were just under one roof.

As in any business, corporate shuffles, ownership changes and lawsuits ensued. I'll spare you the yawn-inducing details. In the interim, CFNY was well on its way to establishing itself as a major market force to be reckoned with, aiming its sights on CHUM-FM and the recently launched Q107. While Dave Pritchard, as the station's first program director, laid the groundwork by playing a mix of jazz and progressive rock, it was his successor David Marsden, himself a former CHUM-FM announcer, who really set the wheels in motion in offering alternative programming that would find an audience that had yet to be serviced. Hello heavy metal, punk and new wave.

By 1979, the station was billing itself as

"The Spirit of Radio." Canadian rock band Rush, inductees into the Rock and Roll Hall of Fame (2013), paid homage to the radio station with the 1980 release of "The Spirit of Radio." This tune was among five Rush songs later inducted into the Canadian Songwriters Hall of Fame in March, 2010.

"We wanted to present something that wasn't being offered in the market at the time,"

suggested Marsden in a recent chat. And to have that music presented by now legendary hosts, it was that more compelling – Pete and Geets, Reiner Schwartz, Alan Cross, Ivar Hamilton, Don Berns.

While there are thousands of stories, Marsden tells one of the 'glam rock' band Japan stopping by the George Street South address for an interview on one occasion. Arriving at the radio station hungry, Marsden marched lead singer David Sylvian et al in full make-up and costume to the Loblaw's around the corner on Nelson Street, much to the confusion and bewilderment of mid-day shoppers. Lifelong Bramptonian Fred Patterson enjoyed a lengthy tenure at CFNY, a rarity in the radio business, moving over from CHIC-AM where he had been doing news and sports. Ultimately teaming up with Howard Glassman (Humble Howard), Humble and Fred anchored the morning show from 1989 to 2001. In 2011, the duo left terrestrial radio altogether and now host a popular daily podcast on the internet.

Today, CFNY, owned by Corus Entertainment, broadcasts from Corus Quay on Toronto's waterfront. It remains licensed in the City of Brampton. So too does what is now known as AM530 CIAO. Interestingly, the station that had catered to various ethnic groups 50

years ago, continues to do so, targeting South Asian members of the community in offering programs in Punjabi and Hindi among others. The more things change, the more they stay the same. Don't believe me? Just turn on your radio. ■

- Jeff Chalmers, Brampton resident, member of the Brampton Heritage Board and veteran radio announcer currently freelancing at Toronto's boom 97.3

Another Successful Year for the Designated Heritage Property Incentive Grant Program

The City of Brampton's Designated Heritage Property Incentive Grant Program continues to be a catalyst for investment in heritage properties and their ongoing conservation. In 2015, five grant applications were approved by City Council. Four residences and a place of worship benefited from the grant program, with work ranging from masonry restoration, new cedar shingles, reinstatement of wood shutters, and porch restoration.

What is the Purpose of the Grant?
The Heritage Incentive Grant is designed to encourage and help property owners with preserving, restoring and maintaining residential or commercial properties. Projects must focus on the rehabilitation of existing heritage attributes or restoration that contributes to the cultural heritage significance of the property. Economic incentives such as this Grant program foster the conservation of our historic assets and encourage private sector investment in these properties.

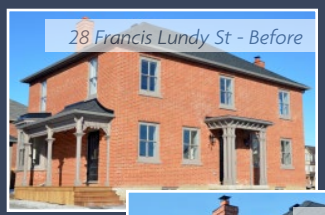
What Funds Are Available?
The grant offers funds to cover half of the cost of eligible conservation work up to a maximum of $5000, on the condition that the grant is matched by the property owner. The City has currently allocated $25,000 toward this program annually.

Who Is Eligible?
To be eligible, a property must be designated under the *Ontario Heritage Act* and located within the City of Brampton.

What are Examples of Eligible Conservation Work?
Eligible projects include any conservation work that directly and appropriately preserves, restores or enhances the heritage attributes of the property. This also includes the accurate reproduction of significant features that no longer exist but have clear documentation. Examples of eligible conservation work include, but are not limited to, masonry repointing using appropriate mortar, repair of existing, original windows and doors, and restoration of woodwork like porch columns and railings.

Is There a Fee to Apply?
No. The application process is free of charge and applicants can receive assistance from City staff throughout the process.

Is There a Due Date for Applications?
No. Applications are accepted on an on-going basis and assessed on a first-come, first-serve basis until available funds in a given year are exhausted. ■


28 Francis Lundy St - Before

21 Church Street - Before

28 Francis Lundy St - After

21 Church Street - After

For more information regarding the Designated Heritage Property Incentive Grant Program, visit the City website or contact Heritage staff at 905.874.8325 or 905.874.3744.

Are you a heritage property owner interested in receiving a free plaque? The City is looking for owners of listed and designated properties interested in receiving a wall-mounted plaque identifying their building as a cultural heritage resource.

Please contact City Heritage staff for more information.

Free fun family & friend event with 4 circuit route lengths, featuring prize draws, free lunch, and Bike Rodeo for kids. Details & Register: BikeBrampton.ca/events

Partners:

Title Sponsor:

Brampton Heritage Board

Members

Paul Willoughby (Co-chair)
Peter Dymond (Co-chair)
Councillor Doug Whillans
Michael Avis
Chris Bejnar
Stephen Collie
Herman Custodio
Kathryn Fowlston
Douglas McLeod
Anthony Simone
David Whyte
Ken Wilde
Harry Blackburn
Jeff Chalmers

Newsletter Contributors

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Municipal Staff

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Acting CAO

Heather MacDonald
Acting Executive Director of Planning
Planning and Infrastructure Services

David Waters
Manager
Land Use Policy

Terri Brenton
Legislative Coordinator
City Clerk's Office

Lavina Dixit
Senior Advisor
Strategic Communications

Antonietta Minichillo
Heritage Coordinator
Land Use Policy

Stavroula Kassaris
Heritage Coordinator
Land Use Policy

Brampton's Heritage Register Continues to Grow

The City of Brampton's Municipal Register of Cultural Heritage Resources continues to grow. The following properties were added in 2015:

Designated in 2015:
204 Main Street North
280 Main Street North
45 Railroad Street
(Copeland-Chatterson/ Dominion Skate Building)
Cheyne Family Cemetery
44 Mill Street North
Mount Olivet Cemetery
10300 The Gore Road
(Castlemore Schoolhouse)
Lundy Family Cemetery

Designation Process Commenced in 2015:
3448 Castlemore Road
(Squire Thomas Burrell Grist Mill Site)
51 Chapel Street

Listed in 2015:
102 Main Street South
30 Nelson Street West
5 Alexander Street
246 Main Street North

BRAMPTON HERITAGE BOARD

BRAMPTON Flower City

311

The Brampton Heritage Times is a publication of the Corporation of the City of Brampton. For more information please contact a Heritage Coordinator at 905.874.3825 or 905.874.3744.

The Brampton Heritage Board (BHB) is the Municipal Heritage Committee established under the *Ontario Heritage Act*. The BHB was created in 1976 to advise City Council on all cultural heritage matters. Its mission is to work together with various levels of government and citizens to preserve, protect and promote the cultural heritage of the City of Brampton.

Information received by the City Clerk's Office, re: Resignation of Peter Robertson from the Brampton Heritage Board.

-----Original Message-----
From: Peter Robertson
Sent: 2021/03/24 9:53 PM
To: Fay, Peter <Peter.Fay@brampton.ca>
Subject: [EXTERNAL] Resignation

Dear Peter,
I have been a patient for over 3 years. Travelling is not possible back and forth to Brampton. Since I cannot fulfill my duty on the Heritage Board, please accept my resignation.

Keep up the good work!

Personal regards,
Peter Robertson

Report
Staff Report
The Corporation of the City of Brampton
2021-03-23

Date: 2021-03-09

Subject: **Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 27 Church St. E. – Ward 1 (HE.x 27 Church St. E.)**

Contact: **Harsh Padhya, Heritage Planner; City Planning & Design**
Harsh.Padhya@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-326

Recommendations:

1. That the report from Harsh Padhya, Heritage Planner; City Planning & Design, dated March 8, 2021 to the Brampton Heritage Board Meeting of March 23, 2021, **re: Heritage Permit Application and Designated Heritage Property Incentive Grant Application – 27 Church St. E. – Ward 1** (HE.x **27 Church St. E.**), be received;

2. That the Heritage Permit application for 27 Church St. E. for the restoration and repair of Main and Rear Chimney be approved subject to the following condition:
   - If any heritage attribute is damaged beyond repair they will be replaced in kind.

3. That the Designated Heritage Property Incentive Grant application for the restoration and repair of the Chimneys for 27 Church St. E. be approved, to a maximum of $10,000.00.

4. That the owner shall enter into an agreement with the City as provided in appendix C.

Overview:

- **The City of Brampton offers the Designated Heritage Property Incentive Grant Program to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources.**

- **In accordance with Section 33 of the *Ontario Heritage Act*, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.**
- **The owner of 27 Church St. E. submitted both a Heritage Permit and a Designated Heritage Property Incentive Grant Program application for the restoration and repair of Main and Rear Chimney.**
- **This report recommends the approval of the Heritage Permit be subject to the conditions:**
    - **If any heritage attribute is damaged beyond repair they will be replaced in kind.**
- **This report recommends the approval of the Heritage Permit application and Designated Heritage Property Incentive Grant application.**
- **This report meets the Term of Council Priorities by building on Brampton's commitment to sustainability by adaptively re-using existing building stock and contributing to sustainable growth.**

Background:

The property at 27 Church St. E.is designated under Part IV of the *Ontario Heritage Act* having a combination of elements from the Queen Anne Revival and the high Victorian Gothic styles, giving it a most eclectic appearance. This large three storey house was erected between 1890-1892 on a lot that then extended to the corner of Church Street and Union Street.

The high roof displays a rather unique roof design in three of the four gables. In the upper area of the gables, surrounding the single square window, are wooden panels in which are carved flower motifs in two alternating patterns. Below this section, is the 'fish scale' shingle pattern, a design that is fairly common in Brampton's older homes. The main chimney of the house rises approximately 25 feet whereas the rear chimney projecting through north-east gable is also noticeable from Union Street.

In accordance with Section 33 of the *Ontario Heritage Act*, alterations to a designated property likely to affect its heritage attributes require written consent from the Council of the municipality in the form of a Heritage Permit.

The City of Brampton's Designated Heritage Property Incentive Grant Program offers matching grant funds of up to $10,000 for eligible conservation work to owners of properties designated under Part IV or V of the *Ontario Heritage Act*. The program is

designed to facilitate the ongoing maintenance, preservation, and restoration of residential and commercial designated heritage resources.

Current Situation:

The owner of 27 Church St. E. submitted both a Heritage Permit and a Designated Heritage Property Incentive Grant Program application for the restoration and repair of Main and Rear Chimney. The proposed work will include restoration and repair of Main and Rear Chimney.

a. Main Chimney - Rebuild chimney to original height and design including new flashing at roofline for missing section.
b. Rear Chimney - Rebuild chimney to required height and original dimensions extending out of the roofline.

This also includes repointing, grinding out mortar joints, replacing spalling bricks, installing precast concrete cap, cement mound and flu tiles at the top, and inspecting the rest of the chimney for required work where needed through a sympathetic conservation method. If any heritage attribute is damaged beyond repair they will be replaced in kind. The proposed restoration of the chimneys will contribute to the long-term stability of the resource's heritage attributes.

The Designated Heritage Incentive Grant By-law requires two quotes for all proposed work. The owner has submitted the necessary quotes involving the same scope of work. Heritage staff therefore recommend the approval of the Heritage Permit application with the following condition:

- If any heritage attribute is damaged beyond repair they will be replaced in kind.

Corporate Implications:

Financial Implications:

There are no new financial implications resulting from the adoption of this report. The recommended approval of up to $10,000 for the subject grant application will be funded from City Planning & Design's 2021 Operating Budget for the heritage program. There are sufficient funds available in this account for the subject property.

Other Implications:

None.

Term of Council Priorities:

This report meets the Term of Council Priorities by building on Brampton's commitment to sustainability by adaptively re-using existing building stock and contributing to sustainable growth.

Conclusion:

The Heritage Permit application and associated Designated Heritage Incentive Grant application, which offers funds to cover half of the cost of eligible conservation work up to a maximum of $10,000.00, subject to available funding, on the condition that the grant is matched by the property owner.

The Heritage Permit process and incentives such as the Designated Heritage Property Incentive Grant Program foster the conservation of Brampton's cultural heritage assets and encourage private investment in these properties. The Grant application for 27 Church St. E. proposes of Main and Rear Chimney. It is recommended that the Heritage Permit application be approved with the following condition:

- If any heritage attribute is damaged beyond repair they will be replaced in kind.

Authored by:

Harsh Padhya
Heritage Planner

Reviewed by:

Jeffrey Humble
Manager, Land Use Policy

Reviewed by:

Bob Bjerke, MCIP, RPP
Director, Policy Planning

Approved by:

Richard Forward, MBA, MSc. P.Eng.,
Commissioner, Planning and Development Services

Submitted by:

David Barrick
Chief Administrative Officer

Attachments:

Appendix A - Heritage Permit Application: 27 Church St. E.
Appendix B - Designated Heritage Property Incentive Grant Application: 27 Church St. E.
Appendix C – Standard Agreement

Report authored by:
Harsh Padhya, Heritage Planner
City Planning & Design
City of Brampton

PART TWO - HERITAGE PERMIT APPLICATION:

HERITAGE PERMIT APPLICATION FORM

In accordance with the Ontario Heritage Act a heritage permit must be issued by City Council for all proposals to erect, remove or alter the exterior of buildings, structures or other features described as heritage attributes within the scope of a heritage designation by-law.

City staff and the Brampton Heritage Board review all applications and then submit them to City Council for approval.

City Council has the authority under the Ontario Heritage Act to approve any heritage application either with or without conditions or to refuse the permit application entirely.

Please provide the following information (type or print)

A. REGISTERED OWNER

NAME OF REGISTERED OWNER(S) SVEN ROWAERT & WEI XIAO

TELEPHONE NO. HOME BUSINESS: ( ) FAX: ( )

E-MAIL ADDRESS:

MAILING ADDRESS: 27 CHURCH ST E.
L6V 1E8 BRAMPTON, ON.

B. AGENT

(Note: Full name & address of agent acting on behalf of applicant; e.g. architect, consultant, contractor, etc)

NAME OF AGENT(S) SEAN MALACHI

TELEPHONE NO. HOME (647) 390 9990 BUSINESS: ( ) FAX: ( )

E-MAIL ADDRESS: SEAN@MSEAN.COM

MAILING ADDRESS: 27 CHURCH ST. E.
L6V 1E8 BRAMPTON, ON.

Note: Unless otherwise requested, all communications will be sent to the registered owner of the property.

C. LOCATION / LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOTS(S) / BLOCK(S) : LOT 82 / BR 2

CONCESSION NO. REGISTERED PLAN NO.

PART(S) NO.(S) REFERENCE PLAN NO.

ROLL NUMBER: 10-01-0-003-09100-0000

PIN (PROPERTY IDENTIFICATION NO.)

D. OVERALL PROJECT DESCRIPTION / SUMMARY OF PROPOSAL

CHIMNEY & BRICK WORK: SEE ATTACHED QUOTE

E. DESCRIPTION OF WORKS

(Please briefly describe the proposed works as they fit within one or more of the categories below; note the specific features that would be affected. Use separate sheets as required; attach appropriate supporting documentation; point form is acceptable):

Rehabilitation and/or Preventative Conservation Measures (e.g. repointing masonry; note which heritage attributes and features would be impacted and where, materials to be used, specifications and techniques):

REPOINTING MASONRY: SEE ATTACHED QUOTE FOR DETAILS.

Major Alterations, Additions and/or New Construction (note which attributes to be impacted, location of work, materials to be used, specifications and techniques):

None

Restoration (i.e. replicating or revealing lost elements and features; note which attributes to be impacted and where, materials to be used, specifications and techniques):

F. SCOPE OF WORK IMPACTING HERITAGE PROPERTY

(Check all that apply)

NEW CONSTRUCTION IS PROPOSED ☐

DEMOLISH ☐ ALTER ☐ EXPAND ☐ RELOCATE ☐

G. SITE STATISTICS (For addition and construction of new structures)

LOT DIMENSIONS FRONTAGE _____ DEPTH _____

LOT AREA _____ m2

EXISTING BUILDING COVERAGE _____ %

BUILDING HEIGHT EXISTING _____ m

PROPOSED _____ m

BUILDING WIDTH EXISTING _____ m

PROPOSED _____ m

ZONING DESIGNATION R 2 B

OTHER APPROVALS REQUIRED: (Check off only if required)

MINOR VARIANCE (COA) _____

SITE PLAN APPROVAL _____

BUILDING PERMIT Yes

CONSERVATION AUTHORITY _____

SIGN BYLAW APPROVAL _____

(Note: IF YES, other approvals should be scheduled after the Heritage Permit has been approved by City Council)

H. CHECKLIST OF REQUIRED INFORMATION SUBMITTED

(Check all that apply)

- ☐ REGISTERED SURVEY
- ☐ SITE PLAN (showing all buildings and vegetation on the property)
- ☐ EXISTING PLANS & ELEVATIONS - AS BUILT
- ☐ PROPOSED PLANS & ELEVATIONS
- ☒ PHOTOGRAPHS
- ☐ MATERIAL SAMPLES, BROCHURES, ETC
- ☐ CONSTRUCTION SPECIFICATION DETAILS

I. AUTHORIZATION / DECLARATION

I HEREBY DECLARE THAT THE STATEMENTS MADE HEREIN ARE, TO THE BEST OF MY BELIEF AND KNOWLEDGE, A TRUE AND COMPLETE PRESENTATION OF THE PROPOSED APPLICATION.

I UNDERSTAND THAT THIS HERITAGE PERMIT DOES NOT CONSTITUTE A BUILDING PERMIT PURSUANT TO THE ONTARIO BUILDING CODE.

I ALSO HEREBY AGREE TO ALLOW THE APPROPRIATE STAFF OF THE CITY OF BRAMPTON TO ENTER THE SUBJECT PROPERTY IN ORDER TO FULLY ASSESS THE SCOPE AND MERITS OF THE APPLICATION.

(Property entry, if required, will be organized with the applicant or agent prior to entry)

Signature of Applicant or Authorized Agent

Feb. 25, 2021

Date of Submission

Heritage Permit applications are submitted to the Planning, Design and Development Department, 3rd Floor Counter, Brampton City Hall,

The personal information on this form is collected under the authority of the *Ontario Heritage Act*, RSO 1990. The information will be used to process the Heritage Permit Application. Questions about the collection of personal information should be directed to the Heritage Coordinator, 2 Wellington Street West, Brampton, Ontario L6Y 4R2, 905-874-3825.

J. APPROVAL CHECKLIST
(Internal use only)

Authority:	Date:	Resolution:
Brampton Heritage Board	_____	_____
Planning Committee (PDD)	_____	_____
City Council	_____	_____

Murphy's Masonry Ltd.
118 Forest Hill Cres
Hamilton ON L8K 5V4
647-865-3902
info@murphysmasonry.ca
GST/HST Registration No.:
760760488RT0001

Estimate

ADDRESS
Church St. E. 27 - Sean Malachi
Brampton, ON

ESTIMATE # 2750
DATE 10/08/2020

PHONE NUMBER
647-390-9990

REPRESENTATIVE
Ruairi

ACTIVITY	TAX	AMOUNT
Chimney repair ** Hydro lines will need to be covered to perform the work on the front chimney (This is an additional charge) -Use boom lift to access the chimney -Grind out all the mortar joints around the chimney -Use lime mortar to repoint the chimney -Match mortar colour as close as possible to the rest of the house -Remove and replace any bad bricks on the chimney (up to 20 bricks) Any bricks to be replaced after that is $25 plus hst per brick -Chip out and replace the spalling bricks below the roof line under the chimney about 30 bricks Price $11,500 plus hst Rear chimney -Tear the chimney down 5 courses -Rebuild chimney back to original height (remove corbel from chimney) -Install a pre cast concrete cap over the chimney and install an animal screen into the open flue tile -Install a cement mound around the flu tiles to stop water getting into the chimney -Inspect the rest of the chimney and grind and point where needed -Chip out the spalling bricks under the roof line and install new to match as close as possible to the rest of the chimney -Grind out all the failing mortar joints in this area and	HST ON	0.00

ACTIVITY	TAX	AMOUNT
repoint with new lime based mortar -match mortar colour as close as possible to the rest of the chimney -Full clean up of job site -Dispose of all waste at an authorized waste facility (Professional scaffolding will be required for this chimney as access is tricky we can get quotes put together for you or if you would like to obtain these yourself thats fine to) Price excluding scaffold set up $7,500 plus hst This price includes the cost for the boom but not for the scaffolding.		

SUBTOTAL	0.00
HST (ON) @ 13%	0.00
TOTAL	**$0.00**

Accepted By

Accepted Date

Heritage Brick & Stone Inc.

Estimate

Date	Estimate #
09/17/2020	Q5321

Sean Malachi
27 Church St E
Brampton, ON

Description
HERITAGE CHIMNEY RESTORATION (2) Third-party scaffold contractor to deliver and erect tube and clamp scaffolding at both chimneys including access for wall below roofline directly below chimney. As per report supplied by Masonry Solutions Inc, tear down and dispose of each chimney down to the roofline. Main chimney: Rebuild chimney to original height and design including new flashing at roofline for missing section and the reuse of the existing brace pole utilizing the existing roof attachment.* Rear chimney: Rebuild chimney to required height (TBD after scaffold set up) and original dimensions extending out of the roofline. This includes all new flashings at the roofline. All materials to be used include those in provided MSI report including King 116 Cream C series mortar. Bricks to be replaced include spalling brick at gable portion of chimney below the roofline on the rear chimney and spalling bricks above a/c units on main chimney below roofline. This price includes up to 75 brick maximum. If additional brick replacement is required it will be in addition. Form and pour on-site concrete chimney caps and apply sealant after concrete cures. Following scaffolding removal from third-party contractor, demobilize from site including cleanup of roof area below chimneys, removal of debris from eavestroughs, leave ground below chimney broom swept.

Continued on the next page... **Subtotal**

Signature _____ Date _____

Web Site	Phone #	E-mail
www.heritagebrickandstone.com	(905) 648 9595	info@heritagebrickandstone.com

GST/HST No. 862632346

Heritage Brick & Stone Inc.

Estimate

Date	Estimate #
09/17/2020	Q5321

Description
If further damages are discovered upon commencement of the project that require further restoration, it will be discussed upon discovery and will be in addition to this estimate. It this chimney services a wood burning appliance, a WETT inspection is highly recommended prior to use. HBS will make every effort to protect/preserve existing landscape/hardscape, however some damage may be unavoidable and HBS is not responsible for these damages. Any unforeseen delays beyond the control of HBS may incur scaffolding/equipment rental charges. This estimate includes up to one month scaffold rental. This estimate assumes free and clear workspace from other trades, debris and contents while HBS is on site. *if the stabilizing support pole is not re-usable or the anchoring point at roofline is compromised the necessary repairs and material will be in addition. Payment Terms: 40% deposit upon award, 40% due at mobilization, 20% due upon completion. * Please note: Venting for gas appliance into rear chimney will likely need to be extended to accommodate new height. This will need to be completed after demolition but before rebuild. To be completed by others in coordination with our project timelines. Heritage Brick and Stone Inc will not be liable for its performance or condition as it was not part of this estimate.

This quote is valid for 30 days. If you have any questions, please contact us.	**Subtotal**	$64,250.00

Signature _____ Date _____

Web Site	Phone #	E-mail
www.heritagebrickandstone.com	(905) 648 9595	info@heritagebrickandstone.com

GST/HST No. 862632346

27 Chruch Street East – Current Chimney (Front and Rear) Condition

Application Form - Designated Heritage Property Incentive Grant Program

Please complete the following and submit to a City of Brampton Heritage Coordinator

1. Owner Contact Information:

SVEN ROWAERT & WEI XIAO
Name of the Owner

Home Telephone

Business Telephone

Fax

Email

Address

2. Specify property for which application is being made:

27 CHURCH ST. E. L6V1E8 BRAMPTON, ON
Municipal Address

Legal Description

PIN

10-01-0-003-09100-0000
ROLL

3. Under which part of the *Ontario Heritage Act* is your property designated?

- [x] Part IV (individual property)
- [ ] Part V (heritage property within a Heritage Conservation District)

4. Have you previously received a City of Brampton Heritage Property Incentive Grant?

- [ ] Yes
- [x] No

If "Yes", please provide the dates and amounts below:

Date

Amount

Date

Amount

5. **Is this property the subject of any City By-law contraventions, work orders, penalties, fees, arrears of taxes, fines, or other outstanding municipal requirements as of the date of application?**

☐ Yes ☒ No

If "Yes", please provide details below:

6. **Provide a description of the project proposal. Use additional sheets as required:**

SEE ATTACHED DOCUMENTS

SEE ATTACHED QUOTE

7. **Enclose all drawings, current photographs, and/or other materials necessary for a complete understanding of the proposed work. Please include any available historic photographs or documentation. Outline how the proposed project would preserve, restore, and/or enhance specific heritage attributes:**

SEE ATTACHED DOCUMENTS

8. **Briefly outline the conservation methods, materials, and techniques to be applied to the proposed project:**

SEE ATTACHED DOCUMENTS

SEE ATTACHED QUOTE

9. Cost Estimate Summary:

(Enclose at least two estimates)

Company	Details	Estimate
Name: Heritage Brick Address: www.heritagebrickandstone.com	See attached quote	$ 64,000 Plus tax
Name: Murphy's Masonry Ltd. Address: 118 Forest Hill Cres Hamilton ON L8K 5V4	See attached quote	$ Approx. 25,000 plus tax
Name: Address:		$

10. Project Costs (to the nearest dollar) and declaration:

Sources	Details	Amounts
Amount of Grant requested from City of Brampton (up to $10,000.00)		$ 10,000 —
Owner's Contribution		$ 15,000 —
Other Sources (if any)		$
Total Project Costs		$ 25,000 —

1. I, the undersigned, certify that to the best of my knowledge the information provided in this application is accurate and complete, and I agree to the terms and conditions of the Designated Heritage Property Incentive Grant Program as established by the City of Brampton under By-law 266-2011.
2. I am the owner of authorized agent of the owner, named in the above application and hereby apply for a grant under the Designated Heritage Property Incentive Grant Program (refer Schedule B)
3. I understand that the final amount of the grant will be determined and that this application will be completed following:
   a) A site inspection of the property and assessment of impacts on existing designated heritage attributes by the City Heritage Coordinator;
   b) Owner provided drawings, and/or specifications, cost estimates, and photographs;
   c) Assessment of the merits of the application by the Heritage Coordinator and the Brampton Heritage Board;
   d) Formal approval of application by Brampton City Council;
   e) Substantiation of the completed work by invoices provided; and
   f) Completion of work within one (1) year of the date of approval by Brampton City Council.
2. The undersigned hereby certify that no works eligible for heritage grant assistance, and/or which would require permission to alter under the Ontario Heritage Act, have commenced as of this date, or will commence prior to approval of this application by City Council.

March 2nd, 2021
Date

Owner's Signature

11. Checklist

The City will not begin processing this application until ALL required materials are submitted.

❑ Pre-consultation with City Heritage Coordinator completed

❑ Completed application

❑ Drawings/ renderings accurately describing the existing condition and proposed work

❑ Current colour photographs documenting features, elements, and spaces that will be the focus of the proposed project

❑ Copies of archival photographs and historical documentation as applicable

❑ Statement indicating other sources of funding as applicable

❑ Cost estimates

Personal information on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act R.S.O. 1990 m c.M.56 for the purpose of providing information for a Designated Heritage Property Incentive Grant Program application for the above listed property. Questions about this collection should be directed to a City of Brampton Heritage Staff at (905) 874-3744 or (905) 874-3825.

Notes:

REGISTERED OWNER'S AUTHORIZATION

(To be completed by the registered owner)

I, SVEN ROWAERT am the registered owner of the subject site.

I authorize SEAN MALACHI to prepare, submit and speak to this request for a Heritage Permit Application and/ or Consultation, on my behalf.

March 2nd, 2021
Date

Owner's Signature

Murphy's Masonry Ltd.
118 Forest Hill Cres
Hamilton ON L8K 5V4
647-865-3902
info@murphysmasonry.ca
GST/HST Registration No.:
760760488RT0001

MURPHY'S MASONRY
WWW.MURPHYSMASONRY.CA

Estimate

ADDRESS
Church St. E. 27 - Sean Malachi
Brampton, ON

ESTIMATE # 2750
DATE 10/08/2020

PHONE NUMBER
647-390-9990

REPRESENTATIVE
Ruairi

ACTIVITY	TAX	AMOUNT
Chimney repair ** Hydro lines will need to be covered to perform the work on the front chimney (This is an additional charge) -Use boom lift to access the chimney -Grind out all the mortar joints around the chimney -Use lime mortar to repoint the chimney -Match mortar colour as close as possible to the rest of the house -Remove and replace any bad bricks on the chimney (up to 20 bricks) Any bricks to be replaced after that is $25 plus hst per brick -Chip out and replace the spalling bricks below the roof line under the chimney about 30 bricks Price $11,500 plus hst Rear chimney -Tear the chimney down 5 courses -Rebuild chimney back to original height (remove corbel from chimney) -Install a pre cast concrete cap over the chimney and install an animal screen into the open flue tile -Install a cement mound around the flu tiles to stop water getting into the chimney -Inspect the rest of the chimney and grind and point where needed -Chip out the spalling bricks under the roof line and install new to match as close as possible to the rest of the chimney -Grind out all the failing mortar joints in this area and	HST ON	0.00

ACTIVITY	TAX	AMOUNT
repoint with new lime based mortar -match mortar colour as close as possible to the rest of the chimney -Full clean up of job site -Dispose of all waste at an authorized waste facility (Professional scaffolding will be required for this chimney as access is tricky we can get quotes put together for you or if you would like to obtain these yourself thats fine to) Price excluding scaffold set up $7,500 plus hst This price includes the cost for the boom but not for the scaffolding.		

SUBTOTAL	0.00
HST (ON) @ 13%	0.00
TOTAL	**$0.00**

Accepted By

Accepted Date

DESIGNATED HERITAGE PROPERTY INCENTIVE GRANT AGREEMENT

This Agreement dated the ____day of month, year

BETWEEN:

THE CORPORATION OF THE CITY OF BRAMPTON
(hereinafter referred to as the "**City**")

and

insert name
(hereinafter referred to as the "**Owner**")

WHEREAS the Owner is the registered owner of the Designated Heritage Property described in Schedule "A" attached to this Agreement (the "**subject lands**") which are designated under either Part IV or Part V of the Ontario Heritage Act,

AND WHEREAS the Owner has applied to the City for a Designated Heritage Property Incentive Grant ("**Grant**") with respect to the cultural heritage resource(s) located on the subject lands as described in the grant application dated day, month, year (the "**Grant Application**"),

AND WHEREAS the City has agreed to make such a Grant pursuant to Section 39 and 45 of the Ontario Heritage Act,

AND WHEREAS as a requirement of approval of such a Grant Application, the Owner is required by the City to enter into this Agreement,

NOW THEREFORE IN CONSIDERATION of the City making this Grant in the maximum amount of **$XX.XX** to the Owner, the Owner and the City hereby agree:

1. INFORMATION ON SUBJECT LANDS

1.1. The Grant shall apply to the subject lands as set out in Schedule "A" attached hereto.

1.2. The subject lands are designated under the *Ontario Heritage Act*.

2. GRANT ELIGIBILITY

2.1 To be eligible for the Grant, the works on the subject lands shall conform to and fulfill:

a) the objectives and requirements of the Designated Heritage Property Incentive Grant Program; and
b) any other requirements as specified by the City.

2.2 The Owner acknowledges that it has received and read a copy of the Designated Heritage Property Incentive Grant Application Kit (the "**Kit**"), and the Owner covenants with the City

that the Heritage Attributes of the subject lands shall be conserved and the Grant provided for in this Agreement shall be applied in accordance with the City's requirements for the Designated Heritage Property Incentive Grant Program.

2.3 The City shall review all cost estimates submitted in support of the Grant Application in evaluating the estimated conservation costs eligible for the Grant, which costs, when designated by the City shall constitute the maximum amount of the total Grant to be paid. In the event the City is not satisfied with said cost estimates, the City may substitute its opinion of such amounts for purposes of calculating the eligible conservation costs for the Grant. If the City is not in receipt of sufficient information satisfactory to the City to determine conservation costs and the amount of the Grant, the Grant Application will not be processed and the Grant Application file will be closed. The decision of the City regarding the total amount of conservation costs, the calculation of the total estimated maximum Grant and the calculation of the actual Grant payments is final, absolute and within the City's sole discretion.

2.4 The Grant will not be rewarded by the City until:

a) the Owner contacts the City of Brampton Heritage staff to confirm the works are completed and to request that the City of Brampton Heritage staff attend the Designated Heritage Property to inspect the completed works;
b) the Owner provides proof of payment in accordance with the eligible conservation Works identified in the Grant Application;
c) a statutory declaration (refer Schedule B) by or on behalf of the Owner that the Owner has paid all accounts that are payable in connection with the installation and maintenance of works and that there are no outstanding claims relating to the works; and,
d) Designated Heritage Property has been inspected by City of Brampton Heritage staff or designate and the eligible conservation works are confirmed to be completed.

2.5 Notwithstanding the above, if the final costs come in less than the estimated costs identified in the Grant Application, the total value of the grant may not exceed 50% of the actual costs of eligible conservation works, up to the limit of **$10,000.00**.

3. CORPORATE STATUS

3.1 Where the Owner is a corporation, the Owner hereby represents to the City that:

a) the Owner has been duly incorporated as a corporation and is in good standing under the *Business Corporations Act* (Ontario) and is in compliance with all laws that may affect it and will remain so throughout the term of this Agreement;

b) the Owner has the corporate capacity to enter into this Agreement and to perform and meet any and all duties, liabilities and obligations as may be required of it under this Agreement;

c) to the best of its knowledge, there are no actions, suits or proceedings pending or threatened against or adversely affecting the Owner in any court or before or by any federal, provincial, municipal or other governmental department, commission, board,

bureau or agency, Canadian or foreign, which might materially affect the financial condition of the Owner or title to their property or assets; and

d) the Owner shall notify the City immediately of any material change in the conditions set out in paragraphs (a)-(c) above.

4. PROVISIONS RELATING TO THE OWNER

4.1. At the time of application for the Program, the Owner shall have submitted to the City for its review and acceptance

a) Photographs of the project site and of the features showing what and where the work will take place;

b) Historical photographs, illustrations or other forms of historical documentation of the property (if available); if not available, general historical references and graphical material that help illustrate what is proposed and why it is historically appropriate;

c) Drawings (as necessary) that adequately illustrate the scope and type of work and location that is being proposed;

d) At least two (2) competitive cost estimates for all labour and materials involved in the proposed work, unless there is only one specialized supplier of a particular product, trade or service in the GTA. Although not mandatory, owners who want to apply are encouraged to select suppliers, contractors and/or trades people that have demonstrated experience with heritage properties. Cost estimates must be sufficiently detailed so as to clearly indicate the scope and nature of work. If the proposed project includes both eligible and non-eligible work, the cost estimates must clearly differentiate between the two;

4.2. The Owner will complete all eligible conservation works as specified in the approved Grant Application, and in documentation submitted in support of the Grant Application, including but not limited to the architectural/design drawings, specifications, contracts, and cost estimates. As the City is relying upon this information, if the information in this Agreement, the Grant Application, and/or any supporting documentation submitted to the City is, in the opinion of the City, incomplete, false, inaccurate or misleading, the Grant may be reduced and/or delayed, and/or cancelled, and where part or all of the Grant has already been paid by the City, such payments shall be repaid by the Owner as required by the City.

4.3. The Owner shall not commence any works that are the subject of a Grant Application prior to receiving approval of the Grant Application, and approval and execution of this Agreement.

4.4. The Owner agrees that the works made to any buildings on the subject lands shall be made in compliance with all required building permits, and constructed in accordance with the Ontario Building Code and all applicable zoning by-law requirements, municipal requirements and other approvals required at law.

4.5. All proposed eligible conservation works shall conform to all municipal by-laws, policies, procedures, standards and guidelines.

4.6. Existing and proposed land uses are in conformity with applicable Official Plan(s), zoning by-law(s) and other planning requirements and approvals at both the local and regional level.

4.7. The Owner shall complete all eligible conservation works within on (1) year from the date of approval of the heritage property incentive grant by the Council**,** failing which, unless extended by the City, this Grant approval shall be at an end, there shall be no Grant, and this Agreement shall be terminated. The deadline imposed by this paragraph shall not include delays that are outside the control of the Owner as determined in the sole discretion of the City.

4.8. Upon completion of the eligible conservation works, the Owner shall provide the City with documentation satisfactory to the City as to the amount of the actual costs of conservation works incurred by the owner.

4.9. The Owner shall ensure there are no liens or other claims outstanding in respect of the subject lands, and that all accounts for work and materials which could give rise to any claim for a construction lien against the subject lands have been paid at the time the Owner provides proof that the eligible conservation works are completed in accordance with Section 2.4.

4.10. The Owner agrees to comply with the *Construction Act* (Ontario), including its holdback provisions and the Owner represents that it is not aware of any potential or unresolved lien claim in respect of the redevelopment.

4.11. The Owner covenants to the City that where the Designated Heritage Property for any reason cease to be in the Owner's ownership by sale, assignment or otherwise, prior to the advance of part or all of the Grant, the Owner will notify the City in writing of said pending ownership change at least 30 days prior to the ownership change taking place and shall advise the new Owner prior to any such sale or assignment that any monies payable pursuant to this Agreement shall be made payable to the Owner only.

4.12. The Owner acknowledges that without limiting the generality of the other provisions of this Agreement:

a) the onus and responsibility is upon the Owner at all times to assume all costs of the eligible conservation works and to apply for and obtain, at the Applicant's expense, all approvals required from the City and all other agencies for said works;

b) nothing in this Agreement limits or fetters the City in exercising its statutory jurisdiction under the *Ontario Heritage Act* or under any other legislative authority or by-law and that in the event the City decides to deny or oppose or appeal any such decision, that such action by the City is not in any manner limited by reason of the City entering into this Agreement;

c) the Owner releases the City from any liability in respect of the City's reviews, decisions, inspections or absence of inspections regarding eligible conservation works and the Owner agrees that it is the responsibility of the Owner to prepare and implement the works at all times;

d) nothing in this Agreement is intended to impose or shall impose upon the City any duty or obligation to inspect or examine the Designated Heritage Property for compliance or non-compliance or to provide an opinion or view respecting any condition of development approval; and,

e) nothing in this Agreement is intended to be or shall be construed to be a representation by the City regarding compliance of the Designated Heritage Property with: (1) applicable environmental laws, regulations, policies, standards, permits or approvals, or, (2) other by-laws and policies of the City.

4.14 If the City determines in its sole discretion that any of the conditions of this Agreement are not fulfilled, the City may at its sole discretion cease or delay payment of the Grant, and the Owner agrees that notwithstanding any costs or expenses incurred by the Applicant, the Owner shall not have any claim for compensation or reimbursement of these costs and expenses against the City, and that the City is not liable to the Owner for losses, damages, interest, or claims which the Owner may bear as a result of the lapse of time (if any) where the City is exercising its rights herein to either delay a Grant payment pending compliance with this Agreement, or to terminate this Agreement.

4.15 The Owner shall indemnify and save harmless from time to time and at all times, the City and its officers, employees, councillors, and agents from and against all claims, actions, causes of action, interest, demands, costs, charges, damages, expenses and loss made by any person arising directly or indirectly from:

a) the City entering into this Agreement; and
b) any failure by the Owner to fulfil its obligations under this Agreement.

This indemnification shall, in respect of any matter arising prior to the termination of this Agreement, remain in force following termination or expiry of this Agreement.

5. PROVISIONS RELATING TO THE CITY

5.1 The City agrees to provide a Grant to the Owner estimated as of the date of this Agreement in the amount of **$XX.XX**, subject to and in accordance with the terms and provisions set out in this Agreement.

5.2 The City, its employees and agents are entitled to inspect the Designated Heritage Property and all fixtures and improvements upon the Designated Heritage Property at any time during usual business hours for the purpose of ascertaining their condition or state of repair or for the purpose of verifying compliance with the provisions of this Agreement.

5.3 The City retains the right at all times not to make any or all of Grant payments or to delay payment where the City deems that there is non-compliance by the Owner with this Agreement.

5.4 Except where expressly stated in this Agreement, all conditions in this Agreement are for the benefit of the City and may only be waived by the City. No waiver is effective unless in writing.

6. DEFAULT AND REMEDIES

6.1 The Owner agrees to maintain in good repair the improvements for which the Grant is provided. In the event that the Owner does not maintain in good repair said improvements, the City may:

a) serve on the Owner a written Notice to Repair detailing the particulars of the failure to maintain and the particulars of needed repairs; and
b) provide the Owner with at least 30 days to make such repairs.

6.2 On the occurrence of an event of default pursuant to subsection 6.3, the City shall be entitled to its remedies to enforce this Agreement, including, but not limited to:

a) delaying or ceasing the release of the Grant;
b) requiring repayment of the Grant; and/or
c) terminating this Agreement.

6.3 An event of default shall be deemed to occur upon any default of the Owner in complying with the terms set out in this Agreement, including, but not limited to, the following:

a) the as constructed works do not comply with the description of the works as provided in the Grant Application and any other supporting documentation required by the City;
b) the works are not undertaken in conformity with the Ontario Building Code and all applicable zoning requirements and planning approvals;
c) the building is damaged by fire or otherwise, and repair or reconstruction is not commenced with 90 days;
d) the Owner is in property tax arrears with respect to the subject lands for more than 90 days;
e) any representation or warranty made by the Owner is incorrect in any material respect;
f) failure to perform or comply with any of the obligations contained in this Agreement or contained in any other Agreement entered into between the Owner and the City;
g) the Owner makes an assignment for the benefit of creditors, or assigns in bankruptcy or takes the advantage in respect of their own affairs of any statute for relief in bankruptcy, moratorium, settlement with creditors, or similar relief of bankrupt or insolvent debtors, or if a receiving order is made against the Applicant, or if the Owner is adjudged bankrupt or insolvent, or if a liquidator or receiver is appointed by reason of any actual or alleged insolvency, or any default of the Owner under any mortgage or other obligation, or if the subject lands or interest of the Owner in the subject lands becomes liable to be taken or sold by any creditors or under any writ of execution or other like process;
h) construction ceases for a period of 60 days due to the Applicant's default (strikes and Acts of God excepted) and/or the Owner abandons the Designated Heritage Property or project; or
i) if this Agreement is forfeited or is terminated by any other provision contained in it.
(each of the above being an "event of default").

6.4 The City may at its sole discretion, provide the Owner with an opportunity to remedy any default.

7. ADDITIONAL PROVISIONS

7.1 The headings contained herein are for convenience only and shall not affect the meaning or interpretation thereof.

7.2 The approved Grant Application referred to may be amended by the Owner and the City from time to time, as they may agree.

7.3 Time shall be of the essence with respect to all covenants, Agreements and matters contained in this Agreement.

7.4 Any amendment, supplement, modification, waiver or termination of this Agreement shall be in writing and signed by the parties.

7.5 This Agreement shall be construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable in the Province of Ontario and shall be treated in all respects as an Ontario contract.

7.6 Schedule "A" and "B" attached hereto forms part of this Agreement.

8. NOTICES

8.1 Where this Agreement requires notice to be delivered by one party to the other, such notice shall be in writing and delivered either personally, by e-mail, by fax or by prepaid registered first class post, by the party wishing to give such notice, to the other party at the address noted below:

Such notice shall be deemed to have been given:

a) in the case of personal delivery, on the date of delivery;
b) in the case of e-mail or fax, on the date of transmission provided it is received before 4:30 p.m. on a day that is not a holiday, as defined in the *Interpretation Act* (Ontario), failing which it shall be deemed to have been received the next day, provided the next day is not a holiday; and
c) in the case of registered post, on the third day, which is not a holiday, following posting.

Notice shall be given:

To the Owner at:
Name
Address
Telephone No:
Cell No.:
E-mail:

To the City at:

The Corporation of the City of Brampton
Planning and Development Services
2 Wellington Street West
Brampton, ON L6Y 4R2

Attention: **City of Brampton Heritage Staff**
Telephone No:
E-mail: heritage@brampton.ca

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and/or affixed their corporate seals attested by the hands of their proper officers duly authorized in that behalf.

Approved as to form – Legal Services	Approved as to content-P&DS	Approved as to content – FIS
___/___/___	___/___/___	___/___/___
_____	_____	_____

THE CORPORATION OF THE CITY OF BRAMPTON

_____
Mayor

_____
Peter Fay, Clerk

Authorizing By-law_____

_____
Witness:

_____

SCHEDULE "A"

Legal Description of land

SCHEDULE "B"

Date:

XYZ

To Whom It May Concern:

RE: XYZ
Request for Heritage Incentive Grant

Please be advised that the City Of Brampton requires a statutory declaration as per Clause 4.4 (a)of the By-law and Designated Heritage Incentive Grant Program Kit in order for the Heritage Incentive Grant to be rewarded.

Please have a declaration prepared and sworn in the attached format and forward to the writer's attention.

We trust that you will give this matter your immediate attention.

Yours truly,

The information provided in this correspondence is current as of the date indicated above, and after such date is subject to change. Reasonable effort has been made to ensure the information contained herein is correct, however, The Corporation of the City of Brampton cannot certify or warrant the accuracy of the information and it accepts no responsibility for any errors, omissions or inaccuracies.

Enclosure

Province of Ontario	)	AND IN THE MATTER OF CLAUSE 3.1(b)
	)	OF THE BY-LAW AND DESIGNATED
(insert here “Regional Municipality of	)	HERITAGE INCENTIVE GRANT
Peel” or “City of Brampton”)	)	PROGRAM KIT

I, _____ of the _____
(name of individual) (City/Town)
in the_____ SOLEMNLY DECLARE THAT:
(Municipality/County)

1. I am the _____of _____
(owner) (address)
and as such have knowledge of the matters hereinafter deposed to.

2. All works required to be installed and completed on the property with municipal address have been completed and fully paid for and no one is entitled to a claim or lien in respect of labour or materials supplied in respect of such work.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the	)	
of	)	
in the	)	
of	)	
this _____day of _____2020)		
	)	
	)	
	)	
A Commissioner, etc.	)	
(	)	_____
(print name of commissioner and date of expiry)		_

Report
Staff Report
The Corporation of the City of Brampton
2021-03-17

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 the Commissioner of Planning, Building and Economic Development 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"), with content satisfactory to the Director of City Planning & Design, and in a form approved by the City Solicitor or designate; and,

7. That the Commissioner of Planning, Building and Economic Development 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: Reviewed by:

Pascal Doucet, MCIP, RPP
Heritage Planner

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

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 3, 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

CITY OF BRAMPTON
www.brampton.ca

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 Lamarit SWORN BEFORE
ME THIS 7th DAY OF March 2006
A COMMISSIONER, ETC.

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

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1 e-copy: Golder Associates Ltd.

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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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1.0 INTRODUCTION

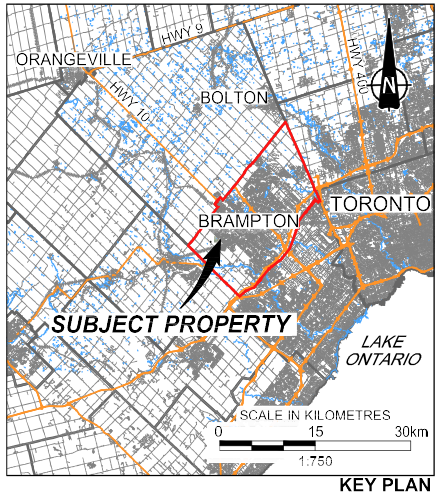
In October 2019, Middle Oak Development (Middle Oak) retained Golder Associates Ltd. (Golder) to conduct a Heritage Impact Assessment (HIA) for 59 Tufton Crescent in the City of Brampton, Ontario ('the property'; Figure 1). The property was designated in 2006 under Part IV of the *Ontario Heritage Act* 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.

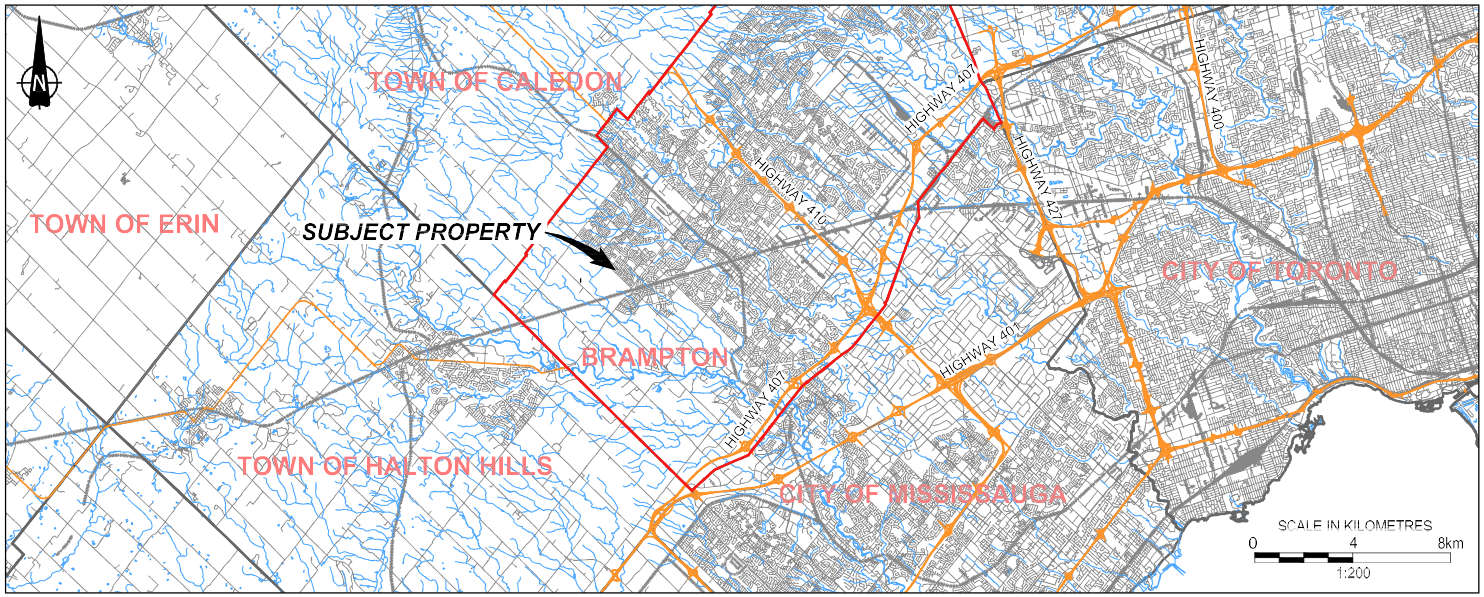
Following guidelines by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City of Brampton's *Official Plan* and *Heritage Impact Assessment Terms of Reference,* and Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), 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



KEY PLAN



REGIONAL MAP

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; AND
CANMAP STREETFILES V2008.4.

NOTES

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

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

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.
CADD	DCH	Mar 17/20	
CHECK			FIGURE 1

Drawing file: 19126982-1000-R01001.dwg Mar 17, 2020 – 2:18pm 0 Client: Middle Oak Development

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).

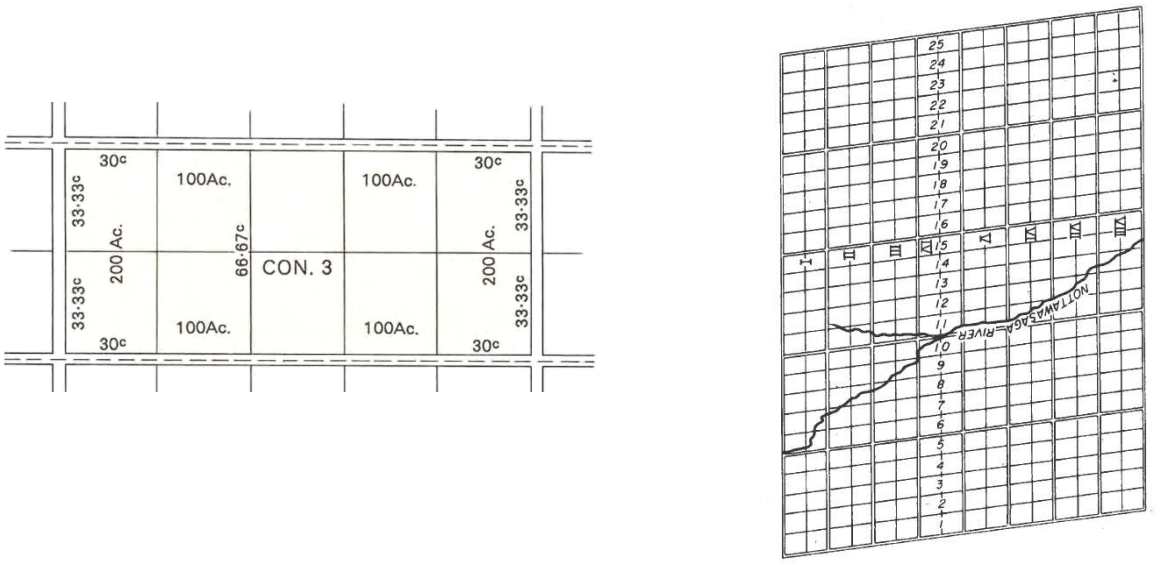


Figure 2: Examples of the double front survey system, used from 1815-1829 (Gentilcore 1969; Schott 1981). The dashed line in the drawing at left represents the surveyed road centrelines. The 200 acre (Ac.) lots were divided in half, creating 100 acre lots 30 chains (c.) wide by 33.3 chains long (1 chain = 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.

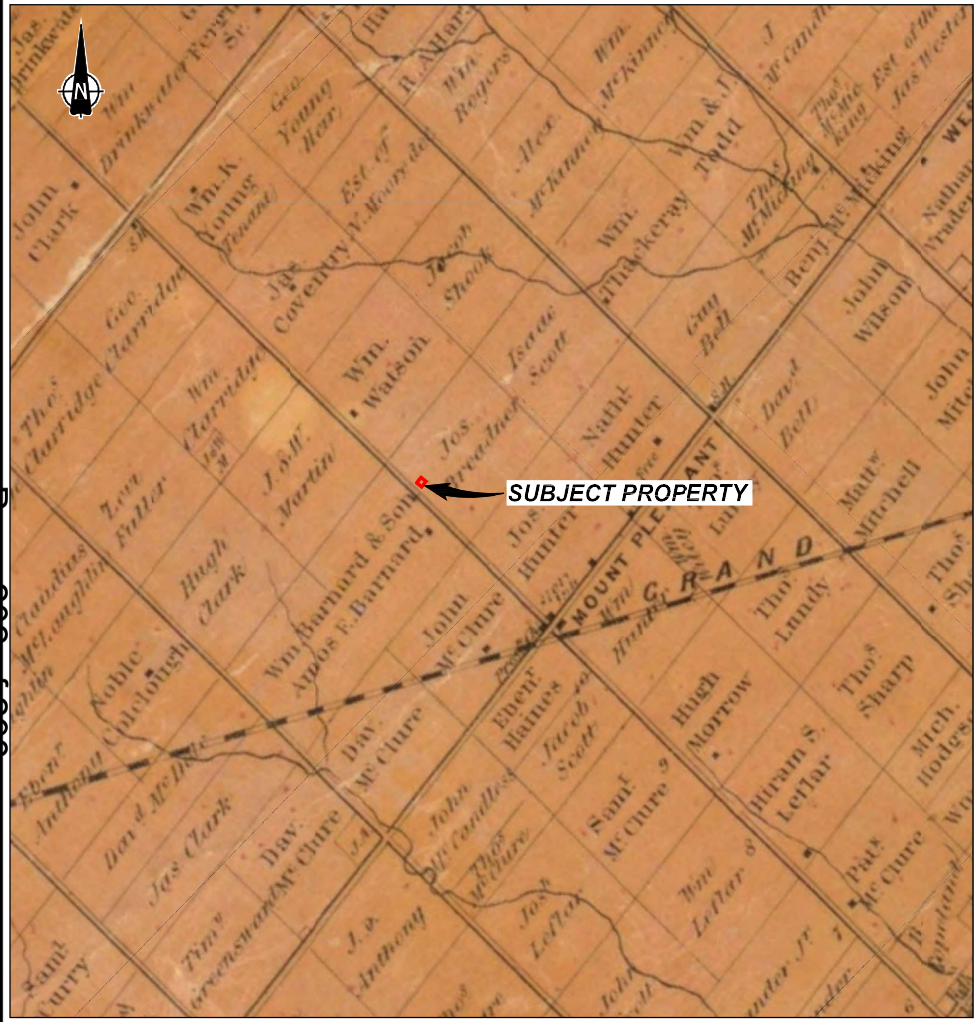
At the time of the 1851 Census, Joseph was a yeoman living with his wife Mary and children Robert, James, Joseph, John, William, Sarah, Elizabeth, Margaret and Abigail. The 1866 Assessment Roll lists Joseph (Sr.) and John as the owners of the lot, with a total property value of $2,900. By the 1871 Census, 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.

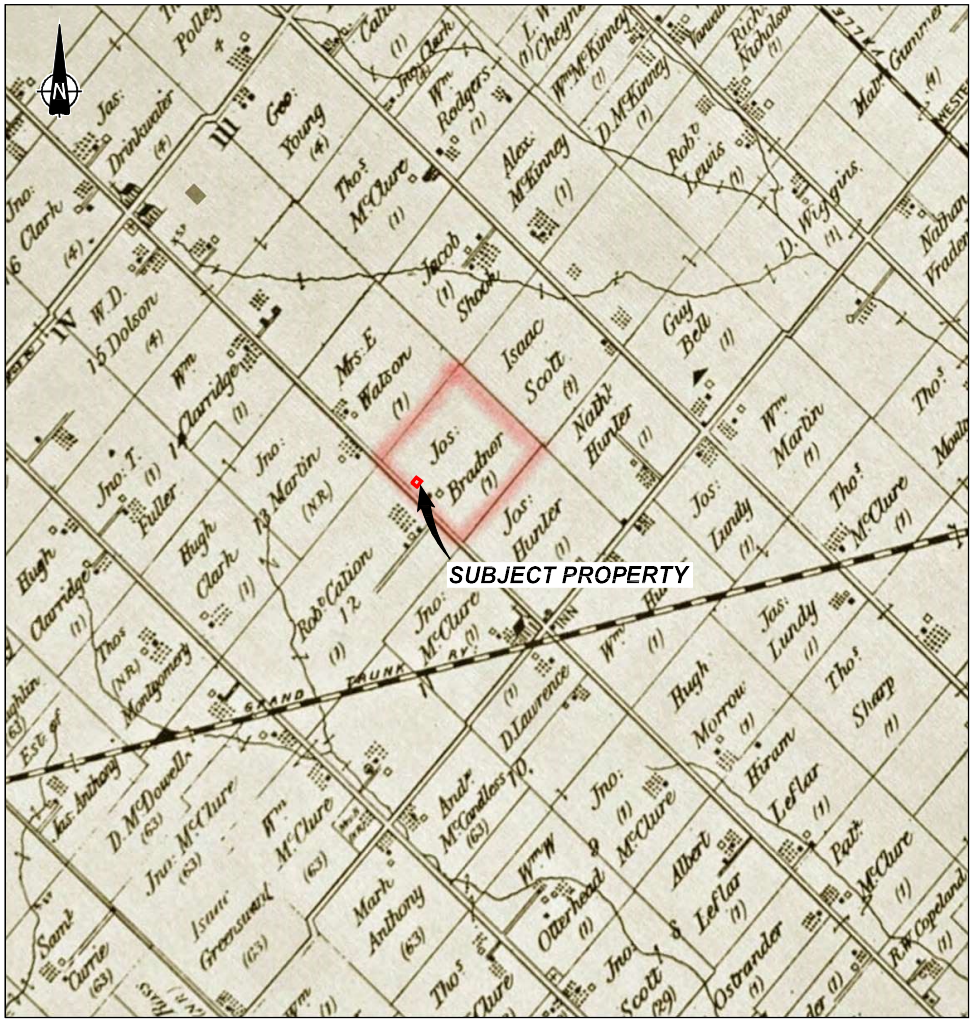
Topographical maps from 1909 to 1973 show the property relatively unchanged, with the Grand Trunk Railway (subsequently Nation Trunk Railway, then Canadian National Railway) running to the south of the property (Figure 7). By 1963, the downtown core of the City of Brampton appears to have started expanding 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

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

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 0 mm x 432mm

Figure 4: Joseph Breadner & Mary Scott (Source: ancestry.ca)

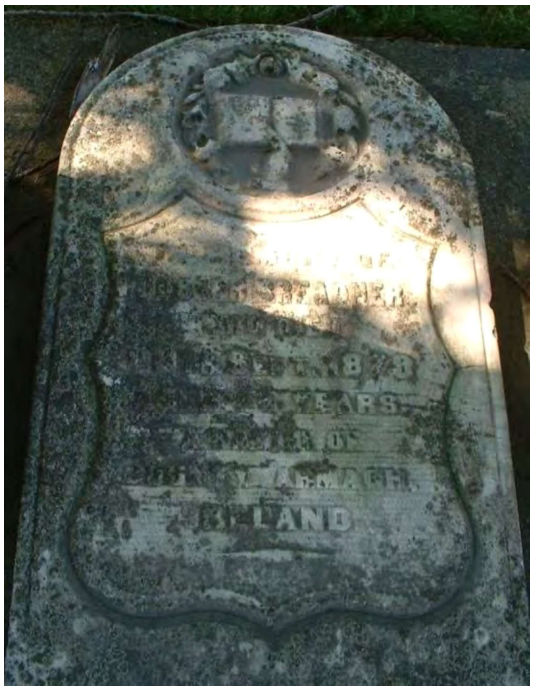
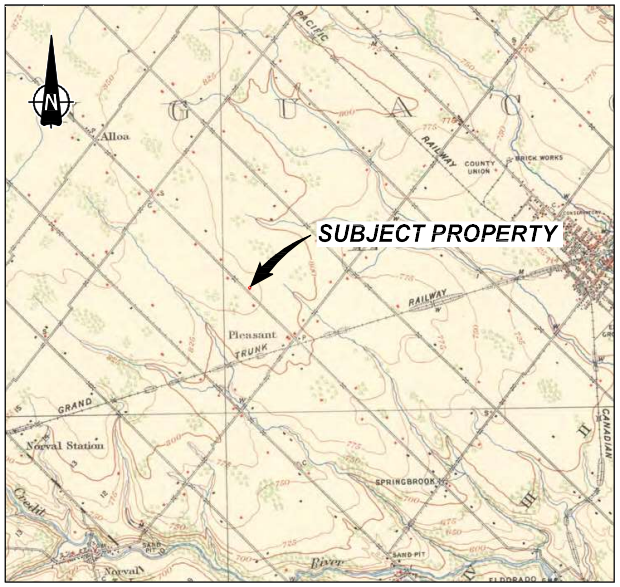


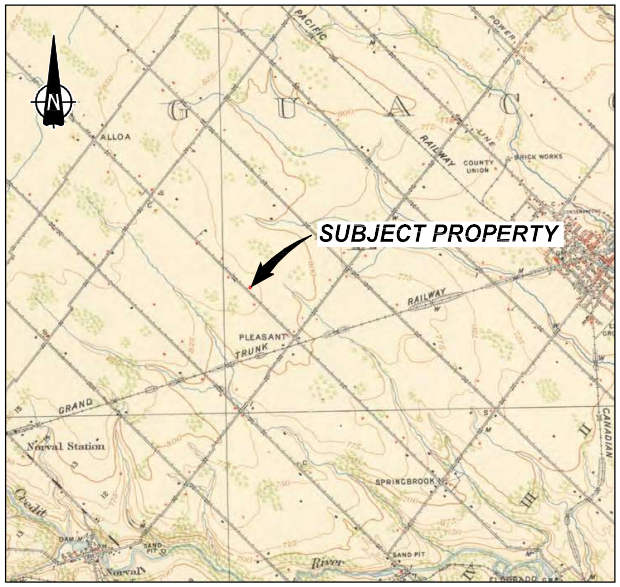
Figure 5: Joseph Breadner's Gravestone (Source: FindAGrave 2019)

Figure 6: John Breadner's family gravestone (Source: FindAGrave 2019)

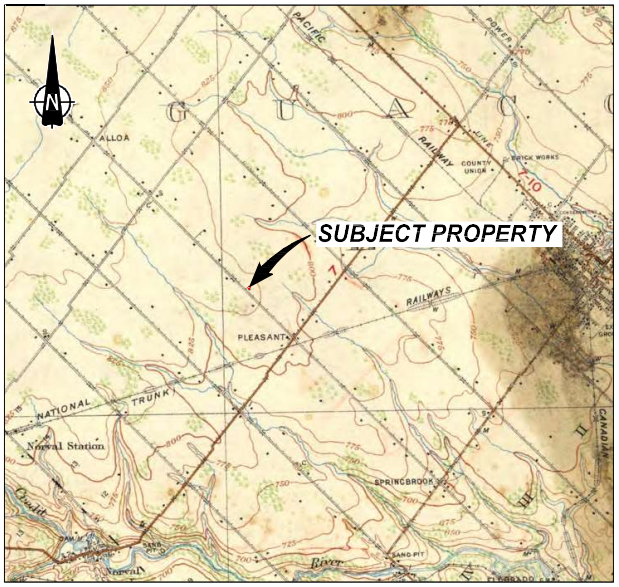
1908



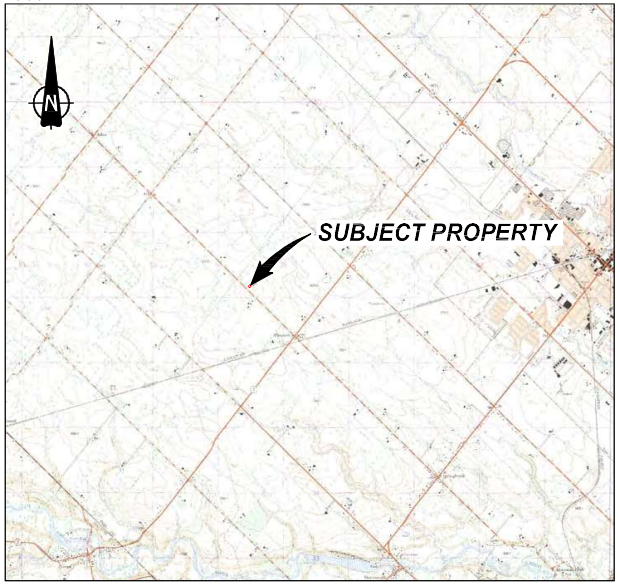
1918



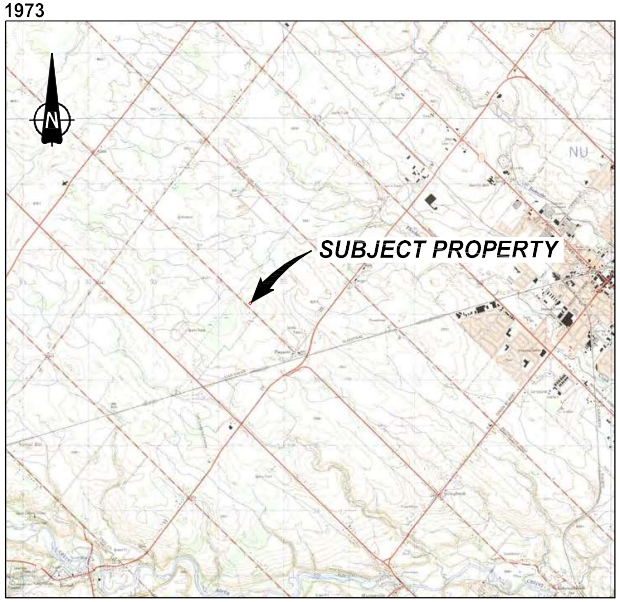
1929



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. 5], 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			**FIGURE 7**

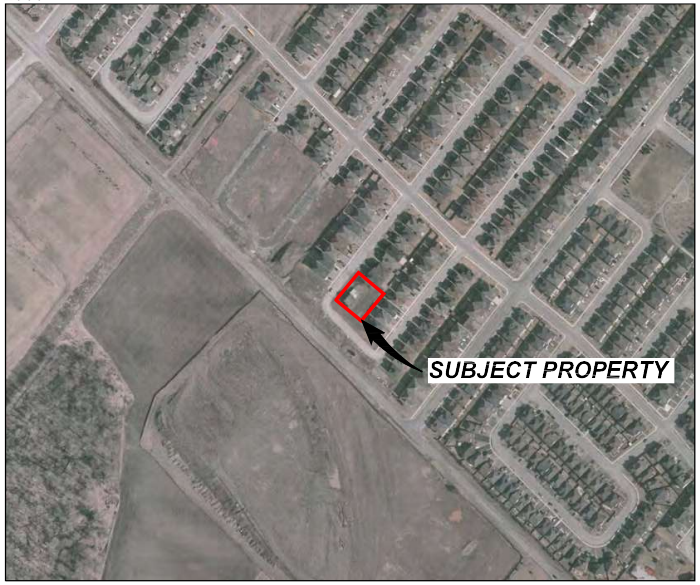
Client: Middle Oak Development
Drawing file: 19126982-1000-R01007.dwg Mar 17, 2020 – 2:20pm 0 ... 432mm x 432mm

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

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

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			**FIGURE 8**

Drawing file: 19126982-1000-R01008.dwg Dec 18, 2019 - 9:39am Plot scale: 1:1 (Plot size: 841mm x 432mm) Client: Middle Oak Development

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)

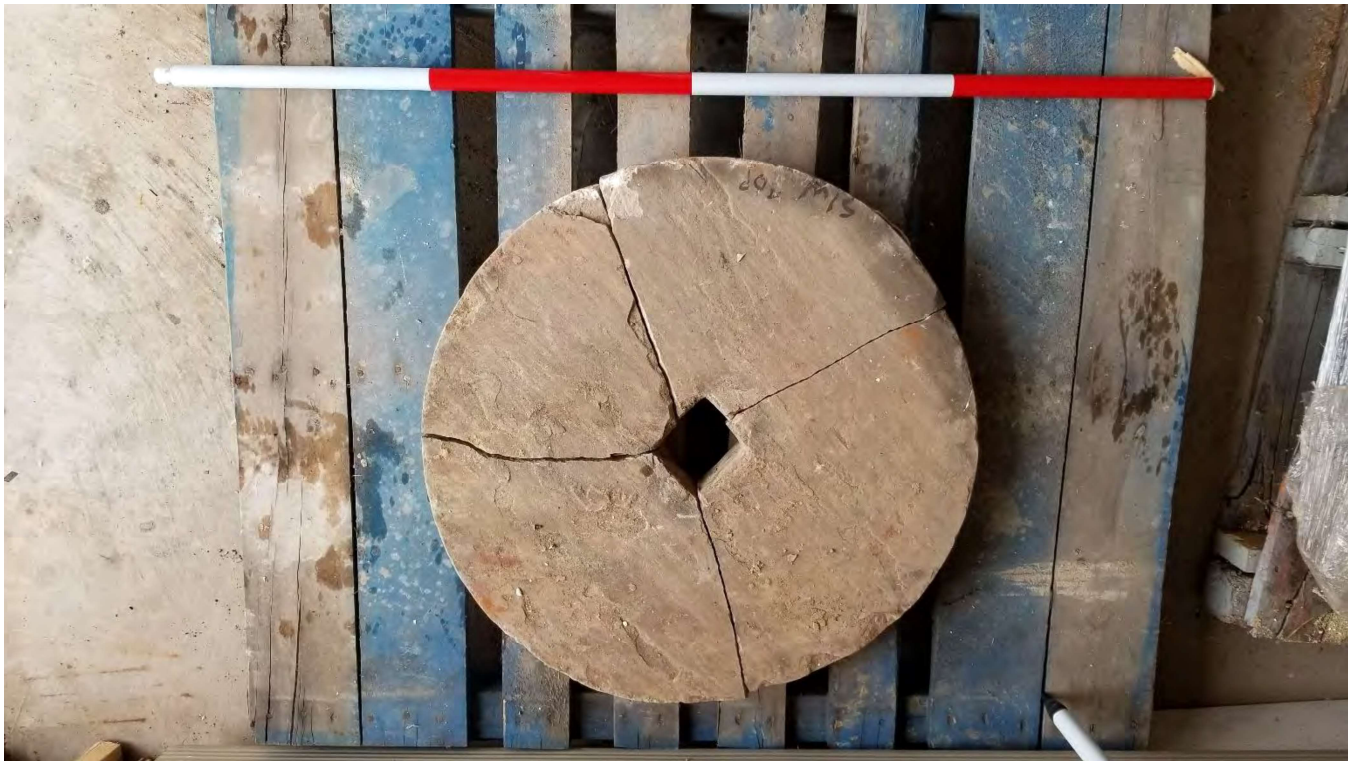


Figure 23: Close-up photo of the millstone from the centre of the gable roof (November 2019)

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).

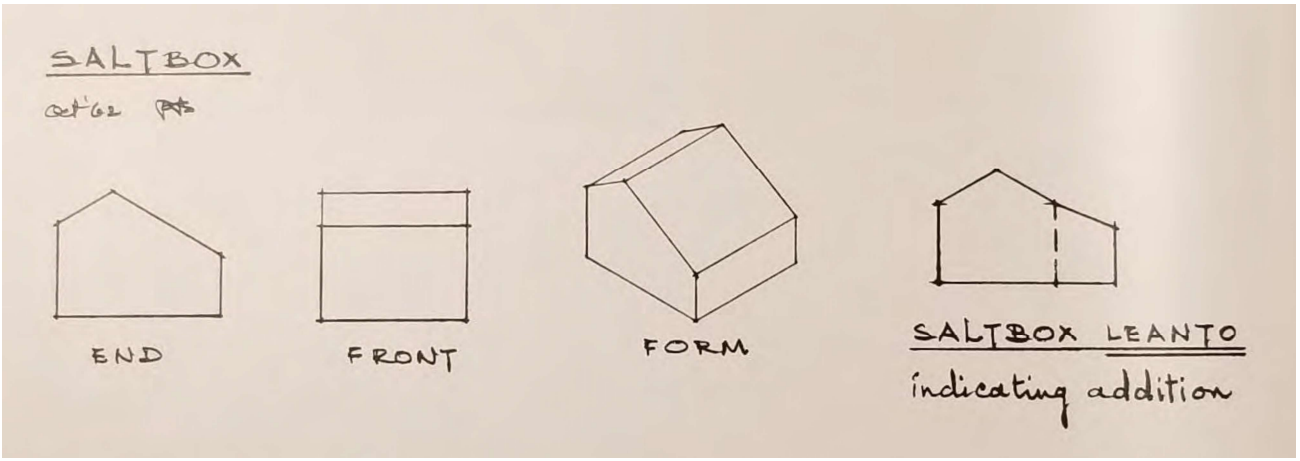


Figure 24: Saltbox Lean-to Addition (Stokes et al. 2012:12)

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.

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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
C. Murbach
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 3, 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 Tamasit 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.

BRAMPTON Flower City
brampton.ca

Planning, Design and Development
Building

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
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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

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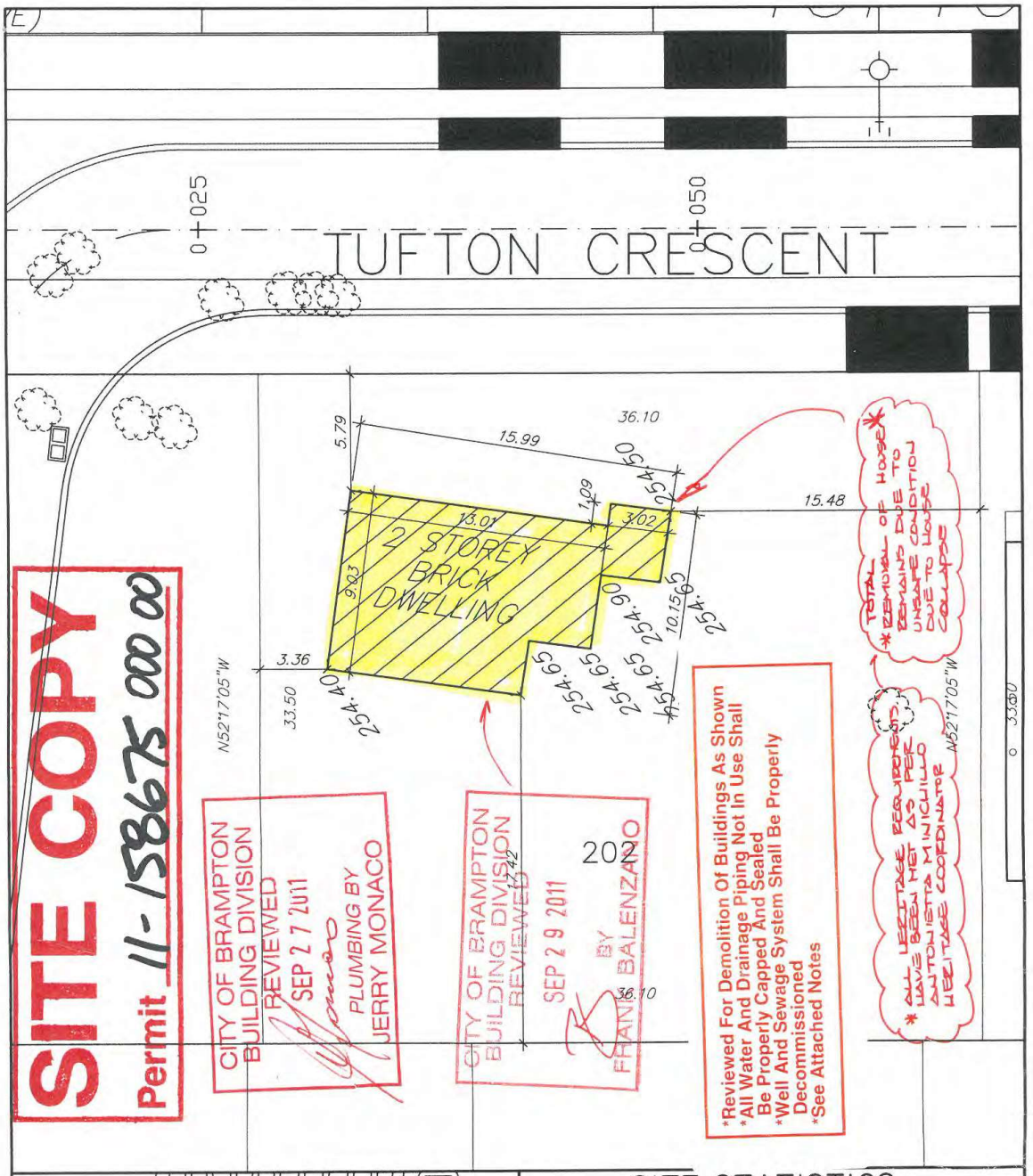
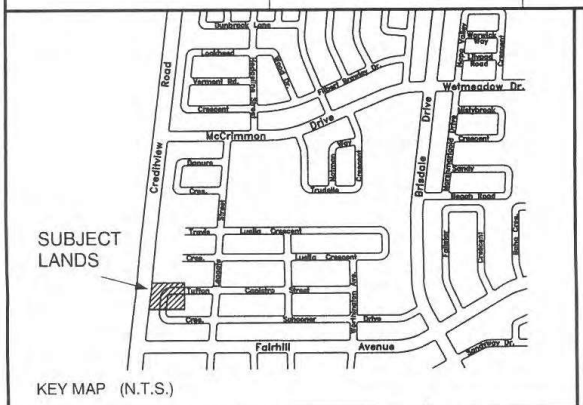
ISSUED UNDER THE AUTHORITY OF B. L. CAMPBELL
Chief Building Official
and Director of Building

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

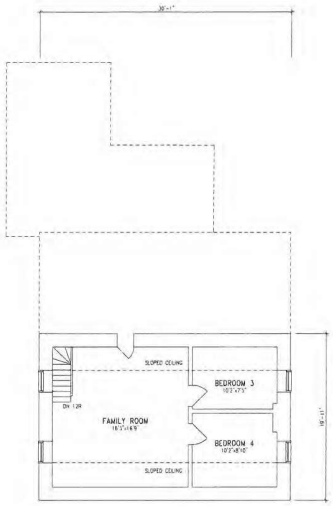
All work shall conform to the Ontario Building Code O. Reg. 350/06 as amended

Client: CONSERVATORY GROUP	Sheet Title: HERITAGE HOUSE SITE PLAN REGISTERED PLAN No: 43M-1583 (43R-29173) LOT 202	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 Name: BREADNER HERITAGE HOUSE BRAMPTON, ONTARIO	Scale: 1:250 / Drawn by: BCC/DG		
	Date: APR. 01/11 / SEP27-11	Project No. 00019 / File: 00019-SP1A	Drawing No. 1 OF 1

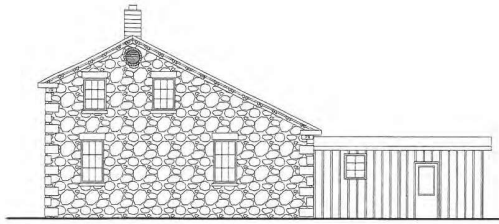
brian - H:\ARCHIVE\WORKING\2000\00019.vie\site\00019-SP1A.DWG - Tue, Sep 27 2011 - 10:06 AM

SITE COPY
Permit 11-158615 000 00

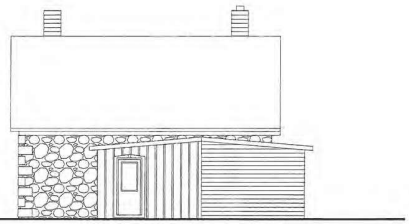
GROUND FLOOR PLAN
existing 1944 S.F.



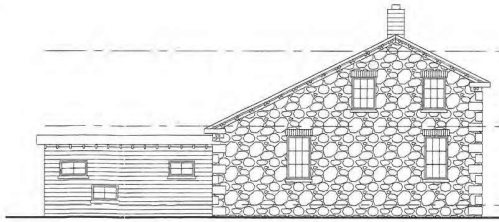
SECOND FLOOR PLAN
existing 1944 S.F.



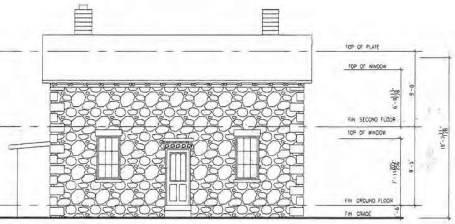
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



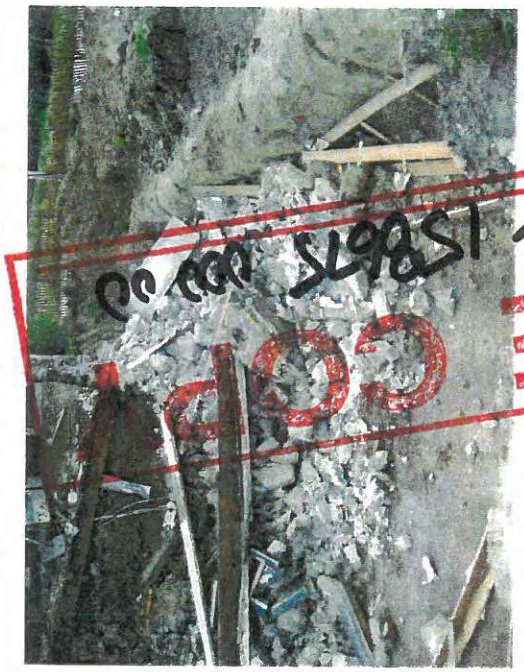
FRONT ELEVATION

AREA CALCULATIONS	HERITAGE
GROUND FLOOR AREA SECOND FLOOR AREA	
SUBTOTAL DEDUCT ALL OPEN AREAS	
TOTAL NET AREA	

1944 SQUARE FEET
EXISTING LAYOUT

HERITAGE HOME
BRAMPTON
PREPARED BY VILJOEN ARCHITECT INC.

SITE COPY
Permit 11-158695 000 00



SITE COPY
Permit 11-158675 000 00

Historic Farm House

11-14-11

2011-8-25 - 4:19 PM

Permit
Issued
Yes
Date 11-15-2011

SITE COPY
Permit 11-158675 000 00
TRESPASSERS
WILL BE
PROSECUTED

SITE COPY
Permit 11-158675 000 00

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Permit 11-158675 000 00

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Permit 11-158675 000 00

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

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 11-158675 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

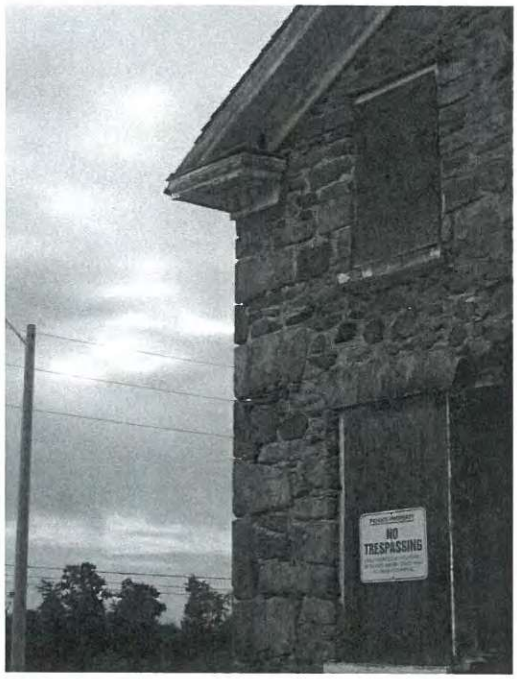
North west

North east

South east

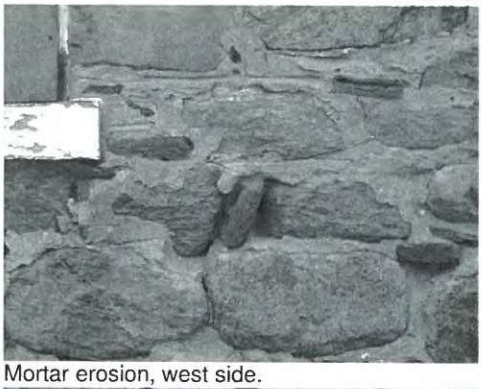
South side. Even material not involved in general failure has fallen away.

South side. Visible evidence of rot at joist ends.

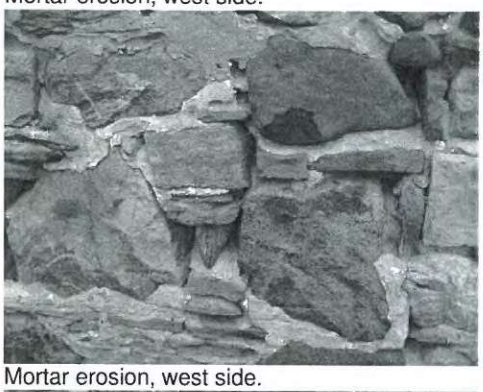


Deep mortar erosion at southwest corner.

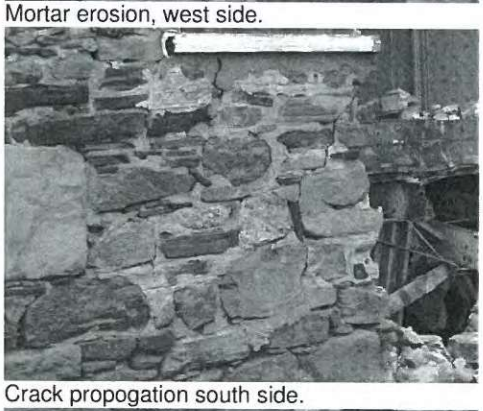
Permit 11-158675 000 00



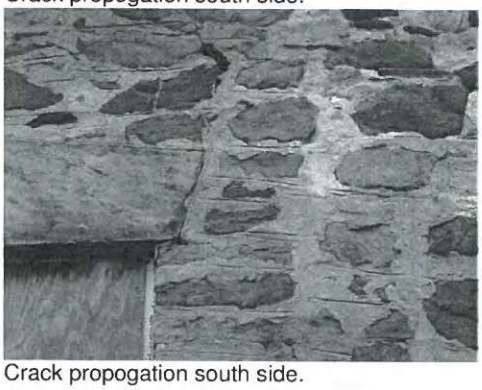
Mortar erosion, west side.



Mortar erosion, west side.



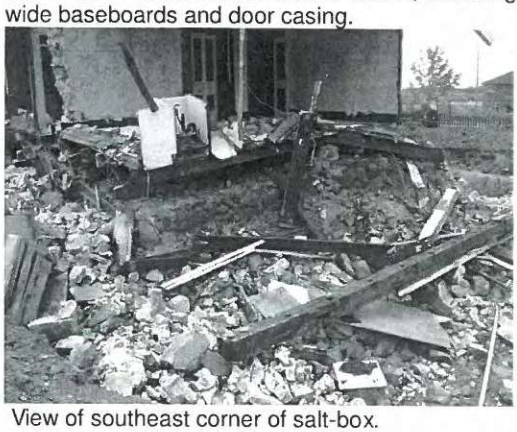
Crack propogation south side.



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:	1-905-477-6243	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).

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.

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Permit 11-158675 000 00

AJW ENGINEERING LTD

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 [illegible] Tel [illegible] Fax [illegible]

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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
11-158675 000 00
Permit

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 # street Unit 42-44 suite Mississauga, ON city L4W 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 - Mandatory Review Commitment Certificate - March 19, 2002)

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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

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

SITE COPY
Permit 11-158675 add 00

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

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Permit 11-158675 000 00

GOLDER

golder.com

DATE: December 04, 2020

TO: Ragavan Nithiyanantham, Golder Associates Ltd.

FROM: Pascal Doucet, Heritage Planner

SUBJECT: City of Brampton Heritage Staff Comments for 59 Tufton Crescent (Breadner House)

Heritage City staff from Planning, Building and Economic Development reviewed the Heritage Impact Assessment titled: *Heritage Impact Assessment Breadner House, 59 Tufton Crescent, City of Brampton, Ontario*, prepared by Golder Associates Ltd.; dated 26 August 2020 (the "HIA"). As a result, heritage staff has the following comments:

Comments on the HIA's Mitigation Options, Conservation Methods and Alternatives Proposed

City heritage staff is in agreement with the relocation, reconstruction, interpretation and commemoration of the Breadner House on a new and suitable adjacent lot to 59 Tufton Crescent, along with the installation of a commemorative plaque. A pedestal plaque in accordance with the City of Brampton's specifications for pedestal heritage plaques is recommended. City heritage staff is concurring with the portion of the HIA mentioning that the Breadner House has cultural heritage value or interest as a one-and-a-half storey, Georgian style fieldstone farmhouse with a saltbox shape addition.

The conservation concept proposed in the HIA is considered by staff as a meaningful and proportionate alternative to mitigate the accidental loss of the Breadner House; through conservation, reconstruction, interpretation and commemoration; and as a recognition to conserve Brampton's significant, rare and non-renewable cultural heritage resources. The proposed relocation, reconstruction, interpretation and commemoration are considered appropriate and adequate by City heritage staff given the current circumstances of the Breadner House and its associated lands.

Comments on the Evaluation of Cultural Heritage Value or Interest

The Cultural Heritage Evaluation and Statement of Cultural Heritage Value or Interest, found within section 6 of the HIA, are to the satisfaction of City heritage staff. However, staff is recommending an alternate list for the description of heritage attributes.

The Description of Heritage Attributes recommended by City heritage staff is:

The Corporation of the City of Brampton
2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 906.874.2130

- One-and-a-half storey vernacular farmhouse
- Salt-box form and Neoclassical and Georgian design influences
- Three bay front elevation with a symmetrical composition consisting of a central door with flanking windows
- Fieldstone facades with sandstone quoins and lintels
- Unpainted stone walls
- Side gable roof with returned eaves
- Ornamental boxed cornice below the roof with paired dentils
- Millstone on the side elevation and at the centre of the gable roof
- Six-over-six wood sash windows on the front and side elevations
- Stone window sills on the front and side elevations
- Two identical chimney stacks with symmetrical placement near the gable ends
- Front entrance raise above a three steps with classical entablature, pilasters and decorative geometric patterning
- Historical and visual connection to Creditview Road
- Associations with the Breadner family, early settlers of the Chinguacousy Township

Comments on the proposed relocation for reconstructing the cultural heritage resource
The proposed lot for the relocation of the reconstructed Breadner House is shown in figure 25 of the HIA. This alternate location is to the satisfaction of City Heritage Staff due to its dimensions and its location in relation to its enhanced exposure and visibility from the public realm. This location is also considered appropriate because it maintains the direct association of the cultural heritage resource with the historic 100 acres farm property of the Breadner family.

Comments on the Summary Statement & Recommendations
City heritage staff is recommending a different list of conservation actions for the City's best interest regarding the protection and conservation of its cultural heritage resources. Staff's recommended list of action items is considered preferable and appropriate to ensure that the cultural heritage resources will be effectively protected in the context of the conservation concept proposed in the HIA.

The list of conservation actions recommended by City heritage staff is:

First Conservation Actions

- Prepare and provide a complete Heritage Conservation Plan and Reconstruction Plan (the "HCP") detailing: the conservation approach; the required actions and trade; an itemized list, inventory, full documentation (photographs) and monitoring strategy for the salvaged materials; an itemized list for the Conservation and Reconstruction work (including the cost for the commemorative pedestal plaque); the Conservation and

The Corporation of the City of Brampton
2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 906.874.2130

Reconstruction Drawings; and an implementation schedule to conserve the remnants of the Breadner House prior to, during and after the reconstruction effort.

- Determine and confirm the location and content of the pedestal plaque. This can be part of the HCP; or it can provided separately as a Commemoration and Interpretation Plan.
- Present before the Brampton Heritage Board and City Council the HIA, HCP along with an application made in accordance with Part IV of the *Ontario Heritage Act* to approve the conservation, reconstruction, interpretation and commemoration work.
- Amend the designation by-law in accordance with section 30.1 of the *Ontario Heritage Act*.
- Enter into a heritage easement agreement in accordance with section 37 of the *Ontario Heritage Act*.

The recommendations for amending the designation by-law and enter in a heritage easement agreement will be made by City heritage staff at the same meetings where the conservation concept will be presented to the Brampton Heritage Board and City Council for endorsement and approval.

The subsequent Conservation Actions listed below must be implemented after the appropriate approvals are provided under the *Ontario Heritage Act*, and after the heritage property is protected with a designation by-law and a heritage easement agreement.

Subsequent Conservation Actions

- Provide heritage securities to the City, including a 30% contingency, for the conservation, reconstruction, interpretation and commemoration work.
- Execute the conservation, reconstruction, interpretation and commemoration work.
- Provide full documentation (photographs) of the conservation, reconstruction, interpretation and commemoration work to confirm that the work has been completed in accordance with the approved HCP, and to confirm that the heritage securities can be released accordingly.
- Officially name the building ‘Breadner House’.

If you have any questions or require further clarification with respect to these heritage comments, please contact: Pascal Doucet, MCIP, RPP, Heritage Planner, Planning, Building and Economic Development at: pascal.doucet@brampton.ca

Doucet, Pascal

From: Robert Walters <[redacted]>
Sent: 2021/02/22 10:45 AM
To: Doucet, Pascal
Cc: Randy Eadie; Cubacub, Noel; Herculson, Alice
Subject: [EXTERNAL]RE: 59 Tufton Crescent: Markbar Subdivision Agreement and PLC application proposal

Hi Doucet,

We are in agreement with your proposal.

By copy of this email to Noel, could the City accept the PLC applications for processing prior to the Heritage Board Meeting and just not approve the PLC by-laws until after the Heritage designation by-law is amended?

Let us know.

Thanks

ROBERT WALTERS, M.PL., MCIP, RPP
SENIOR ASSOCIATE

[redacted]
WESTONCONSULTING.COM

WESTON CONSULTING

From: Doucet, Pascal <Pascal.Doucet@brampton.ca>
Sent: Thursday, February 18, 2021 6:12 PM
To: Robert Walters <[redacted]>
Cc: Randy Eadie <[redacted]>; Cubacub, Noel <Noel.Cubacub@brampton.ca>; Herculson, Alice <Alice.Herculson@brampton.ca>
Subject: 59 Tufton Crescent: Markbar Subdivision Agreement and PLC application proposal

Hi Robert,

I am the City heritage planning staff who's been assigned to look into addressing the cultural heritage matters within the Markbar Subdivision.

I have looked at the email exchanges concerning your request for a Part Lot Control (PLC) application on the current designated heritage lands (59 Crescent / Block 202).

To address the heritage matters, I am making recommendations prior to consider approving a PLC application on the designated heritage lands. These recommendations are consistent with my comments dated December 10, 2020 following the latest Heritage Impact Assessment (HIA) that I received for addressing these cultural heritage matters.

I recommend to implement these recommendations at the next Brampton Heritage Board meeting (scheduled March 23):

- I recommend to bring a staff report with the latest HIA received to the March 2010 Brampton Heritage Board meeting along with my comments dated December 10, 2020.
- In this staff report, I will recommend that the existing designation by-law be amended in accordance with subsection 30.1(2) of the *Ontario Heritage Act* to 1. clarify/correct the legal description of the property, shifting the designated lands from block 202 to Block 327 and to 2. clarify/correct the statement of significance and list of heritage attributes in accordance with my December 10 comments.
- In this report, I will also recommend that we enter into a heritage easement agreement for Block 327.

I would be satisfied that the heritage matters would be addressed with these recommendations, and accordingly, I would be satisfied that the submission of the PLC application will be appropriate once the designation by-law is amended as recommended and the heritage easement agreement is approved.

Please get back to me on these recommendations at your earliest convenience.

Thank you,

Pascal Doucet, MCIP, RPP
Heritage Planner
Planning, Building and Economic Development
City of Brampton

From: Cubacub, Noel <Noel.Cubacub@brampton.ca>
Sent: 2021/02/10 9:11 AM
To: Robert Walters <[redacted]>; Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Cc: Doucet, Pascal <Pascal.Doucet@brampton.ca>; Randy Eadie <[redacted]>
Subject: RE: [EXTERNAL]FW: Markbar Subdivision Agreement

Good morning Robert,

I will have to confer with my team and my manager before giving you a response as it relates to the PLC application.

Kind regards,

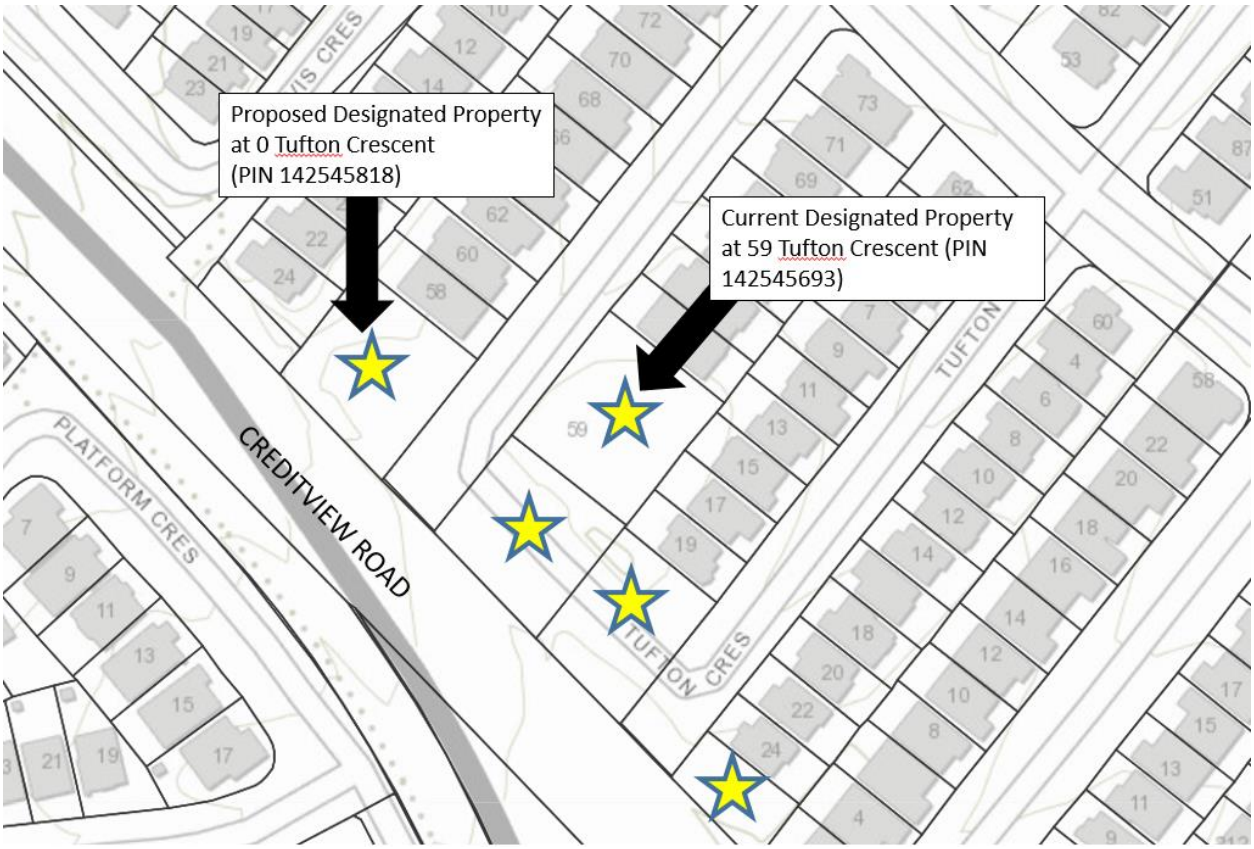
Noel Cubacub, B.URPL
Assistant Development Planner
City of Brampton | Planning, Building and Economic Development
T: 905.874.3417 | E: noel.cubacub@brampton.ca

BRAMPTON Flower City

Please consider the environment before printing this email.

From: Robert Walters <[redacted]>
Sent: 2021/02/10 8:55 AM
To: Cubacub, Noel <Noel.Cubacub@brampton.ca>; Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Cc: Doucet, Pascal <Pascal.Doucet@brampton.ca>; Randy Eadie <[redacted]>
Subject: RE: [EXTERNAL]FW: Markbar Subdivision Agreement

Appendix D – Maps and Plan of Subdivision showing the existing and proposed designated lands for the Breadner House

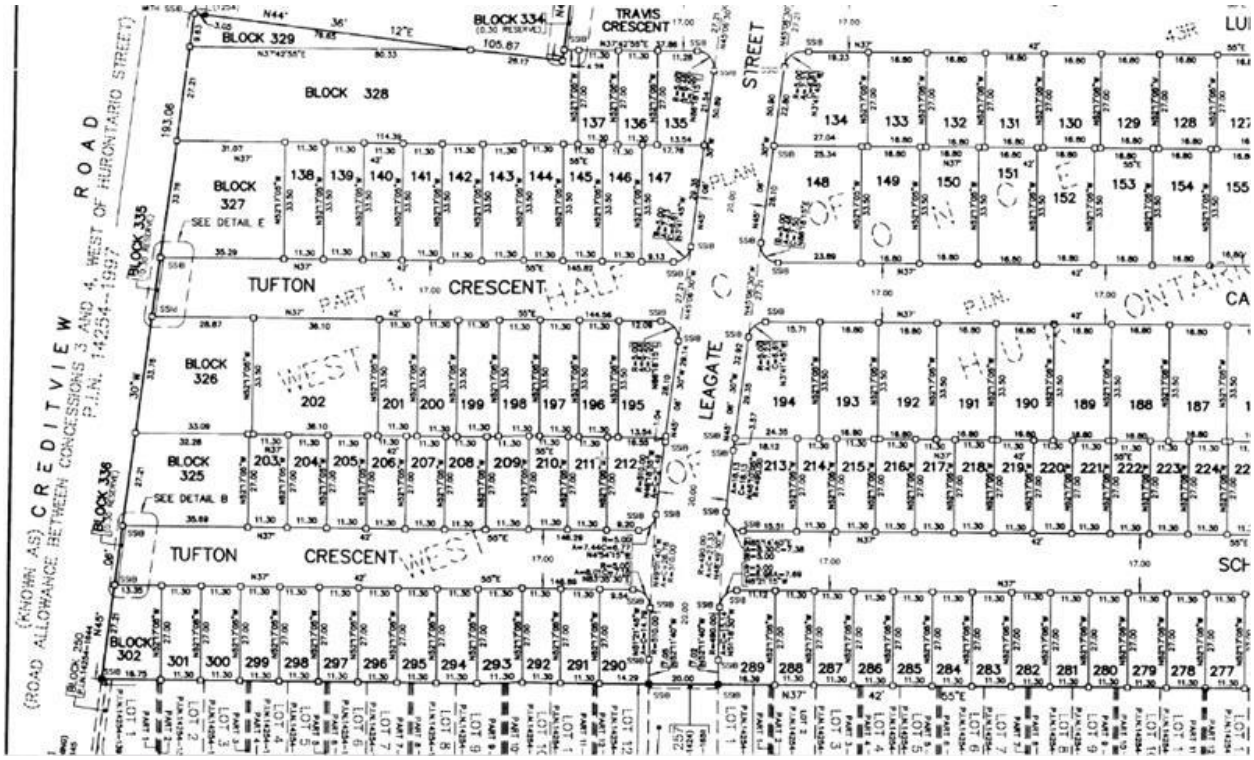


This map is provided for information purposes only and is oriented with the north at the top. The exact property boundaries are not shown. The arrows are showing the location of the current and proposed designated properties at 0 and 59 Tufton Crescent. The stars are marking the Owner's properties. (Source: 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)

Heritage Evaluation Report
(Amendment to Designating By-law)

Breadner House (0 Tufton Crescent)
March 2021

Profile of Subject Property

Municipal Address	0 Tufton Crescent
PIN Number	142545818
Roll Number	10-06-0-002-02220-0000
Property Description	CON. 3 W.H.S. LOT 12 - PL 43M1583 BLK 327
Ward Number	6
Property Name	Breadner House
Current Owner	MARKBAR VALLEY ESTATES INC
Owner Concurrence	Yes
Current Zoning	Residential
Current Use(s)	Vacant
Construction Year	- Breadner House (circa 1860)
Demolition Year (due to partial structural collapse during construction of a rear addition)	- Breadner House (2011)
Architectural Style or Typology:	- Georgian - Saltbox (form and style) - Fieldstone farmhouse
Notable Owners or Occupants	Breadner family (family of early settler of the Township of Chinguacousy)
Heritage Resources on Subject Property	- Farmstead property with visual and historical link to Creditview Road - Site of the former one-and-a-half storey Breadner House.

1. Current Situation:

The property at 0 Tufton Crescent (PIN 142545818) 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 design/physical value, historical/associative value, and contextual value.

2. Description of Property

The property at 0 Tufton Crescent (PIN 142545818) is on the east side of Creditview Road, north of the Canadian National Railway. The amendment to the property's designation by-law includes a correction of the legal description of the property to designate the lot containing the reconstructed Breadner House. The adjacent property at 59 Tufton Crescent (PIN 142545693) contained a one-and-a-half storey single detached dwelling until 2011 that was lost to structural failure due to a partial collapse ("Breadner House"). The site is currently vacant. The lands to be included within the designation through the amendment to the designating by-law are adjacent to the lands containing the site of the former Breadner House.

3. Statement of Cultural Heritage Value or Interest

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.

The amendment to the designating by-law includes a correction and clarification of the statement explaining the property's cultural heritage value or interest and the description of the property's heritage attributes as described within this report, and based on the photographs included therein. 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.

4. Description of Heritage Attributes/Character Defining Elements

The heritage attributes of 0 Tufton Crescent (PIN 142545818) 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.

8. References

Archival Sources

- Assessment Rolls for Lot 12, Concession 3, W.H.S.
- Land Registry Abstract for Lot 12, Concession 3, W.H.S.
- 1851, 1861, 1871, 1881, 1891, 1901 and 1911 Census Records

Secondary Sources

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9. Appendix

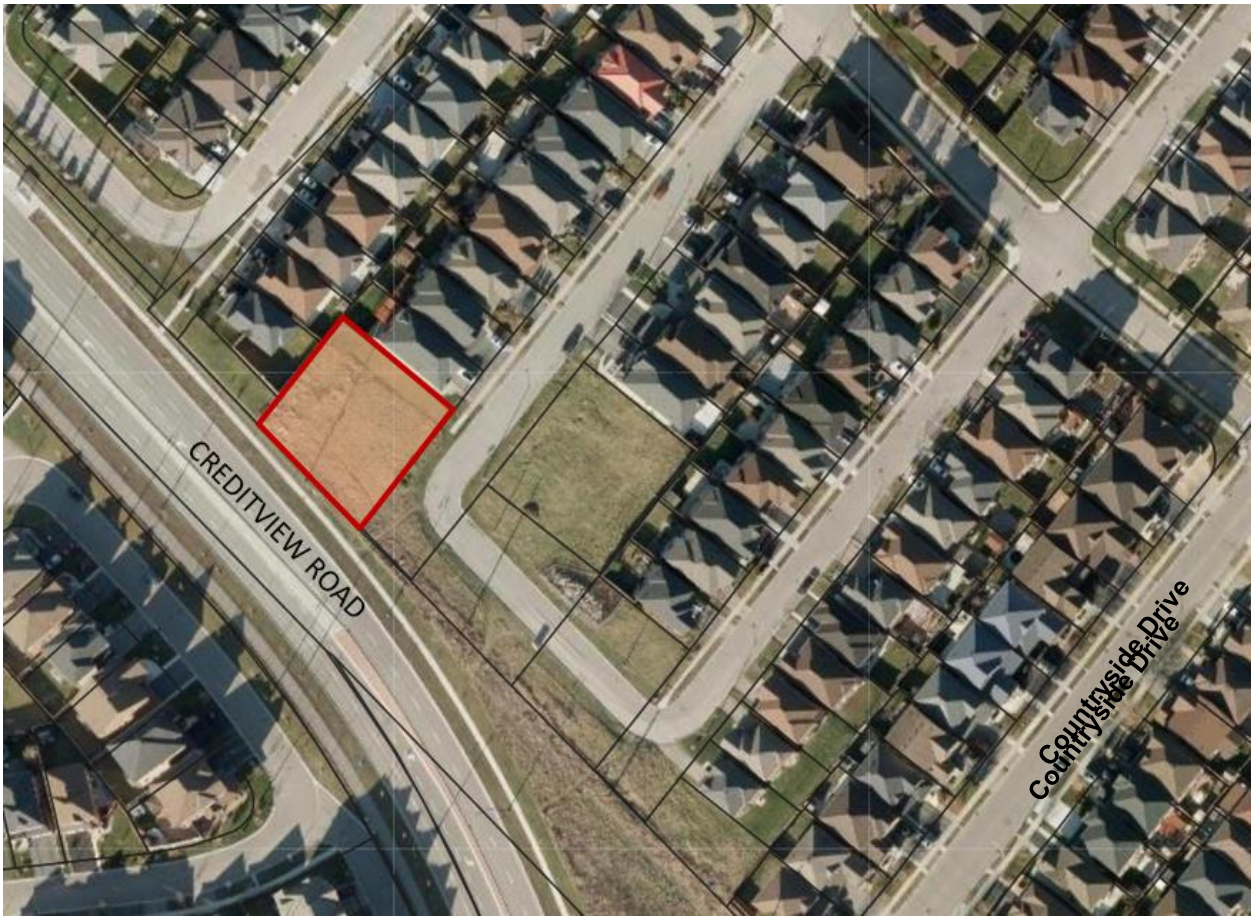

Figure 1: Aerial view of 0 Tufton Crescent (PIN 142545818) in fall 2018 (Source: City of Brampton)

Figure 2: 1877 map showing the 100 acres Breadner farm property (Source: Pope, J.H, 1877)

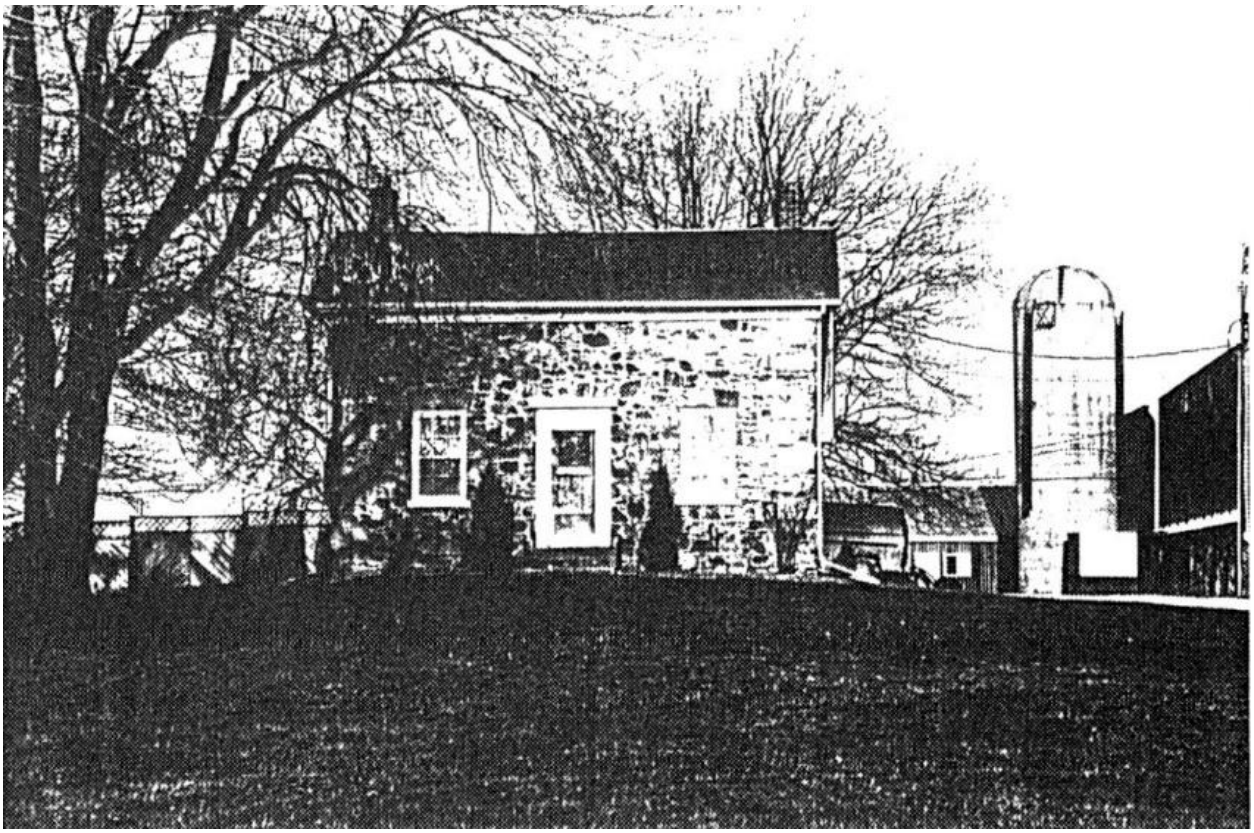

Figure 3: Archival image of the Breadner House circa 1992 (Source: City of Brampton)

Figure 4: Front (west) elevation of the Breadner House (Source: City of Brampton, 2009)

Figure 5: Side (south) elevation of the Breadner House (Source: City of Brampton, 2009)

Figure 6: Side (south) and read (east) elevations of the Breadner House (Source: City of Brampton, 2009)

Figure 7: Side (north) elevation of the Breadner House (Source: City of Brampton, 2009)

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

Analysis of applicable legislation, policy and land use planning considerations

Detailed Policy and Planning Analysis:
The proposed amendment to the by-law is consistent with applicable legislative and policy framework, as set out below.

The Planning Act:
The *Planning Act* guides development in the Province of Ontario and states that municipalities must have regard for matters of provincial interest. The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest is identified under paragraph 2(d) of the *Planning Act* as a matter of provincial interest.

Provincial Policy Statement (PPS)
The Provincial Policy Statement (the "*PPS*") is issued under the authority of section 3 of the *Planning Act* and provides policy direction on matters of provincial interest related to land use planning and development. The *Planning Act* requires that decisions of municipal councils affecting land use planning and development matters "*shall be consistent with*" the *PPS*.

Policy 2.6.1 of the *PPS* states that: "*Significant built heritage resources and significant cultural heritage landscapes shall be conserved*".

Growth Plan
A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) is based on the policies of the *PPS* and provides land use planning and development policies that apply to the issues specific to the Greater Golden Horseshoe region. Section 3 of the *Planning Act* directs that all decisions of municipal councils affecting land use planning and development matters shall conform to the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that: "*Cultural Heritage Resource will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*"

City of Brampton Official Plan:
The following objectives of the Official Plan are applicable and relevant to this report:

a) Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations.

b) 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.

The following policies of the Official Plan are applicable and relevant to this report:

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 their continuing maintenance, conservation and restoration.

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.

4.10.1.13 In the event that demolition, salvage, dismantling or relocation is inevitable, thorough documentation of the heritage resources shall be undertaken. The information shall be made available to the City of archival purposes.

4.10.1.17 The City shall modify its property standards and by-laws as appropriate to meet the needs of preserving heritage structures.

4.10.1.19 Adoption of the Guidelines may be stipulated as a condition for approval of planning applications and draft plans if warranted.

4.10.9.13 Lost historical sites and resources shall be commemorated with the appropriate form of interpretation.

Standards and Guidelines for the Conservation of Historic Places in Canada
Section 4.10.1.8 of the City's Official Plan requires that cultural heritage resources be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada (The "*Standards and Guidelines*"). The introduction section of the *Standards and Guidelines* states that: "*Conservation practitioners operate in what is referred to as a 'values-based context' using a system that identifies and manages historic places according to values attributed through an evaluation process. These values generally include the aesthetic, historic, scientific, cultural, social and/or spiritual importance of a place, and:*

- *May be singular or multiple;*
- *Are subjective, wide-ranging, and can overlap;*
- *Can be differently assigned by different groups, and may even change over time.*

The *Standards and Guidelines* defines the following key terms as follows:

"*Heritage Value: the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value of an historic plan is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.*

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

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.

Rehabilitation: 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."

The fourteen (14) Standards from the *Standards and Guidelines* are described in the document as: "*principles that express the collective wisdom that has accumulated in heritage conservation practice. They are rooted in practical and theoretical arguments that evolved as the field of conservation developed over the years. Working from these basic principles gives consistency and an ethical foundation to the decisions that must be made when conserving an historic place. The Standards are to be broadly applied throughout the conservation process and read as a whole, because they are interconnected and mutually reinforcing.*" The *Standards and Guidelines* also further specify that the fourteen (14) Standards are "*not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.*"

The following Standards apply and are relevant to this report and recommended amendments:

General Standards for Preservation, Rehabilitation and Restoration:

1. Conserve the *heritage value* of an *historic place.* Do not remove, replace or substantially alter its intact or reparable *character-defining elements*. Do not move a part of an historic place it 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.

4. (a) Recognize each *historic place* as a physical record of its time, place and use. (b) 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.

   Part (a) of this standard requires us to respect the historic place and to conserve, as best we can, the physical evidence that conveys the significance of the historic

place, including its contribution to a specific context and to the social history associated with its uses.

Part (b) of this standard discourages the creation of additions that falsify the story of a place. There is always a high risk of loss of authenticity when adding elements from other places or eras.

1. 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.

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.

Additional Standards Relating to Rehabilitation

11. Conserve the *heritage value* and *character-defining elements* when creating any 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.

Additional Standards Relating to Restoration

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

Further explanation of Standards 14 within the *Standards and Guidelines* is stating that: "*The recreation of a missing built feature in a landscape or heritage district is best regarded as an addition to an historic place, and would be subject to Standards 11 and 12.*"

Dear Member of Brampton Heritage Board:

March 19, 2021

Re: Brampton Plan Engagement

We are writing to you to invite you to collaborate in the development of the **City of Brampton's new Official Plan, called "Brampton Plan"**. The City is in the early stages of engaging residents and its partners in the Brampton Plan process, which will build upon the Council-endorsed vision and ensure all City planning, projects, and development are working together plan and build Brampton now and into the future.

An Official Plan is an overarching plan to manage how Brampton grows and develops and is required by provincial legislation. It guides the location and type of housing, industry, offices and shops, as well as the infrastructure needed to support a growing city – including streets, parks, transit, schools and recreational facilities. It is a legal document which must conform to, and be consistent with, provincial legislation and regional directives.

The new Brampton Plan will address and update a range of important policy areas which help shape the City, including land uses, urban design, sustainability, transportation, the environment, parks & open spaces, employment, arts & culture, and heritage preservation.

We are seeking to engage community leaders, such as yourself, and the broader public in discussions around key issues that impact your respective committee and the community. We propose to do this in a number of different ways, including, but not limited to the following:

- Engaging with Committees of Council throughout 2021 as the plan progresses;
- Hosting public workshops and focus groups to inform the development of Brampton Plan; and
- Online engagement through surveys and social media.

We are currently planning a City-Wide Virtual Workshop for April 10, 2021 and hope that you can attend. To register, please see the following details:

WHAT: **City-Wide Workshop**
WHEN: April 10th, 2021 from 10am – 12pm
WHERE: Virtual workshop conducted via WebEx
REGISTER: Bramptonplanworkshop.Eventbrite.com

In addition to attendance at the City-Wide Workshop, we would like to offer an opportunity to attend a focus-group session and will follow-up to confirm a convenient time. To learn more about Brampton Plan please visit Brampton.ca/BramptonPlan or contact us at opreview@brampton.ca.

Sincerely,

Martin Medeiros
Regional Councillor, Wards 3&4
Chair, Planning & Economic Development

Pat Fortini
Regional Councillor, Wards 7&8
Vice-Chair, Planning & Economic Development