Heritage Impact Assessment, 43 David Street, City of Brampton, Ontario

Project number: 2022-0122

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Report Date: July 2022

Proponent: Manu Pryia Sharma

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1. Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained Manu Pryia Sharma (the Proponent) to conduct a Heritage Impact Assessment (HIA) for the property located at 43 David Street, Brampton, Ontario. The proponent is applying for a consent and minor variance application as well as a demolition permit to facilitate severance of the property into two lots and eventual re-development of the property with two single or two semi-detached homes.

The purpose of this assessment is to review relevant historical documents and identify any cultural heritage resources associated with the property. To evaluate the cultural heritage value or interest (CHVI) associated with the property, provisions in the Ontario Heritage Act (OHA) under Ontario Regulation (O.Reg.) 9/06 and the Planning Act (1990) were applied.

The Subject Property is located on the southeast side of David Street, between Mill Street North and Lowes Avenue. The property contains a single late-19th century vernacular two-storey red brick residence with rear addition. Historic research indicates that 43 David Street was constructed c.1885 when the property was under the ownership of John Stewart.

The Subject Property is not currently listed or designated, per the City of Brampton's Municipal Register of Cultural Heritage Resources (Brampton 2020).

Evaluation of 43 David Street against O.Reg. 9/06 finds the structure and property to have CHVI; as such, the property is a candidate for designation under Part IV of the OHA.

In keeping with provisions of the OHA, Regulation 9/06, and the City of Brampton's *Official Plan* (2020) the following recommendation are made:

- 43 David Street be added to the Municipal Register of Cultural Heritage Resources and considered as a candidate for designation by municipal by-law under Part IV of the OHA.
- Any future alterations to the structure be limited to the rear of the structure and not impede the street exposure of the front façade or east side.
- The front veranda be subject to conservation and restored in a way that reflects the antiquity of the structure
- The development team work to incorporate the extant structure into any future redevelopment plans pertaining to 43 David Street.
- A historical commemoration be undertaken that details the history of the area and unique topography of the property and its connection to a historic tributary of Etobicoke Creek.
- Should retention in situ not be possible it is recommended that the Proponent work with the City of Brampton to relocate the extant structure to another prominent area in proximity to its current location.

The Provincial Policy Statement (2020) notes that CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those determinations.

2. Personnel

Jamie Lemon, M.A.	Project Manager
Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Christopher Lemon, B.Sc., Dip. Heritage	Lead Cultural Heritage Specialist
Paulina Scheck, M.A.	Archival Research

Acknowledgements

Marissa Lompart	Assistant Heritage Planner, City of Brampton
Manu Pryia Sharma	Proponent
Gourav Bhanot	Proponent

3. Introduction

Parslow Heritage Consultancy, Inc. (PHC) was retained Manu Pryia Sharma (the Proponent) to conduct a Heritage Impact Assessment (HIA) for the property located at 43 David Street, Brampton, Ontario (the Subject Property). The proponent is applying for a consent and minor variance application as well as a demolition permit to facilitate severance of the property into two lots and eventual re-development of the property with two single or two semi-detached homes.

The purpose of this assessment is to review relevant historical documents and identify any cultural heritage resources associated with the property. To evaluate the cultural heritage value or interest (CHVI) associated with the property, provisions in the *Ontario Heritage Act* (OHA) under Ontario Regulation (O.Reg.) 9/06 and the *Planning Act* (1990) were applied.

The site visit to assess the CHVI associated with 43 David Street was conducted by Chris Lemon on June 29, 2022.

Documentation of the property took the form of high-resolution photographs using a Nikon D5600 DSLR camera, the collection of field notes and the creation of measured drawings. This assessment strategy was derived from the *National Historic Parks and Sites Branch Canadian Inventory of Historic Buildings* (Parks Canada 1980), *Well Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation* (Fram 2003), the *Historic American Building Survey - Guide to Field Documentation (*HABS 2011) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2010). All accessible areas of the property and associated structures were assessed and documented.

The Subject Property is comprised of an approximate 883.89 square metre (0.21 acre) rectangular residential lot located in old downtown Brampton. The Subject Property fronts onto David Street and is bound by 39 David Street to the northeast and 47 David Street to the southwest. The topography of the property slopes to the northeast and contains what remains of a historic tributary of Etobicoke Creek.

The Subject Property is located in a mature residential neighborhood adjacent to the historic downtown core of Brampton and is not currently listed or designated on the City of Brampton's Municipal Register of Cultural Heritage Resources. A number of listed and designated properties are located within 150m of the Subject Property; none of the listed or designated properties are adjacent to 43 David Street (Figure 3).

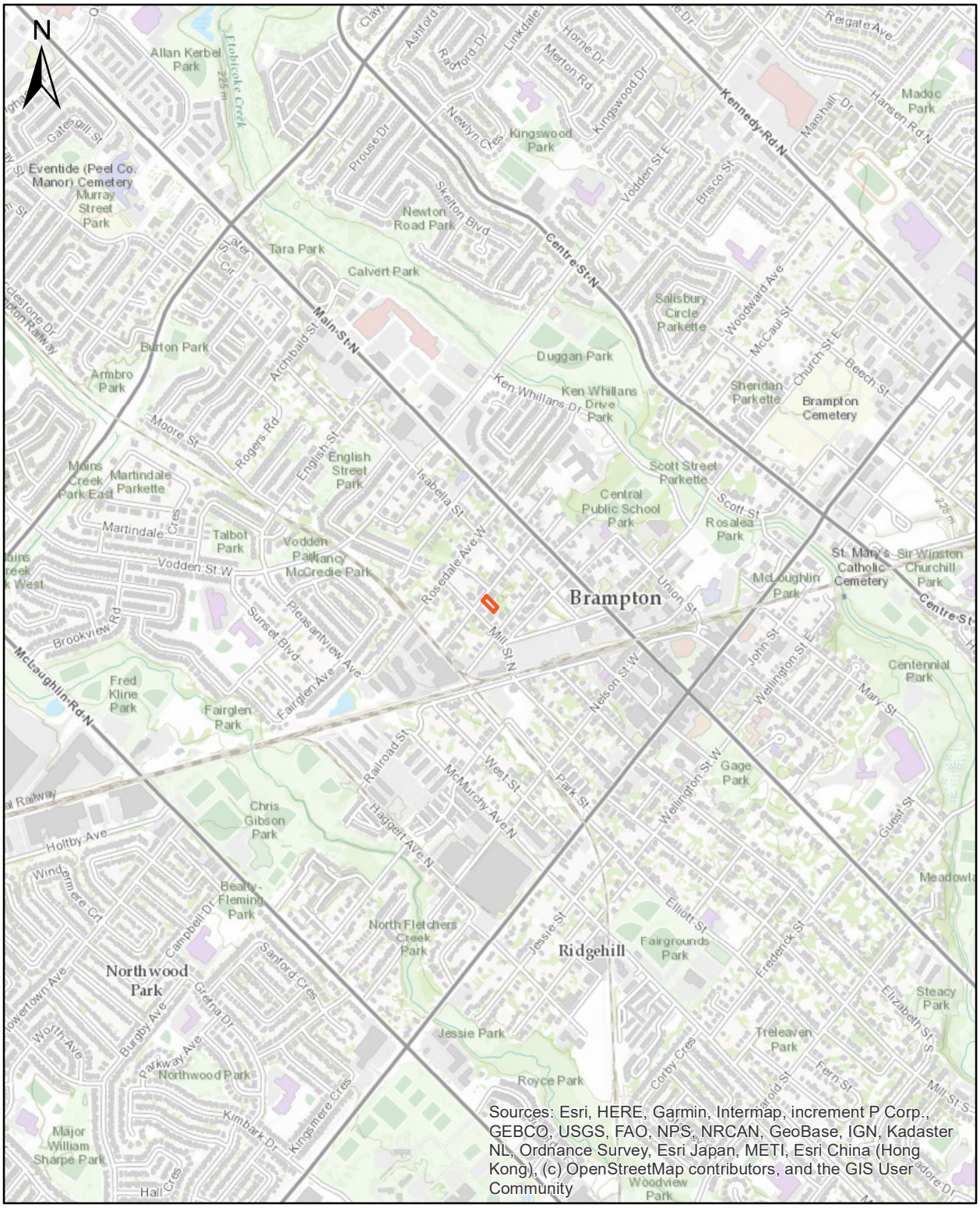
The Subject Property is most readily visible when viewed from the northeast (Figure 7). The set back of the residence and presence of mature trees in front of the structure largely obscures 43 David Street, when foliage is present, when viewed from the northwest.

Historic research indicates that 43 David Street was constructed c.1885 when the property was under the ownership of John Stewart.

3.1 Contact Information

Manu Pryia Sharma
449 Brisdale Drive
Brampton, ON
L7A 0G4

Map 1 - Study Area on Topographic Map



0 0.25 0.5 1 1:25,000 Kilometers

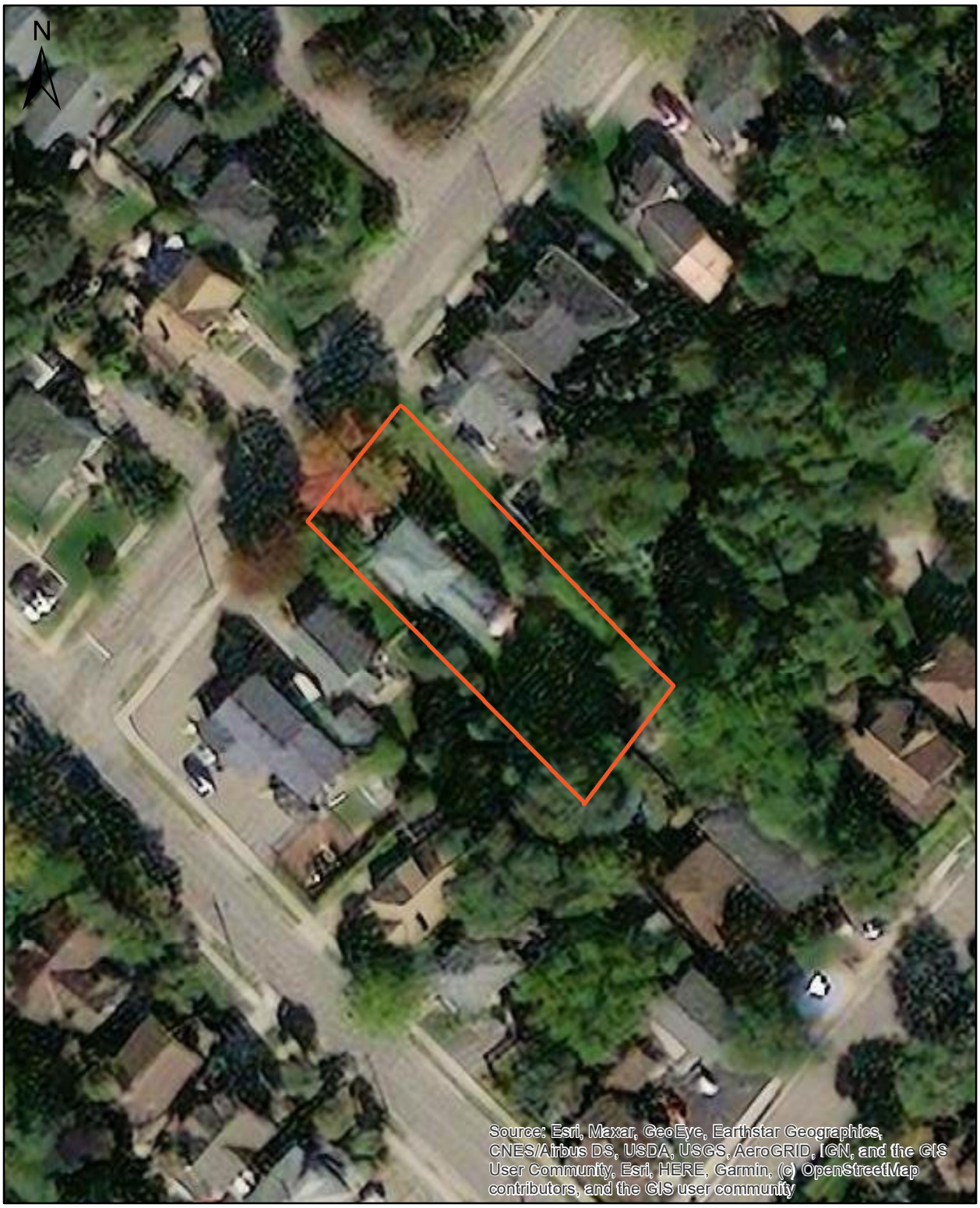
Heritage Impact Assessment
43 David Street, Brampton, ON

Legend

Study Area

PARSLOW HERITAGE CONSULTANCY INC.

Map 2 - Study Area on Modern Aerial



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Meters

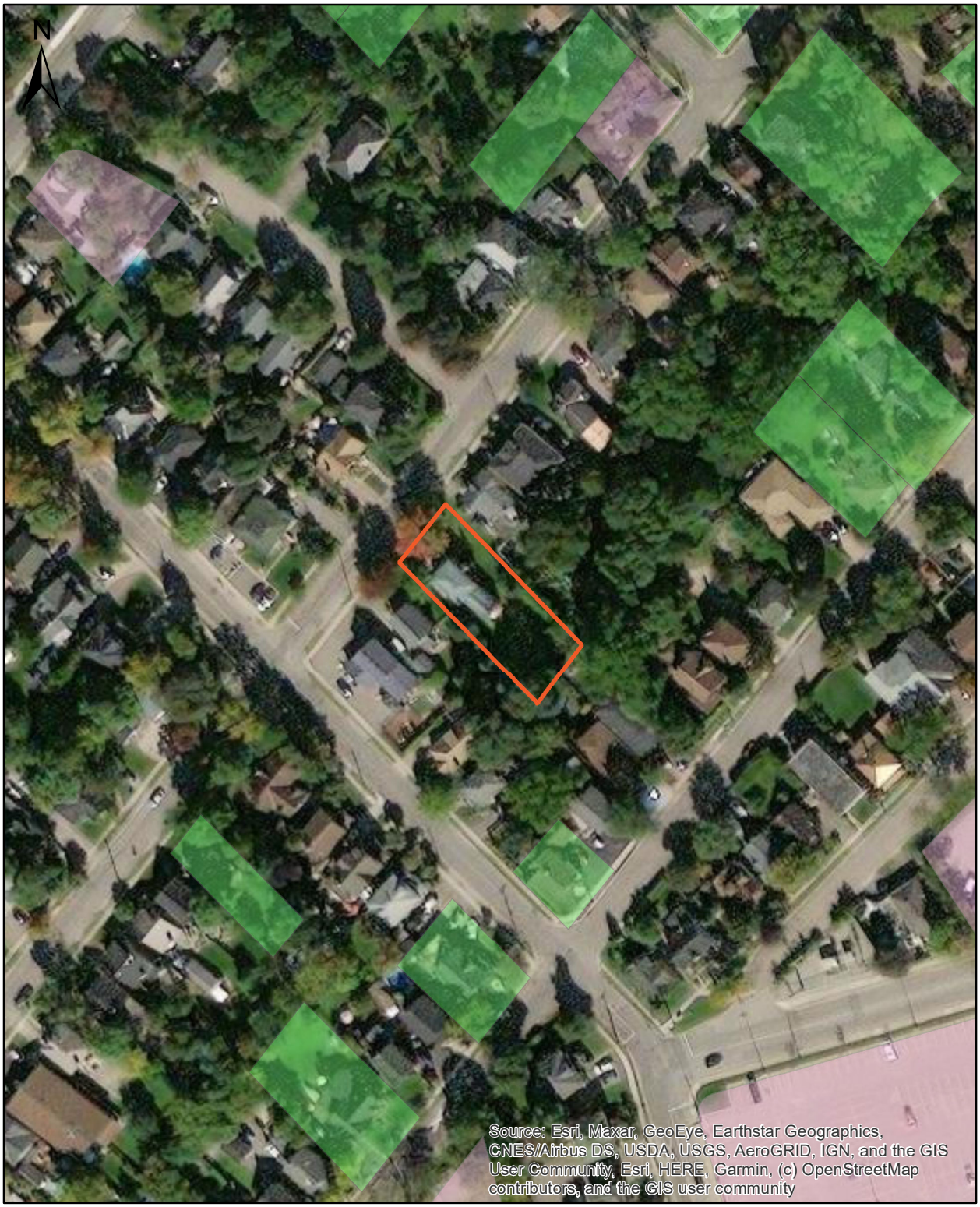
Heritage Impact Assessment
43 David Street, Brampton, ON

Legend

Study Area

PARSLOW HERITAGE CONSULTANCY INC.

Map 3 - Heritage Properties Near Study Area



0 30 60 120 Meters

1:2,000

Heritage Impact Assessment
43 David Street, Brampton, ON

Legend

- Study Area
- DESIGNATED
- LISTED

PARSLOW HERITAGE CONSULTANCY INC.

4. Legislative and Policy Framework

The following assessment reviews provincial and municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the City of Brampton. This HIA has been prepared to meet the terms of reference set forth by the *Ontario Heritage Act*, the *Planning Act*, the *Provincial Policy Statement,* the *City of Brampton Official Plan,* as described in the 2020 Terms of Reference for Heritage Impact Assessments (Milton, 2020).

4.1 Provincial Legislation and Policy

4.1.1 Ontario Heritage Act

The criteria for determining cultural heritage value or interest are outlined in the *Ontario Heritage Act* (OHA) under Regulation 9/06. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. (2) A property may be designated under section 29 of the *Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,

   i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,

   ii) displays a high degree of craftsmanship or artistic merit, or

   iii) demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,

   i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

   ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

   iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,

   i) is important in defining, maintaining or supporting the character of an area,

   ii) is physically, functionally, visually or historically linked to its surroundings, or

   iii) is a landmark.

4.1.2 Planning Act

The *Planning Act (1990)* provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

(e) the promotion of built form that,

(i) is well-designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

4.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires the following:

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

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

4.2 Municipal Policy Framework

4.2.1 City of Brampton Official Plan

The *City of Brampton Official Plan* was first adopted in 2006 and was most recently consolidated in September 2020 (City of Brampton 2020a). The Official Plan states that Cultural Heritage will be preserved, and Section 4.10 of the Official Plan specifically addresses cultural heritage resources and outlines the of the City's cultural heritage resource policies:

- Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations
- Preserve, restore, and rehabilitee structures, buildings or sited 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.

Section 4.10.11 of the Official Plan addresses the preferred hierarchy of options to conserve Cultural Heritage Resources, stating that:

> *All options for the 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.*

4.2.2 City of Brampton Heritage Impact Assessment Terms of Reference 2020

HIAs in the City of Brampton are conducted under the standards set forth by their terms of reference adopted in 2020 (City of Brampton 2020b). A PDF of the TOR is available on the City of Brampton's webpage.

5. Background Research

The lands that would eventually form the Subject Property enter the historic record as part of Lot 7, Concession 1 West of Centre Road (WCR), Township of Chinguacousy on 22 February 1831, when the Crown granted the east half of Lot 7 (100 acres) to Robert Lowes and his wife. On 18 September 1855 Robert Lowes was granted a plan of subdivision for part of the east half of Lot 7, Concession 1 WCR. Following the issuing of plan of subdivision, known as BR-32, Robert commences selling small plots of land to various buyers; this process continues into the beginning of the 20th century.

The current 43 David Street property was originally identified as Lot 24 BP-32 and was sold to John Stewart on 4 October 1884. By 1891, John Stewart is listed on the census as being 54 years of age and living in a brick two-storey, 10 room house with his wife Mary (age 38), and children William (age 15), John (age 14), Annie (age 12), Alexander (age 11) and Elizabeth (age 9). It is likely this house represents the extant brick house. On 10 August 1891, John Stewart sold Lot 24 BP-32 to Edwin O. Runians. Runians secured a mortgage against the property on 16 May 1898; the property is mortgaged to Wyld, Grasett and Company, and on 28 February 1903, the mortgage is transferred to Wyld Darling Company. Later that year, Edwin O. Runians appears to default on the mortgage as Wyld Darling Company sells Lot 24 BP-32 on 1 April 1903, to Robert Broddy. Census records list Robert Broddy as a widower who was employed as a Sherrif. On 3 October 1903, Robert Broddy sold Lot 24 BP-32 to Daniel Armstrong; the 1921 Canada Census lists Daniel Armstrong, age 68, as living with his wife Sarah (age 58) and daughter Mary E. (age 33) in a brick veneered house with eight rooms (occupied by the family for living purposes). The change from 10 rooms to eight rooms between 1891 and 1921 suggest the house undergoes a renovation during this time. On 2 August 1955, the estate of a Sarah Armstrong granted 24 BP-32 to Mary E. Armstrong. On 22 August 1963, the estate of Mary E. Armstrong granted Lot 24 BP-32 to Annie E. Campbell. On 28 August 1980, Annie Campbell granted Lot 24 BP-32 to Deborah L. Bodiam. On 1 October 1985, Deborah L. Bodiam granted an unspecified part of Lot 24 BP-32 to Antonio Carson Silva, Joan I. Pacheco, Grace Pacheco, and Tony. In the same year, on 4 November, Deborah L. Bodiam granted Antonio Carson Silva, Joan I. Pacheco, Grace Pacheco, and Tony Pacheco the remainder of Lot 24 BR-32, described as part 2. On 29 July 1988, Antonio Carson Silva, Joan I. Pacheco, Grace Pacheco, and Tony Pacheco granted the property to Paul John and Judith Elizabeth Pynicky (Pynsky). The latter sold the property to Joseph Jager on 11 February 2021, who sold it to its current owner, Priya Manu Sharma, on 8 June 2021.

Table 1: Pertinent land transactions for 43 David Street

Reg. #	Inst.	Date	Grantor	Grantee	Comment
	Crown Patent	22 February 1831	The Crown	Robert Lowes	E ½ Lot No. 7 1st concession WCR, 100 acres
BR-8	Plan of Subdivision	18 Sept 1855	Robert Lowes	Robert Lowes	Part of E ½
3572	B&S	4 October 1884	Robert Lowes et ux	John Stewart	Part of E ½ BR-8 and BR-32
5096	B&S	10 August 1891	John Stewart et ux	Edwin O. Runians	B&S, LOT 24 BP-32
5985	Mortgage	16 May 1898	Edwin Oscar Runians et ux	Frederick Wyld; Arthur W. Grasett;	Mortgage; Part as collateral security for the repayment of the sum of $64000 and OL

				Andrew Darling under the name of Wyld; Grasett and Andrew Darling	
5667	Assumption of mortgage	28 February 1903	Wyld, Grasett & Company	Wyld Darling Company	And the premises
6688	B&S	1 April 1903	Wyld Darling Co. Ltd.	Robert Broddy	B&S, LOT 24 BR-32
6767	B&S	3 October 1903	Robert Broddy et ux	Daniel Armstrong	B&S, LOT 24 BR-32
30302	Grant	2 August 1955	Mary E. Armstrong Extrs. Sarah Armstrong Estate	Mary E. Armstrong	Grant, LOT 24 BR-32; Part Comm at NEL W along David St. 47'. Thence W 8' x S 160' x E 29' x 60' to p of b.
48353	Grant	22 August 1963	Annie A. Young in her personal capacity & as Extrx. of Mary E. Armstrong Est.	Annie N. Campbell	Grant, LOT 24 BR-32
556874	Grant	28 August 1980	Annie N. Campbell	Deborah L., Bodiam	Grant, LOT 24 BP-32; Part Comm at WL. Thence NE 8' x SE 157.24' x SW 29' x NW to p of c & O.L.
732963	Grant	1 October 1985	Bodiam, Deborah L.	Silva, Antonio Carson; Joan I. Pacheco; Grace Pacheco; Tony	Grant, LOT 24 BP-32
732963	Grant	4 November 1985	Bodiam, Deborah L.	Silva, Antonio Carson; Joan I. Pacheco; Grace Pacheco; Tony	Grant, LT24 PL BR-32; All & OL designated as PT 2 on 43R-9448
856521	Grant	29 July 1988	Silva, Antonio Carson; Joan I. Pacheco; Grace Pacheco; Tony	Pynicky, Paul John; Pynicky, Judith Elizabeth	Grant, LT24 PL BR-32; All & OL designated as PT 2 on 43R-9448
PR3780 856	Transfer	11 February 2021	Pynsky, Judith Elizabeth	Jager, Joseph Charles; Pynsky, Judith Elizabeth Estate	Transmission-Land, LT24 PL BR-32 Brampton; PT LT 23 PL BR-32 Brampton PT 2, 43R-9448
PR3848 086	Transfer	8 June 2021	Jager, Joseph Charles	Sharma, Manu Pryia	Transfer Pers Rep, LT 24 PL BR-32 Brampton; PT LT 23 PL BR-32 Brampton PT 2, 43R-9448
3572	B&S	4 October 1884	Robert Lowes et ux	John Stewart	Part of E ½ BR-8 and BR-32
5096	B&S	10 August 1891	John Stewart et ux	Edwin O. Runians	B&S, LOT 24 BP-32
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732963	Grant	4 November 1985	Bodiam, Deborah L.	Silva, Antonio Carson; Joan I. Pacheco; Grace Pacheco; Tony	Grant, LT24 PL BR-32; All & OL designated as PT 2 on 43R-9448
856521	Grant	29 July 1988	Silva, Antonio Carson; Joan I. Pacheco; Grace Pacheco; Tony	Pynicky, Paul John; Pynicky, Judith Elizabeth	Grant, LT24 PL BR-32; All & OL designated as PT 2 on 43R-9448
PR3780 856	Transfer	11 February 2021	Pynsky, Judith Elizabeth	Jager, Joseph Charles; Pynsky, Judith Elizabeth Estate	Transmission-Land, LT24 PL BR-32 Brampton; PT LT 23 PL BR-32 Brampton PT 2, 43R-9448
PR3848 086	Transfer	8 June 2021	Jager, Joseph Charles	Sharma, Manu Pryia	Transfer Pers Rep, LT 24 PL BR-32 Brampton; PT LT 23 PL BR-32 Brampton PT 2, 43R-9448

Figure 1: Portion of 1855 Plan of Subdivision BR-32, red outline indicates Lot 24, municipal address 43 David Street. (Plan on file with OnLand)

Figure 2: Portion of 1859 Tremaine's Map of Brampton, red outline indicates Subject Property

Figure 3: Portion of 1877 Walker and Miles Map of Peel County, Chinguacousy Township, red star indicates approximate location of Subject Property

Figure 4: Portion of a 1915 topographic map of Brampton, red arrow indicates location of 43 David Street on the banks of a tributary of Etobicoke creek (map on file at McMaster University)

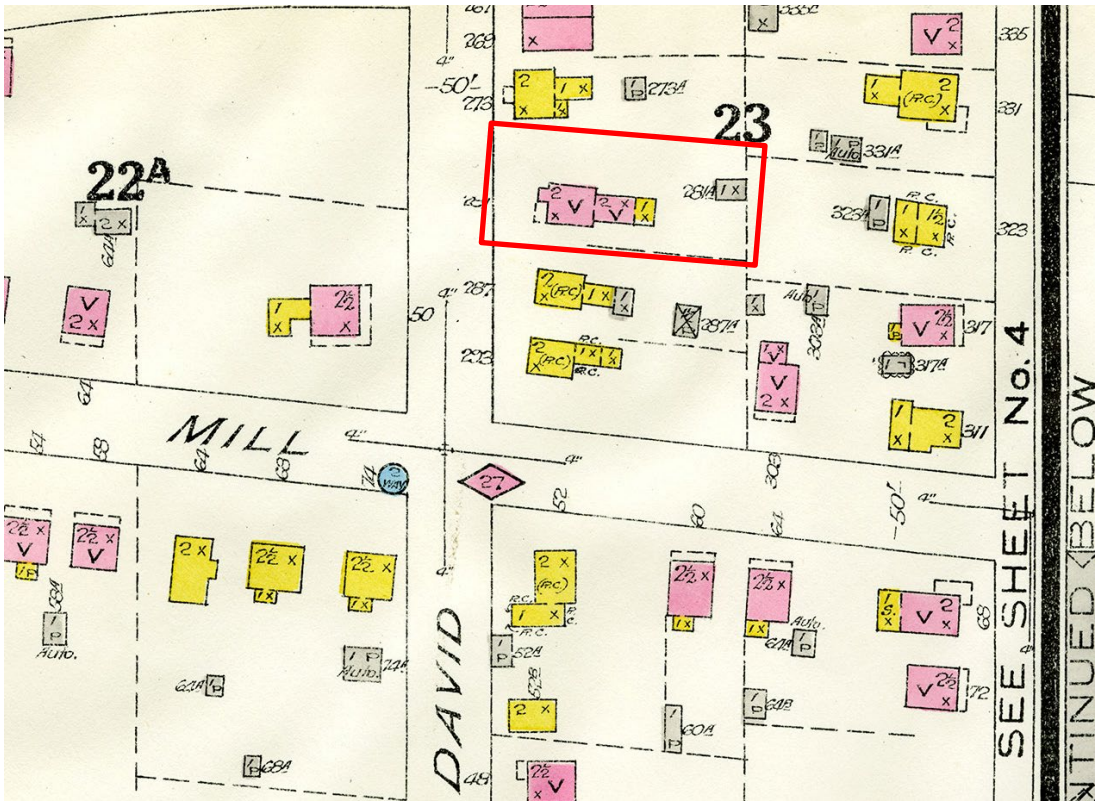

Figure 5: Portion of 1921 Fire Insurance Plan of City of Brampton, red outline indicates 43 David Street (map on file Peel Archives)

Figure 6: Portion of 1968 Aerial image, red outline indicates Subject Property (image on file with City of Toronto Library)

6. Assessment of Existing Conditions

6.1 Surrounding Area

The Subject Property is located in a mature residential neighborhood adjacent to the historic downtown core of Brampton.

Figure 7: Looking southwest down David Street from Lowes Avenue, red arrow indicates 43 David Street

Figure 8: Looking northeast down David Street from Mill Street North, red arrow indicates location of 43 David Street

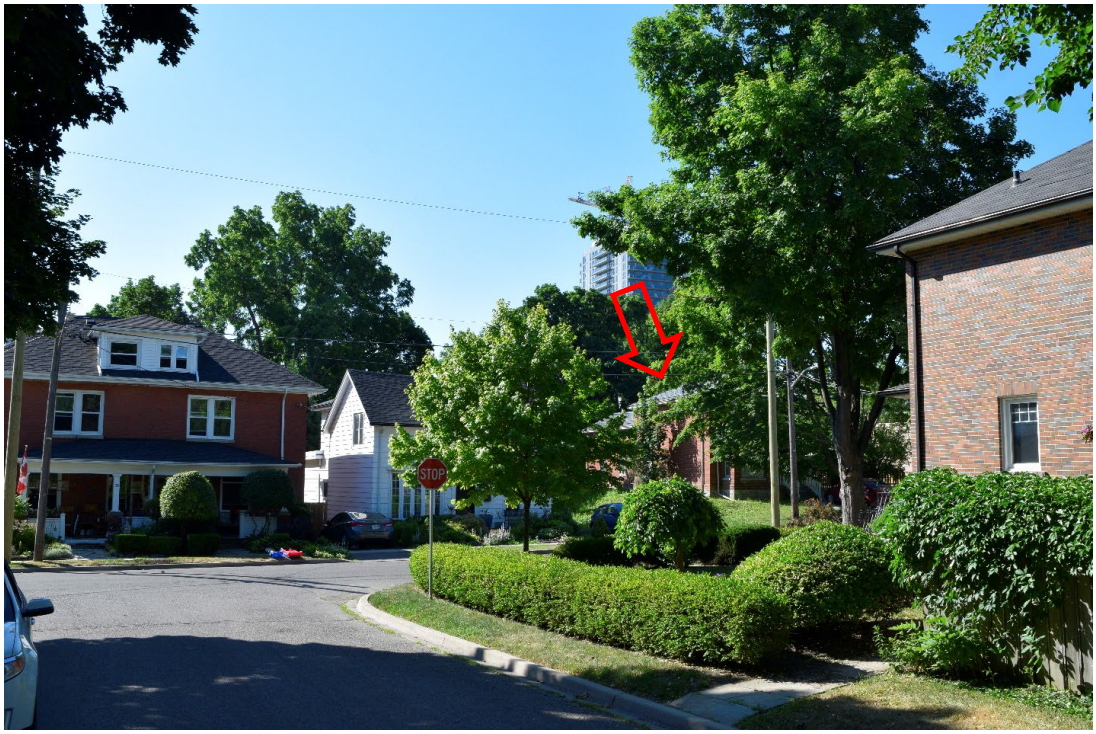

Figure 9: Looking southeast down Lowes Avenue towards David Street, red arrow indicates 43 David Street

6.2 Subject Property

6.2.1 Exterior

Figure 10: Out of season image of 43 David Street, photo taken from ZOLO real-estate, date of image is unknown

Figure 11: Front façade of 43 David Street

Figure 12: Front façade of 43 David Street during site visit

Figure 13: East side of 43 David Street

Figure 14: Closeup of east side of rear addition

Figure 15: Rear face of structure

6.2.2 Exterior Details

Figure 16: Typical original two over two sash window with replacement cast lug sill (original sills were wood)

Figure 17: Close up of millwork associated with front veranda

Figure 18: Example of remaining millwork at eves

Figure 19: Original brackets on bay window

Figure 20: Detail of field stone foundation

6.2.3 Interior

Figure 21: Entrance foyer, facing southeast

Figure 22: Main room first floor, facing southeast

Figure 23: Main room first floor, facing northwest

Figure 24: Kitchen located on first floor of rear addition, facing southeast

Figure 25: Kitchen, facing northwest

Figure 26: Rear room first floor of rear addition, facing south

Figure 27: Rear room first floor of rear addition, facing north

Figure 28: First floor bedroom, facing northwest

Figure 29: First floor bedroom, facing south

Figure 30: First floor washroom, facing northwest

Figure 31: First floor washroom, facing southeast

Figure 32: Composite image of original staircase, front foyer

Figure 33: Landing at top of stairs second floor, facing northwest

Figure 34: Hallway and landing of second floor, facing south

Figure 35: Siting room, southwest corner of second floor main structure, facing west

Figure 36: Siting room, southwest corner of second floor main structure, facing north

Figure 37: Second floor bedroom, northeast corner of original structure, facing northwest

Figure 38: Second floor bedroom, northeast corner of original structure, facing southeast

Figure 39: Second bedroom, second floor, southeast corner of main structure, facing southeast

Figure 40: Second bedroom, second floor, southeast corner of main structure, facing north

Figure 41: Second floor rear addition, facing southeast

Figure 42: Second floor rear wing, facing northwest

Figure 43: Washroom second floor, rear addition

6.2.4 Interior Details

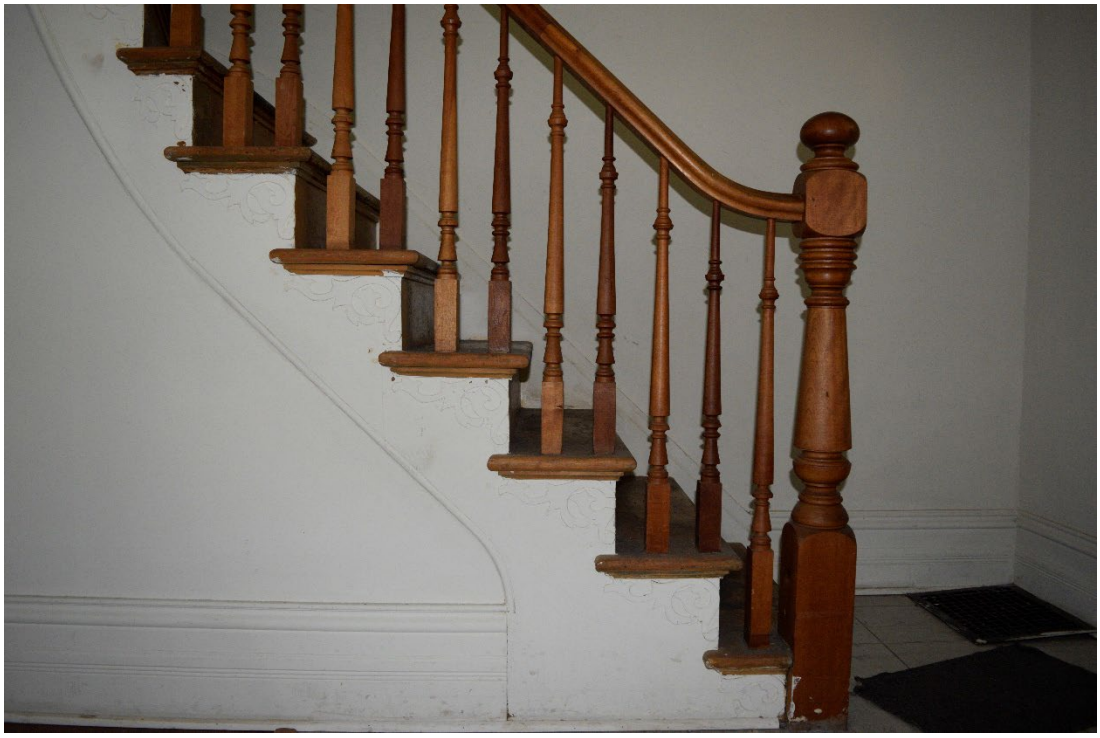

Figure 44: Close up of original balustrade and trim as seen in front entrance

Figure 45: Detail of decorative scroll work on staircase

Figure 46: Example of original metal heat register

Figure 47: Example of original doors

Figure 48: Original multi-coloured glass as seen in original 'Queen Anne' style bay window.

7. Evaluation of Cultural Heritage Value or Interest

O.Reg. 9/06 prescribes the criteria for determining the CHVI of a property. The regulation requires that, to be designated, a property must meet "one or more" of the criteria grouped into the categories of Design/Physical Value, Historical/Associative Value, and Contextual Value (MTCS 2006a). Table 2 lists these criteria and identifies if the criteria were met at 43 David Street; these criteria are expanded on below.

7.1 Regulation 9/06 Evaluation of 43 David Street

Table 2: Criteria for determining CHVI as per Ontario Regulation 9/06

O.Reg 9/06 Criteria	Criteria Met (Y/N)	Justification
The property has design value of physical value because it:		
I. Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	Y	The residence is representative of common vernacular design that does not adhere to a specific architectural style. Structure dates to the Victorian Period (1840-1900) and incorporates decorative millwork popular in the Victorian period and incorporates a Queen Anne Style window in front bay. Has a unique squat appearance due to lack of separation between second story structural openings and soffit.
II. Displays a high degree of craftsmanship or artistic merit, or	N	Structure depicts standard frame construction with red brick veneer, typical of the late 19th century.
III. Demonstrates a high degree of technical or scientific achievement.	N	Structure does not deviate from standard construction practices of the era.
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,	Y	The property and structure are associated with the general theme of community growth. 43 David Street appears to be one of the earlier examples of residential expansion in the aera. Historic records do not indicate a connection to any events or persons of significance to a community.
II. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Property does not have potential to yield new information that would contribute to the understanding of a community or culture.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	N	None observed, structure is of vernacular form reflecting the standard architectural tastes of the day.
The property has contextual value because it,		

I. Is important in defining, maintaining, or supporting the character of an area	Y	Structure contributes to supporting the historic residential development of Brampton. The structure is important to supporting the heritage atmosphere and character of the area.
II. Is physically, functionally, visually, or historically linked to its surroundings	Y	Structure is visually linked to the surrounding streetscape. Property is part of the overall heritage viewscape of the area. Structure is historically liked to the surrounding area as it represents one of the older structures on the south side of David Street.
III. Is a landmark	N	Property is not a landmark.

7.1.1 Design Value or Physical Value

43 David Street is a vernacular example of Victorian era residential construction that does not conform to established major architectural styles. The structure displays well executed decorative millwork and a unique window finish on front bay. The lack of separation between second storey structural openings and soffit line give the structure a squat appearance.

7.1.2 Historic Value or Associative Value

43 David Street is an example of early suburban residential growth and is one of the earlier examples of residential growth as shown by historic mapping.

7.1.3 Contextual Value

43 David Streets displays significant contextual value. The residence is unique in the area as is its positioning within its lot. The property depicts one of the earlier expansions of the historic core of Brampton and the topography of the lot reflects the construction of the structure on a historic tributary of Etobicoke creek. The property is part of a well-defined collection of heritage homes and is a contributing factor to the historic streetscape and character of the area.

7.2 Character Defining Attributes of 43 David Street

- Massing of two-storey residential structure, “T” shaped plan
- Hip roof with gable rear addition
- Unique presentation at soffit, no space between structural openings and soffit, resulting in a squat appearance to the front façade.
- Decorative millwork at corners
- Decorative millwork and brackets associated with bay window and veranda
- Original wooden sash windows
- Unique design of front bay window incorporating coloured glass
- Unique placement on lot, structure originally constructed on the bank of a tributary of Etobicoke Creek, this is reflected in the steep slope on northeast side of property

8. Draft Statement of Significance

43 David Street is a vernacular example of late 19th century Victorian era residential construction that does not conform to established major architectural styles. The structure displays well executed decorative millwork on the front veranda and at eave corners, as well as a unique 'Queen Anne style' window finish on front bay. The lack of separation between second storey structural openings and soffit line gives the structure a unique squat appearance. Historic research indicates that 43 David Street was constructed c.1885 when the property was under the ownership of John Stewart.

The property is also unique in that it retains the historic topography of the area related to a former tributary of Etobicoke Creek.

43 David Street retains examples of original wood sash windows as well as original examples of bracketing, and mill work associated with the front veranda and bay window.

The interior has been extensively re-modeled but retains examples of original trim work and some original doors. The most striking feature of the interior is the original staircase and balustrade coupled with curved plaster work. The rear wing appears original to the structure, but all original interior finishes have been lost. While examples of original trim work remain most of the trim in the house is (well executed) modern reproduction.

Character Defining Attributes of 43 David Street

- Massing of two-storey residential structure, "T" shaped plan
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- Original wooden sash windows
- Unique design of front bay window incorporating coloured glass
- Unique placement on lot, structure originally constructed on the bank of a tributary of Etobicoke Creek, this is reflected in the steep slope on northeast side of property

9. Description of the Proposed Development or Alteration

The proponent is applying for a consent and minor variance application as well as a demolition permit to facilitate severance of the property into two lots and eventual re-development of the property with two single or two semi-detached homes. Available development mapping is provided in Appendix B.

Figure 49: Excerpt of proposed lot severance in relation to extant structure

10. Impact of Development or Alteration on Heritage Status

In keeping with the guidelines of the MTCS *Info Sheet #5 Heritage Impact Assessment and Conservation Plans* and the City of Brampton's Heritage Impact Assessment Terms of Reference, the following were reviewed to further assess any potential negative impacts on the property's CHVI arising from the proposed site re-development (MTCS 2006b):

Removal of any, or part of any significant heritage attributes or features:

- Demolition of 43 David Street would remove all identified heritage attributes of the property
- Demolition of 43 David Street would result in direct impact the heritage character of the surrounding area
- Alteration of grade would negate the topographic connection to historic tributary of Etobicoke Creek

Alteration that impacts the historic fabric and appearance:

- The demolition of 43 David Street would result in direct impact to the historic fabric of the area and the overall appearance of the surrounding streetscape.

Shadow impacts that alter the appearance and/or setting of a heritage attribute, or change in the viability of an associated natural feature or plantings, such as a garden:

- Retention of the structure is not being considered and as such no shadow studies are available at this time.
- Structure is not intended to be retained and as such future shadows will have no impact on identified heritage attributes.

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

- Demolition of 43 David Street would alter the relationship between structures that currently abut the Subject Property.
- Demolition would result in the loss of context and subsequent redevelopment of the lot would alter the topography of the lot and result in the loss of connection to the historic tributary of Etobicoke Creek

Direct or indirect obstruction of significant view or vistas within, from, or of built and natural features:

- No significant views into or out of the Subject Property or residence were identified

A change in land use where the change in use negates the property's cultural heritage value:

- Proposed redevelopment of the lot would require demolition of the existing structure and eliminate the property's CHVI.

Land disturbances such as a change in grade that alters soil and drainage patters that adversely affect a cultural heritage resource, including archaeological resources:

- Property exhibits archaeological potential given its connection to a historic tributary of Etobicoke creek.
- Property should be subject to archaeological assessment prior to any alteration of the property.

11. Considered Alternatives and Mitigation Strategies

Evaluation of 43 David Street against the terms of O.Reg. 9/06 (Table 2) shows the property to have CHVI and to be a candidate for designation under Part IV of the OHA.

The following mitigation strategies should be considered by the City of Brampton during review of the associated application:

1. The property is a candidate for designation under Part IV of the OHA and should be considered for designation by the City of Brampton
2. Per the City of Brampton's Official Plan, every effort should be made to retain and restore 43 David Street as a single-family home. Retention and retrofit would include:
   a. Restoration of the original 'T' shaped structure, structure could be augmented with a rear addition.
   b. Interior and exterior renovation to provide for a contemporary living experience, and be in keeping with the antiquity of the structure
3. Implement a historical commemoration on the property that details the history of the area and unique topography of the property.
4. The Proponent has indicated that the retention of 43 David Street is not feasible given their desire to subdivide the lot; Per the City of Brampton's Official Plan, if the City approves the forthcoming demolition permit, relocation of the structure should be considered.

12. Recommendations

Evaluation of 43 David Street against O.Reg. 9/06 finds the structure and property to have CHVI; as such, the property is a candidate for designation under Part IV of the OHA.

In keeping with provisions of the OHA, Regulation 9/06, and the City of Brampton's *Official Plan* (2020) the following recommendation are made:

- 43 David Street be added to the Municipal Register of Cultural Heritage Resources and considered as a candidate for designation by municipal by-law under Part IV of the OHA.
- Any future alterations to the structure be limited to the rear of the structure and not impede the street exposure of the front façade or east side.
- The front veranda be subject to conservation and restored in a way that reflects the antiquity of the structure
- The development team work to incorporate the extant structure into any future redevelopment plans pertaining to 43 David Street.
- A historical commemoration be undertaken that details the history of the area and unique topography of the property and its connection to a historic tributary of Etobicoke Creek.
- Should retention in situ not be possible it is recommended that the Proponent work with the City of Brampton to relocate the extant structure to another prominent area in proximity to its current location.

The Provincial Policy Statement (2020) notes that CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI. It is hoped that the information presented in this report will be useful in those determinations.

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Appendix A

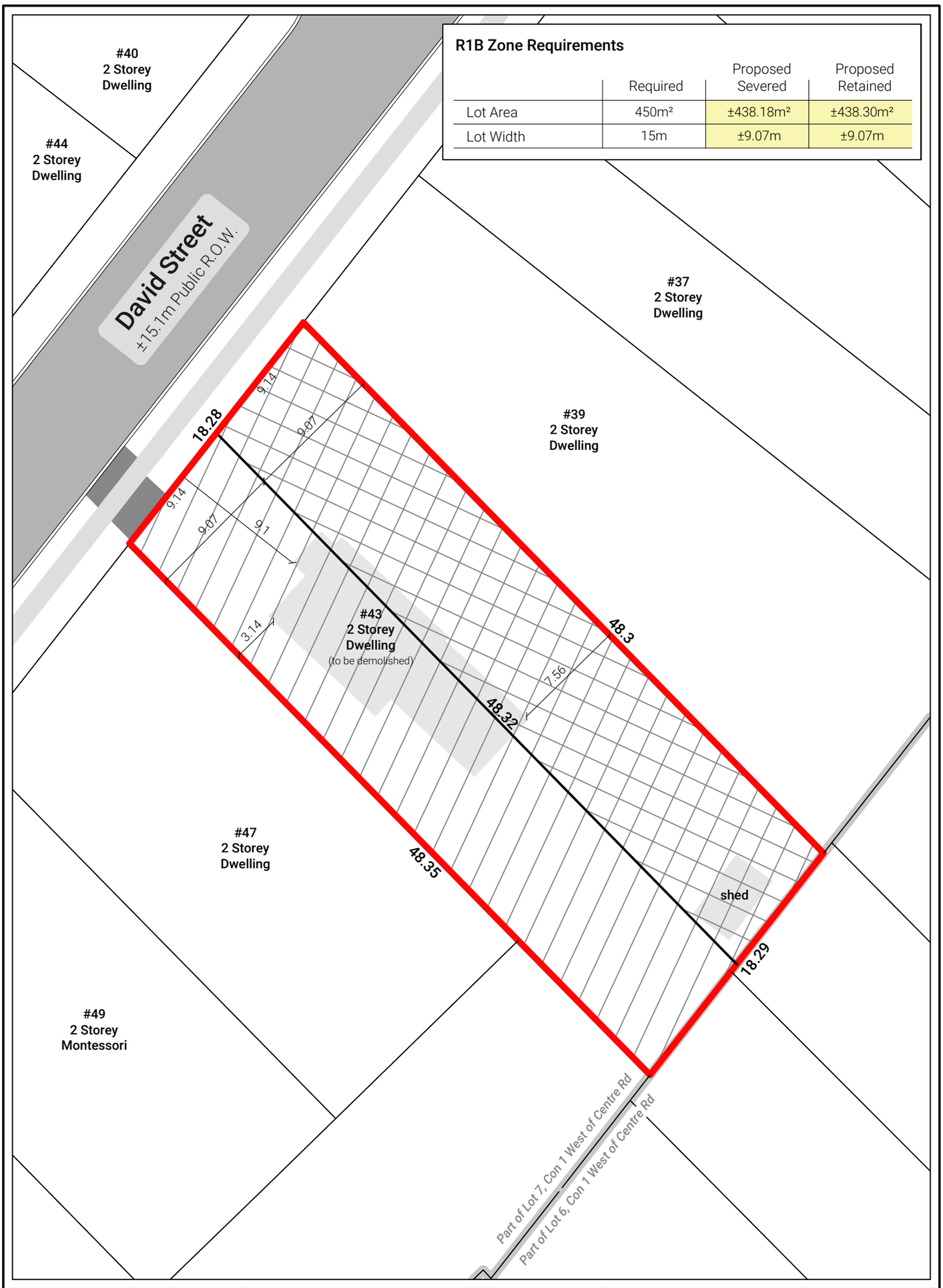
Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is also responsible for the overall quality assurance.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Mr. Lemon is responsible for research, reporting and analysis.

Appendix B



R1B Zone Requirements

	Required	Proposed Severed	Proposed Retained
Lot Area	450m²	±438.18m²	±438.30m²
Lot Width	15m	±9.07m	±9.07m

Appendix A

Consent Sketch

43 David Street,
City of Brampton

Legend

Subject Lands
Total Area: ±876.48m² (0.22ac)
Lot Width: ±18.13m

Lands to be Severed
Lot Area: ±438.18m²
Lot Width: ±9.07m

Lands to be Retained
Lot Area: ±438.30m²
Lot Width: ±9.07m

Existing Structures to be Demolished

0 2.5 5 7.5 10 12.5m
Scale: 1 : 300

N

Note: This drawing is for discussion purposes only. Property boundary to be verified by an O.L.S.
Source: MyBrampton Interactive map.

Drawn By: A.M.
Date: March 23, 2022

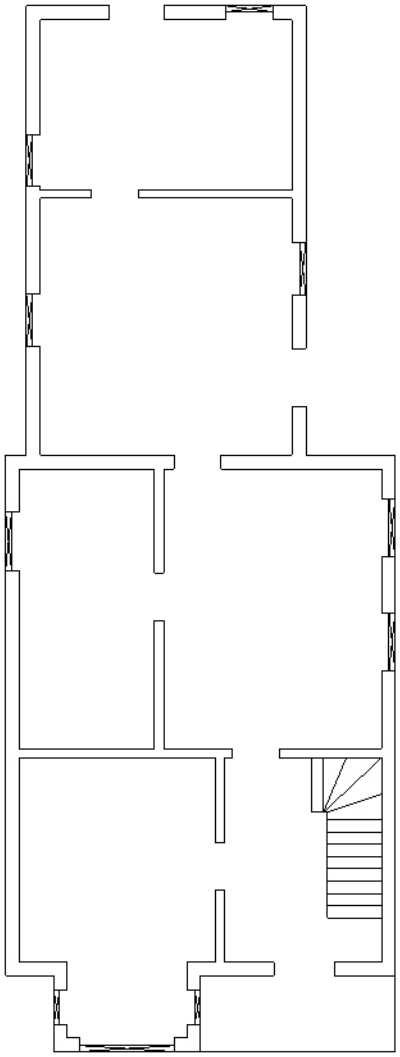
File No: 132-22

Powell Planning & Associates
Town of New Tecumseth
County of Simcoe, ON
Mobile: 647.828.2467
Email: aimee@powellplanning.ca

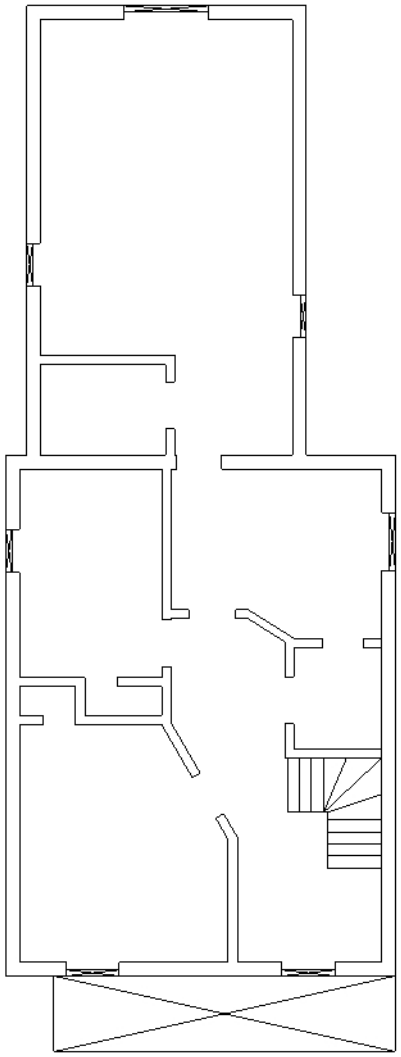
Appendix C

Floor Plan 43 David Street

First Floor



Second Floor



Appendix D

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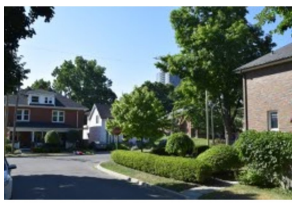
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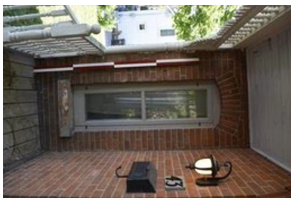
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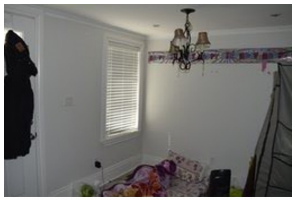
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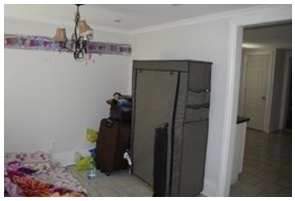
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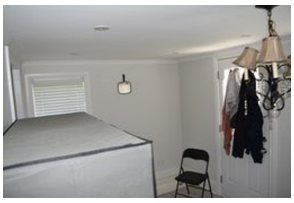
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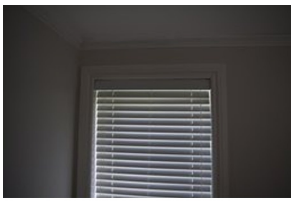
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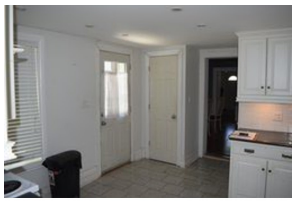
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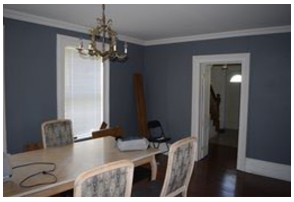
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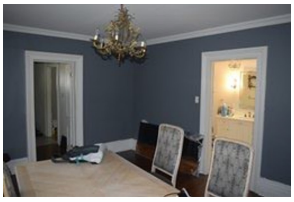
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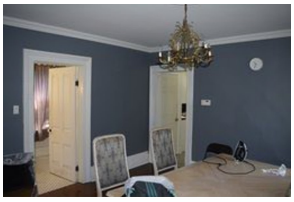
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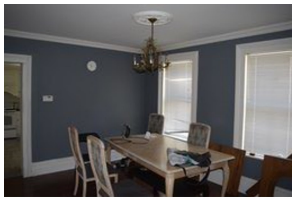
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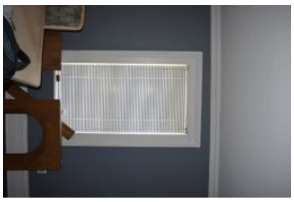
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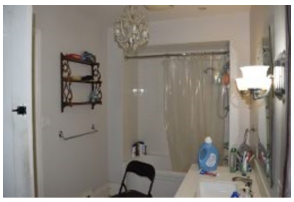
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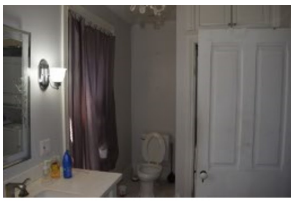
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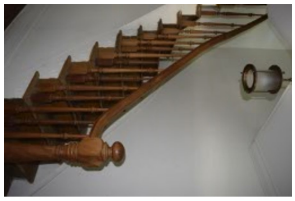
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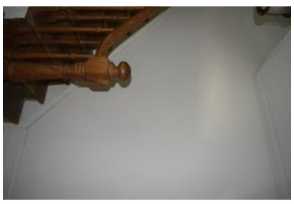
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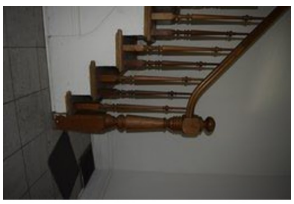
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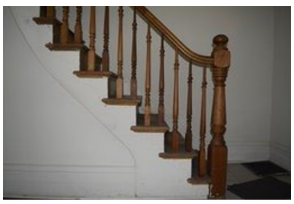
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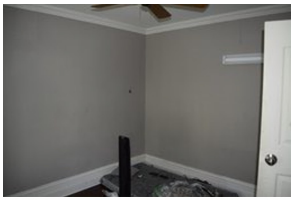
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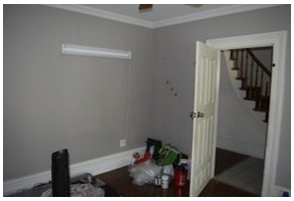
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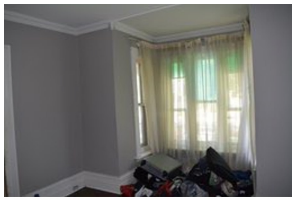
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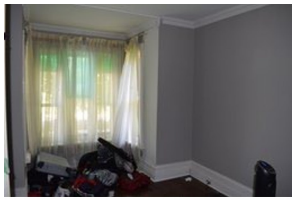
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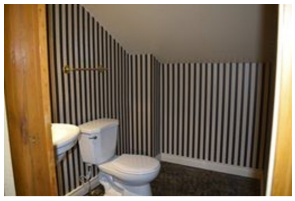
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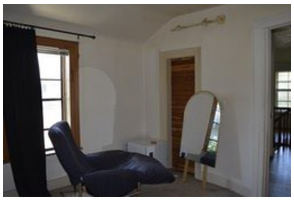
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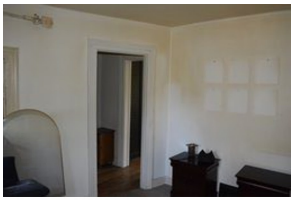
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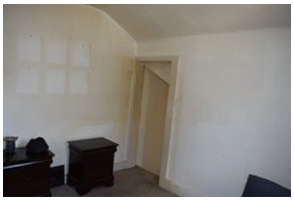
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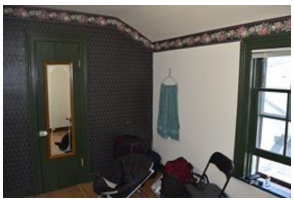
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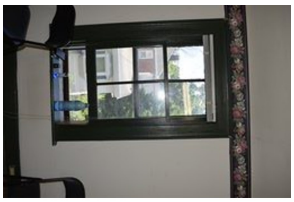
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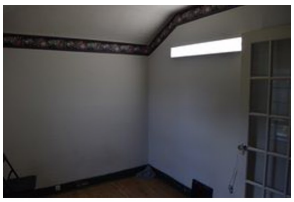
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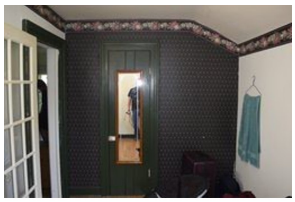
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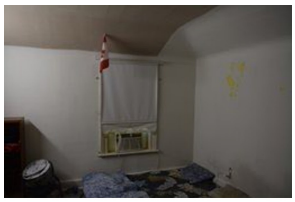
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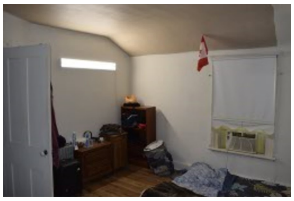
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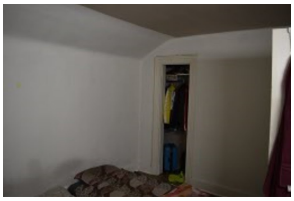
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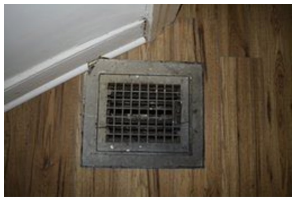
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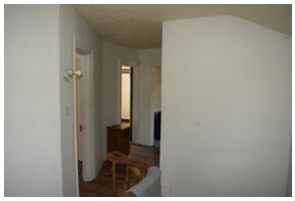
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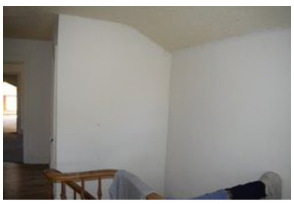
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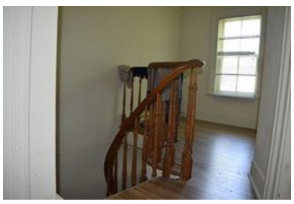
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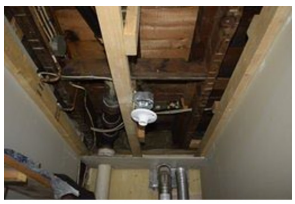
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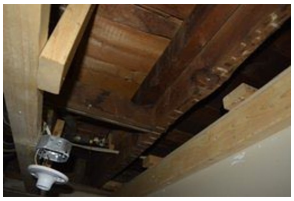
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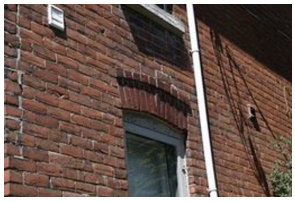
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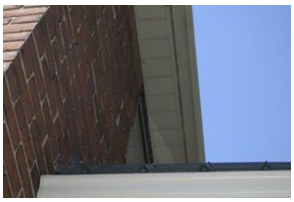
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