



Report
Staff Report
 The Corporation of the City of Brampton
 3/19/2024

Date: 2024-03-19

Subject: **Heritage Impact Assessment and Heritage Permit Recommendation Report- 7699 Creditview Road**

Contact: Anastasia Abrazhevich, Assistant Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-188

RECOMMENDATIONS:

1. That the report from Anastasia Abrazhevich, Assistant Heritage Planner, dated February 19, 2024 to the Brampton Heritage Board Meeting of March 19, 2024, re: **Heritage Impact Assessment and Heritage Permit Recommendation Report- 7699 Creditview Road, Ward** , be received;
2. That the Heritage Permit application for 7699 Creditview Road to remove the offset garage and to add a two-storey addition in its place with a two-car garage in front be approved; and
3. That the Cultural Heritage Impact Assessment dated October 2023 for 7699 Creditview Road be received.

OVERVIEW:

- **The residence at 7699 Creditview is located in the Village of Churchville Heritage Conservation District. Though not identified as a character-contributing property, a Heritage Permit is nonetheless required to allow for alterations and additions to the property as specified under section 42 of the Ontario Heritage Act as amended.**
- **Developments and site alterations within the Village of Churchville Heritage Conservation District are also required to conform with the Village of Churchville Heritage Conservation District Plan (Consolidated 2015). The existing house is not identified under the HCD Plan as a building of cultural heritage significance.**
- **The design and appearance of the addition was extensively reviewed during the Heritage Permit application process and the roof configuration, window**

design and selection of materials are all acceptable under the provisions and guidelines of the HCD Plan.

- **The owner had previously applied for a minor variance (A-2021-0257- 7699) to accommodate reduced interior side yard setbacks and an increase in dwelling size. The minor variance was approved on December 7, 2021**

BACKGROUND:

7699 Creditview Road is a large, irregular village lot on the north side of Creditview Road that gently slopes down to the Credit River. The lots on this part of Creditview Road are predominately large village lots with residential uses.

The wide Creditview Road and long asphalt driveway comes in on an angle before dividing and becoming double wide around a single spruce tree. A cedar hedge is located on the west side of the driveway closest to the road and a line of mature trees flank the east side of the driveway where it divides.

The 1856 Wesleyan Methodist Chapel is situated on the adjacent lot close to Creditview Road. There is significant distance between the historic chapel and the red brick bungalow on the subject property, with an expanse of lawn, driveway and trees buffering the two buildings from one another.

A Cultural Heritage Impact Assessment (CHIA) was prepared for the property owner of 7699 Creditview Road at the request of the City of Brampton to determine if the proposed addition is appropriate in the context of the Churchville Heritage Conservation District (CHCD).

The report notes that while the property contains landscape elements that contribute to the heritage character of the Churchville HCD, there is no cultural heritage value in the existing dwelling on the property at 7699 Creditview Road and it is a non-contributing property within the Village.

CURRENT SITUATION:

The owner had received approval of a received a minor variance application (A-2021-0257- 7699) to address reduced interior side yard setbacks and increased Gross Floor Area for the project. In all other respects the proposed changes conform the CHCD.

The owner is proposing to remove the existing offset garage and to replace it with a two storey addition that includes a two-car garage. The owner is requesting a heritage permit to be issued to permit this work and for the Cultural Heritage Evaluation Report to be received by the Brampton Heritage Board.

A Heritage Impact Assessment Report was prepared following the City of Brampton Heritage Impact Assessment Terms of Reference. While the report recommends that some specific alterations be made to the current design, it is noted that the proposed additions will have no negative effects on the Cultural Heritage Value of the property for the HCD. These recommended changes to the proposed design include:

- The proposed roofline be altered to reflect the same 6"/12" roofline of the existing dwelling rather than the proposed 5"/12" and 2 ½"/12" rooflines.
- The hood over the front door should have a lower pitch to reflect the horizontal lines of the existing dwelling.
- As the second floor of the proposed addition is over the symmetrically placed garage doors, it is recommended that the windows above be centred above each door with windows similar to one another to provide balance.
- The windows on the upper left are separated rather than coupled like the other windows on the façade of the existing dwelling and are recommended to be coupled.
- The cladding for the addition be a close match and oriented on the addition in the same horizontal pattern as the existing dwelling.

It had been noted that there are no negative impacts to the cultural heritage value of the subject property and the Churchville HCD from the proposed addition.

CORPORATE IMPLICATIONS:

Financial Implications:

None.

STRATEGIC FOCUS AREA

This report aligns with a 'Growing Urban Centres & Neighbourhoods', 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.

CONCLUSION:

Heritage staff recommend the acceptance of the Heritage Permit and Cultural Heritage Evaluation Report for 7699 Creditview Road by the Brampton Heritage Board.

Authored by:

Reviewed by:

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Attachments:

- Attachment 1 – Heritage Permit Application-7699 Creditview Road, February 20, 2024
- Attachment 2 – CHIA- 7699 Creditview Road, dated October 2023
- Attachment 3 – Committee of Adjustment Report-A-2021-0257- 7699 Creditview Road
- Attachment 4 – Architectural Drawings