

FINAL REPORT:

Heritage Impact Assessment

55-65 Park Street, Brampton, Ontario



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Project # LHC0370

LHC

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RIGHT OF USE

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. All comments regarding the condition of any buildings on the Land Assembly are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the Land Assembly or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to evaluate the property for cultural heritage value or interest. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct an evaluation using *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest* and to identify potential impacts on any identified heritage attributes. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review. Additionally, soundscapes, cultural identity, and sense of place analyses were not integrated into this report.

Archaeological potential has not been assessed as part of this HIA. A separate archaeological assessment may be required as part of a complete application.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

LHC Heritage Planning & Archaeology Inc. was retained in April 2023 by Blackthorn Development Corp., on behalf of Sugrim Enterprise Inc. (the 'Owner'), to undertake a Heritage Impact Assessment (HIA) for the properties at 55 Park Street, 57 Park Street, 59-61 Park Street, 63 Park Street, and 65 Park Street --referred to herein collectively as the "Land Assembly"—in the City of Brampton, Ontario. The Land Assembly is in the geographic Township of Chinguacousy.

The Owner is proposing the development of a 30-storey condominium tower building and a three-storey, six-unit townhouse podium. All existing buildings and structures on the Land Assembly are proposed to be demolished. The properties within the Land Assembly are **not a cultural heritage resource**. The properties within the Land Assembly are not currently *listed* Section 27, Part IV nor currently designated under Section 29, Part IV of the *Ontario Heritage Act*. Located adjacent and nearby to the Land Assembly, 59 Railroad Street and 63 Railroad Street respectively are currently *listed* under Section 27, Part IV of the *OHA* in the City of Brampton's Municipal Register of Cultural Heritage Resources. No properties within the Land Assembly are currently designated under Section 29, Part IV or Section 41, Part V of the *OHA*.

In our professional opinion, LHC finds that each of the properties within the Land Assembly, specifically 55 Park Street, 57 Park Street, 59-61 Park Street, 63 Park Street, and 65 Park Street, **meets** one *O. Reg. 09/06* criteria for contextual value (Criterion 7). As such, these properties would **not be eligible** for designation under Section 29, Part IV of the *OHA* (Section 6.1). Nevertheless, a Statement of Cultural Heritage Value or Interest has been prepared for each property meeting one criterion, including a list of heritage attributes against which to assess potential impacts (Section 6.3).

The proposed plan to demolish all buildings and structures on the Land Assembly will have a direct adverse impact to the likely heritage attributes of the properties that comprise the Land Assembly. However, a Conservation Plan is not recommended.

The proposed plan to demolish all buildings and structures on the Land Assembly will not have a direct adverse impact on the likely heritage attributes of the adjacent heritage property at 63 Railroad Street and the nearby heritage property at 59 Railroad Street. The proposed development is not anticipated to result in any indirect adverse impacts on the heritage attributes of the adjacent heritage property at 63 Railroad Street and the nearby heritage property at 59 Railroad Street.

As designs for the proposed townhouse podium progress, it is recommended that the materiality of the townhouse podium further considers the eclectic nature of the surrounding masonry residential buildings. Should detailed design vary significantly from plans and drawings

reviewed in this HIA as the project progresses, another evaluation for potential adverse impacts is recommended.

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1 INTRODUCTION TO THE LAND ASSEMBLY

LHC Heritage Planning & Archaeology Inc. (LHC) was retained in April 2023 by Blackthorn Development Corp., on behalf of Sugrim Enterprise Inc. (the “Owner”), to undertake a Heritage Impact Assessment (HIA) for the properties at 55, 57, 59-61, 63, and 65 Park Street, referred to herein collectively as (the “Land Assembly”) in the City of Brampton, Ontario (the “City”), in the Regional Municipality of Peel (the “Region”). The Property is located in the geographic Township of Chinguacousy.

The Owner is proposing the development of a 30-storey, 240-unit condominium tower building and a three-storey, six-unit townhouse podium combined with 117 vehicle parking spaces, 243 bicycle spaces, and private lane access from Park Street. All existing buildings and structures on the Land Assembly are proposed to be demolished. 59 Railroad Street and 63 Railroad Street are currently *listed* under Section 27, Part IV of the OHA in the City’s *Municipal Register of Cultural Heritage Resources (MHR)*, last updated July 2021. No properties within the Land Assembly are currently designated under Section 29, Part IV or Section 41, Part V of the OHA.

This HIA is being prepared in accordance to Section 2.1 of the City’s *Heritage Impact Assessment Terms of Reference (ToR)*, which requires that an HIA be prepared for any listed or designated property on the City’s *MHR* that is subject to a land use planning application. This HIA includes:

- An evaluation of the Land Assembly for cultural heritage value or interest (CHVI);
- An outline of heritage planning constraints; and,
- Assesses potential impacts the proposed project could have on the potential CHVI of the Land Assembly and likely heritage attributes of the adjacent and nearby heritage properties.

This HIA was undertaken in accordance with the recommended methodology outlined within the Ministry of Citizenship and Multiculturalism’s (MCM) *Ontario Heritage Tool Kit*.

1.1 Land Assembly Location

The Land Assembly is collectively located on lots municipally known and comprised as 55 Park Street, 57 Park Street, 59-61 Park Street, 63 Park Street, and 65 Park Street in the City of Brampton, Ontario. It is located on the west side of Park Street between Railroad Street to the north and Denison Avenue to the south (Figure 1 and Figure 2).

1.2 Land Assembly Description

The Land Assembly is approximately 0.258 hectare (2,582 m²; 0.63 acres) in area on irregularly-shaped lots located in the downtown area of the City of Brampton. Five existing structures are on the Land Assembly:

- a two-storey vernacular residence with Edwardian influences that was built between 1905 and 1909 (55 Park Street);
- a two-storey vernacular residence with Edwardian influences that was built between 1905 and 1913 (57 Park Street);
- a two-storey vernacular residence with Edwardian influences that was built between 1905 and 1913 (59-61 Park Street);
- a two-storey vernacular residence with Edwardian influences that was built between 1901 and 1909 (63 Park Street); and,
- a one-storey vernacular residence built between 1961 and 1965 (65 Park Street).

1.3 Land Assembly Heritage Status

The Property is **not a cultural heritage resource**. The Property is not currently *listed* Section 27, Part IV nor currently designated under Section 29, Part IV of the *OHA*.

1.4 Land Assembly Context

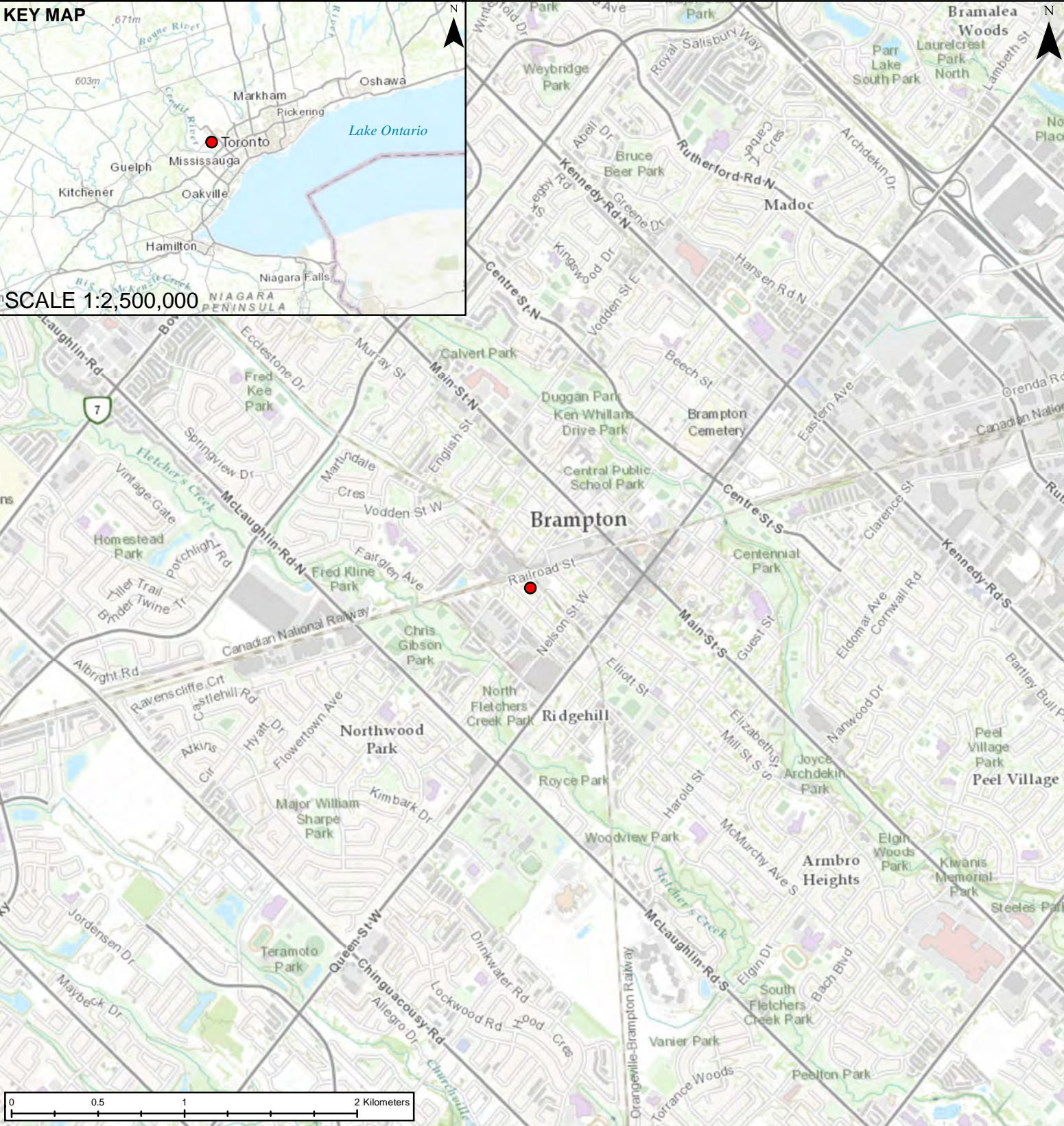
The Land Assembly is in a residential area. The Land Assembly is zoned as R2B(1) Residential Extended One Zone which allows for single-detached buildings to buildings containing up to four units.¹ Adjacent and nearby lots in the area typically include buildings of one to two storeys in height that have limited setback from the road. Buildings on adjacent and nearby properties are a mix of architectural styles and materials. Materials include brick, fieldstone, cut stone, vinyl, and board and batten siding.

The Land Assembly is adjacent to 63 Railroad Street which is currently *listed* on the City's *MHR*. The Land Assembly is nearby to 59 Railroad Street which is currently *listed* on the City's *MHR*.

1.5 Physical Condition, Security, Physical Maintenance Concerns, and Integrity

The Land Assembly's physical condition was solely assessed based on observations from LHC's site visit. The exterior of the building at 55 Park Street does not have any readily apparent concerns related to its physical condition, physical maintenance, or integrity. The interior of the building at 57 Park Street appears to have been gutted and is in a deteriorated physical condition. The exterior of the building at 59-61 Park Street does not have any readily apparent concerns related to its physical condition, physical maintenance, or integrity. No readily apparent concerns related to the building at 63 Park Street including its physical condition, security, physical maintenance, or integrity were noticed. The exterior of the building at 65 Park Street does not have any readily apparent concerns related to its physical condition, physical maintenance, or integrity.

¹ City of Brampton, "Section 15.5 Residential Extended One Zone – R2B(1) Zone", 2021, accessed 17 May 2023, [https://www.brampton.ca//EN/BUSINESS/PLANNING-DEVELOPMENT/ZONING/COB%20ZONING/TYPE/SECTION15.5_R2B\(1\).PDF](https://www.brampton.ca//EN/BUSINESS/PLANNING-DEVELOPMENT/ZONING/COB%20ZONING/TYPE/SECTION15.5_R2B(1).PDF)



Legend ● The Land Assembly	TITLE Location of the Property		
	CLIENT Sugrim Enterprise Inc.		
	PROJECT Heritage Impact Assessment, 55-65 Park Street, Brampton, Ontario		PROJECT NO. LHC0370
	CONSULTANT	YYYY-MM-DD	2023-05-09
NOTE(S) 1. All locations are approximate. REFERENCE(S) 1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.			PREPARED LHC
			DESIGNED JG
			FIGURE # 1



<div>Legend</div> <div><div></div> Properties</div> <div><div></div> The Land Assembly</div> <div><div></div> Adjacent and Nearby Heritage Properties, <i>Ontario Heritage Act</i>, Section 27, Part IV</div>	TITLE Current Conditions	
	CLIENT Sugrim Enterprise Inc.	
	PROJECT Heritage Impact Assessment, 55-65 Park Street, Brampton, Ontario	
	PROJECT NO. LHC0370	
	CONSULTANT	YYYY-MM-DD
<div>LHC</div>	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	2
<div>NOTE(S) 1. All locations are approximate.</div> <div>REFERENCE(S) 1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.</div>		

2 STUDY APPROACH

LHC follows a three-step approach to understanding and planning for cultural heritage resources based on the understanding, planning and intervening guidance from the *Standards and Guidelines for the Conservation of Historic Places in Canada* and *Ontario Heritage Tool Kit*.²

Understanding the cultural heritage resource involves:

- 1) Understanding the significance of the cultural heritage resource (known and potential) through research, consultation, and evaluation—when necessary.
- 2) Understanding the setting, context, and condition of the cultural heritage resource through research, site visit and analysis.
- 3) Understanding the heritage planning regulatory framework around the cultural heritage resource.

The impact assessment is guided by the *Ontario Heritage Tool Kit*, *Heritage Resources in the Land Use Planning Process*, *Information Sheet #5*, *Heritage Impact Assessments and Conservation Plans*. A description of the proposed development or site alteration, measurement of development or site impact and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.³

2.1 City of Brampton Heritage Impact Assessment Terms of Reference

Section 4.10.1.11 of the City's *OP* indicates 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.

Section 2.1 of the City's HIA ToR requires an HIA for:

- 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*.

² Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 3; MCM, "Heritage Property Evaluation" *Ontario Heritage Tool Kit*, 18.

³ MCM, "Heritage Resources in the Land Use Planning Process" *Ontario Heritage Tool Kit*.

Table 1, outlines where in this report content required in the HIA ToR are addressed.

Table 1: City of Brampton HIA Terms of Reference⁴

Requirement	Location
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.	Found in Section 1 of this HIA
3.1.2 Briefly outline the methodology used to prepare the assessment.	Found in Section 2 of this HIA
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.	Found in Section 1.1 of this HIA; Figure 1 and Figure 2
3.2.2 Briefly document and describe the subject property, identifying all significant features, buildings, landscapes, and vistas.	Found in Section 1.2 of this HIA
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)	Found in Section 1.3 of this HIA
3.2.4 Document and describe the context including adjacent properties, land uses, etc.	Found in Section 1.4 of this HIA
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.	Found in Section 1.5 of this HIA
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	N/A

⁴ City of Brampton, "Heritage Impact Assessment Terms of Reference," n.d., https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/HIA_ToR.pdf.

Requirement	Location
property experience.	
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.	Found in Section 5 of this HIA
3.3.2 Provide a chronological history of the site and all structure(s), including additions, deletions, conversions, etc.	Found in Section 4.7 of this HIA
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 property.	Found in Section 4.7 of this HIA
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.	Found in Section 5 of this HIA
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.	Found in Section 6.1 of this HIA
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.	Found in Section 6.1 of this HIA
3.4.1 Provide a description of the proposed development or site alteration in relation to the heritage resource.	Found in Section 7 of this HIA

Requirement	Location
3.4.2 Indicate how the proposed development or site alteration will impact the heritage resource(s) and neighbouring properties.	Found in Section 8 of this HIA
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.	N/A
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.	Found in Section 9 of this HIA
3.5.2 Evaluate the advantages and disadvantages (pros and cons) of each proposed mitigation measure/option.	Found in Section 9 of this HIA
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.	Found in Section 9 of this HIA
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.	N/A
3.5.5 If retention is recommended, outline short-term site maintenance, conservation, and critical building stabilization measures.	N/A
3.5.6 Provide recommendations for follow-up site-specific heritage strategies or plans such as a	N/A

Requirement	Location
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.	N/A
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.	N/A
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.	N/A
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. Ruinification 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	N/A

Requirement	Location
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.	Found in Section 8 and 9 of this HIA
3.5.12 An implementation schedule and reporting/monitoring system for implementation of the recommended conservation or mitigation strategies may be required.	N/A
3.6.1 Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it.	Found in Section 10 of this HIA
3.6.2 Clearly state whether the subject property is worthy of heritage designation under the Ontario Heritage Act.	Found in Section 10 of this HIA
3.6.3 The following questions must be answered in the final recommendation of the report: <ul style="list-style-type: none"> 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? 	Found in Section 10 of this HIA
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.	Found in Section 10 of this HIA
3.7.1 Provide an executive summary of the assessment findings at the beginning of the report.	Found in Section 10 of this HIA

Requirement	Location
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.	Found on Page v of this HIA

2.2 Legislative/Policy Review

This HIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans (Section 3). This review outlines the cultural heritage legislative and policy framework that applies to the Land Assembly. The impact assessment considers the proposed project against this framework.

2.3 Historic Research

Historical research was undertaken to outline the history and development of the Land Assembly and its broader community context. Primary historic material, including air photos and mapping, were obtained from:

- Library and Archives Canada;
- The Archives of Ontario;
- Peel Art Gallery, Museum and Archives;
- Ancestry;
- FamilySearch;
- Ontario Land Registry;
- National Air Photo Library;
- Internet Archive;
- The Ontario Council of University Libraries, Historical Topographic Map Digitization Project;
- The Canadian County Atlas Digital Project; and,
- Toronto Public Library.

Secondary research was compiled from sources such as: historical atlases, local histories, architectural reference texts, available online sources, and previous assessments. All sources and persons contacted in the preparation of this report are listed as footnotes and in the References section of the report.

2.4 Site Visit

A site visit for exterior and interior views was conducted by Cultural Heritage Specialist Colin Yu on 1 May 2023. The primary objective of the site visit was to document and gain an understanding of the Land Assembly and its surrounding context. The site visit included documentation of the surrounding area and exterior views of the buildings. Some, but not all, interior views were accessed as part of the site visit (particularly the buildings at 57 Park Street and 63 Park Street). Unless otherwise attributed all photographs in this HIA were taken during the site visit. All descriptions of the existing buildings generally follow the Canadian Inventory of Historic Building's recording form format. A selection of photographs from the site visit that document the buildings and structures situated on the Land Assembly are included in Section 5.

2.5 Evaluation for Cultural Heritage Value or Interest

Under Provincial legislation and policy, the conservation of cultural heritage resources is a key Provincial interest (Section 3).

Ontario Regulation 9/06 as amended by *Ontario Regulation 569/22 (O. Reg. 9/06)* identifies the criteria for determining cultural heritage value or interest under Section 29, Part IV of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest (**SCHVI**). These criteria are used in determining if an individual property has CHVI.

The regulation has nine criteria, each with three sub-criteria:

- 1) The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
 - 2) The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
 - 3) The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
 - 4) The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
 - 5) The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
 - 6) The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 - 7) The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
-

- 8) The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
- 9) The property has contextual value because it is a landmark.⁵

Properties that meet two or more of these criteria may be designated under Section 29, Part IV of the *OHA*.

This HIA uses guidance from the *Ontario Heritage Tool Kit* to inform our recommendations.

2.6 Impact Assessment

The MCM's *Information Sheet #5: Heritage Impact Assessments and Conservation Plans*⁶ outlines seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

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

Section 8 of this HIA also includes a consideration of direct and indirect adverse impacts on adjacent and nearby properties with known or potential cultural heritage value or interest.

⁵ *O.Reg.569/22* made under the *Ontario Heritage Act*, Amending *O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest* under *Ontario Heritage Act*, R.S.O. 1990, c. O.18, 2022.

⁶ MCM, "Heritage Impact Assessments and Conservation Plans, Info Sheet #5," in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*, Queen's Printer for Ontario, 2006.

3 POLICY FRAMEWORK

3.1 Provincial Planning Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *Ontario Heritage Act (OHA)*, and the Provincial Policy Statement (*PPS*). Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of cultural heritage.

3.1.1 The Planning Act, R.S.O. 1990, c.P.13

The *Planning Act* is the primary document for municipal and provincial land use planning in Ontario and was consolidated on 1 January 2023. This *Act* sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.⁷

Part 1, Section 3 (1) of *The Planning Act* states:

The Minister, or the Minister together with any other minister of the Crown, may from time to time issue policy statements that have been approved by the Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest.⁸

Under Part 1, Section 3 (5) of *The Planning Act*:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and

⁷ Province of Ontario, *Planning Act*, R.S.O. 1990, c. P.13, last modified 1 January 2023, <https://www.ontario.ca/laws/statute/90p13>, Part I (2, d).

⁸ Province of Ontario, *Planning Act*, Part 1 S.3 (1).

- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.⁹

Section 3 (1) refers to the *PPS*. Decisions of Council must be consistent with the *PPS* and relevant provincial plans. Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development in the province.

3.1.2 Provincial Policy Statement (2020)

The *Provincial Policy Statement (PPS)* provides further direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The Province deems cultural heritage and archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

- 1.7.1e 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* articulates provincial policy regarding cultural heritage and archaeology. The subsections state:

- 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.

⁹ Province of Ontario, *Planning Act*, Part I S. 3 (5).

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.¹⁰

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA*.¹¹ The *PPS* makes the consideration of cultural heritage equal to all other considerations and recognizes that there are complex interrelationships among environmental, economic and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.

An HIA may be required by a municipality in response to Section 2.6.1 and 2.6.3 to conserve built heritage resources, cultural heritage landscapes, and the heritage attributes of a protected heritage property.

3.1.3 Ontario Heritage Act, R.S.O. c.O.18

The *Ontario Heritage Act, R.S.O. 1990, c O.18 (Ontario Heritage Act or OHA)* (consolidated on 1 January 2023) enables the provincial government and municipalities powers to conserve, protect, and preserve the heritage of Ontario. The *Act* is administered by a member of the Executive Council (provincial government cabinet) assigned to it by the Lieutenant Governor in Council. At the time of writing the *Ontario Heritage Act* is administered by the Minister—Ministry—of Citizenship and Multiculturalism (MCM).¹²

Part I (2) of the *OHA* enables the Minister to determine policies, priorities, and programs for the conservation, protection, and preservation of the heritage of Ontario. The *OHA* gives municipalities power to identify and conserve individual properties, districts, or landscapes of

¹⁰ Province of Ontario, *Provincial Policy Statement*, last modified 1 May 2020, 29, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>.

¹¹ Province of Ontario, *Provincial Policy Statement*, 1 May 2020, 51.

¹² Since 1975 the Ontario ministry responsible for culture and heritage has included several different portfolios and had several different names and may be referred to by any of these names or acronyms based on them:

- Ministry of Culture and Recreation (1975-1982),
- Ministry of Citizenship and Culture (1982-1987),
- Ministry of Culture and Communications (1987-1993),
- Ministry of Culture, Tourism and Recreation (1993-1995),
- Ministry of Citizenship, Culture and Recreation (1995-2001),
- Ministry of Tourism, Culture and Recreation (2001-2002),
- Ministry of Culture (2002-2010),
- Ministry of Tourism, Culture and Sport (2011-2019),
- Ministry of Heritage, Sport, Tourism, and Culture Industries (2019-2022),
- Ministry of Tourism, Culture and Sport (2022),
- Ministry of Citizenship and Multiculturalism (2022-present).

cultural heritage value or interest.¹³ Regulations under the *OHA* set minimum standards for the evaluation of heritage resources in the province.

O. Reg. 9/06 as amended by *O. Reg. 569/22* – in force and effect 1 January 2023 – identifies the criteria for determining cultural heritage value or interest under Section 29, Part IV of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest. The regulation outlines nine criteria, of which two must be met to designate a property under Section 29 of the *OHA* (See Section 2.5).

If a property has been determined to meet two or more of the above criteria, and the decision is made to pursue designation, the *OHA* prescribes the process by which a designation must occur.

A municipality may list a property on a municipal heritage register under Section 27, Part IV of the *OHA* if it meets one or more of the prescribed criteria for determining cultural heritage value or interest. Individual heritage properties are designated by municipalities under Section 29, Part IV of the *OHA*. A municipality may designate heritage conservation districts under Section 41, Part V of the *OHA*. An *OHA* designation applies to real property rather than individual structures. An evaluation of the Land Assembly comprised of the properties at 55, 57, 59-61, 63, and 65 Park Street, the adjacent heritage property at 63 Railroad Street, and the nearby heritage property at 59 Railroad Street, according to the prescribed criteria, is outlined in Section 6.1, below.

Under Section 27(3), a property owner must not demolish or remove a building or structure from a property listed on a municipal heritage register unless they give council at least 60 days notice in writing. Under Section 27(5), council may require plans and other information to be submitted with this notice which may include an HIA.

3.1.4 Places to Grow Act, 2005 S.O. 2005

The *Places to Grow Act* guides growth in the province and was consolidated 1 June 2021. It is intended:

- a) to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation;
- b) to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure;
- c) to enable planning for growth in a manner that reflects a broad geographical perspective and is integrated across natural and municipal boundaries;

¹³ Province of Ontario, *Ontario Heritage Act*.

- d) to ensure that a long-term vision and long-term goals guide decision-making about growth and provide for the co-ordination of growth policies among all levels of government.¹⁴

This Act is administered by the Ministry of Infrastructure and enables decision making across municipal and regional boundaries for more efficient governance in the Greater Golden Horseshoe area.

3.1.5 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Land Assembly is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*, which came into effect on 16 May 2019 and was consolidated on 28 August 2020.

In Section 1.2.1, the *Growth Plan* states that its policies are based on key principles, which includes:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.¹⁵

Section 4.1 Context, in the *Growth Plan* describes the area it covers as containing:

...a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources.¹⁶

It describes cultural heritage resources as:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.¹⁷

Policies specific to cultural heritage resources are outlined in Section 4.2.7, as follows:

- i. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
- ii. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,

¹⁴ Province of Ontario, *Places to Grow Act, 2005, S.O. 2005, c. 13*, last modified 1 June 2021, 1, <https://www.ontario.ca/laws/statute/05p13>

¹⁵ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe," last modified 26 August 2020, 6, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>.

¹⁶ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe", 2020, 39.

¹⁷ Province of Ontario, "A Place to Grow: Growth Plan for the Greater Golden Horseshoe", 2020, 39.

- iii. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.¹⁸

Amendment 1 to *A Place to Grow* aligns the definitions of *A Place to Grow* with the PPS 2020.

3.1.6 Municipal Act, 2001, S.O. 2001, c. 25

The *Municipal Act* was consolidated on 1 January 2023 and enables municipalities to be responsible and accountable governments with their jurisdiction.¹⁹ The *Municipal Act* authorizes powers and duties for providing good government and is administered by the Ministry of Municipal Affairs and Housing.

Amongst the many powers enabled by the *Municipal Act* is the power to create by-laws within the municipality's sphere of jurisdiction.²⁰ Under Section 11 (3), lower and upper tier municipalities are given the power to pass by-laws on matters including culture and heritage.²¹ This enables municipalities to adopt a by-law or a resolution by Council to protect heritage, which may include requirements for an HIA.

3.1.7 Provincial Planning Context Summary

In summary, cultural heritage resources are considered an essential part of the land use planning process with their own unique considerations. As the province, these policies and guidelines must be considered by the local planning context. In general, the Province requires significant cultural heritage resources to be conserved.

Multiple layers of municipal legislation enable a municipality to require an HIA for alterations, demolition or removal of a building or structure from a listed or designated heritage property. These requirements support the conservation of cultural heritage resources in Ontario following provincial policy direction. The application of these policies to this project are discussed in Section 8 of this HIA.

3.2 Local Planning Context

3.2.1 Region of Peel Official Plan (2022)

The *Region of Peel Official Plan (ROP)* was adopted by Regional Council on 28 April 2022 through By-law 20-2022 and was approved with modifications by the Ministry of Municipal Affairs and Housing on 4 November 2022.

The *ROP's* purpose is to guide land use planning policies and “provide a holistic approach to planning through an overarching sustainable development framework that integrates

¹⁸ Province of Ontario, “A Place to Grow: Growth Plan for the Greater Golden Horseshoe”, 2020, 47.

¹⁹ Province of Ontario, *Municipal Act*, 2001, S.O. 2001, c.25, last modified 1 January 2023, <https://www.ontario.ca/laws/statute/01m25>.

²⁰ Province of Ontario, *Municipal Act*, 11.

²¹ Province of Ontario, “Municipal Act,” 11(3).

environmental, social, economic and cultural imperatives.”²² The *ROP* recognizes the importance of cultural heritage for the region to develop healthy and sustainable communities.

Section 3.6 of the *ROP* outlines cultural heritage policies and states that:

The Region encourages and supports conservation of the cultural heritage resources of all peoples whose stories inform the history of Peel. The Region recognizes the significant role of heritage in establishing a shared sense of place, contributing to environmental sustainability and developing the overall quality of life for residents and visitors to Peel. The Region supports the identification, conservation and interpretation of cultural heritage resources, including but not limited to the built heritage resources, structures, archaeological resources, and cultural heritage landscapes (including properties owned by the Region or properties identified in Regional infrastructure projects), according to the criteria and guidelines established by the Province.

The objectives of the Region’s cultural heritage policies are as follows:

3.6.1 To identify, conserve and promote Peel’s non-renewable cultural heritage resources, including but not limited to built heritage resources, cultural heritage landscapes and archaeological resources for the well-being of present and future generations.

3.6.2 To encourage stewardship of Peel’s built heritage resources and cultural heritage landscapes and promote well-designed built form to support a sense of place, help define community character, and contribute to Peel’s environmental sustainability goals.

3.6.3 To strengthen the relationship between the local municipalities, Indigenous communities and the Region when a matter having inter-municipal cultural heritage significance is involved.

3.6.4 To support the heritage policies and programs of the local municipalities.

The policies established to attain these goals, and those that pertain to the Land Assembly and the proposed developed include the following (Table 2):

Table 2: Region of Peel Official Plan Relevant Policies Related to Cultural Heritage

Policy Number	Policy Content
3.6.5	Work with the local municipalities, stakeholders and Indigenous communities in developing and implementing official plan policies and strategies for the

²² Region of Peel, “*Region of Peel Official Plan*,” November 2022, https://www.peelregion.ca/officialplan/download/_media/region-of-peel-official-plan-approved-final.pdf.

Policy Number	Policy Content
	identification, wise use and management of cultural heritage resources.
3.6.7	In cooperation with the local municipalities, ensure the adequate assessment, preservation or mitigation, where necessary or appropriate, of archaeological resources, as prescribed by the Ministry of Heritage, Sport, Tourism and Culture Industries' archaeological assessment standards and guidelines.
3.6.8	Require cultural heritage resource impact assessments, where appropriate for infrastructure projects, including Region of Peel projects and ensure that recommended conservation outcomes resulting from the impact assessment are considered.
3.6.10	Require local municipal official plans to include policies where the proponents of development proposals affecting cultural heritage resources provide sufficient documentation to meet provincial requirements and address the Region's objectives with respect to cultural heritage resources.

3.2.2 City of Brampton Official Plan (2006, consolidated 2020)

The *City of Brampton Official Plan (OP)* was adopted on 11 October 2006, partially approved by the Region of Peel on 24 January 2008 and partially approved by the Ontario Municipal Board on 7 October 2008. The City has been developing a new *OP* since 2019 which will plan for 2040. The most recent consolidation dates to September 2020.

The *OP's* purpose is to guide land use planning decisions until 2031 with clear guidelines for how land use should be directed, and which ensures that "cultural heritage will be preserved and forms part of the functional components of the daily life".²³ Regarding cultural heritage the *OP* notes that:

Brampton's rich cultural heritage also provides a foundation for planning the future of the City as our heritage resources and assets contribute to the identity, character, vitality, economic prosperity, quality of life and sustainability of the community as a whole. Cultural heritage is more than just buildings and monuments, and includes a diversity of tangible and intangible resources, including structures, sites, natural environments, artifacts and traditions that have historical, architectural, archaeological, cultural and contextual values, significance or interest.²⁴

²³ City of Brampton, *Official Plan*, September 2020, 1, https://www.brampton.ca/EN/City-Hall/Official-Plan/Documents/Sept2020_Consolidated_OP_2006.pdf

²⁴ City of Brampton, *Official Plan*, 2-4.

Section 4.10 (Cultural Heritage) of the *OP* identifies the conservation of heritage resources as providing a “vital link with the past and a foundation for planning the future...” and highlights the importance of cultural heritage landscapes, intangible heritage, and maintaining of context.²⁵

Section 4.10 states the objectives of its cultural heritage policies are to:

- 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; and,
- c) To promote greater awareness of Brampton’s heritage resources and involve the public in heritage resource decisions affecting the municipality.

Cultural heritage policies relevant to the Land Assembly and the proposed development include the following (Table 3):

Table 3: City of Brampton Official Plan Relevant Policies Related to Cultural Heritage

Policy Number	Policy Content	Comments
4.10.1.1	The City shall compile a Cultural Heritage Resources Register to include designated heritage resources as well as those listed as being of significant cultural heritage value or interest including built heritage resources, cultural heritage landscapes, heritage conservation districts, areas with cultural heritage character and heritage cemeteries.	The Land Assembly is not currently <i>listed</i> on the City’s <i>MHR</i> under Section 27, Part IV or currently designated under Section 29, Part IV or Section 41, Part V of the <i>OHA</i> . The adjacent property at 59 Railroad Street and the nearby heritage property at 63 Railroad Street are currently <i>listed</i> on the City’s <i>MHR</i> under Section 27, Part IV of the <i>OHA</i> .
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	As discussed in Section 6.1, the Land Assembly, the adjacent heritage property at 59 Railroad Street, and the nearby heritage property at 63

²⁵ City of Brampton, *Official Plan*, 4.9 -1.

Policy Number	Policy Content	Comments
	<p>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:</p> <ul style="list-style-type: none"> • Aesthetic, Design or Physical Value; • Historical or Associative Value; and/or, • Contextual Value. 	Railroad Street were evaluated under <i>O. Reg. 9/06</i> .
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.	A Heritage Impact Assessment is currently being undertaken by LHC Heritage Planning & Archaeology Inc.
4.10.1.12	<p>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:</p> <p>(i) On-site retention in the original use and integration with the surrounding or new development;</p> <p>(ii) On site retention in an adaptive re-use;</p> <p>(iii) Relocation to another site within the same development; and,</p> <p>(iv) Relocation to a sympathetic site within the City.</p>	All buildings and structures on the Land Assembly will be demolished for the construction of the proposed condominium tower and townhouse podium.
4.10.1.13	In the event that relocation, dismantling, salvage or demolition is inevitable, thorough	All buildings and structures on the Land Assembly will be

Policy Number	Policy Content	Comments
	documentation and other mitigation measures shall be undertaken for the heritage resource. The documentation shall be made available to the City for archival purposes.	demolished for the construction of the proposed condominium tower and townhouse podium.
4.10.1.18	The City's "Guidelines for Securing Vacant and Derelict Heritage Buildings" shall be complied with to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements.	All buildings and structures on the Land Assembly will be demolished for the construction of the proposed condominium tower and townhouse podium.
4.10.4.1	Areas with Cultural Heritage Character shall be established through secondary plan, block plan or zoning by-law.	The Land Assembly is located within the West Street Neighbourhood Character Area.
4.10.4.2	Land use and development design guidelines shall be prepared for each zoned area to ensure that the heritage conservation objectives are met.	N/A
4.10.4.3	Cultural Heritage Character Area Impact Assessment shall be required for any development, redevelopment and alteration works proposed within the area.	An impact assessment on the West Street Neighbourhood Character Area is discussed in Section 8.

3.2.2.1 Downtown Brampton Secondary Plan

The Land Assembly is located within Secondary Plan Area 7, known as the *Downtown Brampton Secondary Plan (DBSP)*. The *DBSP* is based on Official Plan Amendment OP93-63 approved by Council on 2 April 1997 and the Region of Peel on 9 November 1998. The *DBSP* was most recently consolidated in February 2019.²⁶

Section 4.0 defines the general objectives of the *DBSP* and its aims include the following:

- to promote the intensification and improvement of the Central Area and its component areas as the major focus of commercial and community activity for the residents of

²⁶ City of Brampton, *Downtown Brampton Secondary Plan*, February 2019, 1, accessed 8 August 2023, <https://www.brampton.ca/EN/Business/planning-development/policies-master-plans/secondary%20plans/SPA7%20Downtown%20Brampton.pdf>

Brampton, and as an increasingly important location for regional activity related to other parts of the Greater Toronto Area;

- to provide a distinctive downtown by creating a specialty shopping and office district to serve the future population of Brampton;
- to allow for intensification of use in commercial areas and selected residential areas in a manner that is sympathetic to the historic character of Downtown Brampton;
- to promote an increase in the resident population within the downtown to create a market for local serving retail, commercial and service uses;
- designate the crossroads of Main Street and Queen Street extending to Chapel Street on the east, the CNR line to the north, George Street to the west and John Street to the south as an Office Node;
- to promote the character of Main Street and Queen Street as a strong pedestrian and transit environment;
- to provide for the identification, preservation and protection of heritage resources;
- to ensure that building height and massing of new development is compatible with adjacent residential or commercial areas;
- to provide for the identification and protection of watercourse and valley system, including floodplain;
- provides greenspace linkages to the rest of the open space system, incorporating pedestrian and bicycle trails and linkages;
- to propose improvements to the local road network and enhanced public transit to facilitate development/redevelopment in the secondary planning area;
- to promote land assembly and discourage land fragmentation within the Central Area in order to encourage comprehensive redevelopment; and,
- to establish process improvements that act as an incentive to development and redevelopment in the Central Area²⁷

The Land Assembly is situated within a medium density residential area, as defined in Section 5.2.3 of the *DBSP*. There are no specific clauses within Section 5.2.3 pertaining to the Land Assembly.

Section 8.5 of the *DBSP*, entitled 'Heritage Resource Management,' contains the following policies (Table 4):

²⁷ City of Brampton, *Downtown Brampton Secondary Plan*, February 2019, 3-4.

Table 4: Downtown Brampton Secondary Plan Relevant Policies Related to Cultural Heritage

Policy Number	Policy Content	Comments
8.5.1	Heritage resource management activities within the Downtown Brampton Secondary Plan Area shall be undertaken in accordance with the policies of the Brampton Official Plan and in consultation with the Brampton Heritage Board, which is a Council appointed committee whose mandate is to advise on all matters pertaining to heritage.	N/A
8.5.2	For the purposes of this Plan, heritage resources shall include structures, sites, environments and artifacts which are of historical, architectural and/or archaeological value, significance or interest.	The Land Assembly is not currently <i>listed</i> on the City's <i>MHR</i> under Section 27, Part IV or currently designated under Section 29, Part IV or Section 41, Part V of the <i>OHA</i> . The adjacent property at 59 Railroad Street and the nearby heritage property at 63 Railroad Street are currently <i>listed</i> on the City's <i>MHR</i> under Section 27, Part IV of the <i>OHA</i> .
8.5.3	Proponents of development/redevelopment are encouraged to retain and conserve buildings of architectural and/or historic merit on their original sites and to promote the integration of these resources into any plans which may be prepared for such development.	All buildings and structures on the Land Assembly will be demolished for the construction of the proposed condominium tower and townhouse podium.
8.5.4	When a development proposal may impact a heritage resource, the City may request the preparation of a cultural heritage resource assessment. This assessment should provide information and present recommendations about how to mitigate the development impacts on identified heritage resources and will be prepared to the satisfaction of the City, the Brampton Heritage Board and other appropriate authorities having jurisdiction.	A Heritage Impact Assessment is currently being undertaken by LHC Heritage Planning & Archaeology Inc.

Policy Number	Policy Content	Comments
8.5.5	<p>The areas identified in Appendix C to this Plan, namely Area “A” (Wellington/Chapel), Area “B” (Church/Alexander), Area “C” (Isabella/Rosedale) and Area “D” (Main Street South), are considered by the City as areas worthy of study to examine the feasibility of Heritage District Designation pursuant to Part V of the Ontario Heritage Act. Until such time as a decision on district designation is complete, the following factors shall be considered by the City as appropriate in reviewing development applications in these areas:</p> <ul style="list-style-type: none"> • the placement and relationship of buildings; • the scale and character of the building groups; • vegetation such as mature trees and other natural features of heritage and/or scenic value; and, • vistas, views and the streetscape. 	<p>The Land Assembly is not identified as being within Area A, Area B, Area C, or Area D under the <i>DBSP</i>. However, the Land Assembly is identified as being within the West Street Neighbourhood Character Area under the 2009 <i>Downtown Brampton Heritage Conservation District Feasibility Study</i>.</p>
8.5.7	<p>The City shall consider the relocation and dismantling of all or part of a heritage resource only as a last resort when its protection cannot be achieved by other means.²⁸</p>	N/A

3.2.3 Local Planning Context Summary

The Region and the City consider cultural heritage resources to be of value to the community and values them in the land use planning process. Through their *OP* policies, the Region and the City have committed to identifying and conserving cultural heritage resources. The application of these policies to this project are discussed in Section 8 of this HIA.

²⁸ City of Brampton, *Downtown Brampton Secondary Plan*, February 2019, 50.

4 RESEARCH AND ANALYSIS

4.1 Natural History

The underlying bedrock in the Brampton area is shale, limestone, dolostone, and siltstone of the Queenston Formation.²⁹ The physiography of the Land Assembly is bevelled till plains.³⁰ The Land Assembly is in the Main Branch subwatershed of the larger Etobicoke Creek watershed.³¹ It is in the Lake Simcoe-Rideau Ecoregion, an area with a mild, moist climate and in the Great Lakes-St. Lawrence Forest region.³²

4.2 Early Indigenous History

4.2.1 Paleo Period (9500 - 8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.³³ During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was similar to the present-day sub-arctic and vegetation was largely spruce and pine forests.³⁴ The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.³⁵

4.2.2 Archaic Period (8000 - 1000 BCE)

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times; including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.³⁶

²⁹ Ministry of Energy, Northern Development and Mines, “Bedrock Geology,” OGS Earth, last modified 19 March 2018, accessed 12 May 2023, <https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth>

³⁰ Ministry of Energy, Northern Development and Mines, “Physiography,” 2019.

³¹ TRCA, Etobicoke Creek Subwatersheds, 2021, https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/06/29143809/Etobicoke-Creek-Watershed-MAP_jn29-21.jpg

³² William Crins, Paul Gray, Peter Uhlig and Monique Wester, “The Ecosystems of Ontario. Part 1: Ecozones and Ecoregions”, Ministry of Natural Resources, 2009, 47-49; Ministry of Natural Resources, “Forest Regions”, 2019, <https://www.ontario.ca/page/forest-regions>.

³³ Christopher Ellis and D. Brian Deller, “Paleo-Indians”, in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris, London, ON: Ontario Archaeological Society, London Chapter, 1990, 37.

³⁴ Toronto Region Conservation Authority, “Chapter 3: First Nations”, in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*, prepared by the Toronto Region Conservation Authority, 2001, <http://www.trca.on.ca/dotAsset/37523.pdf>

³⁵ Toronto Region Conservation Authority, “Chapter 3: First Nations”, 2001.

³⁶ Toronto Region Conservation Authority, “Chapter 3: First Nations”, 2001.

4.2.3 Woodland Period (1000 BCE - CE 1650)

The Woodland archaeological period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).³⁷ The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.³⁸ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early Iroquoian (CE 1000–1300); Middle Iroquoian (CE 1300–1400); and Late Iroquoian (CE 1400–1650).³⁹ The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America –organized themselves politically into tribal confederacies. South of Lake Ontario, the Haudenosaunee Confederacy comprised the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas, while Iroquoian communities in southern Ontario included the Petun, Huron, and Neutral Confederacies.⁴⁰

4.3 Seventeenth- and Eighteenth-Century Historic Context

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century, bringing with them diseases for which the Indigenous peoples had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged war on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.⁴¹

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in conflict with the Haudenosaunee

³⁷ Toronto Region Conservation Authority, “Chapter 3: First Nations”, 2001.

³⁸ Toronto Region Conservation Authority, “Chapter 3: First Nations”, 2001.

³⁹ Toronto Region Conservation Authority, “Chapter 3: First Nations”, 2001.

⁴⁰ Toronto Region Conservation Authority, “Chapter 3: First Nations”, 2001; Haudenosaunee Confederacy, “Who Are We”, Haudenosaunee Confederacy, 2020, <https://www.haudenosauneeconfederacy.com/who-we-are/>

⁴¹ Mississaugas of the Credit First Nation, “The History of the Mississaugas of the New Credit First Nation,” Mississaugas of the New Credit First Nation, 2018, <http://mncfn.ca/wp-content/uploads/2018/04/The-History-of-MNCFN-FINAL.pdf>

Confederacy over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Patawatomi, allied as the Three Fires, initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.⁴² Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.⁴³ A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the Credit.⁴⁴ Artifacts from all major Indigenous communities have been discovered in the Greater Toronto Area at over 300 archaeological sites.⁴⁵

4.4 Survey and European Settlement in the Area

The Seven Years War (1756-1763) between Great Britain and France and the American Revolution (1775-1783) lead to a push by the British Crown for greater British settlement in Canada leading to treaties.⁴⁶ The Land Assembly is located within the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Ajetance, Treaty No. 19 (1818) which expanded on the Head of the Lake, Treaty No. 14 (1806) along Lake Ontario (Figure 3).⁴⁷

As the Mississaugas of the Credit First Nation write:

In addition to their three small reserves located on the Lake Ontario shoreline, the Mississaugas of the Credit held 648,000 acres of land north of the Head of the Lake Purchase lands and extending to the unceded territory of the Chippewa of Lakes Huron and Simcoe. In mid-October 1818, the Chippewa ceded their land to the Crown in the Lake Simcoe-Nottawasaga Treaty and, by the end of October, the Crown sought to purchase the adjacent lands of the Mississaugas of the Credit.

The Deputy Superintendent of the Indian Department, William Claus, met with the Mississaugas from October 27-29, 1818, and proposed that the Mississaugas sell their 648,000 acres of land in exchange for an annual amount of goods. The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief

⁴² Mississaugas of the Credit First Nation, "History", 3-4.

⁴³ Mississaugas of the Credit First Nation, "History", 3-4.

⁴⁴ Mississaugas of the Credit First Nation, "History", 3-4.

⁴⁵ Toronto Region Conservation Authority, "Archaeology Opens a Window on the History of Indigenous Peoples in the GTA," News, 2018, <https://trca.ca/news/archaeology-indigenous-peoples-gta/>

⁴⁶ Peel Art Gallery, Museum, and Archives, "About Peel", Peel Archives Blog, 2017, <https://peelarchivesblog.com/about-peel/>

⁴⁷ Donna Duric, "Ajetance Treaty, No. 19 (1818)", Mississaugas of the Credit First Nations Treaty Lands & Territory, 2017, <http://mncfn.ca/treaty19/>; Peel Art Gallery, Museum, and Archives, "About Peel," 2017.

Ajetance, on behalf of the assembled people, readily agreed to the sale of their lands for £522.10 of goods paid annually.⁴⁸

The Land Assembly is also within the traditional territory of the Haudenosaunee and Huron Wendat.

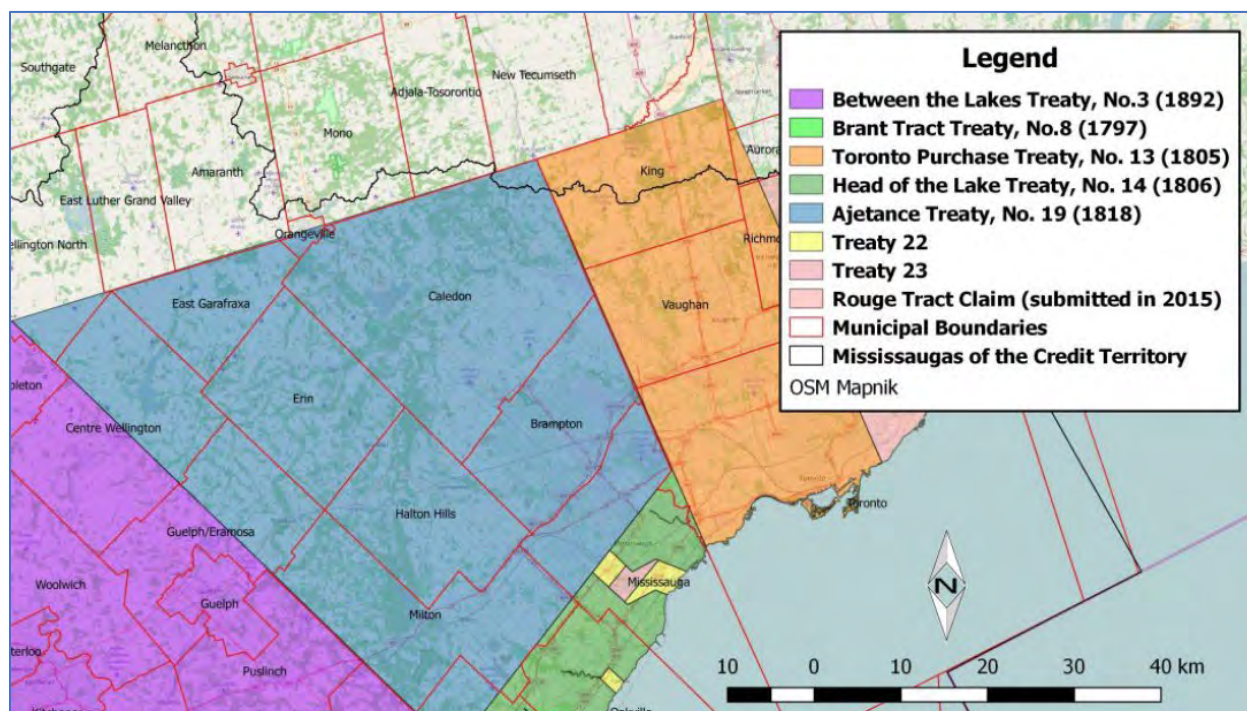


Figure 3: Ajetance Treaty, No. 19 Map.⁴⁹

4.5 Chinguacousy Township and Peel County

In 1788, the Province of Quebec's government created districts and counties to serve as administrative bodies from the local level.⁵⁰ The first Districts were Hesse, Nassau, Mecklenburg, and Lunenburg. These four Districts would be renamed Western, Home, Midland, and Eastern, respectively, in 1792.⁵¹

In 1819, the Townships of Albion, Caledon, and Chinguacousy were surveyed by Richard Bristol and Timothy Street on the newly acquired Ajetance Treaty lands.⁵² They described the land as "low, swampy and covered with dense hardwood".⁵³ Chinguacousy Township was named by

⁴⁸ Donna Duric, "Ajetance Treaty, No. 19 (1818)", 2017.

⁴⁹ Mississaugas of the Credit Nation, "History".

⁵⁰ Ontario.ca, "The Changing Shape of Ontario: Early Districts and Counties 1788-1899," <http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx>

⁵¹ Ontario.ca, "The Changing Shape of Ontario".

⁵² Town of Caledon, "Local History", 2019.

⁵³ City of Brampton, "Brampton History", Tourism Brampton, 2021, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

Lieutenant Governor Sir Peregrine Maitland for the Mississauga designation for the Credit River which means “young pine”. The name also resembles the name of Ottawa chief Shingacouse, but this is believed to be a coincidence.⁵⁴

A “New Survey” method was used in the creation of smaller Townships within the County of Peel. Traditionally, 200 acre lots were the preferred method of surveying a town. However, these townships granted 100-acre square lots in order to provide everyone with access to a transportation route and ease of farming.⁵⁵ They also used the ‘double-front’ system and established concession numbers running east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the township (today Hurontario Street/Main Street). Lot numbers were assigned running south to north. The first township in Peel was Toronto Township.⁵⁶ The name Peel was given in honour of Sir Robert Peel, who held many senior British government posts.⁵⁷

Many early settlers to Chinguacousy Township came from New Brunswick, parts of Upper Canada including the Niagara region, and the United States, as descendants of United Empire Loyalists.⁵⁸ Chinguacousy and Toronto Gore Township operated together until the latter separated in 1831.⁵⁹ The Townships were initially run by the elected Home District Council for York County which was dissolved in 1850 in favour of smaller counties.⁶⁰

All the townships within Peel were initially administered by the Home District Court and authority of self-governance was minor.⁶¹ Chinguacousy Township would reach a population peak of 7,469 inhabitants, a figure that was not reached by other townships until the 1870s.⁶²

The County of Peel was established in 1851 as a subsection of the United Counties of York, Ontario, and Peel, and included Toronto, Toronto Gore, Chinguacousy, Caledon, and Albion Townships.⁶³ In 1854, Ontario County separated from the United Counties and in 1866, Peel became an independent county, with the village of Brampton chosen as the County seat in 1867.⁶⁴ Peel quickly grew and by the late 19th century a shift from small self-sustaining family farms to larger business/export-oriented farms contributed to its growth. By 1873, the

⁵⁴ Alan Rayburn, *Place Names of Ontario*, Toronto, ON: University of Toronto Press, 1997, 68, <https://archive.org/details/placenamesofonta0000rayb>.

⁵⁵ Peel Art Gallery, Museum, and Archives, “The Creation of the County of Peel”, 1851-1867, 2017.

⁵⁶ Peel Art Gallery, Museum, and Archives, “The Creation of the County of Peel”, 1851-1867, 2017.

⁵⁷ Alan Rayburn, *Place Names of Ontario*, Toronto, ON: University of Toronto Press, 1997, 266, <https://archive.org/details/placenamesofonta0000rayb>.

⁵⁸ J.H. Pope, *Illustrated Historical Atlas of the County of Peel*, Toronto, ON: Walker and Miles, 1877, 64.

⁵⁹ Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*, Peel, ON: Charters Publishing Company, 1967.

⁶⁰ Peel Art Gallery, Museum, and Archives, “About Peel”, 2017.

⁶¹ Peel Art Gallery, Museum, and Archives, “About Peel”, 2017.

⁶² Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*, Peel, ON: Charters Publishing Company, 1967, 249.

⁶³ Peel Art Gallery, Museum, and Archives, “The Creation of the County of Peel, 1851-1867”, 2017.

⁶⁴ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, Toronto, ON: Charters Publishing Company Limited, 1953, 29, accessed 12 May 2023, <https://archive.org/details/brampton-centennial-souvenir/page/n15/mode/2up>

construction of the Toronto Grey & Bruce, Hamilton & Northwestern, and Credit Valley railways throughout Peel County allowed the county to prosper and local products were shipped to other parts of Ontario.⁶⁵

Growth following World War II led to the creation of the Regional Municipality of Peel in 1974.⁶⁶ Caledon, Brampton, and Mississauga became the three lower tier municipalities and Peel Region became the Upper Tier. Responsibility of the Upper Tier was for many over arching services, such as: public health, utility services, and policing.⁶⁷ Lower Tier municipalities were responsible for local matters and included: property assessment, tax collection, public transit, and libraries. In 1974, Peel Region had a total population of 334,750⁶⁸ and by 2021, it had a total population of 1,451,022.⁶⁹

4.6 City of Brampton

Between 1827 and 1832, the only building in the area was a small tavern at Salisbury, on Concession 1, Lot 8, E.H.S. Martin Salisbury operated a tavern and inn which contained most of the business in the area. The 1827 assessment roll indicates Salisbury only had one horse and one cow but assessed him as having £211.⁷⁰ Soon after, William Buffy constructed a tavern at the Four Corners (now the intersection of Main Street and Queen Street). John Scott, a magistrate, built a small store, a potashery, a distillery, and a mill.⁷¹ By 1834, the first lots in the settlement were surveyed out by John Elliott, who also gave the settlement the name of Brampton, in homage to his hometown of Brampton, Cumberland, England. He and another settler named William Lawson were staunch members of the Primitive Methodist movement and they established a strong Methodist presence in the area.⁷² According to the 1837 *Toronto and Home District Directory*, there were 18 inhabitants.⁷³

⁶⁵ Town of Caledon, "Local History", 2019.

⁶⁶ Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

⁶⁷ Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

⁶⁸ Peel Art Gallery, Museum, and Archives, "About Peel", 2017.

⁶⁹ Statistics Canada, "2021 Census of Population geographic summary, 2021 Census, <https://www12.statcan.gc.ca/census-recensement/2021/search-recherche/productresults-resultatsproduits-eng.cfm?LANG=E&GEOCODE=2021A00033521>.

⁷⁰ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, Toronto, ON: Charters Publishing Company Limited, 1953, 13, accessed 12 May 2023, <https://archive.org/details/brampton-centennial-souvenir/page/n15/mode/2up>

⁷¹ Brampton Historical Society, *Buffy's Corner*, Vol. 3, No. 1, Brampton, ON: Peel Graphics Inc, March 2001, 6, accessed 23 May 2023, <http://nebula.wsimg.com/ab724bf29292825400659426003351b8?AccessKeyId=B6A04BC97236A848A092&disposition=0&alloworigin=1>

⁷² Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, Toronto, ON: Charters Publishing Company Limited, 1953, 13, accessed 12 May 2023, <https://archive.org/details/brampton-centennial-souvenir/page/n15/mode/2up>

⁷³ George Walton, *The City of Toronto and the Home District Commercial Directory and Register with Almanack and Calendar for 1837*, Toronto: T. Dalton & W.J. Coates, 1837.

The village began to grow from the intersection of Hurontario and Queen Streets, on a floodplain of the Etobicoke Creek. By 1846, the village had two stores, a tavern, tannery, cabinetmaker, two blacksmiths and two tailors and the population had reached 150 people. In 1853, Brampton was officially incorporated as a village with a population of over 500 inhabitants. Several churches were built, along with a grammar school, distilleries, several stores and John Haggert's agricultural implements factory. The local economy was growing, and the village supported the surrounding farms and rural hamlets in the township.⁷⁴

The village of Brampton was chosen as the County seat in 1867 as the government buildings were built at a cost of \$40,000.⁷⁵ In 1873, Brampton was incorporated as a town with John Haggert elected as the first mayor. By 1877, there were 2,551 inhabitants and the town had two bank branches, two telegraph offices, five hotels, a curling and skating rink, several mills, and carriage factories.⁷⁶

A new industry was emerging in Brampton by the mid-Victorian era. In 1863, Edward Dale and his young family arrived in Brampton from England, where Edward had struggled through hard economic times as a market gardener.⁷⁷ Within a few short years, Brampton became known as the "Flowertown of Canada" and soon Dale's Nursery was Brampton's largest employer. By the turn of the century, hundreds of acres of land were filled with greenhouses growing prize orchids, hybrid roses and many other quality flowers. Most of these flowers were grown for export around the world.⁷⁸

The twentieth century brought new industries to the town, mostly along the railway lines, including the Williams Shoe Co. factory, the Copeland-Chatterson Loose-Leaf Binder company and the Hewetson Shoe factory. The Williams Shoe Co. factory was established in 1898 and ceased to exist by 1972 (Figure 7). Major banks established branches on the Four Corners.⁷⁹ In 1907, American industrialist Andrew Carnegie's Andrew Carnegie Foundation donated \$12,500 to construct a library in Brampton⁸⁰ and the population reached 4,000 people by 1910.⁸¹ Brampton's citizens endured two world wars and the Great Depression during the first half of the twentieth century. These major world events took their toll on the local economy. Some factories closed and the flower industry began a slow but steady decline.

The City slowly transformed after the Second World War. In the late 1940s and 1950s, the automobile began to change the landscape, as did rapid urban growth in Toronto as new

⁷⁴ City of Brampton, "Brampton History", Tourism Brampton, no date given, accessed 12 May 2023, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

⁷⁵ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, 1953, 57.

⁷⁶ J.H. Pope, *The Illustrated Atlas of the County of Peel, Ont.*, Toronto: Walker & Miles, 1877, 87-88.

⁷⁷ Thomas H.B. Symons, "Brampton's Dale Estate", Ontario Heritage Trust, accessed 12 May 2023, <https://www.heritagetrust.on.ca/en/pages/programs/education-and-outreach/presentations/brampton-s-dale-estate>

⁷⁸ City of Brampton, "Brampton History".

⁷⁹ City of Brampton, "Brampton History".

⁸⁰ Corporation of the Town of Brampton, *Brampton Centennial Souvenir 1853-1953*, 1953, 57.

⁸¹ City of Brampton, "Brampton History".

subdivisions began to develop. In 1959, Bramalea was created and touted as "Canada's first satellite city". Bramalea was a planned community built to accommodate 50,000 people by integrating residential buildings, shopping centres, parks, commercial business and industry.⁸²

The Province of Ontario began reviewing various municipalities in the mid-1960s. Peel County was facing increasing growth and urbanization. The abilities of its ten municipal governments varied greatly. By combining them into three municipalities, each could better react to and plan for the complex needs of residents at a regional level. In 1974, the provincial government created Caledon, Mississauga, and Brampton. The City of Brampton was created from the combination of the Town of Brampton, Toronto Gore Township, the southern half of Chinguacousy Township, and a portion of the Town of Mississauga.⁸³ Brampton is now Canada's ninth-largest municipality with a population of 656,480 according to the 2021 *Census*.⁸⁴

4.7 Property History – Concession 1, Lot 6, West ½, WHS

4.7.1 Early Settler History and Subdivision of Concession 1, Lot 6, West 1/2, WHS

The Crown Patent was first granted to William Daly in 1836 for 100 acres of land, being the western half of Concession 1, Lot 6, WHS as illustrated in the 1851 *Chinguacousy Township Crown Patent Map* (Figure 4).⁸⁵ That same year the same parcel of land was sold from John Nicholson to Peter Walsh for a sum of £50.⁸⁶ In 1850, Patrick Walsh sold the same parcel of land to James McClure for a sum of £500.⁸⁷ That same year, the same parcel of land was sold to George Wright for a sum of £625.⁸⁸ In 1854, the parcel of land owned by George Wright was subdivided into smaller town lots along Elizabeth Street, George Street, Mill Street, Nelson Street, Park Street, and Queen Street. It was surveyed by Provincial Land Surveyor Chisholm Miller as *Plan BR-4* (Figure 4). In relation to the Land Assembly, Lot 1, Lot 2, and Lot 3 measured 0.80 chains by 2.50 chains in area.⁸⁹ The 1857 *Village of Brampton Map* and the 1859 *Tremaines' Map* both illustrate the new subdivision but no buildings appear to have been constructed on the lots (Figure 4).

In 1860, George Wright sold all of the land (including Lot 1, Lot 2, and Lot 3) to Adam Crooks for a sum of 5 shillings.⁹⁰ In 1863, the land was put to public auction. In 1868, a vesting order was issued from the Sheriff ordering the conveyance of the land from Arthur McDonald to the Bank of Upper Canada. In 1871, 25 town lots on Park Street (including Lot 1, Lot 2, and Lot 3) were put to public auction by James Brown Jr. The land was conveyed to Arthur McDonald for a sum

⁸² Nick Moreau, "Brampton", The Canadian Encyclopedia, 17 October 2012, accessed 12 May 2023, <https://www.thecanadianencyclopedia.ca/en/article/brampton>

⁸³ Nick Moreau, "Brampton", The Canadian Encyclopedia, 17 October 2012.

⁸⁴ Nick Moreau, "Brampton", The Canadian Encyclopedia, 17 October 2012.

⁸⁵ Land Registry Ontario, Peel (43), Book A, 1836, Inst. Patent.

⁸⁶ Land Registry Ontario, Peel (43), Book A, 1836, Inst. 12894.

⁸⁷ Land Registry Ontario, Peel (43), Book A, 1850, Inst. 37979.

⁸⁸ Land Registry Ontario, Peel (43), Book A, 1850, Inst. 37981.

⁸⁹ Land Registry Ontario, Peel (43), 1854, Plan BR-4.

⁹⁰ Land Registry Ontario, Peel (43), Book A, 1860, Inst. 8503.

of \$3000. The lands were purchased by H. Chisholm and Matthew M. Elliott and subsequently abandoned. In 1873, the Bank of British North America sold Lot 1, Lot 2, and Lot 3 on the Land Assembly to George Green for a sum of \$2,800.⁹¹ In 1874, George Green sold Lot 2 and Lot 3 on the Land Assembly to the Credit Valley Railroad for a sum of \$2,325.89 for the purposes of station grounds as part of the railway right-of-way.⁹² In 1875, George Green sold Lot 1 on the Land Assembly to John Bowra for a sum of \$90.⁹³ The 1877 *Town of Brampton Map* shows that Lot 2 and Lot 3 on the Land Assembly were marked as station grounds (Figure 4).

Regarding the Property Ownership tables for the Land Assembly, refer to Appendix D.

Regarding the Land Assembly, refer to Section 10.1.8 and 4.8.5 for a detailed history of 65 Park Street (Lot 1, Lot 18, Lot 19, Lot 20, and Lot 53); Section 10.1.1 and 4.8.4 for a detailed history of 63 Park Street (Lot 1); Section 10.1.2, 4.8.3, and 4.8.2 for a detailed history of 59-61 Park Street (Lot 2) and 57 Park Street (Lot 2 and Lot 3); Section 10.1.3 and 4.8 for a detailed history of 55 Park Street (Lot 2 and Lot 3).

Regarding the adjacent and nearby heritage properties, refer to Section 10.1.4 and 4.9 and for a detailed history of 59 Railroad Street; Section 10.1.5 and 4.9.2 for a detailed history of 63 Railroad Street.

4.8 The Land Assembly

4.8.1 55 Park Street (Reg. Plan BR-4 and Reg. Plan BR-35, Part Lot 3)

The parcel of land municipally addressed as 55 Park Street, is legally described as PT LT 3 PL BR35 AS IN RO566607; BRAMPTON. 55 Park Street contains a two-storey Edwardian vernacular wood-frame residential building which may have been built between 1905 and 1913 for speculative investment purposes.

In 1884, the parcel of land was resurveyed by Provincial Land Surveyor C. J. Wheelock as *Plan BR-35* (Figure 4).⁹⁴ In 1905, a portion of the parcel of land used as the station grounds for the Credit Valley Railway and thereafter the Ontario and Quebec Railway and the Canadian Pacific Railway, was transferred to the City of Brampton for the purposes of realigning Park Street through By-law No. 293 (Figure 4).⁹⁵ The same year, the parcel of land was sold to John Henry Pulfer.⁹⁶ In 1914, Pulfer sold the parcel of land to Lloyd S. Pocock for a sum of \$450.⁹⁷ The 1914 *Survey Plan* illustrates that this building along with the building at 57 Park Street had been constructed and were occupied (Figure 4). In 1920, Pocock sold the parcel of land to Henry and Aneta B. Cook for a sum of \$1,600.⁹⁸ The 1920 *Survey Plan* illustrates the position of the

⁹¹ Land Registry Ontario, Peel (43), 1873, Inst. 983.

⁹² Land Registry Ontario, Peel (43), Plan BR-4, 1874, Inst. 1233.

⁹³ Land Registry Ontario, Peel (43), Plan BR-4, 1875, Inst. 1646.

⁹⁴ Land Registry Ontario, Peel (43), Plan BR-35, 1884.

⁹⁵ Land Registry Ontario, Peel (43), Plan BR-35, 1905, Inst. 7056

⁹⁶ Land Registry Ontario, Peel (43), Plan BR-35, 1905, Inst. 7063.

⁹⁷ Land Registry Ontario, Peel (43), Plan BR-35, 1914, Inst. 11736.

⁹⁸ Land Registry Ontario, Peel (43), Plan BR-35, 1920, Inst. 13844.

building along with those at 57 Park Street and 59-61 Park Street (Figure 4). The 1921 *Fire Insurance Plan* illustrates that the building was given the municipal address of 69 Park Street and the parcel contained two one-storey metal sheds at the rear (Figure 4). The 1931 *Fire Insurance Plan* illustrates that the building was given the municipal address of 55 Park Street (Figure 4). The 1940 *Voters' List* for the Town of Brampton shows Henry, Charles, and Aneta Cook living at the address.⁹⁹ The 1968 *Voters' List* for the Town of Brampton shows Aneta and Edward Cook living at the address.¹⁰⁰ In 1980, Aneta B. Cook conveyed the property to Edward L. Cook.¹⁰¹

4.8.2 57 Park Street (Reg. Plan BR-4, Part Lot 2 & 3)

The parcel of land municipally addressed as 55 Park Street, is legally described as PT LT 2 PL BR-35 BRAMPTON; PT LT 3 PL BR-35 BRAMPTON AS IN RO1145046; S/T & T/W RO1145046; BRAMPTON; PT LTS 2 & 3 PL BR35 AS IN RO1145046; BRAMPTON. 57 Park Street contains a two-storey Edwardian vernacular residential building which may have been built between 1905 and 1913 for speculative investment purposes.

In 1884, the parcel of land was resurveyed by Provincial Land Surveyor C. J. Wheelock as *Plan BR-35* (Figure 4).¹⁰² In 1905, a portion of the parcel of land used as the station grounds for the Credit Valley Railway and thereafter the Ontario and Quebec Railway and the Canadian Pacific Railway, was transferred to the City of Brampton for the purposes of realigning Park Street through By-law No. 293 (Figure 4).¹⁰³ The same year, the parcel of land was sold to John Henry Pulfer.¹⁰⁴ In 1914, Pulfer sold the parcel of land to Lloyd S. Pocock for a sum of \$450.¹⁰⁵ The 1914 *Survey Plan* illustrates that this building along with the building at 55 Park Street had been constructed and were occupied (Figure 4). In 1920, Lloyd S. Pocock sold the property to David and Laura Cannons for a sum of \$1,600.¹⁰⁶ The 1920 *Survey Plan* illustrates the position of the building along with those at 55 Park Street and 59-61 Park Street (Figure 4). The 1921 *Fire Insurance Plan* illustrates that the building was given the municipal address of 73 Park Street. The building contained a one-storey wood-frame rear addition, and the parcel contained a one-storey metal shed at the rear used for automobiles (Figure 4). The 1931 *Fire Insurance Plan* illustrates that the building was given the municipal address of 57 Park Street (Figure 4). The 1940 *Voters' List* for the Town of Brampton shows David and Laura Cannons living at the

⁹⁹ Ancestry.ca, *Finally Revised Urban List of Electors*, R1003-6-3-E (RG113-B), Library and Archives Canada, 1940, 2, https://www.ancestry.com/imageviewer/collections/2983/images/33022_294117-00389?pid=89484280.

¹⁰⁰ Ancestry.ca, *Urban Preliminary List of Electors*, R1003-6-3-E (RG113-B), Library and Archives Canada, 1968, 2, https://www.ancestry.ca/discoveryui-content/view/16687424:2983?tid=&pid=&queryId=c1d62929deec285f4a135faefdc3c93d&_phsrc=doS425&_phstarrt=successSource

¹⁰¹ Land Registry Ontario, Peel (43), Plan BR-35, 1980, Inst. 566607.

¹⁰² Land Registry Ontario, Peel (43), Plan BR-35, 1884.

¹⁰³ Land Registry Ontario, Peel (43), Plan BR-35, 1905, Inst. 7056

¹⁰⁴ Land Registry Ontario, Peel (43), Plan BR-35, 1905, Inst. 7063.

¹⁰⁵ Land Registry Ontario, Peel (43), Plan BR-35, 1914, Inst. 11736.

¹⁰⁶ Land Registry Ontario, Peel (43), Plan BR-35, 1920, Inst. 13592.

address.¹⁰⁷ The 1968 *Voters' List* for the Town of Brampton shows Raymond and Selma Nutt living at the address.¹⁰⁸

4.8.3 59-61 Park Street (Reg. Plan BR-4, Part Lot 2)

The parcel of land municipally addressed as 59-61 Park Street, is legally described as PT LT 2 PL BR-35 BRAMPTON AS IN RO762672; S/T & T/W RO762672; PT LT 2 PL BR35 AS IN RO762672; BRAMPTON. 59-61 Park Street contains a two-storey Edwardian vernacular residential building which may have been built between 1914 and 1920 for speculative investment purposes.

In 1884, the parcel of land was resurveyed by Provincial Land Surveyor C. J. Wheelock as *Plan BR-35* (Figure 4).¹⁰⁹ In 1905, a portion of the parcel of land used as the station grounds for the Credit Valley Railway and thereafter the Ontario and Quebec Railway and the Canadian Pacific Railway, was transferred to the City of Brampton for the purposes of realigning Park Street through By-law No. 293 (Figure 4).¹¹⁰ The same year, the parcel of land was sold to John Henry Pulfer.¹¹¹ In 1914, Pulfer sold the parcel of land to Lloyd S. Pocock for a sum of \$450.¹¹² The 1914 *Survey Plan* illustrates that the building had not been constructed yet (Figure 4). The 1920 *Survey Plan* illustrates the position of the building along with those at 55 Park Street and 57 Park Street (Figure 4). The 1921 *Fire Insurance Plan* illustrates that the building was given the municipal address of 77 Park Street. The building contained a one-storey wood-frame rear addition, and the parcel contained two one-storey metal sheds at the rear (Figure 4). In 1925, Lloyd S. Pocock sold the property to Elmer and Margaret Shitcroft.¹¹³ The 1931 *Fire Insurance Plan* illustrates that the building was given the municipal address of 59 Park Street (Figure 4). In 1934, a Final Order Foreclosure was issued against Elmer Shitcroft in favour of Janet Carter for a sum of \$1,800.¹¹⁴ The 1940 *Voters' List* for the Town of Brampton shows a tenant, George Yarranton living at the address.¹¹⁵ In 1952, Alexander McLeod sold the property to Stewart Rozell for a sum of \$5,000.¹¹⁶ The 1963 *Voters' List* notes that Stewart and Pearl Rozell were living at the 59 Park Street section of the property and Kasimiers and Doreen Kowacs were living at the 61 Park Street section of the property.¹¹⁷ The 1968 *Voters' List* notes that Stewart and Pearl Rozell, and Anne Perry were living at the 59 Park Street section of the property and Allen Lerch was living at the 61 Park Street section of the property.¹¹⁸ In 1975, Stewart and

¹⁰⁷ Ancestry.ca, *Finally Revised Urban List of Electors*, R1003-6-3-E (RG113-B), Library and Archives Canada, 1940, 2.

¹⁰⁸ Ancestry.ca, *Urban Preliminary List of Electors*, R1003-6-3-E (RG113-B), Library and Archives Canada, 1968, 2,

¹⁰⁹ Land Registry Ontario, Peel (43), Plan BR-35, 1884.

¹¹⁰ Land Registry Ontario, Peel (43), Plan BR-35, 1905. Inst. 7056

¹¹¹ Land Registry Ontario, Peel (43), Plan BR-35, 1905, Inst. 7063.

¹¹² Land Registry Ontario, Peel (43), Plan BR-35, 1914, Inst. 11736.

¹¹³ Land Registry Ontario, Peel (43), 1925, Inst. 15593.

¹¹⁴ Land Registry Ontario, Peel (43), 1934, Inst. 17801.

¹¹⁵ Ancestry.ca, *Finally Revised Urban List of Electors*, R1003-6-3-E (RG113-B), Library and Archives Canada, 1940, 2.

¹¹⁶ Land Registry Ontario, Peel (43), 1952, Inst. 26431.

¹¹⁷ Ancestry.ca, *Urban Preliminary List of Electors*, 1963, 2, https://www.ancestry.ca/discoveryui-content/view/52968859:2983?tid=&pid=&queryId=c1d62929deec285f4a135faefdc3c93d&_phsrc=doS422&_phsta rt=successSource

¹¹⁸ Ancestry.ca, *Urban Preliminary List of Electors*, 1968, 2.

Pearl Rozell sold the property to Joseph A.M. and Yvonne Sparks.¹¹⁹ In 1980, Yvonne F. Sparks sold the property to Susan Plunkett.¹²⁰ In 1986, Susan Plunkett sold the property to David A. Shelton.¹²¹

4.8.4 63 Park Street (Reg. Plan BR-4, Part Lot 1)

The parcel of land municipally addressed as 63 Park Street, is legally described as PT LT 1 BLK 14 PL BR4 AS IN VS213937; BRAMPTON; PT LT 1 PL BR 4 BRAMPTON SW OF PARK ST, AKA BLK 14; BRAMPTON; PT LT 1 PL BR 4 BRAMPTON SW OF PARK ST, AKA BLK 14, AS IN VS213937 EXCEPT RO460840; BRAMPTON; LT 1 BLK 14 PL BR4 AS IN VS213937, EXCEPT RO460840; BRAMPTON. 63 Park Street contains a two-storey Edwardian vernacular residential brick building which was built between 1901 and 1909.

The 1888 *Tax Assessment Roll* shows that Henry Bowra and John W. Marshall, a mason's helper owned Lot 1 on Park Street, and Lot 52 and Lot 53 on West Street which was built on and had a combined value of \$300.¹²² In 1895, John T. Bowra, et al (including Henry Bowra), were issued a mortgage on the property from John H. Carter for a sum of \$400.¹²³ The 1898 *Tax Assessment Roll* notes that Henry Bowra and John W. Marshall owned Lot 1 on Park Street, and Lot 52 and Lot 53 on West Street which was built on and had a combined value of \$300.¹²⁴ The 1901 *Census* shows that John W. Marshall lived on Park Street with his family with his occupation listed as a worker at the Williams Shoe Co. factory.¹²⁵ In 1902, John H. Carter conveyed the property to John W. Marshall for \$200.¹²⁶ In 1905, a portion of the property was conveyed to the Corporation of the City of Brampton for the purposes of deviating Park Street for a sum of \$50.¹²⁷ The 1909 *Topographic Map* illustrates the position of the brick building (Figure 4). A 1910 postcard illustrates the property as being situated behind the Williams Shoe Co. factory (Image 3). The 1911 *Census* shows that John Marshall lived at the property. The 1913 *Voter's List* shows that Jake Marshall lived at Lot 1.¹²⁸ The 1921 *Fire Insurance Plan* illustrates that the building was given the municipal address of 81 Park Street at the time. The building contained a

¹¹⁹ Land Registry Ontario, Peel (43), 1975, Inst. 370309VS.

¹²⁰ Land Registry Ontario, Peel (43), 1980, Inst. 547384.

¹²¹ Land Registry Ontario, Peel (43), 1986, Inst. RO762672.

¹²² FamilySearch, Collector's Roll for the Municipality of Brampton, 1888, 10, <https://www.familysearch.org/ark:/61903/3:1:3QHV-F3CV-LQGT?cc=4130007&personaUrl=%2Fark%3A%2F61903%2F1%3A1%3A66P6-NRRS>

¹²³ Land Registry Ontario, Peel (43), 1895, Inst. 5670.

¹²⁴ FamilySearch, Collector's Roll for the Municipality of Brampton, 1898, 12, Line 270, <https://www.familysearch.org/ark:/61903/3:1:3QHV-F3CV-LQBF?i=506&cc=4130007&cat=177246>

¹²⁵ 1901 Census, Library and Archives Canada, 1901, 13, Line 150, <https://www.ancestry.ca/sharing/3570754?mark=7b22746f6b656e223a226635415243594938587858565a624f3870623254417857343568587048444e53445475746278466d67636f3d222c22746f6b656e5f76657273696f6e223a225632227d>

¹²⁶ Land Registry Ontario, Peel (43), 1902, Inst. 6585.

¹²⁷ Land Registry Ontario, Peel (43), 1905, Inst. 7058.

¹²⁸ *Voters' List 1913, Municipality of Brampton*, Brampton, ON: Banner and Times, 1913, 39, <https://archive.org/details/bramptonvoterslist1913/page/n20/mode/1up?q=Pulfer>

one-storey wood-frame rear addition, and the parcel contained a one-storey metal shed at the rear (Figure 4). In 1927, the property was sold from Clara Marshall to Stanley and Alice Bright for a sum of \$2,200.¹²⁹

The 1931 *Fire Insurance Plan* illustrates that the building was given the municipal address of 63 Park Street (Figure 4). The 1940 *Voters' List for the Municipality of Brampton* shows Stanley and Alice Bright living at the address.¹³⁰ The 1958 *Survey Plan* illustrates the position of the building to the south (Figure 4). The 1963 *Voters' List* notes that Stanley and Alice Bright were living at the property.¹³¹ In 1972, Stanley and Alice Bright conveyed the property to Edith E. Bright.¹³²

4.8.5 65 Park Street (Reg. Plan BR-4, Part Lot 18, 19, 20, & 53)

The parcel of land municipally addressed as 65 Park Street, is legally described as PT LT 18 PL BR 4 BRAMPTON S OF RAILROAD ST, AKA BLK 14; PT LT 19 PL BR 4 BRAMPTON S OF RAILROAD ST, AKA BLK 14; PT LT 20 PL BR 4 BRAMPTON; PT LT 1 PL BR 4 BRAMPTON SW OF PARK ST, AKA BLK 14; BRAMPTON; PT LTS 18, 19, 20 & 53, BLK 14 PL BR4 AS IN RO460840; BRAMPTON. 65 Park Street contains a one-storey brick cottage built between 1961 and 1965.

The 1921 and 1931 *Fire Insurance Plans* illustrate the parcel of land forming a part of 63 Railroad Street, Lot 20 being the rear yard (Figure 4). The 1946 aerial photograph shows the parcel of land as being vacant (Figure 7). In 1946, Gladys Salisbury and Dorothy Newhouse, the executors of John G. Berry were granted consent to sever the parcel of land. The 1958 *Survey Plan* illustrates the parcel of land as being vacant (Figure 4). In 1959, a portion of the parcel of land was sold to Amy D. Bettridge for a sum of \$2,800.¹³³ In 1961, the parcel of land was sold to Michael's Construction Limited.¹³⁴ The 1961 aerial photograph shows the parcel of land as being vacant (Figure 7). This company then sold it to Rice Construction Co. Limited in 1964.¹³⁵ In 1965, Albert and Gertrude Schimpf were noted as the property owners.¹³⁶ The 1968 aerial photograph shows the parcel of land with the new residential building (Figure 7). The 1972 *Voters' List* notes Gosinus Godwaldt and Dorothy Godwaldt as living at the address.¹³⁷

¹²⁹ Land Registry Ontario, Peel (43), 1927, Inst. 16134.

¹³⁰ Ancestry.ca, *Finally Revised Urban List of Electors*, R1003-6-3-E (RG113-B), Library and Archives Canada, 1940, 2

¹³¹ Ancestry.ca, *Urban Preliminary List of Electors*, 1963, 2, https://www.ancestry.ca/discoveryui-content/view/52968859:2983?tid=&pid=&queryId=c1d62929deec285f4a135faefdc3c93d&_phsrc=doS422&_phstart=successSource

¹³² Land Registry Ontario, Peel (43), 1972, 213937VS.

¹³³ Land Registry Ontario, Peel (43), 1959, Inst. 36526.

¹³⁴ Land Registry Ontario, Peel (43), 1961, Inst. 41059.

¹³⁵ Land Registry Ontario, Peel (43), 1964, Inst. 53661.

¹³⁶ Land Registry Ontario, Peel (43), 1965, Inst. 56435.

¹³⁷ Ancestry.ca, *Urban Preliminary List of Electors*, R1003-6-3-E (RG113-B), Library and Archives Canada, 1972, 2, https://www.ancestry.ca/imageviewer/collections/2983/images/33022_302473-01569?treeid=&personid=&rc=&usePUB=true&_phsrc=doS426&_phstart=successSource&pId=51624731

4.8.6 Known Persons of Historical Interest Associated with the Land Assembly

4.8.6.1 John Henry Pulfer

John Henry Pulfer (1867-1947) (Image 1) was born in Brampton, Ontario to parents John Pulfer (1823-1919) and Eliza Pulfer (*née* Burrows) (1828-1897).¹³⁸ The family had emigrated from Suffolk, United Kingdom to Chinguacousy Township in 1851, settling as tenants of Thomas Montgomery's farm on Concession 2, WHS, Lot 8 and Lot 9, buying the property outright in 1878 for a sum of \$6,000. During the 1880s, the family was known for raising Jersey cattle.¹³⁹ He married Martha Pulfer (*née* Williamson) (1870-1958) in 1893. By 1900, John Henry moved to Brampton as the family farm was sold. The 1901 *Census* shows that John Henry lived on Park Street with his family with his occupation listed as a worker at the Williams Shoe Co. factory across the street. His direct neighbour was John W. Marshall.¹⁴⁰ The 1911 *Census* shows that John Henry lived on Park Street with his family with his occupation listed as an engineer for the Williams Shoe Co. factory.¹⁴¹ The 1913 *Voter's List* for the Town of Brampton notes that John Henry lived at Lot 2 and 3 on Park Street, with his occupation listed as engineer.¹⁴² In 1914, he sold the property on Lot 2 and Lot 3 to Lloyd S. Pocock for a sum of \$450.¹⁴³ The 1921 *Census* notes that John Henry, his wife, and brother George lived at Elizabeth Street. John was noted as working as a carpenter.¹⁴⁴ In 1924, together with Roy Dennis they established the Peel Creamery, a local dairy business at 69 Queen Street West which was operated by the Pulfer and Dennis families until 1971.¹⁴⁵ He died in 1947 and was buried in Brampton Cemetery.

¹³⁸ Ancestry.ca, John Henry Pulfer (1867-1947), accessed 12 May 2023, <https://www.ancestry.ca/family-tree/person/tree/20355759/person/1880444370/facts>

¹³⁹ Su Murdoch Historical Consulting, The Peel Creamery 69 Queen Street West – Heritage Impact Assessment, May 2014, 12, https://www.brampton.ca/EN/City-Hall/meetings-agendas/Brampton%20Heritage%20Board%202010/20140520bhb_l1.pdf

¹⁴⁰ Library and Archives Canada, 1901 Census, 1901, 13, Line 150, <https://www.ancestry.ca/sharing/3570754?mark=7b22746f6b656e223a226635415243594938587858565a624f3870623254417857343568587048444e53445475746278466d67636f3d222c22746f6b656e5f76657273696f6e223a225632227d>

¹⁴¹ Library and Archives Canada, 1911 Census, 1911, Library and Archives Canada, 1911, 15, Line 166, <https://www.ancestry.ca/sharing/3570581?mark=7b22746f6b656e223a2231394e3755557173664c67526a54715345386864306d38536844755973345834474679356c4e7a473069673d222c22746f6b656e5f76657273696f6e223a225632227d>

¹⁴² *Voters' List 1913, Municipality of Brampton*, Brampton, ON: Banner and Times, 1913, 39, <https://archive.org/details/bramptonvoterslist1913/page/n20/mode/1up?q=Pulfer>

¹⁴³ Land Registry Ontario, Peel (43), Plan BR-35, 1914, Inst. 11843.

¹⁴⁴ Su Murdoch Historical Consulting, The Peel Creamery 69 Queen Street West – Heritage Impact Assessment, May 2014, 12.

¹⁴⁵ Su Murdoch Historical Consulting, The Peel Creamery 69 Queen Street West – Heritage Impact Assessment, May 2014, 12.



Image 1: Portrait of John Henry Pulfer, c.1890s.¹⁴⁶

4.9 Adjacent and Nearby Properties

4.9.1 59 Railroad Street (Reg. Plan BR-4, Part Lot 19 & 20)

The parcel of land municipally addressed as 59 Railroad Street, is legally described as PT LT 19 BLK 14 PL BR-4 BRAMPTON S OF RAILROAD ST, AKA BLK 14; PT LT 20 BLK 14 PL BR-4 BRAMPTON S OF RAILROAD ST, AKA BLK 14, DES PT 1 PL (PIN 14108-0546). 59 Railroad Street contains a two-storey brick residential building constructed in the Italianate architectural style between 1859 and 1866. It may have possibly been constructed during the ownership of Jesse Perry. Perry was a well-known builder who constructed buildings for speculative investment purposes including 249 Main Street North.

In 1857, George Wright sold the property to Jesse Perry for a sum of £67.¹⁴⁷ The 1857 *Town of Brampton Map* (Figure 4) and the 1859 *Tremaine's Map* (Figure 4) show a vacant property with the building not having been constructed yet. In 1866, Perry sold the property to William Perdue for a sum of \$850.¹⁴⁸ In 1891, Michael Perdue, the executor of the Last Will and Testament of William Perdue sold the property to James Cunningham for a sum of \$1,200.¹⁴⁹ In 1903, the property was sold to Francis W. Langford for a sum of \$850.¹⁵⁰ In 1905, the property was sold to Edward Haydon for a sum of \$1,200.¹⁵¹ The 1909 *Topographic Map* illustrates the

¹⁴⁶ Peel Art Gallery, Museum, and Archives, John Pulfer, C-1459, Brampton Studio Photography Collection, 1890s.

¹⁴⁷ Land Registry Ontario, Peel (43), 1857, Inst. 4349.

¹⁴⁸ Land Registry Ontario, Peel (43), 1866, Inst. 14126.

¹⁴⁹ Land Registry Ontario, Peel (43), 1891, Inst. 5131.

¹⁵⁰ Land Registry Ontario, Peel (43), 1903, Inst. 6797.

¹⁵¹ Land Registry Ontario, Peel (43), 1905, Inst. 7173.

position of the building fronting Railroad Street (Figure 4). The 1913 *Voter's List* shows that Edward Haydon, a stonemason and builder, lived at Lot 19 and Lot 20.¹⁵² The 1921 *Fire Insurance Plan* illustrates that the building was given the municipal address of 1 Railroad Street at the time (Figure 4). The building contained two one-storey brick rear additions, and the large parcel contained one two-storey and one one-and-a-half storey metal sheds at the rear. In 1922, Albert E. Haydon sold the property to Zola Scott for a sum of \$3,300. The 1931 *Fire Insurance Plan* illustrates that the building was given the municipal address of 59 Railroad Street (Figure 4).

4.9.1.1 Known Persons of Historical Interest Associated with 59 Railroad Street

4.9.1.1.1 Jesse Perry

Jesse Perry (1834-1931) (Image 2) was born in Devizes, Wiltshire, England to parents Joseph Perry (1789), and Mary Perry (nee Maslen).¹⁵³ Perry completed an apprenticeship at the Southampton Docks, a major port and building yard. In 1857, he married Louisa Davis (1835). By the end of the 1850s, they moved to Brampton, where Perry received jobs as a local contractor for John Elliott, an early settler of the village. Over time, Perry constructed many buildings around Brampton including the Haggert Foundry buildings, the Pease Manufacturing warehouses, St. Andrew's Presbyterian Church (1881), St. Paul's United Church (1885), the Dominion Building (1889), and Grace United Church (1867). He also constructed many residential buildings including Alderlea (1867) and Haggertlea (1870).¹⁵⁴ Residential buildings including 247 Main Street North, 249 Main Street North, 8 Wellington Street East, and 23 Wellington Street East, and 59 Railroad Street were built for speculative investment purposes.¹⁵⁵ Following his death in 1931, a former apprentice stated, "his name will forever be associated with the town of Brampton and Peel County as one of its outstanding and revered pioneers".¹⁵⁶

¹⁵² *Voters' List 1913, Municipality of Brampton*, Brampton, ON: Banner and Times, 1913, 36, <https://archive.org/details/bramptonvoterslist1913/>

¹⁵³ Lynne Golding, "The Life and Times of Jesse Perry", Beneath the Alders Newsletter, October 2021, accessed 8 May 2023, <https://lynnegoldingauthor.com/october-newsletter-article-1/>

¹⁵⁴ Lynne Golding, "The Life and Times of Jesse Perry", Beneath the Alders Newsletter, October 2021.

¹⁵⁵ Lynne Golding, "The Life and Times of Jesse Perry", Beneath the Alders Newsletter, October 2021.

¹⁵⁶ Lynne Golding, "The Life and Times of Jesse Perry", Beneath the Alders Newsletter, October 2021.



Image 2: Portrait of Jesse Perry, date unknown.¹⁵⁷

4.9.2 63 Railroad Street (Reg. Plan BR-4, Part Lot 21)

The parcel of land municipally addressed as 63 Railroad Street, is legally described as LT 21, " ", PL BR-4 BRAMPTON, S OF RAILROAD ST., AKA BLK 14; BRAMPTON. "AMENDED 1999/02/23, LAND REGISTRAR #17" (PIN 14108-0148). 63 Railroad Street contains a one-storey brick residential building built in the Arts and Crafts architectural style between 1901 and 1905. It may have been possibly constructed by Edward Haydon, a local builder.

In 1857, George Wright sold the property to William Smith for a sum of £77.¹⁵⁸ In 1871, William Smith sold the property to John Lynch Scott for a sum of \$500.¹⁵⁹ In 1873, John Lynch Scott sold the property to James McBride for a sum of \$600.¹⁶⁰ In 1901, Samuel Harper, the sole executor of the Last Will and Testament of Esther McBride sold the property to Edward Haydon for a sum of \$75.¹⁶¹ In 1905, Edward Haydon sold the property to George Hunter.¹⁶² The 1913 *Voter's List* shows that George Hunter, a livery owner, lived at Lot 21.¹⁶³ The 1921 *Fire Insurance Plan* illustrates that the building was given the municipal address of 9 Railroad Street at the time. The building contained two one-storey brick rear additions, and the large parcel contained one two-storey and one one-and-a-half storey metal sheds at the rear. The 1931 *Fire Insurance Plan* illustrates that the building was given the municipal address of 63 Railroad Street. In 1954, the property was conveyed to Maude Hunter, the executor of the Last Will and Testament of George Hunter.¹⁶⁴ In 1980, the property was sold to Olive M. Tindale.¹⁶⁵

¹⁵⁷ Lynne Golding, "The Life and Times of Jesse Perry", Beneath the Alders Newsletter, October 2021.

¹⁵⁸ Land Registry Ontario, Peel (43), 1857, Inst. 4350.

¹⁵⁹ Land Registry Ontario, Peel (43), 1871, Inst. 437.

¹⁶⁰ Land Registry Ontario, Peel (43), 1873, Inst. 974.

¹⁶¹ Land Registry Ontario, Peel (43), 1901, Inst. 6461.

¹⁶² Land Registry Ontario, Peel (43), 1905, Inst. 7103.

¹⁶³ *Voters' List 1913, Municipality of Brampton*, Brampton, ON: Banner and Times, 1913, 36.

¹⁶⁴ Land Registry Ontario, Peel (43), 1954, Inst. 29311.

¹⁶⁵ Land Registry Ontario, Peel (43), 1980, Inst. 540311.

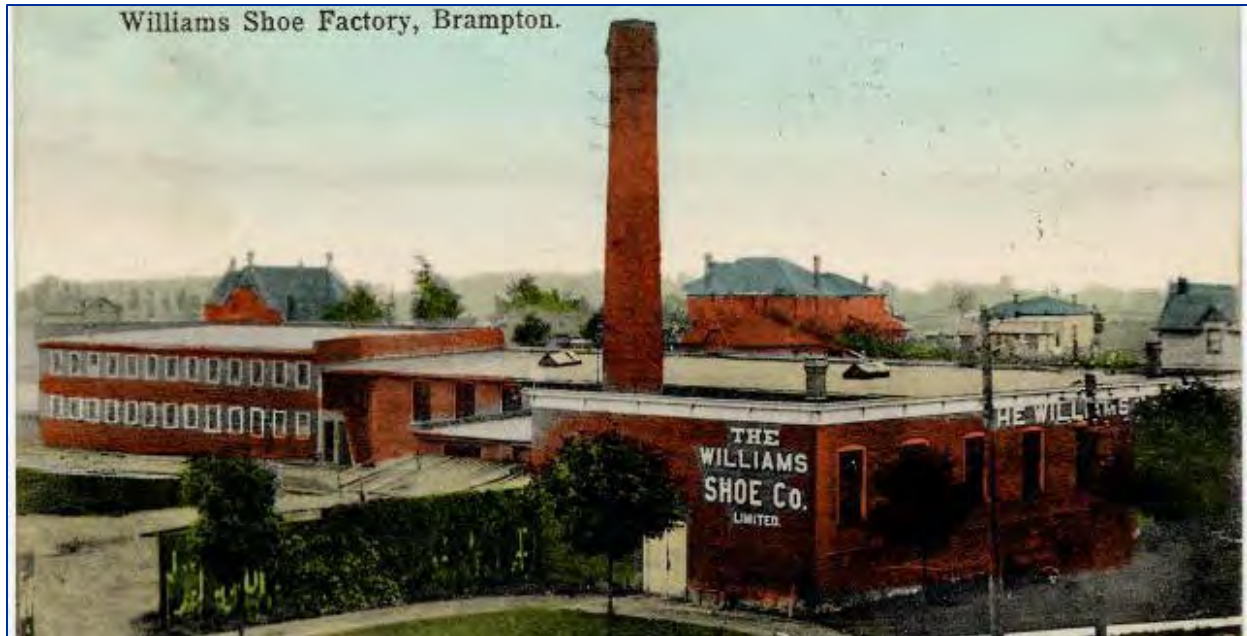
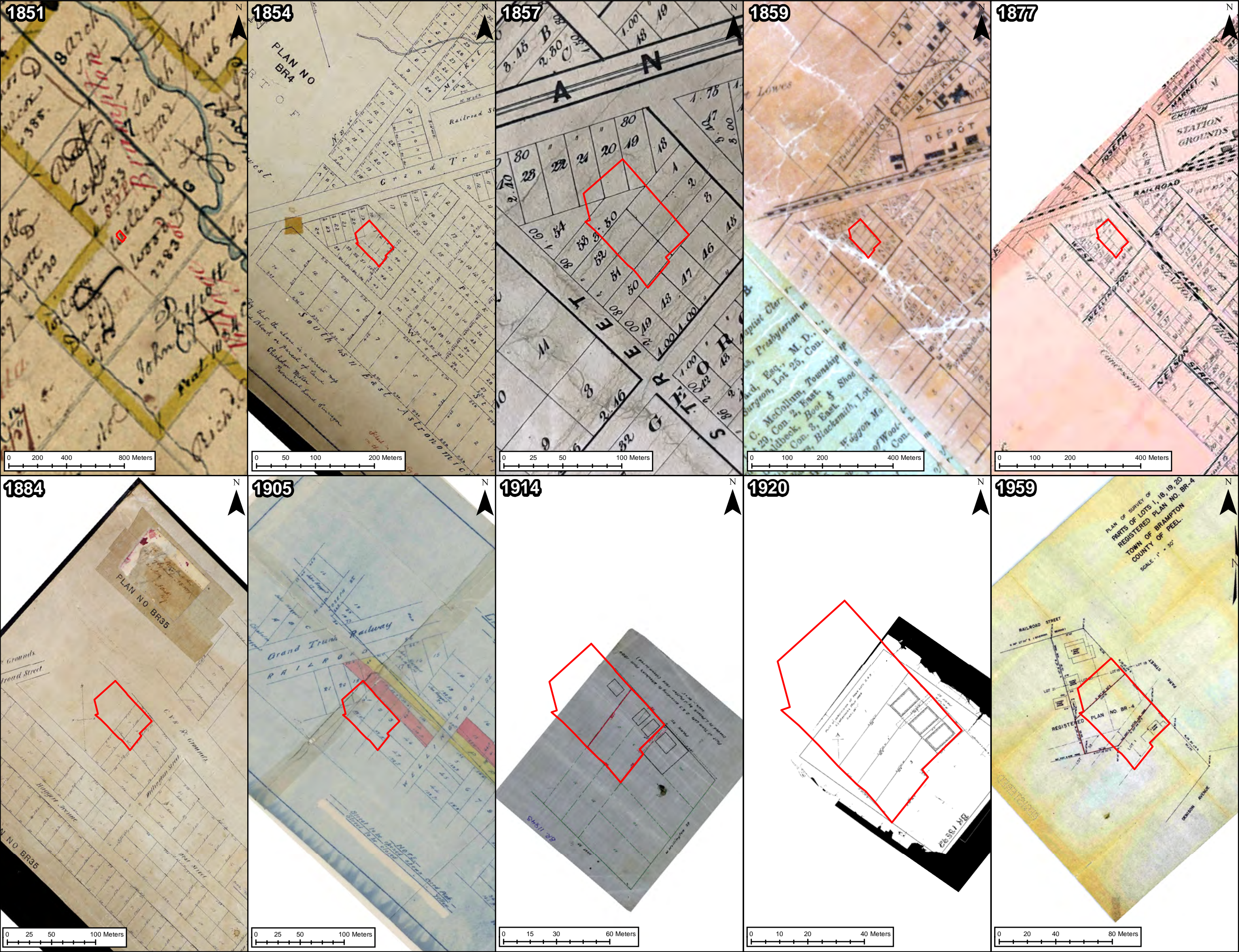


Image 3: View looking southwest towards the Properties behind the Williams Shoe Co. factory, 1910.¹⁶⁶

¹⁶⁶ Peel Art Gallery, Museum, and Archives, “Williams Shoe Factory, Brampton”, Item 049, CA ON00380 1991.028-049, 1910, accessed 8 May 2023, https://www.archeion.ca/williams-shoe-factory-brampton-2;rad?sf_culture=uk
Note: the postcard illustrates the buildings at 53 Park Street at left and 63 Park Street at right.



TITLE
1851, 1854, 1857, 1859, 1877, 1884, 1905, 1914, 1920, 1959 Historic Maps of the Property

CLIENT
Sugrim Enterprise Inc.

PROJECT
Heritage Impact Assessment, 55-65 Park Street, Brampton, Ontario

PROJECT NO. LHC0370

Legend

The Land Assembly

NOTE(S) 1. All locations are approximate.

REFERENCE(S)
1. Archives of Ontario, "Chinguacousy Township, Map #51", I0044609, 1851.
2. Land Registry Ontario, Peel (43), Plan BR-4, 1854.
3. Peel Art Gallery, Museum and Archives, "Plan of the Town of Brampton, County of Peel", Brampton Historical Society Fonds, PN2013_06292, 1857.
4. Geo. R. Tremaine, "Tremaines' Map of the County of Peel, Canada West", Toronto, Canada West: G.R. & G.M. Tremaine, 1859.
5. J.H. Pope, "Illustrated Historical Atlas of the County of Peel", Toronto, ON: Walker & Miles, 1877.
6. Land Registry Ontario, Peel (43), Plan BR-35, 1884.
7. Land Registry Ontario, Peel (43), 1905, Inst. 7058.
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9. Land Registry Ontario, Peel (43), Plan BR-35, 1920, Inst. 13592.
10. Land Registry Ontario, Peel (43), 1959, Inst. 36526.
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CONSULTANT

LHC

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2023-06-13

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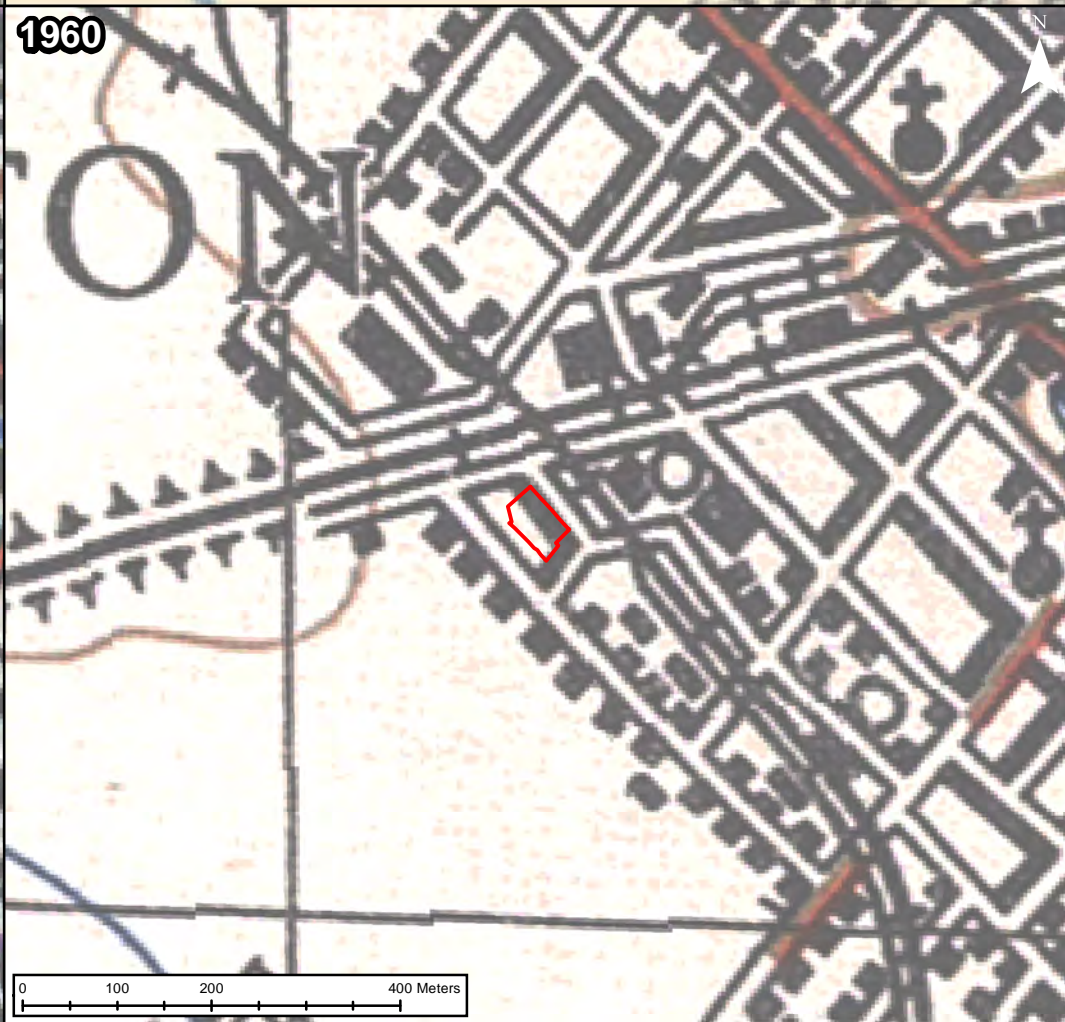
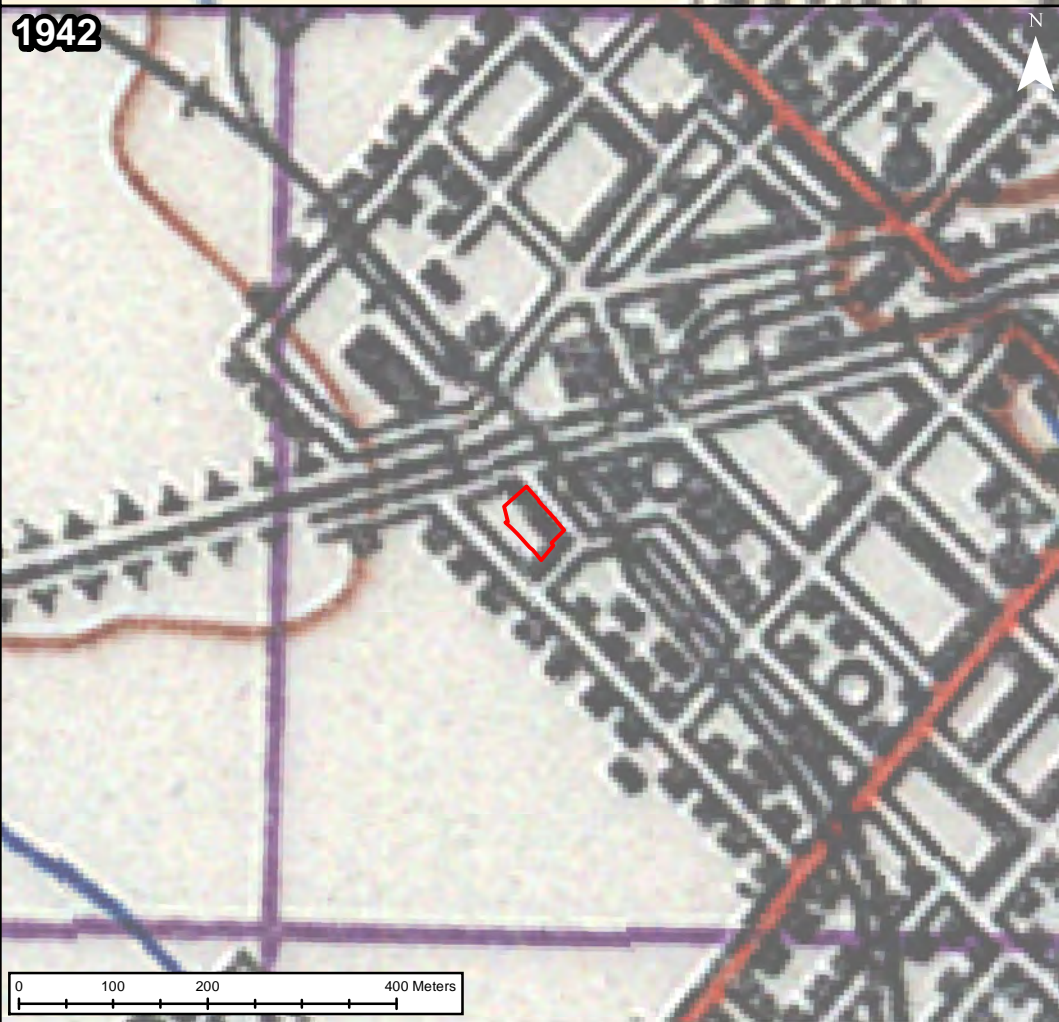
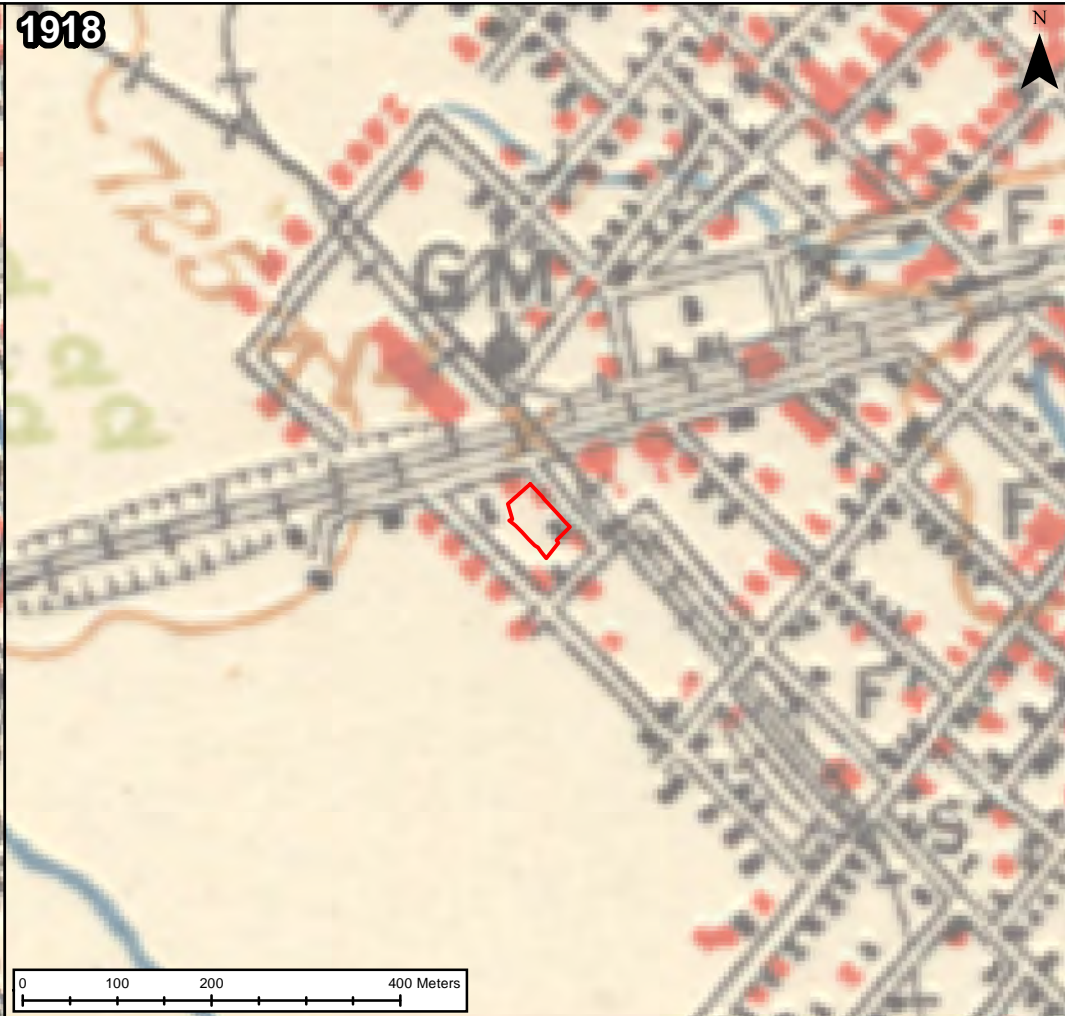
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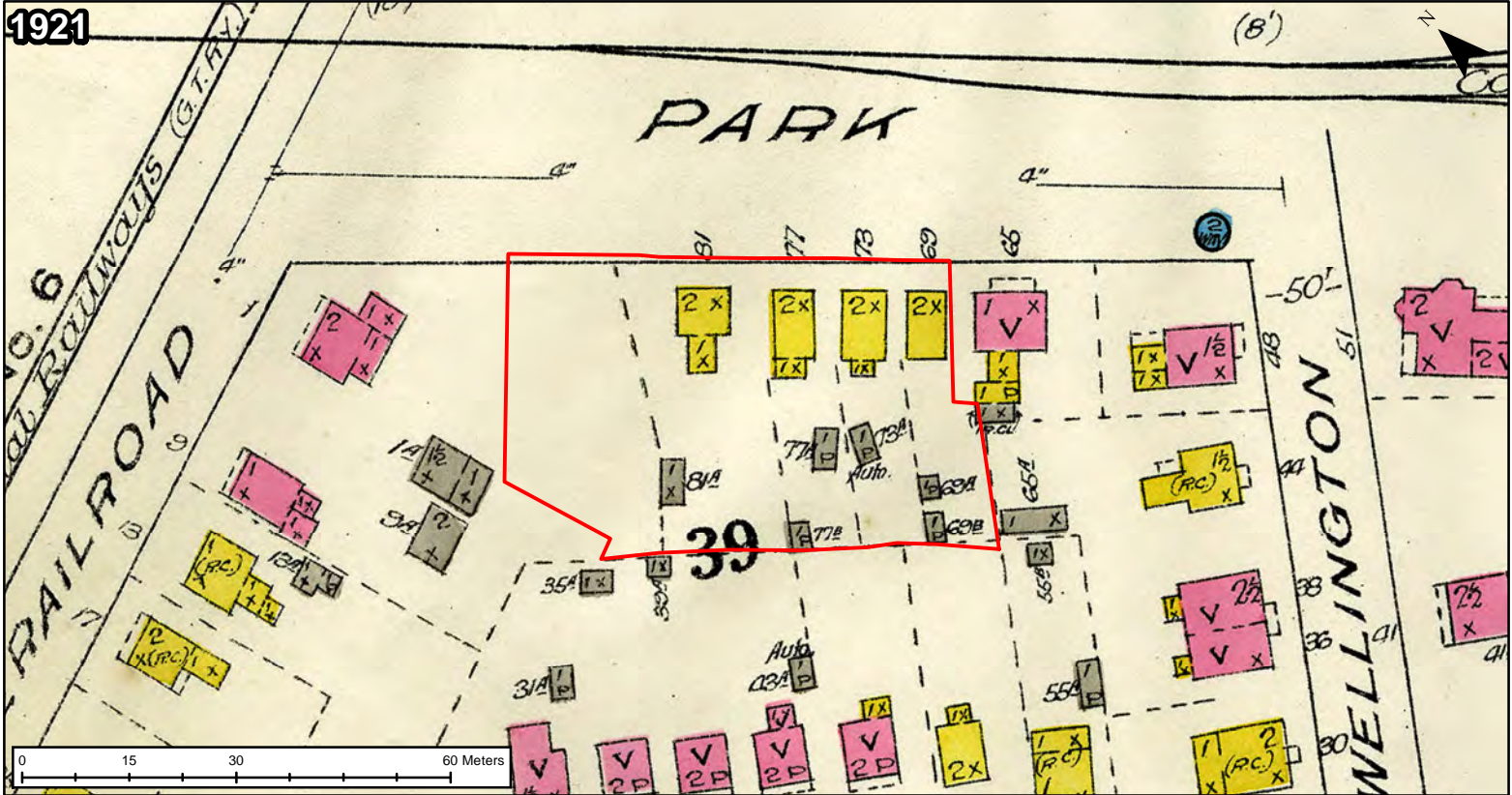
FIGURE #

4

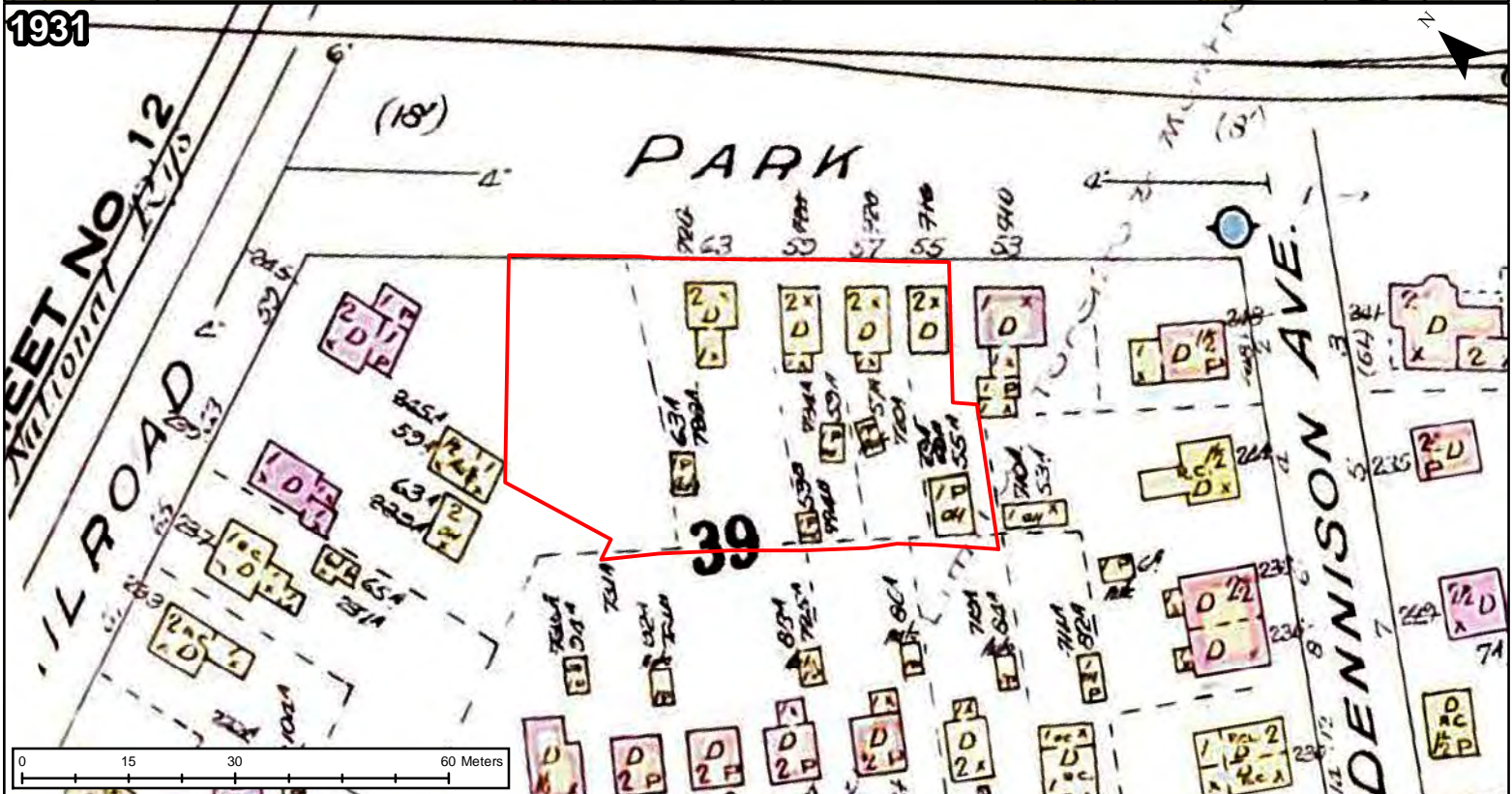


Legend <div><div></div> The Land Assembly</div>	
TITLE 1909, 1918, 1931, 1942, and 1960 Topographic Maps of the Property	
CLIENT Sugrim Enterprise Inc.	
PROJECT Heritage Impact Assessment, 55-65 Park Street, Brampton, Ontario	
PROJECT NO. LHC0370	
NOTE(S) 1. All locations are approximate.	
REFERENCE(S) 1. Department of Militia and Defence, "Topographic Map, Ontario, Brampton Sheet", (https://geo.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1909TIFF&_add:true_nozoom:true: accessed 10 May, 2023), scale 1:63,360, sheet 30 M/12, Ottawa: Department of Militia and Defence, 1909. 2. Department of Militia and Defence, "Topographic Map, Ontario, Brampton Sheet", (https://geo2.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1918TIFF: accessed 10 May, 2023), scale 1:63,360, sheet 30 M/12, Ottawa: Department of Militia and Defence, 1918. 3. Department of National Defence, "Topographic Map, Ontario, Brampton Sheet", (https://geo2.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1931TIFF: accessed 10 May, 2023), scale 1:63,360, sheet 30 M/12, Ottawa: Department of National Defence, 1931. 4. Department of National Defence, "Brampton, Ontario", (https://geo1.scholarsportal.info/#r/details/_uri@=HTDP63360K030M12_1942_UTMTIFF: accessed 10 May, 2023), scale 1:63,360, sheet 30 M/12, Ottawa: Department of National Defence, 1942. 5. Army Survey Establishment, R.C.E., "Brampton", (https://geo1.scholarsportal.info/#r/details/_uri@=NTS50K030M12_1960ed3WTIFF: accessed 10 May, 2023), scale 1:50,000, sheet 30 M/12 west half, third edition, Ottawa: Army Survey Establishment, R.C.E., 1960. Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.	
CONSULTANT 	YYYY-MM-DD 2023-05-23
PREPARED	LHC
DESIGNED	JG
FIGURE #	5

1921



1931



Legend

 The Land Assembly

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. Underwriters' Survey Bureau Limited, "Insurance Plan of the Town of Brampton", Toronto, ON: Underwriters' Survey Bureau Limited, 1921 (revised 1924).

2. Underwriters' Survey Bureau Limited, "Insurance Plan of the Town of Brampton", Toronto, ON: Underwriters' Survey Bureau Limited, 1931 (revised 1940).

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TITLE
1921 and 1931 Fire Insurance Plans of the Property

CLIENT
Sugrim Enterprise Inc.

PROJECT
Heritage Impact Assessment, 55-65 Park Street, Brampton, Ontario

PROJECT NO. LHC0370

CONSULTANT

YYYY-MM-DD

2023-05-10



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FIGURE #

6

1946



1961



1968



1973



Legend



The Land Assembly

NOTE(S) 1. All locations are approximate.

REFERENCE(S)

1. National Air Photo Library, "A10071_040", roll A10071, line 9E, photo 40, scale 1:20,000, 1946.
2. City of Toronto Archives, "Aerial Photographs 1961", (https://www.toronto.ca/ext/archives/s0012/fl1961/s0012_fl1961_it0261.jpg; accessed 23 May, 2023), photo 261, 1961.
3. City of Toronto Archives, "Aerial Photographs 1968", (https://www.toronto.ca/ext/archives/s0012/fl1968/s0012_fl1968_it0289.jpg; accessed 23 May, 2023), photo 289, 1968.
4. City of Toronto Archives, "Aerial Photographs 1973", (https://www.toronto.ca/ext/archives/s0012/fl1973/s0012_fl1973_it0287.jpg; accessed 23 May, 2023), photo 287, 1973.

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TITLE

1946, 1961, 1968, 1973 Aerial Photographs of the Property

CLIENT

Sugrim Enterprise Inc.

PROJECT

Heritage Impact Assessment, 55-65 Park Street, Brampton, Ontario

PROJECT NO. LHC0370

CONSULTANT



YYYY-MM-DD

2023-06-13

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FIGURE #

7

5 ASSESSMENT OF EXISTING CONDITIONS

Figure 8 illustrates the overlay of Lot 1, Lot 2, Lot 3, Lot 19, Lot 20, Lot 21, and Lot 53 which comprise Reg. Plan BR-4 and Reg. Plan BR-35.

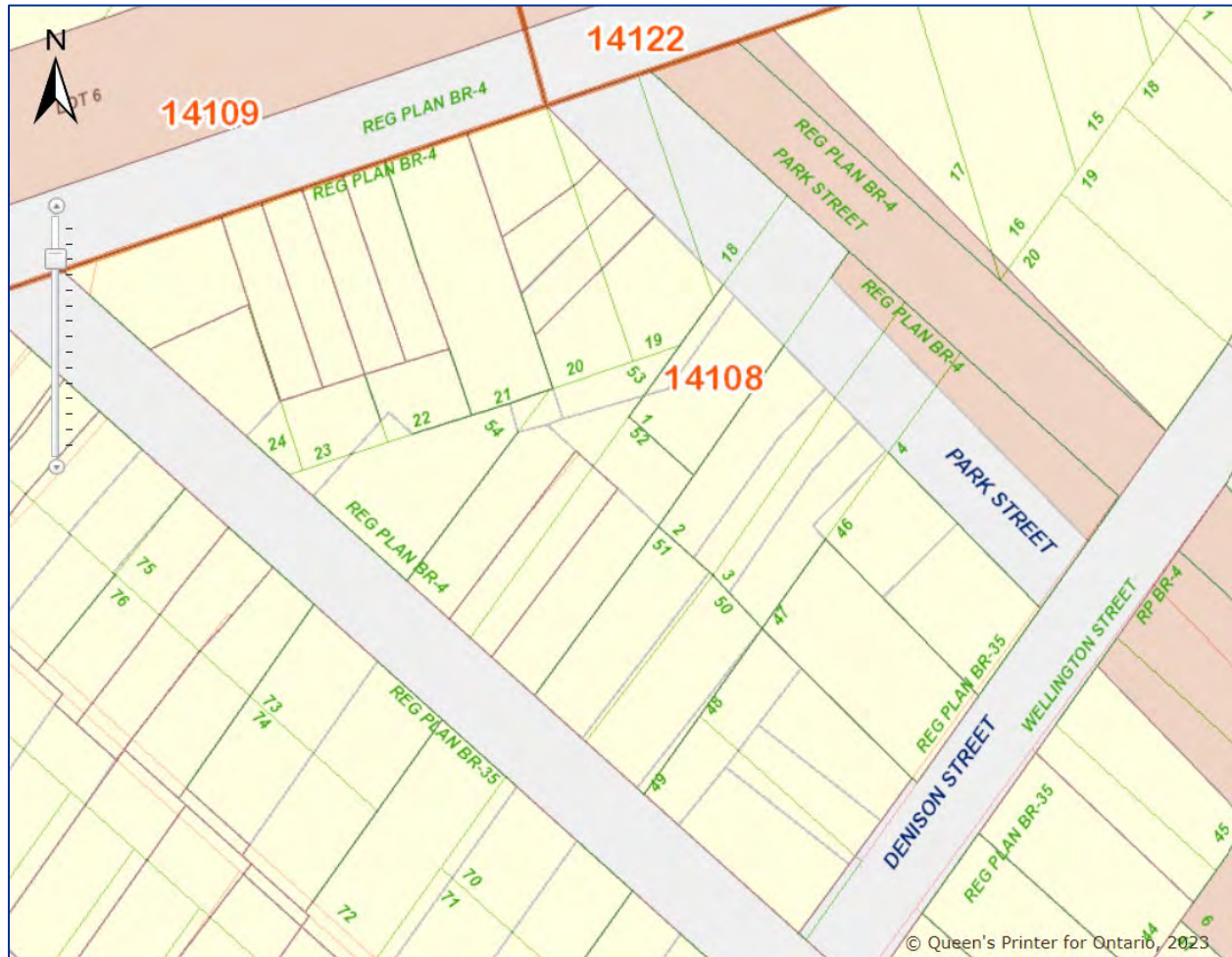


Figure 8: Reg. Plan and Lot map.

5.1 Surrounding Context

The surrounding area largely consists of residential properties within an older, mature neighbourhood. The Land Assembly is situated at west side of Park Street between Railroad Street and Denison Street. The Land Assembly is bounded by Park Street to the east, 71 Park Street to the north, 59 Railroad Street, 82 West Street, 84 West Street, 86 West Street, 88 West Street, 90 West Street, 92 West Street, 94 West Street to the east, 53 Park Street and 4 Denison Street to the south (Figure 8).

To the east of Park Street are lands that once housed the Williams Shoe Co. factory and the Copeland-Chatterson Company Factory at 45 Railroad Street. The Copeland-Chatterson

Company Factory has been converted into a condominium tower complex with two 25-storey and 27-storey towers.

Park Street is a two-lane street running north to south between Railroad Street and Queen Street. Park Street has concrete sidewalks, concrete curbs, and streetlight poles on the west side of the street. Residential one to two-storey detached buildings are found on the west side of the street (Photo 1 through Photo 3).

Railroad Street is a two-lane street running west to east between Haggert Avenue North and George Street. Railroad Street has concrete sidewalks, concrete curbs, and streetlight poles on both sides of the street. Residential one to two-storey detached buildings and townhouses are found on the south side of the street (Photo 4 through Photo 8)

West Street is a two-lane street running north to south between Railroad Street and Queen Street. West Street has concrete sidewalks, concrete curbs and streetlight poles on both sides of the street. Residential one to two-storey detached buildings are found on both sides of the street (Photo 9 and Photo 10)

The prominent features which bound the immediate neighbourhood are the railway tracks of Canadian National Railway's Halton Subdivision to the north of Railroad Street and the now defunct Orangeville-Brampton Railway to the east of Park Street.

5.1.1 West Street Neighbourhood Character Area

The *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton* was prepared for the City of Brampton by George Robb Architects, dated 6 January 2009.¹⁶⁷ The Land Assembly lies within the West Street Neighbourhood study character area and forms a part of the neighbourhood's historical context. The historic concentrations of nineteenth and twentieth century buildings in the West Street Neighbourhood study character area are described as:

*The West Street Neighbourhood, north to the Grand Trunk Railway (today's Canadian National Railway) and south to Queen Street West, consists of nineteenth century and early twentieth century, single-detached houses generally of modest size and embellishment. There are a number of Ontario Cottages.*¹⁶⁸

¹⁶⁷ George Robb Architect, *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton*, 6 January 2009, accessed 29 September 2022, https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Downtown_HCD_Feasibility_Study_2009.pdf

¹⁶⁸ George Robb Architect, *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton*, 7, 15, 6 January 2009, accessed 8 August 2022, https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Downtown_HCD_Feasibility_Study_2009.pdf



Photo 1: View looking northwest towards Denison Avenue and Park Street.



Photo 2: View looking southwest towards the Land Assembly on Park Street.



Photo 3: View looking north towards Railroad Street and railway tracks at right.



Photo 4: View looking northeast towards the former railway track and Railroad Street.



Photo 5: View looking southeast towards 45 Railroad Street and 59 Railroad Street.



Photo 6: View looking southeast towards Railroad Street.



Photo 7: View looking southwest towards Railroad Street.



Photo 8: View looking southwest towards the intersection of Railroad Street and West Street.



Photo 9: View looking south towards West Street.




Photo 10: View looking southeast towards West Street.

5.2 Adjacent and Nearby Heritage Properties

The City's *Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act*, *Municipal Register of Cultural Heritage Resources*, and Brampton Planning Viewer were reviewed for adjacent heritage properties.¹⁶⁹ The City *Official Plan* does not include a definition of adjacency so the definitions from the PPS and the Region of Peel *Official Plan* (Appendix B) were used to inform this search. The Land Assembly is adjacent to 59 Railway Street (Figure 8) which is *listed* under Section 27, Part IV of the OHA on the *Municipal Register of Cultural Heritage Resources Listed under the Ontario Heritage Act*¹⁷⁰ (Table 5). Four additional *listed* properties are within 100 metres of the Land Assembly and are not considered adjacent based on the Region's definition (Table 6).

The *Peel Region Official Plan (ROP)* provides the following definition for adjacent, with to cultural heritage as "those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives."

Table 5: Adjacent Heritage Properties


Address	Recognition	Adjacency	Photo
63 Railroad Street	<p>Listed</p> <p>Section 27, Part IV of the OHA</p> <p>On the <i>Municipal Register of Cultural Heritage Resources</i></p> <p>Adopted by City Council on 12 June 2006.</p>	Adjacent to 65 Park Street	

¹⁶⁹ City of Brampton, *Municipal Register of Cultural Heritage Resources Designated Under the Ontario Heritage Act*, 2021, https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Designation_Register.pdf; City of Brampton, *Municipal Register of Cultural Heritage Resources 'Listed' Heritage Properties*, July 2021, https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Listed_Register.pdf

¹⁷⁰ Corporation of the City of Brampton, *By-law 379-2006 To designate the property at 250 Main Street North (Thomas Dale House) as being of cultural heritage value or interest*, 13 December 2006, <https://www.heritagetrust.on.ca/en/oha/details/file?id=832>.

Table 6: Nearby Heritage Properties (within 100 m)

Address	Recognition	Adjacency	Photo
3 Denison Avenue	<p>Listed</p> <p>Section 27, Part IV of the <i>OHA</i></p> <p>On the <i>Municipal Register of Cultural Heritage Resources</i>.</p> <p>Adopted by City Council on 12 June 2006.</p>	N/A	
57 Mill Street North	<p>Designated</p> <p>Section 29, Part IV of the <i>OHA</i></p> <p>Enacted by City Council through By-law 176-2008, on 6 August 2008.</p>	N/A	
45 Railroad Street	<p>Designated</p> <p>Section 29, Part IV of the <i>OHA</i></p> <p>Enacted by City Council through By-law 150-2015, on 8 July 2015.</p>	N/A	

Address	Recognition	Adjacency	Photo
59 Railroad Street	<p>Listed</p> <p>Section 27, Part IV of the <i>OHA</i></p> <p>On the <i>Municipal Register of Cultural Heritage Resources</i>.</p> <p>Adopted by City Council in 2002.</p>	N/A	

5.3 The Land Assembly

5.3.1 55 Park Street

The parcel of land municipally addressed as 55 Park Street, is a narrow rectangular parcel with a two-storey residential wood-frame building that immediately fronts Park Street (Photo 11). The building has a rectangular-shape plan with a gable roof with an overhanging return eaves and plain soffit. The exterior walls are covered by vinyl siding. The building features a symmetrical side entranceway at the south elevation flanked by two contemporary windows with awnings. Contemporary windows with awnings are also found on the east elevation.



Photo 11: View looking northwest with 55 Park Street at left.

5.3.2 57 Park Street

The parcel of land municipally addressed as 57 Park Street, is a narrow rectangular parcel with a two-storey residential building that immediately fronts Park Street. The building has a rectangular-shape plan with a gable roof with an overhanging return eaves and plain soffit (Photo 12 and Photo 13). A red brick chimney is found at the south elevation. The exterior walls of the building are covered by vinyl siding. The building features a symmetrical side entranceway at the north elevation flanked by two contemporary windows. The east elevation features a large bay window with two symmetrical contemporary windows above on the upper storey.

Regarding the interior, the various rooms on the first and second floors have been gutted and are in a deteriorated condition (Photo 14 through Photo 23).



Photo 12: View looking west towards 57 Park Street.¹⁷¹



Photo 13: View looking southwest towards 57 Park Street.

¹⁷¹ Google Street View, August 2022.



Photo 14: View of the bay window.

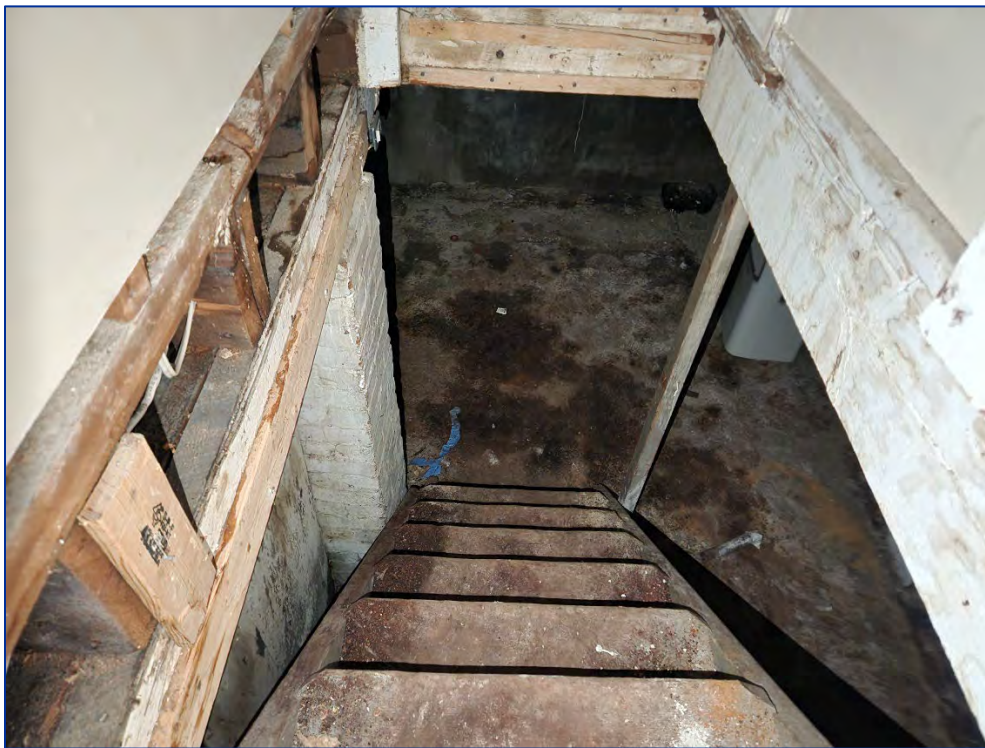


Photo 15: View of the wooden staircase leading to the basement.



Photo 16: View of the basement showing wooden beams and joists supporting floorboards.



Photo 17: View of a metal grate.



Photo 18: View of the staircase leading to the second floor.



Photo 19: View of the handrail and newel posts of the staircase.



Photo 20: View of a room with a checkerboard wood floor pattern

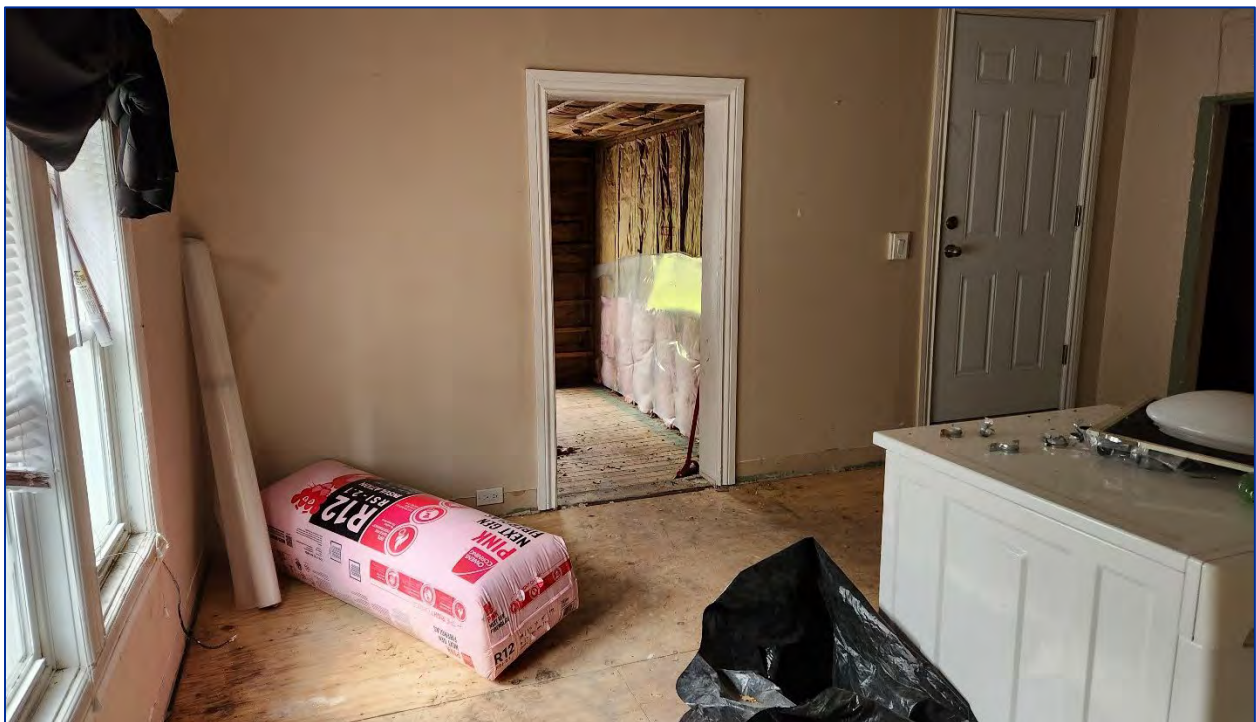


Photo 21: View of a room.



Photo 22: View of a bathroom.



Photo 23: View of a room showing exposed walls and ceiling.

5.3.3 59-61 Park Street

The parcel of land municipally addressed as 59-61 Park Street, is a narrow rectangular parcel with a two-storey residential building that immediately fronts Park Street (Photo 24). The building has a rectangular-shape plan with a gable roof with an overhanging return eaves and plain soffit. The building sits on a fieldstone foundation. Two large front and side additions to the building at the north elevation were constructed between the 1950s and 1960s upon which the building was presumably subdivided into two addresses. The exterior walls of the building are now covered by vinyl siding. The building features two entranceways at the east elevation. The east elevation features the two main entranceways with two symmetrical contemporary windows above on the upper storey.



Photo 24: View looking northwest towards 59-61 Park Street.¹⁷²

5.3.4 63 Park Street

The parcel of land municipally addressed as 63 Park Street, is a narrow rectangular parcel with a two-storey residential building that immediately fronts Park Street (Photo 25). The building has a T-shape plan on a fieldstone foundation with a gable roof, central gable dormer, a red brick chimney, overhanging eaves, and plain soffit. The exterior walls of the building which originally brick is now covered by siding and a veneer. The building sits on a fieldstone foundation. The building features a central entranceway with an enclosed gabled vestibule at the west elevation flanked by two contemporary windows. Contemporary windows with older stone sills are also

¹⁷² Google Street View, August 2022.

found on the north and south elevations. The building contains two rear one-storey additions with gable roofs at the east elevation.

Regarding the interior, the various rooms including the kitchen, living room, bathroom, and bedrooms on the second floor appear to be occupied. In some rooms, the original wooden floor grates and the original decorative door frames can be seen. The fieldstone foundation and heavy timber beams and joists can be seen in the basement (Photo 26 through Photo 40).



Photo 25: View looking west towards 63 Park Street.¹⁷³



Photo 26: View of the living room.

¹⁷³ Google Street View, August 2022.



Photo 27: View of the corridor to various rooms.

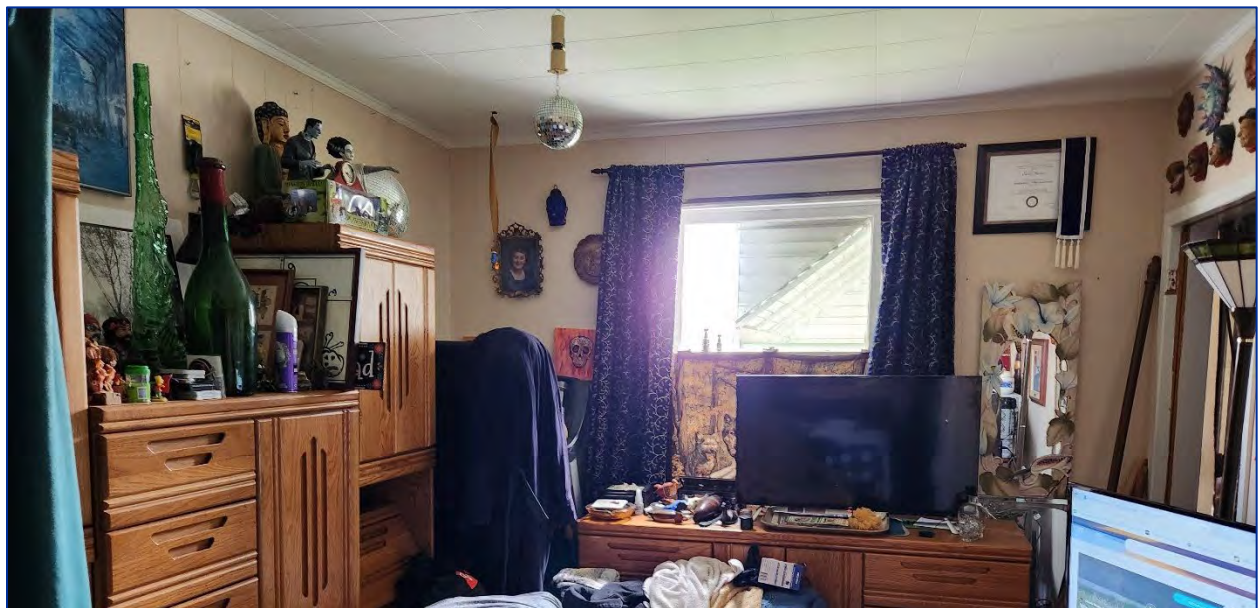


Photo 28: View of a study room.



Photo 29: View of a door at the rear entranceway.



Photo 30: View of the kitchen area.



Photo 31: View of original door frames.

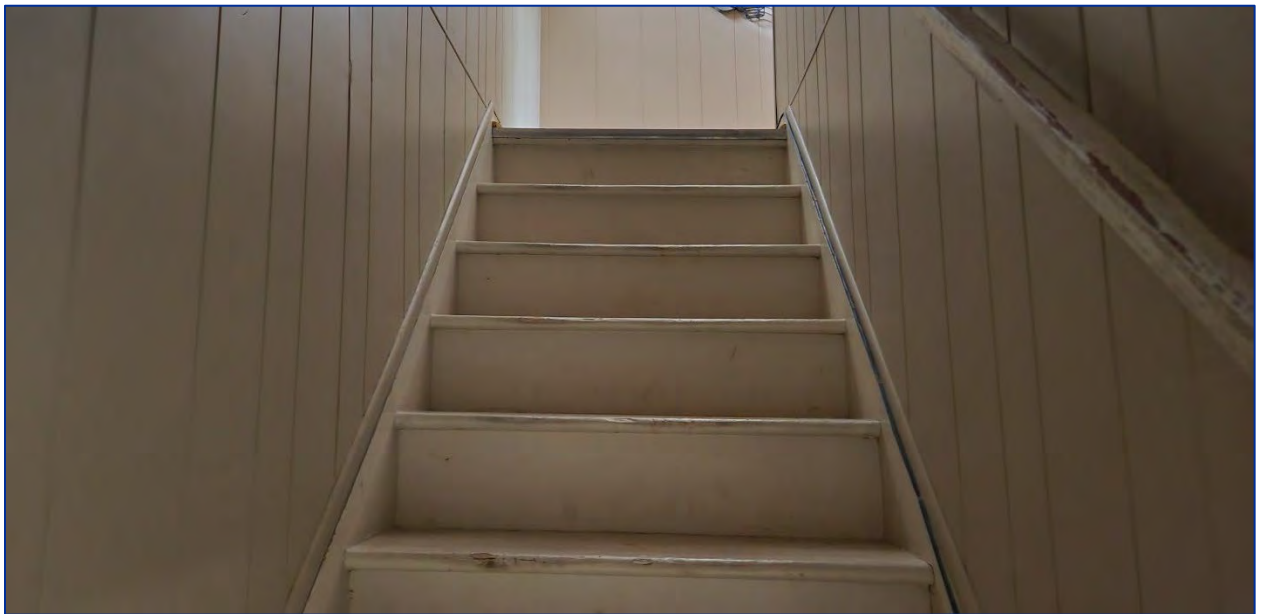


Photo 32: View of staircase and handrail to the second floor.

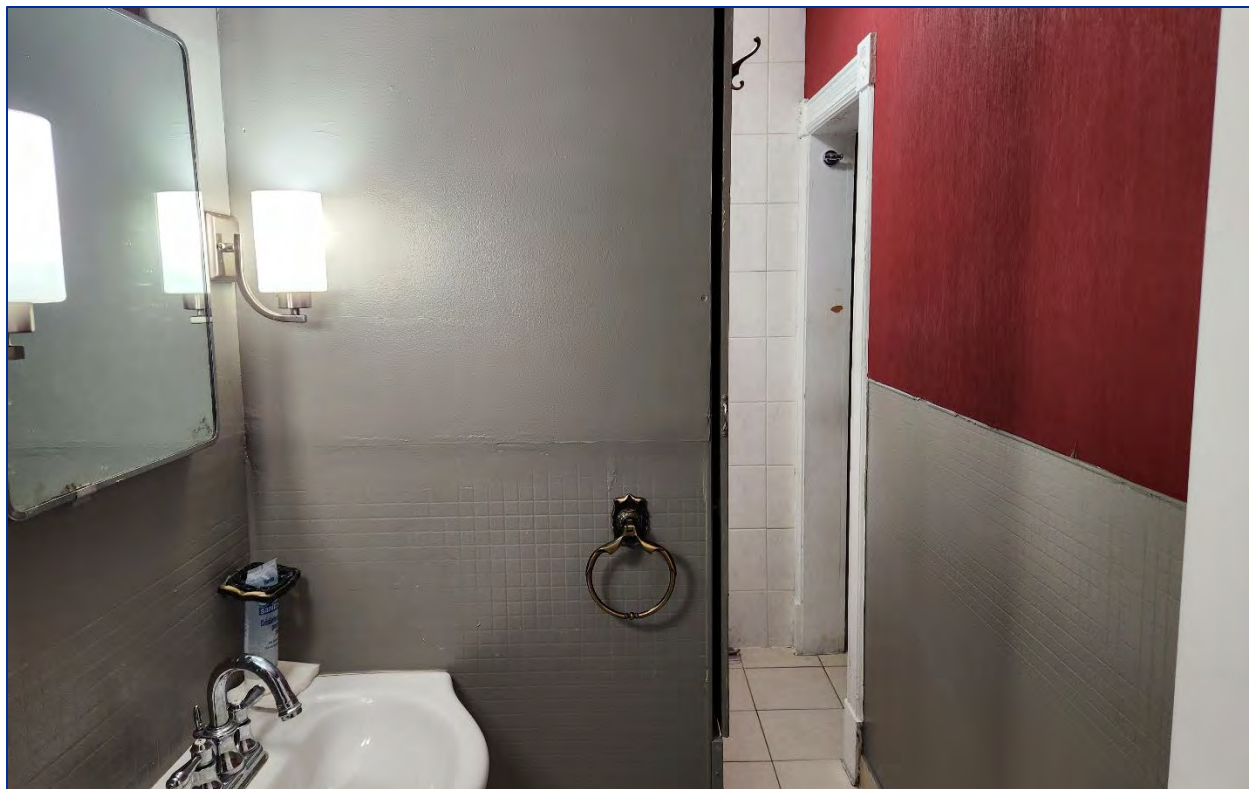


Photo 33: View of a bathroom.



Photo 34: View of a storage room.



Photo 35: View of a wooden grate.



Photo 36: View of a staircase to the basement.



Photo 37: View of the basement showing the fieldstone foundation and a large sawn timber beam supporting wooden joists.



Photo 38: View of a three-pane window in the basement.



Photo 39: View of wooden floorboards supported by wooden joists.



Photo 40: View of piping through a hewn section of a large timber beam.

5.3.5 65 Park Street

The parcel of land municipally addressed as 65 Park Street, is a narrow rectangular parcel with a one-storey residential building that immediately fronts Park Street (Photo 41). The building was constructed in a vernacular style similar in appearance to an Ontario Regency cottage, despite being constructed in the 1960s. The building has a square-shape plan with a hipped roof with an overhanging eaves and plain soffit. The exterior walls of the building are brick laid in a simple stretcher bond pattern. The building features a symmetrical entranceway at the west elevation flanked by four contemporary single-hung windows with brick voussoirs and brick sills.



Photo 41: View looking northwest of 65 Park Street.¹⁷⁴

5.4 Nearby and Adjacent Properties

5.4.1 59 Railroad Street

The property municipally addressed as 59 Railroad Street, is a rectangular parcel with a two-storey brick residential building with Italianate vernacular architectural influences that immediately fronts Railroad Street (Photo 42). The building has a rectangular-shape plan with a low hipped roof with double chimneys, overhanging eaves, and plain soffit. The exterior walls of the building are red brick laid in a simple stretcher bond pattern. Quoins are featured at the corners of the building. The building features a symmetrical entranceway at the north elevation with the door set into a brick opening with a small semi-circular fanlight above. The fanlight is

¹⁷⁴ Google Street View, August 2022.

set in a semi-circular segmented brick arch consisting of a double row of bricks and a large wedge-shaped keystone carried on two decorative stone corbels.

The building features a three-bay symmetrical façade with windows that are surmounted by lintels of red brick laid in soldier courses with large keystones. The lintels are painted, and it is not possible to discern whether the keystones are brick or stone. There is a small addition on the north side of the building which appears to be contemporary with the building. The bricks are in poor shape and a number have been replaced. The windows may be either single-hung or double-hung modern replacements.



Photo 42: View looking south towards 59 Railroad Street.

5.4.2 63 Railroad Street

The property municipally addressed as 63 Railroad Street, is a rectangular parcel with a one-storey brick residential building with Edwardian vernacular architectural influences that immediately fronts Railroad Street (Photo 43). The building has a rectangular-shape plan with a hipped roof punctuated by a central dormer containing an arched window. The building features a three-bay façade with a front porch with simple Tuscan style columns and a central gable which extends across the front of the building. There are two large windows with transoms on either side of the central door.



Photo 43: View southwest towards 63 Railroad Street.¹⁷⁵

5.5 Design Analysis

The residential buildings at 55 Park Street, 57 Park Street, 59-61 Park Street, 63 Park Street, and the adjacent heritage property at 63 Railroad Street include design elements of the Edwardian architectural style in a vernacular form. The residential building at 65 Park Street includes design elements of the Ontario Regency cottage in a vernacular form. The nearby heritage property at 63 Railroad Street includes design elements in the Italianate architectural style.

5.5.1 Italianate (1850-1885)

The residential building at 59 Railroad Street is an example of the Italianate architectural style. The Italianate architectural style was a restrained, loose interpretation of European Medieval and Renaissance architecture, popularized between 1850 and 1885.

An 1865 *Canada Farmer* article illustrated plans for a common vernacular Italianate design utilized for rural two-storey farmhouses around Ontario. Often appearing with a square-shaped plan, a symmetrical façade, a hipped roof with projecting eaves, decorative cornice brackets, a projecting frontispiece, and contrasting coloured materials, the model from the *Canada Farmer* paired Italianate features with more vernacular ones, allowing rural communities to embrace modern trends while removing the lavishness of the formal Italianate style.¹⁷⁶ A building would

¹⁷⁵ Google Street View, August 2022.

¹⁷⁶ Blumenson, 1990.

cost around \$3,000 to be constructed out of stone, and \$2,500 out of brick.¹⁷⁷ Italianate buildings are identifiable through their low-pitched hipped roofs (sometimes with integrated gables), square towers or belvederes, corbelled chimneys, single or grouped round-headed or segmentally-arched windows with decorative hoods and functional shutters, and decorative bracketing and cornices with wide eave overhangs. They are generally two-and-a-half storeys tall, and found in both symmetrical and asymmetrical forms, sometimes with verandahs or colonnaded porticos extending around or tucked within their front recesses. They are usually constructed with brick cladding and detailing including brick voussoirs and polychromatic quoins at the edges. Main entrances may be highlighted with elaborated moulding or a colonnaded portico. They commonly incorporate one- or two-storey bay windows.



Image 4: Illustration of an Italianate two-storey farmhouse.¹⁷⁸

5.5.1.1 Comparative Analysis

Regarding the residential building at 59 Railroad Street, it is not a rare or unique example of the Italianate architectural style found in Brampton. An example of a landmark residential building featuring Italianate elements at a high-degree demonstrating artistic merit and craftsmanship is Alderlea at 40 Elizabeth Street South, built c.1867 (Image 5).

¹⁷⁷ "Rural Architecture", *Canada Farmer*, 15 April 1865, 116-117, accessed 16 May 2023, https://www.canadiana.ca/view/oocihm.8_04206_31/5

¹⁷⁸ "Rural Architecture", *Canada Farmer*, 15 April 1865, 116-117, accessed 16 May 2023.

Examples of residential buildings that were constructed in a similar Italianate vernacular form to the 1865 *Canada Farmer* illustration include the Cuthbert House at 44 Nelson Street West, built c.1875 (Image 6); the Ethel Dale House at 249 Main Street North, built c.1880 (Image 7); 56 Main Street South, built c. 1880; 77 Main Street South, built c.1877; and, 280 Main Street North, built c.1880.



Image 5: View of Alderlea at 40 Elizabeth Street South, 2018.¹⁷⁹



Image 6: View of the Cuthbert House at 44 Nelson Street West, 2022.¹⁸⁰

¹⁷⁹ Flickr, "Brampton Ontario - Canada - Alderlea Mansion - Heritage Italianate Architecture", Onasill, 9 October 2018, accessed 18 May 2023, <https://www.flickr.com/photos/onasill/44582857780>



Image 7: View of the Ethel Dale House at 249 Main Street North, 2022.¹⁸¹

5.5.2 Edwardian (1901-1916)

The residential buildings at 55 Park Street, 57 Park Street, 59-61 Park Street, and 63 Park Street on the Land Assembly are examples of the Edwardian architectural style in a vernacular form. Edwardian style architecture was popular in Ontario at the turn of the century between 1901 and 1916.¹⁸²

The Edwardian period is associated with the reign of Edward VII, son of Queen Victoria, who reigned between 1901 and 1910. This style of residential building was often seen as “beautifully designed” with modern conveniences.¹⁸³ The popularity of this type of style was derived from its simplicity in construction.¹⁸⁴ It became favoured for its adherence to classical design motifs and general simplicity. Because of the style’s simplicity, buildings in the Edwardian style were

¹⁸⁰ City of Brampton, “Heritage Report: Reasons for Heritage Designation, 44 Nelson Street West, “Cuthbert House”, June 2022, accessed 18 May 2023, <https://pub-brampton.escribemeetings.com/filestream.ashx?DocumentId=59078>

¹⁸¹ Google Street View, August 2022.

¹⁸² ERA Architects Inc, *Village of Bolton: Heritage Conservation District Plan*, 2015.

¹⁸³ Shannon Kyles, Edwardian (1890-1916), OntarioArchitecture, n.d., accessed 11 May 2023, <http://www.ontarioarchitecture.com/Edwardian.htm>

¹⁸⁴ ERA Architects Inc, *Village of Bolton: Heritage Conservation District Plan*, 2015.

easy to build and were favoured by developers, making them common in domestic, residential settings.¹⁸⁵ Pattern books and building plans were widely available and plans, components – and sometimes entire buildings - could be ordered from a mail-order catalogue.¹⁸⁶ The two most prominent and popular mail-order catalogues were from the Canadian Aladdin Co. Ltd. which serviced Ontario and all provinces from 1905 to 1952, and the T. Eaton's Co. Ltd. which only serviced the western provinces from 1910 to 1932.¹⁸⁷ The original name of Canadian Aladdin was Sovereign Construction Co. with its head office in the CPR Building in Toronto. It was a subsidiary of American Aladdin Co. headquartered in Bay City, Michigan. Canadian Aladdin houses were precut at the factory and shipped to the railway station closest to the customer. The lumber and materials were accompanied by a detailed set of blueprints and construction manual (Image 8).¹⁸⁸

Typically, the Edwardian architectural style is characterized by a two-and-a-half-storey square or rectangular-plan residential building, with a gable or hipped roof, a front porch or portico, smooth brick finish, plenty of windows with stone sills.¹⁸⁹

¹⁸⁵ John Blumenson, "Ontario Architecture," 1990. Print.

¹⁸⁶ ERA Architects Inc, *Village of Bolton: Heritage Conservation District Plan*, 2015.

¹⁸⁷ Les Henry, "Mail-order Houses", Canadian Museum of History, 2004, accessed 16 May 2023, <https://www.historymuseum.ca/cmhc/exhibitions/cpm/catalog/cat2104e.html>

¹⁸⁸ Les Henry, "Mail-order Houses", Canadian Museum of History, 2004, accessed 16 May 2023.

¹⁸⁹ Shannon Kyles, Edwardian (1890-1916), OntarioArchitecture, n.d.



Image 8: Advertisement for a Sovereign Readicut Edwardian vernacular building, 1911.¹⁹⁰

5.5.2.1 Comparative Analysis

Regarding the residential buildings at 55, 57, 59-61, and 63 Park Street situated on the Land Assembly, they are not rare or unique examples of the Edwardian architectural style found in Brampton. Numerous properties on both sides of West Street contain buildings constructed in the Edwardian style with vernacular influences including 33 West Street and 35 West Street which were constructed c.1910.¹⁹¹

¹⁹⁰ Sovereign Construction Co. Ltd., "Your Home! Readicut", 1911, accessed 18 May 2023, 16, <https://archive.org/details/yourhomereditcut00soveuoft/page/16/mode/2up>

¹⁹¹ HouseSigma, 33 West Street (Listing #W5343828), <https://housesigma.com/web/en/house/GMnKYqpaLP53w1Qr/33-West-St-Brampton-W5343828-W5343828>



Image 9: View west of 33 West Street and 35 West Street.¹⁹²

¹⁹² Google Street View, August 2022.

6 EVALUATION

6.1 Ontario Regulation 9/06

The Land Assembly at 55-65 Park Street was evaluated against *O. Reg. 9/06*¹⁹³ under the *OHA* using research and analysis presented in Section 4 and 4.7 of this HIA. The findings are presented in Table 7 below.

The adjacent and nearby properties at 59 Railroad Street and 63 Railroad Street respectively are *listed* on the City's Municipal Register of Historic Properties under Section 27, Part IV of the *OHA*. They were evaluated for Cultural Heritage Value or Interest (**CHVI**) against *O. Reg. 9/06* under the *OHA* with the goal of identifying and articulating likely heritage attributes. It should be noted that this evaluation was undertaken for the purposes of identifying likely heritage attributes against which to assess impacts of the proposed development of the Land Assembly at 55, 57, 59-61, 63, and 65 Park Street. Interior site visits of 59 Railroad Street and 63 Railroad Street were not undertaken, and only front elevation photographs from the municipal right-of-way were taken, and this may not reflect a complete understanding of existing conditions as a result. No statement of cultural heritage value or interest has been prepared; however, a list of likely heritage attributes for 59 Railroad Street (Section 6.1.1) and 63 Railroad Street (Section 6.1.2) follows the evaluation.

The findings are presented in Table 7 through Table 13, below.

Table 7: *Ontario Regulation 9/06* Evaluation for 55 Park Street

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The property is not rare, unique, representative, or early in the area. As discussed in Section 4.8.1, the residential building at 55 Park Street was constructed in an Edwardian vernacular architectural style between 1905 and 1913, using common materials and methods. As discussed in Section 5.5.2, the residential building has been influenced with elements of Edwardian architecture, such as the two-and-a-half-storey height, gable roof, and numerous windows in a symmetrical configuration. However, these are common elements that would have been available through a pattern-book.

¹⁹³ *Ontario Regulation 9/06* as amended by *Ontario Regulation 569/22*.

Criteria	Criteria Met	Justification
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The residential building at 55 Park Street does not display a high degree of craftsmanship or artistic merit. Despite showing influences of the Edwardian architectural style in a vernacular form, the residential building on the property does not demonstrate evidence of more than average craftsmanship for the time in its construction.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the property meets this criterion.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	<p>The property does not have direct associations to a theme, event, belief, person, activity, organization, or institution that is significant to a community.</p> <p>As described in Section 4.7, the building at 55 Park Street was constructed as a speculative investment property after the transfer of land from the Canadian Pacific Railway to various owners in 1905. This included John Henry Pulfer (Section 4.8.6.1), who had been living at Park Street since at least 1901, and although he may have constructed the residential buildings at 55 and 57 Park Street and he was associated with a long-time local dairy business in Brampton, neither association is directly exhibited in the current property. There were no direct associations exhibited in the current property to the Williams Shoe Co. factory which was located opposite Park Street between 1898 and 1972.</p>
5. The property has historical value or associative value because it	No	The property does not yield or have potential to yield information that

Criteria	Criteria Met	Justification
yields, or has the potential to yield, information that contributes to an understanding of a community or culture.		contributes to an understanding of a community or culture. There is no evidence to suggest that the property meets this criterion.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is important to a community. There is no evidence to suggest that the property meets this criterion. As described in Section 4.7, the residential building at 55 Park Street was constructed for John Henry Pulfer between 1905 and 1913 for speculative investment purposes. As discussed in Section 5.5.2, it is likely that the design for the residential building was produced from a pattern-book. An architect, artist, builder, designer, or theorist was not identified, and the residential building was constructed using plans and designs that were widely available at the time.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property is important in supporting the character of the area between West Street and Park Street. As described in Section 5.1.1, the property is identified as being within the West Street Neighbourhood character area as part of the 2009 <i>Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton</i> , with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property.

Criteria	Criteria Met	Justification
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	<p>The property is not physically, functionally, visually, or historically linked to its surroundings.</p> <p>As described in Section 4.7, the residential building at 55 Park Street was constructed between 1905 and 1913 for speculative investment purposes with similar design elements to the residential buildings at 57 Park Street and 59-61 Park Street as Lot 2 and Lot 3 of Plan BR-35 were subdivided.</p> <p>Despite this, it is not linked with the remaining buildings on the land assembly at 57 Park Street, 59-61 Park Street, 63 Park Street and 65 Park Street, or other to other properties in the area.</p>
9. The property has contextual value because it is a landmark.	No	<p>The property is not a landmark. The MCM defines landmark as:</p> <p><i>...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.</i></p> <p>There is no evidence to suggest that the property meets this criterion.</p>

Table 8: Ontario Regulation 9/06 Evaluation for 57 Park Street

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	<p>The property is not rare, unique, representative, or early in the area. As discussed in Section 4.8.1, the residential building at 57 Park Street was constructed in an Edwardian vernacular architectural style between 1905 and 1913, using common materials and methods. As discussed in</p>

Criteria	Criteria Met	Justification
		Section 5.5.2, the residential building has been influenced with elements of Edwardian architecture, such as the two-and-a-half-storey height, gable roof, and numerous windows in a symmetrical configuration. However, these are common elements that would have been available through a pattern-book.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The residential building at 57 Park Street does not display a high degree of craftsmanship or artistic merit. Despite showing influences of the Edwardian architectural style in a vernacular form, the residential building on the property does not demonstrate evidence of more than average craftsmanship for the time in its construction.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the Property meets this criterion.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	<p>The property does not have direct associations to a theme, event, belief, person, activity, organization, or institution that is significant to a community.</p> <p>As described in Section 4.7, the building at 57 Park Street was constructed as a speculative investment property after the transfer of land from the Canadian Pacific Railway to various owners in 1905. This included John Henry Pulfer (Section 4.8.6.1), who had been living at Park Street since at least 1901, and although he may have constructed the residential buildings at 55 and 57 Park Street and he was associated with a long-time local dairy business in</p>

Criteria	Criteria Met	Justification
		Brampton, neither association is directly exhibited in the current property. There were no direct associations exhibited in the current property to the Williams Shoe Co. factory which was located opposite Park Street between 1898 and 1972.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property does not yield or have potential to yield information that contributes to an understanding of a community or culture. There is no evidence to suggest that the Property meets this criterion.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is important to a community. There is no evidence to suggest that the property meets this criterion. As described in Section 4.7, the residential building at 57 Park Street on the Land Assembly was constructed for John Henry Pulfer between 1905 and 1913 for speculative investment purposes. As discussed in Section 5.5.2, it is likely that the design for the residential building was produced from a pattern-book. An architect, artist, builder, designer, or theorist was not identified, and the residential building was constructed using plans and designs that were widely available at the time.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property is important in supporting the character of the area between West Street and Park Street. As described in Section 5.1.1, the property is identified as being within the West Street Neighbourhood character area as part of the 2009 <i>Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton</i> , with a

Criteria	Criteria Met	Justification
		historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	<p>The property is not physically, functionally, visually, or historically linked to its surroundings.</p> <p>As described in Section 4.7, the residential building at 57 Park Street on the Land Assembly was constructed between 1905 and 1913 for speculative investment purposes with similar design elements to the residential buildings at 55 Park Street and 59-61 Park Street as Lot 2 and Lot 3 of Plan BR-35 were subdivided.</p> <p>Despite this, it is not linked with the remaining buildings on the Land Assembly at 55 Park Street, 59-61 Park Street, 63 Park Street and 65 Park Street, or other to other properties in the area.</p>
9. The property has contextual value because it is a landmark.	No	<p>The property is not a landmark. The MCM defines landmark as:</p> <p><i>...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.</i></p> <p>There is no evidence to suggest that the property meets this criterion.</p>

Table 9: *Ontario Regulation 9/06* Evaluation for 59-61 Park Street

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The property is not rare, unique, or representative in the area. As discussed in Section 4.8.3, the residential building at 59-61 Park Street was constructed in an Edwardian vernacular architectural style between 1914 and 1920, using common materials and methods. As discussed in Section 5.5.2, the residential building has been influenced with elements of Edwardian architecture, such as the two-and-a-half-storey height, gable roof, and numerous windows in a symmetrical configuration. However, these are common elements that would have been available through a pattern-book.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The residential building at 59-61 Park Street does not display a high degree of craftsmanship or artistic merit. Despite showing influences of the Edwardian architectural style in a vernacular form, the residential building on the property does not demonstrate evidence of more than average craftsmanship for the time in its construction.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the Property meets this criterion.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	<p>The property does not have direct associations to a theme, event, belief, person, activity, organization, or institution that is significant to a community.</p> <p>As described in Section 4.7, the building at 59-61 Park Street was constructed as a speculative investment property after the</p>

Criteria	Criteria Met	Justification
		transfer of land from the Canadian Pacific Railway to various owners in 1905. This included John Henry Pulfer (Section 4.8.6.1), who had been living at Park Street since at least 1901, and although he may have constructed the residential buildings at 55 and 57 Park Street and he was associated with a long-time local dairy business in Brampton, neither association is directly exhibited in the current property. There were no direct associations exhibited in the current property to the Williams Shoe Co. factory which was located opposite Park Street between 1898 and 1972.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property does not yield or have potential to yield information that contributes to an understanding of a community or culture. There is no evidence to suggest that the property meets this criterion.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is important to a community. There is no evidence to suggest that the property meets this criterion. As described in Section 4.7, the residential building at 59-61 Park Street on the Land Assembly was constructed for Lloyd S. Pocock between 1914 and 1920 for speculative investment purposes. As discussed in Section 5.5.2, it is likely that the design for the residential building was produced from a pattern-book. An architect, artist, builder, designer, or theorist was not identified, and the residential building was constructed using plans and designs that were widely available at the time.

Criteria	Criteria Met	Justification
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property is important in supporting the character of the area between West Street and Park Street. As described in Section 5.1.1, the property is identified as being within the West Street Neighbourhood character area as part of the 2009 <i>Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton</i> , with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	<p>The property is not physically, functionally, visually, or historically linked to its surroundings.</p> <p>As described in Section 4.7, the residential building at 59-61 Park Street on the Land Assembly was constructed between 1914 and 1920 for speculative investment purposes with similar design elements to the residential buildings at 55 Park Street and 57 Park Street as Lot 2 and Lot 3 of Plan BR-35 were subdivided.</p> <p>Despite this, it is not linked with the remaining buildings on the Land Assembly at 63 Park Street and 65 Park Street, or other to other properties in the area.</p>
9. The property has contextual value because it is a landmark.	No	<p>The property is not a landmark. The MCM defines landmark as:</p> <p><i>...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar</i></p>

Criteria	Criteria Met	Justification
		<p><i>environment; it may mark an event or development; it may be conspicuous.</i></p> <p>There is no evidence to suggest that the property meets this criterion.</p>

Table 10: *Ontario Regulation 9/06* Evaluation for 63 Park Street

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The property is not rare, unique, or representative in the area. As discussed in Section 4.8.4, the residential building at 63 Park Street was constructed in an Edwardian vernacular architectural style between 1901 and 1909, using common materials and methods. As discussed in Section 5.5.2, the residential building has been influenced with elements of Edwardian architecture, such as the two-and-a-half-storey height, gable roof with central gable dormer, and numerous windows in a symmetrical configuration. However, these are common elements that would have been available through a pattern-book.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The residential building at 59-61 Park Street does not display a high degree of craftsmanship or artistic merit. Despite showing influences of the Edwardian architectural style in a vernacular form, the residential building on the property does not demonstrate evidence of more than average craftsmanship for the time in its construction.
3. The property has design value or physical value because it demonstrates a high degree of	No	The property does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the property meets this

Criteria	Criteria Met	Justification
technical or scientific achievement.		criterion.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	<p>The property does not have direct associations to a theme, event, belief, person, activity, organization, or institution that is significant to a community.</p> <p>As described in Section 4.7, the building at 63 Park Street was constructed as a speculative investment property before the transfer of land from the Canadian Pacific Railway to various owners in 1905. This included John W. Marshall (Section 4.8.4), who had been living at Park Street since at least 1901. There were no direct associations exhibited in the current property to the Williams Shoe Co. factory which was located opposite Park Street between 1898 and 1972.</p>
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property does not yield or have potential to yield information that contributes to an understanding of a community or culture. There is no evidence to suggest that the property meets this criterion.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	<p>The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is important to a community. There is no evidence to suggest that the property meets this criterion. As described in Section 4.7, the residential building at 63 Park Street on the Land Assembly was constructed for John W. Marshall and John Bowra between 1901 and 1909 for speculative investment purposes. As discussed in Section 5.5.2, it is likely that the design for the residential building was produced from a pattern-book. An architect, artist, builder, designer, or</p>

Criteria	Criteria Met	Justification
		theorist was not identified, and the residential building was constructed using plans and designs that were widely available at the time.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property is important in supporting the character of the area between West Street and Park Street. As described in Section 5.1.1, the property is identified as being within the West Street Neighbourhood character area as part of the 2009 <i>Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton</i> , with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	<p>The property is not physically, functionally, visually, or historically linked to its surroundings.</p> <p>As described in Section 4.7, the residential building at 63 Park Street on the Land Assembly was constructed between 1901 and 1909 for speculative investment purposes.</p> <p>It is not linked with the remaining buildings on the Land Assembly at 55 Park Street, 57 Park Street, 59-61 Park Street, and 65 Park Street, or other to other properties in the area.</p>
9. The property has contextual value because it is a landmark.	No	The property is not a landmark. The MCM defines landmark as:

Criteria	Criteria Met	Justification
		<p><i>...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.</i></p> <p>There is no evidence to suggest that the property meets this criterion.</p>

Table 11: *Ontario Regulation 9/06* Evaluation for 65 Park Street

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The property is not rare, unique, or representative in the area. As discussed in Section 4.8.5, the residential building at 65 Park Street was constructed in a vernacular architectural style with Ontario Regency cottage influences between 1961 and 1965, using common materials and methods.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The residential building at 65 Park Street does not display a high degree of craftsmanship or artistic merit. Despite showing influences of the Ontario Regency architectural style in a vernacular form, the residential building on the property does not demonstrate evidence of more than average craftsmanship for the time in its construction.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property at 65 Park Street does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the property meets this criterion.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity,	No	The property at 65 Park Street does not have direct associations to a theme, event, belief, person, activity, organization, or institution that is significant to a

Criteria	Criteria Met	Justification
organization or institution that is significant to a community.		community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property at 65 Park Street does not yield or have potential to yield information that contributes to an understanding of a community or culture. There is no evidence to suggest that the property at 65 Park Street meets this criterion.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The property at 65 Park Street does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is important to a community. There is no evidence to suggest that the property at 65 Park Street meets this criterion. An architect, artist, builder, designer, or theorist was not identified, and the residential building was constructed using plans and designs that were widely available at the time.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property at 65 Park Street is important in supporting the character of the area between West Street and Park Street. As described in Section 5.1.1, the property is identified as being within the West Street Neighbourhood character area as part of the 2009 <i>Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton</i> , with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property at 65 Park Street.

Criteria	Criteria Met	Justification
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	<p>The property at 65 Park Street is not physically, functionally, visually, or historically linked to its surroundings.</p> <p>The residential building at 65 Park Street is not linked with the remaining buildings on the Land Assembly at 55 Park Street, 57 Park Street, 59-61 Park Street and 63 Park Street, or to other properties in the area.</p>
9. The property has contextual value because it is a landmark.	No	<p>The property at 65 Park Street is not a landmark. The MCM defines landmark as:</p> <p><i>...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.</i></p> <p>There is no evidence to suggest that the property at 65 Park Street meets this criterion.</p>

Table 12: Ontario Regulation 9/06 Evaluation for 59 Railroad Street

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	<p>The residential building at 59 Railroad Street is representative of the Italianate architectural style with vernacular influences. As discussed in Section 5.5.1, the design and massing of the building is similar to the 1865 illustration in the <i>Canada Farmer</i> article which was popularized across Ontario. As discussed in Section 5.5.1.1, there are numerous comparative examples of buildings in Brampton with Italianate vernacular influences. The date of construction of the residential building at 59 Railroad Street ranges between 1859 and 1866. The residential building has elements</p>

Criteria	Criteria Met	Justification
		of the Italianate architectural style with vernacular influences, such as the two-storey height, hipped roof, and a symmetrical red brick façade with dichromatic quoins.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The building at 59 Railroad Street does not display a high degree of craftsmanship or artistic merit. As discussed in Section 5.5.1.1, the building at 59 Railroad Street does not demonstrate evidence of more than average craftsmanship for the time in its construction through the masonry work done by builder Jesse Perry.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property at 59 Railroad Street does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the property meets this criterion.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	The property at 59 Railroad Street does not have direct associations to a theme, event, belief, person, activity, organization, or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property does not yield or have potential to yield information that contributes to an understanding of a community or culture. There is no evidence to suggest that the property meets this criterion.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Yes	The property demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is important to a community. As described in Sections 4.9.1 and 4.9.1.1.1, the residential building at 59 Railroad Street was constructed by Jesse Perry between 1859 and 1866 for

Criteria	Criteria Met	Justification
		speculative investment purposes.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property is important in defining, maintaining, or supporting the character of the area between West Street, Railroad Street, Park Street, and Denison Avenue. As described in Section 5.1.1, the property is identified as being within the West Street Neighbourhood character area as part of the 2009 <i>Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton</i> , with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	The property is not physically, functionally, visually, or historically linked to its surroundings. As described in Section 4.9.1, the building at 59 Railroad Street was constructed between 1859 and 1866 for speculative investment purposes. It is not linked with the Land Assembly, 63 Railroad Street, or to other properties in the area.
9. The property has contextual value because it is a landmark.	No	The property is not a landmark. The MCM defines landmark as: <i>...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.</i>

Criteria	Criteria Met	Justification
		There is no evidence to suggest that the property meets this criterion.

Table 13: *Ontario Regulation 9/06* Evaluation for 63 Railroad Street.

Criteria	Criteria Met	Justification
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No	The building at 63 Railroad Street is not a rare, unique, representative, or early example of a style, type, expression, material or construction method. As discussed in Section 4.9.2, the date of construction of the building at 63 Railroad Street ranges between 1905 and 1920 using common materials and methods. The residential building has elements of the Edwardian vernacular architectural style, such as the one-and-a-half-storey height, hipped roof with central dormer, and front porch. However, these are common elements that would have been available through a pattern-book.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The building at 63 Railroad Street does not display a high degree of craftsmanship or artistic merit. Despite showing influences of the Edwardian vernacular architectural style, the building does not demonstrate evidence of more than average craftsmanship for the time in its construction.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not demonstrate a high degree of technical or scientific achievement. There is no evidence to suggest that the property meets this criterion.
4. The property has historical value or associative value because it has direct associations with a theme,	No	The property does not have direct associations to a theme, event, belief, person, activity, organization, or institution

Criteria	Criteria Met	Justification
event, belief, person, activity, organization or institution that is significant to a community.		that is significant to a community. As described in Section 4.7, the building at 63 Railroad Street was constructed as a speculative investment property.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property does not yield or have potential to yield information that contributes to an understanding of a community or culture. There is no evidence to suggest that the property meets this criterion.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is important to a community. There is no evidence to suggest that the property meets this criterion. An architect, artist, builder, designer, or theorist was not identified, and the residential building was constructed using plans and designs that were widely available at the time.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property is important in defining, maintaining, or supporting the character of the area between West Street and Park Street. As described in Section 5.1.1, the property is identified as being within the West Street Neighbourhood character area as part of the 2009 <i>Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton</i> , with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion,

Criteria	Criteria Met	Justification
		setback, and lot pattern to the property.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No	<p>The property is not physically, functionally, visually, or historically linked to its surroundings.</p> <p>As described in Section 4.9.2, the building at 63 Railroad Street was constructed between 1909 and 1920 for speculative investment purposes. It is not linked with the Property, 59 Railroad Street, or to other properties in the area.</p>
9. The property has contextual value because it is a landmark.	No	<p>The property is not a landmark. The MCM defines landmark as:</p> <p><i>...a recognizable natural or human-made feature used for a point of reference that helps orienting in a familiar or unfamiliar environment; it may mark an event or development; it may be conspicuous.</i></p> <p>There is no evidence to suggest that the property meets this criterion.</p>

6.2 Summary

In our professional opinion, LHC finds that the Land Assembly properties **meet** *O. Reg. 09/06* criteria for contextual value as it meets one criterion (Criterion 7). The Land Assembly would **not be eligible for designation** under Section 29, Part IV of the *OHA*.

In our professional opinion, LHC finds that the property at 59 Railroad Street **meets** *O. Reg. 09/06* criteria for design/physical value, historical/associative value, and contextual value as it meets criteria 1, 6, and 7. The property at 59 Railroad Street would **be eligible for designation** under Section 29, Part IV of the *OHA*.

In our professional opinion, LHC finds that the property at 63 Railroad Street **meets** *O. Reg. 09/06* criteria for contextual value as it meets criterion 7. The property at 63 Railroad Street would **not be eligible for designation** under Section 29, Part IV of the *OHA*.

6.3 Proposed Statements of Cultural Heritage Value or Interest

6.3.1 Proposed Statement of Cultural Heritage Value or Interest – 55 Park Street

6.3.1.1 Description of Property

The property municipally known as 55 Park Street comprises an Edwardian vernacular wood-frame two-storey residential building. The property is centrally located on the west side of Park Street between 46 Park Street and 57 Park Street on a lot legally described as PT LT 3 PL BR35 AS IN RO566607; BRAMPTON.

6.3.1.2 Statement of Cultural Heritage Value or Interest

The property has contextual value because it is important in supporting the character of the area between West Street and Park Street. The property is identified as being within the West Street Neighbourhood character area as part of the 2009 *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton*, with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property.

6.3.1.3 Heritage Attributes of 55 Park Street

LHC finds that heritage attributes of 55 Park Street include:

- The front, side and rear sections of the c.1905-1913 building, including its:
 - Form, scale, orientation, and massing on a rectangular-shape plan;
 - Moderately-pitched gable roof

6.3.2 Proposed Statement of Cultural Heritage Value or Interest – 57 Park Street

6.3.2.1 Description of Property

The property municipally known as 57 Park Street comprises of an Edwardian vernacular wood-frame two-storey residential building. The property is centrally located on the west side of Park Street between 55 Park Street and 59-61 Park Street on a lot legally described as PT LT 2 PL BR-35 BRAMPTON; PT LT 3 PL BR-35 BRAMPTON AS IN RO1145046; S/T & T/W RO1145046; BRAMPTON; PT LTS 2 & 3 PL BR35 AS IN RO1145046; BRAMPTON.

6.3.2.2 Statement of Cultural Heritage Value or Interest

The property has contextual value because it is important in supporting the character of the area between West Street and Park Street. The property is identified as being within the West Street Neighbourhood character area as part of the 2009 *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton*, with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and

east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property.

6.3.2.3 Heritage Attributes of 57 Park Street

LHC finds that heritage attributes of 57 Park Street include:

- The front, side and rear sections of the c.1905-1913 building, including its:
 - Form, scale, orientation, and massing on a rectangular-shape plan;
 - Moderately-pitched gable roof

6.3.3 Proposed Statement of Cultural Heritage Value or Interest – 59-61 Park Street

6.3.3.1 Description of Property

The property municipally known as 59-61 Park Street comprises of an Edwardian vernacular wood-frame two-storey residential building. The property is centrally located on the west side of Park Street between 57 Park Street and 63 Park Street on a lot legally described as PT LT 2 PL BR-35 BRAMPTON AS IN RO762672; S/T & T/W RO762672; PT LT 2 PL BR35 AS IN RO762672; BRAMPTON.

6.3.3.2 Statement of Cultural Heritage Value or Interest

The property has contextual value because it is important in supporting the character of the area between West Street and Park Street. The property is identified as being within the West Street Neighbourhood character area as part of the 2009 *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton*, with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property.

6.3.3.3 Heritage Attributes of 59-61 Park Street

LHC finds that heritage attributes of 59-61 Park Street include:

- The front, side and rear sections of the c.1914-1920 building, including its:
 - Form, scale, orientation, and massing on a rectangular-shape plan;
 - Moderately-pitched gable roof

6.3.4 Proposed Statement of Cultural Heritage Value or Interest – 63 Park Street

6.3.4.1 Description of Property

The property municipally known as 63 Park Street comprises of an Edwardian vernacular wood-frame two-storey residential building. The property is centrally located on the west side of Park Street between 59-61 Park Street and 65 Park Street on a lot legally described as PT LT 1 BLK 14

PL BR4 AS IN VS213937; BRAMPTON; PT LT 1 PL BR 4 BRAMPTON SW OF PARK ST, AKA BLK 14; BRAMPTON; PT LT 1 PL BR 4 BRAMPTON SW OF PARK ST, AKA BLK 14, AS IN VS213937 EXCEPT RO460840; BRAMPTON; LT 1 BLK 14 PL BR4 AS IN VS213937, EXCEPT RO460840; BRAMPTON.

6.3.4.2 Statement of Cultural Heritage Value or Interest

The property has contextual value because it is important in supporting the character of the area between West Street and Park Street. The property is identified as being within the West Street Neighbourhood character area as part of the 2009 *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton*, with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property.

6.3.4.3 Heritage Attributes of 63 Park Street

LHC finds that heritage attributes of 63 Park Street include:

- The front, side and rear sections of the c.1901-1909 building, including its:
 - Form, scale, orientation, and massing on a rectangular-shape plan;
 - Moderately-pitched gable roof with central gable.

6.3.5 Proposed Statement of Cultural Heritage Value or Interest – 65 Park Street

6.3.5.1 Description of Property

The property municipally known as 65 Park Street comprises of an Edwardian vernacular wood-frame two-storey residential building. The property is centrally located on the west side of Park Street between 63 Park Street and 71 Park Street on a lot legally described as PT LT 3 PL BR35 AS IN RO566607; BRAMPTON.

6.3.5.2 Statement of Cultural Heritage Value or Interest

The property has contextual value because it is important in supporting the character of the area between West Street and Park Street. The property is identified as being within the West Street Neighbourhood character area as part of the 2009 *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton*, with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property.

6.3.5.3 Heritage Attributes of 65 Park Street

LHC finds that heritage attributes of 65 Park Street include:

- The front, side and rear sections of the c.1905-1914 building, including its:
 - Form, scale, orientation, and massing on a square-shape plan;
 - hipped roof

6.3.6 Proposed Statement of Cultural Heritage Value or Interest – 59 Railroad Street

6.3.6.1 Description of Property

The property municipally known as 59 Railroad Street comprises of an Italianate vernacular brick two-storey residential building. The property is centrally located on the south side of Railroad Street between 73 Park Street and 63 Railroad Street on a lot legally described as PT LT 19 BLK 14 PL BR-4 BRAMPTON S OF RAILROAD ST, AKA BLK 14; PT LT 20 BLK 14 PL BR-4 BRAMPTON S OF RAILROAD ST, AKA BLK 14, DES PT 1 PL (PIN 14108-0546).

6.3.6.2 Statement of Cultural Heritage Value or Interest

The property has contextual value because it is important in supporting the character of the area between West Street and Park Street. The property is identified as being within the West Street Neighbourhood character area as part of the 2009 *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton*, with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property.

6.3.6.3 Heritage Attributes of 59 Railroad Street

LHC finds that likely¹⁹⁴ heritage attributes of 59 Railroad Street include:

- The front, side and rear sections of the c.1859-1866 building, including its:
 - Form, scale, orientation, and massing on a rectangular-shape plan;
 - Red brick exterior walls in a stretcher-bond pattern;
 - Painted dichromatic quoins at the corners of the building;
 - Red brick rooftop double chimneys on the west elevation;
 - The low-hipped roof with centrally-placed pedimented side gable on the east elevation;
 - A symmetrical entranceway with the front door set into a brick opening with a small semi-circular fanlight under a segmented brick arch with a large wedge-shaped keystone carried on two decorative stone corbels;

¹⁹⁴ LHC did not access the properties at 59 and 63 Railroad Street; however, the authors feel that sufficient research and analysis was undertaken to understand the cultural heritage value or interest and heritage attributes of these adjacent/nearby heritage properties to allow for the assessment of potential impacts.

- A three-bay symmetrical façade with windows that are surmounted by lintels of red brick laid in soldier courses with large keystones; and
- A small addition on the north side of the building which appears to be contemporary with the building.

6.3.7 Proposed Statement of Cultural Heritage Value or Interest – 63 Railroad Street

6.3.7.1 Description of Property

The property municipally known as 63 Railroad Street comprises of an Edwardian vernacular brick one-and-a-half storey residential building. The property is centrally located on the south side of Railroad Street between 59 Railroad Street and 65 Railroad Street on a lot legally described as LT 21, " ", PL BR-4 BRAMPTON, S OF RAILROAD ST., AKA BLK 14; BRAMPTON. "AMENDED 1999/02/23, LAND REGISTRAR #17" (PIN 14108-0148).

6.3.7.2 Statement of Cultural Heritage Value or Interest

The property has contextual value because it is important in supporting the character of the area between West Street and Park Street. The property is identified as being within the West Street Neighbourhood character area as part of the 2009 *Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton*, with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property.

6.3.7.3 Heritage Attributes of 63 Railroad Street

LHC finds that likely heritage attributes of the 63 Railroad Street include:

- The front, side and rear sections of the c.1901-1905 building, including its:
 - Form, scale, orientation, and massing on a rectangular-shaped plan;
 - A hipped roof with a central dormer containing an arched window;
 - A symmetrical three-bay façade with a front porch with simple Tuscan style columns and a central gable which extends across the front of the building, and
 - Two large windows with transoms which flank the central entranceway.

7 DESCRIPTION OF THE PROPOSED DEVELOPMENT

7.1 Proposed Site Alterations

The Client is proposing the development of a 30-storey, 240-unit condominium tower building and a three-storey, six-unit townhouse podium with 114 vehicle parking spaces, 279 bicycle spaces, and private lane access from Park Street. All existing buildings and structures on the property are proposed to be demolished.

The 89.8 m tall condominium tower will be comprised of 33 floors (three below-ground floors used for underground parking, and 30 above-ground floors used for amenities and residential units). Floor 1 is proposed to contain a mechanical room, an electrical room, a refuse room, a moving room, the main lobby, an elevator corridor connecting to the management office and a bike locker room with 279 bicycle spaces, and a townhouse corridor. Floor 3 is proposed to contain a locker room with 212 locker spaces. Floor 2 is proposed to contain a yoga/fitness studio, a lounge with indoor dining, a co-working business centre, a children's playroom, washrooms, a custodian's room, a large party room, and an outdoor dining area with seating and barbeque stations. Floors 4 to 30 are proposed to contain nine units each with a one-bedroom, one-bedroom plus den, two-bedroom, and three-bedroom configuration and balconies. The top floor of the condominium tower will contain a mechanical penthouse housing electrical equipment and machinery, HVAC equipment and machinery, cooling towers, and the elevator shaft. The three-storey, six-unit townhouses will form a podium of the condominium tower and the townhouses will front Park Street. Landscaping and outdoor amenity features proposed include a dog run, shade structures, public art, a family zone amenity area, patio areas, storage areas, and a waste collection area.

Private lane access from Park Street is proposed to be adjacent to the southern property line with 53 Park Street with a loading zone located at the southwest corner of the property. Underground parking is proposed with three levels of parking stalls.

Regarding materiality, the building envelope is proposed to be comprised of a combination of concrete block masonry, clay brick masonry, light and dark grey precast concrete, prefinished metal panelling, insulated aluminum composite spandrel panelling, and tinted glazing. The massing of the three-storey, six-unit townhouse podium is granularly broken-up with slight variations in material finish. As designs for the proposed townhouse podium progress, it is recommended that the materiality of the townhouse podium further considers the eclectic nature of the surrounding masonry residential buildings.

See Figure 9 for the proposed site plan, Figure 10 for the proposed building 2D renderings showing the front, side, and rear elevations, and Figure 11 for the proposed building 3D renderings showing the front, side, and street level elevations.

See Appendix C for Architectural Drawings.

PARK STREET

NEW RESIDENTIAL DEVELOPMENT



JUNE 21, 2023

DC30.2

LLA
ARCHITECTURE+
ANTHONY ZABARA
ARGENTINE

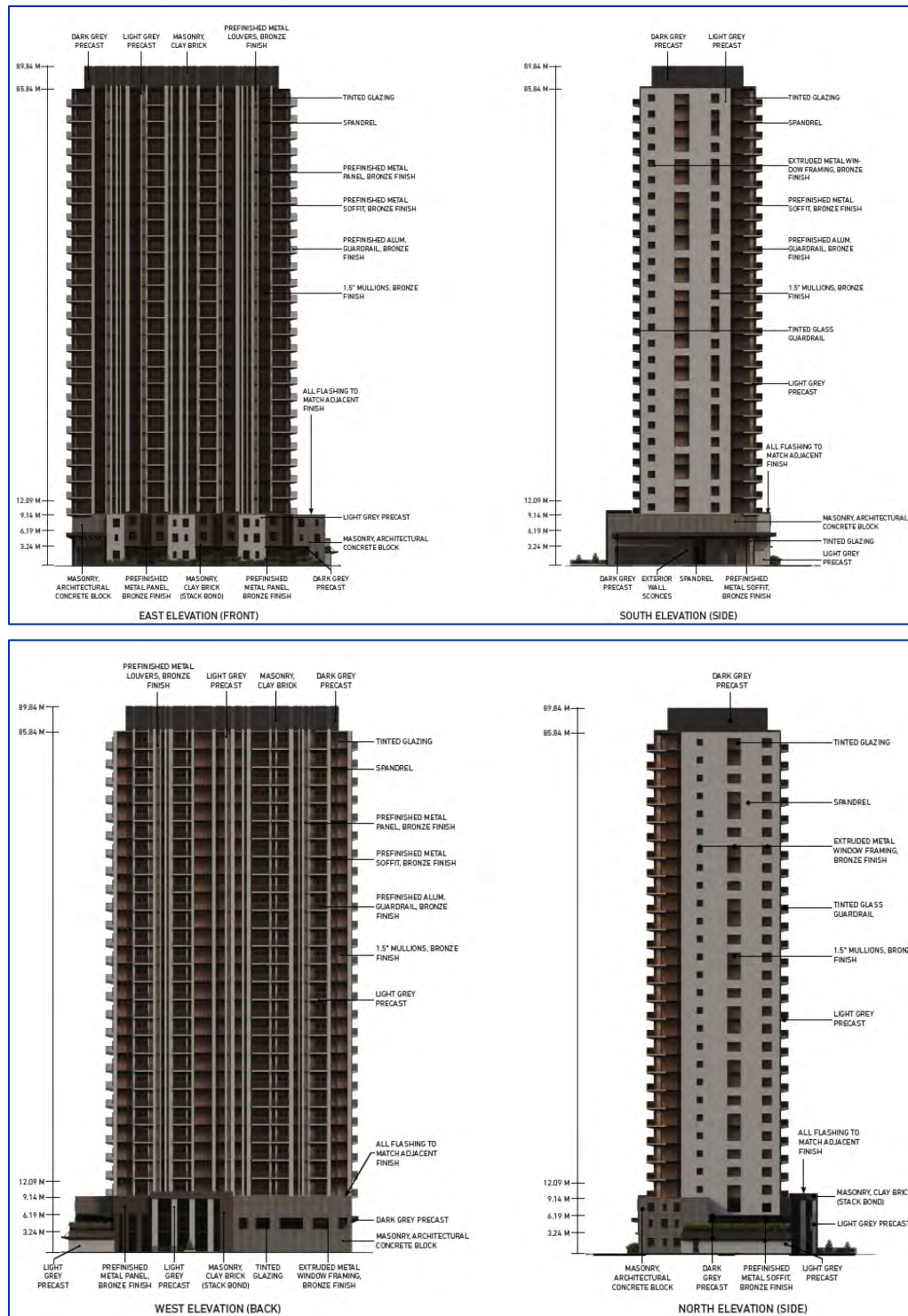


Figure 10: Proposed building complex, 2D renderings (front, rear, and side elevations)



Figure 11: Proposed building complex, 3D renderings (front, rear, and street level elevations)

8 IMPACT OF DEVELOPMENT ON HERITAGE ATTRIBUTES

The Land Assembly was evaluated against *O. Reg. 9/06* and it was determined to exhibit CHVI; but not to satisfy the requirements for designation under Part IV of the *OHA*. As due diligence, the proposed development was assessed for potential direct or indirect impacts in relation to any of the likely heritage attributes of the properties at 59 Railroad Street and 63 Railroad Street, and the West Street Neighbourhood character area, specifically focusing on the likely heritage attributes identified in Section 6.1 of this HIA under the guidelines provided by the MCM (Section 2.6)

The MCM's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or site alteration. The impacts include:

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

In addition to the potential impacts listed in *Info Sheet #5*, the potential for indirect adverse impacts related to construction vibrations was identified with respect to the adjacent properties.

The negative effect of construction vibrations on heritage structures has been demonstrated for structures within 40 m of construction or roadworks. This is, in part, due to the use of masonry and brick as construction materials, but it is also due to an increased number of variables to consider over the longer ages of heritage buildings (e.g., previous damage or repairs).¹⁹⁵ In addition to the potential for vibrations, in any redevelopment project, there is a

¹⁹⁵ Chad Randl, "Protecting a Historic Structure during Adjacent Construction," *Temporary Protection Number 3, Preservation Tech Notes*. US Department of the Interior National Park Service Cultural Resources (July 2001); M. Crispino and M. D'Apuzzo, "Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building," *Journal of Sound and Vibration*, 246(2) (2001): 319-335.; Patricia Ellis, "Effects of Traffic Vibration on Historic

potential for unintended impacts are a result of the delivery of materials, staging areas, and construction activity.

The impact assessment process involved consideration of the existing policy and consideration of the proposed works' ability to meet this policy. The proposal was found to be in compliance with heritage policy at both the provincial and local levels. The impact assessment was prepared according to policy 4.10.1.11 of the City of Brampton's *Official Plan*, and policy 8.5 of the *Downtown Brampton Secondary Plan*. As the decision-making process proceeds, consider policy 4.10.1.13 as outlined in Section 3.2.2, which outline requirements and considerations for the demolition of heritage buildings.

An overview of the impact assessment is presented in Table 14.

Buildings," *The Science of the Total Environment*, 59 (1987): 37-45; J.H. Rainer, "Effect of Vibrations on Historic Buildings," *The Association for Preservation Technology Bulletin*, XIV, No. 1 (1982): 2-10; J.F. Wiss. "Construction Vibrations; State-of-the-Art," *Journal of Geotechnical Engineering Division*, 107 (1981):167-181.

Table 14: Summary of Potential Impacts on the Land Assembly, Adjacent Heritage Properties, Nearby Heritage Properties, and the West Street Neighbourhood Character Area

Address	Heritage Status	Destruction	Alteration	Shadows	Isolation	Visual Obstruction	Change in Land Use	Land Disturbances	Discussion
55-65 Park Street (Land Assembly)	N/A	D	N	N	N	N	N	N	<p>All buildings and structures on the Land Assembly are proposed to be demolished for the proposed development.</p> <p>Project activities for the proposed development will be confined to the Land Assembly.</p>
59 Railroad Street	<p>Listed</p> <p>Section 27, Part IV of the <i>OHA</i></p> <p>On the <i>Municipal Register of Cultural Heritage Resources</i>.</p> <p>Adopted by City Council on XX.</p>	N	N	N	N	N	N	N	<p>The proposed development will not have any direct adverse impacts to the likely heritage attributes (see Section 6.1.1) of the building at 59 Railroad Street.</p> <p>Project activities for the proposed development will be confined to the Land Assembly and will not extend into the property at 59 Railroad Street. The heritage attributes of the property are generally confined to the built-form of the structure.</p> <p>No identified significant views or vistas are listed as attributes or were inferred.</p>

Address	Heritage Status	Destruction	Alteration	Shadows	Isolation	Visual Obstruction	Change in Land Use	Land Disturbances	Discussion
									<p>No shadows are anticipated that would adversely affect the likely heritage attributes of 59 Railroad Street.</p> <p>59 Railroad Street is approximately 22 m from the Land Assembly; however, indirect impacts related to vibrations are not anticipated provided construction noise and vibrations do not exceed acceptable limits for construction in urban environments.</p>
63 Railroad Street	<p>Listed</p> <p>Section 27, Part IV of the <i>OHA</i></p> <p>On the <i>Municipal Register of Cultural Heritage Resources</i></p> <p>Adopted by City Council on 12 June 2006.</p>	N	N	N	N	N	N	N	<p>The proposed development will not have any direct adverse impacts to the likely heritage attributes (see Section 6.1.2) of the building at 63 Railroad Street.</p> <p>Project activities for the proposed development will be confined to the Land Assembly and will not extend into the property at 63 Railroad Street. The heritage attributes of the property are generally confined to the built-form of the structure.</p> <p>No identified significant views or vistas are listed as attributes or were inferred.</p>

Address	Heritage Status	Destruction	Alteration	Shadows	Isolation	Visual Obstruction	Change in Land Use	Land Disturbances	Discussion
									<p>No shadows are anticipated that would adversely affect the likely heritage attributes of 63 Railroad Street.</p> <p>63 Railroad Street is approximately 15 m from the Land Assembly; however, indirect impacts related to vibrations are not anticipated provided construction noise and vibrations do not exceed acceptable limits for construction in urban environments.</p>
West Street Neighbourhood Character Area	N/A	N	N	N	N	N	N	N	<p>All buildings and structures on the Land Assembly are proposed to be demolished for the proposed development.</p> <p>As described in Section 5.1.1, the Land Assembly is identified as being within the West Street Neighbourhood character area is identified as part of the 2009 <i>Heritage Conservation District Feasibility Study for the Establishment of Heritage Conservation Districts in Downtown Brampton</i>, with a historic concentration of nineteenth and twentieth century modest single-detached residential properties, including Ontario Cottages, predominantly on the</p>

Address	Heritage Status	Destruction	Alteration	Shadows	Isolation	Visual Obstruction	Change in Land Use	Land Disturbances	Discussion
									<p>west and east sides of West Street. As a result, the surrounding and adjacent properties maintain similar massing, proportion, setback, and lot pattern to the property.</p> <p>However, this will not result in an adverse negative impact to the contextual value of the West Street Neighbourhood character area due to the diminished heritage integrity of the buildings on the Land Assembly.</p> <p>The proposed development is distinct from the character of the surrounding area, being a mix of mid-to-late Victorian and Edwardian residential infill buildings between West Street, Park Street, Railroad Street, and Denison Avenue constructed out of brick and wood. It is proposed to be substantially larger in massing than other structures in the immediate surrounding area with the exception of the condominium tower complex at 45 Railroad Street. The proposed development will be 30 storeys in height; however, the podium is proposed to comprise</p>

Address	Heritage Status	Destruction	Alteration	Shadows	Isolation	Visual Obstruction	Change in Land Use	Land Disturbances	Discussion
									<p>three-storey townhouses to partially mitigate the scale of the tower from street level.</p> <p>No identified significant views or vistas are protected in the area through City or Region legislation.</p> <p>No shadows are anticipated that would adversely affect the likely heritage attributes of the listed properties at 59 Railroad Street or 63 Railroad Street or the character of the West Street Neighbourhood Character Area.</p>

8.1 Summary of Potential Impacts

Potential impacts related to the proposed development were explored in Table 14. The Land Assembly, the adjacent *listed* heritage property at 59 Railroad Street, the nearby *listed* heritage property at 63 Railroad Street, and the West Street Neighbourhood character area were reviewed against MCM's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans*. It was determined that there will be no direct adverse impacts relating to the likely heritage attributes and cultural heritage value of 59 Railroad Street, 63 Railroad Street, and the West Street Neighbourhood character area as a result of the demolition of the five residential buildings and the construction of the condominium tower and townhouse complex on the Land Assembly.

However, LHC notes that the proposed development is substantially larger in massing than other structures in the surrounding area between West Street and Park Street, with surrounding one-to-two storey residential buildings constructed out of brick and wood, with the exception of the condominium tower complex at 45 Railroad Street.

As discussed in Section 7.1, elevations were provided for review as part of the HIA. Regarding materiality, the condominium tower envelope is proposed to be comprised of a combination of concrete block masonry, clay brick masonry, light and dark grey precast concrete, prefinished metal panelling, insulated aluminum composite spandrel panelling, and tinted glazing (Appendix C). The use of contemporary materials is a departure from the character and materials of the surrounding area.

9 MITIGATION OPTIONS, CONSERVATION METHODS, AND PROPOSED ALTERNATIVES

9.1 Alternative Options and Preferred Options

The following range of possible development alternatives was explored. All three options have been considered in relation to the applicable planning framework outlined in Section 3. The options have also taken existing conditions into consideration. The preferred option is identified below.

Option 1: Do Nothing and Retain Current Use

This option would leave the Land Assembly as is and the existing residential buildings and structures on the properties (55, 57, 59-61, 63, and 65 Park Street) would remain *in situ*.

The 'do nothing' option would have no direct impact on the Land Assembly as there would be no changes to the Land Assembly. This option still requires regular maintenance of the buildings and structures on the Land Assembly and is not viable within the context of the proposed project. As the building at 57 Park Street on the Land Assembly is currently vacant and in need of repair, this building would remain vacant and would continue to remain in a deteriorated condition. This option is not viable in the context of this project.

Option 2: Demolish Existing Structure and Redevelopment

This option considers demolishing all existing buildings and structures on the Land Assembly and the construction of a 30-storey condominium tower complex with six three-storey townhouses as proposed in Section 7.1 of this report. The buildings on the properties comprising the Land Assembly have been identified in this report as exhibiting CHVI, however they are not currently *listed* under Section 27, Part IV or currently designated under Section 29, Part IV or Section 41, Part V of the *OHA*. This option would result in the destruction of and negative impacts to all likely heritage attributes of the properties comprising the Land Assembly and the loss of a significant heritage resource. Based on the foregoing research and analysis in Section 4.7, Section 5, and Section 6, the properties comprising Land Assembly are not good candidates for designation under Section 29, Part IV of the *OHA*.

Removal of the residential buildings and structures on the properties comprising the Land Assembly will not result in direct adverse impacts on adjacent and nearby heritage properties at 59 Railroad Street and 63 Railroad Street respectively.

The proposed development would be distinct from the character of the surrounding area, being a mix of mid-to-late Victorian and Edwardian residential infill buildings between West Street, Park Street, Railroad Street, and Denison Avenue; however, elevations were not available for review as part of the HIA. Although the three-storey townhouse podium partially mitigates the impact of the tower on the surrounding streetscape from street level, there are further opportunities to address compatibility of the design with the scale and materials of the surrounding neighbourhood. As design progresses, podium materials and details may partially

mitigate any indirect impacts related to compatibility with adjacent and nearby heritage resources.

From a strictly heritage perspective, Option 1 is the preferred option as it minimizes the potential for adverse impacts on the heritage attributes of the adjacent and surrounding properties; however, Option 2 can be undertaken in a manner that minimizes the potential for adverse impacts.

10 CONCLUSIONS AND RECOMMENDATIONS

LHC Heritage Planning & Archaeology Inc. was retained in April 2023 by Blackthorn Development Corp., on behalf of Sugrim Enterprise Inc. (the 'Owner'), to undertake a Heritage Impact Assessment (HIA) for the properties at 55 Park Street, 57 Park Street, 59-61 Park Street, 63 Park Street, and 65 Park Street --referred to herein collectively as the "Land Assembly"—in the City of Brampton, Ontario. The Land Assembly is in the geographic Township of Chinguacousy.

This HIA follows best practices drawing upon applicable frameworks, such as the *MCM Info Sheet #5 Heritage Impact Assessments and Conservation Plans*. The HIA was prepared in accordance with the City of Brampton's *Heritage Impact Assessment Terms of Reference* (Section 2.1).

The Owner is proposing the development of a 30-storey condominium tower building and three-storey, six-unit townhouses. All existing buildings and structures on the Land Assembly are proposed to be demolished. The properties within the Land Assembly are **not a cultural heritage resource**. The properties within the Land Assembly are not currently *listed* Section 27, Part IV nor currently designated under Section 29, Part IV of the *Ontario Heritage Act*. Located adjacent and nearby to the Land Assembly, 59 Railroad Street and 63 Railroad Street respectively are currently *listed* under Section 27, Part IV of the *OHA* in the City of Brampton's Municipal Register of Cultural Heritage Resources. No properties within the Land Assembly are currently designated under Section 29, Part IV or Section 41, Part V of the *OHA*.

In our professional opinion, LHC finds that each of the properties within the Land Assembly, specifically 55 Park Street, 57 Park Street, 59-61 Park Street, 63 Park Street, and 65 Park Street, each **meet** one *O. Reg. 09/06* criteria for contextual value (Criterion 7). As such, these properties would **not be eligible** for designation under Section 29, Part IV of the *OHA* (Section 6.1). Nevertheless, a Statement of Cultural Heritage Value or Interest has been prepared for each property meeting one criterion, including a list of heritage attributes against which to assess potential impacts.

The proposed plan to demolish all buildings and structures on the Land Assembly will have a direct adverse impact to the likely heritage attributes of the properties that comprise the Land Assembly. However, a Conservation Plan is not recommended.

The proposed plan to demolish all buildings and structures on the Land Assembly will not have a direct adverse impact to the likely heritage attributes of the adjacent heritage property at 63 Railroad Street and the nearby heritage property at 59 Railroad Street.

As designs for the proposed townhouse podium progress, it is recommended that the materiality and design of the townhouse podium further considers the eclectic nature of the surrounding residential buildings. Should detailed design vary significantly from plans and drawings reviewed in this HIA as the project progresses, another evaluation for potential adverse impacts is recommended.

SIGNATURES



Christienne Uchiyama, MA CAHP
Principal, Manager of Heritage Consulting Services



Diego Maenza, MPI CAHP Intern
Heritage Planner

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APPENDIX A Qualifications

Christienne Uchiyama, MA CAHP - Principal, Manager of Heritage Consulting Services

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently Past President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 300 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Diego Maenza, MPI, CAHP Intern– Heritage Planner

Diego Maenza is a Heritage Planner with LHC Heritage Planning & Archaeology Inc. He holds a B.A. in Human Geography and Urban Studies from the University of Toronto and a Master of Planning degree from Dalhousie University. His thesis considered the urban morphological changes of railway infrastructure, landscapes, and neighbourhoods before and after the 1917 Halifax Explosion. Diego is a heritage professional with three years of public sector experience in Alberta, Nova Scotia, and Ontario through team-based and independent roles. He is an intern member of the Canadian Association of Heritage Professionals (CAHP) and a candidate member of the Ontario Professional Planners Institute (OPPI).

At LHC, Diego has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has been lead author or co-author of over twelve cultural heritage technical reports for development proposals including Cultural Heritage Evaluation Reports, Heritage Impact Assessments, and Heritage Documentation Reports. Diego has also provided heritage planning advisory support for the Town of Niagara-on-the-Lake and the Municipality of Port Hope which included work on heritage permit applications and work with municipal heritage committees. His work has involved a wide range of cultural heritage resources including institutional, infrastructural, industrial, agricultural. and residential sites in urban, suburban, and rural settings.

Colin Yu, MA, CAHP – Cultural Heritage Specialist and Archaeologist

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. He has a special interest in identifying socioeconomic factors of 19th century Euro-Canadian settlers through quantitative and qualitative ceramic analysis.

Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Province of Ontario. Colin is a professional member of the Canadian Association of Heritage Professionals (CAHP) and member of the Board of Directors for the Ontario Association of Heritage Professionals (OAHP).

At LHC, Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over thirty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

Ben Daub, MA (Plan) – Heritage Planner

Ben Daub is a heritage planner with LHC. He holds a Bachelor of Applied Technology in Architecture – Project and Facility Management from Conestoga College and a Master of Arts in Planning from the University of Waterloo. During his academic career, Ben gained a detailed understanding of the built environment at a range of geographic- and site-based scales. Over the course of his time with LHC, Ben has worked on a wide range of technical cultural heritage projects including Heritage Impact Assessments, Cultural Heritage Evaluation Reports, Environmental Assessments, Heritage Conservation District Studies, and Official Plan Amendments. In addition to his work at LHC, Ben instructs the Urban and Community Planning course in Conestoga College's Architecture – Project and Facility Management degree program. Ben is an intern member of the Canadian Association of Heritage Professionals and a candidate member with the Ontario Professional Planners Institute.

Jordan Greene, BA (Hons.) – Mapping Technician

Jordan Greene is a mapping technician with LHC. She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science (GIS) and a Certificate in Urban Planning Studies from Queen's University. Jordan joined the LHC team shortly after graduating and during her time at the firm has contributed to over 100 technical studies. Jordan has completed mapping for projects including, but not limited to, cultural heritage assessments and evaluations, archaeological assessments, environmental assessments, hearings, and conservation studies. In addition to project mapping Jordan has also begun to develop

interactive maps and tools that will contribute to LHC's internal data management. She has also taken on the role of Health and Safety representative for the firm. Between graduation and beginning work with LHC her GIS experience allowed her the opportunity to briefly volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon. Jordan is excited to continue her work with LHC to further develop her GIS skills and learn more about the fields of heritage and archaeology.

APPENDIX B Glossary

Definitions are based on those provided in the *Provincial Policy Statement (PPS)*, *Ontario Heritage Act (OHA)*, the *Region of Peel Official Plan (ROP)*, and the *City of Brampton Official Plan (OP)*. In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

Adjacent Lands means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (*PPS*).

Adjacent Lands means lands that are:

- a) contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives; and
- b) contiguous to a protected heritage property or as otherwise defined in a local municipal official plan (*ROP*).

Adjacent Lands means lands that are contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature, or area. The extent of the adjacent lands to specific natural heritage features or areas are provided in Ontario Ministry of Natural Resources' Natural Heritage Reference Manual (*OP*).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and "alteration" has a corresponding meaning ("transformer", "transformation") (*OHA*).

Archaeological Resources include artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act (PPS)*.

Archaeological Resources includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act. Archaeological resources may include the remains of a building, structure, activity or cultural feature or object which, because of the passage of time, is on or below the surface of land or water and is of significance to the understanding of the history of a people or place (*ROP*).

Area of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist (*PPS*).

Area of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist (*ROP*).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (*PPS*).

Built Heritage Resource means one or more buildings, structures, monuments, installations, or any manufactured or constructed part of 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 a property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included in local, provincial, federal and/or international registers (*ROP*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*PPS*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (*ROP*).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (*PPS*).

Cultural Heritage Resources means built heritage resources, cultural heritage landscapes and archaeological resources that have been 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. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (*ROP*).

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- c) activities that create or maintain infrastructure authorized under an environmental assessment process;
- d) works subject to the Drainage Act; or
- e) for the purposes of policy 2.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.5(a) (*PPS*).

Development means the creation of a new lot, a change in land use or construction of buildings and structures, requiring approval under the Planning Act but does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act (*ROP*).

Development means the subdivision of land, or construction of buildings and structures, requiring approval under the Planning Act but does not include activities that create or maintain infrastructure authorized under an environmental assessment process or works subject to the Drainage Act (*OP*).

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) (*PPS*).

Heritage Attributes means in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; ("attributs patrimoniaux") (*OHA*).

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., views or vistas to or from a protected heritage property) (*ROP*).

Property means real property and includes all buildings and structures thereon (*OHA*).

Protected Heritage Property means 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 (*PPS*).

Protected Heritage Property means property listed by council resolution on a heritage register or 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 (*ROP*).

Significant 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 (*PPS*).

Significant in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people (*OP*).

APPENDIX C Architectural Drawings



PERSPECTIVE FROM PARK STREET (EAST)

PARK STREET

NEW RESIDENTIAL DEVELOPMENT



BACK PERSPECTIVE (WEST)

JUNE 21, 2023
DC30.0





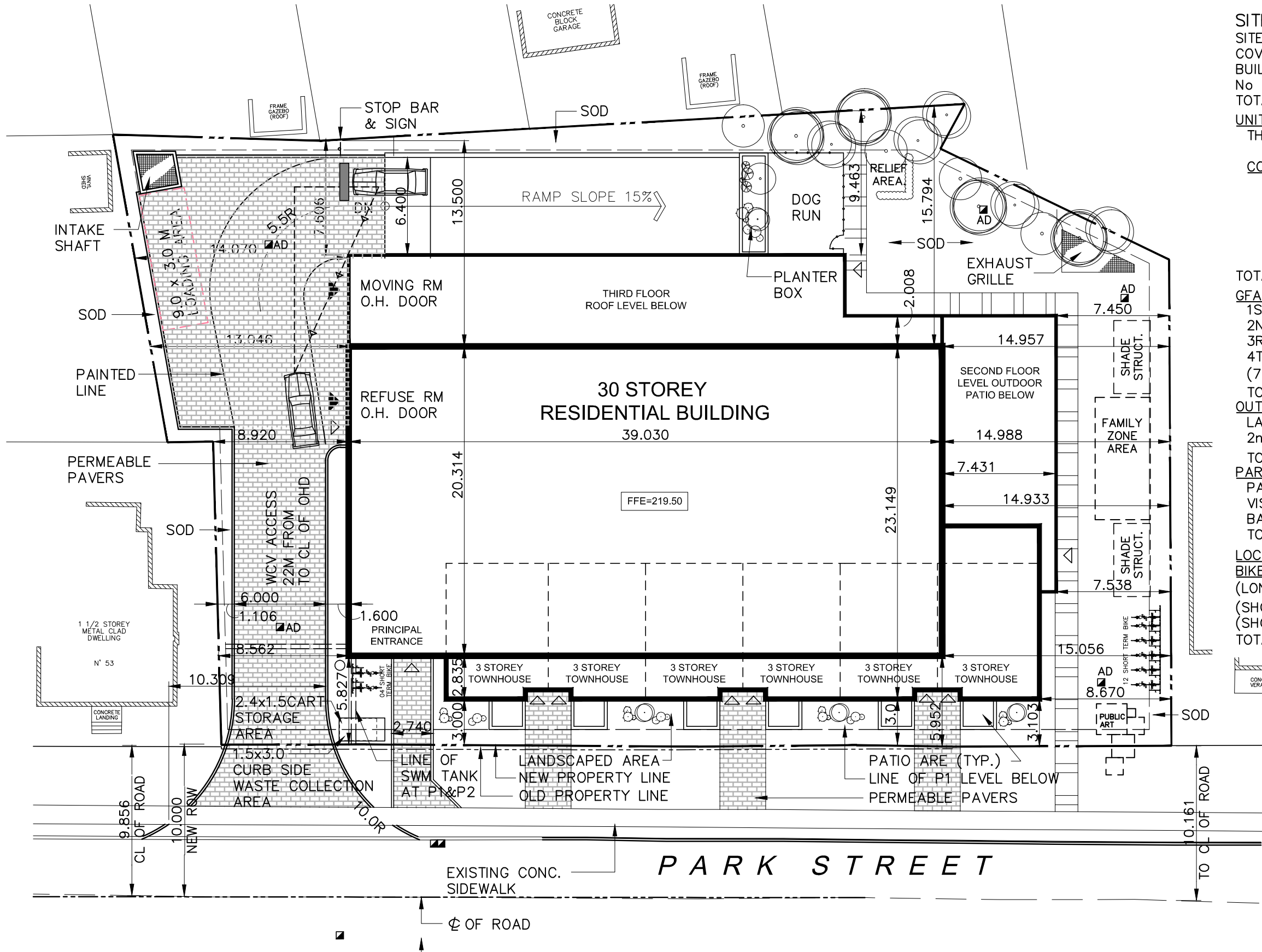
STREET LEVEL PERSPECTIVE

PARK STREET

NEW RESIDENTIAL DEVELOPMENT

JUNE 21, 2023
DC30.1





SITE DEVELOPMENT DATA	
SITE AREA	2 583.82 SM
COVERAGE	1 269.52 SM (49.13%)
BUILDING HEIGHT	89 831 METERS
No OF STOREYS	30
TOTAL UNIT SUMMARY	240 UNITS

UNIT COUNT	
THREE STOREY TOWNHOUSE	
(3 BEDROOM)	6 UNITS
CONDO TOWER	
1 BEDROOM	52 UNITS
1 BED RM/DEN	78 UNITS
2 BEDROOM	52 UNITS
2 BED RM/DEN	26 UNITS
3 BED RM	26 UNITS
TOTAL CONDO UNITS	234 UNITS
TOTAL UNITS	240 UNITS

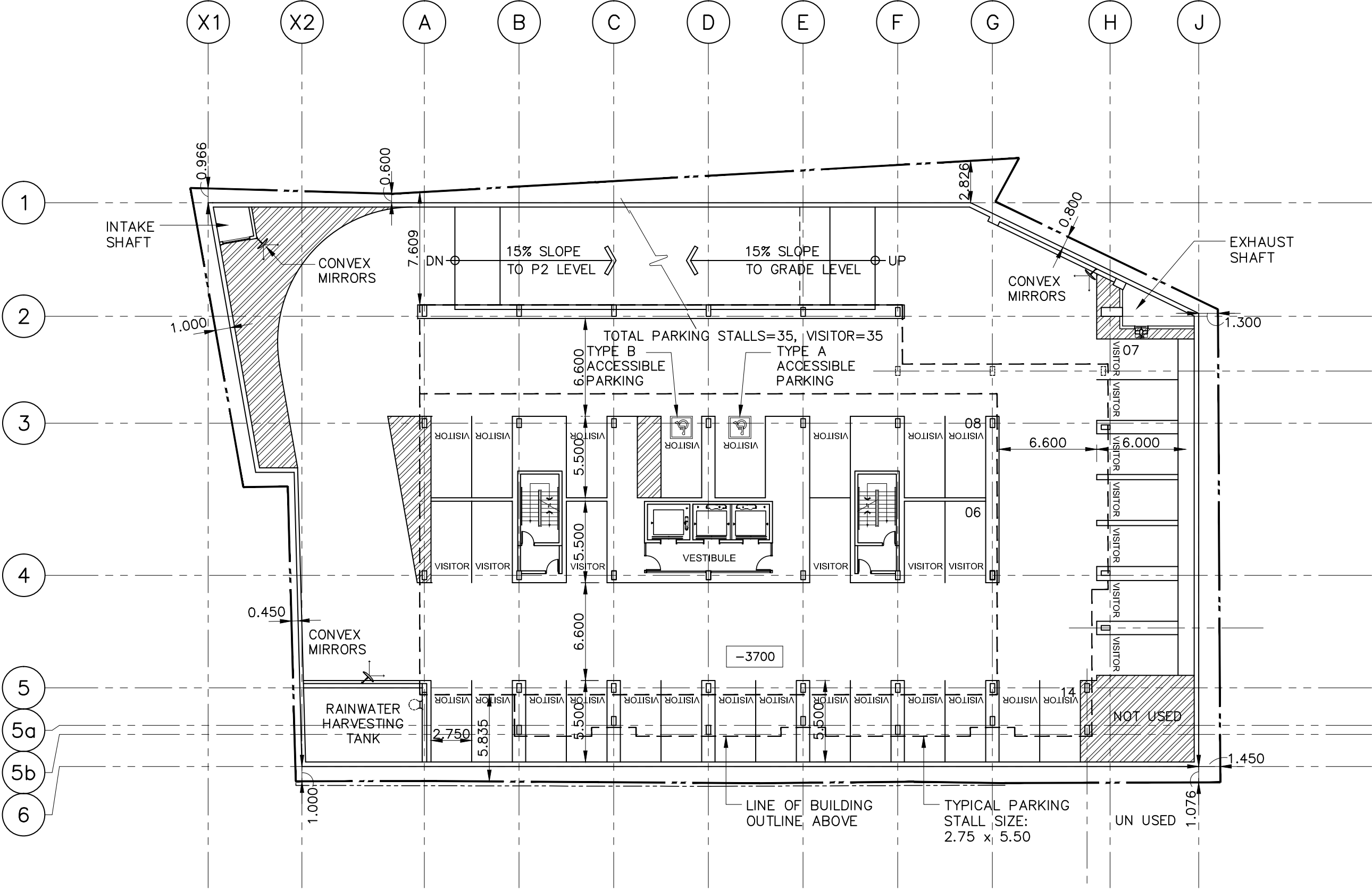
GFA	
1ST FLOOR	1 269.52 SM
2ND FLOOR	1 130.54 SM
3RD FLOOR	1 164.60 SM
4TH TO 30TH FLOOR	
(792.87 X 26)	20 614.62 SM
TOTAL	24 179.28 SM

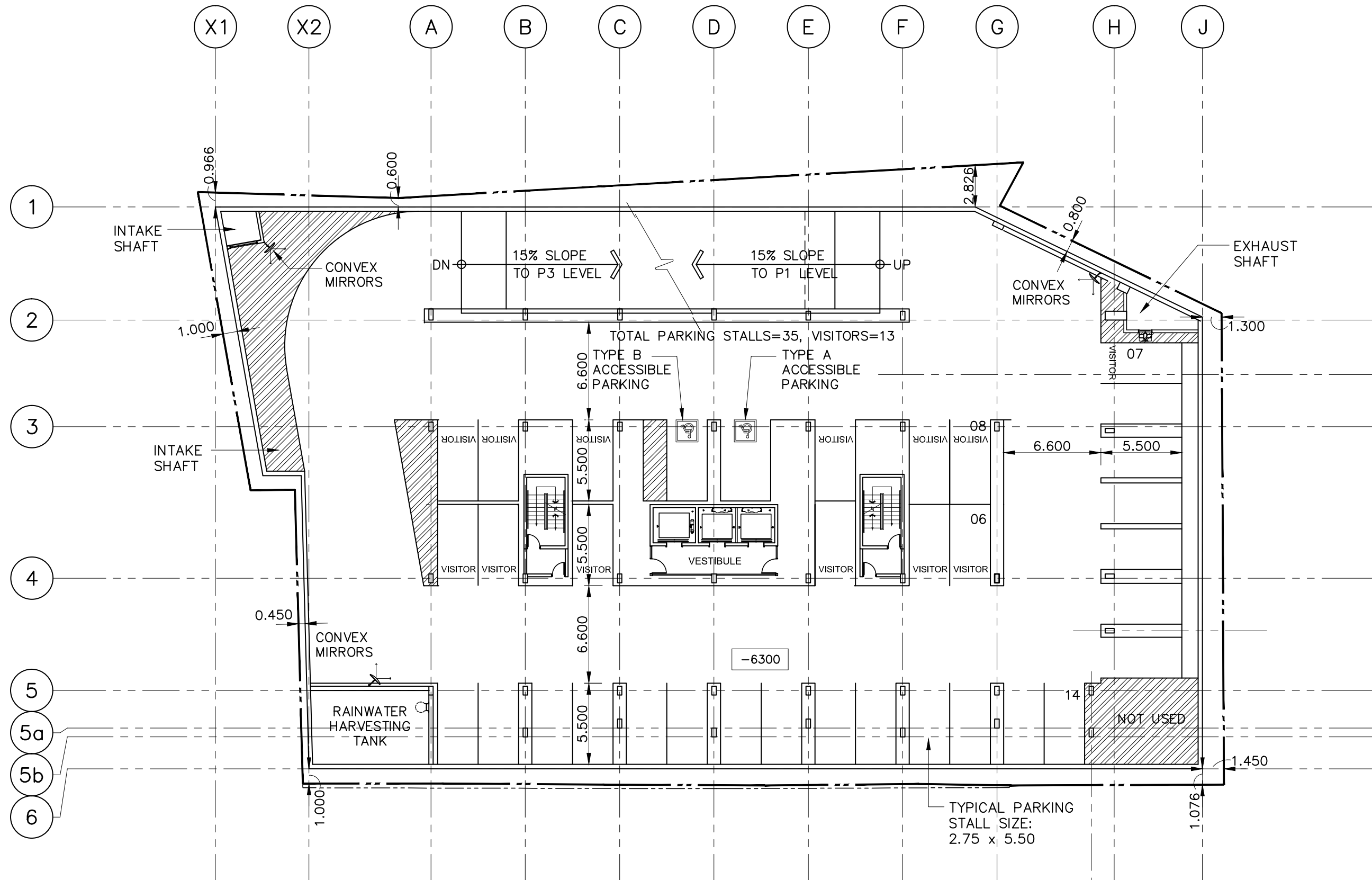
OUTDOOR AMENITY AREAS	
LANDSCAPE AMENITY AREA	468.00 SM
2nd FLOOR ROOF TOP AMENITY	51.25 SM
TOTAL	519.25 SM

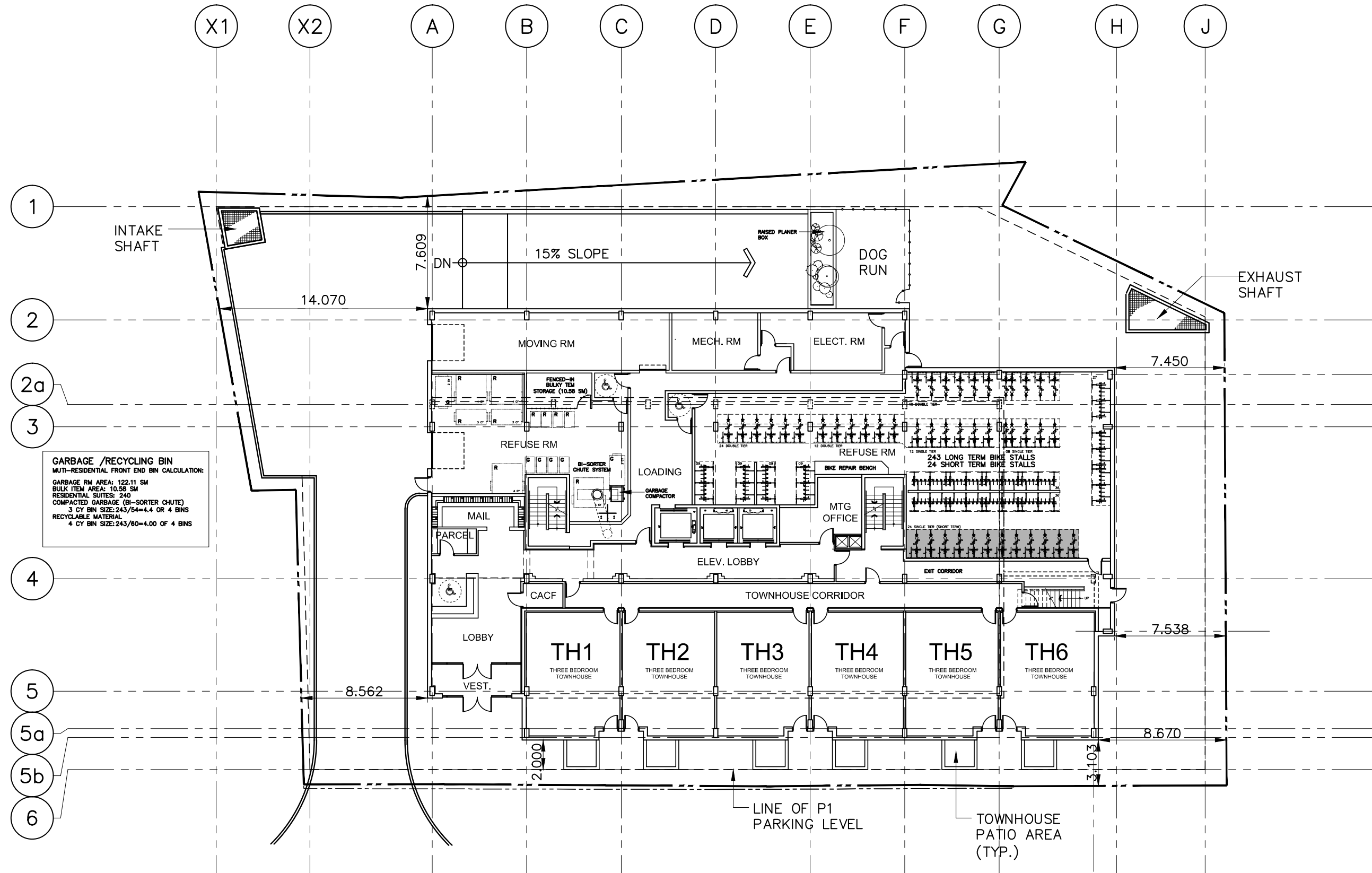
PARKING PROVIDED	
PARKING PROVIDED	60 STALLS
VISITOR	48 STALLS
BARRIER FREE	06 STALLS
TOTAL	114 STALLS

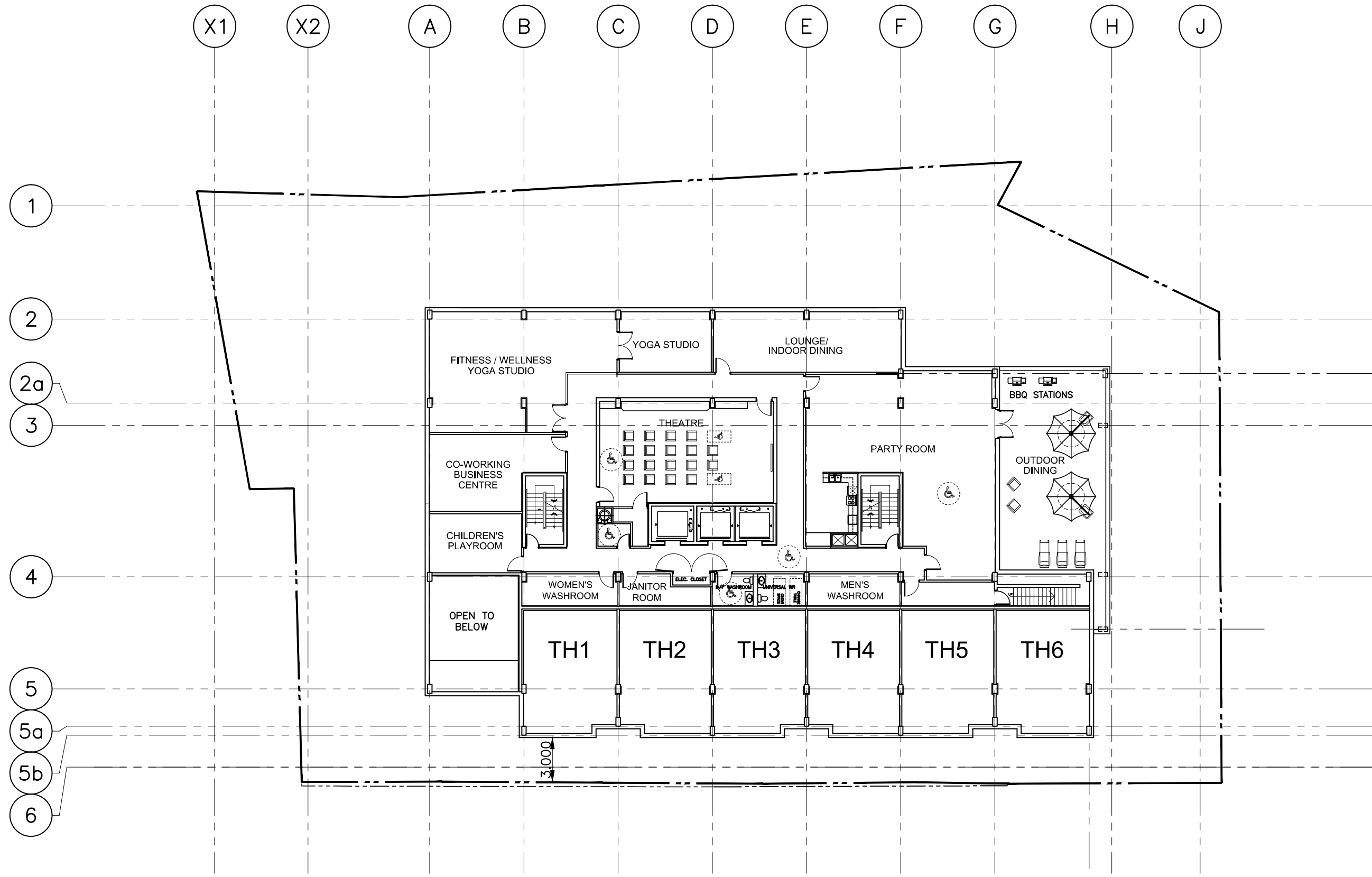
LOCKERS PROVIDED	212
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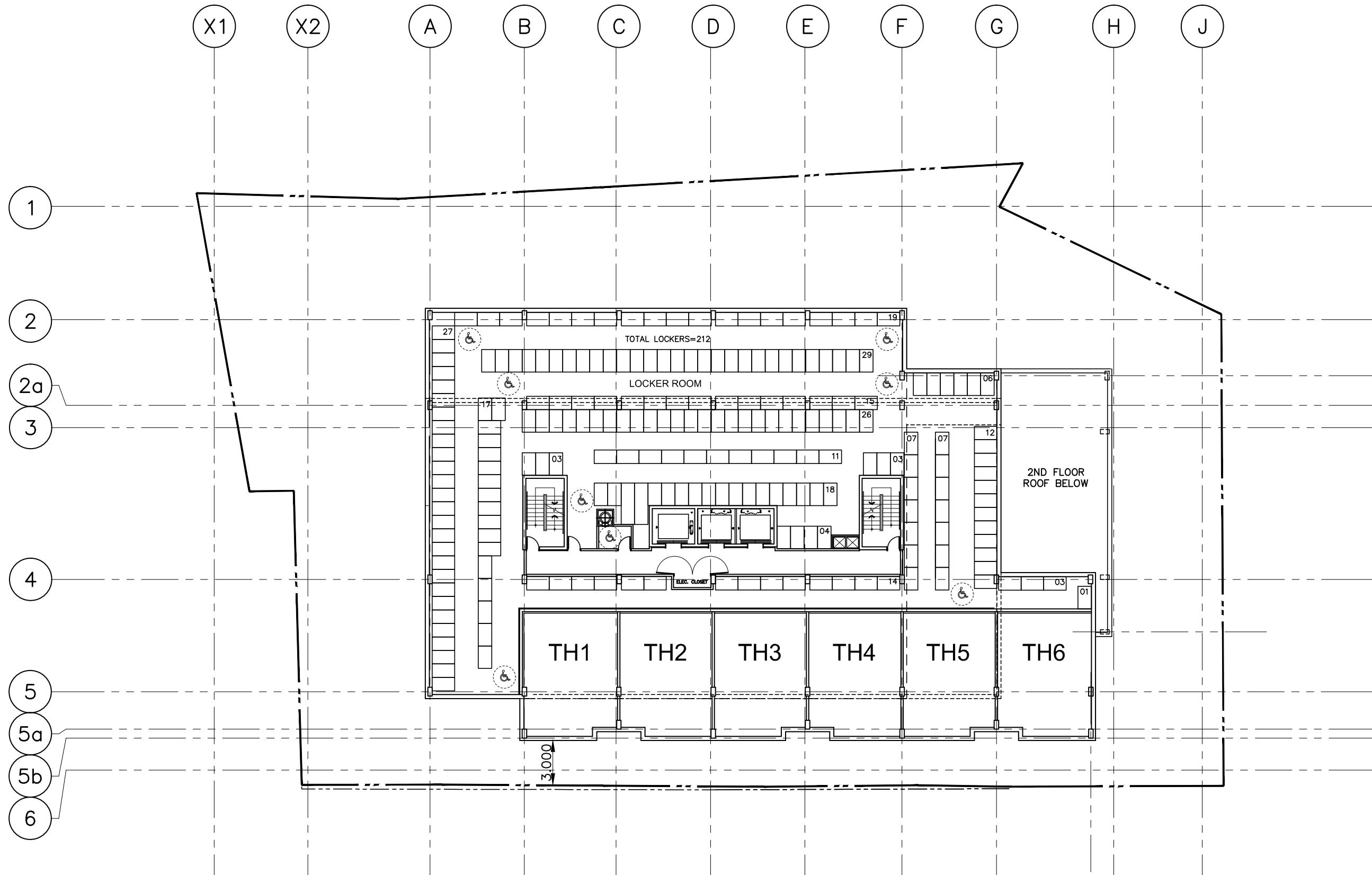
BIKE PARKING PROVIDED	
(LONG TERM)	243 STALLS
(SHORT TERM-INDOOR)	24 STALLS
(SHORT TERM-OUTDOOR)	12 STALLS
TOTAL	279 STALLS

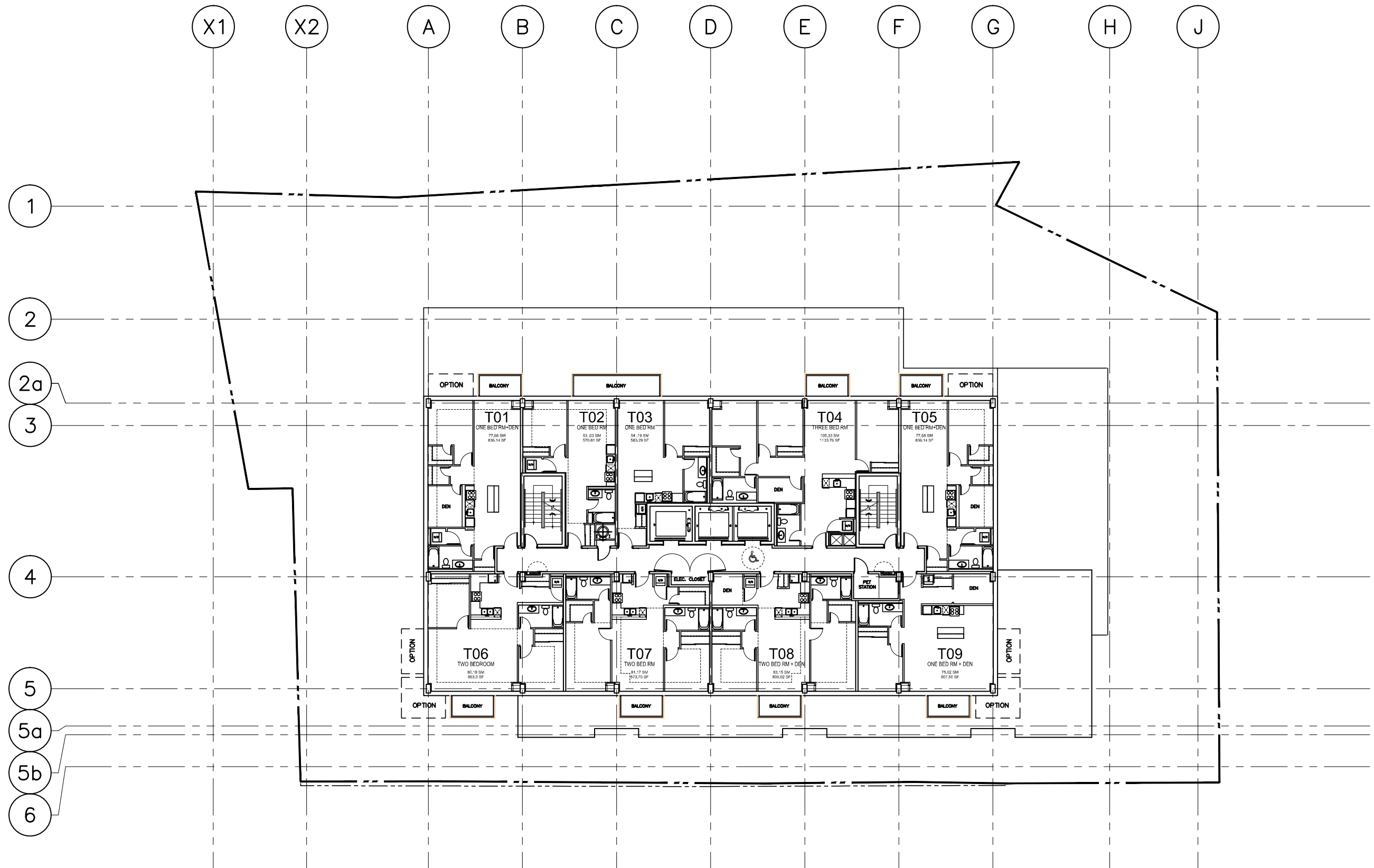


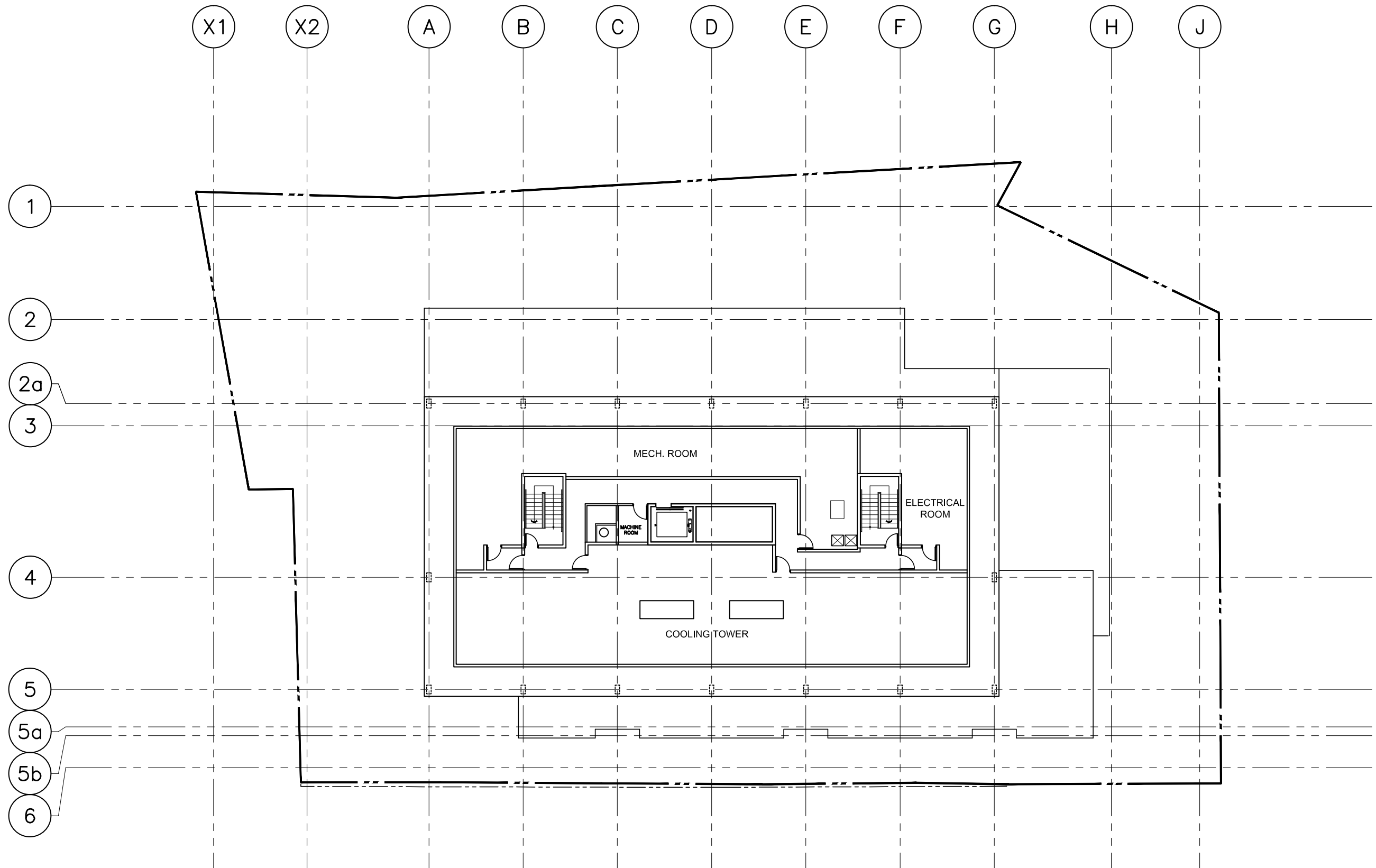


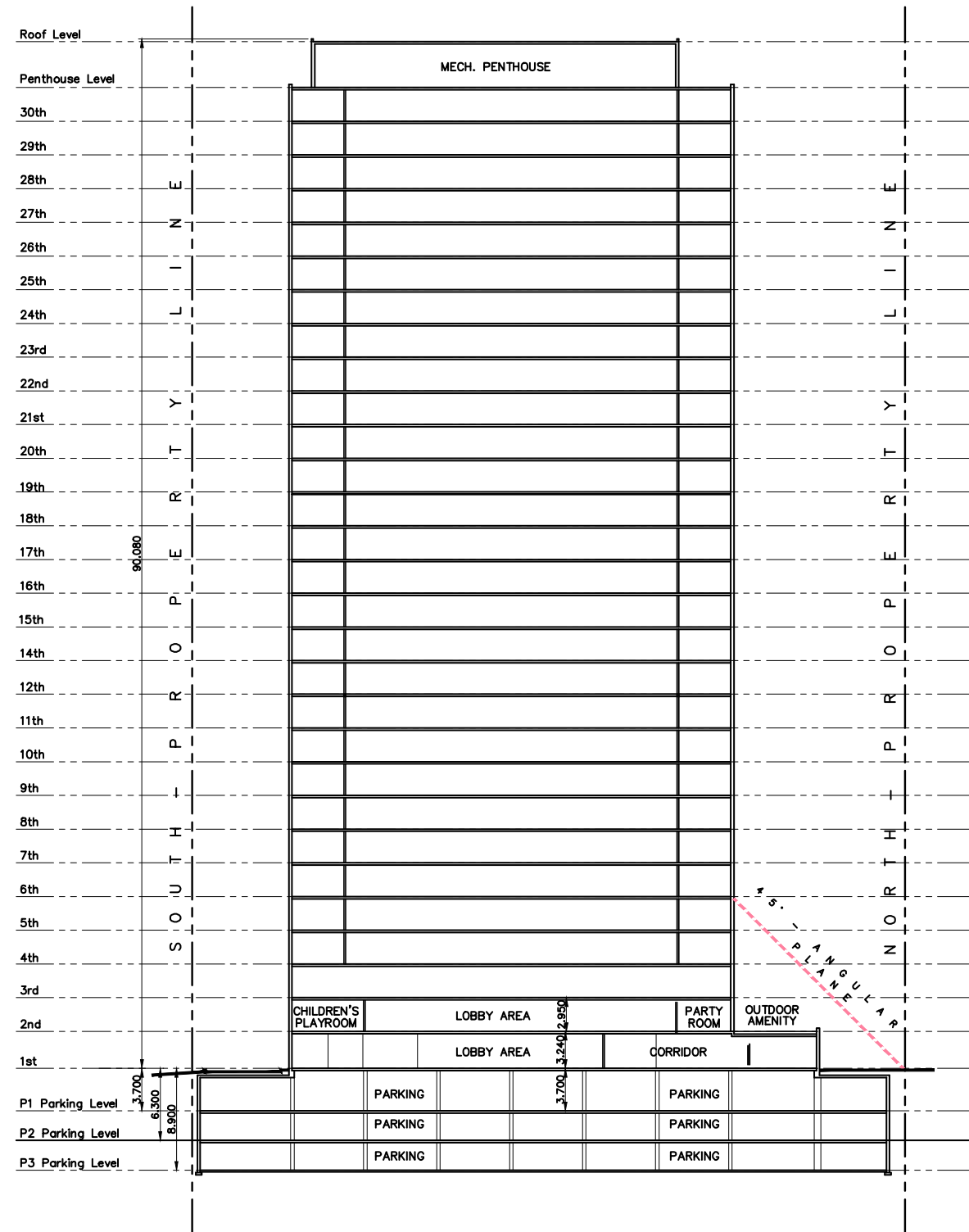




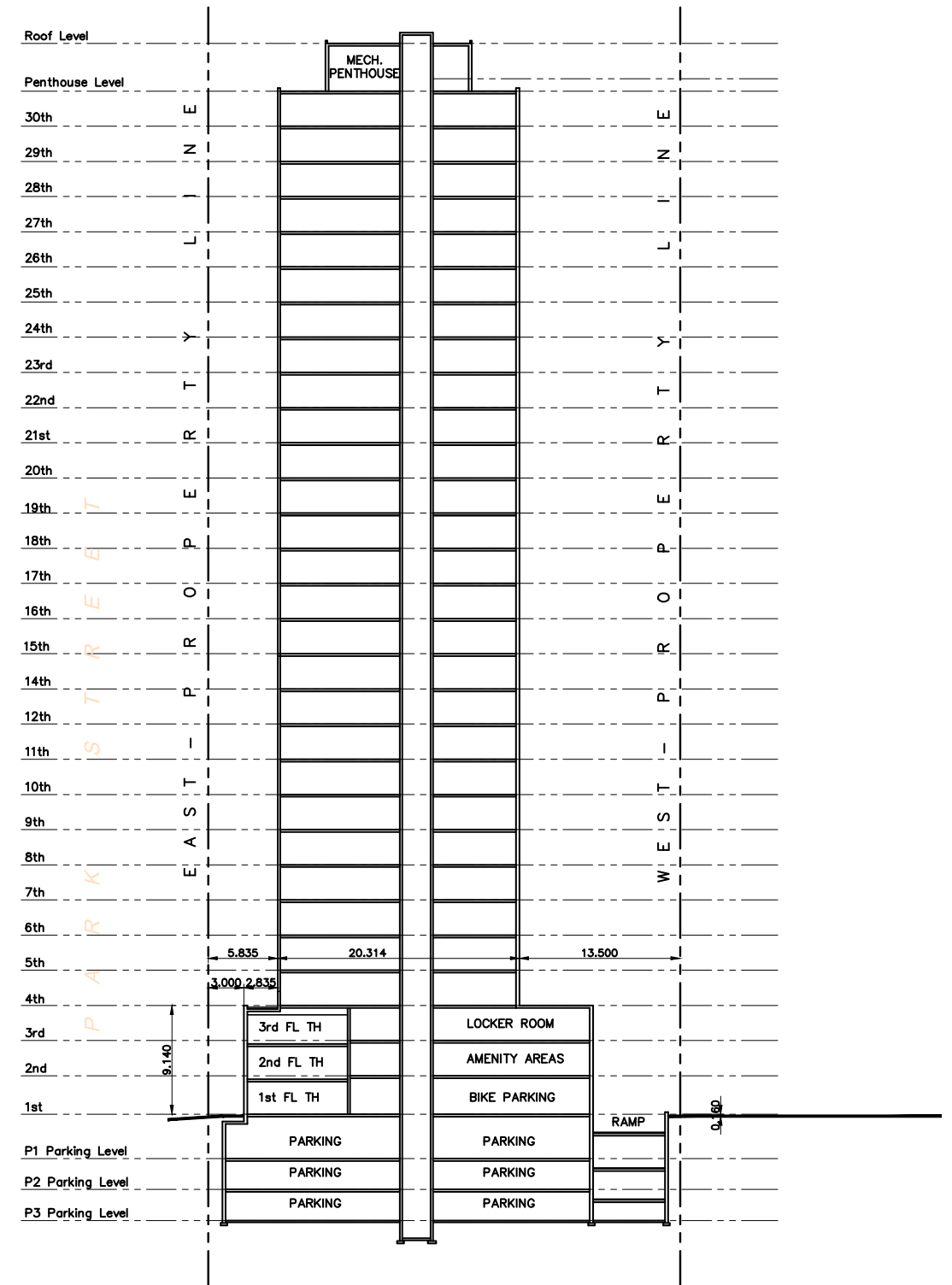




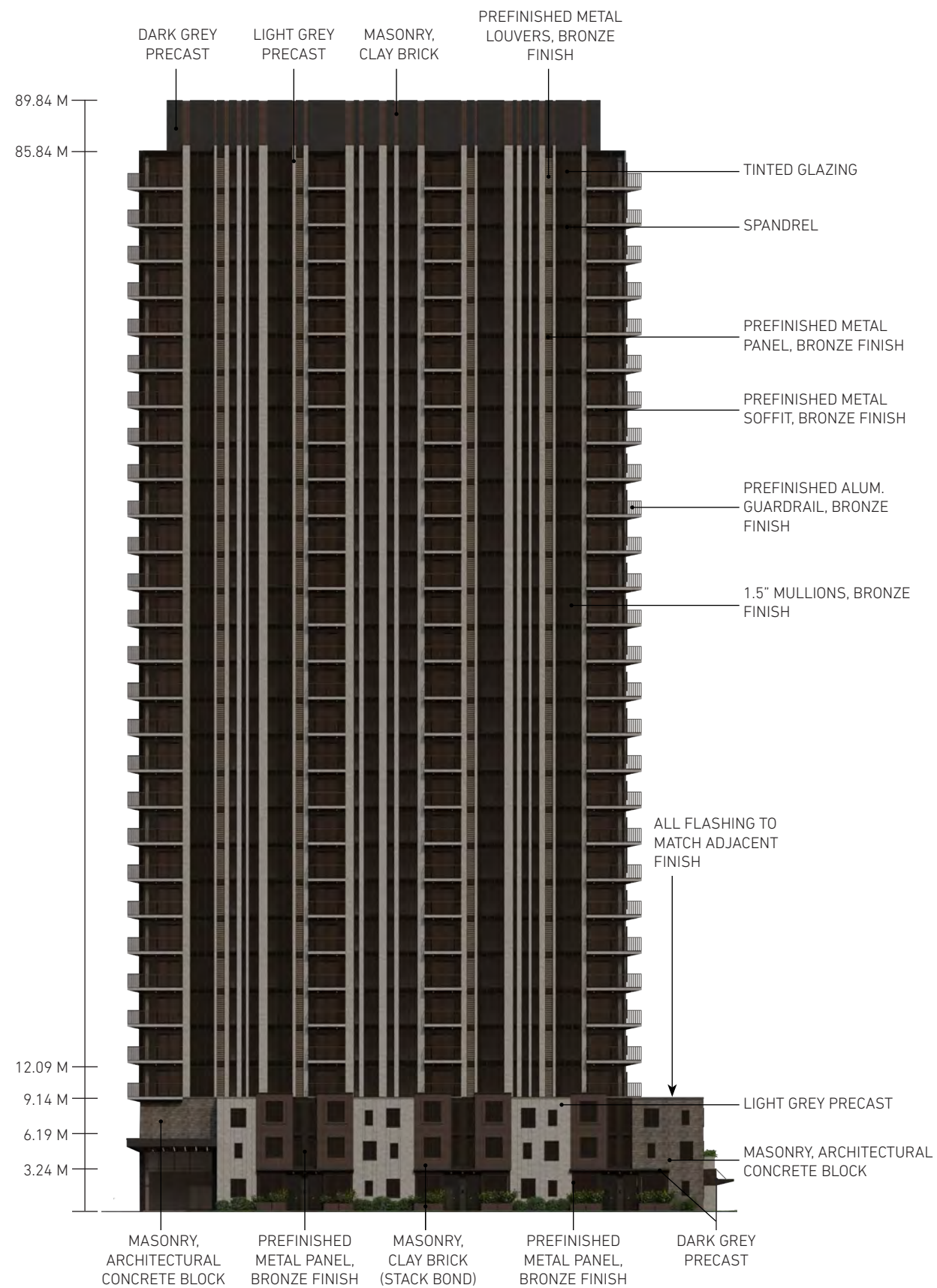




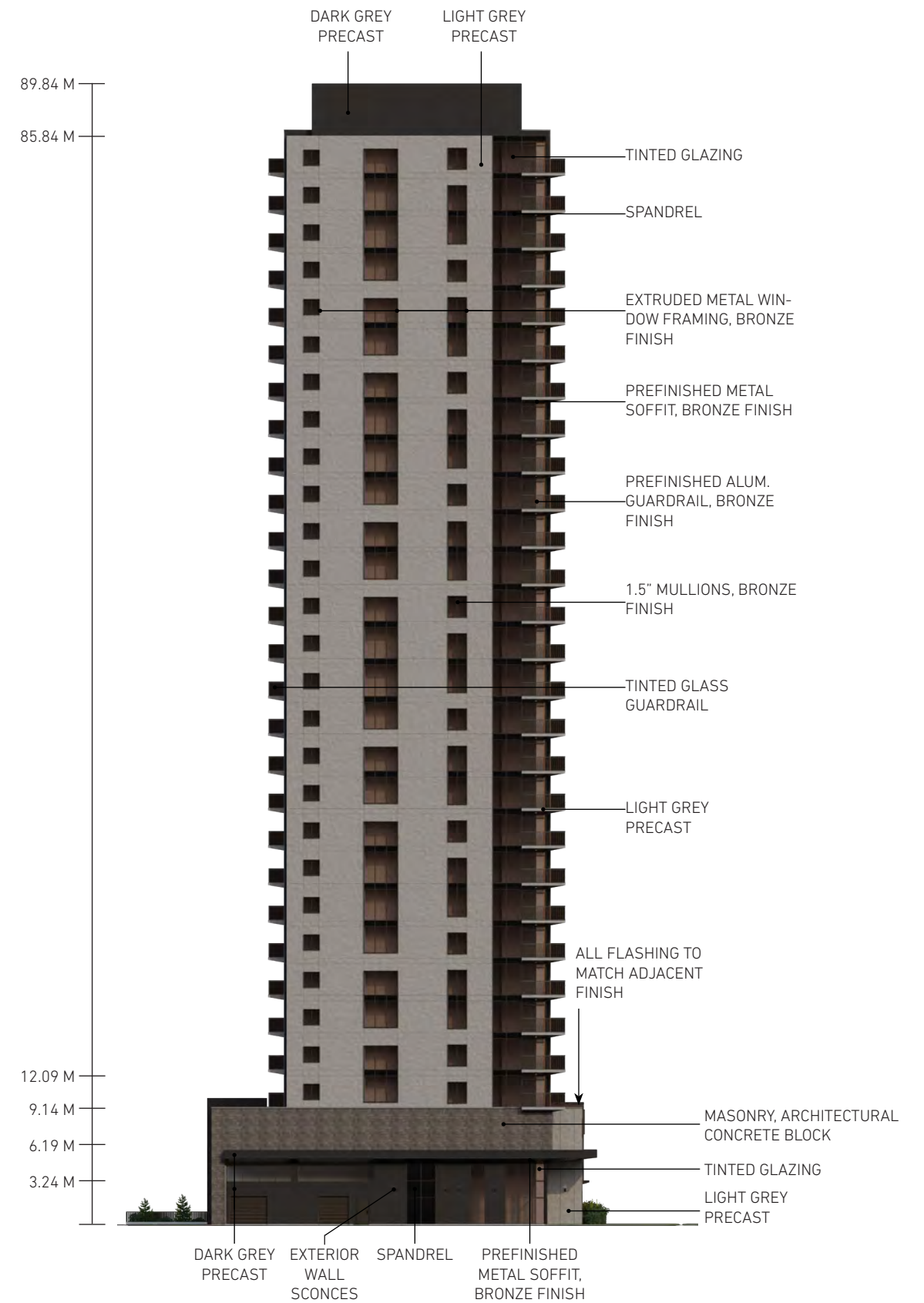
EAST-WEST BUILDING SECTION



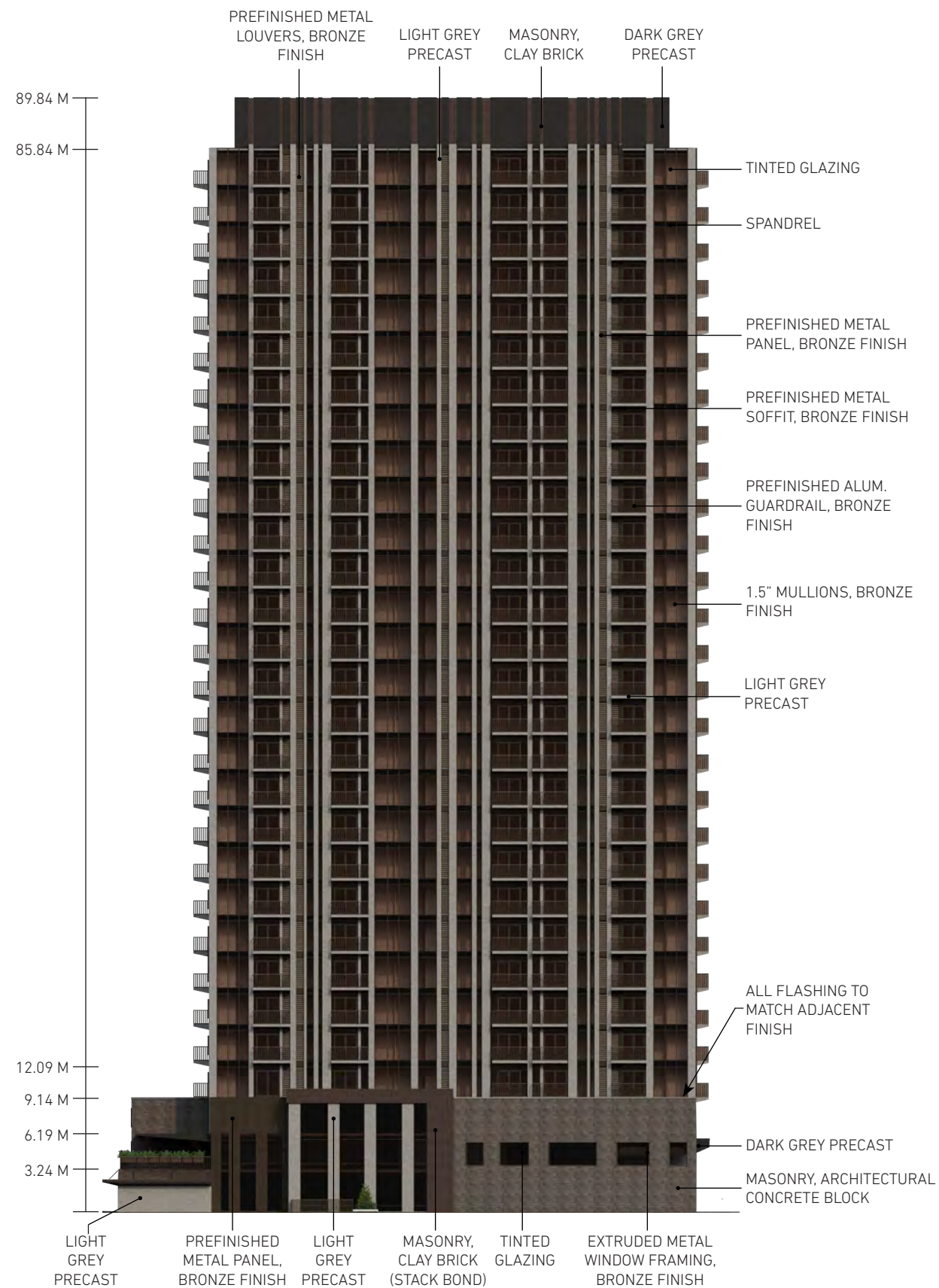
NORTH-SOUTH BUILDING SECTION



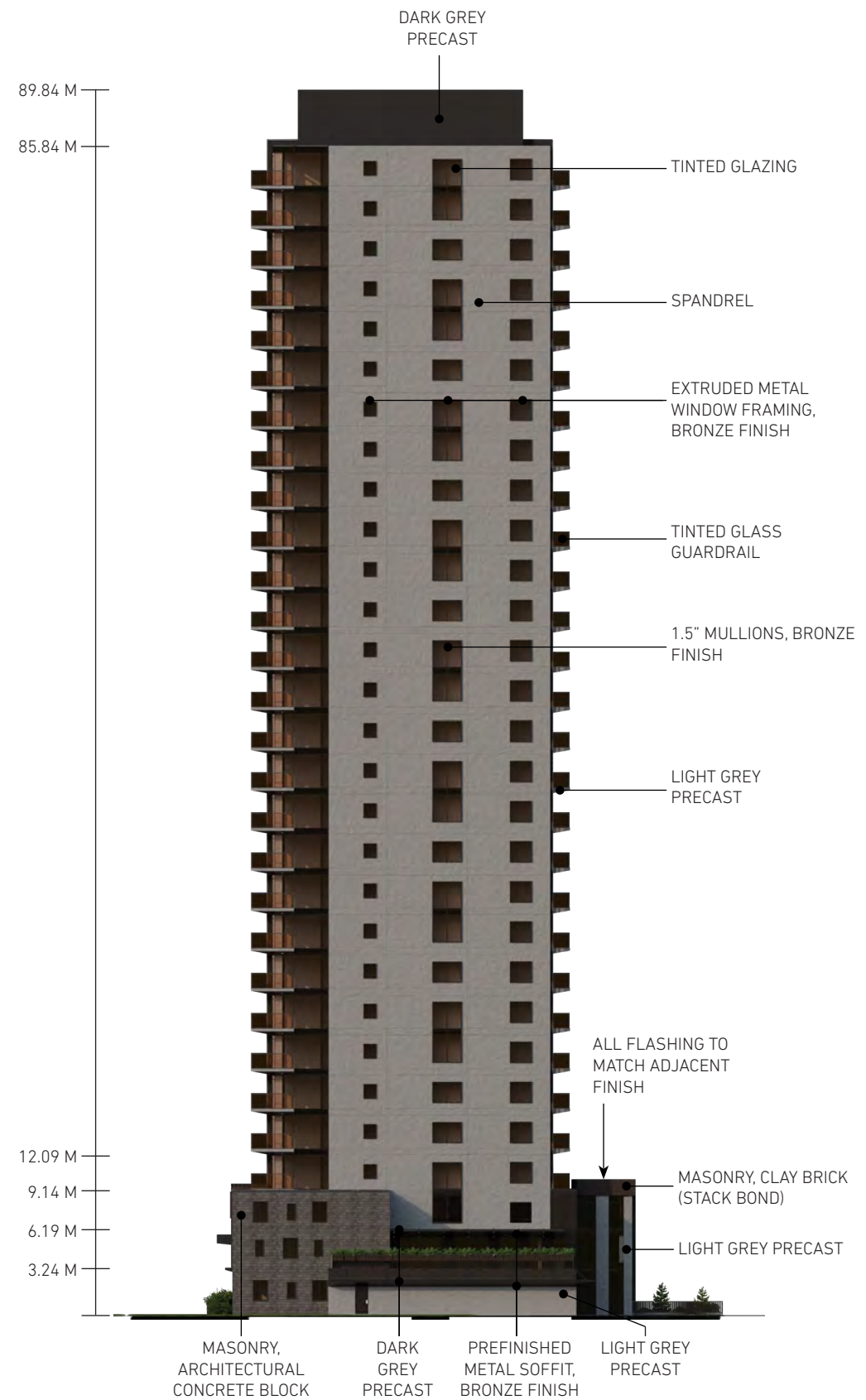
EAST ELEVATION (FRONT)



SOUTH ELEVATION (SIDE)



WEST ELEVATION (BACK)



NORTH ELEVATION (SIDE)

APPENDIX D Property Ownership Tables

10.1.1 Reg. Plan BR-4, Lot 1

Table 15: Property Ownership for Plan BR-4, Lot 1

Date	Remarks
29 February 1868	A 'vesting order' from Arthur McDonald to City Bank et al was issued.
24 January 1871	James Brown Jr. et ux issued a mortgage worth \$5,000.00 to Arthur McDonald et al.
15 April 1871	A. McDonald et al released the property to Bank of B. N. A. for \$1.00.
24 October 1871	James Brown issued a quit claim to A. McDonald et al for \$1.00.
22 March 1873	Bank of B. N. A. sold the property to George Green et al for \$2,800.00.
28 December 1875	George Green et al sold the property to John Bowra for \$90.00.
26 June 1895	John T. Bowra issued a mortgage worth \$400.00 to John H. Carter.
15 September 1902	John H. Carter issued a notice exercising power of sale to John Bowra, Henry Raymond Bowra, Charles Charlton Bowra, Matilda Bowra (wife of Henry Bowra), Rebecca Bowra (wife of Charles Bowra), Elizabeth McKenna, George Armstrong, and P. A. Woods.
15 September 1902	John H. Carter sold the property to John William Marshall for \$200.00.
22 March 1905	John W. Marshall sold part of the property to the Corporation of Brampton for \$50.00. The Corporation of Brampton deviated Park Street (By-law No. 293).
1 April 1927	Clara Marshall granted the property to Alice L. Bright and Stanley C. Bright for \$2,200.00.

Date	Remarks
26 May 1959	Alterations on Lot 53 undertaken by Gladys M. Salisbury, Dorothy Newhouse, and Amy D. Bettridge impacted the property.
24 April 1961	Amy D. Bettridge granted the property to Michael's Construction Limited for \$1.00.
10 November 1964	Michael's Construction Company granted the property to Rice Construction Co. Limited.
1 September 1965	Rice Construction Co. Limited granted the property to Albert Schimpf and Gertrude Schimpf for \$2.00.
1 November 1968	Albert Schimpf and Gertrude Schimpf granted the property to Graham Hawksby for \$2.00.
19 February 1971	Graham Hawksby granted part of the property to Czeslaw Buchner for \$2.00.
30 June 1971	Czeslaw Buchner granted part of the property to Gosinus Godwaldt and Dorothy Godwaldt for \$2.00.
15 July 1971	Rice Construction Co. Limited granted the property to Czeslaw Buchner for \$2.00.
9 June 1972	Alice L. Bright and Stanley C. Bright granted the property to Edith E. Bright for \$2.00.
1 June 1973	Gosinus Godwaldt and Dorothy Godwaldt granted the property to Silvino D. R. Baldaia and Mario D. R. Baldaia for \$2.00.
31 October 1975	Silvino D. R. Baldaia and Mario D. R. Baldaia granted the property to James Walter and Janet Walter for \$2.00.
12 January 1978	James Walter and Janet Walter granted the property to Thomas G. Cowtan for \$2.00.

10.1.2 Reg. Plan BR-4 & Reg Plan BR-35, Lot 2

Table 16: Property Ownership for Plan BR-4 and Plan BR-35, Lot 2

Date	Occurrence
29 February 1868	A 'V. Order' from A. McDonald to City Bank et al was issued.
24 January 1871	James Brown Jr. et ux issued a mortgage worth \$5,000.00 to A. McDonald et al.
15 April 1871	A. McDonald et al released the property to Bank of B. N. A. for \$1.00.
24 October 1871	James Brown issued a quit claim to A. McDonald et al for \$1.00.
21 November 1872	A. McDonald et al released the property to Bank of B. N. A. for \$2.00.
22 March 1873	Bank of B. N. A. sold the property to George Green et al for \$2,800.00.
13 January 1874	George Green et ux et al sold the property to Credit Valley R. R. for \$2,325.89.
6 September 1884	John Haggert defines Plan BR-35 to C. J. Wheelock P. L. S.
22 March 1905	The Ontario & Quebec Railway Company sold the property to the Corporation of Brampton for \$1.00. The Corporation of Brampton deviated Park Street (By-law No. 293).
25 March 1905	The Ontario & Quebec Railway Company sold the property to John Pulfer for \$1.00.
2 April 1914	John Pulfer et ux sold the property to Lloyd S. Pocock for \$450.00.
18 June 1914	Lloyd S. Pocock et ux sold the property to John Pulfer for \$450.00. John Pulfer et ux sold the property to Lloyd S. Pocock et ux for \$450.00.
1 May 1920	Lloyd S. Pocock et ux sold the property to David Cannons and Laura Cannons for

Date	Occurrence
	\$1,600.00.
5 March 1921	Lloyd S. Pocock entered into an agreement with Margaret Farguharson for \$2,250.00.
2 June 1925	Lloyd S. Pocock sold the property to Margaret Whitcroft and Elmer A. Whitcroft for \$1.00.
2 June 1925	Margaret Whitcroft and Elmer A. Whitcroft obtain a mortgage worth \$1,800.00 from Janet Carter.
25 January 1928	William D. Honey issues a 'Mechanics Lien' against Margaret Whitcroft and Elmer A. Whitcroft.
18 April 1934	Janet Carter (plaintiff) foreclosed the property owned by Margaret Whitcroft and Elmer A. Whitcroft.
7 January 1941	Laura Cannons et al, transferred the property to Laura Cannons.
15 November 1965	Kathleen M. Hoole and Harold R. Lawrence, the executors of the Last Will and Testament of Laura Cannons, sold the property to Frederick O. Maw.
15 November 1965	Frederick O. Maw sold the property to Raymond H. Nutt and Selma Nutt.
5 June 1974	Raymond H. Nutt and Selma Nutt sold the property to John Curtis and Rhonda Bishop.
31 August 1984	John Curtis and Rhonda Curtis sold the property to David A. Shelton and Dorothy L. Foley.
31 July 1986	David A. Shelton transferred to the property to Dorothy Louise Shelton.
19 May 1997	Dorothy Louise Shelton sold the property to Ronald Knox and Patricia Ziff for a sum of

Date	Occurrence
	\$148,000.

10.1.3 Reg. Plan BR-4 & BR-35, Lot 3

Table 17: Property Ownership for Plan BR-4 and Plan BR-35, Lot 3

Date	Occurrence
29 February 1868	A 'V. Order' from A. McDonald to City Bank et al was issued.
24 January 1871	James Brown Jr. et ux issued a mortgage worth \$5,000.00 to A. McDonald et al.
15 April 1871	A. McDonald et al released the property to Bank of B. N. A. for \$1.00.
24 October 1871	James Brown issued a quit claim to A. McDonald et al for \$1.00.
21 November 1872	A. McDonald et al released the property to Bank of B. N. A. for \$2.00.
22 March 1873	Bank of B. N. A. sold the property to George Green et al for \$2,500.00.
13 January 1874	George Green et ux et al sold the property to Credit Valley R. R. for \$2,325.89.
6 September 1884	John Haggert defines Plan BR-35 to C. J. Wheelock P. L. S.
22 March 1905	The Ontario & Quebec Railway Company sold the property to the Corporation of Brampton for \$1.00. The Corporation of Brampton deviated Park Street (By-law No. 293).
25 March 1905	The Ontario & Quebec Railway Company sold the property to John Pulfer for \$1.00.
2 April 1914	John Pulfer et ux sold the property to Lloyd S. Pocock for \$450.00.
18 June 1914	Lloyd S. Pocock et ux sold the property to John Pulfer for \$450.00. John Pulfer et ux sold the property to Lloyd S. Pocock et ux for

Date	Occurrence
	\$450.00.
4 November 1920	Lloyd S. Pocock sold the property to Henry and Aneta B. Cook for \$1,600.
12 December 1980	Aneta B. Cook transferred the property to Edward L. Cook.

10.1.4 Reg. Plan BR-4, Lot 18

Table 18: Property Ownership for Plan BR-4, Lot 18

Date	Occurrence
23 April 1867	James Brown Jr. et ux sold the property to William Perdue for \$140.00.
5 November 1891	Michael Perdue et al, executor of William Perdue's will (check), sold the property to James Cunningham for \$1,200.00.
27 November 1903	James Cunningham et ux sold the property to Francis W. Langford for \$850.00.
22 March 1905	Francis W. Langford et ux sold part of the property to the Corporation of Brampton for \$200.00. The Corporation of Brampton and the Canadian Pacific Railway Company deviated Park Street via Bylaw.
13 April 1905	Francis W. Langford and Ida Langford entered into an agreement with the Corporation of Brampton as security that the mortgage on the land would be paid off for \$1.00.
12 August 1905	Francis W. Langford and Ida Langford sold the property – barring the lands purchased by the Corporation of Brampton – to Edward Haydon for \$1,200.00.
20 June 1922	Zola Scott et mar issued a mortgage worth \$2,800.00 to Albert E. Haydon et al. Albert E. Haydon et al sold the property to Zola Scott for \$3,300.00.

Date	Occurrence
9 November 1927	Zola J. Scott and Seth A. Scott issued a quit claim to Albert E. Haydon and William J. Haydon, executors of Edward Haydon's will, for \$1.00.
28 August 1943	Albert E Haydon et al granted the property to John G. Berry for \$2,000.00.
15 May 1946	Dorothy Newhouse, executrix of John G. Berry's will, granted the property to Gladys M. Salisbury and Dorothy Newhouse for \$1.00.
26 May 1959	Gladys M. Salisbury and Dorothy Newhouse granted the property to Amy D. Bettridge for \$2,800.00.
24 April 1961	Amy D. Bettridge granted the property to Michael's Construction Limited for \$1.00.
10 November 1964	Michael's Construction Company granted the property to Rice Construction Co. Limited.
1 September 1965	Rice Construction Co. Limited granted the property to Albert Schimpf and Gertrude Schimpf for \$2.00.
1 November 1968	Albert Schimpf and Gertrude Schimpf granted the property to Graham Hawksby for \$2.00.
19 February 1971	Graham Hawksby granted part of the property to Czeslaw Buchner for \$2.00.
30 June 1971	Czeslaw Buchner granted part of the property to Gosinus Godwaldt and Dorothy Godwaldt for \$2.00.
15 July 1971	Rice Construction Co. Limited granted the property to Czeslaw Buchner for \$2.00.
9 June 1972	Alice L. Bright and Stanley C. Bright granted the property to Edith E. Bright for \$2.00.

Date	Occurrence
1 June 1973	Gosinus Godwaldt and Dorothy Godwaldt granted the property to Silvino D. R. Baldaia and Mario D. R. Baldaia for \$2.00.
31 October 1975	Silvino D. R. Baldaia and Mario D. R. Baldaia granted the property to James Walter and Janet Walter for \$2.00.
12 January 1978	James Walter and Janet Walter granted the property to Thomas G. Cowtan for \$2.00.

10.1.5 Reg. Plan BR-4, Lot 19

Table 19: Property Ownership for Plan BR-4, Lot 19

Date	Occurrence
23 April 1867	James Brown Jr. et ux sold the property to William Perdue for \$140.00.
5 November 1891	Michael Perdue et al, executor of William Perdue's will (check), sold the property to James Cunningham for \$1,200.00.
27 November 1903	James Cunningham et ux sold the property to Francis W. Langford for \$850.00.
22 March 1905	Francis W. Langford et ux sold part of the property to the Corporation of Brampton for \$200.00. The Corporation of Brampton and the Canadian Pacific Railway Company deviated Park Street via Bylaw.
13 April 1905	Francis W. Langford and Ida Langford entered into an agreement with the Corporation of Brampton as security that the mortgage on the land would be paid off for \$1.00.
12 August 1905	Francis W. Langford and Ida Langford sold the property – barring the lands purchased by the Corporation of Brampton – to Edward Haydon for \$1,200.00.
20 June 1922	Zola Scott et mar issued a mortgage worth

Date	Occurrence
	\$2,800.00 to Albert E. Haydon et al. Albert E. Haydon et al sold the property to Zola Scott for \$3,300.00.
9 November 1927	Zola J. Scott and Seth A. Scott issued an O. C. claim to Albert E. Haydon and William J. Haydon, executors of Edward Haydon's will, for \$1.00.
28 August 1943	Albert E Haydon et al granted the property to John G. Berry for \$2,000.00.
15 May 1946	Dorothy Newhouse, executrix of John G. Berry's will, granted the property to Gladys M. Salisbury and Dorothy Newhouse for \$1.00.
26 May 1959	Gladys M. Salisbury and Dorothy Newhouse granted the property to Amy D. Bettridge for \$2,800.00.
24 April 1961	Amy D. Bettridge granted the property to Michael's Construction Limited for \$1.00.
10 November 1964	Michael's Construction Company granted the property to Rice Construction Co. Limited.
1 September 1965	Rice Construction Co. Limited granted the property to Albert Schimpf and Gertrude Schimpf for \$2.00.
1 November 1968	Albert Schimpf and Gertrude Schimpf granted the property to Graham Hawksby for \$2.00.
16 December 1969	Treasurer's Consent issued a GR-Cert to Dorothy Newhouse. Estate Tax Act issued GR Consent to Dorothy Newhouse. Gladys M. Salisbury, John Newhouse, and Earl Cook, executors of Dorothy Newhouse's will, granted the property to Francis E. Forsythe for \$1.00. Frances [sic] E. Forsythe issued a \$16,000.00 mortgage to Gladys M. Salisbury.

Date	Occurrence
5 June 1970	Frances E. Forsythe issued a mortgage worth \$2,000.00 to Roland D. Lewis.
19 February 1971	Graham Hawksby granted the property to Czeslaw Buchner for \$2.00.
30 June 1971	Czeslaw Buchner granted part of the property to Gosinus Godwaldt and Dorothy Godwaldt for \$2.00.
15 July 1971	Rice Construction Co. Limited granted the property to Czeslaw Buchner for \$2.00.
7 December 1971	Roland D. Lewis et al issued a quit claim to Gladys M. Salisbury for \$1.00.
16 June 1972	Gladys M. Salisbury granted the property to Pasquale Cifelli and Gladys M. Salisbury as 59 Railroad Street tenants.
1 June 1973	Gosinus Godwaldt and Dorothy Godwaldt granted the property to Silvino D. R. Baldaia and Mario D. R. Baldaia for \$2.00.
31 October 1975	Silvino D. R. Baldaia and Mario D. R. Baldaia granted the property to James Walter and Janet Walter for \$2.00.
12 January 1978	James Walter and Janet Walter granted the property to Thomas G. Cowtan for \$2.00.
21 September 1978	Treasurer's Consent certification issued to Gladys M. Salisbury (estate). Charles B. Bowyer, executor of Gladys M. Salisbury's estate, granted the property to Pasquale Cifelli for \$1.00.
4 July 1986	Pasquale Cifelli granted the property to Alan Gaskin for an unidentified amount. Alan Gaskin obtained a mortgage worth \$47,500.00 from Pasquale Cifelli.
21 August 1989	Alan Gaskin obtained a mortgage with

Date	Occurrence
	\$50,000.00 from the Toronto Dominion Bank.
July 16 1991	Two agreements between Alan Gaskin and Pasquale Cifelli were discharged.
July 31 1992	Alan Gaskin granted the property to Tracy Susan Gaskin for \$44,500.00. Tracy Susan Gaskin obtained a mortgage worth \$44,500.00 from the Toronto Dominion Bank.
September 2 1997	Tracey Susan Gaskin transferred the property to Morgan Charles Stewart and Linda Elaine for \$140,000.00. Morgan Charles Stewart and Linda Elaine charged Alan Gaskin \$140,000.00.

10.1.6 Reg. Plan BR-4, Lot 20

Table 20: Property Ownership for Plan BR-4, Lot 20

Date	Occurrence
30 October 1857	George Wright sold the property to Jesse Perry for £67.
31 January 1866	Jesse Perry et ux. sold the property to William Perdue for \$850.
5 November 1891	Michael Perdue et al, executor of William Perdue's Last Will and Testament, sold the property to James Cunnington for \$1,200.
27 November 1903	James Cunnington et ux sold the property to Francis W. Langford for \$850.00.
12 August 1905	Francis W. Langford and Ida Langford sold the property to Edward Haydon for \$1,200.
12 August 1905	Francis W. Langford and Ida Langford sold the property – barring the lands purchased by the Corporation of Brampton – to Edward Haydon for \$1,200.00.
20 June 1922	Zola Scott et mar issued a mortgage worth \$2,800.00 to Albert E. Haydon et al. Albert E.

Date	Occurrence
	Haydon et al sold the property to Zola Scott for \$3,300.00.
9 November 1927	Zola J. Scott and Seth A. Scott issued a quit claim to Albert E. Haydon and William J. Haydon, executors of Edward Haydon's will, for \$1.00.
28 August 1943	Albert E Haydon et al granted the property to John G. Berry for \$2,000.00.
15 May 1946	Dorothy Newhouse, executrix of John G. Berry's will, granted the property to Gladys M. Salisbury and Dorothy Newhouse for \$1.00.
26 May 1959	Gladys M. Salisbury and Dorothy Newhouse granted the property to Amy D. Bettridge for \$2,800.00.
24 April 1961	Amy D. Bettridge granted the property to Michael's Construction Limited for \$1.00.
10 November 1964	Michael's Construction Company granted the property to Rice Construction Co. Limited.
1 September 1965	Rice Construction Co. Limited granted the property to Albert Schimpf and Gertrude Schimpf for \$2.00.
1 November 1968	Albert Schimpf and Gertrude Schimpf granted the property to Graham Hawksby for \$2.00.
16 December 1969	Treasurer's consent issued a GR-Cert to Dorothy Newhouse. Estate Tax Act issued GR Consent to Dorothy Newhouse. Gladys M. Salisbury, John Newhouse, and Earl Cook, executors of Dorothy Newhouse's will, granted the property to Francis E. Forsythe for \$1.00. Frances [sic] E. Forsythe issued a \$16,000.00 mortgage to Gladys M. Salisbury.

Date	Occurrence
5 June 1970	Frances E. Forsythe issued a mortgage worth \$2,000.00 to Roland D. Lewis.
19 February 1971	Graham Hawksby granted the property to Czeslaw Buchner for \$2.00.
12 March 1971	Roland D. Lewis issued a Final Order Foreclosure to Frances Forsythe.
31 June 1971	Czeslaw Buchner granted part of the property to Gosinus Godwaldt and Dorothy Godwaldt for \$2.00.
15 July 1971	Rice Construction Co. Limited granted the property to Czeslaw Buchner for \$2.00.
7 December 1971	Roland D. Lewis et al issued a quit claim to Gladys M. Salisbury for \$1.00.
16 June 1972	Gladys M. Salisbury granted the property to Pasquale Cifelli and Gladys M. Salisbury as 59 Railroad Street tenants.
1 June 1973	Gosinus Godwaldt and Dorothy Godwaldt granted the property to Silvino D. R. Baldaia and Mario D. R. Baldaia for \$2.00.
31 October 1975	Silvino D. R. Baldaia and Mario D. R. Baldaia granted the property to James Walter and Janet Walter for \$2.00.
12 January 1978	James Walter and Janet Walter granted the property to Thomas G. Cowtan for \$2.00.
21 September 1978	Treasurer's Consent certification issued to Gladys M. Salisbury (estate). Charles B. Bowyer, executor of Gladys M. Salisbury's estate, granted the property to Pasquale Cifelli for \$1.00.
4 July 1986	Pasquale Cifelli granted the property to Alan Gaskin for an unidentified amount. Alan Gaskin obtained a mortgage worth

Date	Occurrence
	\$47,500.00 from Pasquale Cifelli.
21 August 1989	Alan Gaskin obtained a mortgage with \$50,000.00 from the Toronto Dominion Bank.
16 July 1991	Two agreements between Alan Gaskin and Pasquale Cifelli were discharged.
31 July 1992	Alan Gaskin granted the property to Tracy Susan Gaskin for \$44,500.00. Tracy Susan Gaskin obtained a mortgage worth \$44,500.00 from the Toronto Dominion Bank.
2 September 1997	Tracey Susan Gaskin transferred the property to Morgan Charles Stewart and Linda Elaine for \$140,000.00. Morgan Charles Stewart and Linda Elaine charged Alan Gaskin \$140,000.00.

10.1.7 Reg. Plan BR-4, Lot 21

Table 21: Property Ownership for Plan BR-4, Lot 21

Date	Occurrence
30 October 1857	George Wright sold the property to William Smith for a sum of £77.
13 January 1871	William Smith et ux sold the property to John Lynch Scott for \$550.00.
12 March 1873	John Lynch Scott et ux. sold the property to James McBride for \$600.00.
29 November	William Nixon et al. sold the property to Esther McBride for \$1.00.
22 November 1901	Samuel Harper, executor of Esther McBride's will, sold the property to Edward Haydon for \$75.00.
26 May 1905	Edward Haydon et ux. sold the property to George H. Hunter for \$1.00.

Date	Occurrence
27 October 1954	Treasurer's Consent certification granted to George H. Hunter.
30 November 1954	Maude M. Hunter, executrix of George H. Hunter's will, granted the property to Maude M. Hunter.
24 January 1980	Maude M. Hunter granted the property to Olive M. Tindale for \$2.00.
18 August 1980	The Corporation of the City issued a lien regarding the housing development act to Olive M. Tindale for \$5,713.65.
21 September 1987	Discharge of lien.

10.1.8 Reg. Plan BR-4, Lot 53

Table 22: Property Ownership for Plan BR-4, Lot 53

Date	Occurrence
29 February 1868	A 'Vesting Order' from A. McDonald to City Bank et al was issued.
24 January 1871	James Brown Jr. et ux issued a mortgage worth \$5,000.00 to A. McDonald et al.
15 April 1871	A. McDonald et al released the property to Bank of B. N. A. for \$1.00.
24 October 1871	James Brown issued a quit claim to A. McDonald et al for \$1.00.
21 November 1872	A. McDonald et al released the property to Bank of B. N. A. for \$2.00.
22 March 1873	Bank of B. N. A. sold the property to George Green et al for \$2,800.00.
23 March 1874	J. P. Clark et ux sold the property to George Green for \$800.00.
24 September 1877	George Green et ux sold the property to John Haggert for \$950.00.

Date	Occurrence
28 December 1875	John Haggert et ux sold the property to Henry R. Bowra for \$150.00.
26 June 1895	John T. Bowra issued a mortgage worth \$400.00 to John H. Carter.
15 September 1902	John H. Carter issued a notice exercising power of sale to John Bowra, Henry Raymond Bowra, Charles Charlton Bowra, Matilda Bowra (wife of Henry Bowra), Rebecca Bowra (wife of Charles Bowra), Elizabeth McKenna, George Armstrong, and P. A. Woods. John H. Carter conveyed the property to John Wm. Marshall for \$200.00.
16 August 1906	Albert Thomas Wenham, Charles John Wenham, William Wenham, Minnie A. Williamson, Harriet Ann Wenham, Sarah Elizabeth Wenham, Ellen L. Wenham, and Albert Thomas Wenham sold the property to Harriet Wenham for \$1.00.
13 April 1912	John W. Marshall et ux sold the property to Robert J. Byers for \$350.00.
20 July 1916	Robert J. Byers et ux sold the property to Allan G. Byers for \$175.00.
9 July 1917	Harriet Wenham sold the property to Henry Savage for \$275.00. Edith M. Wenham issued a quit claim to Harriet Wenham for \$1.00.
31 August 1917	Allan G. Byers sold the property to John H. Morris for \$250.00.
9 February 1920	Henry Savage et ux sold the property to Thomas Habart for \$325.00.
31 July 1920	John H. Morris et ix sold the property to Robert J. Topham for \$1.00.
20 December 1921	John H. Morris et ux sold the property to John A. Vance for 4,350.00.

Date	Occurrence
1 October 1923	John A. Vance entered into an agreement with Walter Thomson for \$50.00.
28 February 1924	Thomas Habart et ux granted the property to Edgar C. Reid et ux for \$3,800.00.
5 July 1930	John A. Vance granted the property to Mary J. Thomson for \$4,800.00.
3 June 1940	Robert James Topham granted the property to Emily Topham and Robert James Topham for \$1.00.
9 February 1943	Victoria M. Reid et mar granted the property to James Alderson for \$2,750.00 (linked to Lot 54).
3 September 1943	Mary J. Thomson granted the property Elizabeth M. Cheele and Dudley M. Cheele for \$4,000.00.
10 September 1943	Robert James Topham et ux granted the property to Julia E. Mumberson and John Mumberson for \$1.00.
23 May 1946	Julian [sic] M. Mumberson granted the property to Aileen I. Turner and Herbert James Turner for \$5,500.00.
29 May 1947	Elizabeth M. Cheele and Dudley M. Cheele granted the property to Janet E. Aitchison and Lorne Aitchison for \$5,500.00.
13 October 1950	Janet E. Aitchison and Lorne Aitchison granted the property to Bessie E. Parkinson and Raymond E. Parkinson for \$8,000.00.
16 October 1951	Vern Callow and Russell Ludlow, executors of James Alderson's will, granted the property to Gladwyn B. Bailey for \$4,500.00.
2 December 1955	Bessie E. Parkinson and Raymond E. Parkinson granted the property to Rose

Date	Occurrence
	Gamble and Albert E. Gamble for \$12,500.00.
19 February 1958	Aileen I. Turner and Herbert Turner issued a quit claim to Gladwyn B. Bailey for \$1.00. Rose Gamble and Albert E. Gable issued a quit claim to Aileen I. Turner and Herbert Turner for \$1.00. Gladwyn B. Bailey granted the property to Christine Chavignaud for \$2,800.00.
26 May 1959	Gladys M. Salisbury and Dorothy Newhouse granted the property to Amy D. Bettridge for \$2,800.00.
24 April 1961	Amy D. Bettridge granted the property to Michael's Construction Limited for \$1.00.
30 April 1963	Christine Chavignaud granted the property to Theresa L. Weir and Gordon Weir for \$1.00.
10 November 1964	Michael's Construction Company granted the property to Rice Construction Co. Limited.
1 September 1965	Rice Construction Co. Limited granted the property to Albert Schimpf and Gertrude Schimpf for \$2.00.
29 September 1967	Treasurer's Consent certification issued to Albert E. Gamble.
1 November 1968	Albert Schimpf and Gertrude Schimpf granted the property to Graham Hawksby for \$2.00.
19 February 1971	Graham Hawksby granted part of the property to Czeslaw Buchner for \$2.00.
30 June 1971	Czeslaw Buchner granted part of the property to Gosinus Godwaldt and Dorothy Godwaldt for \$2.00.
15 July 1971	Rice Construction Co. Limited granted the property to Czeslaw Buchner for \$2.00.

Date	Occurrence
1 June 1973	Gosinus Godwaldt and Dorothy Godwaldt granted the property to Silvino D. R. Baldaia and Mario D. R. Baldaia for \$2.00.
21 October 1975	Silvino D. R. Baldaia and Mario D. R. Baldaia granted the property to James Walter and Janet Walter for \$2.00.
12 January 1978	James Walter and Janet Walter granted the property to Thomas G. Cowtan for \$2.00.
22 November 1979	Herbert J. Turner and Aileen I. Turner granted the property to Maurice R. Tremblay and Elizabeth McAuly
2 July 1984	Maurice R. Tremblay and Elizabeth McAuly granted the property to Karl J. Billings. Karl J. Billings obtained a mortgage worth \$56,129.50.00 from the Bank o Montreal.
24 April 1985	Maurice R. Tremblay and Elizabeth McAuly issued a quit claim to Theresa L. Weir and Gordon Weir.
2 December 1985	Theresa L. Weir and Gordon Weir granted the property to Brian R, Cleminson and Gillian A. Cleminson for an unidentified amount.
15 March 1988	Brian Ralph Cleminson and Gillian Anne Cleminson granted the property to Timothy Douglas Allan and Charlene Doris Allan for an unidentified amount.
22 December 1988	Timothy Douglas Allan and Charlene Doris Allan granted the property to Lorraine Dwart for an unidentified amount. Lorraine Ewart obtained a mortgage worth \$122,000.00 from CIBC Mortgage Corporation.
14 February 1992	The estate of Rose Gamble granted the property to Andre Robert Kornhauser for \$143,900.00. Andre Robert Kornhauser obtained a mortgage worth \$132,737.50

Date	Occurrence
	from the Mackenzie Trust Company.
31 July 1992	Karl James Billings granted the property to Jarett Craig McDonald and Susan Margaret McDonald for \$162,900.00. Jarett Craig McDonald and Susan Margaret McDonald obtained a mortgage worth \$122,175.00
21 January 1994	Jarett Craig McDonald and Susan Margaret McDonald charged the Canada Trustco Mortgage Company \$106,500.00.
14 June 1995	Lorraine Ewart charged Beneficial Realty Limited \$14,000.00.
29 November 1996	Jarett Craig McDonald and Susan Margaret McDonald transferred the property to Bonnie Colleen Beaumier for \$161,500.00. Bonnie Colleen Beaumier obtained a mortgage worth \$120,000.00 from the Toronto Dominion Bank.
21 March 1997	Andre Robert Kornhauser transferred the property to David Scott and Susan Scott for \$159,700.00. David Scott and Susan Scott obtained a mortgage worth \$119,700.00 from the Bank of Montreal.