



Report
Staff Report
The Corporation of the City of Brampton
6/18/2024

Date: 2024-05-24

Subject: **Heritage Impact Assessment Recommendation Report for 14 River Road- Ward 6**

Contact: Arpita Jambekar, Heritage Planner
Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-478

RECOMMENDATIONS:

1. That the report from Arpita Jambekar, Heritage Planner, to the Brampton Heritage Board Meeting of June 18, 2024, re: **Heritage Impact Assessment, 14 River Road – Ward 6, dated May 7, 2024** be received;
2. That the following recommendations as per the Heritage Impact Assessment by Vincent J. Santamaura, Architect Inc. be followed:
 - a. With respect to the proposed construction of additions and renovations to the existing buildings at 14 River Road, it is recommended that:
 - i. The design of the renovations and additions to the existing single detached residence and the existing garage implements Heritage design strategies to make its design sympathetic to the River Road Cultural Heritage Landscape;
 - ii. The design of the proposed renovations and additions to the existing single detached residence and renovations to the existing garage be approved;
3. That the design approach and components of the proposed renovations and addition, which are adjacent to existing Listed and Designated Heritage resources, be sympathetic to the existing Heritage value and thereby seek to reduce any impacts to the adjacent heritage resources; and
4. That the following mitigation measures be followed:
 - i. The front yard setback and driveway width be maintained.

- ii. The existing screening consisting of the berm and mature trees along River Road also be maintained and must not be altered or affected during the construction on the property.

OVERVIEW:

- **14 River Road was listed on Brampton's Municipal Register of Cultural Heritage Resources in 2009 as part of the River Road Cultural Heritage Landscape**
- **A Heritage Impact Assessment was requested by Heritage Staff when a minor variance application was received for construction of addition to the existing single detached home and detached garage.**
- **The HIA demonstrated that the design strategies employed in the renovation and addition are in keeping with general good design practices and do not negatively impact the Heritage Value of the Listed River Road CHL.**
- **The HIA recommends that the proposed addition and renovation be sympathetic to the existing building by taking cues in terms of the material pallet. The addition to be located in the interior of the lot to the rear side, as well as maintaining the front yard setback, driveway and the existing screening provided by the berm and mature trees along River Road.**
- **The HIA is considered to be complete as per the City's Terms of Reference.**

BACKGROUND:

The property at 14 River Road is located on the west side of River Road facing Mississauga Road as River Road turns down into the Credit River valley. The property is within the River Road Cultural Heritage Landscape which is a Listed resource in the City of Brampton's Municipal Register of Cultural Heritage Resources. The listing report for the heritage resource describes the that the Cultural Heritage Landscape has distinct heritage character which consists of rural and cottage like setting with narrow, tree lined roads, scenic views over the surrounding landscape and the ever-present influence of the Credit River, along with a series of vernacular buildings.

The existing house at 14 River Road is a single detached 2 storey residence with one storey addition to the west and a walkout basement made possible by the sloping nature of the property, built in 1960 with renovations and additions in 1970's.

A Minor variance application for 14 River Road was submitted to the City of Brampton's Development Services in March 2024. Heritage staff provided comments on the file stating that they would require a Heritage Impact Assessment. Vincent J. Santamaura Architect Inc. was retained by the applicant to complete the Heritage Impact Assessment.

CURRENT SITUATION:

The HIA evaluated the design strategies implemented for a proposed two-storey addition along the north side of the house with a bay window turret feature, connecting the existing ground and second floors. The additions are proposed to be clad in materials taken from the CHL's existing palette to include: Light stucco, stone, siding to match existing size and colors, asphalt roof, aluminum frieze and fascia.

The proposed addition with its massing and GFA does not generally conform to the rural character of the CHL. However, the proposed design strategies provide mitigation of the impact of the addition on the existing CHL.

The report provides mandatory recommendations regarding the construction of the additions and renovations by retaining the front yard setback and maintaining the relationship of the unit's front façade to the street, maintaining the existing driveway, and ensuring that the views of the adjoining properties are not impeded. Additionally, the existing vegetation screening with the berm and mature trees on the River Road are not impacted. The height of the proposed building matches the existing building height, design elements in the addition as proposed are similar in scale and proportion to the existing building, and the material pallet is similar to the existing structure.

CORPORATE IMPLICATIONS:

Financial Implications:

None

Other Implications:

None

STRATEGIC FOCUS AREA:

The approval of the Heritage Impact Assessment noted within this report supports the Culture & Diversity and Growing Urban Centres & Neighbourhoods Focus Area. The Heritage Impact Assessment and recommendations therein, facilitate the conservation of

a rare and unique heritage resource that contributes to the understanding of Brampton's early history, and facilitate additional unit to accommodate the multi-generational family requirements, for creation of complete communities in the neighbourhood.

CONCLUSION:

It is recommended that the Heritage Impact Assessment, 14 River Road – Ward 6 be received by the Brampton Heritage Board as being complete.

Authored by:

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Attachments:

- Attachment 1 – Cultural Heritage Impact Assessment Report, prepared by Vincent J. Santamaura Architect Inc. dated May 7, 2024.