

Heritage Impact Assessment: Cultural Heritage Landscape

Proposed Single Detached Residence,
14 River Road,
Brampton (Huttonville), Ontario.



Prepared for:

Zeon Blinds & Shades
Mr. Binu Mathew Abraham

Prepared By:

Vincent J. Santamaura, Architect Inc., CAHP
07 May 2024
Project No. 2021-25



Heritage Impact Assessment – Cultural Heritage Landscape

Proposed Single Detached Residence, 14 River Road, Brampton (Huttonville), Ontario

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1.0 Executive Summary

- 1.1 The lot at 14 River Road is located in an area listed as having Heritage value as a Cultural Heritage Landscape on the City of Brampton’s Municipal Register of Cultural Heritage Resources. The existing Single Detached Home and detached garage are proposed to be renovated and have new additions added to both buildings. Being in a Listed area as having Cultural Heritage Landscape (CHL) value, a Heritage Impact Assessment (HIA) has to be performed to ascertain the impact, if any, of the proposed new construction on the Heritage value of the listed Cultural Heritage Landscape

Zeon Blinds & Shades (Mr. Binu Mathew Abraham) has retained Vincent J. Santamaura, Architect Inc., CAHP to perform a scoped HIA on the proposed renovation and addition to assess its impact on the existing Heritage value of the Listed River Road CHL, and to recommend any mitigating measures, as required.

Having performed a scoped HIA Vincent J. Santamaura, Architect Inc., has determined that the design strategies employed in the renovation and addition are in keeping with general good Heritage design practices and do not negatively impact the Heritage value of the Listed River Road CHL.

With respect to the proposed renovations and additions to the existing single detached residence and the existing detached garage/accessory unit at 14 River Road, it is recommended that:

- 1) **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 River Road Cultural Heritage Landscape;**
- 2) **The design of the renovations and additions to the existing single detached residence and the existing garage employs Heritage design strategies to minimize its impact on the Heritage value of the River Road Cultural Heritage Landscape;**
- 3) **The design of the renovations and additions to the existing single detached residence and the existing garage is in keeping with general good Heritage design practices and does not negatively impact the Heritage value of the Listed River Road River Road Cultural Heritage Landscape; and**
- 4) **The design of the proposed renovations and additions to the existing single detached residence and renovations to the existing garage be approved.**

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2.0 Introduction

2.1 Overview

Zeon Blinds & Shades (Mr. Binu Mathew Abraham) has purchased the lot at 14 River Road, identified as the Road Allowance between Lots 5 & 6 and Parts of Lots 5 and 6, Concession 5, West of Hurontario Street, (Geographic Township of Chinguacousy), City of Brampton, Regional Municipality of Peel, Ontario for the purposes of constructing a new single detached residence. The property is located on the west side of River Road which runs beside Mississauga Road. It has an area of approximately 0.226 HA. (0.55 acre). It's easterly frontage along River Road is 74.20m. It has a depth of approximately 45.72m along its north property line and 49.87m its southerly property line.

The property at 14 River Road is listed on the City of Brampton's Municipal Register of Cultural Heritage Resources (MRCHR) as included in the River Road Cultural Heritage Landscape. As such, a scoped Heritage Impact Assessment (HIA) is required to be performed to assess the impact of the new construction on the Heritage value of the Listed CHL.

Zeon Blinds & Shades (Mr. Binu Mathew Abraham) has retained Vincent J. Santamaura, Architect Inc., CAHP to prepare a scoped Heritage Impact Assessment to assess the proposed work's impact on the Heritage value of the listed CHL and propose any mitigating recommendations, as required.

2.2 Associated Documents

This Heritage Impact Assessment (HIA) has been prepared with regard to the following governing documents:

- Provincial Policy Statement,
- The Ontario Heritage Act, R.S.O. 1990, c. 0.18
- The Peel Region Official Plan, 2006,
- The City of Brampton Official Plan, 2010,
- City of Brampton Zoning By-law 270-2004, as amended
- The Ontario Building Code 2012.

3.0 Present Owner Contact Information:

Binu Mathew Abraham & Mercy Mathew
14 River Road,
Brampton, ON.
L6X 0A6

Roll Number: 10-08-0-011-21800-0000

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4.0 Site Documentation

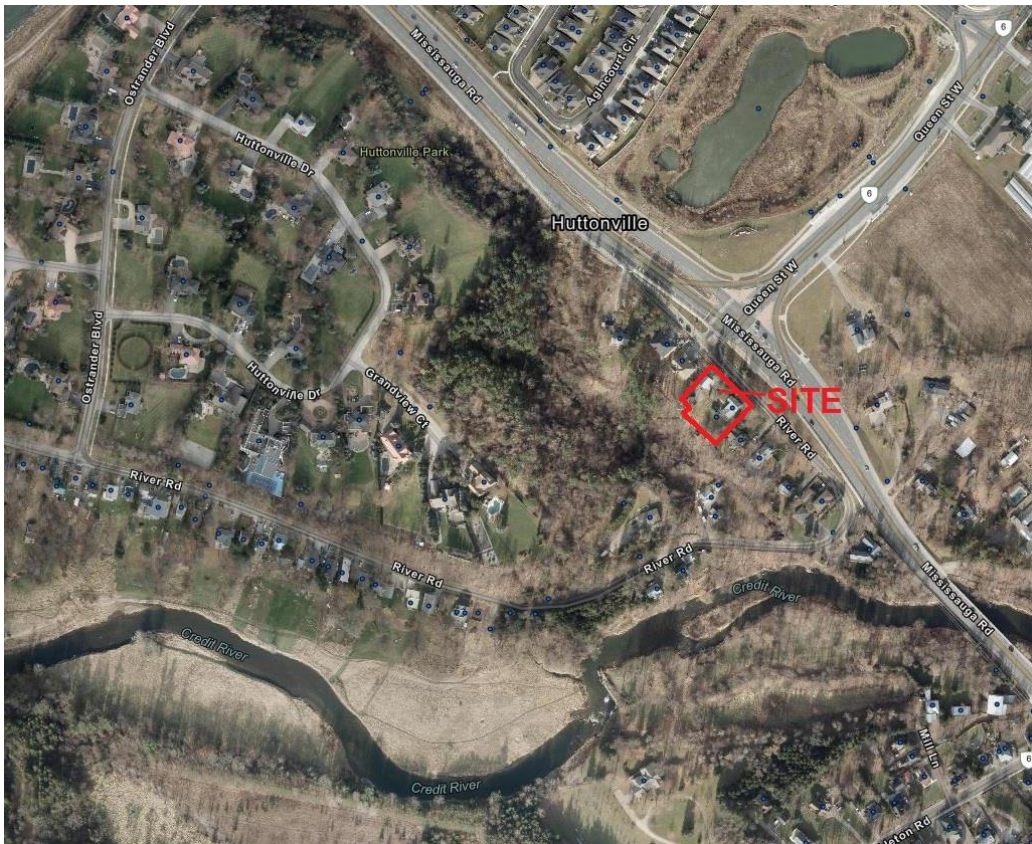
4.1 Site Inventory

4.1.1 Site Location – 14 River Road

The Property is located on the west side of River Road, as it descends parallel to Mississauga Road down into the Credit River valley.

It's easterly frontage along River Road is 74.20m. It has a depth of approximately 45.72m along its north property line and 49.87m its southerly property line. The rear of the lot slopes down westerly into a ravine to a small water course that drains into the Credit River. Approximately a third of the site is ravine sloped land. It has an area of approximately 0.226 HA (0.55 acre).

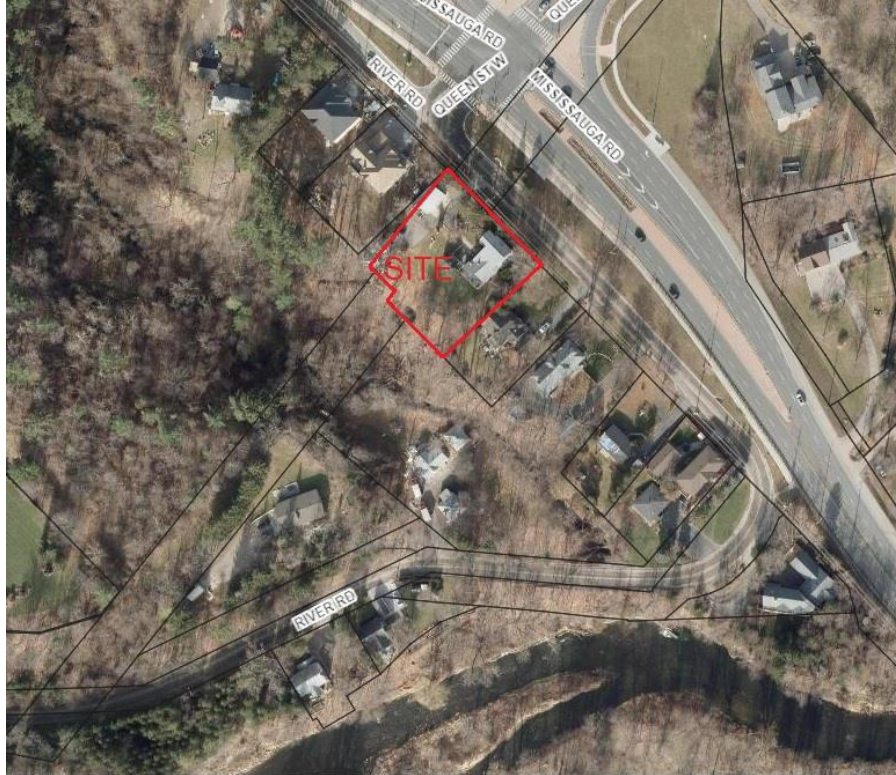
The lot currently has an existing 2 storey home with older renovations and additions, and a 2 storey garage an accessory suite on the second floor. The existing 2 storey home and garage/accessory suite building are proposed to be renovated and have additions added to them.



4.1.1.A - Aerial Photograph – Context

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Proposed Single Detached Residence, 14 River Road, Brampton (Huttonville), Ontario



4.1.1.B - Aerial Photograph – Property



4.1.1.C – Topographic

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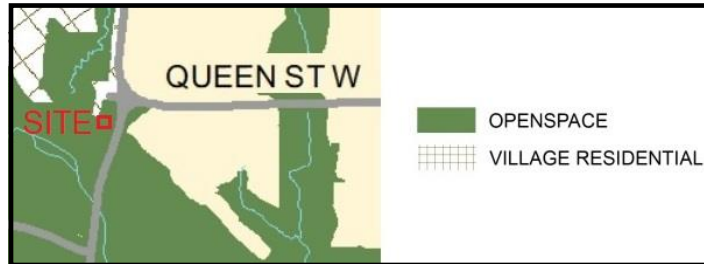
Proposed Single Detached Residence, 14 River Road, Brampton (Huttonville), Ontario

4.1.3 Current Applicable Designations

The Legislation and Authorities having jurisdiction below may override Heritage concerns and recommendations included in this Heritage Impact Assessment. The lot is currently designated as follows:

4.1.3.1 Peel Region Official Plan 2013:

- Village Residential/Open Space



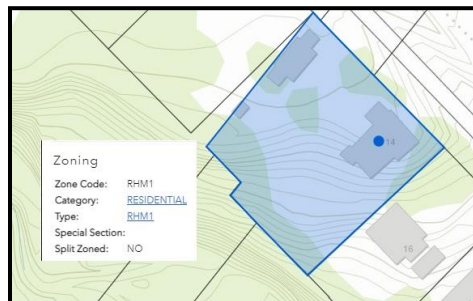
4.1.3.2 Brampton Official Plan

- Greenlands System



4.1.3.3 City of Brampton Zoning By-Law 270-2004

- Residential RHM1

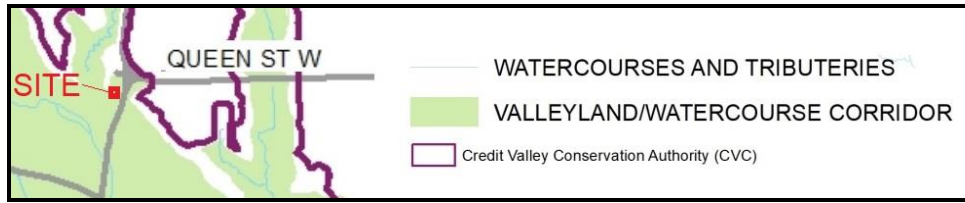


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Proposed Single Detached Residence, 14 River Road, Brampton (Huttonville), Ontario

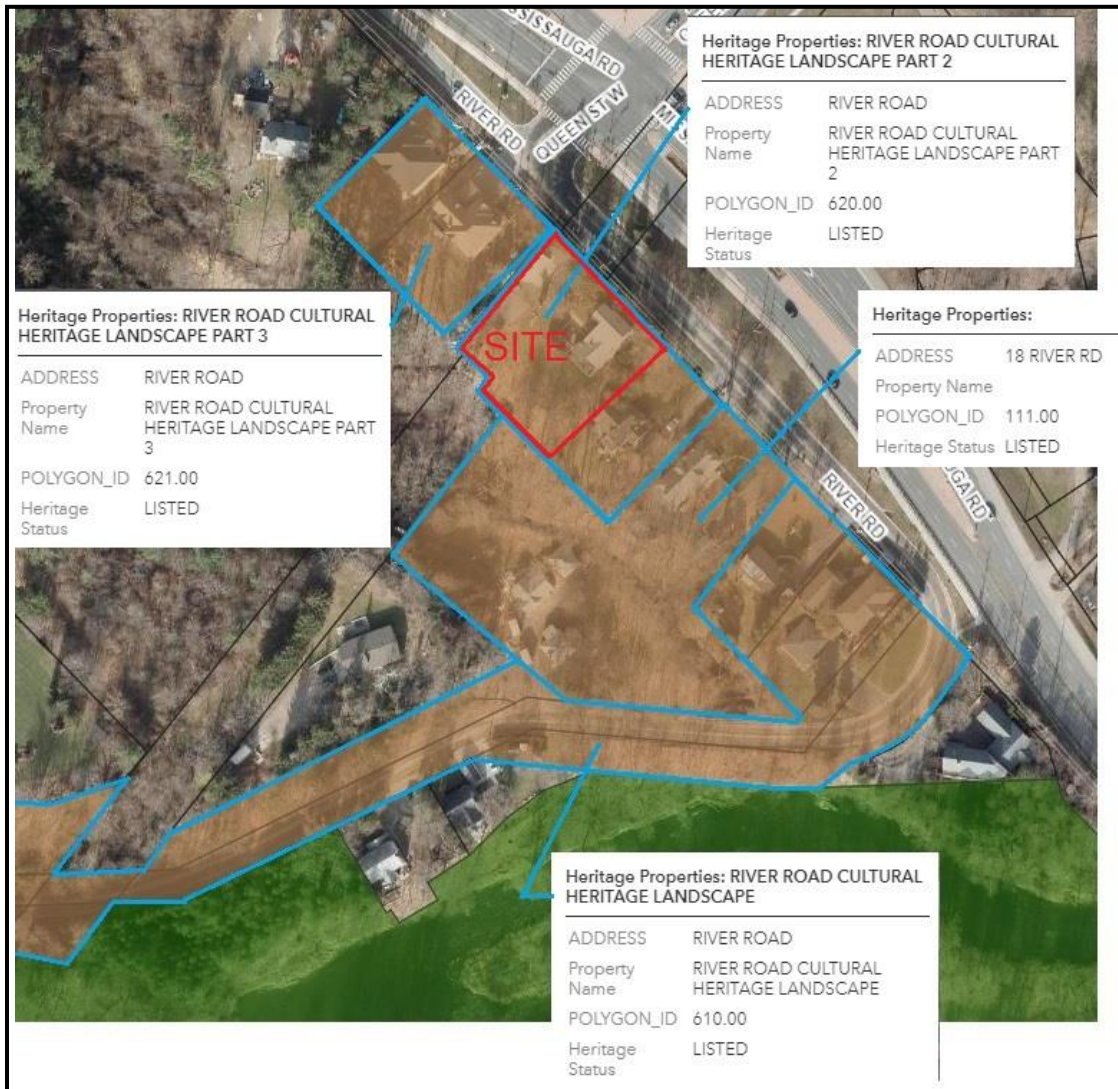
4.1.3.4 Credit Valley Conservation Authority

- Protected Zone



4.1.3.5

- City of Brampton Municipal Register of Cultural Heritage Resources:
14 River Road – Listed:
River Road Cultural Heritage Landscape – Part 2



Heritage Impact Assessment – Cultural Heritage Landscape

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4.1.4 Site Access

The site is accessed westward from the intersection of Queen Street and Mississauga Road as River Road turns into the intersection. The start of River Road runs southward parallel to Mississauga Road as it descends down into the Credit River valley. Upon reaching the level of the Credit River, River Road turns westward and proceeds to follow the rivers edge, but setback enough to have small lots between it and the river. This turn in River Road creates two streetscape characters for the street: those properties that face Mississauga Road at the top of the valley and those which face the Credit River down in the valley.

14 River Road is located on this second section of River Road as it descends into the Credit River Valley. It forms part of a cluster of four properties which front on this section of River Road. Together they form a small collection of residences which do not have views to the river. A berm with trees screens the property from the street. A driveway enters the property at its midpoint into a courtyard with the existing home to the left (south) of it and the garage to the right (north) of it. Doors to the home and the garage both face the courtyard.

The home is set 3.88m from the street line and 6.76m north from the south property line. The garage is located 6.98m from the street line and 0.17 to 0.58m from the north property line. A small frame shed is located between the garage and the street line but screened from the street by the berm and trees. The close proximity of the home to River Road indicates its original construction preceded the creation of the River Road extension during the construction of the Mississauga Road bridge when it fronted directly onto Mississauga Road.



4.1.4.A – Access from Mississauga Road

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4.1.4.B – Access from north down on River Road



4.1.4.C - Approach from north down on River Road



4.1.4.D. – Approach from south up River Road

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4.1.4.E. – Panorama of River Road – north/south portion



4.1.4.F. – Entry to 14 River Road

4.1.5 Existing Buildings & Structures

4.1.5.1 House

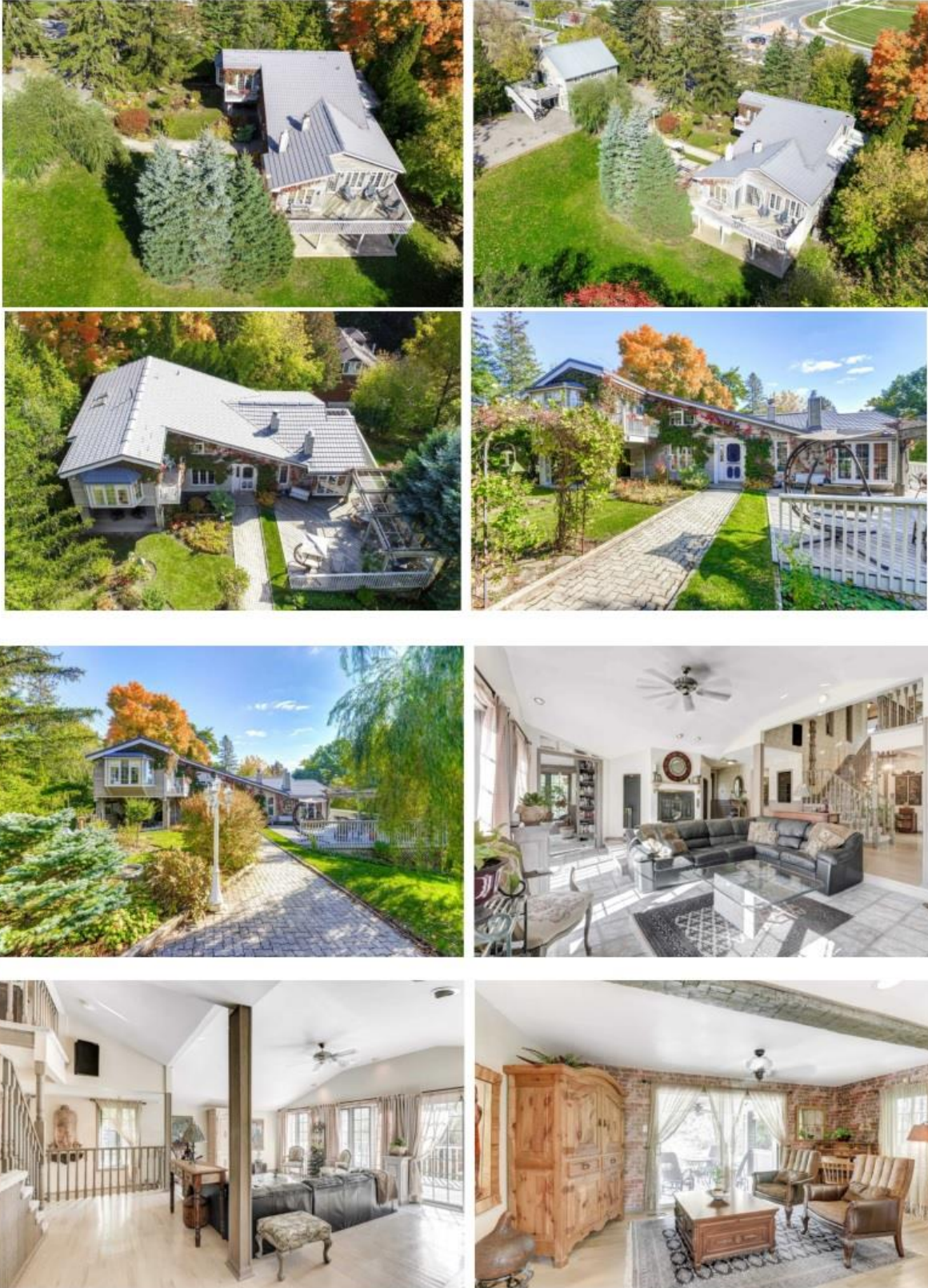
The single detached residence at 14 River Road is a 2 storey building with a one storey addition to the west and a walkout basement made possible by the sloping nature of the property. As the front door is from the courtyard, the facade exposed to the street is blank. The original building footprint is 10.66m wide by 7.25m deep. A 3.01m wide by 4.66m deep, 1 storey addition has been added to the west wall of the original building, and an 8.84m wide x 10.26m deep, one storey addition with a walkout basement and deck has been added to the rear. The building footprint area is approximately **168.76 m²**.

The structure is wood frame which has been stuccoed in parts and has wood siding in others. The roof has metal tile roof shingles. The windows are replacement wood frame with snap-in plastic mutton bars. The interior has been completely re-modelled. The renovations and additions were constructed in the mid 1970's.

The building is proposed to be retained and renovated and added to.

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4.1.5.1.A. – Existing House

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4.1.5.1.B. – Existing House

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4.1.5.2 - Garage/Accessory Suite

The existing 2 storey garage has dimensions of approximately 6.28m wide x 9.35m, and a footprint area of approximately 58.18m². It is a wood frame construction with horizontal siding cladding and standing seam metal roof. It has been completely renovated to be an accessory suite while maintaining a garage appearance.

The garage/accessory building is proposed to be retained; renovated and added to.



4.1.5.2.A - Existing Garage/Accessory Suite building

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4.1.6 Existing Neighbourhood Character

River Road has 3 distinct zones: a cluster of homes which face Mississauga Road, a cluster of homes on River Road which descends the Credit River Valley, and the area of homes which face the Credit River in the valley. The sharp turn of River Road where it reaches the Credit River valley floor serves as a strong delineator of the change in character, and visually separates the two adjoining zones.

The Cultural Heritage Landscape listing lists three zones in its definition:

- Zone 1 along the Credit River, in the valley,
- Zone 2 which encompasses the homes along the sloping River Road, and
- Zone 3 for the few homes at the top of River Road above the valley and level with Mississauga Road on the River Road,
- 18 River Road has been specifically listed on the MRCHR as having potential Heritage value.

The homes were constructed at a variety of times and the Architectural character varies:

- Simple forms,
- References to typical **Ontario heritage styles**, but stripped down in detailing;
- Materials such as clay and calcite masonry, stone, aluminum siding and asphalt shingles;
- Lot frontages vary from 22.50m to 74.20m (74'- 0" to 243'- 0") given the ad hoc nature of the lot severances over time;
- Front yard setbacks vary from 1.00m to 19.50m;
- Side yard setbacks vary from 0.50m to 9.40m;
- Building height consists of one, one and a half, and two storeys;
- There is no uniform streetscape;



4.1.6.A - River Road (RR CHL Zone 3) built 2017



4.1.6.B - 4 River Road (RR CHL Zone 3) built 2018

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4.1.6.C - 14 River Road (RR CHL Zone 2)



4.1.6.D - 18 River Road (MRCHR Listed)



4.1.6.E - 16 River Road (RR CHL Zone 2)



4.1.6.F - 22 River Road (RR CHL Zone 1)



4.1.6.G - 20 River Road (RR CHL Zone 1)



4.1.6.H - 22 River Road – (RR CHL Zone 1) Credit River exposure

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5.0 Development Proposal

5.1 Proposal Description:

The existing Single Detached Home is proposed to be renovated and added to. The driveway is to remain in the same place, as is the existing Garage/accessory unit building. The garage/accessory/unit building is to receive a renovation and addition also. The existing home's front yard setback will be maintained as the addition will be added to the north side of the home. The south side building setbacks will remain as is.

The home is being updated to meet the needs of a multi-generational family:

A 2 storey, 14'-0" wide addition will run the length of the north side of the house with a bay window turret feature at the northeast front corner of the plan. It will be connected to the existing ground and second floors. The new ground floor will house a Living/Dining room and foyer with a 2 storey volume. The existing ground floor will have a renovated kitchen/ breakfast room and keep the existing family room. A new 2 car garage with a connection to the new addition is proposed at the northwest end of the addition with second floor bedrooms.

The home is proposed to be clad in materials which will be taken from the CHL's existing palette:

- Light stucco
- stone
- Siding to match existing size and colours
- Asphalt roof
- Aluminum frieze and fascia.

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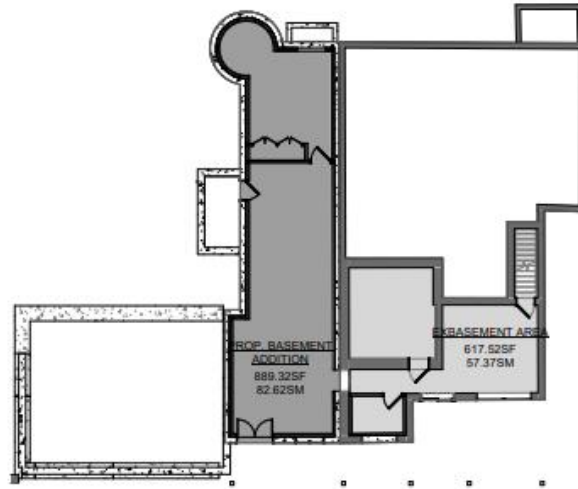
Proposed Single Detached Residence, 14 River Road, Brampton (Huttonville), Ontario



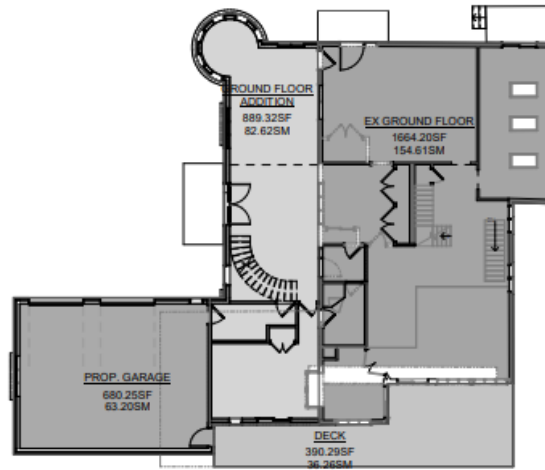
5.1.A – Proposed Site Plan

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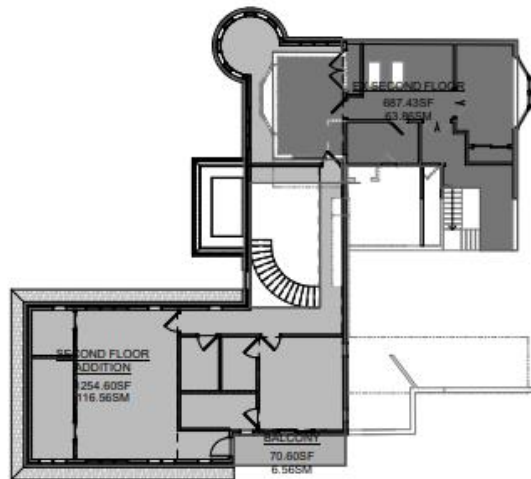
Proposed Single Detached Residence, 14 River Road, Brampton (Huttonville), Ontario



5.1.B – Existing - Proposed Basement Plan - Design



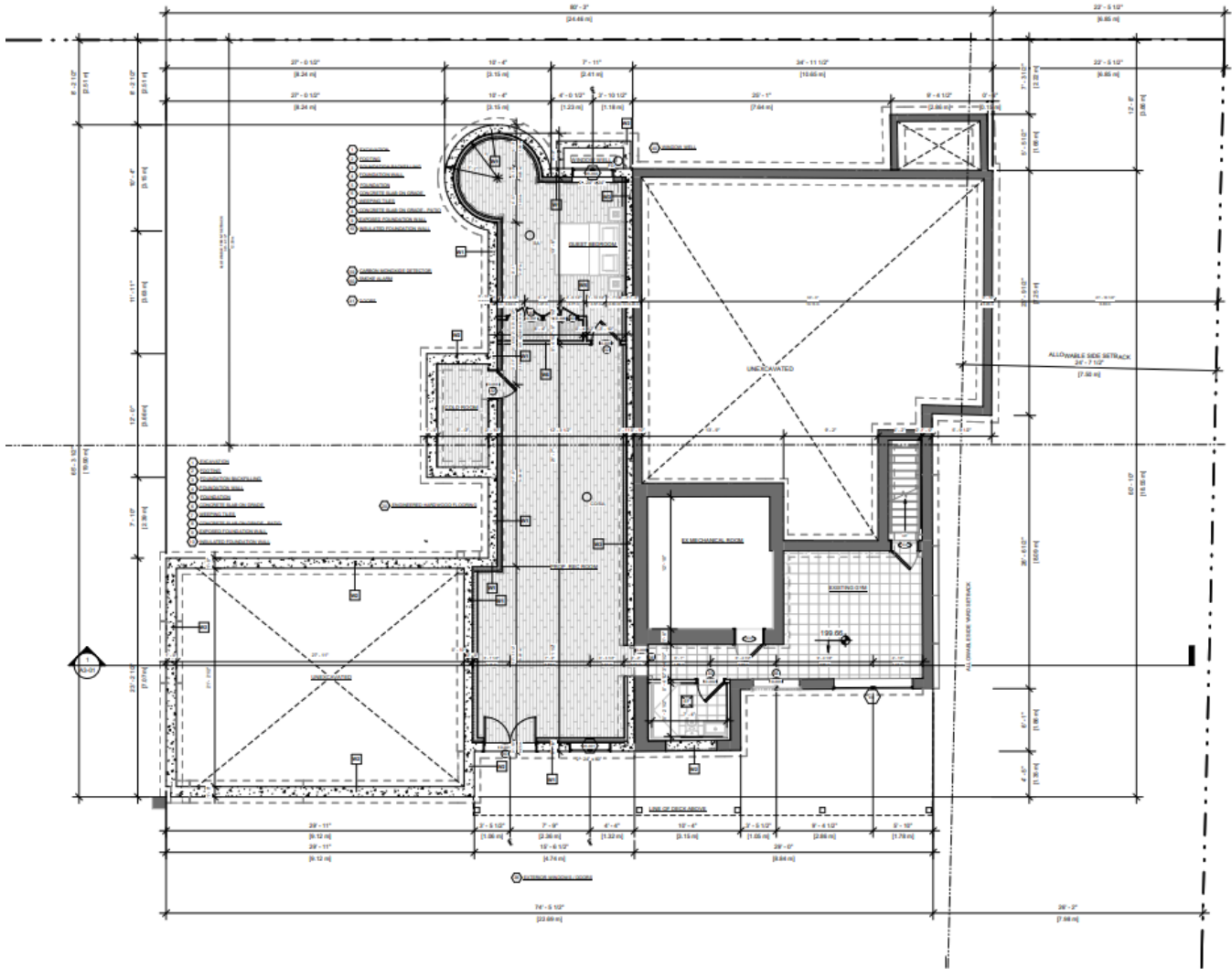
5.1.C – Existing - Proposed Second Floor Plan - Design



5.1.D – Proposed Roof Plan - Design

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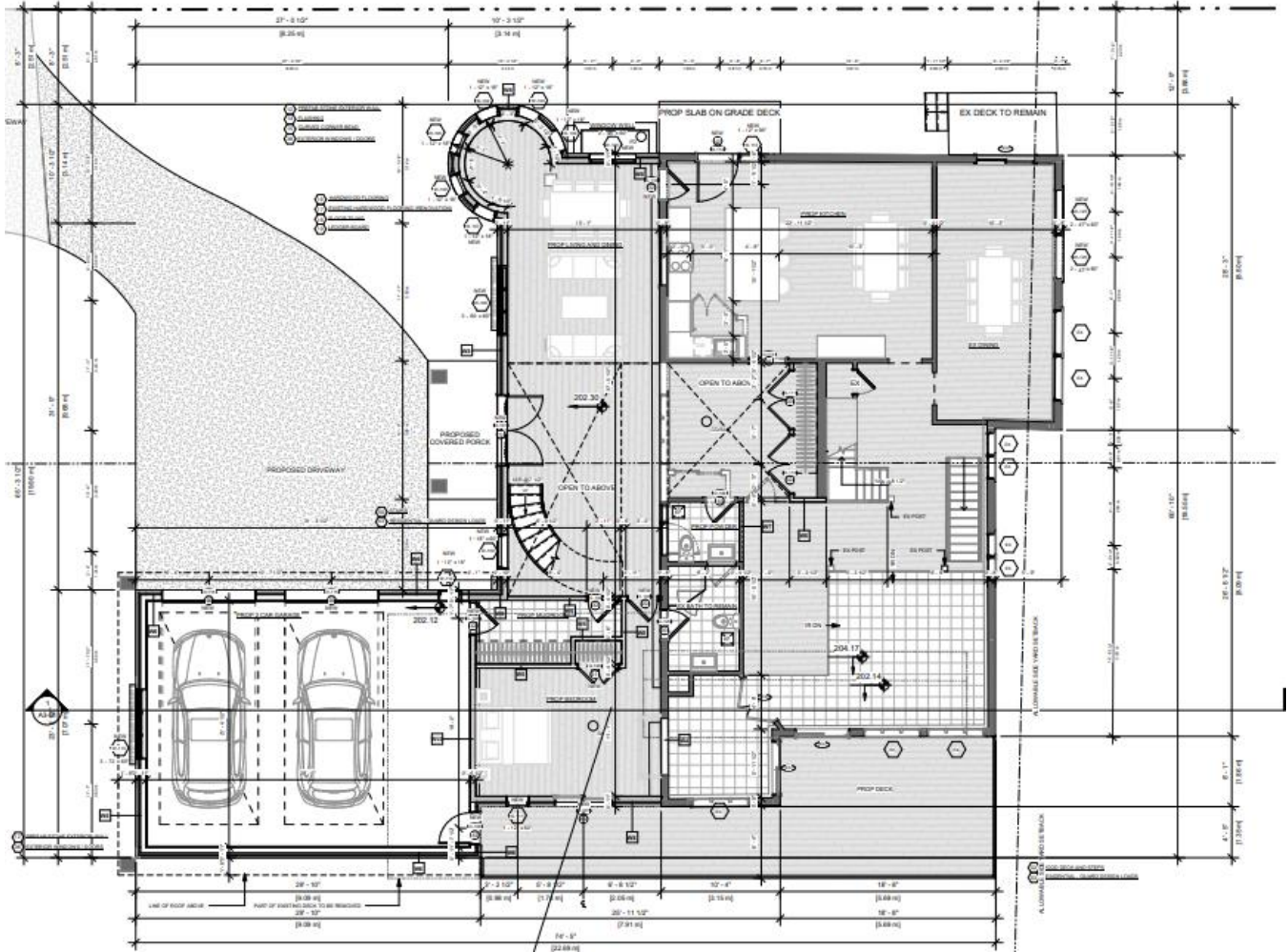
Proposed Single Detached Residence, 14 River Road, Brampton (Huttonville), Ontario



5.1.E – Proposed Basement Plan

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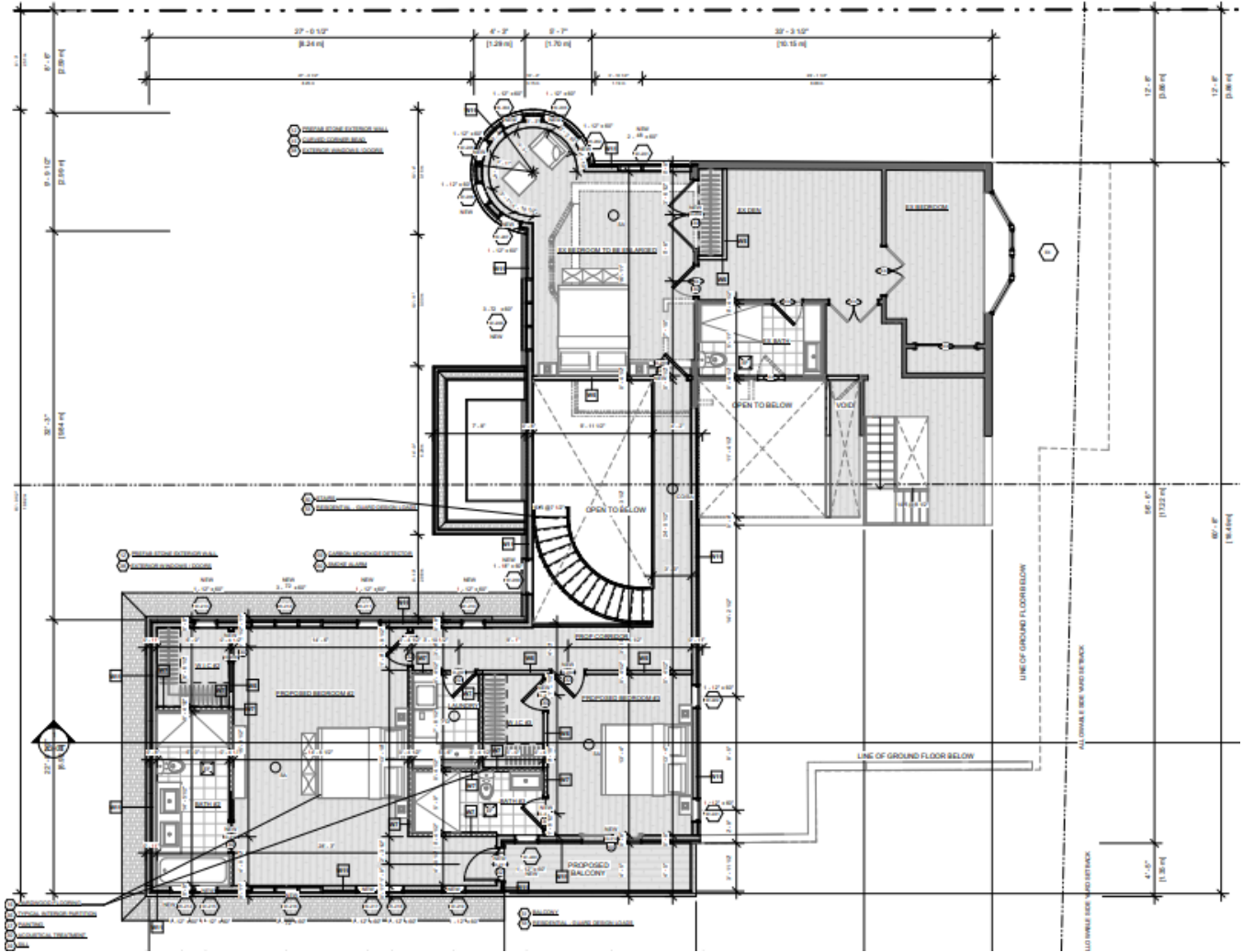
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5.1.F – Proposed Ground Floor Plan

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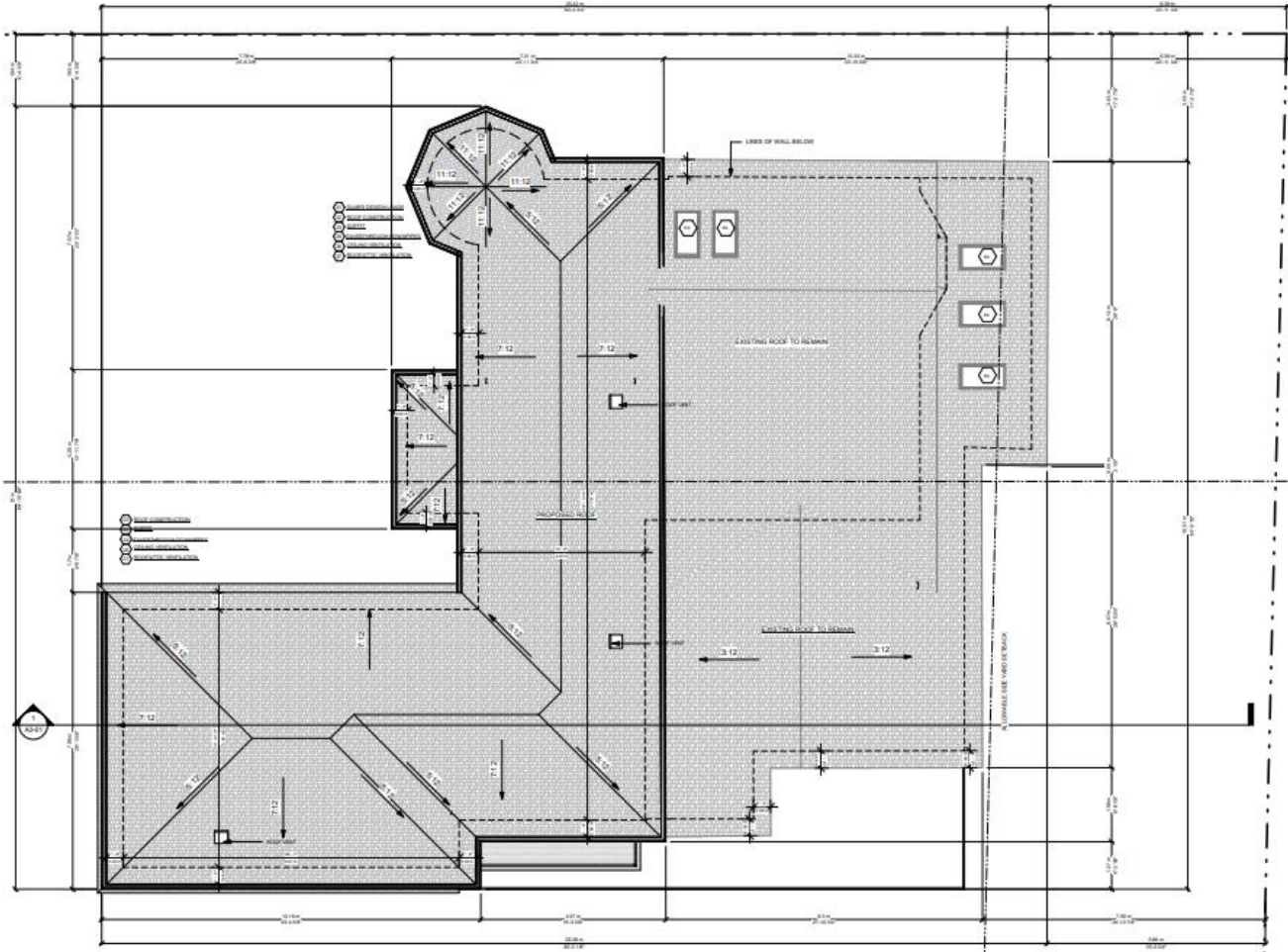
Proposed Single Detached Residence, 14 River Road, Brampton (Huttonville), Ontario



5.1.G – Proposed Second Floor Plan

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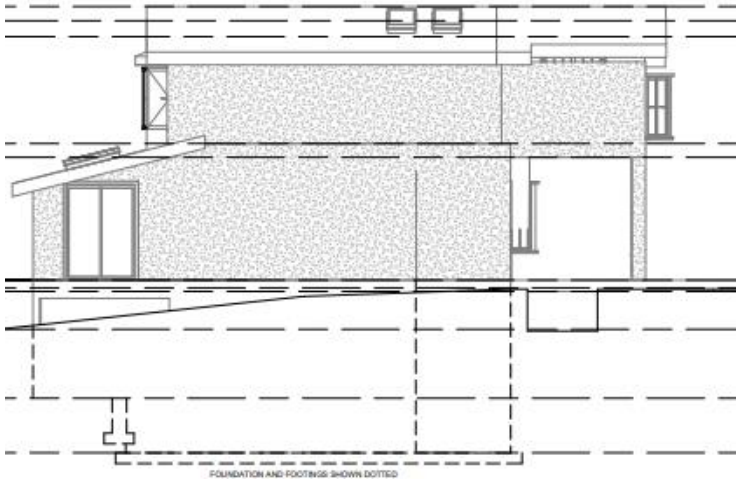
Proposed Single Detached Residence, 14 River Road, Brampton (Huttonville), Ontario



5.1.H – Proposed Roof Plan

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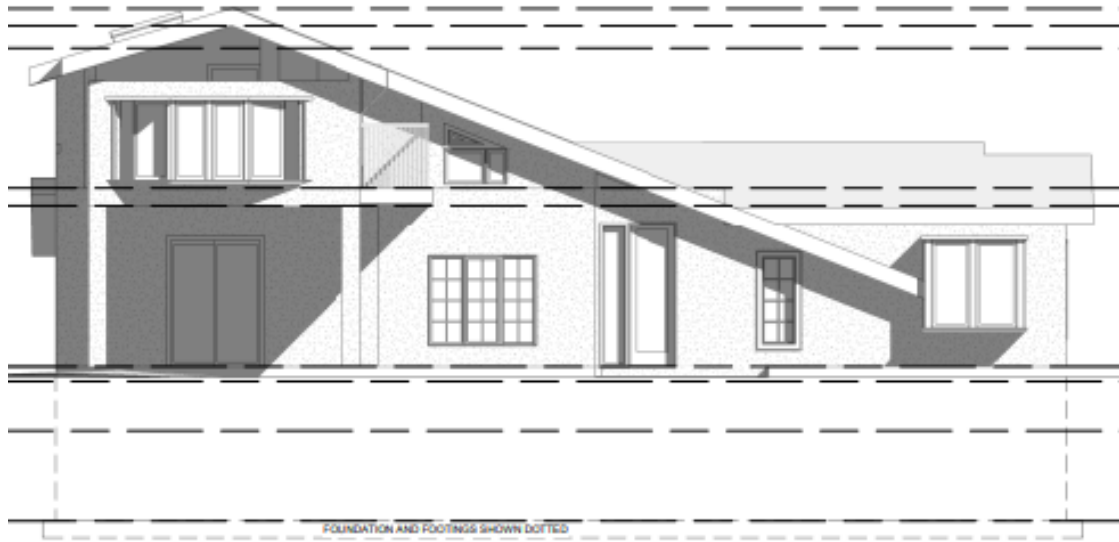
5.1.I – Existing Front (East) Elevation facing River Road



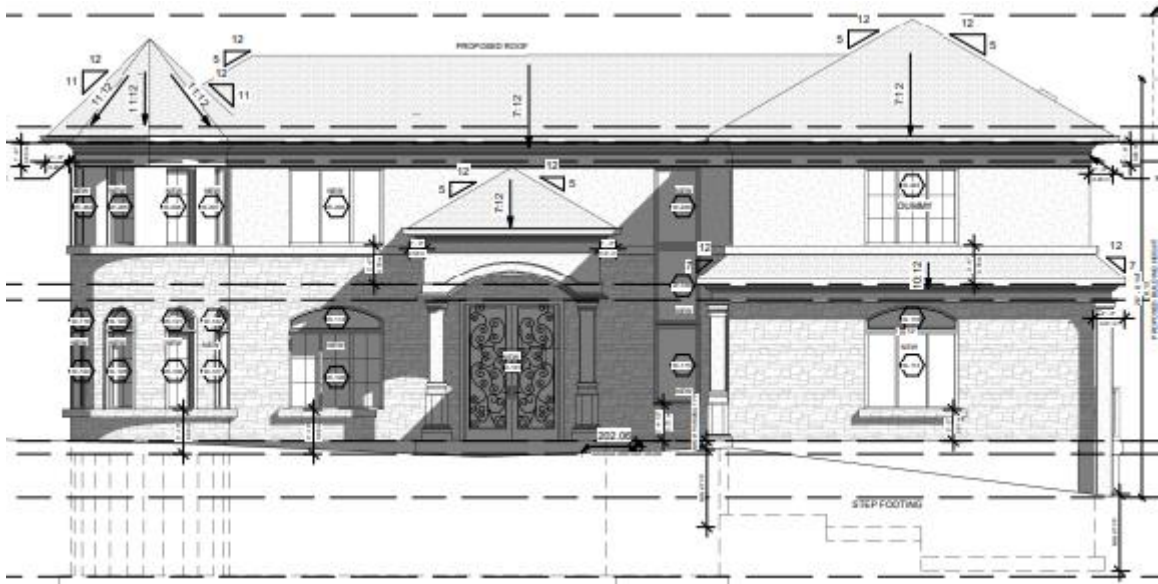
5.1.J – Proposed Front (East) Elevation facing River Road

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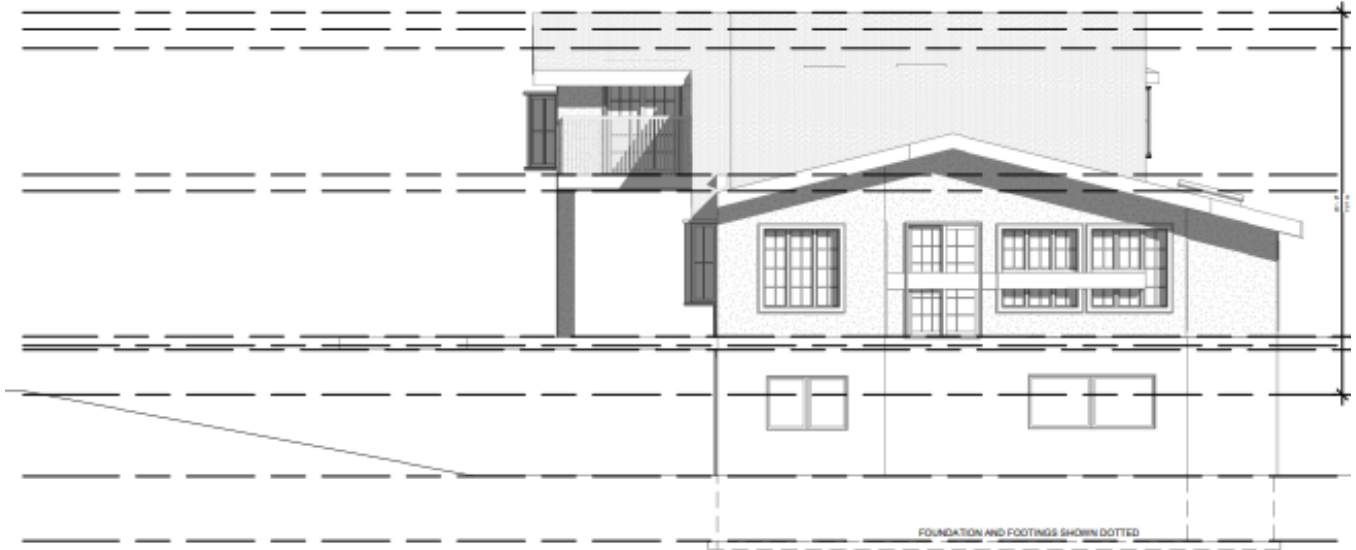
5.1.K – Existing Right (North) Elevation facing courtyard



5.1.L – Proposed Right (North) Elevation facing courtyard

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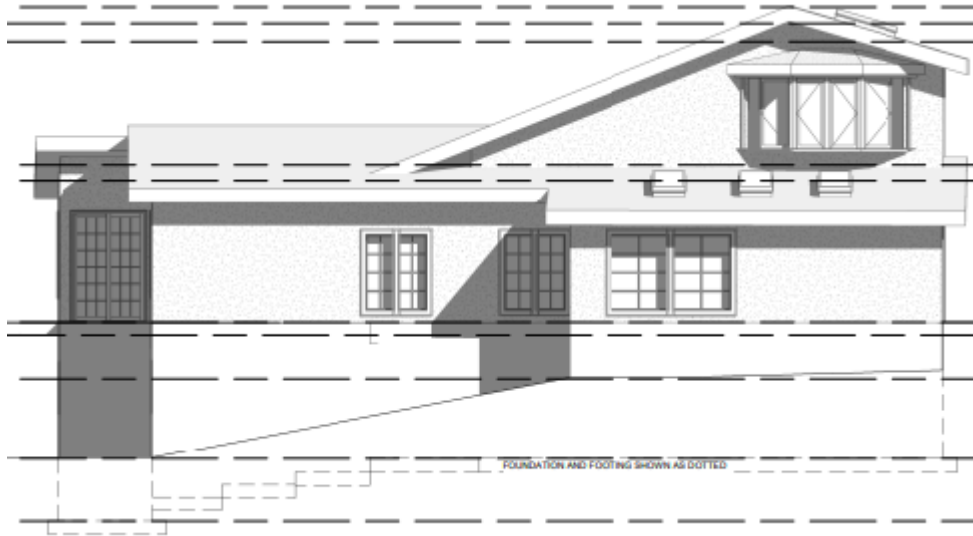
5.1.M – Existing Rear (West) Elevation facing ravine



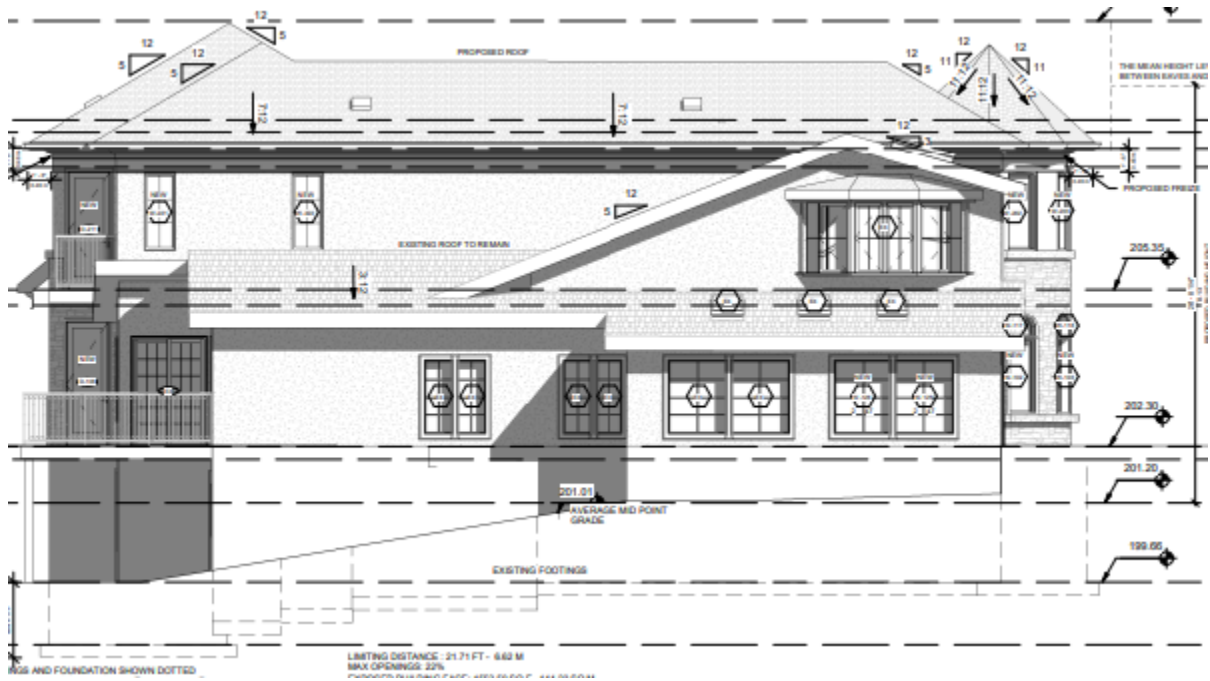
5.1.N – Proposed Rear (West) Elevation facing ravine

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5.1.O – Existing Left (South) Elevation



5.1.P – Proposed Left (South) Elevation

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5.1.Q – 3D Massing - Proposed Right (North) Elevation facing courtly



5.1.R – 3D Massing - Proposed Rear (West) Elevation facing ravine

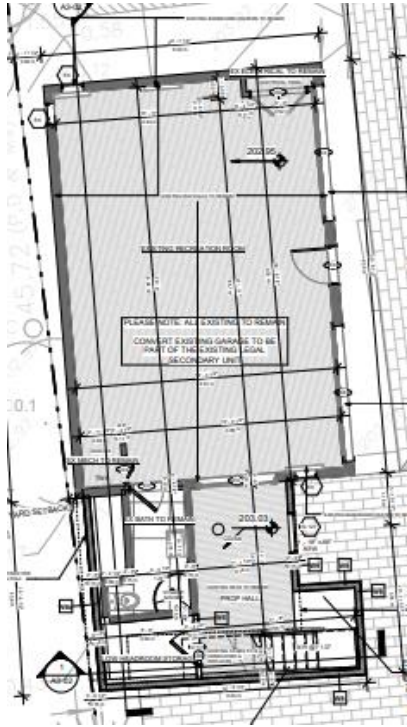


5.1.S – Garage/Accessory Unit – Existing Plans

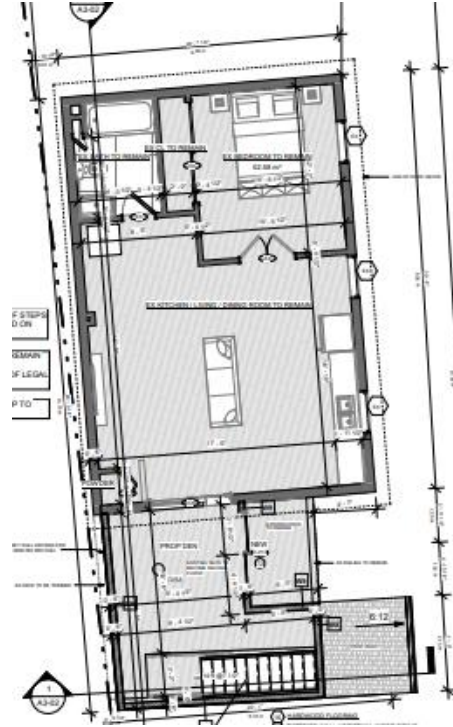
5.1.T – Garage/Accessory Unit – Proposed Design

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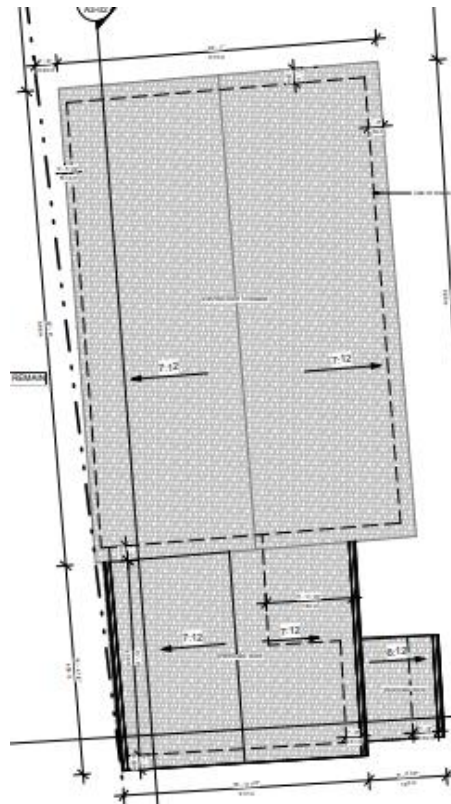
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5.1.U – Garage/Accessory Unit – Proposed Ground Floor Plan



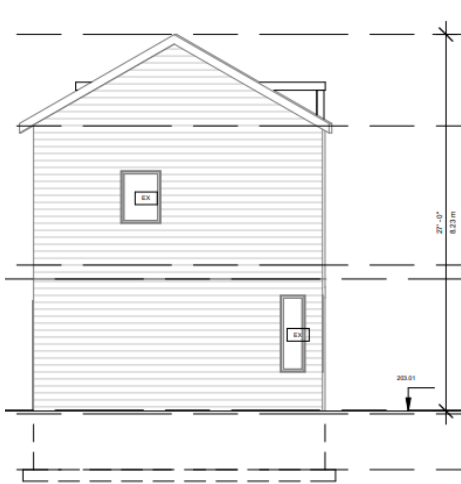
5.1.V – Garage/Accessory Unit – Proposed Second Floor Plan



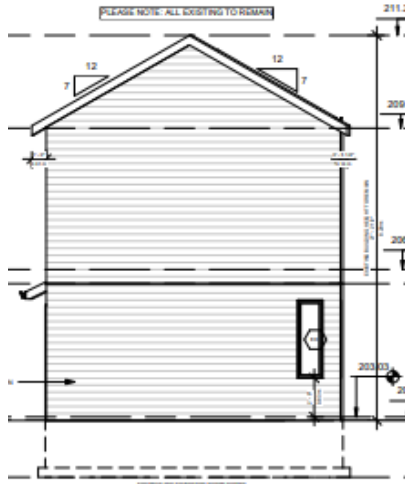
5.1.W – Garage/Accessory Unit – Proposed Roof Plan

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5.1.X – Garage/Accessory Unit – Existing Front (East) Elevation



5.1.Y – Garage/Accessory Unit – Proposed Front (East) Elevation



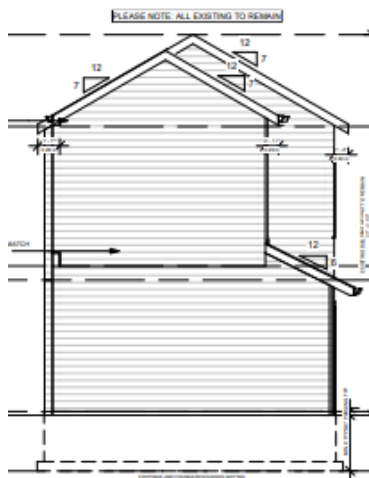
5.1.Z – Garage/Accessory Unit – Existing Left (South) Elevation



5.1.AA – Garage/Accessory Unit – Proposed Left (South) Elevation



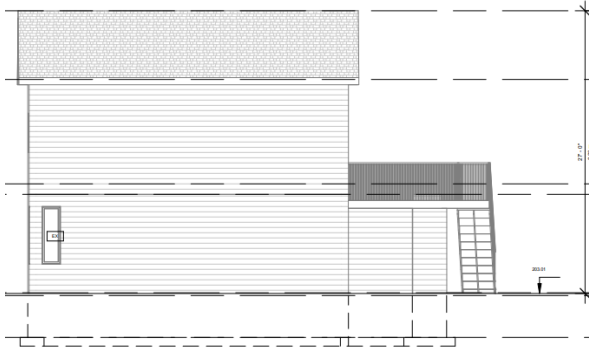
5.1.BB – Garage/Accessory Unit – Existing Rear (West) Elevation



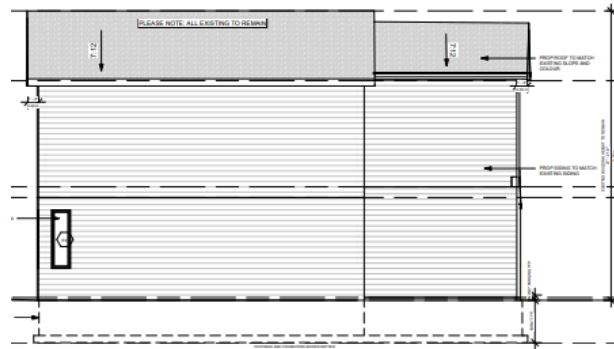
5.1.CC – Garage/Accessory Unit – Proposed Rear (West) Elevation

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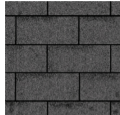

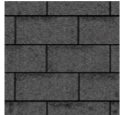



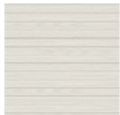






5.1.DD – Garage/Accessory Unit – Existing Right (North) Elavation



5.1.EE – Garage/Accessory Unit – Proposed Right (North) Elavation

The proposed material finish palette consists of the following:

MAIN HOUSE		SECONDARY SUITE	
			
ASPHALT SHINGLES OR SIMILAR	ALUMINUM FRAMED TYP. INSULATED GLAZING, BLACK WINDOW FRAMES	ASPHALT SHINGLES OR SIMILAR	ALUMINUM FRAMED TYP. INSULATED GLAZING, WHITE WINDOW FRAMES
			
GRAY STUCCO OR SIMILAR	CONCRETE	HORIZONTAL SIDING OR SIMILAR	
			
GRAY STONE OR SIMILAR		CONCRETE	

14 RIVER ROAD BRAMPTON, ON L6X 0A6		No.	Description	Date	 ARCHITECTS TORONTO - CANADA info@qbsarchitects.com		SAMPLE BOARD		5/8/2024 10:16:19 AM
STAGE	DRAWING NO.						PROJECT NUMBER	200155	
COFA	A4-06	019	ISSUED FOR CONSULTANTS	2024-05-06	DATE	05/06/24			
		018	ISSUED FOR PUBLIC NOTICE	2024-04-26	DRAWN	CD			
				CHECKED	SA	REVISION	01		

For full-sized drawings of the development proposal, refer to those included with the Site Plan Application submission package.

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6.0 Heritage Impact Assessment

6.1 Applicable Heritage Policies and Guidelines

6.1.1 City of Brampton Official Plan

In the City of Brampton Official Plan, policies with respect to the community's Heritage character have been listed. While the Official Plan encourages the preservation of as much of the Heritage value of the community as possible, it recognizes that communities are constantly growing and evolving. Foreseeing this activity, the Official Plan has policies and guidelines to guide proposed development with respect to Heritage:

Section 4.10 - CULTURAL HERITAGE

Objectives:

It is the objective of the cultural heritage resource policies 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) Promote public awareness of Brampton's heritage and involve the public in heritage resource decisions affecting the municipality.*

With respect to Cultural Heritage Landscapes:

4.10.2 Policies

4.10.2.1 The City shall identify and maintain an inventory of cultural heritage landscapes as part of the City's Cultural Heritage Register to ensure that they are accorded with the same attention and protection as the other types of cultural heritage resources.

4.10.2.2 Significant cultural heritage landscapes shall be designated under either Part IV or Part V of the Ontario Heritage Act, or established as Areas of Cultural Heritage Character as appropriate.

4.10.2.3 Owing to the spatial characteristics of some cultural heritage landscapes that they may span across several geographical and political jurisdictions, the City shall cooperate with neighbouring municipalities,

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other levels of government, conservation authorities and the private sector in managing and conserving these resources.

With respect to implementation:

4.10.9 Implementation

Conservation of cultural heritage resources shall form an integral part of the City's planning, decision-making and implementation processes.

Policies:

4.10.9.2 The City shall use the power and tools provided by the enabling legislation, policies and programs, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act and the Municipal Act in implementing and enforcing the policies of this section. These shall include but not be limited to the following:

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

(iii) Using zoning by-law provisions to protect heritage resources by regulating such matters as use, bulk, form, location and setbacks;

(iv) Using the site plan control by-law to ensure that new development is compatible with heritage resources;

6.1.2 Heritage Design Strategies

The City of Brampton Official Plan is silent on guidelines for development in a Listed Cultural Heritage Landscape. However, there are accepted Heritage Design strategies to assist the design of such developments to ensure the new construction is sensitive to the Heritage value of the CHL. Some of these strategies may also appear in Heritage Conservation District Plan guidelines.

Current professional thought is that the intention in creating designs for new additions in a heritage context should not be to create a false or fake historic building. This does not mean that new work should be aggressively idiosyncratic but that it should be neighbourly and fit this context while at the same time representing current design philosophy.

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These Design strategies for consideration and implementation are as follows:

- Siting;
- Views,
- Screening,
- Setbacks,
- Density,
- Scale,
- Height,
- Coverage,
- Landscape Open Space,
- Angular Plane,
- Shadowing,
- Design Elements, and
- Materials

6.1.2.1 Siting: locate the addition to be sensitive to existing setbacks.

6.1.2.2 Views: permit views into the site of the existing Heritage resource. Allow a 45 degree view into the site from the public realm where possible.

6.1.2.3 Screening: situate the addition so as to not screen views to the Heritage resource from the public realm. Respect a 45 degree view corridor to the existing resource from the public realm.

6.1.2.4 Setbacks: Additions should be sympathetic to the setbacks of adjacent heritage buildings; provide adequate building setbacks to the existing Heritage resource;

6.1.2.5 Scale: provide massing whose scale and articulation does not overpower the existing resource. Visually break down building mass to be in scale and rhythm of the existing resource. Solid versus Transparency: the relationship of solidity to transparency is a characteristic of additions that should be carefully considered with respect to existing massing.

6.1.2.6 Height: provide a building height which does not overpower the existing Heritage resource. Set the massing back from the Heritage resource as the new building gets taller.

6.1.2.7 Landscape Open Space: provide a Landscaped Open Space buffer as appropriate or in keeping to the existing resource's siting.

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6.1.2.8 Angular Plane: Set the new addition's massing back from the Heritage resource as the new building gets taller. Respect a 45 degree angular plane from the ridge or roof top of the existing Heritage resource. New Additions should be sympathetic to, and transition from, the height of adjacent buildings to the existing Heritage resource, with a minimum 45-degree angular plane.

6.1.2.9 Design Elements: Employ design elements which reference the existing design elements of the Heritage resource such as horizontal banding, building massing, window proportions, material etc. which may acknowledge or re-interpret the Heritage design philosophy or scale.

6.1.2.10 Materials: if appropriate, use similar materials as the existing Heritage resource if it is in keeping with the greater local built context.

The above strategies may overlap in implementation as they work together in the composition of a building. The objective must be to create a sensitive well-designed new structure "of its time" that is compatible with the character of an existing Heritage resource and its immediate context.

6.2 Heritage Impact Assessment – Cultural Heritage Landscape

The design proposal for the renovations and additions to the single detached residence and the garage/accessory unit at 14 River Road has been reviewed using the above design strategies to determine its compatibility CHL, and impact on its Heritage value.

- 1) Site Plan: The site plan and layout for the additions is sensitive to the CHL by:
 - The proposed addition is located beside the existing home, to the interior of the lot and to the rear.
 - The front yard setback maintained.
 - The south side yard setback to the adjoining listed is. The exposure of the south elevation is unchanged.
 - The driveway access is unchanged.
 - The courtyard is largely maintained. The north side yard setback is maintained.
 - The garage/accessory unit's front façade and relationship to the street is unchanged
 - The addition to the garage /accessory unit is to the rear away from street view.

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- 2) Views: The proposed additions are set so as to not impede views into the site or adjoining properties. As the principal facade faces its courtyard, the proposed home does not impede its view down the streetscape.
- 3) Screening: As it is located at the on the interior and rear of the property, the proposed additions do not screen the principal facade of the existing building or the adjoining ones. As the Home addressed the courtyard and not the street, the impact on the street is minimal
- 4) Setbacks: The proposed additions are situated as far as possible from adjoining Heritage resources. A generous setback is provided to the common property line.
- 5) Scale: The additions are internal to the site and the existing elevation which is exposed to the southern adjoining heritage resource remains the same,
- 6) Building Height: The proposed building height is 2 storeys. This matches the existing building height. The height is visually reduced with one storey elements and a continuous eaves. The addition building is set well away from the common property line so as not encroach on a 45 degree angular plane from the roof of the adjoining Heritage resource to the south.
- 7) Landscaped Open Space: The building setback maintains the existing screening trees along River Road.
- 8) Angular Plane: The proposed additions does not intersect a vertical 45-degree angular plane from the adjacent existing Heritage resource property to the south.
- 9) Design Elements: The proposed building uses design elements similar in scale and proportion to the existing Heritage resource:
 - a. heavy horizontal frieze board at the one storey level to visually continue the roofline;
 - b. different materials in different areas of the elevations;
 - c. vertically proportional windows (on the north elevation) to be sympathetic to the existing windows on the Heritage resource
 - d. one storey elements with pitched roof (Front Porch) to be sympathetic to the existing roofline

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- 10) Materials – The material palette proposes materials similar to the existing Heritage resource:
 - a. Stone,
 - b. Stucco,
 - c. Siding,
 - d. Asphalt shingles
 - e. Light and dark material colours.

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7.0 Summary Statements and Recommendations

7.1 Proposed Additions and Renovations to a Single Detached Residence and Garage/Accessory Unit at 14 River Road within a Cultural Heritage Landscape

The proposed Single Detached Residence at 58 Parkview Place has applied the following design strategies to illustrate sensitivity to the adjacent Heritage Listed property in the following manner. The proposed new single detached home:

- 1) has a front yard setback matches the existing building's;
- 2) maintains the existing berm and trees along River Road;
- 3) there is no expansion to the south which retains the south side yard setback so and work does not encroach on the existing adjoining home to the south and is in keeping with typical range of side yard setbacks in the CHL;
- 4) does not impede views into the site
- 5) does not impede views to adjoining homes;
- 6) does not screen adjoining homes;
- 7) maintains existing setbacks to property lines;
- 8) visually breaks down the two storey building addition mass by one storey elements which diminish the visual impact of the two storey building mass, and is not exposed to the adjoining Heritage resource to the south;
- 9) respects a 45-degree vertical angular plane from the adjacent existing Heritage resource property to the south;
- 10) uses design elements similar in scale and proportion to the existing Heritage resource:
 - a. heavy horizontal frieze board at the one storey level to visually continue the roofline;
 - b. different materials in different areas of the elevations;
 - c. vertically proportional windows (on the north elevation) to be sympathetic to the existing windows on the Heritage resource
 - d. one storey elements with a pitched roof (Front Porch) to be sympathetic to the existing roofline

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11)uses materials and colours similar to the existing CHL;

12)has employed a series of strategies to create a design solution that is sympathetic to the adjoining Heritage resource and to minimize any potential impact on the its Heritage value and that of the CHL.

In summary, the above design approach and components of the proposed design solution illustrate the attention to making the construction of the renovations and additions adjacent to an existing Listed Heritage resource and the CHL sympathetic to the existing Heritage value and thereby reducing any impact on its Heritage value.

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8.0 Mandatory Recommendation:

8.1 Mandatory Recommendation regarding the construction of additions and renovations to the single detached residence and garage/accessory unit at 14 River Road on the Heritage value of the adjacent existing Listed Heritage resource and the River Road Cultural Heritage Landscape:

With respect to the proposed construction of additions and renovations to the existing buildings at 14 Rier Road, it is recommended that:

- 1) 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 River Road Cultural Heritage Landscape;
- 2) The design of the renovations and additions to the existing single detached residence and the existing garage employs Heritage design strategies to minimize its impact on the Heritage value of the River Road Cultural Heritage Landscape;
- 3) The design of the renovations and additions to the existing single detached residence and the existing garage is in keeping with general good Heritage design practices and does not negatively impact the Heritage value of the Listed River Road River Road Cultural Heritage Landscape; and
- 4) The design of the proposed renovations and additions to the existing single detached residence and renovations to the existing garage be approved.

9.0 Authorship

Report Prepared By:

VINCENT J. SANTAMAURA, ARCHITECT INC.



Vincent J. Santamaura, B. Arch, OAA, MRAIC, CAHP
Principal Architect

Date:

07 May 2024

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Appendix 1: Bibliography

- 1.1 Canada, Government of, Department of National Defense, Aerial Photographs, National Aerial Photographic Collection, National Aerial Photographic Library, Ottawa.
- 1.2 Historic Places Canada, “Standards and Guidelines for the Conservation of Historic Places In Canada”, Second Addition, Government of Canada, 2010.
- 1.3 Ontario Ministry of Tourism, Culture and Sport, “Ontario Heritage Toolkit”, Queen’s Printer for Ontario, 2006.
- 1.4 Ontario Ministry of Tourism, Culture and Sport, “Eight Guiding Principles in the Conservation of Built Heritage Properties”, Ministry of Tourism, Culture and Sport, Queen’s Printer for Ontario, 2007.
- 1.5 Site Visit – December 1st, 2021.
- 1.6 Brampton Heritage Board, Brampton, City of, “Municipal Register of Cultural Heritage Resources – Listing Candidate Summary Report: River Road Cultural Heritage Landscape”, February 2010.
- 1.7 <http://google.com/maps>

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Appendix 2: Biography of Author

SELECTED PROFESSIONAL RESUME

Vincent J. Santamaura, B. Arch, MOAA, MRAIC

Overview:

Vincent has contributed close to 40 years of Architectural experience to the Construction Industry as Vincent J. Santamaura, Architect Inc. and as a founding partner of SRN Architects Inc. A creative designer, familiar with a variety of Building systems, and the Building and Approvals process, he applies his knowledge to solving the building needs of his clients.

Trained and registered as an Architect, Vincent graduated from the University of Toronto in 1983. He has been active in the Greater Toronto Area – from downtown infill housing to new communities to historic renovations, adaptive re-use to high-rise. Vincent has worked for award winning architectural firms and runs his own practice. He has worked for a large land developer/home builder as Staff Architect and Community Planner where he was responsible for designing new communities, lotting modules and commercial and residential unit forms. Fully versed in the grand picture, Vincent applies his knowledge and experience back into the urban and architectural design fields.

Familiar with a variety of building systems, Vincent is comfortable designing in steel frame, cast-in place concrete or wood or light gauge steel framing. His design solutions balance urban concerns, client needs, and budget demands. Sustainability has always been an interest of Vincent's since his university days having been involved in passive energy design since the first oil crisis, and this has led to an interest in building envelope systems and an exploration of the new energy efficient building techniques. Fundamentally, though, it is the satisfaction of the client's needs that drives the building design solution and the delivery of it on time and on budget.

Vincent derives a large amount of his design inspiration from our Ontario Heritage. He is a member of the Canadian Association of Heritage Professionals as a Building Specialist. He's been the Chair of the Uxbridge LACAC and has been active in the preservation efforts of the Foster Memorial and the Lucy Maud Montgomery House, both in Leaskdale. He has also sat on the Heritage Whitby LACAC. He designed the York/Durham Heritage Railway/Go Train Station in Stouffville, renovations to the Goodwood Town Hall (1875) and the Uxbridge Music Hall (1901). With these works, Vincent has developed strong interpersonal skills interacting with various communities, committees and municipal governments. This sensitivity to the existing built (and social) environment ensures that any design intervention will respect its neighbours.

Keenly aware of the complex issues and interests in building communities, Vincent uses his design skills, his consensus building skills and his experience to arrive at a balanced solution to any design challenge.

Education:

2001 to present – OAA Professional Development Continuing Education Course Certificates
1986 to 1989 – AutoCAD Certificate courses, Ontario CADD/CAM Centre, Cambridge, Ontario
1985 – Construction Specifications Course, CSC, Toronto
1983 – Bachelor of Architecture, University of Toronto

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Professional Memberships:

2012 to 2017 - Member, Alberta Association of Architects
2010 to present - Member, Canadian Association of Heritage Professionals, Building Specialist,
2006 to present - Member, Canada Green Building Council
1981 to present - Member, Ontario Association of Architects, Registered 1989
1983 to present - Member, Royal Architectural Institute of Canada

Community Memberships:

Currently - Member, Heritage Whitby/LACAC, Town of Whitby
2015 to 2018
2009 to 2012 - involved in Local Architectural Conservation Advisory Committee to the Town of Whitby
1993 to 1996 - Member/Chairman, Heritage Uxbridge/LACAC, Town of Uxbridge
- involved in Local Architectural Conservation Advisory Committee to the Town of Uxbridge
1993 to 2002 - Member, Friends of the Foster Memorial, Town of Uxbridge
- involved in the fund raising, preservation and designation efforts for the Foster Memorial in the Town of Uxbridge
1994 to 2002 - Member, York/Durham Heritage Railway Association, Stouffville
- involved in the running of the heritage railway between Stouffville and Uxbridge
1995 to 1998 - Member, Celebration of the Arts Committee, Town of Uxbridge
- involved in organizing the annual Cultural Celebration in the Town of Uxbridge

Professional Activities and Selected Projects:

Expert Witness – Heritage Matters:

Expert Witness – Heritage Matters: Ontario Municipal Board -
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Dunbar Homes Appeal of the City of Mississauga Refusal to Enact By-Law no. 0225-2007

Expert Witness – Heritage Matters: Ontario Municipal Board
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Testimony for Vitmont Holding Inc Appeal of the Town of Aurora Non-Decision on Site Plan for 15160 Yonge Street & No. 5 Tyler Street, Aurora

Expert Witness – Heritage Matters: Ontario Municipal Board -
Recognized as an Expert in Heritage Matters by the Ontario Municipal Board for Testimony during Ballantry Homes Appeal of the Town of Markham By-Law no. 2006-78

Heritage Impact Statements/Reports:



Heritage Impact Assessment/Preservation Plan - 68 Daisy Street, City of Toronto (Etobicoke):

Heritage Architect who analyzed and authored a Heritage Impact Assessment and prepared a Preservation Plan for the Vincent Massey Public School on the impact of a new cluster of townhouses proposed around it in the City of Toronto.

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Cultural Heritage Impact Review Assessment/ Preservation Plan - 8161 & 8177 Kipling Avenue, (The Thomas Wright House and the McGillivray-Shore House) City of Vaughan:

Heritage Architect & Architect who analyzed and authored a Cultural Heritage Impact Assessment/ Conservation Plan for the re-location and renovation of two Designated Homes and the impact of a proposed stacked townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

2017 Vaughan Urban Design Award winner.

Heritage Impact Assessment - 6 Mann Street, Clarington (Bowmanville):

Heritage Architect who analyzed and authored a Heritage Impact Assessment for the impact of an infill project of three single detached homes in the Town of Clarington (Bowmanville).

Heritage Impact Statement – 4390 Mississauga Road, City of Mississauga:

Heritage Architect who analyzed and authored a Heritage Impact Statement for the impact of a proposed semi-detached and townhouse development on the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

Heritage Impact Statement – 10056 & 10068 Keele Street, City of Vaughan:

Heritage Architect who analyzed and authored a Cultural Heritage Impact Assessment for and designed a proposed townhouse project in the Woodbridge Heritage Conservation District, in the City of Vaughan.

Heritage Impact Statement/Preservation Plan - Stiver Tenant House

9721 Kennedy Road, City of Markham

Heritage Architect who analyzed and authored a Cultural Heritage Impact Assessment/Preservation Plan for the preservation, re-location, renovation, and addition of a Designated Stiver Tenant Home project in the Town of Markham. (on-going)

Cultural Heritage Impact Review Assessment/Preservation Plan – The Thomas Watson House

8934 Huntington Road, City of Vaughan:

Heritage Architect who analyzed and authored a Cultural Heritage Impact Statement and Preservation plan for the renovation of a formerly Designated Home as part of the proposed Arlington Estate Banquet Hall re-development project in the City of Vaughan.

Heritage Impact Assessment/Preservation Plan – 6 & 12 Durham Street , Town of Whitby:

Heritage Architect who Analyzed and authored a Heritage Impact Assessment and prepared a Preservation plan for the re-location, renovation, and addition of two homes of Heritage value as part of “Olde Whitby-The Mews” redevelopment project in the Town of Whitby (Brooklin).

Restoration:

St. Francis Xavier (1856),

Parish of St. James – Tottenham

Architect for the planned restoration and expansion of this Heritage church will ensure the unique features of this building will be preserved.



The Music Hall (1901), Uxbridge:

Architect for the renovation of the cultural centre of the thriving artistic life of Uxbridge since 1901. The facilities of the Historically Designated Music Hall were updated, and the stage was restored.

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Adaptive Re-Use:



11 Woodlawn Avenue, Toronto:

Project Architect for a conversion of a church building into condominium suites. The existing 4,000 sf building shell had another 8,000 sf of building area inserted into its envelope to create six luxury 2-storey units.

Mixed Use Projects:



Old Brooklin-The Mews, Brooklin:

Architect for the infill and extension of downtown Brooklin’s Heritage District’s main street with a mixed-use project using traditional living above retail programming and local Heritage architectural styles.

Institutional:



Go Transit Stouffville and York Durham Heritage Railway Terminus, Stouffville:

Architect for the Heritage inspired Go Transit Station Stouffville which also acts as a terminus station for the York Durham Heritage Railway line between Stouffville and Uxbridge.

Commercial:



10 Richmond Street, Maple:

Architect for a commercial infill building in Downtown Maple’s Heritage, currently approved by the City of Vaughan Heritage Committee, the Maple Streetscape Committee and City of Vaughan Council.

Architectural Control Guidelines:

Kleinburg Estates, Vaughan (Kleinburg):

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Queen Anne, Second Empire and Victorian styles in this residential community in the Heritage Conservation District of Kleinburg.

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End of Report