



Report
Staff Report
 The Corporation of the City of Brampton
 7/23/2024

Date: 2024-07-02

Subject: Implementation of Heritage Easement Agreement for 10900 Coleraine Drive, Ward 10

Contact: Charlton Carscallen, Principal Planner/Supervisor – Heritage, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-606

RECOMMENDATIONS:

1. That the report from Charlton Carscallen, Principal Planner – Heritage, to the Brampton Heritage Board Meeting of January 30, 2024, re: **Implementation of Heritage Easement Agreement for the Property at 10900 Coleraine Drive, Ward 10**, be received;
2. That the Commissioner of Planning, Building and Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 10900 Coleraine Drive in accordance with Part IV, section 37 of the Ontario Heritage Act, as amended (the “Act”);

OVERVIEW:

- Staff are seeking direction to enter into a Heritage Easement Agreement as described in Section 37 of the Ontario Heritage Act, for 10900 Coleraine Drive
- Heritage and Legal staff have worked with the property owners to develop the agreement.
- The agreement will help ensure the long-term conservation of the property while allowing the development proposals to proceed.

BACKGROUND:

Relocation and Restoration of the Cole Farmhouse

In 2015, a Heritage Impact Assessment was prepared for the Cole Farmhouse in support of a development application for lands on Coleraine Drive in Ward 10 (see Attachment 1). The development proposal consisted of two properties: 10900 Coleraine Drive and 10690 Highway 50. The HIA determined that the house met four of the nine criteria in Ontario Regulation 9/06 *Criteria for Determination of Cultural heritage Value or Interest* under Part IV of the Heritage Act. Subsequently, the Owner's of 10900 Coleraine Drive sought approval from the City to relocate the Farmhouse from its then location, municipally known as 10690 Highway 50, to a new location, by way of submitting a Heritage Conservation Plan and a Heritage Building Protection Plan (see Attachment 2). The relocation was proposed as a means to conserve the farmhouse.

Built between 1861 and 1877, the Cole Farmhouse has design or physical value as a unique example of a vernacular Gothic Cottage with the subsequent incorporation of Italianate motifs, which is reflective of progressive farming practices in Brampton. The Gothic Revival influence is exhibited in the one-and-a-half storey height, brick cladding, side gable roof, and a three bay front façade with a projecting central gabled bay. The Italianate features are reflected in the central porch, the semicircular arch upper window, and the painted brick accents of the voussoirs, quoins, sills and frieze.

The Cole Farmhouse is associated with the growth and evolution of the former Toronto Gore Township, and its connection with the Cole family provides information on understanding settlement patterns in the Township.

The Relocation Plans were approved by the City's Brampton Heritage Board (Resolution HB062-2015) and the City's Planning & Development Committee and City Council (P&IS221-2015 and C293-2015), subject to certain requirements intended to secure the relocation of the Farmhouse and conserve the historical, architectural, contextual, aesthetic, and heritage characteristics and conditions of the Lands and Farmhouse Lands, including without limitation, compliance with the Relocation Plans.

The Farmhouse was relocated; however, it has not yet been installed on its new foundation as a result of delays related to the planning process and Regional studies for the widening of Coleraine Drive.

The requirement for the creation of a Heritage Easement Agreement was established through Ontario Land Tribunal Zoning By-Law OLT ZB 2-2021, Section 3553.5(3) (see Attachment 3). Through the Zoning By-Law, the Owner is required to make arrangements with the City to enter into this Agreement and apply this Agreement to the Farmhouse Lands, the site of the future commemorative feature and the adjacent lands fronting Coleraine Drive.

CURRENT SITUATION:

The owners of 10900 Coleraine Road are seeking to initiate the work required to complete the relocation of the Cole Farmhouse onto its new foundation. This includes stabilization and preparation efforts for relocation, construction of a new foundation,

relocation of the building and initial conservation work required for continued conservation until full restoration occurs. Once the house is established on its new foundation further stabilization will be done to protect the building from deterioration. The final Conservation and Restoration work for the building will be completed once the final occupant is confirmed.

Completion of the Heritage Easement Agreement will provide the City and owner with a clear understanding of their responsibilities as the conservation process moves from stabilization through relocation and restoration and re-occupation. The owners have participated in the development of the agreement and agree to its terms.

CORPORATE IMPLICATIONS:

Financial Implications:

None

STRATEGIC FOCUS AREA:

Environmental Resilience & Sustainability: Focusing on nurturing and protecting our environment for a sustainable future. Heritage is a key element of sustainable development and supports healthy vibrant neighbourhoods.

CONCLUSION:

Completion of the Heritage Easement Agreement for 10900 Coleraine drive will provide the City with assurance that the property will be conserved and maintained in the best possible order for the near and long term.

Authored by:

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Commissioner

Attachments:

- Attachment 1 – COLE FARMHOUSE, 10690 Hwy. 50 Cultural Heritage Impact Assessment
- Attachment 2 – Heritage Conservation Plan and Heritage Building Protection Plan, 10900 Coleraine Drive.
- Attachment 3 – Zoning By-Law OLT ZB 2-2021, Section 3553.5(3).