



COLE FARMHOUSE, 10690 Hwy. 50 Cultural Heritage Impact Assessment

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1.0 EXECUTIVE SUMMARY

AREA, Architects Rasch Eckler Associates Ltd. (*AREA*) was retained by Orlando Corporation (the owner) on March 12, 2014 for the preparation of this Heritage Impact Assessment (HIA) report, to evaluate the heritage aspects of and the development impacts on the 'listed' cultural heritage resource, recognized as the "Cole Farmhouse" with municipal address, 10690 Highway 50, Brampton, Ontario (Figure 1). The latest revision of this HIA reflects the updates in the planning processes, affecting this subject cultural heritage resource, which forms part of the Orlando development lands within Brampton's Area 47 Secondary Plan ('Area 47 SP') and more specifically, the Sub-Area 47-3 within Area 47 SP.

The subject property at 10690 Highway 50 forms part of a two-phased development for a 369.35 acre site within Area 1 of the Sub-Area 47-3. The Orlando development lands are adjacent to another land assembly, which is independently being developed by Prologis Inc. Although under separate land ownership, the Prologis development lands are referenced in this report since both the Orlando and Prologis Development Proposals (to be referred to as 'OPDP') are proceeding concurrently through planning approvals.

The OPDP comprises a 369.35-acre site area, currently being developed for industrial use as Concept for Plan 47-3 Area 1 by Orlando Corporation and Prologis Inc. (Figure 3). The term, 'Block Plan', is used in this report, as denoted in Orlando's drawings, and their design process, and NOT in reference to the City's planning application. The OPDP is traversed by Rainbow Creek and Coleraine Drive approximately in the north-south direction, and is bounded by: Countryside Drive to the north, Highway 50 to the east, and two future proposed access roads to the south and west (Figure 3). The south boundary of the OPDP lands is approximately 700 metres north of Cadetta Road and 700 metres north of the intersection of Highway 50 by Major Mackenzie Drive (on east side) and Coleraine Drive (on the west side).

Area 47 SP is bounded by: Mayfield Road to the north, The Gore Road to the west, Castlemore Road to the south, and Highway 50 to the east (see Figures 3 and 4). It is located in the north-east portion of Brampton, which is the subject of the City's "Highway 427 Industrial Secondary Plan"¹. The Secondary Plan would establish a policy framework to guide development of a complete community in northeast Brampton, consisting of residential, retail, institutional and employment uses. The Highway 427 Industrial Secondary Plan was adopted by Council in September 2014 but was appealed to the Ontario Municipal Board (OMB). Therefore, a site specific Official Plan Amendment is required to facilitate development of the Orlando and Prologis lands in advance of a final decision by the OMB on the Secondary Plan.

As part of this secondary planning process, Archeological Services Inc. conducted a Cultural Heritage Study report ('ASI-CHS') to survey Cultural Heritage Resources ('CHR') within Area 47 (Figures 16 and 17). The CHR properties include residential structures, agricultural-related buildings, landscape features and building remnants. Using OHA O.Reg 9/06 as a basis for their point-evaluation system, the subject property, being the Cole Farm at 10690 Highway 50, identified as 'CHR-14' and 'CHR-16', is among the fourteen Category '1' CHRs, and was described as having intact architectural, historical, and contextual values. The property is already incorporated in the City's Heritage Register as a "listed" property². The heritage identification of "listing", as compared to "designation"

¹ Planning, Design, and Development Committee. Information Report - City of Brampton Initiated Official Plan Amendment- Highway 427 Industrial Secondary Plan (Area 47) - Ward 10. City of Brampton, 16 June 2014. PDF File P26 S47. Web. 07 January 2014.

² Brampton Heritage Board. Municipal Register of Cultural Heritage Resources: 'Listed' Heritage Properties. City of Brampton, January 2014. Web. 7 March 2014.

serves as an administrative tool for monitoring a property, but, in itself, does not have legal status under the Ontario Heritage Act (OHA). Since the ASI study constituted a “windshield survey”, this HIA report will provide more detailed heritage evaluation based on a close-up and detailed visual review of the built heritage resource.

As part of *AREA*'s comprehensive heritage services, the following structures were reviewed on the Cole Farm property (Figure 18): the 'Cole Farmhouse' ('Residence-A'), a one-storey house off of Highway 50 ('Residence-B'), the massive and original barn ('Farm Structure-A'), and six other outbuildings ('Farm Structures '-1', '-2', '-3', '-4', '-5', and '-6'). The farm buildings, clustered mostly near Coleraine Drive, are not integral to each other, given that there is an accretion of new and old structures. The buildings that form part of the property's historic period were considered for heritage assessment, and were identified as: the homestead structure ('Cole Farmhouse' or 'Residence-A'), and the large, wood frame and clad barn immediately north of the house ('Farm Structure – A').

The Cole Farmhouse is proposed to be conserved by preserving and restoring its original historic form. The strategy will involve removing its non-character-defining additions through selective disassembly on-site. It is to be implemented in a strict sequence for documentation and for securing the structure of the original (front) house. If retained in situ, the house would be surrounded by incompatible industrial buildings and operations, which would undermine its contextual integrity. Its relocation on one of two potential relocation sites (Figure 51) is proposed to mitigate the negative impacts of the development.

The Orlando-Prologis Development Proposal ('OPDP'), at this early stage, provides opportunities to reinforce the goals of Area 47 SP, and is evaluated to have its potential adverse impact mitigated for the subject property of this HIA by conserving its significant heritage resource, being the Cole Farmhouse. The relocation of the historic house constitutes the mitigation strategy to allow for the new development to proceed with a final relocation site to be determined in consultation with and to be approved by the City of Brampton. Subsequent City processes, such as Block Plans, Site Plan Agreement, Building Permit Application, and Heritage Permit Approval, will require more detailed preservation submissions, including Conservation Plan Drawings, Architectural Restoration Elevations, Design Control Guidelines, and Landscape Restoration Plans.

These and other submissions for various applications will require the review of the Brampton Heritage Board, and ultimately, the approval of Council. Therefore, at milestones in the development process, the City's heritage authority will have the opportunity to review and approve the heritage aspects of this project.

2.0 BACKGROUND TO THE REPORT

2.1 Engagement of AREA Architects and Secondary Plan Process

AREA, Architects Rasch Eckler Associates Ltd. (*AREA*) was retained by Orlando Corporation on March 12, 2014 for the preparation of this Heritage Impact Assessment (HIA) report, to evaluate the heritage aspects of and the development impacts on the 'listed' cultural heritage resource, recognized as the "Cole Farmhouse" with municipal address, 10690 Highway 50, Brampton, Ontario. The property at 10690 Highway 50 is included on Brampton's "Municipal Register of Cultural Heritage Resources" (also known as the 'Heritage Register') and is part of a land assembly for an industrial development by Orlando Corporation and Prologis Inc.

The Orlando development lands are adjacent to another land assembly, which is independently being developed by Prologis Inc (Figure 3). Although under a separate land ownership, the Prologis development lands are referenced in this report since both the Orlando and Prologis Development Proposals (to be referred to as 'OPDP') form the two-phased development for a 369.35 acre site of Area 1 within Sub-Area 47-3 of Brampton's Area 47 Secondary Plan ('Area 47 SP').

This HIA is being submitted to the City of Brampton as part of an application to amend the Official Plan (OPA) and Zoning By-law (ZBA) to permit industrial uses for the OPDP. The OPDP is traversed by Rainbow Creek and Coleraine Drive approximately in the north-south direction, and is bounded by: Countryside Drive to the north, Highway 50 to the east, and two future proposed access roads to the south and west (Figure 3). The south boundary of the OPDP lands is approximately 700 metres north of Cadetta Road and 700 metres north of the intersection of Highway 50 by Major Mackenzie Drive (on east side) and Coleraine Drive (on the west side).

The Cole Farm at 10690 Highway 50 forms part of Area 47 SP, also known as the Highway 427 Industrial Secondary Plan. This Secondary Plan would establish a policy framework to guide development of a complete community in northeast Brampton, consisting of residential, retail, institutional and employment uses. The subject cultural heritage resource at 10690 Hwy 50, and the surrounding lands comprising the OPDP are assigned with land use designations of "Business Park" and "Logistic / Warehouse / Transportation" within Area 47 SP. Area 47 SP was adopted by Council in September 2014 but was appealed to the Ontario Municipal Board (OMB). Thus, the OPDP is being proposed to have a site specific Official Plan Amendment to facilitate development of their lands in advance of a final decision by the OMB on the Secondary Plan.

2.2 Methodology of HIA Report

The scope of this HIA report involves the evaluation of the existing heritage resources and the impact on them from the proposed development on and around the subject property. This HIA is submitted to support the development application for the subject property including the Block Plan and Zoning By-law Amendment (ZBA) which will follow closely upon Council approval of the OPA for Area 47.

Archival research, site and building investigations, were also incorporated in this report as part of *AREA*'s comprehensive heritage consulting services. Site visits were undertaken by *AREA* staff on September 13, 2011, March 19, October 15 and 31, 2014 to view and photograph the farmhouse, the farm structures and their surroundings. Historical research for this report was based on property background information included in existing Archeological Reports, Environmental Assessments, Geotechnical Studies, Brampton Heritage Board (BHB) reports, and Area 47 Cultural Heritage Report relating to the subject lands. Additional background research for this report was based on information gathered from available Land Registry records, historical maps, aerial photographs, assessment rolls and census records and other archival materials. The primary source research was conducted predominantly at the Region of Peel Archives, which, however, did not elicit any early images or photographs of the Cole Farm or its buildings. Furthermore, the Brampton Heritage Inventory was consulted online to determine that the property is a "listed" rather than designated property of cultural heritage interest.

David Eckler, B.E.S., B.Arch., OAA, MRAIC of *AREA*, whose curriculum vitae and firm profile are attached (Appendix C) is the primary author responsible for the overall preparation and recommendations of this HIA. The property owner has retained Carl Brawley of Glen Schnarr and Associates Inc. (GSAI) as consulting planner for the development approval applications. This report is also supported by the guidelines and policies of various provincial and municipal heritage planning documents, including:

- Ontario Heritage Act ('OHA')
- Provincial Policy Statement ('PPS') of the Planning Act, 2014
- Ontario Heritage Tool Kit (OHTK), Ontario Ministry of Culture (now Tourism, Culture, and Sport), 2006
- City of Brampton Official Plan 2006, Chapter 4.9 "Cultural Heritage", approved 2008 ('OP')
- City of Brampton, Heritage Impact Assessment Terms of Reference
- Municipal Register of Cultural Heritage Resources, 'Listed' Heritage Properties, and
- City of Brampton Guidelines for Securing Vacant Built Heritage Resources, 2010

The assessment process of this report will reference the above-listed heritage conservation standards for managing the heritage resource of the farmhouse. Among the figures in the report, all current photographs were taken by *AREA* staff from their site visits unless indicated otherwise.

2.3 Applicable Heritage Policies

The conservation of cultural heritage properties is governed at the provincial level by the *Ontario Heritage Act*, R.S.O. 1990, with amendments up to 2014 (OHA) and Section 2.6 Cultural Heritage and Archaeology of the *Provincial Policy Statement* (PPS) of the Planning Act, 2014. The PPS Policy 2.6.3 incorporates a requirement for an impact assessment through its definition of the term 'conserved':

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 under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

These two provincial pieces of legislation, the OHA and PPS, have been incorporated into the heritage policies of the City of Brampton. But the PPS regulation does not specifically apply to this property since it is not designated under the OHA and hence, by definition, is not a “*protected heritage property*” under this legislation.

Instead, the applicable municipal legislation governing this property would be the Brampton *Official Plan* 2008 (OP) which establishes the requirement of an HIA as follows:

4.9.1.11 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.

Because 10690 Highway 50 is not a designated property under the terms of the OHA but has been entered on the municipal *Heritage Register*, it will be assessed using the guidelines established by the City of Brampton “HIA – Terms of Reference”, which state:

2.1 An HIA will be required for the following:

- 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.

The first category of properties requiring an HIA applies to the subject farmhouse and its adjacent land since the farm property will be the subject of various planning approvals for the proposed industrial development. The scope of this HIA report involves the evaluation of the existing house structure on the property, its history and context and the proposed development and its impact on the site. The format and content of this HIA generally follows the guidelines suggested in the “Heritage Resources in the Land Use Planning Process” contained in the *Ontario Heritage Tool Kit* (OHTK) as follows:

1. Historical Research, Site Analysis and Evaluation
2. Identification of the Significance and Heritage Attributes of the Cultural Heritage Resource
3. Description of the Proposed Development or Site Alteration
4. Measurement of Development or Site Alteration Impact
5. Consideration of Alternatives, Mitigation and Conservation Methods
6. Implementation and Monitoring
7. Summary Statement and Conservation Recommendations

This same content list is incorporated in the City’s guidelines for HIA-ToR, which will specifically be used as a general outline for this report. These content requirements are incorporated into this report except for some changes to section numbering and titles as applicable to the subject property and project.



Figure 1 **Location of Cole Farmhouse at 10690 Highway 50** - City of Brampton 2013 Air Photo Map with annotations by *AREA* showing boundaries and location of farmhouse.

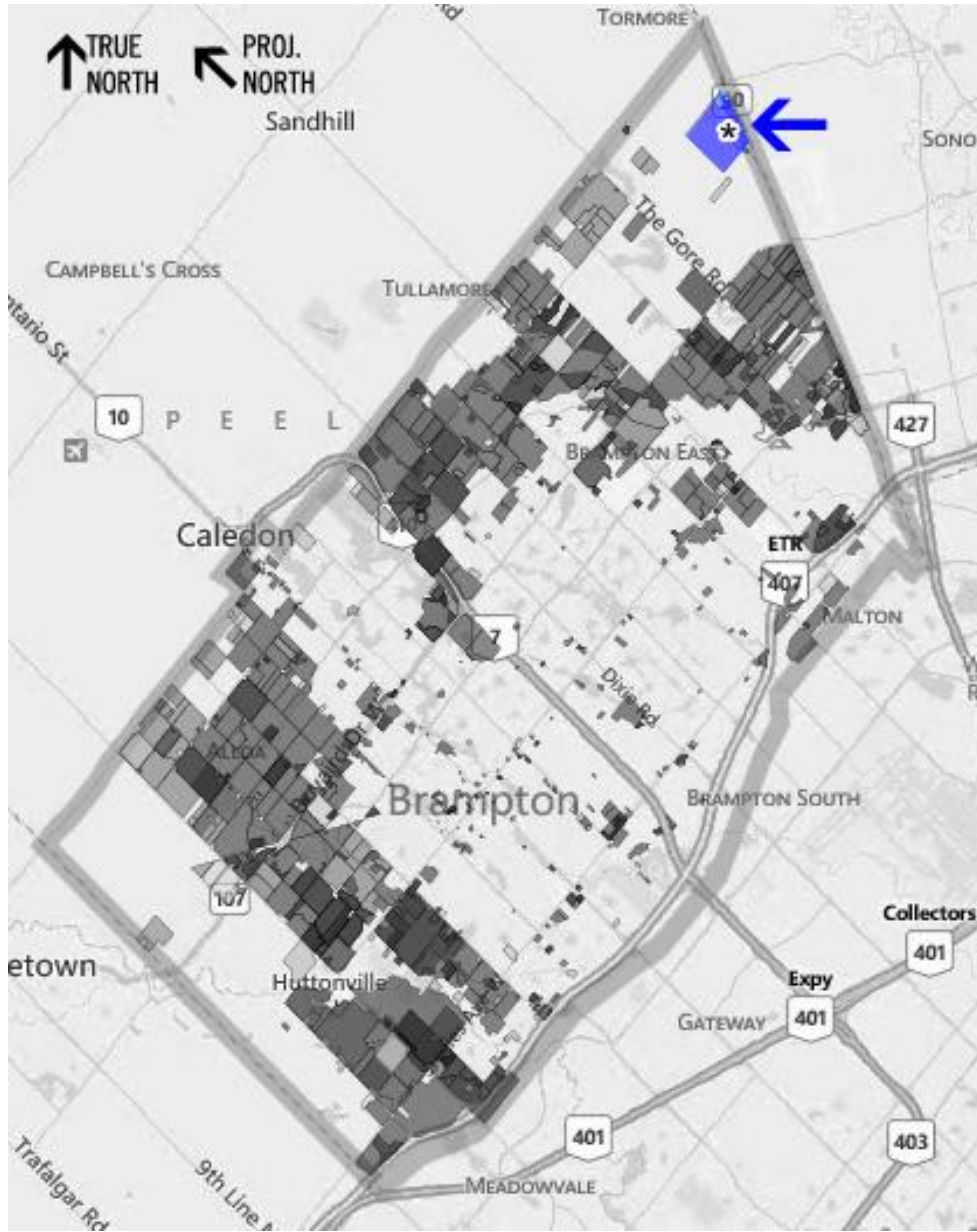


Figure 2 **Location of Cole Farm in Brampton** – City of Brampton Online GIS Map, with annotations by AREA showing OPDP boundaries and farmhouse location.

3.0 DESCRIPTION OF THE SUBJECT PROPERTY'S BUILT HERITAGE

3.1 Location

The Cole Farm with municipal address, 10690 Highway 50, is located in the north-east portion of the City of Brampton. It can be accessed from Highway 50 through a private driveway that stretches to the west, towards the cluster of farm buildings, and then towards Coleraine Drive (Figure 1). The farm property forms part of the 369.35-acre site area, currently being proposed for industrial development as a business park by Orlando Corporation in partnership with Prologis Incorporated (Figure 3). The term, 'Block Plan', is sometimes used in this report, as denoted in Orlando's drawings, and their design process, and NOT in reference to the City's planning application.

Although under separate ownership, the Prologis lands are referenced in this report since both the Orlando and Prologis Development Proposals (to be referred to as 'OPDP') are proceeding concurrently through planning approvals. The OPDP proposed industrial lands are traversed by Rainbow Creek and Coleraine Drive approximately in the north-south direction³ and are bounded by: Countryside Drive to the north, Highway 50 to the east, and two future proposed access roads to the south and west (Figure 3). The subject lands and surrounding area are identified as Logistic / Warehouse / Transportation within the Hwy 427 Industrial Secondary Plan.

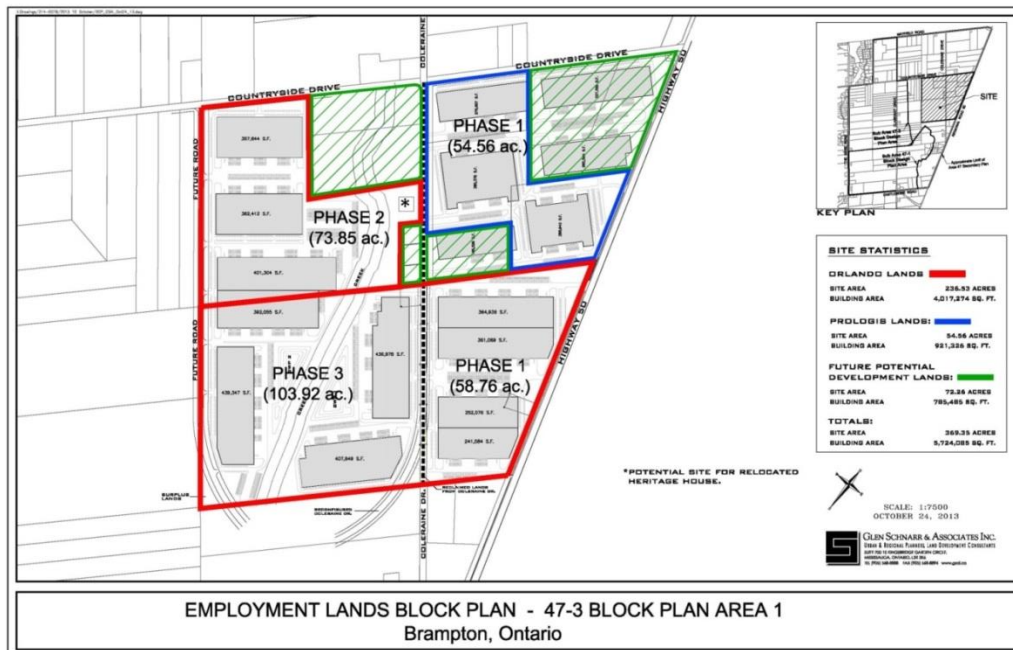


Figure 3 **Brameast Business Park Concept Plan** (Glen Schnarr & Associates Inc., October 24 2013) annotated by AREA to show location of Cole Farmhouse

³ For the purposes of this report, a north-south orientation will be considered to be parallel to Coleraine Drive, and likewise Clarkway Drive, and The Gore Road. While Coleraine Drive runs in a roughly north-westerly direction, it will, for the sake of convention and clarity, be discussed as if it followed a north/south alignment much as Countryside Drive is typically described as running east/west.

3.2 Context of Subject Property

3.2.1 Legislative and Planning Context

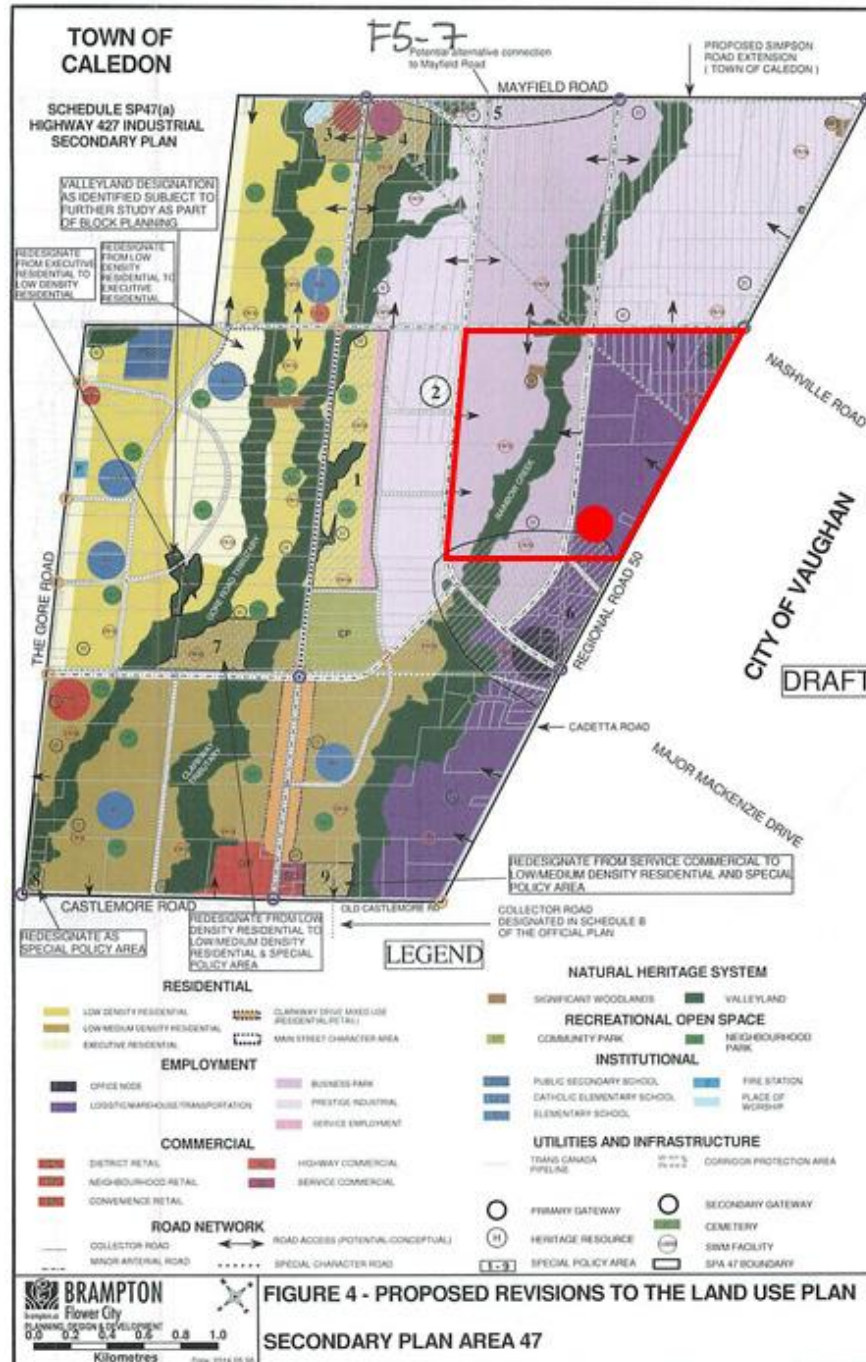


Figure 4 Schedule SP47(a), Highway 427 Industrial Plan (Area 47) Land Use Plan (City of Brampton, May 26, 2014) annotated by AREA to show boundaries of OPDP within Area 47, and the approximate location of Cole Farmhouse (•).

The land use designations for Highway 427 Industrial Secondary Plan is demonstrated in Schedule SP47(a), with the last version, dated May 26, 2014, approved as part of the staff Recommendation Report for Area 47 SP, issued on May 1, 2014. This Land Use Plan and its draft OPA is referenced in this report in order to assess the planning policies applying to, and surrounding the proposed development, being the OPDP, and the subject property, being the Cole Farm at 10690 Highway 50.

The Cole Farmhouse, in its current location on the east side of Coleraine Drive, is within the 'Logistic/ Warehouse/ Transportation' land use zone of Schedule SP47(a) (Figure 4). 'Section 5.3.9.1 Logistics/ Warehouse/ Transportation' identifies the permitted uses in this zone ('[]' Text added for convenience):

5.3.9.1. The lands designated Logistic/Warehouse/Transportation on Schedule SP47(a) shall permit the range of uses and shall be developed in accordance with Part 1, Section 4.3 [Employment Lands], Subsection 4.3.2 [Industrial] and other relevant policies of the Official Plan. Permitted uses shall include Prestige Industrial and those listed in Section 5.3.7 [Prestige Industrial] of this Plan. Outdoor storage of goods and materials will be permitted subject to the location and screening criteria contained within the implementing zoning by-law. In addition, open space uses such as stormwater management facilities shall also be permitted.

The aforementioned Section 5.3.9.1 in the Area 47 SP draft OPA generally establishes the permitted uses, which are expanded upon in their applicable sections ('[]' Text added for convenience, underlines for emphasis):

4.3.1. Business Corridor [City of Brampton, Official Plan 2006]

...The Business Corridor designation permits a broad range of employment-related uses including industrial and commercial uses that require the exposure offered by such locations in order to accommodate the business and service needs of companies and employees and to accommodate, at appropriate locations, certain business activities that may also serve the general public.

4.3.2. Industrial [City of Brampton, Official Plan, 2006]

The Industrial section of this Plan provides for the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution. Corporate head offices and high performance industrial uses such as research and development facilities are also permitted in the Industrial designation...

5.3.7. Prestige Industrial [City of Brampton, Area 47 SP, 2013]

5.3.7.1 The lands designated Prestige Industrial on Schedule SP47(a), shall permit the range of uses and be developed in accordance with Part 1, Section 4.3.1 [Business Corridor], and other relevant policies of the Official Plan. Permitted uses may include research and development facilities, communication and/or telecommunication facilities, manufacturing and processing of semi processed or fully processed materials...

In addition, lands within the Prestige Industrial designation shall also permit offices, hotels, conference/convention centers, and within which may permit limited accessory retail, and business support services. Day nurseries and open space uses such as stormwater management facilities may also be permitted within lands designated Prestige Industrial without an amendment to this Plan.

Ancillary and service retail (up to 25% of the total gross floor area of the principal use but not exceeding 550 sq. metres in gross floor area) shall be permitted where integrated as a component of an employment use.

The west portion of the OPDP, to the west side of Coleraine Drive, is designated as a Business Park. This land use designation also cites Sections 4.3 and 4.3.2 of the City of Brampton's Official Plan, 2006, with the approval of permitted uses in Section 5.3.7 of Area 47 SP.

The proposed industrial uses, as generally outlined by the relevant cited sections of the OPA to be implemented for the Area 47 SP, at this initial stage, will clearly have impacts on the subject residential-farmstead, being the Cole Farmhouse, which will be discussed further in this report. The proposed land uses of the Area 47 SP which will constitute the surrounding context of the Orlando development include⁴:

- On the west side of arterial road 'A2', is a zone designated for Prestige Industrial uses, with a Special Policy Area 2 for the property at 5253 Countryside Drive. As quoted from Section 6.2.1., this is "in order to determine, through the tertiary planning process, if a Place of Worship can be developed in a manner that is complementary and supportive of the planning objectives for Area 47."
- Further west from the development lands, along Clarkway Drive is a Low/Medium Density Residential zone.
- On the north side of the subject development is a zone designated for Business Park uses. It also forms part of the north-east portion of the City of Brampton that dedicates a Corridor Protection Area for the future GTA-West Transportation Corridor⁴.
- Prestige Employment uses are designated on the east side of Highway 50 in the City of Vaughan, and are combined with General Employment south of Nashville Road, and Agricultural to the north of Nashville Road.
- On the south side is the location of Special Policy Area 6, which, as earlier cited, will involve further review of the road intersections. The Logistic/ Warehouse/ Transportation uses continue all the way south towards Old Castlemore Road – incorporating an Office Node at the anticipated road intersection – and is bounded on the west by Rainbow Creek, which stretches all the way to the north, towards Mayfield Road.
- Also to the south and to the west of Rainbow Creek is Clarkway Drive, which immediately north of Castlemore Road, is a designated "Main Street" mixed-use character area, and is anchored by a Retail centre to the south, and a Community Park to the north.

The OPDP will be part of and fulfill the goals of Area 47 SP, planned to combine density of 45 persons and jobs per hectare. It represents the last greenfield area for large scale employment uses in northeast Brampton (Figure 4)¹.

⁴ "Appendix A Draft Official Plan Amendment" from Information Report - Highway 427 Industrial Secondary Plan (Area 47). City of Brampton, Planning, Design and Development, 16 June 2014. PDF. Accessed 07 January 2015.

3.2.2 Landscape and Vistas

The subject property is located in the Peel Plain physiographic region, an undulating tract of clay soils which gradually slopes towards Lake Ontario⁵. The central and western sections of the property are reported to be located within 300 metres of a watercourse, which runs north-south through its western section. Its proximity to water sources, indicate its high archeological potential, with categorization as an early Euro-Canadian settlement⁵. The subject Cole Farm consists entirely of agricultural lands situated in a rural landscape, with a approximately less than 10% being disturbed by the recent construction of large farm structures (Figures 5 to 8). The primary views from and toward the site are described below with reference to photos (Figures 9 to 14).

Area 47 represents the last available Greenfield area for large scale employment uses in northeast Brampton. At present, the key views in and around the development property are comprised of vast farm lands (Figures 9 to 14), and/or underdeveloped lands for general employment purposes (Figure 12). At present, the subject property at 10690 Highway 50 could be accessed from: (1) Highway 50 (Figures 9 to 11), and (2) Coleraine Drive, accessed by travelling west of Countryside Drive from Highway 50 (Figures 12 and 13) and then south of Coleraine Drive from Countryside Drive (Figure 14).



Figure 5 **Southeastern Section of Property**
(Archaeological Assessments Ltd., 2013)



Figure 6 **Northeastern Section of Property**
(Archaeological Assessments Ltd., 2013)



Figure 7 **Eastern Section of Property**
(Archaeological Assessments Ltd., 2013)



Figure 8 **Southern Section of Property**
(Archaeological Assessments Ltd., 2013)

⁵ Archaeological Assessments Ltd. The Stage 1 Archaeological Assessment of the Orlando Corporation Lands, Part of Lot 14, Concession 11, Northern Division, and Part of Lot 14, Concession 12, Northern Division, City of Brampton, Regional Municipality of Peel. 16 January 2013

- Area 47 represents the last available Greenfield area for large scale employment uses in northeast Brampton. At present, the key views in and around the development property are comprised of vast farm lands (Figures 9 and 10), and/or underdeveloped lands for general employment purposes (Figures 11 and 12)



Figure 9 View of Property from Highway 50 (Google Maps, 2014)



Figure 10 Looking North on Highway 50 (Google Maps, 2014)



Figure 11 View of Property to the East Side of Highway 50 (Google Maps, 2014)

- On the north-east corner of subject development, OPDP, a primary gateway is proposed in the Area 47 SP at the intersection of Countryside Drive and Highway 50, where a currently established gas station exists (Figure 12).



Figure 12 Countryside Drive and Highway 50, View of North-East Corner of the Property, also Designated Primary Gateway in Schedule SP47(a) of Area 47 SP (Google Maps, 2014)

- Countryside Drive, the northern boundary OPDP, is currently a two-lane road with frontages of farms and low-density residential structures to the north. These residences are set back at generous distances (Figure 13).

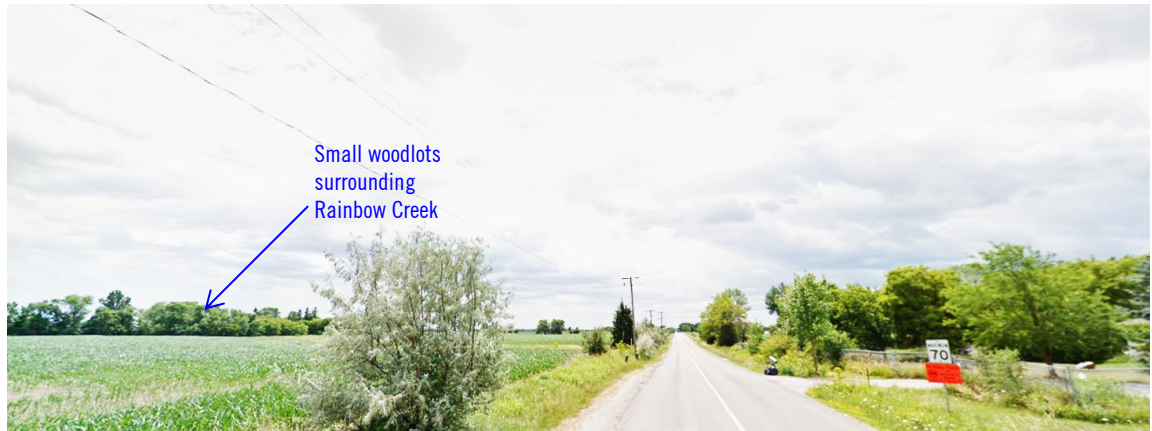


Figure 13 Looking West of Countryside Drive from Highway 50, with View of Rainbow Creek Vegetation (Google Maps, 2014)

- Immediately west of Coleraine Drive are deciduous trees, indicating the route of Rainbow Creek (Figure 13).

- Along Coleraine Drive, the view of the property is mostly obscured by the modern red barn structure (Figure 14).



Figure 14 View of Subject Property, 10160 Highway 50, from Coleraine Drive (Google Maps, 2014)

3.2.3 Adjacent Cultural Heritage Resources

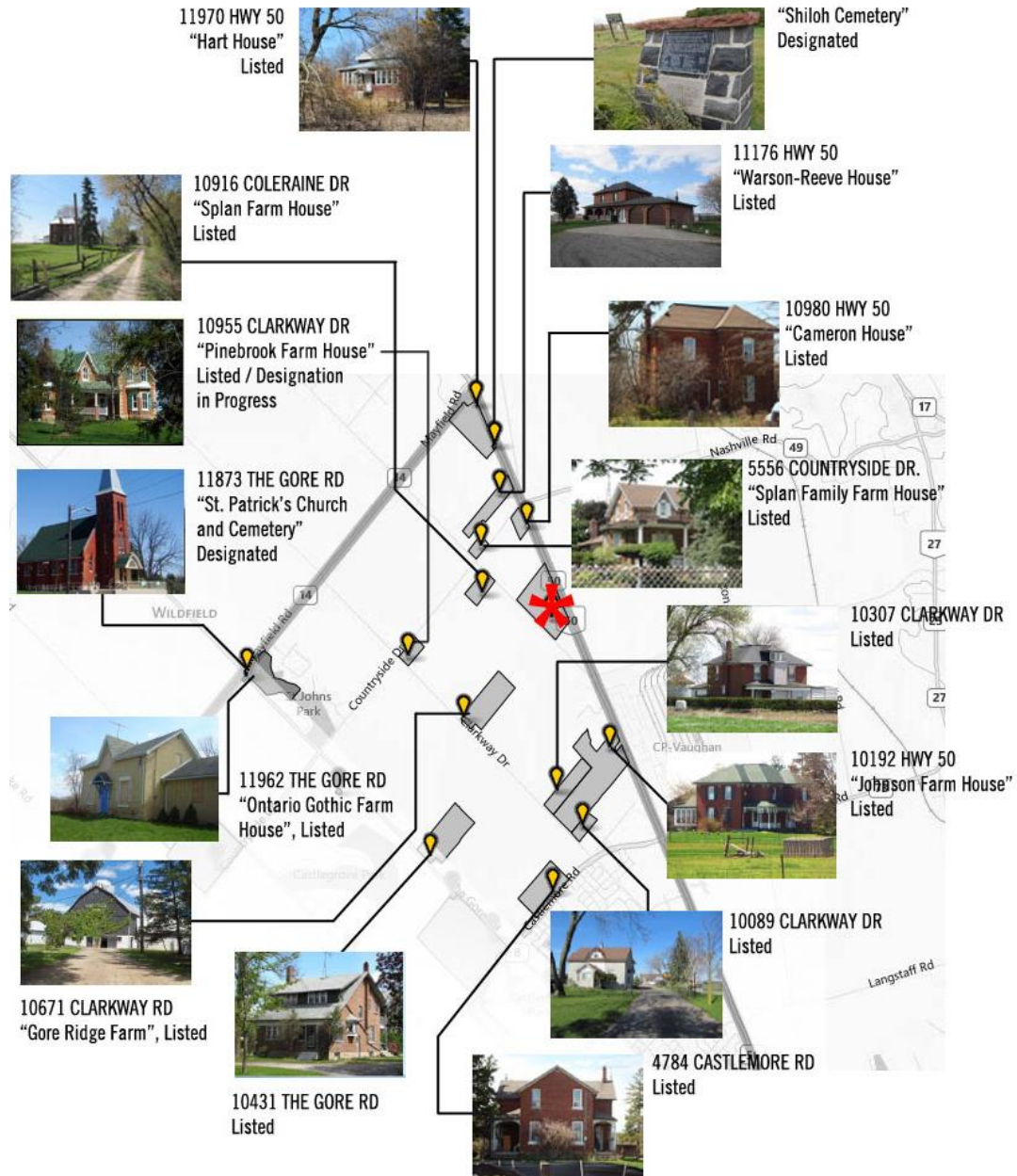


Figure 15 **Adjacent Heritage Resources Surrounding Cole Farmhouse** (AREA, 2014) the latter annotated (*) by AREA. Photos and information obtained from City of Brampton, 2014⁶.

6 Low-, Medium-, and High-Priority Greenfield Heritage Properties. City of Brampton, Brampton Heritage Board: 17 July 2012. PDF File M1-1 to M1-28. Accessed 10 March 2014.

A general survey of the surrounding area has identified cultural heritage resources adjacent to or nearby the subject property (Figure 15); the 'listed' properties include mostly residential structures and farm complexes, while the 'designated' properties are cemeteries, and religious establishments, i.e. churches.

In Archeological Services Inc.'s Cultural Heritage Study report ('ASI-CHS'), conducted for the City of Brampton's Area 47 SP, Cultural Heritage Resources ('CHR') were identified within Area 47 (Figure 16). These CHR properties include residential structures, agricultural-related buildings, landscape features and building remnants. ASI-CHS extracted twenty-five of the identified CHRs into categories, using a scoring system based on OHA O.Reg 9/06 to determine their architectural, historical, and contextual (AHC) values (Figure 17):

- '1' CHR with AHC values retained : CHR 4, 5, 11, 12, 13, 14, 16, 18, 23, 26, 27, 28, 30
- '2' CHR with AHC values altered : CHR 6, 7
- '3' Potentially-exhibiting AHC values : CHR 2, 19, 20, 22, 24, and 29
- '4' Historic roadscapes : CHR 36, 37, 38

The subject property, Cole Farm at 10690 Highway 50 is annotated as 'CHR-14' (between Hwy. 50 and Coleraine Dr.) and 'CHR-16' (west of Coleraine Dr.), and is among the fourteen Category '1' CHRs.

ASI's identification of CHRs involved only "windshield surveys", to use the colloquial term, and are not definitive. For that reason, the ASI-CHS Cultural Heritage Properties Map (Figure 16) annotates these CHRs in a cross-hatch with the description "Properties identified during field review; evaluation required." To more precisely evaluate a heritage resource, the ASI-CHS proposes it be "subject to a heritage impact assessment during the Block Plan stage to determine the resource's specific heritage significance and to establish appropriate conservation plans and/or mitigation measures." This HIA report, therefore, will provide a more detailed heritage evaluation.

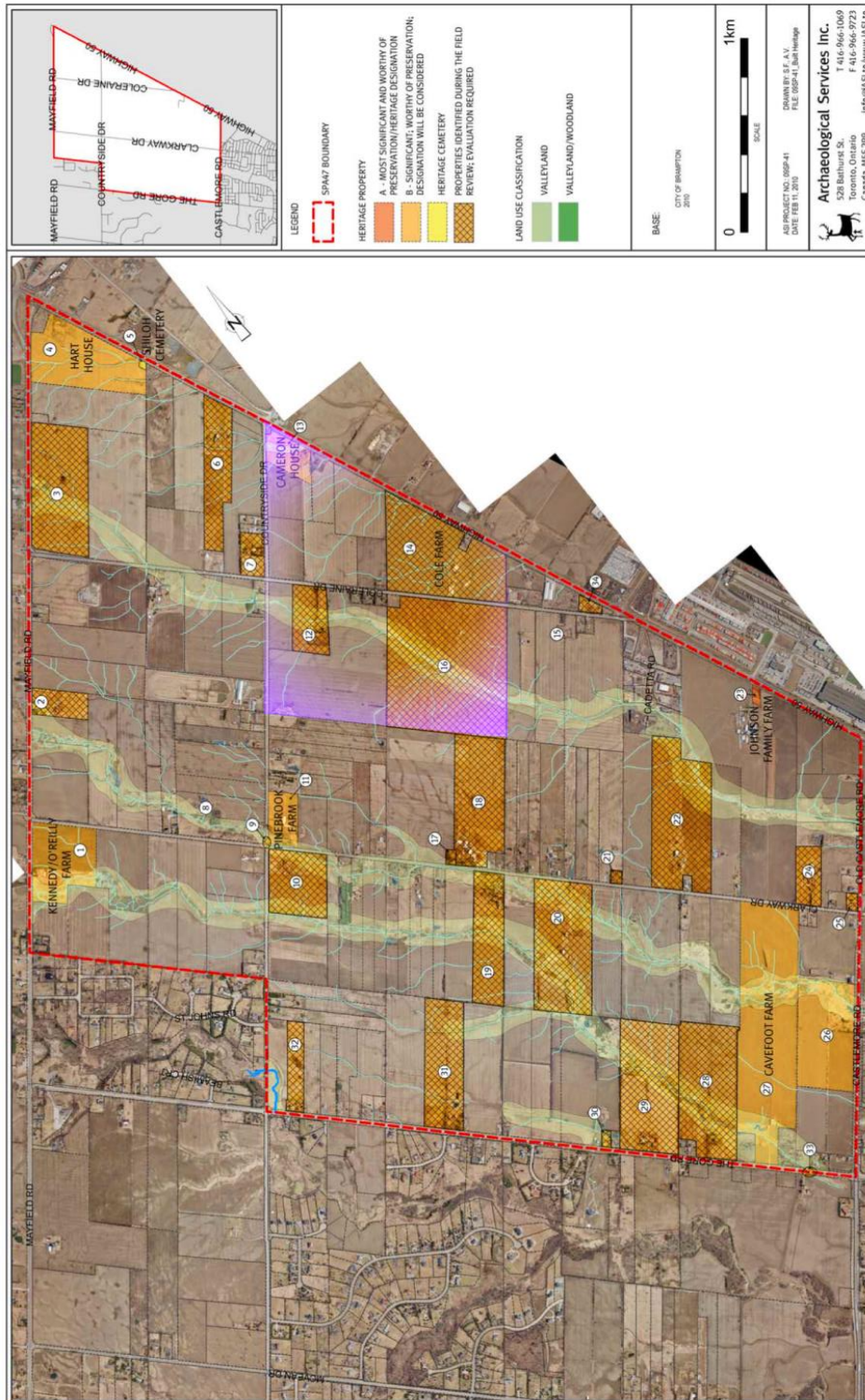


Figure 16 Area 47 Cultural Heritage Properties: Category 'A', 'B', 'Heritage Cemetery', and 'Properties identified during field review' (Archeological Services Inc., February 2011) annotated by AREA to show the BP 47-3-A1 development land.

3.3 Assessment of Extant Structures at 10690 Highway 50

3.3.1 Extant Structures on Subject Farm

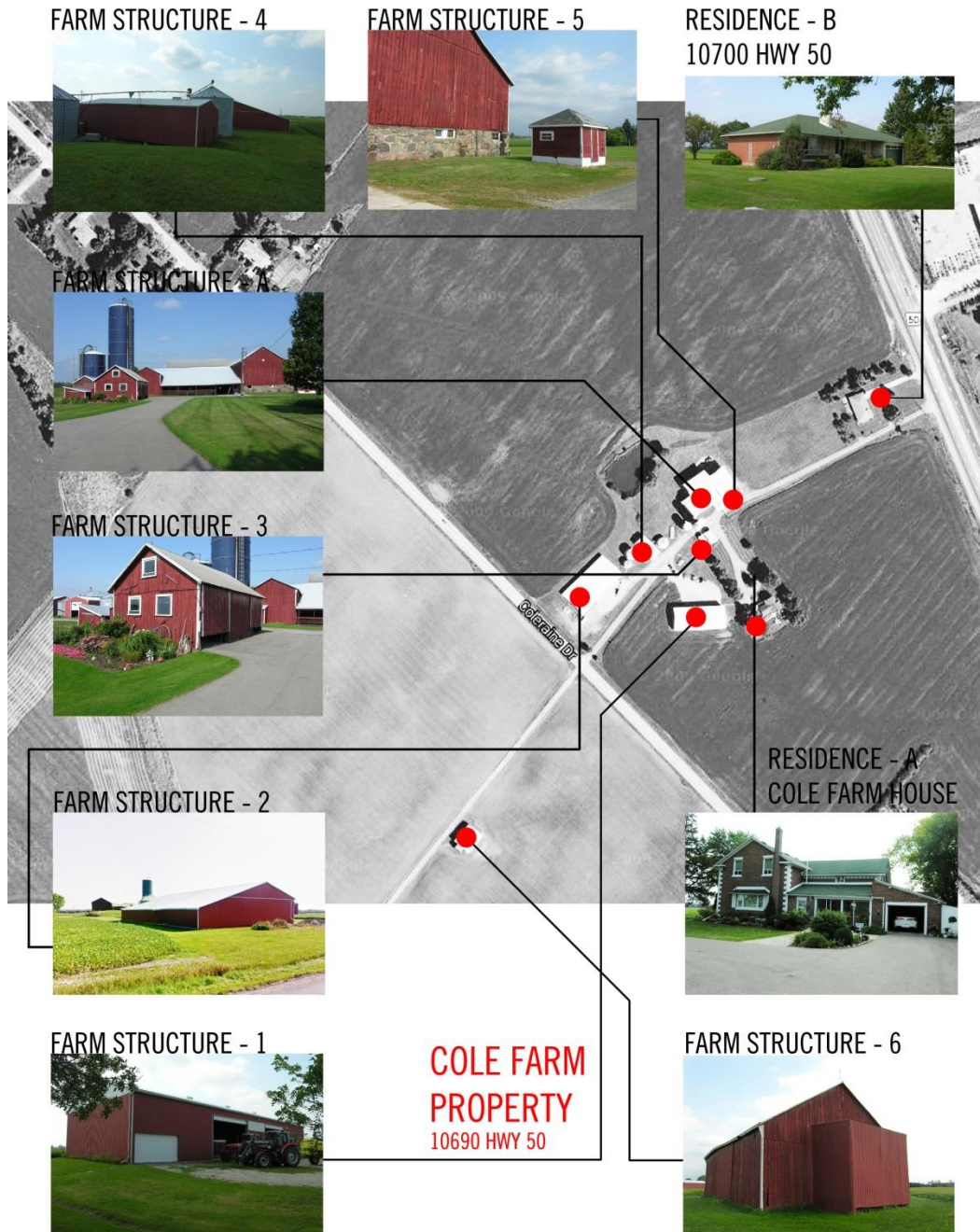


Figure 18 Extant Structures in Subject Property, aerial photograph (Google Maps, 2014), building photos from AREA.

The grouping of farm buildings near Coleraine Drive comprises the Cole Farmhouse ('Residence-A'), the massive and original barn, directly north of the farmhouse ('Farm Structure – A'), and five other farm outbuildings ('Farm Structures-1', '-2', '-3', '-4', and '-5'). Two other structures are separated and distance from the farmstead grouping. Farther east, immediately fronting on and accessed directly off of Highway 50 is another and secondary house ('Residence B'), a one-storey bungalow residence, with municipal address, 10700 Highway 50, and does not form part of the Cole Farm property. The north side of the cluster of farm buildings shows vestiges of a man-made water reservoir, presumably used for storm-water management and farming purposes. Across Coleraine Drive is a separate drive shed structure ('Farm Structure-6'). Farm Structure-6 and its land were identified as a separate property in the ASI-CHS field review although it was operated by the same owners of the farm to the east.

The farm buildings are not integral to each other, given that there is an accretion of new and old structures. The buildings that existed during the farm property's historic period were identified as: the homestead structure ('Cole Farmhouse' or 'Residence-A'), the large, wood frame and clad barn immediately north of the house ('Farm Structure – A'), and the separate structure to the west of Coleraine Drive ('Farm Structure-6'). Only these three structures are considered for heritage assessment.

3.3.2 Farm Structure-6, Drive Shed



Figure 19 Farm Structure-6, Drive Shed

Farm Structure 6 (Figure 19) is separately located on the west side of Coleraine Drive. This portion of the farm forms part of the historical lot boundaries under the ownership of Thomas Cole (Figures 46 and 47). Although the historical lot boundary was later bisected by Coleraine Drive, the farming operations for the western and eastern parts still remain under the same ownership. This structure is a former drive shed and is now used for storage of equipment and supplies.

This farm structure currently incorporates new metal cladding on top of the original board-and-batten wood cladding. The difference in materials is disguised by a red opaque paint, with corners highlighted by a white-finished board. Metal cladding was used on portions serving as the farm structure's extensions. The structural form is composed of two rows of H-framing with traditional lumber construction joinery. However, these details have been reinforced by modern hardware and/or new lumber. The structure's lack of thermal and moisture protection has definitely contributed to its bowing and general deformation.

3.3.3 Farm Structure-A, Barn Complex

a. Barn Complex Gable Wings

Farm Structure-A (see Figure) is the largest outbuilding on site composed of several wings. It is a barn complex comprised of three gable structures on the west ('W-GS', Figures 21 and 31), east ('E-GS', Figures 24, 28, 29 and 30), and north ('N-GS', Figures 26, 27, 30, and 31) portions that are joined by a central stall barn (Figure 22). These structures were previously built separately, but were joined by ad-hoc construction of abutments on the roof and at the former exterior walls.

The central stall barn (Figure 22) typifies a "free stall barn" with minimal enclosed walls that allowed sufficient ventilation and sunlight for livestock. This was obviously a later addition as it is supported by the former exterior walls of the pre-existing gable structures, 'W-GS', 'E-GS', and 'N-GS' (see Figures 25 and 26). Exposed wood framing (Figure 23) supports the steep, corrugated metal roofing that terminates at the bottom part of 'N-GS' structure's fascia (Figure 22).

The masonry base walls of the structures, 'N-GS' and 'E-GS', are comprised of concrete hollow blocks (CHB) and fieldstone respectively, while their upper walls are comprised of painted wood cladding (Figures 29 to 31). The southern wall of 'N-GS' and the western wall of the 'E-GS' enclose the interior space as a result of the integration of the 'central stall barn'. These interior walls have punched openings, obviously used for former windows and doors (Figures 25 and 26) when these walls were exterior. 'E-GS' displays abrupt changes in construction details (1) in the type of stone used for its east and north base walls - primarily fieldstones with patches of CHB (Figures 29 and 30), and (2) in its roofing angle, which alters at approximately 2.5 metres from its east wall (Figure 29).

Figures 20 to 31
Barn Complex,
Farm Structure-A,
various views



Figure 20 South Elevation of
Farm Structure-A



Figure 21 W-GS



Figure 22 Central barn



Figure 23 Central stall barn, interior framing



Figure 24 E-GS



Figure 25 E-GS, west wall



Figure 26 N-GS, south wall



Figure 27 N-GS, interior



Figure 28 E-GS, H-framing



Figure 29 E-GS, east wall



Figure 30 E-GS and N-GS



Figure 31 N-GS and W-GS



Figure 32 **Schmidt-Dalziel Barn**, built in 1809, Vaughan, ON (The Canadian Encyclopedia, Historical Foundation, 2007)

b. Existing Conditions of Barn Structures

The existing conditions of 'E-GS' provide evidence of it being a modified 'Pennsylvania Dutch Barn' (Figure 32), a barn style, typical among Canadian barns⁷, especially in Southern Ontario⁹, characterized by a projecting overshoot, or 'forebay'⁸, with closely-spaced H-bent framing and tying joints (Figure 28). This barn type would also typically incorporate hexagram symbols (Figures 29 and 30), painted or carved into wood for decoration and symbolism of spiritual beliefs⁹.

Large-scale farming necessitated the expansion of farm buildings in the advent of heavy, modern machinery, and in the cultivation of large acreage. The first step was to increase the interior area. For 'E-GS', it possibly involved: the disappearance of the forebay through the enclosure of the space underneath¹⁰, the modification of its original crosswise basement organization, and the installation of lengthwise stanchions for livestock⁸ (Figure 27). The 'Pennsylvania Barn' appeared late in the eighteenth century and flourished from about 1820 to 1900⁷ - around the same time as the Cole Family's settlement. Alterations to the original barns usually date to the early decades of the twentieth century and the mechanization of farming⁸.

'N-GS' and 'W-GS' post-date 'E-GS', as evidenced by their materials, configuration, and construction. The north wall of 'N-GS' show vestiges of a side-entrance, which formerly divides the interior configuration as a three-bay structure. 'W-GS' is a gable structure that utilizes heavy timber framing construction. However, since 'W-GS' is fully clad with wood and with no masonry foundations as damp protection at the base, it is currently deteriorated. The above analysis supports the conclusion that 'E-GS', or the eastern gable structure, is likely the earliest and perhaps, the most significant component of 'Farm Structure-A.' 'E-GS' incorporates alterations, including:

- the painting of its west wall, currently enclosing the interior space of the stall barn (Figure 25),
- patches of concrete parging, applied on its west, east, and north walls (Figures 25, 29, and 30),
- ad-hoc removal or alteration of former openings (Figures 25, 29, and 30),

7 Arthur, E. Barns. The Canadian Encyclopedia, 16 December 2013. Web. Accessed 13 March 2014.
<<http://www.thecanadianencyclopedia.com/>>

8 Pennsylvania Barn. Pennsylvania Historical & Museum Commission, 2014. Web <<http://www.portal.state.pa.us/>>

9 The Pennsylvania Barn. Toronto Region Conservation Authority, 2014. Web. Available at: <<http://www.dalzielbarn.com/>>

10 Ensminger, R. The Pennsylvania Barn: Its Origin, Evolution, and Distribution in North America. Baltimore: JHU Press, March 2003.

- deterioration of its original materials, such as the integral exposed wood framing and bowing clapboard, and
- alterations to its form and massing, i.e. the altered forebay (Figure 29).

'E-GS', like the other barn outbuildings on site, was primarily used for hay and crop. Its structure has been altered and compromised and would not be in compliance with current building code standards if it is to be considered for re-use. It would require significant reinforcement, renovation, and reconstruction to fit a compatible, modern use, which would therefore compromise its cultural authenticity. It is in fair condition, in comparison to numerous better quality and unaltered examples of the Dutch Pennsylvania Barn still existing in Southern Ontario. However, within Brampton, its component elements constitute good examples of barn construction which is rare to find elsewhere in the municipality.

At close inspection, the exterior lapped boarding of 'E-GS' is bowing at specific sections (Figure 24). However, the interior heavy timber framing components remain in good condition. These components are mostly unfinished, but have appeared to remain intact. The interior heavy timber framing is comprised of five bays of post-and-beam H-framing, wherein the wood posts that abut the parallel, longitudinal walls are joined by tying girts below the roof plate. The wood posts and the tying girts are all nearly equal in dimensions – square sections that are approximately 10-1/2" x 10-1/2" – and are secured using mortise and tenon joints. This type of joint critically relies on pin size and location to resist withdrawal. It could fail at (1) the pin, (2) the tenon relish or mortise cheek, (3) mortise face, (4) pin hole, and (5) post. The timber framing found in 'E-GS' are showing split cracks, most visibly at locations (3) and (5). The location and orientation of the split cracks are parallel to the longitudinal side of the posts and/or beams, indicating failure with shear forces.

c. Conclusion

These interior heavy timber framing components constitute a good representation of an early type of barn construction, and may be found to have heritage value. However, the significance of 'E-GS', like most Pennsylvania Barn prototype, is its relationship with the site and topography of the former farming complex, which will be significantly altered by City-led changes in land use and resulting in re-grading for storm water management. Since the barn structure imposes difficulties for it to be reused as it is found, this report recommends the salvage and reinterpretation of E-GS' unique timber components as a feature within OPDP (see section 7.2).

3.3.4 Cole Farmhouse, Residence-A

Figures 33 to 41
Cole Farmhouse,
Residence-A,
various views



Figure 33 **East elevation** historically the formal main entry façade.



Figure 34 **North elevation** currently the front entrance showing numerous alterations/additions behind the original house form including the 'ell', an enclosed porch and garage.



Figure 35 **South elevation** showing considerable alterations at the rear (west) portions behind the original rectangular (east) house block.



Figure 36 **West elevation** showing the numerous additions to the rear 'ell' of the side shed-roof additions (north and south), a glass greenhouse (south), the garage (north-west) and 1-storey gable-roof shed (south-west).



Figure 37 **South-east corner, detail** showing exposed wood plate at ground floor.



Figure 38 **South wall, detail** showing exposed wood plate at second floor window sill and "staircase crack."



Figure 39 **Garage interior** showing difference in wall materials of the various additions and alterations.



Figure 40 **Basement interiors** showing combination of wall construction in fieldstone and brick.



Figure 41 **Ground floor interiors** showing the historic wood trim has been retained.

a. Existing Conditions of East, North, South, and West Elevations

A visual review of its east elevation (Figures 18, Residence-A, and 33), and the front (main) wing (Figures 34 and 35, excluding the rear addition) illustrates the following Ontario Gothic features of the Cole Farmhouse:

- a three-bay façade, one and a half storeys with the upper floor within the attic space;
- a traverse gable roof, with gable ends at the sides incorporating the second floor (and its windows) within the roof depth;
- a gabled, central bay projecting slightly in front of the rest of the façade;
- round arch window, with voussoirs and keystone (painted), in the gabled dormer of the centre projection;
- flat (or jack) arch windows with soldier course voussoirs (painted);
- brick quoins (painted) highlighting the corners of the east façade (and all corners of the front main wing) and its centre projection; and,
- a hipped-roof, square entry porch, supported on square Tuscan columns.

The main portion of the current residence comprises a rectangular plan of approximately 22 metres (or 72.18 feet) in length (frontage) by 12 metres (or 39.37 feet) in depth. The front block constitutes the original farmhouse which contains all of the key characteristics of the Gothic Revival Style in Southern Ontario as identified above. While the original formal entryway is still visible on the east elevation, the main entrance into the house has been displaced to the north (side) elevation (Figure 34), which reveals numerous alterations to the rear (west) wing of the original rectangular house block:

- the addition of a one-car garage on the west wall;
- the enclosure of a former porch, with sliding glass doors;
- the installation of new windows and doors;
- the white painted masonry accents, found on quoins, sills, window voussoirs and frieze under the roof eaves;
- the lower shed-roof side additions to the 'ell' rear (west) extension to the main rectangular original house;
- the lower roofs against the ell extension being quite high on the wall allowing for a very short window; and,
- the replacement of roofing materials and accessories;

The north façade has become the main (front) entrance thereby displacing the original formal entry to the house. The rear (south) facade (Figure 35), in addition to the alterations described on the north elevation, also incorporates a tinted glass greenhouse-type enclosure, with vinyl-clad base walls. This glass enclosure, with its relatively modern materials, is the latest addition to the farmhouse structure. It attaches to another small non-original one-storey gable-roof brick addition that extends further to the west. This one-storey gable-roof structure was constructed presumably, during the second half of the 20th Century, as a post-war addition. It is constructed with similar bricks as the original front block, and has retained two exterior windows.

The west side of the house (Figure 36) also incorporates a haphazard one-storey shed, clad with corrugated sheet metal, and brick veneer. This shed appears to be in poor condition, and its brick veneer and roofing structure are deformed and misaligned, with the base, exposing exterior sheathing that has severely rotten. The combined additions of the one-storey metal-clad shed against the garage (north-west) and the one-storey gable-roof shed (south-west) cover the original west gable end of the 'ell' or 'T' extension from the original rectangular (front) portion of the house. The garage interiors show different wall materials and their former openings, etc. (Figure 39), which demonstrate the series of additive extensions and alterations at the rear (west) of the original rectangular house footprint.

b. Significant Alterations and Additions

Throughout the exterior cladding, a wood plate of the stud framing is exposed at the ground floor, approximately 24 inches from the ground, 4- to 6-masonry units high (Figure 37). This exposed wood plate recurs on the second storey, underneath the sills of the windows (Figure 38). These wood plates, being continuous around all sides of the front (east) rectangular house block present curiosities about their purpose. These sill plates, as they are called in wood framing to brick veneer construction, appear to date from and as part of the construction of the original farmhouse still within the nineteenth century. On the south elevation of the farmhouse, the second floor wood plate terminates at approximately 69 inches from the left-hand edge of its wall plane (Figure 38). At this terminal point, brick staining occurs diagonally on the masonry brick face (Figure 38). This particular staining, along with the exposed wood plate, strongly suggests the previous incorporation of a wrap-around porch with a hip roof, which is common to the Ontario Gothic style (Figure 42). The ground and second floor sill plates would therefore have served as “nailers” for the porch framing of its deck joists and roof rafters respectively.



Figure 42 **George Elliot Farmhouse (c.1860s), 120 Sled Dog Road, Brampton**, example of Ontario Gothic Cottage

The previous incarnation of the house would have been an early settler’s two storey Ontario Gothic Style farmhouse, similar to other historic homesteads (Figure 42) found in Peel County (now Region) and throughout Southern Ontario. The more modest Ontario Gothic homestead from the original farm settlement, in the 1860s, appears to have been subsequently upgraded with features which reflect the later Italianate Style of the 1880s. These Italianate features are particularly reflected by: the east elevation’s classical central porch, which presumably replaced the previous wrap-around porch. The evident Italianate “upgrades” which are still extant would have included:

- the projecting frontispiece which emulates a “tower”;
- its semi-circular (Roman) arch upper window;
- the classical porch; and
- the painted brick accents of the voussoirs, quoins, sills, under soffit frieze, etc.

With respect to the latter accenting feature, the painted masonry may, in fact, reflect (and cover) an earlier buff brick, which was intrinsic to the original ‘red-and-white’ Gothic Cottage. The brick quoins do not differ from the nominal size of the rest of the masonry units; however, the pattern of masonry grouting suggests that a different type of masonry adjoins the corner finishing with the rest of the façade. The opaque finishing of the brick accents

creates a deviation from its original (and simpler) Ontario Gothic styling, and adopts, with elaborate highlighting, an Italianate Style.

The rear (west) 'ell' appears to date from this later 19th century period. It exhibits the white painted (or "flashed") brick accents (similar to the later Italianate "upgrades" to the front block) on a frieze under the eaves, at window lintels, sills and surrounds and on the west and north-west corners (Figures 34 to 36). But the heritage integrity of the ell addition to the original front house block has been compromised by the various subsequent accretions applied on top of it:

- pair of lean-to shed roof structures both sides (north and south, Figures 34 and 35);
- glass greenhouse (south);
- gable roof shed (south-west, Figure 36);
- metal-clad shed (north-west, Figures 34 and 36);
- garage (north, Figure 34); and,
- former porch with shading glass doors (north, Figure 34).

The now fully-enclosed ell addition has its original exterior walls altered by being "internalized" within the subsequent accretions. These former exterior walls have been altered with various ad-hoc openings, i.e. doorways, furring in plaster or drywall, and removed of original trim, casing and finishes. Therefore, the rear ell wing does not have the same level of authenticity as the original front block.

The interiors of the original main rectangular house (Figure 41) retain their historic trim – window casings, door frames, baseboard, etc. This trim work appears to date from the late nineteenth century, probably from the time of the upgrades to the residence making it more Italianate-like. The main house also incorporates a low headroom unfinished basement (Figure 40) which exhibits further modern upgrades evident in the exposed ductwork and electrical wiring. No severe cracks were observed, although mould growth, and water stains were found in isolated areas, hence, indicating water penetration and ineffective or lack of dampproofing.

c. Conclusion

The house incorporates additions and alterations that reflect the tenets of its different building periods. Its original Ontario Gothic features and subsequently its incorporation of Italianate motifs are reflective of progressive farming practices in Brampton.

The house itself is generally in sound condition. It may require minor restoration to correct the water drainage systems and masonry deterioration in isolated locations (Figure 38). Stains occur on areas with improper or insufficient water drainage, especially underneath roof valleys and corners. The rear (south) wall also displays “staircase cracks”, following the lines of failed mortar joints (Figure 38). The poor integration of later additions (Figures 34 to 36), which are ad-hoc, impacts the cultural integrity of the Cole Farmhouse structure.

The front rectangular portion of the house is authentic, has architectural integrity and, in fact, is unique in its display of the transition from an 1860s Ontario Gothic Cottage to a more substantial almost-Italianate late nineteenth century farm residence. But the Cole Farmhouse’s context will undergo significant impact to its immediate site and topography by the Area 47 SP changes to land use, regrading for storm water management, etc. Therefore the relocation of this original front block of the Cole Farmhouse is recommended and will be discussed further in a later section of this report.

The rear (west) ell addition does not possess the sufficient heritage significance to be preserved intact. The restoration of the original ell exterior – or the reversal of subsequent accretions – would be very much conjectural and would constitute an invention of the building’s history. Furthermore, the rear addition’s various alterations and accretions make it compromised from a heritage perspective, and too unstable of an assembly to be relocated in an undamaged state. However, the 19th century addition underneath the agglomeration of incompatible appendages does nevertheless possess same heritage character-defining elements. It is therefore recommended that a mitigation strategy for the original ell addition be prepared wherein the principal heritage attributes of its brick masonry will be salvaged for re-use (see sub-section 6.3.2).

4.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

4.1 Heritage Status of the Property

The City of Brampton’s Municipal Register of Cultural Heritage Resources (‘Heritage Register’) contains 10690 Highway 50, “Cole Farm”, as a ‘listed’ property². “Listing” of a property in the Heritage Register compared to a ‘designation’, only serves as an administrative tool for monitoring of resources, but, in itself, does not have legal status under the Ontario Heritage Act (OHA). A “listed” property is considered to have “potential” cultural heritage value, however is not as thoroughly evaluated as with the designation process which the preamble to the Heritage Register explains:

The evaluation process for “listing” purposes is preliminary in nature. Thus, a “listed” property may be subject to periodic re-evaluation and re-grading by the Heritage Coordinators, as additional information is uncovered or as properties undergo future restoration or alterations. Properties may also be evaluated in greater depth as a result of a heritage impact assessment, a cultural heritage study associated with block plans and secondary plans, and with heritage designation.

In 1995 and again in 2003, Council endorsed the list of properties compiled by City staff and the Brampton Heritage Board (BHB) over the preceding years. It is assumed that the subject property was listed in this pre-2003 or even pre-1995 period. The previous issuance of the Heritage Inventory, dated January 20, 2010, identified all the properties added in the years since 2003 and those lists do not contain this address. The Heritage Inventory calls the property the Cole Farm and was evaluated with a scoring of ‘65’ under a Class ‘B’ category which is described as “significant, worthy of preservation, [and] municipal designation under the Ontario Heritage Act will always be considered.”

Each property listed on a Heritage Inventory would be typically evaluated under a set of heritage attributes which are derived from the provincial OHA. The evaluation method used by the City heritage staff and Brampton Heritage Board (BHB) to grade heritage buildings would be based on the set of provincial criteria established in Ontario Regulation 9/06 under the OHA. These criteria fall into three categories: design or physical value, historical or associative value, and contextual value. A property must have the potential to meet at least one of the criteria to be considered to have heritage significance. These provincial criteria categories will be used to evaluate the heritage significance of the subject building according to the chart below:

OHA O.Reg. 9/06 Criteria for Heritage Value	Description of OHA Heritage Criteria
1. Design or Physical Value	<ul style="list-style-type: none"> i. rare, unique, representative or early example of a style, type, expression, material or construction method ii. high degree of craftsmanship or artistic merit iii. high degree of technical or scientific achievement

OHA O.Reg. 9/06 Criteria for Heritage Value	Description of OHA Heritage Criteria
2. Historical or Associative Value	<ul style="list-style-type: none"> i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community ii. yields information that contributes to an understanding of a community or culture iii. demonstrates the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
3. Contextual Value	<ul style="list-style-type: none"> i. defining, maintaining or supporting the character of an area ii. physically, functionally, visually or historically linked to its surroundings iii. a landmark

The evaluation of the subject house appears to have been based largely upon an exterior visual evaluation and background history. This is not uncommon due to the limited resources of municipal staff and/or volunteer heritage committees recommending inventory listings.

For this particular property, its inventory rating was re-evaluated recently as part of the Secondary Plan process and its ASI-CHS assessment of this site which actually did provide a grade of 'B' (Appendix A). The draft grading of this property's heritage significance re-confirms the Class 'B' grade of the Heritage Register, but with a slightly higher score of 69.93. However, the ASI assessment must be considered to be a "windshield survey" as previously discussed in subsection 3.2.3.

So to properly consider the future treatment of the Cole Farmhouse, the aforementioned "brief rationale" should be prepared to establish the heritage significance of this house-form structure to the community within the context of its future development. Section 4.3 Heritage Evaluation will provide a comprehensive evaluation using the OHA O.Reg 9/06 criteria and with a closer inspection of the existing conditions.

4.2 Site and Ownership History

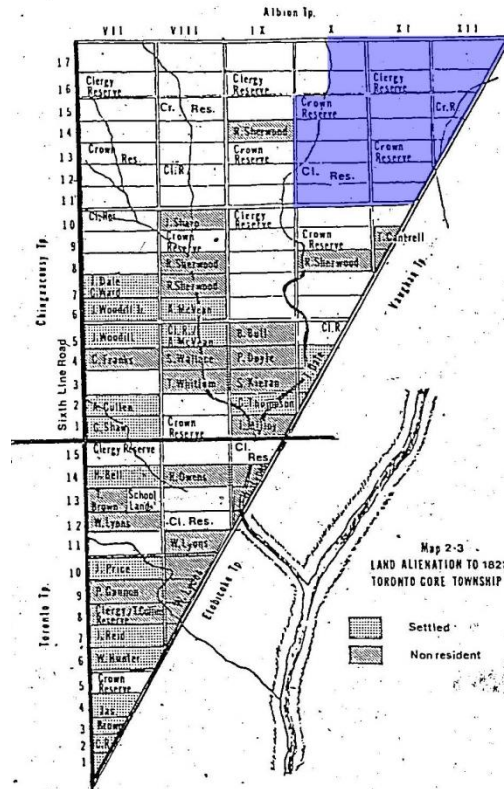


Figure 43 Toronto Gore Township Settlement Pattern, 1821¹¹ annotated by AREA to show Area 77 SP boundary.

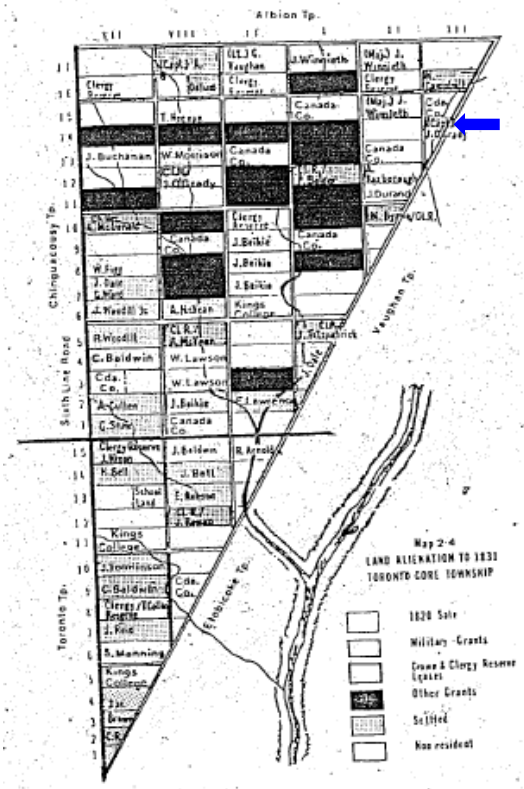


Figure 44 Toronto Gore Township, Ownership Map, 1832¹¹ annotated by AREA to show subject property.

OFFICIAL SPECULATORS IN WILD LANDS

	No. of Acres	Date Acquired	Date Sold	Selling Price (£)
James Buchanan	900	1819	--	--
John Strachan	2,000	1828	1832-1856	2,000
John Belkie	800	1828	1833-1836	725
George Ridout	200	1830	1832	250
William Proudfoot	657	1838-44	1844-1847	1,910
D'Arcy Boulton	200	1839	1840	200

SOURCE: Township Papers, Toronto Gore Township, R.G. 1, C-IV, PAO, Toronto.

Figure 45 Toronto Gore Township, Legitimate Settlers, 1831¹¹

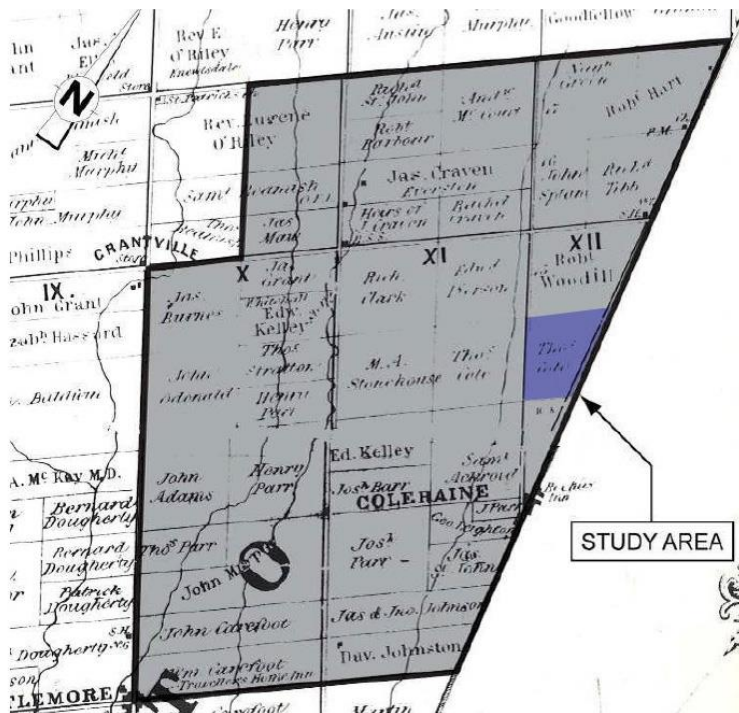


Figure 46 1859 Tremaine Map of Peel County¹², partial and annotated by ASI to show Area 47 and by AREA to show Cole farm lot (of 1877 map) incorporating the subject land.



Figure 47 1877 Illustrated Historical Atlas of the County of Peel¹², partial and annotated by ASI to show Area 47 and by AREA to show Cole farm lot incorporating subject land.



Figure 48 1917 Guidal Commercial Directoral Atlas of Peel County¹², partial and annotated by ASI to show Area 47 and by AREA to show Cole farm lot (of 1877 map) incorporating subject land.

APPENDIX B
LANDHOLDING PATTERNS AMONG PERMANENT FAMILIES BY SETTLEMENT COHORT

	1841	1851	1861	1871	1881	1891
D. 1850 Cohort (N = 36)						
ADAMS, John		100	100**	100	100	--
AGAR, Amos		T	T	T	--	--
BAILLEY, Joseph		75	166.6	166.6	175	175
BALFOUR, George		T	96*	1	--	--
BLACKBURN, James		T	T	T	--	--
BURRELL, Austin		T	T	T	--	--
COLE, Thomas		50	157	157	157	157
CRAVEN, James Sr.		200	200**	200	200	200
DANSON, George		T	100	144	149	50
DE LA HAYE, John P.		341	341	342*	--	--
DOBSON, William		144	141	141	141**	140
FANNING, Patrick		T	1	3**	3	3
FINES, William		T	T	T	--	--
GREEN, Mayman		100	150	150	--	--
HART, Robert		0.5	122*	171.5	85	85
HARRISON, Mathew		50	150	100	200	200
HUNTER, Andrew		T	66	66**	266	300
KERSEY, Edward		31	--*	131	180	128
LANPHEIER, Peter		T	0.5	0.5	0.5	0.5
LANSDALE, Alex.		T	T	97	99	99
LEIGHTON, George		T	0.5	30	30	30
MADIGAN, Denis		50*	50	--	1	1
MCDONALD, Alex.		200**	99	99	100	--
BEARE, Henry		100	39.5	47	--	--
NASH, Maurice		7	40	2	--	--
NIXON, Ross		T	100*	100*	100	100
O'CONNOR, James		100	100	100	--	--
PEARSON, John		103	103	103	103	--
PEARSON, George		T	T	100	198	198
SARGEANT, Benjamin		100**	100	99	99	173
SHUTTLEWORTH, Thomas		1	1	1	0.5*	--
SPAU, Austin		T	T	T	--	--
SPLANE, John		36	36	86	286	339.6
TAYLOR, William Sr.		125	125	224	275	276
THOMPSON, Thomas		100	100*	100**	100	100
TINDALE, John		100	216	50	--	--

*died; **land divided among family members; T = Tenant.

Figure 49 Toronto Gore Township, Land Holding Patterns Among Permanent Families by Settlement Cohort¹¹ highlighted by AREA.

4.2.1 Early History of Area in Toronto Gore Township

The Toronto Gore Township ('Toronto Gore'), one of the prime wheat producing townships in nineteenth century Ontario, is a wedge-shaped track of land of some 19,000 acres, 15 miles northwest of Toronto¹¹. The lands of the township were surveyed in 1818¹² and were opened for settlement in 1820¹¹ (Figure 43). But the potential of the properties was unfulfilled due to its inaccessibility; other than lots set aside for crown, clergy, military, etc., only six private landowners held properties prior to 1831 (Figure 45)¹¹, Toronto Gore was still part of the Chinguacousy Township until 1831 when it was established as a separate township¹².

In the early settlement map of 1821, the subject property on North Lot 14 Concession 12¹³ was dedicated as a non-residential land, identified to be used either as "Military Grants", or "Crown and Clergy Reserve and Leases" (Figure 43). This lot must have been allocated to the latter since, in an 1832 Map, it is labelled with the name, "J O'Grady", which resembles a historical "William John O'Grady", an Irish Catholic priest and journalist in Upper Canada, who served as chaplain to Connell James Baldwin's soldiers in Brazil, and followed him to Toronto Gore Township in 1828¹⁴. From January 1829, he was pastor of St. Paul's Church in York. He died, circa August 18, 1840.

But changes in government policies led to competitive land acquisition, and by 1852, Toronto Gore reached a peak of 1,820 inhabitants¹¹. The first property owners within the Toronto Gore Township were from New Brunswick, the United States, and also some United Empire Loyalists¹¹, who felt "cut off" from York region markets and from each other. Most lands were therefore held by absentee or "non-resident" owners (Figure 45).

4.2.2 Record of Early Property Ownership of Lot 14 Concession 12

The subject property went through a series of owners from the mid-nineteenth century to the early twentieth century as documented in early maps of the township. The land registry record of land ownership was retrieved from the Region of Peel Archives (Figure 50), which also documents the sequence of early property owners following J. O'Grady. In 1844, William Proudfoot received the Crown patent for North Lot 14 Concession 12¹⁵. Prior to that, from 1838, he was already a landowner for 657-acre of property within the Town; from 1844-1847, he sold his properties for \$1,910 (Figure 45). William Marsh acquired the property from William Proudfoot on December 1845. Marsh mortgaged the lands, or part thereof to residents, Anna Maria Walker, Elizabeth Wiltshire, and Adam JL Peebles. Finally, on March 1853, he sold the property to Thomas Cole¹². Thomas Cole's settlement within the Township was already recorded for the year of 1851 as part of a settlement cohort of 50 landowners (Figure 49), which expanded to 157 acres in 1861¹¹.

This original settler and founding member of the Coles of Toronto Gore Township and Peel County, Thomas Jr., came from England with his parents, Thomas Sr. and Elizabeth, in 1833. Thomas Cole's first farm lot,

¹¹ Mays, Herbert Joseph, "Families and Land in Toronto Gore Township, Peel County, Ontario, 1820-1890" (1979). Open Access Dissertations and Theses. Paper 653.

¹² Archeological Services Inc (ASI), "Cultural Heritage Study for the City of Brampton Area 47 Secondary Plan", City of Brampton, Regional Municipality of Peel Ontario, July 2010. ASI File 09SP-41.

¹³ The terminology of "North" preceding the lot number throughout this report, distinguishes the lot numbers of Toronto Gore Township as distinct from the southern series (nos. 1-15) as illustrated in Figures 43 to 45.

¹⁴ Curtis Fahey, "O'Grady, William John," in Dictionary of Canadian Biography, vol. 7, University of Toronto, 2003. Web. accessed March 12, 2014, <<http://www.biographi.ca>>

¹⁵ Preliminary Research, Summary of Historical Associations for Purposes of Inventory Evaluation. City of Brampton, July 2001.

approximately 50 acres, would have constituted North Lot 14 Concession 12, which is the trapezoid shaped parcel between what are presently Highway 50 (on the east) and Coleraine Drive (on the west). The expansion of his lands in or around 1861 (Figure 49) by approximately 100 acres would have taken in the lands on the west side of present-day Coleraine Drive, which would constitute the east half of North Lot 14 Concession 11. These land-holdings are consistent with the mapping from the 1859 Tremaine Map (Figure 46) and the 1877 Historical Atlas (Figure 47). It is interesting to note that the 1859 map indicates the “Thoms. Cole” name on both land parcel either side of the division line between Concessions 11 and 12. This may simply be the convention for identification used in this map as distinct from the 1877 atlas which utilizes a small connecting line between these two parcels to show the common ownership by Thomas Cole. Or alternatively, this may indicate the recent timing of his purchase, in the late 1850s, of the additional 100 acres to expand his farm holdings.

The long period of the property ownership and the confirmed attribution of the house to Thomas Cole contribute to the historical value of the residence. The 1861 Census indicated that Thomas (Jr.) and Elizabeth Cole, their four children, two labourers, and one servant lived in a one-storey log house¹⁵. But the house then indicated in the 1877 Illustrated Atlas of Peel County (Figure 47) would have had to be a more substantial brick structure – superseding the log house – by that time in order for it to be graphically denoted in this map (shown between two orchards). By the time of the 1891 Census, this property is recorded as being occupied by Thomas Cole the 3rd – son of the same-named original settler of the land – and his wife, Sarah, in a one-and-a-half storey brick house. These records would establish the original brick house construction between 1861 and 1877.

Furthermore, Thomas Jr. was married in 1851 which suggests that by the 1860s his growing family would be ready for a more substantial house. Agricultural prosperity was demonstrated by the ability to purchase and to increase crop-bearing farmlands, through the 100-acre expansion of the property in or around 1861. This chronology suggests that the brick house was built in the early 1860s by and to accommodate the family of Thomas Cole Jr.

The lengthy history of the Cole family with the Toronto Gore Township has been well-documented. Thomas Cole Jr. (1825-1891), in particular, is the most prominent member of the family, being associated with the prosperous expansion of the farm during which period he also served as a township councillor in 1863 and 1874¹⁵. In several aspects, the Cole family and its association with the subject property provides it with several historical attributes:

- The expansion of the farm acreage from 50 to 157 acres appears due to the involvement of Thomas Jr. with his father in the 1860s.
- Thomas Cole Jr. served as a councillor for the Township of Toronto Gore in 1863 and 1874.
- The farmhouse itself can be associated with the family of Thomas Cole Jr. for whom it was built.
- It has been speculated that the Village of Coleraine directly south of this farm derived its name from a combination of the two early settler families in this area – the Coles and the Raines.
- This property was occupied and farmed by the Cole family for a continuous period from the mid-nineteenth century to the early twentieth century.

With respect to this last item of historical significance, the Cole family's ownership of the 157 acres ended in the early twentieth century but the various research sources have differing dates. Thomas Cole (the third generation with this name) eventually moved to Woodbridge, where he operated a hardware store and farm implement business. His son, Walker, did not wish to continue the farm business, and so Thomas Cole (the third) rented the property to John Clarkson in 1912. Although a tenant of this farm which was still under the Cole family ownership, John Clarkson was identified in the 1917 map (Figure 48). The Clarksons, who were originally from Woodbridge, operated the Cole property as tenants during their 11 years of residency (Figure 50). Eventually, the Clarksons left, and Thomas Cole (the third) sold the farm to his brother-in-law, William Tomlinson, who upgraded the farming complex with newly-installed hydro, a milk house (Farm Structure-5, see Figure 18), and a thirty-foot high wooden silo (now demolished). This last land transfer ended the seventy-two years of "Cole" farm ownership, from circa 1851, when it was owned by Thomas Cole Sr., to 1923, when the Tomlinsons took over (Figure 50). The Tomlinson family owned the property until 1955 when it was sold to Charles and Rita Peters (Figure 50), The Peters family owned and operated the farm until its recent purchase by Orlando.

4.3 Heritage Evaluation

4.3.1 Background to the ASI-CHS Evaluation Methodology

Archeological Services Inc. (ASI) conducted a cultural heritage study encompassing approximately 1,214 hectares area, in which Cultural Heritage Resources (CHRs) were identified, screened, and evaluated to anticipate the future impacts of the Area 47 SP. During the ASI field review, inventory-listed and non-inventory-listed CHRs were identified using a ‘window survey process.’ These CHRs were then evaluated using Brampton Heritage Board’s 2007 document, “Criteria for Determining Cultural Heritage Value or Interest” (Figures 16 and 17).

The subject property, Cole Farm at 10690 Highway 50, identified as ‘CHR 14’ by ASI-CHS, was assigned an overall grade category ‘Class B.’ This grading determined the Cole Farm property’s strong candidacy for conservation and integration (As previously discussed, the farm parcel west of Coleraine Drive was identified separately as ‘CHR-16’ but this portion was not evaluated.).

4.3.2 Heritage Evaluation Summary Table

As part of its heritage services, *AREA* conducted more comprehensive research and archival investigations, as well as site and building assessments specifically for the subject property. In the Ministry of Culture’s Ontario Heritage Tool Kit, “Heritage Property Evaluation”, Section 4: Municipal Criteria, Ontario Regulation 9/06 advises that “existing evaluation models may have to be revised to take into account the mandatory criteria set out in the regulation.” The evaluation chart below elaborates on the criteria of the provincial regulation O.Reg. 9/06 and assessed the property based on the existing conditions and background research described in previous sections of this report. In compliance with the City of Brampton’s HIA-ToR, and based on this HIA’s research and investigative information, the heritage value of the subject property, 10690 Highway 50, the Cole Farm, has been determined using the following Heritage Evaluation Summary Table:

Table 1 – Heritage Evaluation Summary Table		
Criteria to Determine Cultural Heritage Value or Interest	Assessment (Yes/No)	Rationale
1. Design or physical value:		
a) is a rare, unique, representative, or early example of a style, type, expression, material, or construction method	Yes	‘Good’ example of the Ontario Gothic architectural style in its original front (east) portion. Although reflective of the progression of the farmhouse, later alterations and additions exhibit an amalgamation of Italianate style features.
b) displays a high degree of craftsmanship or artistic merit	Yes	Decorative architectural features, such as the exterior brick quoins, and stone sills are intact, and give authenticity to its style. Original exterior and interior millwork has, in many locations, been preserved.
c) demonstrates a high degree of technical or scientific achievement	No	Adherence to the popular Ontario Gothic style does not entitle it to a technical or scientific achievement. The construction of the farmhouse is in compliance with familiar construction techniques of its time.

Table 1 (cont'd) – Heritage Evaluation Summary Table		
2. Historical or associative value:		
a) has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community	Yes	The property is associated with William John O’Grady, a priest chaplain and journalist in Upper Canada. But the built heritage resource, being the farmhouse, is associated with Thomas Cole, Councillor of the Toronto Gore Township in 1863 and 1874. “Coleraine Drive”, the property’s western road boundary, may have been named for the Cole family, Brampton’s early farmer-settlers.
b) yields, or has potential to yield, information that contributes to an understanding of a community or culture	Yes	Its association with the Cole family provides information on understanding settlement patterns in the former Gore of Toronto Township.
c) demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist, who is significant to a community	No	No architect, artist, builder, or designer is associated in the construction of the farmhouse.
3. Contextual Value		
a) is important in defining, maintaining, or supporting the character of an area	No	The farmhouse is the primary component of the farm complex, and therefore recalls and commemorates the one-time farming character, which will change under the new OPA.
b) is physically, functionally, visually, or historically linked to its surroundings	No	The context will be changing significantly from an agricultural to an industrial use under the Area 47 SP.
c) is a landmark	No	The farmhouse is not visible from major roads, as it is set back from Highway 50 and large barn outbuildings cover its view. It is therefore not considered as a landmark.

The tabulated analysis above concludes that the Cole Farmhouse, the primary heritage structure on the subject farm property at 10690 Highway 50, warrants designation under OHA O.Reg 09/06. Its original front portion with its intact conditions and its inherent physical, historical, and contextual values warrants its conservation. It is a good example of the Ontario Gothic Style, with alterations and additions that are reflective of the expansion and development of the farmhouse. These later alterations and additions combine a mixture of stylistic features that were popular during the farmhouse’s different building periods. Based on the evaluation above, the significance of the farmhouse is related primarily to its progression through the nineteenth century styles and its historical association with early Toronto Gore settlers, being the Cole Family, and with one of the Township’s early councillors (being Thomas Cole Jr.).

5.0 DESCRIPTION AND EXAMINATION OF DEVELOPMENT

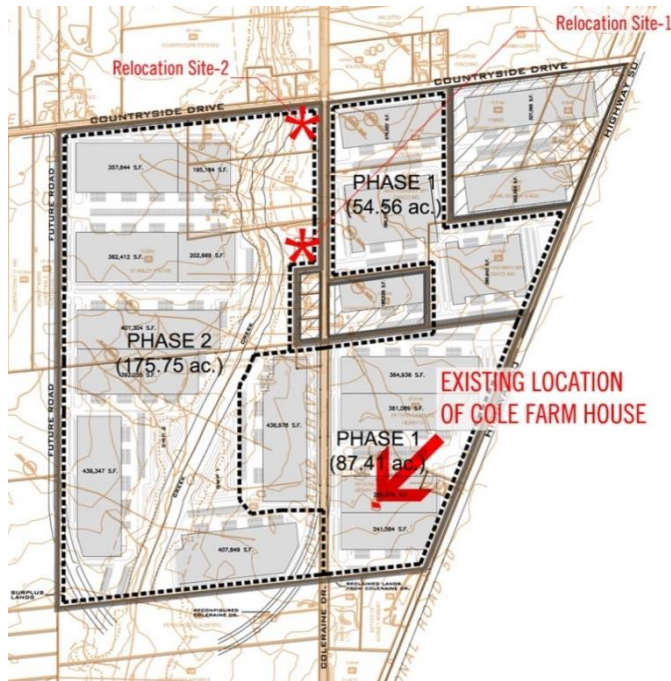


Figure 51 **Brameast Business Park OPDP Concept Plan**, March 4, 2014 by Glen Schnarr & Associates Inc., overlaid on existing Area 47 land survey, annotated by AREA to show existing location of the Cole Farmhouse and the proposed relocation sites.

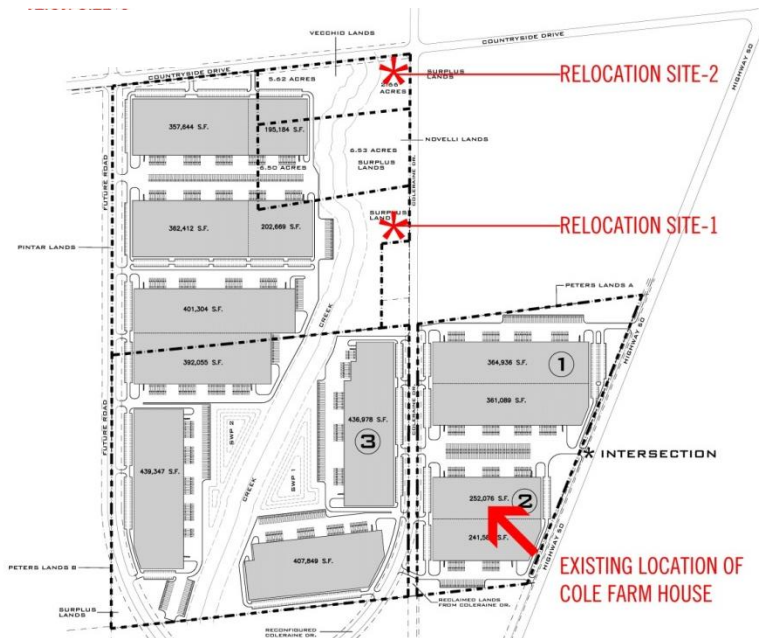


Figure 52 **Brampton East Business Park, Orlando Concept Plan**, February 24, 2014 by Orlando, annotated by AREA to show the existing location of the Cole Farmhouse and the proposed relocation sites.

5.1 Orlando-Prologis Development Proposal

The employment lands being developed by Orlando Corporation is within Area 47 SP, and is adjacent to a separate proposal, independently being developed by Prologis Inc. (Figures 3 and 51). Although subject to a separate land ownership, the Prologis development lands are referenced in this report since both the Orlando and Prologis Development Proposals ('OPDP') form the 369.35-acre development site of 'Area 1' within Sub-Area 47-3 of the Area 47 Secondary Plan. Glen Schnarr and Associates Inc. (GSAI) is the planning consultant, representing both Orlando and Prologis, and is proposing the development to proceed in two phases, which, as reflected by the latest March 2014 GSAI site plan, will incorporate the following (also see Figures 3, 51 and 52):

- The OPDP has a total area of 369.35 acres, twenty percent (72.26 acres) of which are designated as future potential development lands. It will incorporate a total of 17 large-plate industrial structures with building areas, ranging from 195,526 sf (18,165 sm) to 439,347 sf (40,816.67 sm).
- From October 2013 to March 2014 (see Figures 2 and 51), Orlando's development lands expanded from 236.53 acres to 263.16 acres upon acquiring, under conditional purchase agreements, the Novelli Lands (15.85 acres) as well as the neighbouring Vecchio Lands (10.38 acres).
- By amalgamating the additional parcels into their land assembly, the buildable industrial gross floor area increases from 4,017,274 sf (373,216 sm) to 4,415,127 sf (410,179 sm) for the Orlando development and from 5,724,085 sf (531,785 sm) to 6,121,938 sf (568,747 sm) for the total Employment Lands of the OPDP (Figures 3 and 51).
- Both the north and south sides of the OPDP are affected by the pending evaluation of Area 47 SP's road and creek alignment options, and are therefore dependent on the final updates on Brampton's Environmental Impact Report (EIR), Master Environmental Servicing Plan (MESP), Infrastructure Servicing Study (ISS), and Preliminary Route Plan (PRP).
- At its current location, the Cole Farm property is within Phase 1 of the OPDP (Figure 51).

5.2 Impacts of Development Proposal

The proposed development, in conjunction with Area 47 SP, will have several impacts on the subject property, 10690 Highway 50, Cole Farm:

- Changes in use, from agricultural to employment and industrial use will cause the alteration of the historic fabric, hence, diminishing the contextual value of the subject property.
- Implementation of Area 47 SP and the OPDP will generally affect site and grading conditions. Surface elevations vary throughout the site, and a cut and fill operation is anticipated to achieve required grading and storm water management systems.¹⁶

¹⁶ Geotechnical Investigation Report. Construction Control Inc., 26 September 2011. CCI Project No. 11-7524-802

- If retained in situ, the subject farmhouse will be isolated from the new context. Existing views of farmlands will be replaced by Area 47 SP's intensification strategies. The surrounding agricultural lands will be replaced by industrial structures. The existing location of the house structure will be in close proximity to heavy vehicular pathways, loading areas, and site functions that may negatively impact the preservation of its heritage attributes.
- There is a lack of feasibility for a "purist" form of conservation, in which the subject property, as a whole, could be retained, and adaptively reused because the outbuildings of the agricultural complex have (a) low cultural heritage value, (b) little potential for adaptive re-use, and (c) substandard and altered conditions.
- Of these outbuildings, the only structure belonging to the property's historical period is 'Barn Structure-A', which typifies a commonly-used "Pennsylvania Barn" style throughout Ontario (Figure 32). The significance of these outbuildings is found in its context, which will eventually change.
- The only structure proposed to be retained is the Cole Farmhouse structure, which possesses good to excellent physical, historical, and contextual values. But the future context of industrial use encourages the relocation of the house to a more compatible setting.

It has been anticipated and understood that the Secondary Plan land use designations would have significant impact on the historic agricultural use of this area. As cited in the ASI-CHS (underlines added for emphasis), "The proposed Area 47 Secondary Plan has the potential to affect cultural heritage resources in a variety of ways. These include the loss or displacement of resources through removal or demolition and the disruption of resources by introducing physical, visual, audible, or atmospheric elements that are not in keeping with the resources and/or their setting." Intensification strategies for Area 47 will inevitably affect all existing cultural heritage resources within its boundaries, including those impacts described above on the Cole Farmhouse, 10690 Highway 50.

To balance conservation with development, it is most feasible to determine the essential values of the cultural heritage resource, which from the above analysis, is manifested in the original built form of the Cole Farmhouse. The Cole Farmhouse structure should therefore be conserved through relocation, conservation, and adaptive re-use.

5.3 Proposal to Relocate the Cole Farmhouse

Within the OPDP, the industrial buildings will constitute an incompatible context to the farmhouse. These adjacent warehouses will have heights of 10 to 12 metres (33-39 ft., based on standard industrial tenants' interior clear height requirements) which translates into 3 to 4 stories and, as previously noted, floor areas starting at 195,526 sf (18,165 sm) even for the smallest structure. These buildings would clearly dwarf the two-storey farmhouse, if it remains in its current location. Within the shortly to-be-approved Area 47 SP land-use for this property, the OPDP would form part of an industrial development which replaces the original farm character of the area. This house would also lose any linkage to its current agricultural context which, itself, will gradually transition to the new Employment Land expansion of the City boundary.

In order to fully implement the OPDP, and to improve the compatibility and siting of the historically-listed Cole Farmhouse, it is recommended that the farmhouse be relocated. Although relocation is considered as the last resort in order to avoid demolition, such a conservation strategy will effectively integrate the heritage structure within the new development. Two relocation sites were considered (Figures 51 and 52).

- Relocation Site-1 ('RS-1') would be on Coleraine Drive adjacent to and north of existing three residential lots having the same use and scale. The house would be separated from the industrial buildings by Rainbow Creek on the west and the street allowance on the east both of which can be supplemented with landscape buffering.
- Relocation Site-2 ('RS-2') would be at the south-west corner of the intersection of Coleraine and Countryside Drives. The house would have the same separation and landscape buffers as RS-1, and would also have the prominence of being a corner "landmark" siting. It would be diagonally across from the historic John Splan Sr., Farmhouse, 5556 Countryside Drive, at the north-east corner of this intersection.

These two alternative relocation sites are reviewed and assessed, considering factors such as compatibility of use, the appropriateness of context and immediate surroundings, improvement of its physical conditions, and preservation of views and approaches:

Table 2 – Assessment of Proposed Relocation Sites		
Factors	Relocation Site-1, 'RS-1'	Relocation Site-2, 'RS-2'
Building orientation	Historical building orientation – east-facing front – could be maintained	Historical building orientation – east-facing front – could be maintained
Proximity to original location	High proximity	Medium proximity
Visibility	Increased visibility from Coleraine Drive	Increased visibility from Coleraine Drive and Countryside Drives
Prominence of Relocation Site	Lot provides increased visibility from a major road, being Coleraine Drive	Prominent lot on the south-west corner of Coleraine and Countryside Drives
Integrated and Commemorative Landscaping	Proximity to Rainbow Creek allows adjacent lands to be commemorative of a rural setting and to be conserved as part of City's Area 47 Natural Heritage System ('NHS').	Proximity to Rainbow Creek allows adjacent lands to be commemorative of a rural setting and to be conserved as part of City's Area 47 Natural Heritage System ('NHS').
Compatibility of New Use	Can be residential beside other house lot or may require adaptive re-use as accessory office or retail within smaller scale light industrial-commercial use.	May require adaptive re-use as accessory office or retail within smaller scale light industrial-commercial use.
Accessibility to Public	May be adapted as an open-to-public facility, i.e., restaurant, office space, etc., and may therefore be more accessible to a higher number of people.	May be adapted as an open-to-public facility, i.e., restaurant, office space, etc., and may therefore be more accessible to a higher number of people.

RS-2 provides a prominent and possibly, a publicly-accessible site. If moved in this location, the heritage house may function as an accessory office or retail use, within a light industrial-commercial zone. An operation which is primarily open space, such as a garden nursery, could utilize the historic house for its minor limited office space. However, RS-2 is affected by the pending resolution of several technical studies for Area 47 SP.

Several key technical studies related to transportation and environmental impacts will preclude the RS-2 location. In 2012, the Town, through the PRP Study Area (PRPSA) provided a reasonable range of road alignment options, with the preference of adding a 500-metre swath that could potentially re-align Coleraine Drive and have it intersect a section of West Rainbow Creek. This preferred road alignment option, and those comprising the 2012 PRPSA would undergo evaluation in subsequent phases of the GTA West Corridor Environmental Assessment, Area 47 Master Environmental Servicing Plan (MESP) and Environmental Impact Report (EIR). Furthermore, the EIR and MESP will determine the creek flood plan which, in preliminary discussions with the Conservation Authority, may extend up to the Coleraine/Countryside corner in order to accommodate the storm water volumes. Although key structuring elements for Area 47's land use plan have been already established, RS-2 cannot be feasibly considered for the Cole Farmhouse relocation. The final alignment and width of the roadways may negatively impact the suitability of this relocation site, leaving little table land available for relocating the house.

RS-1, a "fourth" lot, proposed to be established to the north of the existing three residential lots on Coleraine Drive, may prove to be the most feasible option. However, RS-1 cannot be absolutely finalized, with the caveat that it might also be affected by the Area 47 MESP/EIR requirements related to the road/creek alignment. If so, the prospective relocation site will need to be revised again or simply refined in detail. The final relocation site must be confirmed by the MESP/EIR requirements, and will be established with a detailed Site Plan as part of a subsequent Conservation Plan Drawings submission.

As part of the recommendation to relocate the Cole Farmhouse, the farm property's outbuildings, which do not form its historic period, are proposed to be demolished. This shall include 'Barn Structure-A', which despite incorporating elements that reflect the historic farming operations within the subject property, has been irreversibly altered, with poor conditions that degrades its potential for adaptive re-use. Nevertheless, a salvage mitigation strategy will be implemented for this historic barn which will entail retrieving, retaining and re-using some of the heavy-timer posts and beams in a future commemorative feature.

6.0 MITIGATION OPTIONS AND IMPLEMENTATION STRATEGY

6.1 Evaluation of Mitigation Options

It is common practice to consider and evaluate alternatives for mitigating the impact of the development on a heritage structure. The PPS describes mitigation strategies as different development initiatives that can preserve heritage resources. Section 6.0 'Definitions' of heritage conservation terminology is intended to coordinate with the OHA in its approach to developments affecting heritage resources. It stipulates (underline added):

***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 under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

So the PPS stipulates that a proposed new development can be compatible with heritage attributes through the implementation of mitigation strategies. The City's Official Plan prescribes a more detailed and sequential series of options for conservation of heritage buildings in its Policy Section 4.9.1 '*Built Heritage*':

4.9.1.12 All options for on-site retention of properties of cultural heritage significant shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:

- (i) On-site retention in the original use and integration with the surrounding or new development;*
- (ii) On-site retention in an adaptive re-use;*
- (iii) Relocation to another site within the same development; and,*
- (iv) Relocation to a sympathetic site within the City.*

The City's HIA-ToR goes even further to recognize that mitigation options "are not limited to" those listed above but also include others in its Appendix 2 'Additional Mitigation Strategies' as follows (underlines added for emphasis):

If any negative impacts are identified, a mitigation plan must be outlined. A mitigation plan will be tailored to the unique conditions and cultural heritage value or interest of a given property. The following list represents a summary of the more common types of mitigation that may be appropriate:...In certain rare instances, permitting the relocation of built heritage resources within the subject parcel, to nearby lands, or to other parts of the City in order to better accommodate conservation and adaptive reuse. The appropriate context of the resource must be considered in relocation.

From these and other policies, the City recognizes that the "purist" conservation approach of in-situ retention may not always be possible and, in that case, other mitigation alternatives may be considered including relocation of built heritage.

In order to evaluate the full range of alternative strategies for this house and its site, the table below provides a consideration of the mitigation options listed in the HIA-ToR Appendix 2 as they apply to the subject property. The following mitigation options, as referred to in the City of Brampton's HIA-TOR and in its 'Appendix 2', are therefore evaluated:

Table 3 – Evaluation of Mitigation Options

Mitigation Strategies	Rationale	
Avoidance protocols to isolate development and land alterations to minimize impacts on significant built and natural features and vistas.	Not possible	The OPDP and its proposed new structures, vehicular circulation and layout, could not be 'isolated' since they are part of the several surrounding development blocks that are designated as 'Employment Lands' for the north-east portions of 'Area 47'. However, the 'development' of the Cole Farmhouse structure, by itself, can be 'isolated' through its relocation to a site that will reinterpret its heritage context of natural features and vistas.
Implementation of Architectural Design Guidelines ('ADG') for adjacent buildings to help integrate and harmonize mass, setback, setting and materials.	Not Possible	ADGs would not be able to integrate the significant larger scale of the industrial buildings of 40 ft (12 m) in height and minimum 200,000 sf (18,580 sm) floor area with a 2-storey house form having a modest 1,784 sf (166 sm) footprint. The proposed Relocation Site (RS-1 recommended) must provide sufficient separation and landscape buffering to limit and obviate the impact of the other industrial buildings in the development lands.
Limiting height and density of adjacent buildings.	Not possible	The Area 47 SP policies are premised on the intensification of these former agricultural lands with industrial use. By the tenants' requirements, the manufacturing and warehousing operations must have building heights of 40 ft (12 m).
Ensuring compatible lotting patterns, situating parks and storm water ponds near a heritage resource.	Possible (corner lot)	<p>The OPDP abides by several site and zoning regulations, including technical component studies that recommended Area 47's Natural Heritage System (NHS) strategies (Figure 4). The nearest SWM pond locations are on the north side of Countryside Drive and in a development block south of the farmhouse.</p> <p>The most compatible house relocation site would be adjacent to similarly scaled houses with compatible lotting patterns on Coleraine Drive (RS-1). The vacant land north of RS-1 allows for surrounding open spaces which provide views to and from the heritage house. The portion of Coleraine Drive also aligns with the northerly route of Rainbow Creek thereby providing a natural "green" backdrop to the Cole Farmhouse.</p>
Compatible Infill and Additions	Not possible	The industrial land use does not allow for compatibility of development between warehouses and a house-form structure.
Preparation of Conservation Plan and Adaptive Reuse Plans as necessary	Possible	A more detailed form of Conservation Plan Drawings will be prepared as part of the mitigation strategy in the form of a relocation site plan, and landscaping plan, showing paths of access, softscape planting and hardscape paving, layout, and design.

Table 3 (cont'd) – Evaluation of Mitigation Options		
Vegetation buffer zones, tree planting, site plan control, and other planning mechanisms.	Possible	Commemorative landscaping with historically indigenous planting will be implemented as buffer strips around the relocated house to contribute to the collective understanding of the Township of Toronto Gore's historical period. The landscaping design could incorporate salvaged elements from the farm outbuilding structures which are not retained.
Heritage Designation	Recommended	The farmhouse has sufficient physical, historical, and contextual values that would warrant its designation under the OHA.
Relocation	Recommended	The 'Future Potential Development' sites (Novelli and Vecchio Lands) within the OPDP provide options for the subject structure's relocation (RS-1 and RS-2). The lot adjacent to the three residential properties (RS-1) will most suitably accommodate the conservation and adaptive reuse of the heritage farmhouse.
Partial salvage, documentation through measured drawings and high-resolution digital photographs, historical plaquing and the like.	Possible	<p>The documentation of the subject property throughout the project implementation is recommended to be able to generate sufficient archival record of the former agricultural complex. The property's farm outbuildings should be documented prior to their removal to contribute to the City's archival records of the area's early development.</p> <p>As a source of salvaged elements, outbuildings' components of rough-coursed stone foundations and heavy-timber framing offer some materials for incorporation into a landscape feature or a public amenity as a symbolic commemoration of the area's agrarian past.</p>
Commemorative historical land uses, past owners, landscape and land form features through naming of streets and other public assets such as parkettes and storm ponds; interpretative plaques may also be required.	Possible	This farm property would be appropriately commemorated with a plaque explaining its sequence of owners, particularly Thomas Cole and his family. Other open space features of the area – such as streets, parkettes, SWM ponds, wood lots, etc. – can also be named after the Cole family and other early settlers associated with this property.

This chart reinforces the sub-section 4.3 'Heritage Evaluation' in that the physical and historical significance of the Cole Farmhouse warrants its designation and conservation. Of the provincial OHA Criteria for assessing heritage value, the historical attribute related to the early owners of this property – the Cole family – is valid for consideration to be incorporated into the proposed development. As such, the farmhouse can be retained and relocated as an appropriate mitigation alternative, which is described further in the following sections.

6.2 Rationale and Policies for Relocation of Built Heritage

The planning rationale for relocating the Cole Farmhouse is related to the initiatives of Area 47 SP, which seeks to establish an industrial land use and other designated uses within the OPDP and its surrounding lands. These objectives are also determined in large part, by proposed new transportation networks that will enhance the development and the intensification of its subject lands with the objective of accommodating 6,700 residential units, 26,000 people, and 20,500 jobs, resulting in a combined density of 45 people and jobs per hectare.

The earlier stages of Area 47 SP, acknowledged the effects of its encompassing macro-planning initiatives on the extant CHRs within its boundaries, resulting in the implementation of several component studies, including ASI-CHS (sub-section 4.3.1). The Cole Farmhouse, if retained and relocated within the Orlando lands (RS-1), will be part of both Phases 1 and 2 of the OPDP (Figure 51, sub-section 3.2.1) which comprises designated Logistic / Warehouse / Transportation lands.

The “Planning Vision” for Area 47 SP is for “*development... to occur in a manner that protects the Area's natural and cultural heritage features and utilizes them to enhance the overall design and character of the community*” with the major structuring element of “*appropriate built form transitions between land uses*” (underline added). The relocation of the Cole Farmhouse on RS-1 would provide such “appropriate built form transitions” as it will be adjacent to the three residential blocks that will be retained within the OPDP.

The conflict of planning changes with conservation policies is discussed in the Ontario Ministry of Culture's *Architectural Conservation Notes*, “Note #6: Heritage Conservation Principles for Land-use Planning” (underlines added for emphasis):

Where negative impacts are unavoidable, effective mitigation must be applied including... moving to an appropriate setting, commemoration on site or elsewhere, or recording the resource before any negative changes are made.

This compromise approach toward heritage and other criteria is fundamental to planning legislation and is also acknowledged by the federal *Standards and Guidelines for the Conservation of Historic Places in Canada* (‘SGCHPC’, underlines added): *Fulfilling the requirements set down in regulations such as by-laws and construction codes should include creative solutions that also preserve a historic place's heritage value.* The practical constraints of planning restrictions, building standards, site conditions, functional needs and user operations demand the flexibility for unconventional ways to conserve a heritage resource.

The subject property, being currently situated within an employment and industrial site, is subject to uses that not only depart from its previous farming operations, but also negatively impact it. The operations of the anticipated development will include disruptive aspects, such as containment of medium- to high-hazard materials, heavy vehicular traffic, massive, “boxy” structures, and site functions that will negatively impact its conservation. The relocation option – supported by some secondary commemorative initiatives therefore represents a mitigation strategy that supports the built heritage aspect of this property.

6.3 Implementation of the Cole Farmhouse Relocation

The Cole Farmhouse, as the primary structure within the farm property, is recommended for conservation through relocation to recommended site, RS-1 (Figures 51 and 52). The farmhouse is a good representation of the Ontario Gothic Style, with later alterations and additions that can be selectively disassembled to restore the original historic form (see subsection 4.3), while also stabilizing the structure during the relocation activity. The restored farmhouse could then be relocated to the recommended relocation site, RS-1 (Figures 51 and 52). RS-1 will provide a location adjacent to the three existing residential properties that will be retained within the OPDP. RS-1 will allow the heritage property's effective integration within and buffered from the new industrial development, such that the property's heritage value can be better appreciated. The RS-1 siting would allow for views on a primary street frontage with the landscaped backdrop of the NHS corridor of West Rainbow Creek. This conservation approach seeks to commemorate the site's historic landscape, to help in understanding the agrarian practices of Brampton's early settlers, represented by the Cole family with Thomas Cole, being one of the Township's first councillors.

Although RS-1 remains as the most compatible, and most feasible relocation site compared to RS-2 and -3, RS-1 could not be fully finalized at this stage, as it may be affected by the pending realignment options for the West Rainbow Creek Corridor and the Area 47 Preliminary Route Plan. The final relocation site must be confirmed by the MESP/EIR requirements, and will be established in a subsequent submission of the Conservation Plan Drawings (see subsection 7.3).

6.3.1 Heritage Building Protection Plan & Vacant Heritage Building Strategy

The Cole Farmhouse, as part of the OPDP, Area 47 SP, and OPA/ZBA processes, will be subject to vacancy at an interim period, pending the approval of these planning applications. The City of Brampton requires the submission of a Heritage Building Protection Plan (HBPP), which may be prepared together with, or subsequent and supplementary to this HIA. Based on the HBPP-Terms of Reference, the required components of the HBPP include:

- description of all buildings and structures,
- baseline documentation report,
- preventive maintenance and stabilization plan,
- security plan for vacant buildings and structures, and
- proof of insurance.

In relation to the HBPP, the heritage property is also subject to the Vacant Heritage Building Strategy ('VHBS'), which seeks to enhance the protection, and to prevent damage to unoccupied built heritage resources. The City of Brampton issued Guidelines supporting the VHBS, which recommends:

- structural considerations,
- safety considerations,
- security considerations

The required components of the HBPP have been partially fulfilled in this HIA (see subsection 3.3), while strategies, supporting the VHBS are discussed in the following subsections below. The complete implementation

of both the HBPP and the VHBS can form part of a subsequent Conservation Plan Drawings submission (see subsection 7.3), subject to the review of Brampton Heritage Board ('BHB'), and ultimately, Council.

6.3.2 Selective Disassembly

The selective disassembly of a historic structure, like a ruin or an artifact, is a common strategy for the conservation of a heritage building. For this building, it is intended that the rear (west) wings of the structure be removed in order to retain and preserve the rectangular front (east) house form which was the original construction. To disassemble is to execute the reverse order of assembly, wherein components installed last, are to be removed first. It is to be implemented in a strict sequence, to primarily avoid jeopardizing the original, intact portions of the structure.

A Building Material Inventory ('BMI') should be drafted during the process of disassembly to record methods and materials used for original and later construction. The BMI could form part of the Conservation Plan submission. With the BMI, the types of building assemblies, their components, conditions, and joining techniques are documented, not only for archival purposes, but to create a proper sequence of disassembly tasks that may involve the following conditions:

- Disassembly requires manual labour with more precise and selective removal as compared to standard demolition, but may not necessarily allow a high material recovery rate. For example, framing lumber may have a grading that could be invalidated by age, alteration, and/or expiration.
- Hazardous materials may be encountered, such as asbestos-containing materials (ACM), that would require specialized hauling and disposal procedures.
- Site security must be planned to ensure the safety of workers, the general public, and the recovered materials. Building must be stabilized to maintain structural integrity, and for fall protection and fire prevention.

Selective disassembly can be considered as an implementation strategy for *restoration*, which the SGCHPC describes as a means for (underline for emphasis) "*accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value. Restoration may include removing non character-defining features from other periods in its history and recreating missing features from the restoration period.*"

Although the later alterations and additions to the Cole Farmhouse are recognized to have some cultural merit, this HIA recommends the recovery of the house's original Ontario Gothic form to commemorate its association with the early settler, Cole family. Later alterations and additions that do not constitute the original rectangular block form are recommended to be removed through selective disassembly on-site. These non-original additions include (Figures 34 to 36):

- North Side : the one-and-a-half storey half-gable garage
- : the storage shed adjoining the west wall of the garage
- : the enclosed front porch
- South Side : the one-storey addition
- : the quarter-round glass enclosure
- West Side : the metal-clad shed
- : the shed-roof side portions on either side of the ell
- : the ell extension enclosed by later add-ons – from the rear of the front block

For the latter component, the ell extension, its masonry represents a character-defining element of heritage value and will be salvaged – particularly the distinct painted accents on the friezes, window surrounds, and corners – for reuse. The relocated farmhouse will quite likely need a new rear addition as part of its adaptive re-use. The salvaged brick can be incorporated into the replacement rear addition as a recollection of its predecessor ell wing.

6.3.3 Relocation Process

The ‘receiving foundations’ of the farmhouse structure shall be built upon the immediate approval of a permanent relocation site to affix the structure on the ground, and to minimize risks of structural collapse. The following strategies are proposed to ensure the secure relocation of the structure.

- Preventative Maintenance : While the relocation site is still being determined, and while the site application processes for the OPDP is still being processed, the Cole Farmhouse is currently being monitored to maintain its currently stable conditions.
- Determining Final Relocation Site : Although RS-1 is preferred as the final relocation site, it remains dependent upon the final approval of the OPDP planning applications, the Area 47 SP process including its component MESP, EIR, and PRP technical studies.
- : Since the Cole Farmhouse is presently located within Phase 1 lands of the OPDP, the final relocation site should ideally be established prior to Phase 1 sitework activities. This will protect the heritage structure from the impacts of soil re-grading.
- : The immediate approval of the final relocation site will enable the receiving foundations of the Cole Farmhouse to be established. The availability of the receiving foundations will minimize the period of the farmhouse’s vacancy between its period of selective disassembly and its period for relocation.
- : The final relocation site shall be remediated for site decontamination, soil stabilization, snow control, and effective groundwater treatment to prevent health, fire, or accidental hazards. The site shall be in compliance with the City of Brampton’s Minimum Maintenance By-law.
- Structural Stabilization and Relocation Plan : Any moving operations shall only proceed with an approved Relocation Plan, which will outline the sequence, methods, and equipment proposed for relocating the structure, including the clearance of the structure’s path towards the final relocation site, RS-1.
- : Following a field verification, and as permitted by the City and a licensed structural engineer, the structure shall be separated from its utilities and foundations, through the placement, typically of steel I-beams directly below the floor framing. This steel cribbing, lifted by hydraulic jacks, will serve as temporary support until the structure is finally

- placed on its relocation site.
- : As part of the moving operations, the following conditions are required: exterior and interior bracings shall be designed and constructed to support the building envelope, openings shall be boarded up, and water eradicating systems shall be verified as operational.
 - : The operations shall cease if structure appears endangered and the Heritage Architect, Engineer, and City Staff should be notified. Moving shall only resume once corrective measures have been taken.
- Interim
Vacancy, Post-
Relocation
- : As soon as structure is secured on the final relocation site, the property shall be immediately prepared for its new use. However, in case of temporary vacancy following the relocation, this HIA outlines the following measures for the structure the heritage structure shall be maintained and inspected at least once per month (VBHS, sub-section 6.3.1) to ensure ongoing compliance for minimum maintenance standards. It is understood that the maintenance of the structure is part of the owner's responsibility, as stipulated by municipal document, VBHS.
 - : Other security features shall include: locks on all doors and windows, boarded openings in the absence of doors and windows, removal of equipment that could aid trespassing, posting of security "No Trespassing" signs on all exterior elevations, and posting of "Heritage Notice."
 - : City recommended materials for securing building or structure if vacant during post-relocation: Weatherproofed 1/2" plywood sheet, securely fastened with wood screws of at least #8 - 3", to be placed 4" apart around the sheet's perimeter from the exterior side of the structure.
- City
Notifications
- : The Owner, or any authorized owner-representatives shall notify the City of Brampton's Heritage Coordinators, as well as the Fire Services and Building Department Staff, regarding the details of the moving operations and the temporary vacancy of the heritage structure. The enforcement of the applicable guidelines in the VBHS is understood to be subject to: the Ontario Fire Code (sub-section 2.4.7), Minimum Maintenance By-law of the City of Brampton (104-96), the Ontario Building Code Act, the Ontario Heritage Act and the Ontario Municipal Act (regulations 171 and 173)

6.3.4 Viable Use

Throughout the relocation process, the building's adaptive re-use must be planned to serve a future viable social or economic use to ensure its integration within the development. Once a viable use is determined, more detailed submissions would be required, and conservation work shall proceed in a logical order (see subsection 7.2 Heritage Planning Process). The existing arrangements, dimensions of spaces, and architectural materials and assemblies shall be retained, wherever possible, and modified, for current code and energy efficiency requirements.

7.0 CONCLUDING RECOMMENDATIONS

7.1 Property Worthy of Heritage Designation

The subject Cole Farmhouse at 10690 Highway 50 has been determined to be worthy of heritage designation under the OHA O.Reg 09/06 (also see Section 4.3). Its intact conditions and its inherent physical and historical values warrant its conservation through its relocation within OPDP Area 47 SP. This farmhouse is a good example of the Ontario Gothic Style, with incompatible alterations that can be reversed by means of selective disassembly. The house's historical significance is related primarily to its association with early Toronto Gore family settlers, being the Cole Family, and with one of the area's early leaders, being Thomas Cole Jr., one of Township's early Councillors. This report therefore recommends that the City of Brampton designate the subject property under the OHA and allow for its relocation to improve its integration with the new redevelopment project in consultation with City Staff.

7.2 Commemorative Landscape Feature

Establishing a commemorative landscape feature will also be implemented to reinforce the conservation of the Cole Farmhouse. This commemorative landscape feature will incorporate significant building components of other farm structures that cannot be retained and integrated within the OPDP. 'Farm Structure-A', the historic barn for example, should be considered for the commemorative landscape feature due to several reasons:

- it is the most long-standing structure on site other than the farmhouse,
- it has unique materials and construction joining details,
- although its exterior components are weathered, its interior components remain in good condition and can be reused for other purposes, and
- the structure's building periods reflect the expansion and progress of the Cole family's farming practices.

The inclusion of a commemorative landscape feature will also address the other 'listed' heritage resource found within the OPDP. Other than the Cole Farm property, the Splan Farm property at 10916 Coleraine Drive is also part of the Orlando development lands within the OPDP. The heritage aspects and evaluation of this Splan Farm property is outside the scope of this report, and is therefore discussed in a separate HIA submission. However, the significance of both Cole and Splan Farm properties could definitely be edified by this commemorative landscape feature.

The prospective location of this commemorative landscape feature is illustrated in a preliminary "Mitigation Strategy" drawing that is appended in this HIA report (see Appendix D). Its proposed location on the south-west corner of Coleraine and Clarkway Drive could potentially serve as a central gateway on the mid-north section of the OPDP. This Mitigation Strategy drawing also outlines the prospective building components that can be disassembled and salvaged from the Cole Farm property's 'Farm Structure-A.' These salvaged components are primarily long spans of rough timbers that constitute the historic barn's framing. These suggested components are not typical of today's modern construction methods, and their incorporation within a new, commemorative landscape feature could be educational and informative for the public.

7.3 Heritage Planning Process

The implementation strategies for the conservation of the Cole Farmhouse will be outlined, in more detail, through the submission of Conservation Plan Drawings. A Conservation Plan, according to the *Ontario Heritage Tool Kit*, is a set of submission that describes “repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures” required to preserve a heritage resource. This submission is more typically required at a subsequent stage of development approval such as the Site Plan Approval for the relocated house.

The Conservation Plan will include components such as a Building Material Inventory, a Stabilization/ Relocation Plan, and other detailed drawings and specifications that may be required to fulfill the HBPP and the VHBS. The Conservation Plan and its components will demonstrate the range of measures that will be undertaken to protect the Cole Farmhouse during the approvals and development processes. It will also present the conditions assessment of the building through a general overview of the critical exterior elevations and their portions that require restoration work. The description of the conservation work, or the “outline” specification, for each exterior element will address the architectural features that are “character-defining” and of particular heritage value. This outline will serve as a guide to be developed but not treated as a construction document. The Conservation Plan therefore represents a first step in upgrading the building exterior, and discusses the building’s conditions on a ‘macro’ level. It forms the implementing submission intended to guide the future specifications and drawings which will outline the detailed restoration methods.

As part of the process for this development, the proposed lot for the relocated Cole Farmhouse will be subject to subsequent City approvals, such as Site Plan Approval, Heritage Permit, and Building Permit Applications (i.e. for new foundations and renovations). These approvals will need to be supported with submissions specifically related to the preservation of the property’s heritage attributes, such as the following: Architectural Preservation Drawings, Landscape Restoration Plans, and Common Element Improvements of the Road Allowance, etc.

Following the Conservation Plan, detailed construction documents – comprising drawings and specifications – will need to be prepared for each component of the restoration work. To undertake the proposed restoration work, a Heritage Permit Application must be submitted to the City’s Heritage Planning Section. For the subsequent submission of a Building Permit Application, the City Heritage staff will require more detailed information relating to the heritage components in Restoration Drawings prescribing the following construction specifications:

- design detailing,
- materials and colours,
- reproduction windows,
- roof material,
- masonry cleaning method, and
- brick repointing technique.

These and other submissions for various applications will require the City’s heritage approval through the Heritage Planning staff, the BHB, and ultimately Council. Therefore, at milestones in the development process, the Town heritage authority will have the opportunity to review and approve the heritage aspects of this project.

8.0 ADDITIONAL RESOURCES

City of Brampton, Municipal Register of Cultural Heritage Resources
City of Brampton, Heritage Impact Assessment Terms of Reference
City of Brampton, Heritage Building Protection Plan Terms of Reference
City of Brampton, Minimum Maintenance By-Law
City of Brampton, Vacant Building By-Law

9.0 APPENDICES






Appendix A. Cultural Heritage Study, Area 47, by ASI ('ASI-CHS')
Appendix B. Photographs from Site Visit
Appendix C. Archival Photographs
Appendix D. Preliminary Mitigation Strategy for OPDP Cultural Heritage Resources
Appendix E. Qualifications, *AREA* Architects

Appendix A. Cultural Heritage Study, Area 47 SP, by ASI, Excerpts

Cultural Heritage Study for the City of Brampton Area 47 Secondary Plan
City of Brampton, Regional Municipality of Peel, Ontario

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Table 3: Potential Cultural Heritage Resources located in the Area 47 Secondary Plan Study Area

Feature	Location	Feature Type	Description/Recognition	Source of Identification	Photograph
CHR 14	10690 Highway 50	Farm Complex	<p>This landscape consists of a farmhouse and nineteenth century barn, as well as multiple modern buildings and a silo. The farmhouse consists of a 1 ½ storey Ontario Gothic residence, with a T-shaped floor plan, brick exterior, likely stone foundations, and an asphalt gable roof. The barn sits on stone foundations which have been repaired with concrete in places and features vertical wooden siding and a metal saltbox roof. The property is still used for agricultural purposes and features a long entrance drive to the nineteenth century residence and barn complex.</p> <p>This property is locally known as the 'Cole Farm'.</p>	Identified during the field review.	  
CHR 15	10514 Coleraine Dr.	Ruins; Relic Farm Complex	This property features foundations of a former barn. The foundations appear to resemble an L-shaped building layout and consist of poured concrete materials. A banked entrance to the former barn is also extant. The property also retains remnant wooden fencing and a rolling topography.	Identified during the field review.	
CHR 16	West side of Coleraine Dr.	Drive shed	A driveshed is extant directly west of the property located at 10690 Highway 50 (CHR 14). Based on field review observations and a review of City of Brampton mapping, it appears that that the two properties are owned and cultivated by the same owners. The driveshed features a metal gable roof and vertical wood siding.	Identified during the field review.	

Cultural Heritage Study for the City of Brampton Area 47 Secondary Plan,
City of Brampton, Regional Municipality of Peel, Ontario

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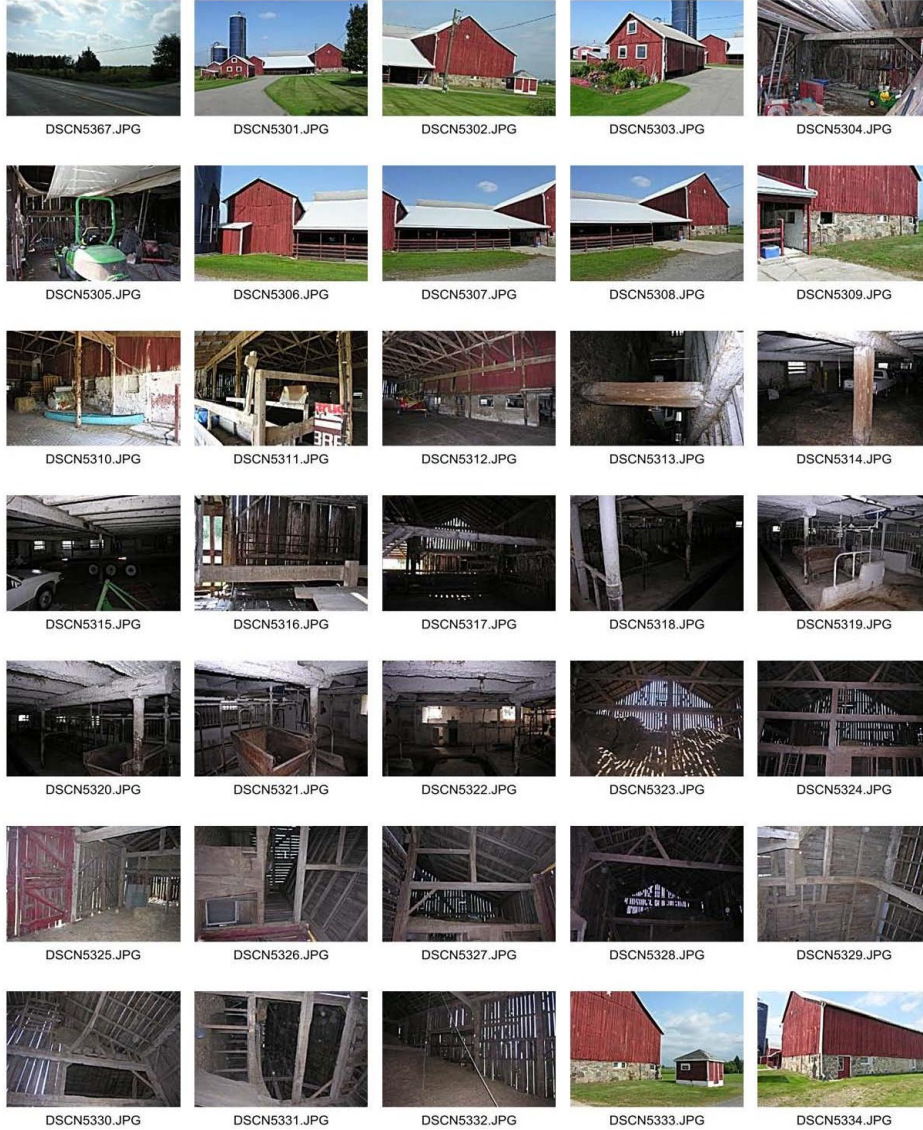
Table 6: Analysis of Field Survey Results and Heritage Evaluations as Applicable

Feature	Location	Feature Type	Source of Identification	Results of Analysis and Heritage Evaluation Rating* as Applicable ⁵	Follow-up/Recommendations
CHR 13	10980 Highway 50	Farm Complex	Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources.	Previously identified architectural, historical, or contextual values. Category B Rating*	Strong candidate for conservation and adaptive re-use potential in the future land use development in the secondary plan area. An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.
CHR 14	10690 Highway 50	Farm Complex	Identified during the field review.	Confirmed architectural, historical, or contextual values. Category B Rating	Strong candidate for conservation and potential for adaptive re-use within future land use development in the secondary plan area. An HIA should be conducted for this property during the Block Plan stage to determine its specific heritage significance and establish a conservation plan and appropriate mitigation measures.
CHR 15	10514 Coleraine Dr.	Ruins; Relic Farm Complex	Identified during the field review.	Screened out from further evaluation and/or development of recommendation measures based on its low potential for historical, architectural, and/or contextual values. Not evaluated	No further work required.

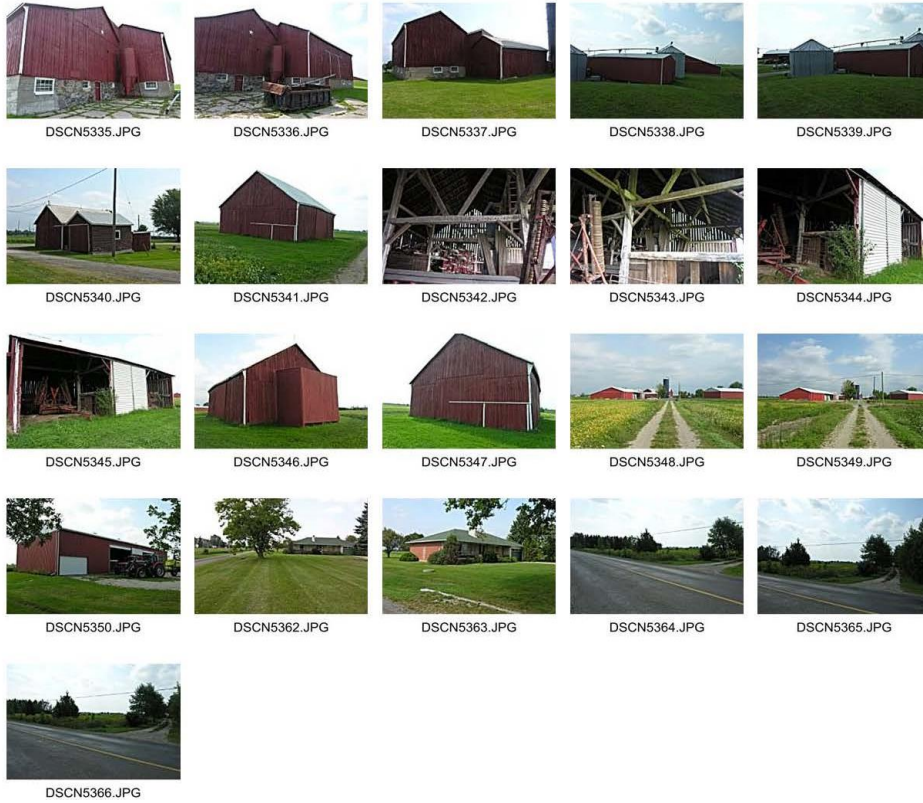
Appendix B. Photographs from Site Visit, March 19, 2014 and September 13, 2011



19 March 2014



2011 September 13



2011 September 13

Appendix C. Archival Aerial Photographs



Aerial Photograph, 1978



Aerial Photograph, 1994



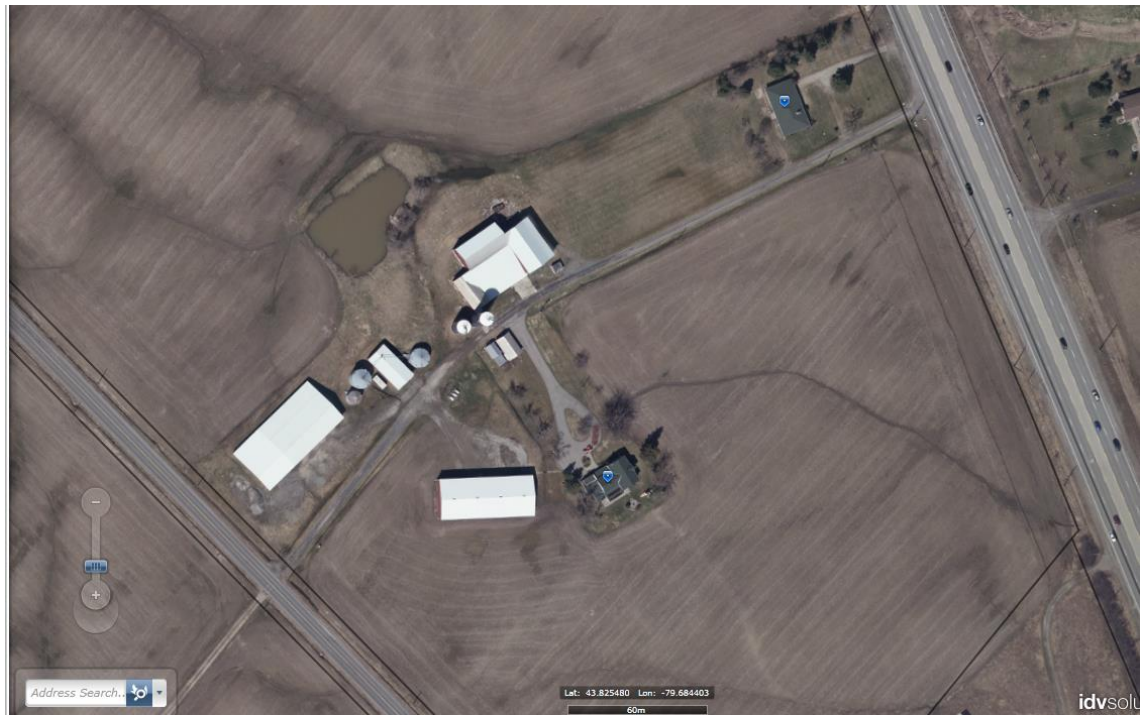
Aerial Photograph, 2000



Aerial Photograph, 2010



Bird's Eye View, 2012



Aerial Photograph, 2014

Appendix D. Preliminary Mitigation Strategy for OPDP Cultural Heritage Resources

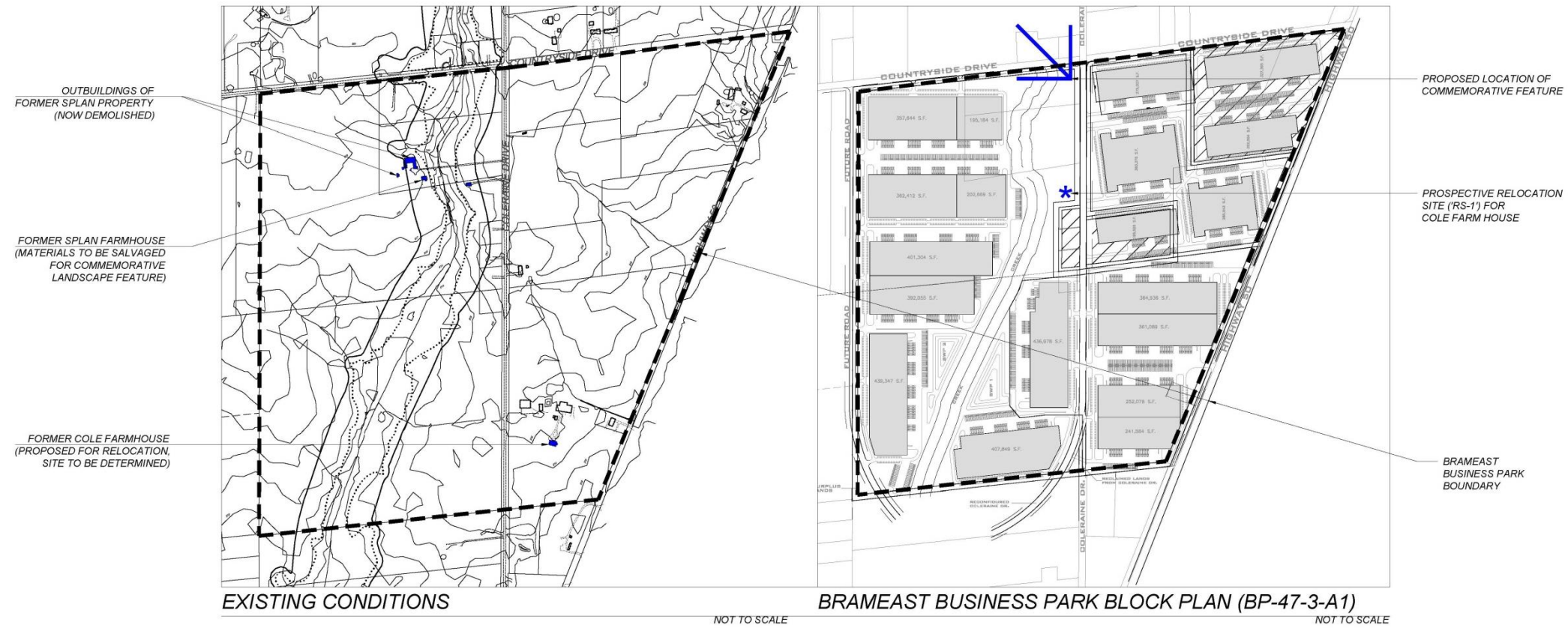
BRIEF

AREA, Architects Rasch Eckler Associates Ltd. (AREA) was retained by Orlando Corporation (the purchaser) on March 12, 2014 for the preparation of two Cultural Heritage Impact Assessment (CHIA) reports: (1) Splan Farm House, CHIA, submitted on April 21, 2014, revised May 12, 2014, and (2) Cole Farm House CHIA, submitted on May 22, 2014, revised on January 1, 2014. The HIA reports evaluated the impacts of the Orlando-Prologis Development Proposals (OPDP) within Area 1 of the Sub-Area 47-3 of "Area 47 Secondary Plan" also known as "Highway 427 Industrial

Secondary Plan." The Prologis land assembly is under separate ownership, but is referenced in this submission, since together with the Orlando (the owner) lands, it is being developed concurrently through planning approvals. The OPDP is traversed by Rainbow Creek and Coleraine Drive approximately in the north-south direction, and is bounded by: Countryside Drive to the north, Highway 50 to the east, and two future proposed access roads to the south and west. The OPDP is comprised of two "listed" heritage properties: (1) the former Cole Farm at 10690 Highway 50, and (2)

the former Splan Farm at 10916 Coleraine Drive. The HIA reports have two general recommendations for the above-cited properties. First, the Cole Farmhouse warrants designation under OHA O.Reg 09.06 with its intact, and inherent physical, historical, and contextual values. However, to resolve its integration within its new industrial land use designation, it is recommended to be relocated to a compatible site within OPDP. The Splan Farmhouse, on the other hand, was evaluated to be in poor condition. The house has not been properly maintained over time, resulting to removed and

deteriorated character-defining features. Extensive and costly efforts will be required to rehabilitate this structure, which in any event, is not the best representation of its type. HIA report (2) proposed a commemorative landscape feature within OPDP, which shall be comprised of materials to be salvaged from "Farm Structure-A" of the Cole Farm property, as well as the Splan Farmhouse. This commemorative landscape feature shall be depicted in this "Salvage Mitigation Strategy", an intended component of a subsequent Conservation Plan.



ALL PREVIOUS ISSUES FINAL DATE BELOW SUPERSEDES

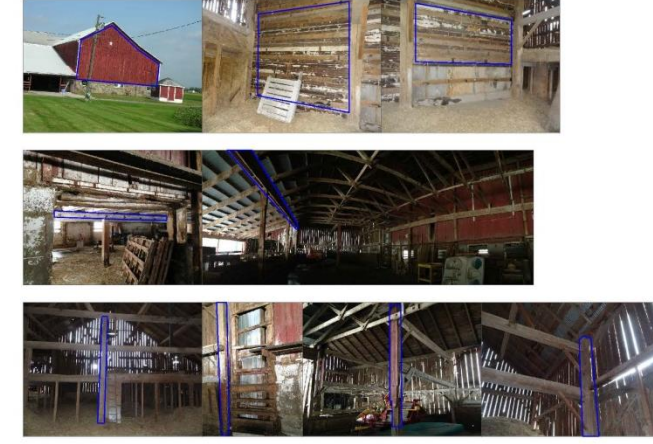
YY-MM-DD	NO.	DESCRIPTION	BY
15-01-07	2	REVISED FOR 11-560 HIA	DR
14-12-22	1	ISSUED TO CLIENT	DR

ISSUANCE

AREA
ARCHITECTS RASCH ECKLER ASSOCIATES LTD.
15 LOLA ROAD
TORONTO, ONTARIO, M5E 1P5
TEL: (416) 696-1966
FAX: (416) 696-1966

MATERIALS TO SALVAGE

COLE FARM BARN



SPLAN FARM HOUSE



PROJECT TITLE
COMMEMORATIVE LANDSCAPE FEATURE FOR BRAMEAST BUSINESS PARK
Mississauga Road and Williams Parkway
Brampton, Ontario

DRAWING TITLE
SALVAGE MITIGATION STRATEGY
Splan Farmhouse, 10916 Coleraine Dr.
Cole Farmhouse, 10690 Highway 50

DRAWN BY DR	SCALE NOT TO SCALE
CHECKED BY DE	DATE DECEMBER 22, 2014
SET NO. 1	DRAWING NO. A1.0
TOTAL DWG. NO.	PROJECT NO. 14-601 11-560

Appendix E. Qualifications of AREA Architects



Architects Rasch Eckler Associates Ltd.

FIRM PROFILE HERITAGE & MUSEUM WORK

AREA, Architects Rasch Eckler Associates Ltd. (AREA) is a full service firm, based in Toronto and operating across Canada, which specializes in the restoration and adaptive re-use of historic buildings, urban design for heritage streetscapes and approvals under the Ontario Heritage Act. AREA, having a firm history extending over 30 years of practice, is managed by 3 principals and has eight technical staff – including intern architects, interior designers and architectural technologists – with experience in the documentation and restoration of historic buildings and sites. Although we are qualified for heritage and museum projects, the members of our firm have also undertaken a wide range of institutional and commercial projects often involving the integration of historic components into new developments.

Our firm and its staff are members of various heritage associations and advisory boards across Canada. David Eckler, B.E.S., B.Arch., OAA, MRAIC is an active member in many heritage associations including the *Architectural Conservancy of Ontario Advisory Board*. He is a former Vice-Chair of *Heritage Toronto*, which advised Toronto City Council on heritage matters as a LACAC under the Heritage Act. Bernard Rasch, B.Arch., PPOAA, FRAIC, ARIBA has served on a number of heritage committees and boards including the Markham District Historical Society and City of York Historical Committee and the Metro Board of Management for The Guild from 1984 to 1998 where he served in many positions including Chair & Vice-Chair of the Board.

AREA has considerable experience with heritage facilities, façade improvements, restoration and conversions as indicated by the following projects (Toronto locations unless indicated):

Historical Façade Improvement Guidelines & Heritage Districts

- *Stouffville Main Street Revitalization*, 1998, DEA was presenter at workshop
- *Yonge Street Commercial Façade Improvement Program*, 1996, received City approval of grant
- *Woodstock Façade Improvement Program*, 1995, DEA initiated program for City
- *Hazelton-Yorkville Area Heritage Conservation District Study*, City-sponsored study
- *Fergus Downtown Community Masterplan & Design Guidelines*

Historic Museums, Institutional & Cultural Buildings

- Officers' Quarters (1830), Military & Naval Establishment, Discovery Harbour, Penetanguishene
- Spence Half-Way House Restoration (c. 1850), Muskoka Pioneer Village, Huntsville
- Sharon Temple Compound (1821), Sharon, York Region
- Heliconian Hall (first Olivet Sunday Schoolhouse, circa 1876), (Yorkville)
- Cedar Ridge Studio Gallery (1918), 225 Confederation Drive, (Scarborough)
- Aurora Historical Society Museum (1886 school), 22 Church Street, Aurora
- The Niagara Institute (early 20th c), 9 Weatherstone Crt., Niagara on the Lake
- St. Lawrence Hall (1840) – renovations of town hall to accommodate National Ballet School

Historic House Restorations

- Jacob Ross House Restoration (1852), 108 Stayner Ave.
- William Wonch House Restoration (1840), 2777 Woodbine Ave., Markham
- Robert Milroy House Restoration (c. 1833), 7111 Reesor Rd., Markham
- McDougall Farmhouse (1893) Heritage Assessment, James Snow Parkway, Milton, ON
- Devonian House Restoration & Addition (circa 1923), 144 John St. E., Niagara on the Lake
- Savage House & Blacksmith Shop (c.1840), 1480 Derry Rd. E., Mississauga

Converted Historic Residences

- Old Post Inn (c. 1830), 367 Kingston Road East, Ajax
- Valley Halla Villa (Jackson Residence, 1922), Toronto Zoo, Rouge Valley, Scarborough
- Armour Heights Officer's Mess (1913, 'Strathrobyn'), Canadian Forces College, 215 Yonge Blvd.
- Bellevue Daycare Centre (1887), 95 Bellevue Ave.
- Gerrard & Bay Historic Houses (1860-1890), 68-84 Gerrard St. W.
- Toronto French School Restoration (Sifton Estate, 1923), 294 - 318 Lawrence Ave. E.



EDUCATION

University of Waterloo
B.Arch (1985)
B.E.S. (1982)

MEMBERSHIPS

Ontario Association of
Architects
(Councillor & Chair Awards
Committee)

Royal Architectural Institute of
Canada

Canadian Association of
Professional Heritage
Consultants (CAPHC),
past member

Architectural Conservancy of
Ontario Advisory Board

Society for the Study of
Architecture in Canada

Heritage Canada Foundation

Ontario Historical Society

CAREER SUMMARY

AREA, Architects Rasch
Eckler Associates Ltd.
President
2001 to Present

David Eckler Architect
1991 – 2001

Page & Steele Architects
1989 – 1991

Arthur Erickson Architects
1986 – 1989

DAVID ECKLER BES, B.Arch., OAA, MRAIC AREA, Architects Rasch Eckler Associates Ltd. President & Principal – Senior Project Architect

David Eckler is the firm's principal and is responsible for the administration and design of all projects in the office. Mr. Eckler has over 15 years experience in the design of medium-size institutional facilities for government, non-profit agencies and other organizations including community centres, museums and municipal facilities. Mr. Eckler is involved most particularly with the Concept Design, Design Development and Contract Documents phases of projects and is the author of many of the firm's heritage assessment reports.

Mr. Eckler's previous firm *David Eckler Architect (DEA)*, established in 1992, specialized in heritage conservation including feasibility studies, preservation planning, infill projects within historic districts, adaptive re-use and building restoration. David is an active member in many architectural and heritage associations including the *Architectural Conservancy of Ontario Advisory Board*. He is a past member of the *Canadian Association of Professional Heritage Consultants* and is a former Vice-Chair of *Heritage Toronto*, which advised Toronto City Council on heritage matters as a LACAC under the Heritage Act and as an advisory board for the city's museums.

Mr. Eckler has particular experience in the restoration of heritage properties within public parks and cultural landscapes. An example of a heritage attraction in a park setting is the restoration of the Officers' Quarters within the *Discovery Harbour* museum in Penetanguishene. He has most recently worked on the restoration of the historic site of the 1910 Allan Gardens Conservatory.

RELEVANT EXPERIENCE: Toronto location unless indicated

Heritage Restoration

- Allan Gardens Conservatory Complex (1910), 160 Gerrard St. E.
- Third Church of Christ, Scientist (1928) Redevelopment
- Eglinton Hunt Club (1929) Condominiums
- Aurora Historical Society Museum (1886 school), 22 Church St.
- Officers' Barracks (1830), Discovery Harbour, Penetanguishene
- Perry Street Fire Hall (circa 1889) Renovation, Woodstock
- Medical Arts Building Restoration (circa 1929)
- Heliconian Hall (first Olivet Church, 1876), Yorkville

Institutional Uses in Historic Buildings

- Aurora Historical Society Museum (Church Street School, 1886)
- Toronto French School (Sifton Estate, 1924) Restoration Plan
- Armour Heights Officers' Mess ('Strathrobyn' 1913), DND College
- Hutton House (1853) Community Centre, St. Marys
- Valley Halla Villa (Jackson Res., 1922), Toronto Zoo, Scarborough
- Bellevue Daycare Centre (1887)
- Adamson House (1927) Cawthra Estate Park, Port Credit

Heritage Planning, Parks & Streetscape Design

- Old Pickering Village Planning & Heritage Study, Ajax
- Yorkville-Hazelton Avenue Heritage Conservation District
- Fergus Downtown Masterplan, Design Guidelines & Park
- Yonge Street Commercial Façade Improvement Program
- Limehouse Kilns Heritage Masterplan, Halton Hills
- Ardmore Park Retirement Estates, St. Marys
- Confederation Commemorative Park, Charlottetown, PEI
- Gerrard & Bay Historic Houses (1860-1890) Mews Parkette