



Date: 2024-08-24

Subject: **Heritage Impact Assessment and Addendum, 11185 Airport Road – Ward 10**

Contact: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-700

RECOMMENDATIONS:

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of September 17th, 2024, re: **Heritage Impact Assessment and Addendum, 11185 Airport Road – Ward 10**, be received;
2. That the following recommendations of the Heritage Impact Assessment prepared by Golder Associates dated October 21st be received:
 - I. The property is determined to have met four of nine criteria of O. Reg. 9/06 in design/physical value, historical/associative and contextual value, and therefore has cultural heritage value or interest (CHVI) and is worthy of Designation under Part IV of the Ontario Heritage Act;
3. That the following recommendation from the HIA addendum dated August 2024 be received:
 - I. The preferred option to facilitate relocation and rehabilitation of the Sargent Farmhouse as a residence on a new lot in the subdivision is Option 2;
4. That the following recommendation as per the Heritage Impact Assessment Addendum by WSP dated August 8th 2024 be received and followed:

Option 2: Disassembly of the Sargent Farmhouse and recreation of the front façade and west façade using salvaged brick as a cladding on a new larger dwelling;

5. That a Heritage Conservation Plan, Documentation & Salvage Report and Commemoration Plan be prepared according to the City's Terms of Reference as conditions of the Draft Plan Approval and prior to issuance of the Demolition Permit; and
6. That a Heritage Delisting Report be presented for the Board's acceptance prior to the issuance of the Demolition Permit for 11185 Airport Road.

OVERVIEW:

- **11185 Airport Rd was listed on Brampton's Municipal Register of Cultural Heritage Resources in 2001.**
- **The 2021 Heritage Impact Assessment Report determined that the property meets four criteria under O. Reg 9/06 and is worthy of Designation under the Ontario Heritage Act. The report further recommends that the main portion of the property be relocated within the subdivision with new additions built on 2 sides.**
- **Following the completion of the 2021 HIA, Tacoma Engineers were retained by the new owners to complete a structural evaluation of the house to determine if the structure is suitable for relocation. The report concluded that the house is unsuitable for relocation due to significant structural deficiencies**
- **In response to the engineering report, an HIA Addendum was prepared in August 2024 and detailed 4 options to mitigate the impact of the house being unsuitable for relocation.**
- **The Addendum report demonstrated that even though Option 1 is preferred from a cultural heritage perspective, Option 2 which proposes a partial reassembly of 2 facades would be more viable based on the engineering report's finding.**
- **The HIA Addendum is considered to be complete as per the City's Terms of Reference.**

BACKGROUND:

Property Description

The property at 11185 Airport Road has been the subject of two Heritage Impact Assessments. The first was completed in response to an application for redevelopment of the subject property as a residential subdivision. The second was completed after the ownership of the lands changed and a review was completed for the condition of the house for relocation. As they were completed at different times, both reports are presented here to provide a complete understanding of the heritage review process.

The HIAs address impacts to the Sargent Farmhouse, which is a 1 1/2 storey farmhouse built around 1870 on a fieldstone foundation and located at the intersection of Countryside Drive and Airport Road, in the former Township of Toronto Gore. The property is Listed Heritage property in the City of Brampton Register. Built around 1870, the Sargent Farmhouse was built on a fieldstone foundation

For clarity, the following is the relevant sequence of events for the property:

- 1) In 2021 an HIA was prepared that evaluated the property under Ontario Regulation 9/06 and addressed the impacts of the proposed redevelopment of the property on the heritage character and attributes of the property.
- 2) Following completion of the original HIA, but prior to its presentation to the Heritage Board, the property was sold to new owners.
- 3) Following the sale, the new property owners had an engineering assessment completed for the Sargeant farmhouse to confirm its stability for relocation. The assessment determined that the house was not a good candidate for relocation.
- 4) Following the engineering evaluation, the property owners considered alternatives to relocation and recommended that the house be disassembled and partially re-assembled as part of the larger new house.
- 5) The HIA addendum was prepared to document the change in plan and design for the reconstructed house.

.Heritage Evaluation

A 2021 Heritage Impact Assessment evaluated the property in accordance with Ontario Regulation 9/06 and it is found to meet four O. Reg 9/06 criteria for Design/Physical, Historical/Associative and Contextual Value:

The heritage attributes of the Sargent Farmhouse are identified as follows:

- Load-bearing double wythe brick masonry on a fieldstone foundation built in stretcher course on the principal façade and the other walls are one-in-five American or common bond.
- Side gable main block with asymmetrical fenestration with a recessed main entrance with moulded architrave, sidelights, fanlight, Doric pilasters, and entablature marked by six-over-six windows with buff brick voussoirs and quoins.
- Buff brick architectural detailing, including quoins, gauged or rubbed brick voussoirs, a frieze with circular forms below the eaves, and a diamond pattern below the gables.
- Projecting eaves and verges with plain soffit, fascia, and frieze with return eaves on the gable ends, and a single-stack brick chimney (south end wall).
- Rear wing extending from the east wall of the main block with asymmetrical fenestration, open verandah along south façade, one-in-five American or common bond masonry on all walls, and gable roof with plain soffit, fascia, and frieze.

The Sargent Farmhouse is representative of a late 19th century Neoclassical rural farmhouse executed with a high degree of craftsmanship in its detail and overall composition. The original owner, William Sargent, was a very successful farmer in Toronto Gore during the 19th century and played a leading role in the community's social development as the warden for Tullamore's St. Mary's Church. Contextually, the massing with dichromatic brick hues and setting at the crest of the valley land and proximity to Airport Road contribute to the visual prominence of the Sargent Farmhouse as a local landmark.

The Heritage Impact Assessment recommended that the main portion of the property be relocated to a newly created lot within the subdivision with additions built on 2 sides.

CURRENT SITUATION:

As noted, following a change in ownership, an engineering report was prepared by Tacoma Engineers in April 2024 that revealed significant structural issues with the property, requiring extensive stabilization and brick replacement before relocation. Due to high costs, risks, and significant loss of historic fabric, relocation of the complete structure, without disassembly, was deemed unsuitable. Heritage Staff requested an Addendum from the proponent exploring alternatives, leading to four options:

- Option 1: Complete disassembly and reassembly on Lot 8.
- Option 2: Partially recreate 2 façades of the Farmhouse using salvaged bricks as cladding as part of a new larger dwelling.
- Option 3: Demolish and replicate the farmhouse with new materials.

- Option 4: Demolish and build a new house with no historic references.

Option 1 was recommended conditional upon the availability of the salvaged bricks. However, an updated engineering assessment estimated that salvage rate is approximately 60-70% which renders Option 1 unfeasible.

Option 2 is the next preferred option which involves incorporating the salvaged bricks into a new design reflecting the original farmhouse. The main façade of the original farmhouse will be faithfully reconstructed and placed at a highly visible location close to Airport Road. The final design has received input from Heritage Staff to ensure that it is sympathetic to the original Sargent Farmhouse while addressing the development context and structural challenges of this building. A Commemoration Plan will be implemented that speak to the history, heritage value and reconstructed design of the Sargent Farmhouse.

Option 3 and Option 4 are not recommended by the Addendum.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications.

Other Implications:

There are no other corporate implications associated with the recommendations in this report.

STRATEGIC FOCUS AREA:

The approval of the Heritage Impact Assessment Addendum noted within this report supports the Culture & diversity Focus Area and Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein facilitate adaptive reuse and progressive conservation of a rare and unique heritage resource that contributes to the understanding of Brampton's early history, as well as facilitate the creation of new residential community while helping to maintain a sense of place, belonging and identity.

CONCLUSION:

It is recommended that the Heritage Impact Assessment and Heritage Impact Assessment Addendum, 11185 Airport Road be received by the Brampton Heritage Board as being complete.

Authored by:

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Attachments:

- Attachment 1 – Heritage Impact Assessment - 11185 Airport Rd, Golder Associates Ltd., Oct 2021
- Attachment 2 – 11185 Airport Road Heritage Impact Assessment Addendum, WSP Canada Inc., August 8, 2024