



Report
Staff Report
The Corporation of the City of Brampton
9/17/2024

Date: 2024-08-27

Subject: **Heritage Impact Assessment Report for proposed development at 8525 Mississauga Rd – Ward 4**

Contact: Arpita Jambekar, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-697

RECOMMENDATIONS:

1. That the report from Arpita Jambekar Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of September 17, 2024, re: **Heritage Impact Assessment for proposed development at 8525 Mississauga Road– Ward 4**, be received;
2. That the Heritage Impact Assessment Report for the proposed Kaneff Subdivision on Part of the Lionhead Golf Club & Conference Centre Lands, 8525 Mississauga Road, prepared by Paul Dilse, Heritage Planning Consultant, dated 28 June 2023 be deemed complete;
3. That the following recommendations per the Heritage Impact Assessment be included in 2023 Kaneff's Draft Plan of Subdivision:
 - I. Measures including natural or human-made deterrents to movement of people from the proposed park in Block 72 across the buffer and up the hill into the camp should be explored. A Landscape architect should be involved to choose the planting of native thorny shrub roses along the southern edge of the buffer to impede movement and design an eight-foot high chain link fence on which native Ontario vines can be grown where the turning circle and eventual alignment of Street A come close to the camp's southwest corner. Under the direction of a landscape architect, the buffer itself should be planted with native species to the southern latitudes of the Province to develop into a screen of vegetation as dense as the forest behind.
 - II. For apartment buildings rising above the highest point of land in Camp Naivelt, measures should be explored to soften the impression of their height on the skyline. Opportunities like green roofs, terraced elevations and curvilinear profiles should be explored to design cluster of point towers that would have lesser effect on the skyline than slab towers with larger floor plates. Floors

above the camp's highest elevation could be clad in bird-friendly materials that resemble in color the pale blue or light gray shades of typical southern Ontario sky. Nighttime illumination of mechanical penthouses should be minimized;

4. That a historical interpretation on-site is recommended which involves following implementation recommendations:
 - I. Mounting site interpretation map of Eldorado Park and vicinity
 - II. Creation of a web page and an app on the cultural history of the Credit River Valley at Eldorado; and

OVERVIEW:

- **A Heritage Impact Assessment was required as part of the development application for 8525 Mississauga Road, that includes a proposal to build a residential subdivision on part of the former Lionhead golf course, as the proposed development is adjacent to a designated heritage property of 8596 Camp Naivelt.**
- **The proposed development is adjacent to the designated cultural heritage resource of Camp Naivelt which is adjacent to Eldorado Park.**
- **Camp Naivelt at 8596 Creditview Road was designated under the Ontario Heritage Act under By-Law 290-2010 in 2010. Eldorado Park, a municipal park with functional and historical links to Camp Naivelt, is listed in Brampton's Municipal Heritage register as a cultural heritage resource.**
- **The HIA demonstrated that the proposed subdivision with an engineered landscape will have a remarkably different character from the camp and will have a visual impact on the skyline and an impact the security of the camp due to the proximity of the proposed subdivision.**
- **The HIA provides guidance for landscape measures to maintain an appropriate buffer between the camp and the proposed subdivision, and to enhance the security of the camp. The HIA also recommends design guidelines for the proposed high-density apartments in future development blocks with close proximity to the camp.**
- **The HIA is considered to be complete as per the City's Terms of Reference.**
- **There are no financial implications as a result of this report.**

BACKGROUND:

A development application was submitted in 2017 to City Planning staff for creation of a subdivision on the lands at 8525 Mississauga Road under application number C04W02.006. The HIA was required as part of the application, as the proposed development is adjacent to the designated heritage property at 8956 Creditview Road, Camp Naivelt.

Camp Naivelt, located at 8956 Creditview Road, was designated under Section 29 Part IV of the Ontario Heritage Act in 2010. The Land parcel of approximately 50 acres is situated in the heart of the Credit River valley with a portion of Credit River running through the property. Much of the landscape is defined by gently rolling hills with some steep slopes and gullies dropping down towards the Credit River. It is dominated by forest with some open space areas for gathering and recreation and fenced by mature hedge grows and page wire fences. Camp Naivelt is physically, visually and historically linked to its surroundings.

Used as a summer campground since 1935, the camp consists of small, one-storey, rustic wood-frame cottages built in the 1940's and 1950's and that are spread across the landscape. The property landscape can be divided into three components, namely: Hill 1, Hill 2 and Hill 3. Hill One is reached from Creditview Road and has 35 cottages. Hills 2 and 3 are accessed through Eldorado Park. Hill 2 has 35 cottages and a clubhouse on a lower portion of the hillside. Hill 3 has some 40 cottages. With the exception of a few relatively small clearings that front the cottages and some unpaved laneways, the property is generally defined by dense woodland cover. The cottages, site plan characteristics and natural, rural setting at Camp Naivelt are among the attributes that form a significant and unique cultural heritage landscape and contribute to the design/physical values of the property.

CURRENT SITUATION:***HIA Outcomes***

The proposed subdivision is immediately adjacent to the camp on the subdivision's southern, unfenced boundary. This area is forested.

The draft plan of subdivision has been updated and modified since 2015, including 2017, 2020 and 2023 and these iterations have responded positively to the heritage recommendations that were made in assessing the impact of the proposed development. However, based on the 2023 draft plan of sub-division, the HIA demonstrates that there will be a visual contrast between the camp's wooded slope and subdivision's single-detached house yards with manicured lawns. The two impacts on Camp Naivelt from the 2023 draft plan of subdivision are identified as:

1. Although the turning circle is set back from the camp's southern lot line, the eventual continuation of Street A to the Phase 2 lands comes very close to the camp's southwest corner.
2. The future development of Blocks 68, 69 and 70 with apartment buildings as tall as 16 storeys will have an effect on the skyline as viewed from Camp Naivelt. Block 68 which abuts the buffer in Block 80 likely has the greatest visual impact because of its proximity to the camp.

Mitigation and Recommendations

The HIA provides mitigation measures to address the impacts of the proposed subdivision, and to create a Site Interpretation strategy for the History of Credit River valley at Eldorado.

Recommendations for mitigating impacts form 2023 Draft plan of subdivision

1. Measures including natural or human-made deterrents to the movement of people from the proposed park in Block 72 across the property set-back buffer and up the hill into the camp should be explored. A landscape architect should be involved for recommending planting of native thorny shrub roses along the southern edge of the buffer, which would impede movement by trespassers. The landscape plan should also include an eight-foot-high chain link fence on which vines native to Ontario are grown. this should be done where the turning circle and eventual alignment of Street A come close to the camp's southwest corner. The planting should develop into a screen of vegetation as dense as the forest behind.
2. For apartment buildings rising above the highest point of land in Camp Naivelt, measures should be explored to soften the impression of their height on the skyline. A cluster of point towers like that envisaged in the Bramwest Secondary Plan Sub Area 40-1 Block Concept would have a lesser effect on the skyline than slab towers with their larger floor plates. Floors above the camp's highest elevation could be clad in bird-friendly materials that resemble in colour the pale blue or light gray shades of the typical Southern Ontario sky. Nighttime illumination of mechanical penthouses should be minimized. If slab towers are preferred, green roofs, terraced elevations and curvilinear profiles are ways to reduce their presence on the skyline.

Additional Recommendations:

Beyond the immediate property under consideration for redevelopment, an additional recommendation was brough forward in the report that addresses opportunities to commemorate the History of Credit River Valley at Eldorado, To further understanding of the area's history, the following recommendations may be considered for implementation at the appropriate time.

1. In addition to the Stage 2 archaeological assessment recommended for the golf course's fairways, archaeological assessment on the west half of Lot 2 in Concession 3, W.H.S. where the Eldorado Mills complex was located may be worthy of government or corporate sponsorship. The Peel District School Board could be invited to have its students join in the dig under the supervision of an archaeologist.
2. A site interpretation map of Eldorado Park and vicinity could be mounted either at the park entrance circle or beside the front parking lot, whichever is the safer for viewing. The map could mark and briefly describe park and vicinity locations with stories to tell. The map should be accessible to all park visitors and be designed to deter vandalism.
3. A web page and an app on the cultural history of the Credit River Valley at Eldorado could be created as another way of engaging the public. The audio-visual history should cover all the historical themes discussed in the heritage impact assessment. The site interpretation map at Eldorado Park could include instructions for further information available on the web page or the app.

CORPORATE IMPLICATIONS:

Financial Implications:

None.

Other Implications:

None.

STRATEGIC FOCUS AREA:

The approval of the Heritage Impact Assessment noted within this report supports the Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein, facilitate creation of new neighborhoods while conserving and commemorating the existing cultural heritage resource within its immediate context to help maintain a sense of place, belonging and community identity.

CONCLUSION:

It is recommended that the **Heritage Impact Assessment, 8525 Mississauga Road** be received by the Brampton Heritage Board as being complete.

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Attachments:

- Attachment 1 – Heritage Impact Assessment Report 8525 Mississauga