



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

Date: 2024-08-23

Subject: **Heritage Impact Assessment, 18 River Road – Ward 6**

Contact: Arpita Jambekar, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-689

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, 18 River Road – Ward 6**, be received;
2. That the Heritage Impact Assessment Report for 18 River Road, prepared by LHC Heritage Planning & Archaeology Inc, dated October, 2023 be deemed complete;
3. That, based on the recommendation of the HIA, Option 1 for the proposed severance (as described in this report) be selected as the preferred alternative; and
4. That staff initiate the Heritage Designation process for the property, per HIA finding that it meets criteria 1 and 4 of the Ontario Regulation 9/06 and is eligible for designation under Section 29 Part IV of the Ontario Heritage Act.

OVERVIEW:

- **A Heritage Impact Assessment was requested by staff pursuant to a Consent to Sever application for 18 River Road.**
- **The subject property was listed on Brampton’s Municipal Register of Cultural Heritage Resources in 2009.**
- **The HIA demonstrated that the subject property meets Criteria 1 and 4 of Ontario Regulation 9/06 and is eligible for designation under Section 29, Part IV of the Ontario Heritage Act.**
- **The HIA concluded that the proposed severance will not have an adverse impact on the cultural heritage value or interest of the subject property or the adjacent heritage properties.**

- **Of two proposed severance options for the subject land, the HIA recommends that “Option 1” maintains the property’s relationship with the creek and should be the preferred alternative.**
- **The HIA is considered complete per the City’s Terms of Reference.**
- **There are no financial implications as a result of this report.**

BACKGROUND:

The property owners of 18 River Road made an inquiry to City Planning staff regarding the requirements for a consent for a proposed severance at 18 River Road. Planning staff recommended completion of an HIA prior to submitting a formal application for the severance. This was requested to better understand the impact of severance on the on the River Road Cultural Heritage Landscape and the subject property, which is a Listed Heritage property. The HIA report provides details of the Cultural Heritage Value or Interest of the property, identifies the nature of the impacts to those values, for both the CHL and the property, that would result from the severance, and assesses options for the severance.

Property Description

The property at 18 River Road was listed as a cultural heritage resource in the City’s Municipal Register of Cultural Heritage Resources in 2009.

The property is comprised of a one-and-a-half storey residential building on an irregularly shaped lot with an area of approximately 0.66 hectares that also includes three rear cottages, and a series of sheds and accessory buildings. The property is located on the south-east side of River Road between the intersection with Mississauga Road and River Road’s curve to the south and west to follow the river westward. The property is adjacent to two heritage properties:

- 2100 Embleton Road (the McMurchy Powerhouse and Mill), which is designated under Section 29 of Part IV of the Ontario Heritage Act, and
- The River Road Cultural Heritage Landscape, which is listed in the Municipal Register.

Structure Description

The house, which was built in the early 20th Century, is a representative example of the Craftsman Bungalow style.

The attributes contributing to the design and physical values of the house include:

- it’s one and a half storey height,
- broad, low pitched roof with a blanket-like appearance;
- overhanging eaves;

- ample exterior set-backs
- residential use;
- General lack of ornamentation;
- chimney;
- dormers;
- large bat or picture windows;
- covered porch and rustic materials reflecting the Craftsman Bungalow style.

The property has historical and associative value because of its direct association with the McMurchy family and Darius McClure, both of whom were prominent in the community and made significant contributions to the development of Huttonville and Brampton.

CURRENT SITUATION:

The HIA concludes that the property meets Criteria i for design value or physical value because it is a representative example of a Craftsman Style Bungalow and Criteria iv for its historical and associative value. The property is eligible for designation under Section 29 Part IV of the Ontario Heritage Act as it meets two of the criteria under Ontario Regulation 9/06.

The HIA also evaluated the two options being considered for the severance in terms of their impact on the identified heritage attributes of the property:

- Option 1 retains 0.40 hectares (ha) surrounding the three one-storey cottages and severs the 0.25ha surrounding the house, accessory buildings, and the east side of the creek (Attachment 1, Figure 9).
- Option 2 retains the 0.49 hectares (ha) surrounding the three one-storey detached cottages and severs the 0.16ha surrounding the house and accessory buildings (Attachment 1, Figure 10).

The HIA demonstrates that there will be no direct or indirect impacts to the identified heritage attributes of the property at 18 River Road as a result of the severance. Additionally, the HIA also identifies that there will be no potential impacts to the adjacent Cultural Heritage resources at 2100 Embleton Road or to the River Road Cultural Heritage Landscape. The HIA recommends Option 1 for the proposed severance to best maintain the Property's relationship to the creek on the south side of the property boundary.

Although a formal application for the proposed severance has not been submitted, the heritage staff are in support of the severance Option 1, with the condition that the property at 18 River Road with the existing Craftsman style Bungalow, identified to be eligible for designation as part of the HIA, be designated under Section 29, Part IV of the Ontario Heritage Act. As part of the next steps, Heritage staff recommend that the Heritage Designation process for the property at 18 River Road be initiated.

CORPORATE IMPLICATIONS:**Financial Implications:**

None

STRATEGIC FOCUS AREA:

The approval of the Heritage Impact Assessment noted within this report supports the Culture & Diversity Focus Area. The recommendations therein, support retention of a rare and unique cultural heritage resource within its context of the Credit view River Road Cultural Heritage Landscape, that contributes to the understanding of Brampton's early history, and help maintain a sense of place, belonging and community identity.

CONCLUSION:

It is recommended that the Heritage Impact Assessment, 18 River Road– Ward 6 be received by the Brampton Heritage Board as being complete and that the heritage designation process for the property at 18 River Road, under Section 29 Part IV of the Ontario Heritage Act, be commenced.

Authored by:

Reviewed by:

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Attachments:

- Attachment 1 - Heritage Impact Assessment Report for 18 River Road prepared by LHC Heritage Planning & Archaeology Inc., dated October 2023