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HERITAGE IMPACT ASSESSMENT ADDENDUM

Subject: REVISED PROPOSAL

Issued To: City of Brampton, Heritage
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Memo #: 2

Project: 10020 Mississauga Road, Brampton

Project #: 21-060-03

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Date Issued: September 10, 2024

ERA Architects Inc. (“ERA”) has prepared the following Heritage Impact Assessment (“HIA”) Addendum, on behalf of Apple Factory Developments Inc., to accompany a development application resubmission for the properties at 10020-10054 Mississauga Road and 2036 Bovaird Drive West (the “Site”). It assesses the impact of the revised proposal on the cultural heritage value and attributes of the heritage resource at 10020 Mississauga Road, a two-storey c. 1880s farmhouse.

Upon review of the latest architectural drawing set by Architecture Unfolded (September 3, 2024), it is our opinion that the impacts of the revised proposal are the same as those evaluated in ERA’s 2023 Heritage Impact Assessment (“HIA”).

Background

In 2021, the property at 10020 Mississauga Road was designated under Part IV, Section 29 of the *Ontario Heritage Act* (“OHA”) through By-law 72-2021. In 2023, the proponent submitted an Official Plan and Zoning By-Law Amendment application for the Site, proposing a mixed-use development with stacked townhouse blocks and three high-rise towers. As part of the initial development application, ERA prepared an HIA (dated May 9, 2023), which recommended documentation, salvage, and interpretation as the appropriate conservation strategy to mitigate the impact of demolishing the farmhouse.

The HIA was accepted by the Brampton Heritage Board (“BHB”) at its meeting on November 21, 2023 through recommendation HB061-2023. The associated staff report (PGM-2023-596) recommended that prior to the issuance of a demolition permit, the owner address the demolition and de-designation of the heritage resource under Section 34 and Section 31 of the OHA, and provide an Interpretation Plan and Documentation and Salvage Plan.

In response to the recommendations of BHB, ERA prepared a memorandum (dated January 25, 2024) requesting a repeal of the designation by-law for the property at 10020 Mississauga Road under Section 31 of the OHA, to allow for the demolition of the farmhouse. The correspondence was received by BHB at its meeting on January 30, 2024 (motion BHB010-2024).



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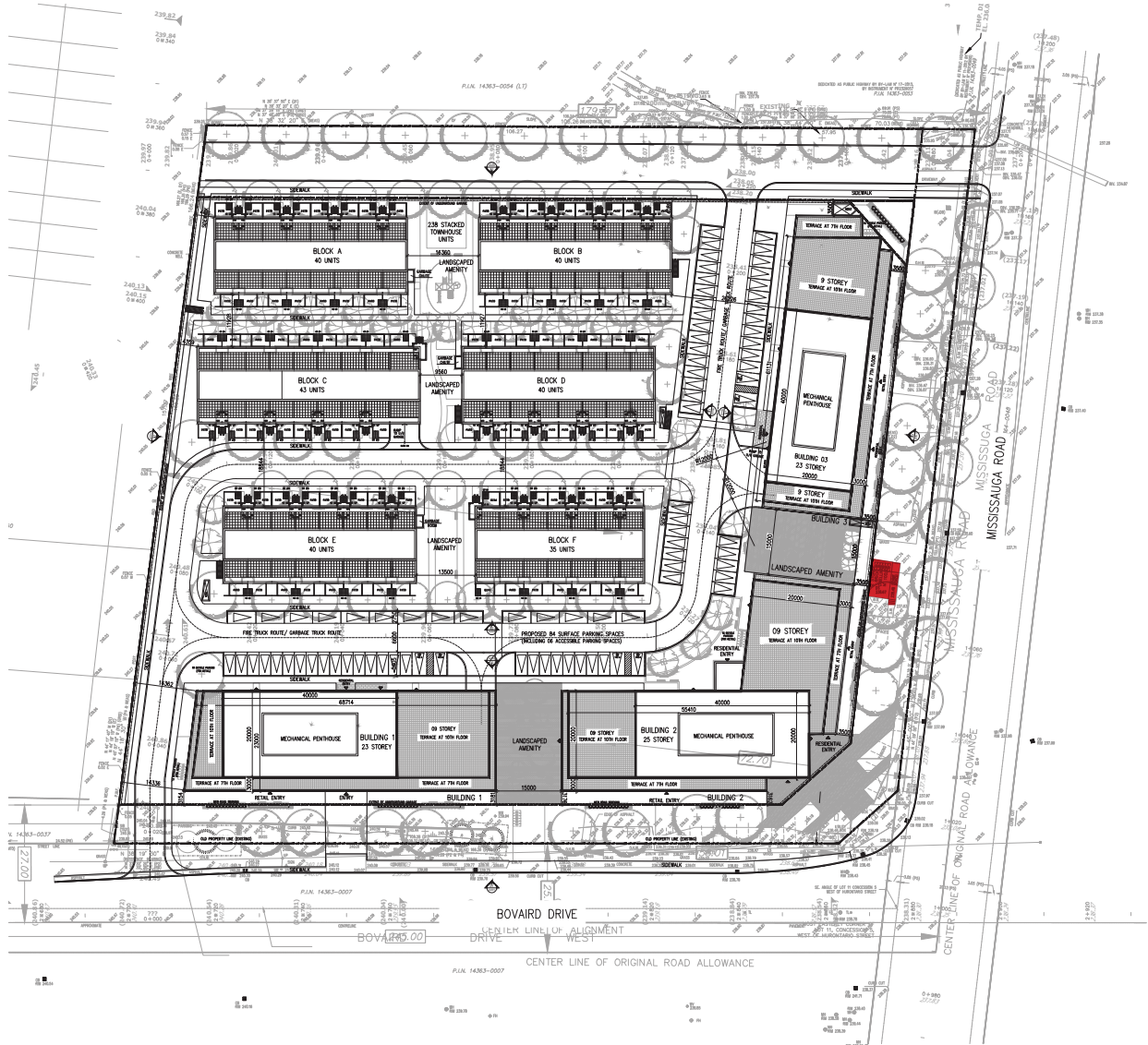
Previous Proposal

Under the previous proposal, three high-rise residential towers were proposed, along with six blocks of stacked townhouses and landscaped amenity spaces. The towers, which fronted onto Mississauga Road and Bovaird Drive, ranged from 23 to 25 stories and included nine-storey podiums with varied setbacks. Two landscaped amenity spaces were provided between the towers, with additional open air amenity spaces between the stacked townhouse blocks.

The farmhouse at 10020 Mississauga Road was proposed to be documented, salvaged, and demolished as part of the previous proposal, due in part to the planned widening of Mississauga Road. In order to address future growth in the area, the Region of Peel completed a Schedule “C” Environmental Assessment to study the need and feasibility for road widening and other improvements along Mississauga Road. The existing farmhouse was/is located within the proposed right-of-way, which would be widened from four to six lanes.



Rendering of the previous proposal (Architecture Unfolded, 2023).



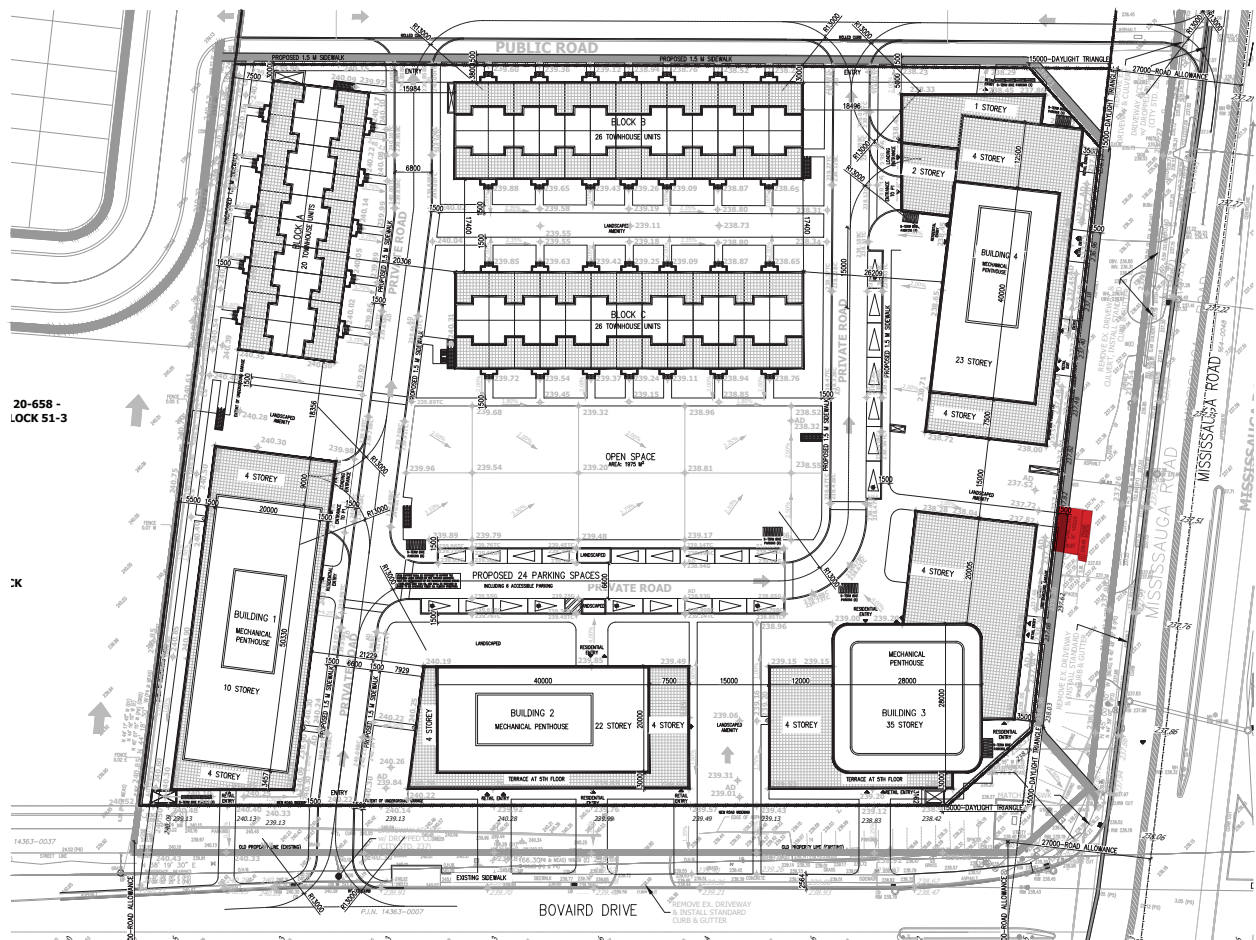
Previous site plan showing the farmhouse’s footprint within the widened right-of-way in red (Architecture Unfolded, 2023; annotated by ERA).

Revised Proposal

The revised proposal is similar to the previous proposal, however it differs in the following key ways:

- Four towers are proposed along the Site’s Bovaird Drive and Mississauga Road frontages, ranging from 10 to 35 stories with four-storey podiums.
- Three townhouse blocks are proposed in the interior of the Site.
- A new open space is provided at the centre of the Site, in addition to landscaped amenity spaces. The open space would be programmed with interpretive landscape elements (detailed in the following section).

The strategy for the farmhouse (documentation, salvage, demolition) remains unchanged from the previous proposal.



Revised site plan showing the farmhouse’s footprint within the widened right-of-way in red. Note the new open space at the centre of the Site (Architecture Unfolded, 2024).



Impact and Mitigation

The impacts of the revised proposal on the cultural heritage value and attributes of the property at 10020 Mississauga are the same as those evaluated in the 2023 HIA. While the proposed demolition constitutes a negative impact to the property's cultural heritage value and attributes, the farmhouse has been disconnected from both its on-site and surrounding agricultural context for many years. Currently, the farmhouse is the only remaining component of the historic farmstead on the Site, which originally included other built and landscape features.

The planned widening of Mississauga Road precludes the retention of the farmhouse in situ. The farmhouse will be directly impacted by the road widening, with a substantial portion of the building falling within the future right-of-way. The relocation of the farmhouse was explored to limit the negative impact of demolition; however, this option was deemed to be unfeasible due to the relatively small size of the Site, limited open space along Mississauga Road and Bovaird Drive, and structural considerations.

The recommended conservation and mitigation strategy has been further detailed in ERA's Documentation and Salvage Plan and Interpretation Plan, submitted under separate cover.

The following materials are proposed to be salvaged as part of the demolition and deconstruction process:

- Face brick units (quantity: 65%)
- Fieldstone foundation units (quantity: 50%)
- Exterior decorative wood elements
- Wood windows (quantity: 14)
- Interior doors (quantity: 10)
- Interior wood trim
- Interior metal grills (quantity: 2)
- Interior wood balustrade

The salvaged bricks and fieldstone foundation units are proposed to be reused as part of the on-site interpretation program. The remaining materials may be donated to an architectural salvage business/organization, or a school specializing in heritage trades.

The proposed interpretation program includes the following installations:

- Public art in the gateway plaza.
- Salvaged brick feature wall in a lobby of one of the towers incorporating bricks from the farmhouse.
- Freestanding plaque near Mississauga Road at the entrance to the promenade between Buildings 3 and 4.
- Landscape elements in the public realm referencing the Site's agricultural past, including contrasting paving marking the foundation of the farmhouse, a decorative wall incorporating salvaged foundation stones, orchard-style plantings, and farm-inspired playground and shade structures, among other elements.



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Conclusions

Upon review of the latest architectural drawing set by Architecture Unfolded, it is our opinion that the impacts of the revised proposal are the same as those evaluated in the 2023 HIA. In accordance with the approved recommendations of the 2023 HIA, a robust interpretation program and documentation/salvage scope is proposed to mitigate the negative impact of demolition, including a salvaged brick feature wall, freestanding plaque, and various interpretive landscape elements.

In our professional opinion, this strategy appropriately mitigates the negative impact of demolition in the context of the planned widening of Mississauga Road and the area's transition from agricultural to urban use.