

10020-10054 Mississauga Road &  
2036 Bovaird Drive West

Brampton, ON

**INTERPRETATION PLAN**

September 10, 2024



**EBA**



Project # 21-060-03  
Prepared by PE / JQ / EC / JG

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PREPARED FOR:

Apple Factory Developments Inc.  
#203-2061 McCowan Rd  
Toronto ON, M1S 3Y6  
416-282-2296

PREPARED BY:

ERA Architects Inc.  
#600-625 Church St  
Toronto ON, M4Y 2G1  
416-963-4497

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# EXECUTIVE SUMMARY

This Interpretation Plan has been prepared by ERA Architects Inc. (“ERA”), on behalf of Apple Factory Developments Inc., for the proposed development at 10020-10054 Mississauga Road and 2036 Bovaird Drive West, Brampton (“the Site”). In accordance with the recommendations of ERA’s Heritage Impact Assessment (“HIA”), dated May 9, 2023, this report outlines the strategy for interpreting the Site’s cultural heritage value, including the reuse of salvaged materials from the farmhouse.

This report should be read in conjunction with ERA’s Documentation and Salvage Plan, dated September 10, 2024.

The proposed themes and key messages to be interpreted are:

- **Evolving Landscapes:** the Site’s transformation from a forest to an agricultural landscape, and its current transition to urban use, reflects the historical evolution of the City of Brampton, which has been shaped by human activity for thousands of years.
- **Rural Economies:** the Apple Factory’s longstanding presence on the Site between 1979 and 2023 demonstrates the importance of agriculture and food production to the history and identity of Brampton, a community which remained largely rural in character until after World War Two.

The proposed interpretation program includes the following installations:

- **Public art** in the gateway plaza interpreting the theme of Rural Economies, in particular the Site’s historical association with the Apple Factory.
- **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.



# 1 INTRODUCTION

## 1.1 Report Scope

ERA was retained by Apple Factory Developments Inc. to prepare an Interpretation Plan for the proposed development at 10020-10054 Mississauga Road and 2036 Bovaird Drive West, Brampton. As part of the Official Plan Amendment and Zoning By-Law Amendment Application (OZS-2023-0010), 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. Brampton Heritage Board stipulated that prior to the issuance of a demolition permit, the owner provide an Interpretation Plan along with the required securities as a part of a development agreement to address implementation.

The purpose of this report is to detail the full interpretation program, including the medium, location and design concept for each installation (including the reuse of salvaged materials), the budget for the program, the implementation schedule and process, and the roles for all participants. This report was prepared in accordance with the City of Brampton’s draft Commemoration (i.e. Interpretation) Plan Terms of Reference.

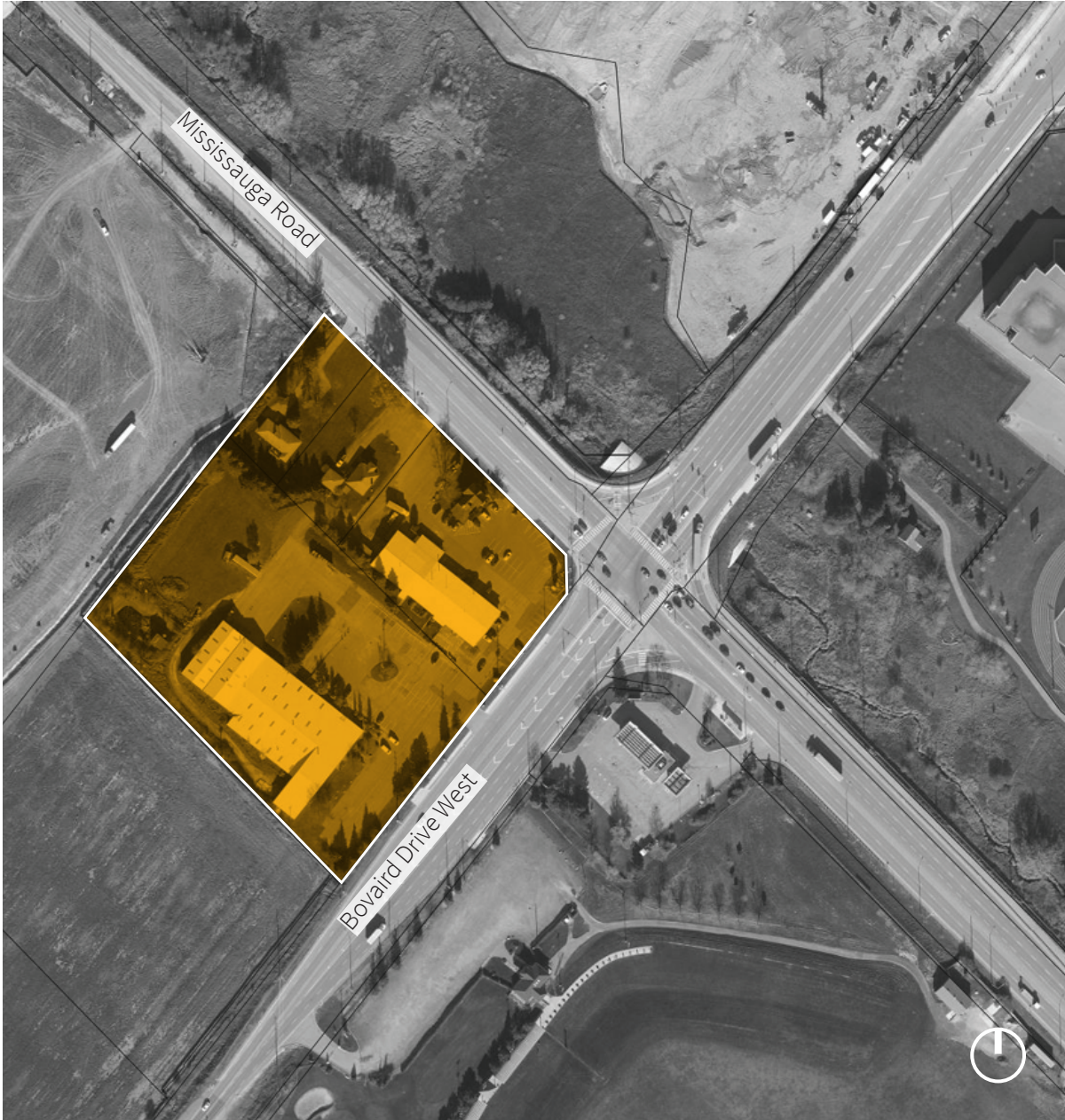
## 1.2 Site Description and Context

The Site comprises four contiguous properties in Brampton, known municipally as 10020-10024 Mississauga Road, 10042 Mississauga Road, 10054 Mississauga Road, and 2036 Bovaird Drive West. Located on the northwest corner of Mississauga Road and Bovaird Drive West, the Site contains a one-and-a-half-storey brick farmhouse, a one-storey commercial building, a one-story self-storage facility, a pair of one-storey detached houses, and surface parking lots. From 1979 until 2023, the property at 10020 Mississauga Road was home to the Apple Factory, a farm market and grocery store.

The property at 10020 Mississauga Road is designated under Part IV, Section 29 of the *Ontario Heritage Act* (“OHA”). The designation by-law (72-2021), attached in Appendix I, was enacted by Brampton City Council on April 21, 2021. While the designation applies to the entire property, the identified cultural heritage value and attributes are associated with the c. 1880s farmhouse. The Site is considered adjacent to one property that is listed on Brampton’s *Municipal Register of Cultural Heritage Resources*: the Andrew McCandless Plank House (1985 Bovaird Drive West).<sup>1</sup>

Contextually, the Site forms part of a rapidly evolving landscape on the edge of Brampton’s urban area. The area to the east of Mississauga Road is dominated by residential subdivisions – largely developed after 2006 – which include the Mount Pleasant neighbourhood, a new community centred around the GO Station. The area to the west of Mississauga Road is characterized by an agricultural landscape, which is transitioning to urban use. The Site’s immediate context includes a gas station and driving range to the south, and a development site to the north and west.

<sup>1</sup> Council stated its Notice of Intention to Designate the property in 2012, however the designation remains “in progress”.



Aerial image showing the Site shaded orange (Brampton Geohub, 2022; annotated by ERA).





The farmhouse at 10020 Mississauga Road (ERA, 2024).



The Apple Factory prior to its closure at the end of 2023 (ERA, 2023).

### 1.3 Proposed Development

Apple Factory Developments are proposing a mixed-use development on the Site, including residential and retail uses. Four high-rise residential towers are proposed, along with three townhouse blocks, landscaped amenity spaces, a new open space, and a gateway plaza at the corner of Mississauga Road and Bovaird Drive. The towers, which front onto Mississauga Road and Bovaird Drive, range from 10 to 35 stories and include four-storey podiums.

The proposed development is part of a larger planned community known as Mount Pleasant Heights, which includes low, medium, and high-density residential uses, an elementary school, community services, parks, and a new road network.

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. Currently in the detailed design and construction phase, the proposal includes the widening of Mississauga Road from four to six lanes. The existing farmhouse is located within the proposed new right-of-way. As part of the development on the Site, the farmhouse is proposed to be documented, salvaged, and demolished.

## 2 METHODOLOGY

This report was prepared with reference to the ICOMOS *Charter for the Interpretation and Presentation of Heritage Sites*, and the City of Brampton’s council-adopted Official Plan (2023), which encourages public awareness of cultural heritage through the commemoration and interpretation of lost cultural heritage resources (s. 3.6.3.92(f)). ICOMOS defines interpretation as “the full range of potential activities intended to heighten public awareness and enhance understanding of cultural heritage site [sic]”.

Our understanding of the Site’s history and cultural heritage value relies on the research and evaluation undertaken by the City of Brampton as part of the 2021 heritage designation, including the heritage report and designation by-law. Additional research was undertaken by ERA in both the 2023 HIA and in the body of this report to inform the thematic framework, including a review of local and historical newspapers, culture and history publications produced by the Mississaugas of the Credit First Nation, and *A History of Peel County* (1967).



### 3 CULTURAL HERITAGE VALUE

The property at 10020 Mississauga Road is designated under Part IV, Section 29 of the OHA, in accordance with the Statement of Significance attached in Appendix I. The property's cultural heritage value lies in the 1880s farmhouse, which demonstrates design/physical value for its Gothic Revival architecture, and contextual value as a remnant farmhouse along Mississauga Road.

In January, 2024, ERA prepared a memorandum requesting a repeal of the designation by-law for the property 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).

## 4 THEMATIC FRAMEWORK

### 4.1 Theme 1: Evolving Landscapes

The Site’s transformation from a forest to an agricultural landscape, and its current transition to urban use, reflects the historical evolution of the City of Brampton, which has been shaped by human activity for thousands of years.

Prior to the arrival of European settlers, the Site was a forested landscape in the watershed of the Credit River, which is known in Anishnaabemowin as Missinnihe, or “Trusting Creek”. Until the mid-17th century, the area was occupied by Iroquoian-speaking peoples, ancestors of the Wendat, who established semi-permanent palisaded villages and practiced horticulture. For the Mississaugas of the Credit, the river was central to the nation’s traditional ways of life and economies between the late 17th and the early 19th centuries, supporting their seasonal cycle of movement and resource harvesting.

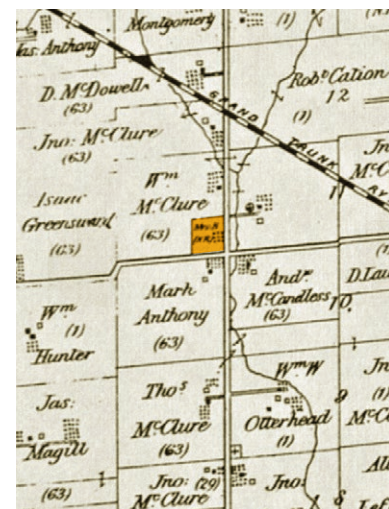
Following the 1818 Ajetance Treaty, which led to the displacement of the Mississaugas of the Credit, the Township of Chinguacousy in Peel County was surveyed into a grid of numbered concessions, each containing a series of 200 acre farms lots. The Site formed part of Lot 11 in the 5th Concession West, which was granted by the Crown to Alex C. Lawrence in 1824, before being subdivided into a number of smaller parcels in the following decades. According to Smith’s Canadian Gazetteer (1846), approximately 26,266 acres of land in the township had been cleared for farming by the mid-19th century.

The 1877 Peel County Atlas indicates the northeast corner of Lot 11 (encompassing the Site) was owned by Margaret Brien and contained an orchard, although Brien did not reside on the property. In 1880, Brien sold the eight-acre parcel to James Hunter Scott, who built the existing brick farmhouse in the early 1880s. As depicted in the 1954 aerial photograph, the Site also featured fields, windrows, and barns/outbuildings, which formed part of a broader agricultural landscape along today’s Mississauga Road.

During the latter half of a the 20th century, the city of Brampton experienced a period of rapid growth, as agricultural lands were redeveloped with residential subdivisions — a trend that has continued into the 21st century with an increasing emphasis on high-density transit-oriented development. Today, the area surrounding the Site is in the midst of a transition from agricultural to urban use.



Mississauga place names at the western end of Lake Ontario (Mississaugas of the Credit First Nation).



1877 Walker & Miles Illustrated Historical Atlas of the County of Peel showing the Site shaded orange. Farmhouses are illustrated using black squares, and orchards with clusters of dots (McGill University; annotated by ERA).



1954 aerial photograph showing the Site shaded orange (McMaster University; annotated by ERA).



## 4.2 Theme 2: Rural Economies

The Apple Factory’s longstanding presence on the Site between 1979 and 2023 demonstrates the importance of agriculture and food production to the history and identity of Brampton, a community which remained largely rural in character until after World War Two.

By the mid-19th century, Chinguacousy Township was a highly productive agricultural landscape known for its “excellent land, and many good farms” which produced wheat of superior quality (Smith, 1846). While wheat was the principal crop, fruit growing was also an important part of the rural economy, evidenced by the fact that almost every farm contained an orchard. The Credit River Valley in particular, with its light well-drained soils, allowed for the development of a “major orchard and market gardening” industry in the township (Corporation of the County of Peel, p.213).

In 1979, local apple growers Roy and Lenore Laidlaw (and their son Clifford) established the Apple Factory on the Site as a commercial outlet to sell their produce, later expanding the business to sell other fruits, vegetables, and prepared foods. Speaking to a local reporter in 2016, Clifford Laidlaw described the origins of the Apple Factory: “We decided it would be too hard to get people to the farm to buy apples, so we located on the corner of two regional roads, where all you could see were farms, and decided to sell apples and pack apples at the same time” (Lefko, 2016).



1982 newspaper advertisement for the Apple Factory in the Acton Free Press (Acton Free Press, 10 Nov 1982, p.20).



Undated archival photograph of the Apple Factory (The Apple Factory).

In line with the broader expansion of agritourism and direct farm marketing in Ontario during the late 20th century, the Apple Factory also began to introduce a number of attractions for families with children, including performances, a farm animal zoo, and other seasonal programming (e.g. Strawberry Festival). This, coupled with the business's longstanding presence on the Site, contributed to its popularity with local residents in Brampton and surrounding communities.



**Sign language** Cliff Laidlaw, who operates the Apple Factory market in Brampton's Norval area, puts his marketing talent to work creating a catchy advertising slogan. Laidlaw grows apples as well as operating his market; his uncles and cousins operate five dairy farms in the area.

1981 photograph of Cliff Laidlaw in front of the Apple Factory sign (Toronto Star, 5 August 1981, p.A22).

## 5 PUBLIC CONSULTATION

The Interpretation Plan will be circulated to City Staff and the Brampton Heritage Board for review and approval as part of the demolition process.

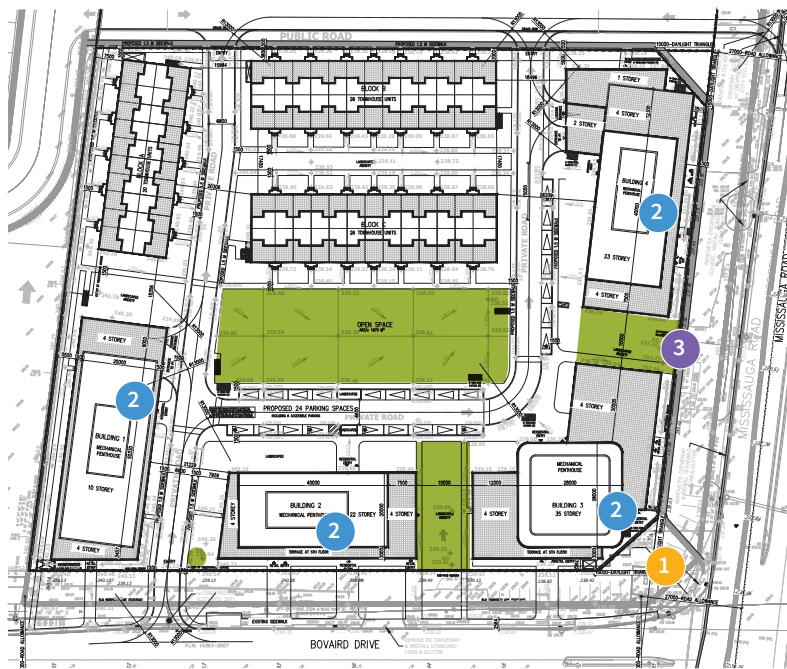


# 6 INTERPRETATION PROGRAM

## 6.1 Overview

The purpose of this Interpretation Plan is to communicate and interpret the tangible and intangible cultural heritage value of the Site, based on the thematic framework distilled in Section 4. The proposed interpretation program includes the following installations:

- **Public art** in the gateway plaza interpreting the theme of Rural Economies, in particular the Site’s historical association with the Apple Factory.
- **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.



- 1 Public art
- 2 Potential feature wall locations (note: only one location will be selected)
- 3 Freestanding plaque (refer to Appendix III for exact location)
- Interpretive landscape elements (refer to Appendix III for detailed landscape drawings)

Revised site plan (Architecture Unfolded, 2024; annotated by ERA).

## 6.2 Installation 1: Public Art

This installation consists of a permanent public artwork in the proposed gateway plaza at the corner of Mississauga Road and Bovaird Drive, which interprets the theme of Rural Economies, in particular the Site’s historical association with the Apple Factory. Drawing inspiration from archival materials (e.g. photos, newspaper advertisements) and the Site’s thematic history, the installation may take the form of a sculpture, monument, or an integrated artwork.

Upon approval of this Interpretation Plan, the landscape architect will be responsible for coordinating the design and implementation of this installation.



Inversion, a multi-sited sculptural work by artist Eldon Garnet at 582 Sherbourne Street inspired by the urban interaction with nature (City of Toronto).



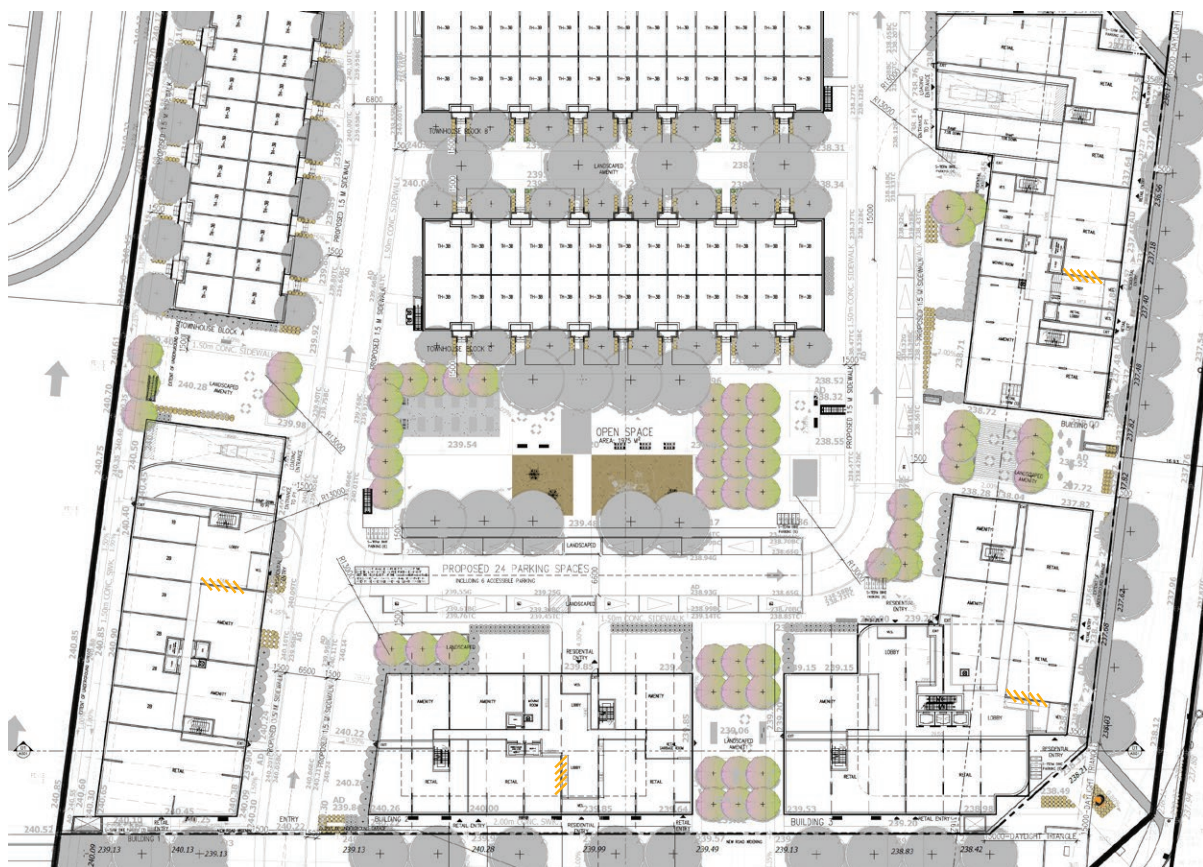
Peeled Pavement, a public art installation by artist Jill Anholt in the West Don Lands interpreting the area’s industrial past. The installation consists of a series of “tears” in the sidewalk which reveal an underside of found industrial artifacts cast in bronze and illuminated from below (Jill Anholt Studio).

### 6.3 Installation 2: Salvaged Brick Feature Wall

This installation consists of a feature wall within one of the proposed lobby spaces composed of salvaged bricks from the farmhouse, commemorating its cultural heritage value while recycling building materials. To achieve this, the bricks would be sliced into tiles and applied to the wall as a veneer, replicating the original brick pattern (stretcher bond and mortar joints).

Four potential locations have been identified: a 7.5-metre wall in the lobby of Building 1, a 6.8-metre wall in the lobby of Building 2, a 7.3-metre wall in the lobby of Building 3, and a 7-metre wall in the lobby of Building 4 (all approximately 4.5 metres in height).

Upon approval of this Interpretation Plan, the prime architect will be responsible for coordinating the design and implementation of this installation in collaboration with ERA.



Ground floor plan showing the four potential locations for the salvaged brick wall, indicated with orange hatches. Note that only one location will be selected (Architecture Unfolded; annotated by ERA).





Salvaged brick wall in the Drake Hotel (ERA).



## 6.4 Installation 3: Plaque

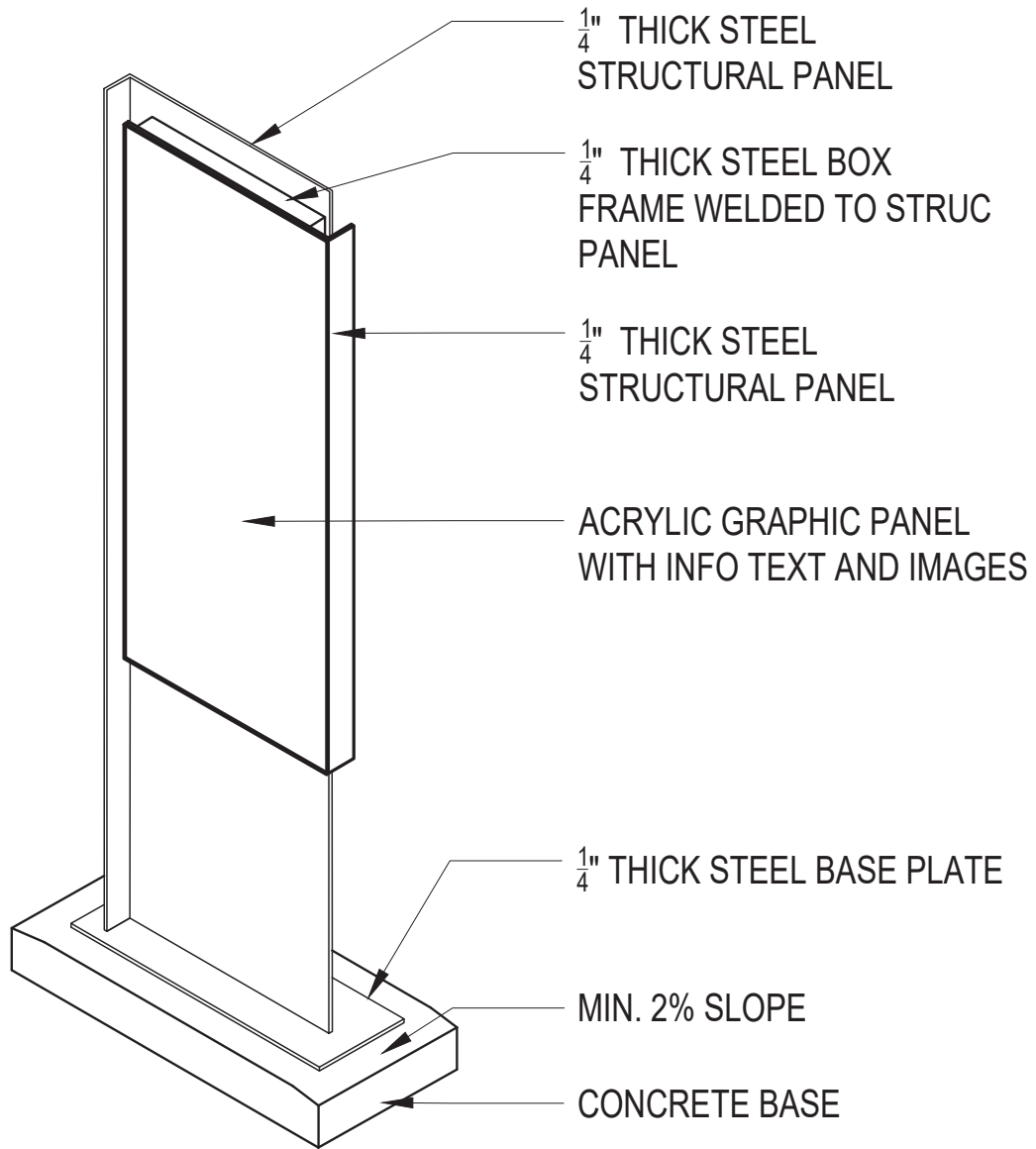
This installation consists of a freestanding plaque in the public realm interpreting both of the Site's historical themes. An initial schematic design for the plaque has been developed by ERA as part of this plan, which will be further refined and detailed in fabrication drawings at a later stage.

Measuring 1.2 metres in width and 2.3 metres in height, the plaque is composed of a structural steel panel with an acrylic graphic panel atop a concrete base (refer to Appendix II for full drawing set). The plaque may include the following text and visuals:

- Text detailing the history and evolution of the Site and the Township of Chinguacousy, including the area's Indigenous history, the establishment of a farmstead on the site in the 19th century, and its transition to commercial use in the mid-20th century.
- Historical maps, archival photographs, and/or other archival materials.

The plaque would be located near Mississauga Road at the entrance to the promenade/amenity space between Building 3 and Building 4 (see Appendix III for exact location). This location was selected for its proximity to the farmhouse footprint and other interpretive landscape elements (e.g. decorative wall incorporating salvaged foundation stones).

Upon approval of this Interpretation Plan, ERA will be responsible for the fabrication drawings, plaque text, and implementation of this installation.



Schematic plaque design (ERA, 2024).

## 6.5 Installation 4: Landscape Elements

This installation consists of a series of landscape elements in the new public realm interpreting the theme of Evolving Landscapes, specifically the Site’s rural and agricultural heritage:

- Contrasting paving marking the foundation of the farmhouse.
- Linear feature paving inspired by agricultural fields.
- Low decorative wall and entry feature sign incorporating salvaged foundation stones.
- Orchard-style plantings with ornamental deciduous trees.
- Mass linear plantings inspired by agricultural fields.
- Rail horse fencing.
- Themed playground structures.
- Shade structures inspired by farm buildings.

Upon approval of this Interpretation Plan, the landscape architect will be responsible for coordinating the design and implementation of this installation.



Themed playground structures (Earthscape).



Themed playground structures (Earthscape).

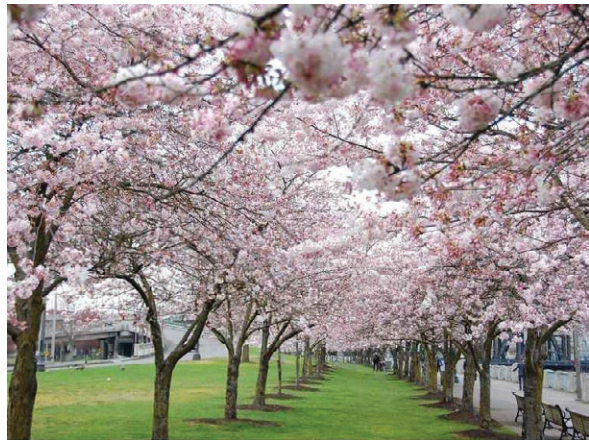




Mass linear plantings inspired by agricultural fields.



Decorative wall incorporating salvaged foundation stones.



Orchard-style plantings.



Rail horse fencing.



Shade structures inspired by farm buildings.



## 7 IMPLEMENTATION PLAN

The interpretation program will be implemented in different stages throughout the development process. The public art and landscape elements will be scheduled as part of the broader landscape design; the salvaged brick wall as part of the building's interior design and construction; and the plaque as a final step near the end of construction, to avoid potential damage to the plaque.

Below is a summary of which sub-consultant is responsible for the implementation of each installation:

- **Installation 1 (Public Art):** landscape architect
- **Installation 2 (Salvaged Brick Wall):** prime architect and ERA
- **Installation 3 (Plaque):** ERA
- **Installation 4 (Landscape Elements):** landscape architect

The estimated total budget for the interpretation program is between \$552,000 and \$577,000:<sup>1</sup>

- **Installation 1 (Public Art):** \$25,000-\$50,000
- **Installation 2 (Salvaged Brick Wall):** \$15,000<sup>2</sup>
- **Installation 3 (Plaque):** \$12,000
- **Installation 4 (Landscape Elements):** \$500,000

<sup>1</sup> This is an approximate budget for the purposes of securing the interpretation work. It does not represent the final cost.

<sup>2</sup> Based on a wall 7.5 metres in length and 4.6 metres in height. Not including the estimated cost of brick salvaging (\$19,000).

## 8 CONCLUSION

A robust interpretation program is proposed to interpret the Site's cultural heritage value and commemorate the farmhouse, including the reuse and reimagining salvaged building materials. The program incorporates four different mediums: public art, a salvaged brick wall, a freestanding plaque, and various landscape elements inspired by agricultural landscapes. Taken together, these installations will contribute to a unique place-based identity for the new community, rooted in its agricultural past.

## 9 REFERENCES

City of Brampton. (n.d.). *Heritage Report: Reasons for heritage designation (10020 Mississauga Road)*.

*A history of Peel County*. (1967). Corporation of the County of Peel. <https://archive.org/details/AHistoryOfPeelCountyToMarkItsCentenary/mode/2up>

Lefko, P. (2016, January 18). The Apple Factory a throwback to a simpler time. *Brampton Guardian*. [https://www.bramptonguardian.com/life/the-apple-factory-a-throwback-to-a-simpler-time/article\\_7175d1fe-d085-53ca-b1e6-43fac7e0cb31.html](https://www.bramptonguardian.com/life/the-apple-factory-a-throwback-to-a-simpler-time/article_7175d1fe-d085-53ca-b1e6-43fac7e0cb31.html)

Mississaugas of the Credit First Nation. (n.d.). *The Mississaugas of the Credit: Historical territory, resource and land use*.

Smith, W. H. (1846). *Smith's Canadian gazetteer: Comprising statistical and general information respecting all parts of the upper province, or Canada west*. H&W Rowsell. <https://archive.org/details/smithscanadianga00smit/mode/2up>

## 10 PROFESSIONAL QUALIFICATIONS

ERA specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

**Philip Evans OAA, MRAIC, CAHP** is a principal at ERA and the founder of Culture of Outports and small. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

**Janice Quieta OAA, MArch, LEED Green, CAHP** is a senior associate at ERA. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Toronto Metropolitan University (formerly Ryerson).

**Emma Cohlmeier MScPl, RPP, MCIP** is a senior project manager on the heritage planning team at ERA. She earned her BA in Sociology from the University of Guelph and Msc in Planning from the University of Toronto.

**Jamie Glasspool BA, CAHP-Intern** is heritage planner at ERA, specializing in historical research and analysis. He holds a Bachelor of Arts in Urban Studies from McGill University, where he also completed a semester abroad at the University of Manchester.







THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 72 - 2021

To designate the property municipally known as 10020 Mississauga Road as being of cultural heritage value or interest pursuant to section 29 of the Ontario Heritage Act

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WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended, (the "Act") authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest, if the property meets the Act's prescribed criteria;

AND WHEREAS the Council of the Corporation of the City of Brampton has caused to be served upon the owners of the lands and premises at 10020 Mississauga Road, as more particularly described in Schedule "A" (the "Property"), and upon the Ontario Heritage Trust, notice of intention to designate the Property, and has caused such notice of intention to be published on the City's website in accordance with the Council's Procedure By-law;

AND WHEREAS there has been no notice of Objection served on the Clerk;

AND WHEREAS the reasons for designation are set out in Schedule "B";

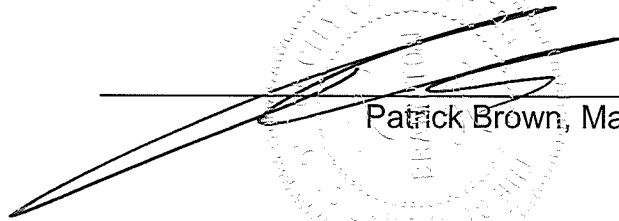
NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. That the Schedules attached hereto form part of this by-law.
2. That the Property is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the Act.
3. That the description of the Property, the statement of the Property's cultural heritage value or interest, and the description of the Property's heritage attributes, are set out in Schedule "B" to this by-law.
4. That the City Solicitor be authorized to cause a copy of this by-law to be registered against the Property in the Land Registry Office.
5. That the City Clerk be authorized to cause a copy of this by-law to be served upon the owners of the Property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.

ENACTED and PASSED this 21<sup>st</sup> day of April, 2021.


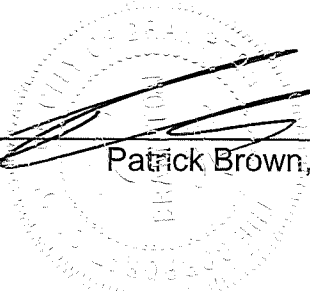
Approved as to  
form.  
2021/04/08  
Anthony-George  
D'Andrea

Approved as to  
content.  
2021/04/07  
Bob Bjerke



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Patrick Brown, Mayor



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Peter Fay, City Clerk

**SCHEDULE "A" TO BY-LAW**

**LEGAL DESCRIPTION**

PT LT 11 CON 5 WHS CHINGUACOUSY DES PT 1 PL 43R-11013;  
BRAMPTON. S/T EASEMENT IN GROSS OVER PT LT 11 CON 5 WHS  
CHINGUACOUSY DES PT 3 PL 43R-29994 AS IN PR1001408

PIN No. 14363-0031 (LT)



**SCHEDULE "B" TO BY-LAW**

**SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 10020 MISSISSAUGA ROAD:**

The property at 10020 Mississauga Road is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value and contextual value.

**Design/Physical Value:**

The residence at 10020 Mississauga Road is believed to have been built in the early 1880s. It exhibits design elements of the Gothic Revival architectural style such as a cross gable roof, centre gables with a window opening and verge board, a one-storey bay window with decorative brackets and dichromatic buff brick accents over the door and window openings. The house was constructed in brick with a running bond pattern. It has a fieldstone foundation and is comprised of a one-and-a-half storey principal section and a one and one-and-a-half storey tail addition attached perpendicular to the rear (west) façade of the principal section, creating a 'T'-shaped plan.

**Contextual Value:**

The property at 10020 Mississauga Road was once located in a well-established agricultural landscape with scattered farmsteads, tree lines, hedgerows, fence lines that defined the area. The brick residence at 10020 Mississauga Road currently sits within a commercial development and is surrounded by development transitioning the area from an agricultural to urban use. Along with other farmhouses on the west side of Mississauga Road, this brick residence maintains a visual and historical link to the former character of the area. Therefore, the residence at 10020 Mississauga Road is considered important in maintaining a connection to the former agricultural character of an area.

**DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:**

Heritage attributes of the subject property at 10020 Mississauga Road includes:-

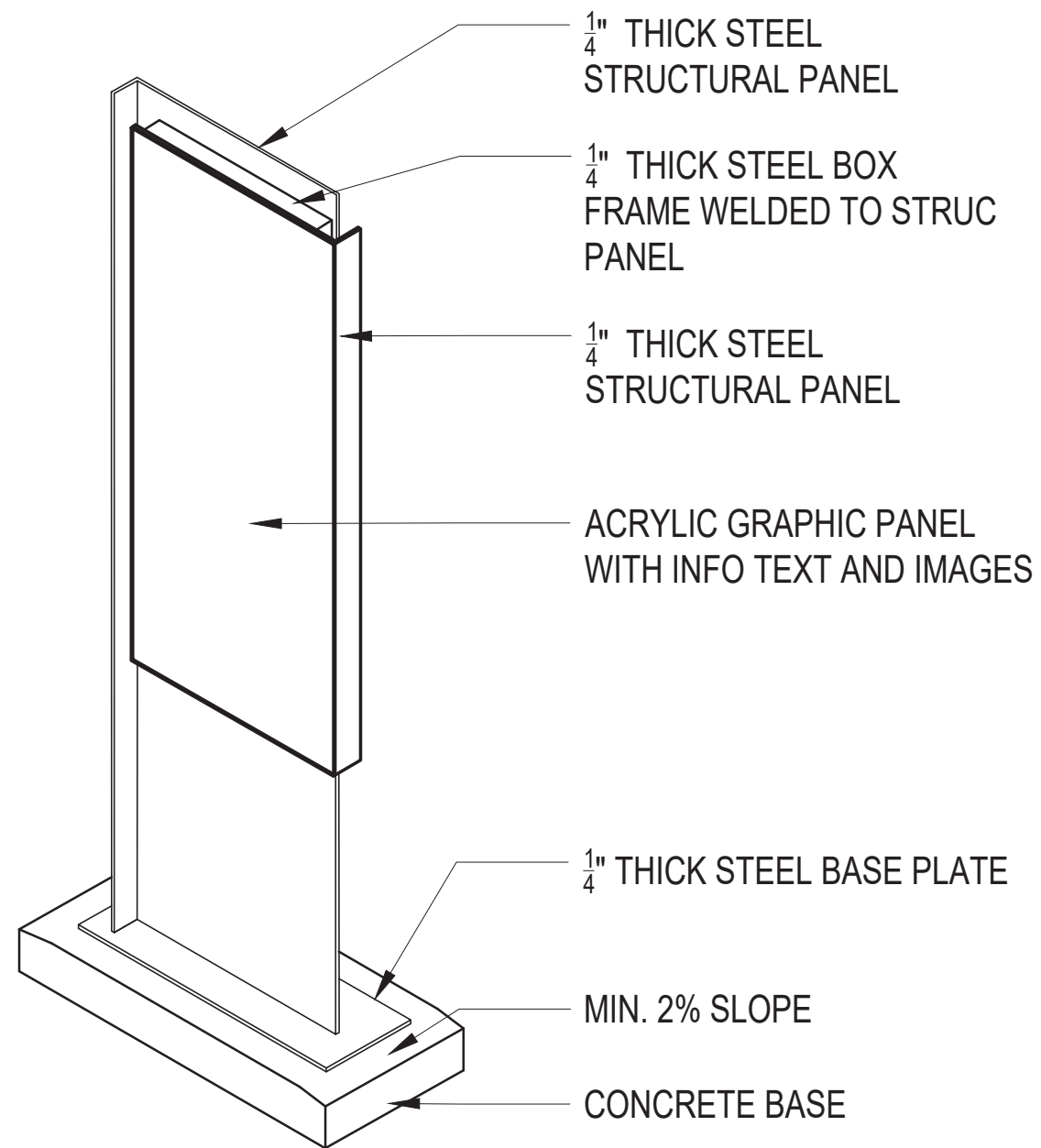
Contextual Value

- The location of the brick dwelling on the corner lot property with visibility from Bovaird Drive West and Mississauga Road.
- The orientation of the brick residence facing east to Mississauga Road.

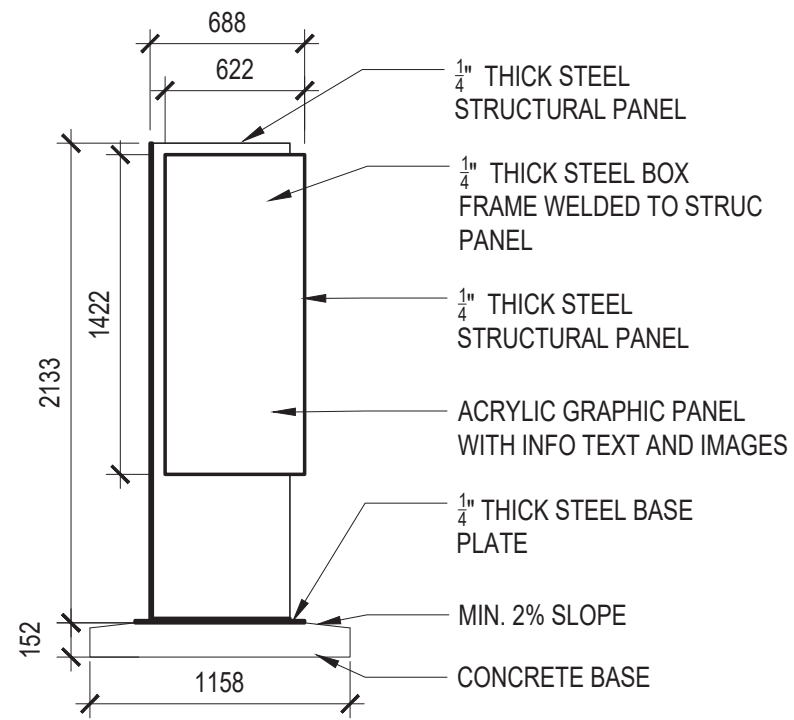
Design/Physical Value

- 'T'-shape plan with one-and-a-half-storey principal section and one-and-a-half-storey rear wing composition
- Cross gable roof with centre front (east) gable and centre (south) gable on the rear wing
- Rubble stone foundation
- Brick wall construction with a running bond pattern
- Segmentally arched door and window openings on the ground and second floor elevations accented with dichromatic buff brick detailing
- Wood window sills
- One storey bay window on the south elevation of the principal section of the house with mansard roof, decorative brackets and wood detail
- Pairs of narrow window openings on the second floor of the south and north elevations of the main house and the west elevation of the rear wing
- Porch
- Verge board
- Brick work on windows

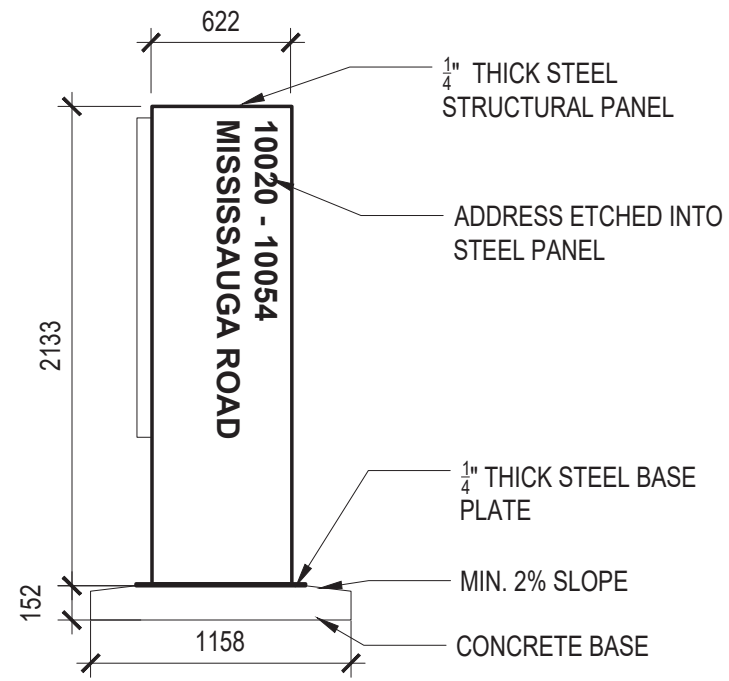




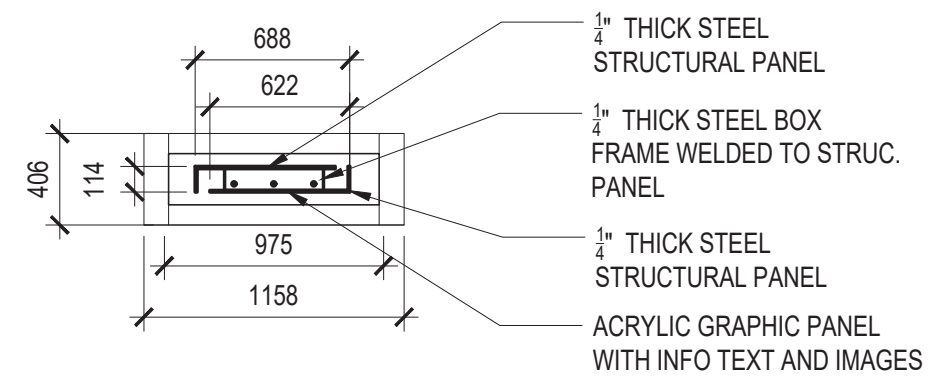
AXONOMETRIC DIAGRAM



FRONT ELEVATION



REAR ELEVATION



TOP VIEW

DRAFT

10020 MISSISSAUGA RD. INTERPRETIVE PLAQUE

www.eraarch.ca  
1.416.963.4497  
E.R.A. Architects Inc.













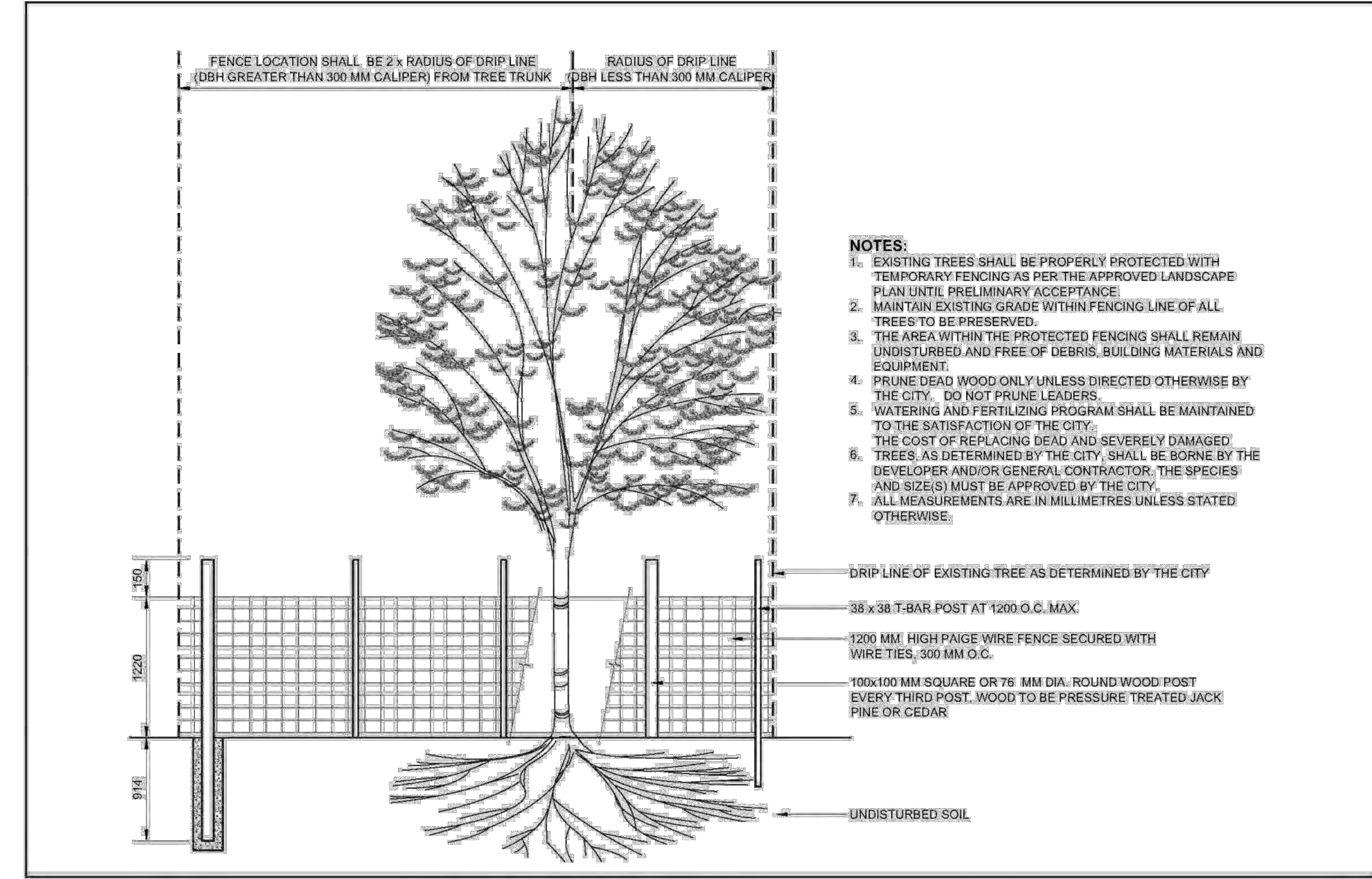
EXISTING VEGETATION IDENTIFICATION TABLE

Table with columns: Tree #, Species (Common Name), Species (Botanical Name), DBH (cm), Crown Class, Condition, Crown Width (m), Comments, Potential Impacts from Construction, Ownership, Recommendation. Contains 69 rows of tree data.

Table with columns: Tree #, Species (Common Name), Species (Botanical Name), DBH (cm), Crown Class, Condition, Crown Width (m), Comments, Potential Impacts from Construction, Ownership, Recommendation. Contains 25 rows of tree data.

TREE REMOVAL COMPENSATION RATIO FOR HEALTHY TABLELAND TREES

Table with columns: Trunk Diameter (DBH), Compensation Ratio. Lists ratios for DBH ranges from 15-20 cm to >=65 cm.



Tree Protection Fencing

CHART LEGEND/CODES
DBH = Diameter at Breast Height (cm)
Tree Integrity (TI): G = Good, F = Fair, P = Poor
Crown Structure (CS): G = Good, F = Fair, P = Poor
Crown Vigor (CV): G = Good, F = Fair, P = Poor
Crown Class: D = Dominant, CD = Codominant, I = Intermediate, S = Suppressed

TREE REMOVAL:
1. No trees shall be removed prior to municipal approvals of the Tree Management/Tree Preservation Plan.
2. Note that boundary trees are protected under the Ontario Forestry Act. Boundary trees are defined in the Forestry Act (Section 10.2) and are considered shared or co-owned property.
3. Written permission from the neighbouring property owner is required prior to removal or injury of any boundary tree (shared ownership) or any tree that is not fully on the subject property.

MIGRATORY BIRDS AND NESTS:
1. The Owner and Contractor must be aware of the Migratory Birds Convention Act, 1994 - specifically:
• No tree removal or construction activity shall contravene the Act.
• Construction activities with the potential to harm migratory birds or their nest should be restricted from March 15 to August 31.
• If work must occur during the migratory bird breeding season, a nest survey should be taken by a qualified avian biologist.
• A mitigation plan (showing active nests and appropriate buffers) may be required for review and approval by the Canadian Wildlife Services.

\* CROWN CLASS
Dominant - (D) Emergent canopy (receives full sunlight)
Co-dominant - (CD) Not fully emergent (top of canopy receives sunlight)
Intermediate - (I) Sub-canopy tree (receives partial sunlight)
\*\* CONDITION - consideration of trunk integrity, crown structure and crown vigor
Good - few or no issues related to trunk integrity, crown structure or crown vigor
Fair - minor issues related to trunk integrity, crown structure (form, some dead or damaged branches) or crown vigor (20-80% healthy foliage)
Poor - issues with trunk integrity such as cavities or exposed dead wood, poor crown structure (poor form, no clear leader, significant dead or damaged branches) or poor crown vigor (<20% healthy foliage)

NOTE:
Written permission from the neighbouring property owner is required prior to removal or injury of any boundary tree (shared ownership) or any tree that is not fully on the subject property.

Vertical text: L110 N.T.S., TEMPORARY TREE PROTECTION FENCING, SITE PREPARATION - SERIES 100, SEPTEMBER 2014.

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTE:
Vegetation inventory undertaken by Carleigh Pope, ISA Certified Arborist (ON-2578A) on June 15th, 2022.

Table with columns: #, DATE, DESCRIPTION. Lists revisions/submissions.



CLIENT: Glen Rouge Homes
MUNICIPALITY: City of Brampton

PROJECT: Apple Factory Lands
10020-10054 Mississauga Road & 2036 Bovard Drive West

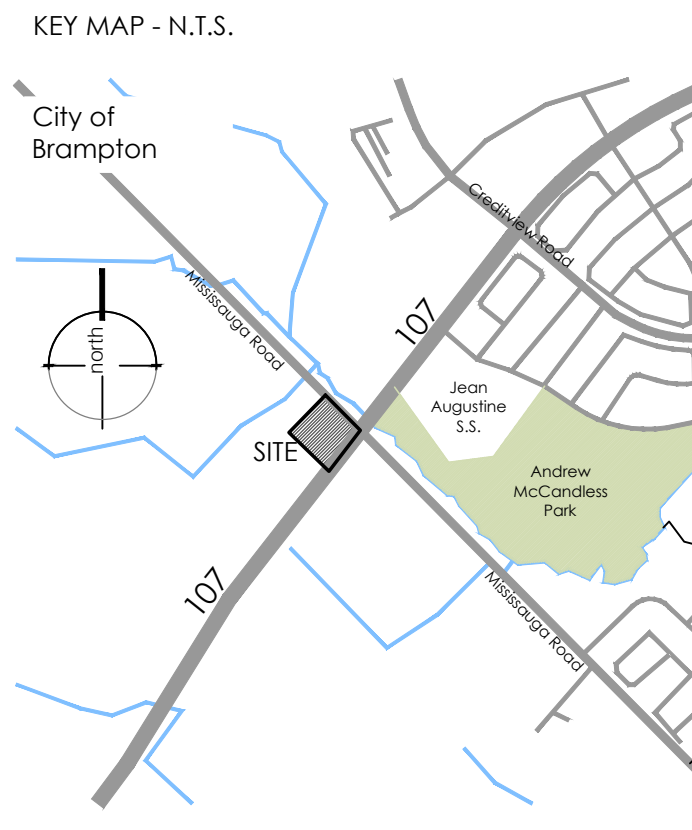
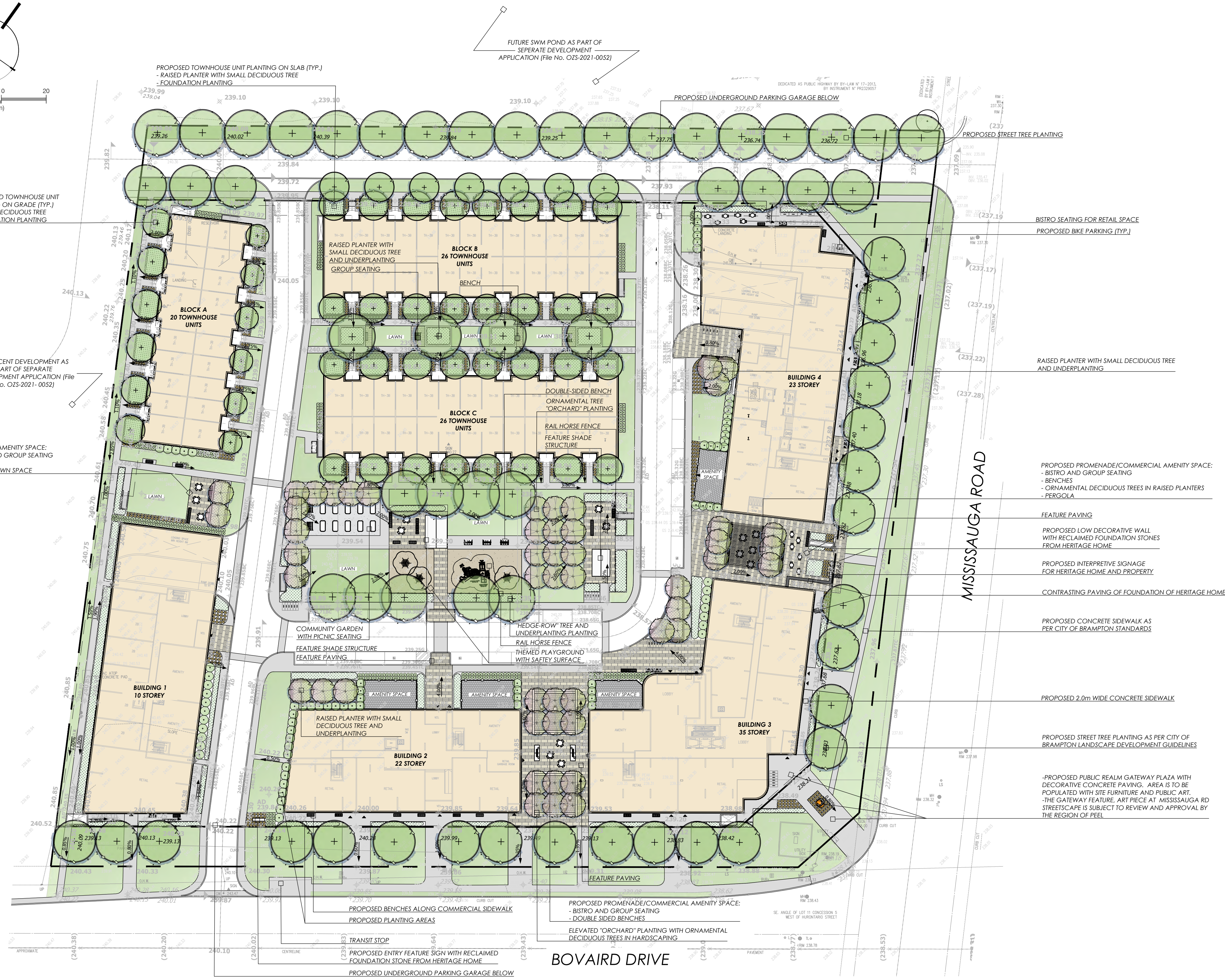
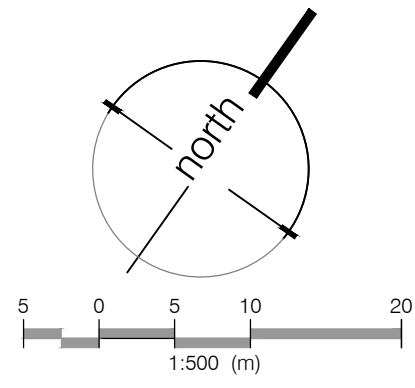
MUNICIPAL FILE NUMBER: OZS-2023-0010

SHEET: Tree Protection Plan

adesso design inc. landscape architecture

218 Locke Street South, 2nd Floor
Hamilton, ON L8P 4B4
1.905.526.8876
www.adessodesigninc.ca





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REVISIONS/ SUBMISSIONS

| # | DATE       | DESCRIPTION      |
|---|------------|------------------|
| 1 | 2022-12-07 | Issued for OZS   |
| 2 | 2024-09-04 | Issued for OZS 2 |



CLIENT  
Glen Rouge Homes  
MUNICIPALITY  
City of Brampton

PROJECT  
Apple Factory Lands  
10020-10054 Mississauga Road &  
2036 Bovaird Drive West

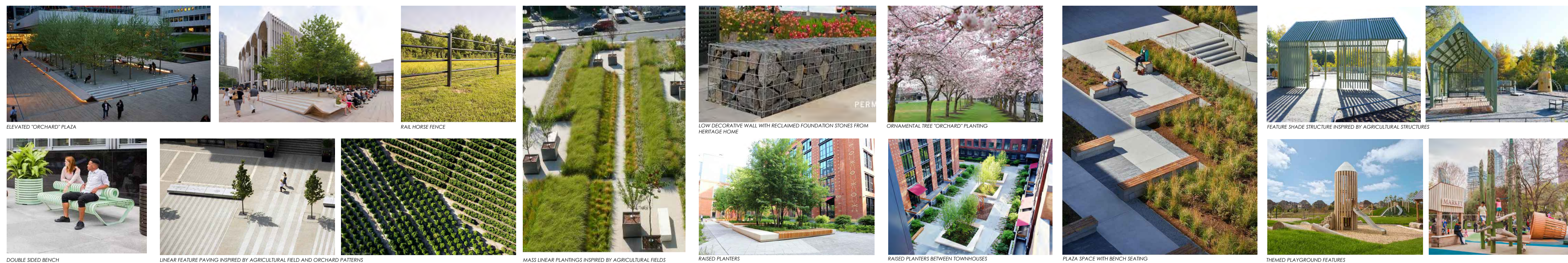
MUNICIPAL FILE NUMBER  
OZS-2023-0010

SHEET  
Landscape  
Concept Plan  
**L-3**

adesso design inc.  
landscape architecture

218 Locke Street South, 2nd Floor  
Hamilton, ON L8P 4B4  
t. 905.526.8876  
www.adessodesigninc.ca

DESIGN PRECEDENTS



ELEVATED "ORCHARD" PLAZA  
RAIL HORSE FENCE  
LOW DECORATIVE WALL WITH RECLAIMED FOUNDATION STONES FROM HERITAGE HOME  
ORNAMENTAL TREE "ORCHARD" PLANTING  
DOUBLE SIDED BENCH  
LINEAR FEATURE PAVING INSPIRED BY AGRICULTURAL FIELD AND ORCHARD PATTERNS  
MASS LINEAR PLANTINGS INSPIRED BY AGRICULTURAL FIELDS  
RAISED PLANTERS  
PLAZA SPACE WITH BENCH SEATING  
THEMED PLAYGROUND FEATURES

DATE: 2024-09-04, 11:56 AM. PROJECT: 22-118, Apple Factory Lands, 10020-10054 Mississauga Road & 2036 Bovaird Drive West. DRAWING: LANDSCAPE CONCEPT PLAN - SHEET L-3. SCALE: AS SHOWN. PREPARED BY: ADESSEO DESIGN INC.