



Report
Staff Report
The Corporation of the City of Brampton
11/19/2024

Date: 2024-10-28

Subject: **Recommendation Report for Heritage Designation of 18 River Road- Ward 6**

Contact: Arpita Jambekar, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-882

RECOMMENDATIONS:

1. That the report from Arpita Jambekar, Heritage Planner to the Brampton Heritage Board Meeting of November 19, 2024, re: **Recommendation Report for Heritage Designation of 18 River Road- Ward 6** be received;
2. That designation of the property at 18 River Road under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at 18 River Road in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal, and;
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

OVERVIEW:

- **The purpose of this report is to recommend that City Council state its intention to designate the property at 18 River Road under Part IV, Section 29 of the Ontario Heritage Act (the "Act") for its cultural heritage value or interest.**
- **As part of due diligence efforts prior to submission of an application for severance for the property at 18 River Road, a Heritage Impact Assessment was requested by staff to address potential impacts to the property.**

- **The HIA has concluded that the subject property meets the provincial criteria for municipal designation prescribed by Ontario Regulation 9/06 under the categories of design/physical value, historical/ associative value and contextual value.**
- **Upon Council approval, staff will continue with the designation process as required under the Ontario Heritage Act.**

BACKGROUND:

The owners of the Property at 18 River Road approached to the City to inquire about the heritage requirements for the potential severance of a portion of the property. 18 River Road is currently included as a Listed property in the Brampton Heritage Register. At the City's request, a Heritage Impact Assessment was prepared prior to the submission of application for the property severance.

The property consists of an irregularly shaped existing property on the south side of River Road between the intersection with Mississauga Road and River Road's southerly bend that parallels the Credit River. The approximately 0.66-hectare lot comprises a 20th century residential building, three rear cottages, and a series of sheds and accessory buildings. The house is a one and a half storey stucco clad building.

The Credit River is located in very close proximity to the subject property and the property forms part of the Credit River Road Cultural Heritage Landscape.

The Ontario Heritage Act enables municipalities to pass by-laws to designate properties of cultural heritage value or interest. Designation under Part IV of the Act is a way of publicly acknowledging a property's value to a community, and ensures the conservation of important places for the benefit and enjoyment of present and future generations. It also allows municipalities to conserve and manage properties through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

In determining whether a property is of cultural heritage value or interest, the municipality is required to consult Ontario Regulation 9/06, "Criteria for Determining Cultural Heritage Value or Interest", prescribed under section 29(1)(a) of the Act. A property may be designated if it meets two or more of the following criteria:

1. The property has design value or physical value because it:
 - a. is a rare, unique, representative, or early example of a style, type, expression, material or construction method,
 - b. displays a high degree of craftsmanship or artistic merit, or

- c. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it:
 - a. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - b. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - c. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has contextual value because it:
 - a. is important in defining, maintaining or supporting the character of an area,
 - b. is physically, functionally, visually or historically linked to its surroundings, or
 - c. is a landmark.

CURRENT SITUATION:

The Heritage Impact Assessment determined that the property has cultural Heritage Value or Interest under Ontario Regulation and 9/06 – *Criteria for Determining Cultural Heritage Value or Interest* and recommended Designation for the portion that contains the residence known as 18 River Road.

Design/Physical Value:

The Property has design and physical value for its house which is a representative example of the Craftsman Bungalow architectural style. Elements including its one-and-a-half storey height; broad, low-pitched roof with a 'blanket-like' appearance; overhanging eaves; ample exterior space; residential use; lack of ornamentation; a chimney; dormers; large bay or picture windows; covered porch; and rustic materials reflect the Craftsman Bungalow style.

Historical/Associative Value:

The Property has historical and associative value because it has a direct association with people that are significant to the community. The property is directly associated to Joel Wurts, who purchased the lands from the Hutton Estate in 1898 and became the first owner. The Wurts family later changed their family name to become prominent as part of the Gooderham and Worts Distillers. The Property is directly associated with the McMurchy family and Darius McClure, both of which were prominent in the community and made significant contributions to the development of Huttonville and Brampton.

Contextual value:

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. The property's mature trees and rich vegetation reflect the predominant landscaping of the River Road Cultural Heritage Landscape. The house and ancillary buildings are visually linked to the low-rise cottage style housing subdivision built during the post-war period. One of the earliest residential structures on the North side of the Credit River, the property used to form part of and owned by the historic Huttonville Park which was a popular recreational destination for people across the GTA in the 1920s as well as a fundraising venue for WWII war efforts.

The property's ownership history which includes Darius McClure, John McMurchy and Huttonville Park Inc. reinforce its connection to the town of Huttonville, the McMurchy Powerhouse and Mills and the nearby Credit River.

Heritage Attributes

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- The orientation of the house fronting onto the road (*O. Reg. 9/06*, criteria 1 and 4);
- Relationship of the house to the Creek (*O. Reg. 9/06*, criteria 4);
- The scale and massing of the building (*O. Reg. 9/06*, criteria 1);
- Symmetrical proportions (*O. Reg. 9/06*, criteria 1);
- Lack of ornamentation (*O. Reg. 9/06*, criteria 1);
- One-and-a-half storey height (*O. Reg. 9/06*, criteria 1);
- Rectangular plan with a bay window on each of the north and south elevations (*O. Reg. 9/06*, criteria 1);
- Broad, low-pitch hip roof with a 'blanket-like' appearance (*O. Reg. 9/06*, criteria 1);
- Hip roofed dormers on the north, east, and west elevations (*O. Reg. 9/06*, criteria 1);
- Overhanging eaves (*O. Reg. 9/06*, criteria 1);
- Stucco clad chimney with red brick underneath (*O. Reg. 9/06*, criteria 1);
- Stucco clad exterior with red brick underneath (*O. Reg. 9/06*, criteria 1);
- Covered porch at the northeast corner (*O. Reg. 9/06*, criteria 1).
- Mature trees and other vegetation contribute to the urban forest along River Road CHL (*O. Reg. 9/06*, criteria 8).

Further information including a detailed chart addressing how the property meets Ontario Regulation 9/06 can be found in Attachment 1.

CORPORATE IMPLICATIONS:

There are no financial implications resulting from the adoption of this report.

Other Implications:

There are no other implications.

STRATEGIC FOCUS AREA:

This report meets the Term of Council Priorities by preserving and protecting heritage environments with balanced, responsible planning. The approval of the Heritage Designation noted in this report supports the Culture & Diversity Focus Area. The recommendations therein, facilitate the recognition and long-term conservation of a rare heritage resource that contributes to the understanding of Brampton's history, to help maintain a sense of place, belonging and community identity.

CONCLUSION:

Designation under Part IV, Section 29 of the Ontario Heritage Act enables City Council to enforce heritage property standards and restrict the demolition or removal of any building or structure on the property. Adding 18 River Rd to the Register of Designated Resources in Brampton ensures a significant heritage resource in Brampton is preserved and maintained.

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Attachments:

- Attachment 1 – Heritage Designation Report for 18 River Road, October 2024