



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

**Date:** 2024-10-28

**Subject:** **Recommendation Report – Heritage Permit, Documentation, Salvage and Interpretation Plan for 10020 Mississauga Road- Ward 6**

**Contact:** Arpita Jambekar, Heritage Planner, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2024-877

**RECOMMENDATIONS:**

1. That the report from Arpita Jambekar, Heritage Planner to the Brampton Heritage Board Meeting of November 19, 2024, re: **Recommendation Report – Heritage Permit, Documentation, Salvage and Interpretation Plan for 10020 Mississauga Road- Ward 6**, be received;
2. That the Heritage Impact Assessment Addendum, Heritage Documentation and Salvage Plan and Heritage Interpretation Plan for 10020 Mississauga Road prepared by ERA, dated September 10, 2024, be received; and
3. That the Heritage Permit application for demolition of the house at 10020 Mississauga Road be approved, as recommended by the Heritage Impact Assessment Addendum, subject to the following conditions:
  - I. that the demolition and deconstruction of the subject property follow the process elaborated in the Appendix II of the Documentation and Salvage Plan for the property;
  - II. that the architect and/or heritage consultant monitors demolition and deconstruction work to ensure that salvaged material is inventoried and stored appropriately and reused as part of the new commemoration features as recommended in the Documentation and Salvage Plan.

**OVERVIEW:**

- **10020 Mississauga Road was designated under Part IV, Section 29 of the Ontario Heritage Act under By-Law 72-2021 in 2021. Although there are multiple buildings on the property, the designation addresses only the former farmhouse and its associated context.**
- **The proponent is proposing a mixed-use development on the Site, including residential and retail uses, with four high-rise residential towers, three townhouse blocks, and landscaped amenity spaces.**
- **The farmhouse is located immediately adjacent to the existing right-of-way for Mississauga and will fall within the expansion of the right-of-way, for the proposed widening of Mississauga Road from four to six lanes.**
- **The relocation of the farmhouse was explored in the HIA to limit the negative impact of demolition. However, it was determined that relocation was not feasible. Overall, the building appears to be in fair-to-poor condition with localized areas of defective condition.**
- **The conservation and mitigation strategy as recommended in the previously approved Heritage Impact Assessment is documentation, salvage, and interpretation of the heritage resource at 10020 Mississauga Road.**
- **The Documentation and Salvage Plan and the Interpretation Plan are considered to be complete as per the City's Terms of Reference.**

**BACKGROUND:****Context**

The subject property, where the heritage building is currently situated is subject to two development related actions.

- 1) Glen Rouge Developments are proposing a mixed-use development on the site, including residential and retail uses. This takes in the entire 2.91-hectare property comprised of 10020, 10024 10042, 10054 Mississauga Road and 2036 Bovaird Drive, located at the intersection of Mississauga Road and Bovaird Drive West.
- 2) To address future growth in the area, the Region of Peel recently completed a Schedule "C" Environmental Assessment to study the need and feasibility for capacity improvements on Mississauga Road, and recommended a widening from four to six lanes. The existing farmhouse is located within the proposed new right-of-way. In the context of the planned widening of Mississauga Road and the area's broader transition to urban use

The possibility for relocation of the farmhouse to limit negative impacts was explored. 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.

A Heritage Impact Assessment Addendum, Documentation and Salvage Plan, and Interpretation Plan were required by Heritage staff as per the recommended heritage conservation strategy in the approved Heritage Impact Assessment that was prepared for the property at 10020 Mississauga Road. The Heritage Permit application is submitted to allow the demolition and salvage of the farmhouse on the property, in accordance with Section 34 of the Ontario Heritage Act.

### **Property description**

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) 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 farmhouse at 10020 Mississauga Road is located on the west side of Mississauga Road, just north of Bovaird Road on the east half of Lot 11, Concession 5 in the former Township of Chinguacousy. The heritage resource is a one-and-a-half storey, detached brick house 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 is located on a commercial property known as The Apple Factory at 10024 Mississauga Road. 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 now sits within a commercial development setting that is defined by The Apple Factory business. The surrounding area is undergoing re-development from rural agricultural to urban use.

### **CURRENT SITUATION:**

A Heritage Impact Assessment, prepared by ERA, recommending the documentation and salvage strategy as well as necessary documentation to address demolition of the farmhouse under section 34 of the Ontario Heritage Act and section 6 of the Ontario Regulation 385/21, was endorsed during the Brampton Heritage Board meeting on July 25, 2023, through HB061-2023 and approved by City Council regulation C229-2023. The Public Notice of intention to repeal the Designation for the property has been issued on October 2, 2024.

The Salvage and Documentation Plan identifies that a substantial number of building materials including face bricks, foundation stones, decorative woodwork, and various

interior elements (doors, windows, trims, etc.) are proposed to be salvaged. Bricks and stones shall be reused as part of the interpretation/landscape design on site while the remaining materials donated to architectural salvage business or heritage trades school. The report also provides documentation of the farmhouse in the form of photographs and measured drawings.

The proposed interpretation Plan identified key themes for the commemoration of the property as Evolving Landscapes and Rural economies, and proposed the following installation:

- i. Public Art: in gateway plaza interpreting site's historical association with the Apple factory
- ii. Salvaged brick feature wall in lobby of one of the towers incorporating bricks from the farmhouse
- iii. Freestanding plaque near Mississauga Road at the entrance to the promenade between Buildings 3 and 4.
- iv. 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.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

There is no financial impact resulting from the adoption of the recommendations in this report.

### **Other Implications:**

There are no other implications resulting from the adoption of the recommendations in this report.

## **STRATEGIC FOCUS AREA:**

The approval of Heritage Impact Assessment and Heritage Permit Application within this report supports the Growing Urban Centres & Neighbourhood and Culture and Diversity Focus Area. The recommendations therein facilitate creation of complete communities in the neighborhood while incorporating Heritage Interpretation features commemorating the thriving rural economy of the Apple Factory to help maintain a sense of place, belonging, and community identity through adopted heritage interpretation strategies.

**CONCLUSION:**

It is recommended that the Heritage Impact Assessment Addendum, Documentation and Salvage Plan and Interpretation Plan for 10020 Mississauga Road – Ward 6 be received by the Brampton Heritage Board as being complete and the Heritage Permit Application be approved subject to the recommended conditions in this report.

Authored by:

Reviewed by:

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**Attachments:**

- Attachment 1 - Heritage Impact Assessment Addendum, by ERA dated September 2024
- Attachment 2 – Heritage Permit Application, by ERA dated September 2024
- Attachment 3 – Documentation and Salvage Plan, by ERA dated September 2024
- Attachment 4 – Interpretation Plan, by ERA dated September 2024