

Heritage Impact Assessment: 30 James Street

City of Brampton, Ontario

Downtown Brampton Flood Protection Project

60696037

February 2025

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Quality information

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Revision History

Rev #	Revision Date	Revised By:	Revision Description
0	January 2024	Jake Harper and Tara Jenkins	Draft Preparation
1	December 2024	Jake Harper	Final Preparation
2	February 2025	Jake Harper	Revision for City of Brampton

Distribution List

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Executive Summary

AECOM Canada Ltd. (AECOM) was retained by the City of Brampton (City) to undertake a Heritage Impact Assessment (HIA) for the property at 30 James Street ('the Subject Property') in the City of Brampton, Regional Municipality of Peel, Ontario. This HIA is a requirement in the Downtown Brampton Flood Protection Project (the DBFP Project or the 'Project').

The Toronto and Region Conservation Authority (TRCA) and the City of Brampton are working together to find ways of protecting downtown Brampton from future flood events. Flood risk from extreme flood events, such as the Regulatory Flood, must be managed for the Special Policy Area (SPA) designation to be removed. The SPA designation acknowledges that there is already development in a flood-vulnerable area, and that only limited changes can be made to the development in the floodplain. The 1952 concrete by-pass channel which was constructed to divert Etobicoke Creek to the east through Downtown Brampton, currently manages flooding associated with all but the most extreme storm events. However, approximately 31 hectares (ha) of land in downtown Brampton remains at risk to flooding during extreme (or "regulatory") storm events, which has resulted in a portion of the downtown being designated as a SPA, which limits development in the City's core.

Between 2013 and 2018, TRCA and the City conducted feasibility studies that identified possible solutions for eliminating flood hazards and ultimately removing the SPA designation. The project's Municipal Class Environmental Assessment (EA) completed in 2018 to explore approaches to mitigate the flooding in Downtown Brampton. The EA proposed a flood mitigation solution that included, but was not limited to, widening and deepening the existing Etobicoke Creek by-pass channel from Church Street to the Canadian National (CN) rail crossing. The EA identified the CN rail crossing as a significant constraint for the Project. The EA proposed a solution for providing additional conveyance via the installation of three culverts located to the east of the CN existing crossing. As a support document in the EA process, AECOM was retained by TRCA and the City of Brampton to complete a Cultural Heritage Assessment Report (CHAR) on the Preferred Alternative in September 2020 as a supporting document to the project's EA (AECOM, 2020). The CHAR identified St. Mary's Roman Catholic Cemetery, 30 James Street, and other heritage properties that may require mitigation if they are impacted by the Project.

Subsequent discussions with CN and Metrolinx staff following approval of the Municipal Class EA revealed there may be opportunities to implement alternative CN rail crossing designs to reduce the impact on the St. Mary's Roman Catholic Cemetery lands east of the crossing where the by-pass culverts were initially proposed to be installed. A CN Alternatives Assessment Report was prepared by AECOM in July 2023 to explore crossing alternatives (AECOM, 2023).

Currently, this HIA is being completed as it was determined through the CN Alternatives Assessment process that the Preferred Alternative (Alternative 3a) for the three by-pass culverts

will directly impact the property at 30 James Street, but will avoid the cemetery lands. Therefore, the selection of Alternative 3a as the Preferred Alternative by CN will trigger an EA Addendum and require the completion of this property-specific HIA.

Based on the results of the background historical research, the field review, professional expertise, and the application of O. Reg. 9/06, completed for this HIA, the Subject Property at 30 James Street was determined to possess Cultural Heritage Value or Interest (CHVI) for its design value, tied to its architecture as a representative example of Edwardian Classicism with a two-and-a-half storey brick clad house, and for its historical value associated with the Packham and Balfour families. As such, a Statement of Cultural Heritage Value or Interest and list of heritage attributes was drafted as part of this HIA.

Evaluating the direct impact of Alternative 3a on 30 James Street against the CHVI and list of heritage attributes, it is determined in this HIA that the project will have direct adverse impact on the property, especially related to the removal of the house that is in the architectural style of Edwardian Classicism. In consideration of the conservation options outlined in Section 8 of this HIA for Alternative 3a, it is concluded that, while Option 1, to retain the heritage building *in situ*, is the strongest from a heritage perspective, it is understood that this option is not feasible from a design perspective for the Preferred Alternative (Alternative 3a). Therefore, Option 2 is the next preferred conservation option as it provides a more balanced approach to conserving the CHVI of the Subject Property while allowing for installation of the infrastructure. If Option 2 is not feasible, then Option 3 is the only viable option which results in the demolition of the house with commemoration and potential salvage of heritage attributes for re-use in the Project or donation.

The mitigation measures should be implemented once a particular conservation option is selected (see **Section 7**). Selection of the preferred conservation option should be completed in consultation with a City of Brampton Heritage Planner.

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1. Background

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1.1 Description of Study Methodology

The purpose of this HIA is to determine the CHVI and heritage attributes of 30 James Street based on the criteria of Ontario Regulation 9/06 (O. Reg. 9/06), and to explore conservation options and prepare mitigation measures to minimize anticipated Project impacts to the CHVI and heritage attributes of the property. This HIA was completed in accordance with the Ministry of Citizenship and Multiculturalism's (MCM's) InfoSheet #5 Heritage Impact Assessment and Conservation Plans, as part of the *Ontario Heritage Toolkit* (2006), Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), and the City of Brampton's Heritage Impact Assessment Terms of Reference (no date). This HIA includes the following key tasks:

- A review of appropriate background documents including the:
 - April 2009 Listing Candidate Summary Report: 30 James Street (Brampton Heritage Board);
 - September 2020 Cultural Heritage Assessment Report: Downtown Brampton Flood Protection Project (AECOM); and
 - July 2023 CN Alternatives Assessment Report: Brampton Flood Protection Work (AECOM).
- Background research of primary and secondary sources (see Sections 5.1.4 and 5.1.5 for more detail);
- A field review completed by Jake Harper, Heritage Historian with AECOM on November 12, 2023, to document the exterior existing conditions of the Subject Property from the public right-of-way;
- A detailed written description of the existing conditions of the Subject Property based on the field review;
- Preparation of a land use history of the Subject Property at 30 James Street based on a review of primary and secondary sources, previous evaluations, as well as a review of historical mapping and aerial imagery;

- A record of consultation with the City of Brampton Heritage Planner and the Peel Art Gallery, Museum and Archives (see Section 5.11 below for more detail);
- An evaluation of the Subject Property according to the criteria outlined in O. Reg. 9/06, *Criteria for Determining Cultural Heritage Value or Interest*;
- Preparation of a draft Statement of Cultural Heritage Value including a list of heritage attributes, if determined to meet two or more criteria of O. Reg. 9/06;
- A description of the Preferred Alternative for the Brampton Flood Protection in relation to the Subject Property;
- A description of the project impacts on the cultural heritage value and heritage attributes of the Subject Property; and
- A list of mitigation measures and recommendations to ensure that any impacts to the cultural heritage value and heritage attributes of the Subject Property are avoided or minimized.

1.1.1 Public Consultation

The following groups and individuals with associations to the Subject Property were contacted for this HIA to provide input in understanding the property's CHVI (**Table 1**).

Table 1: Results of Consultation for this HIA

Contact	Organization	Date	Notes
Charlton Carscallen, Principal Planner/Supervisor – Heritage, Integrated City Planning	City of Brampton	October 17, 2023	AECOM reached out to Charlton Carscallen, Principal Heritage Planner at the City of Brampton, to request any background information on the property and inquire as to where building permits are kept for this period of construction. He replied on the same day and provided historical photographs of the Balfour family and of the house at 30 James Street. Furthermore, he indicated that PAMA might have the building permits from the period when the house on the property was built.
Nick Moreau, Archivist, Clerk's Division, Legislative Services	Peel Art Gallery, Museum and Archives (PAMA)	October 18, 2023	AECOM reached out to Nick Moreau, Archivist at PAMA for historical information on the house at 30 James Street its former owners, including historical photographs, building permits, and Fire Insurance Plans.

Contact	Organization	Date	Notes
		October 18, 2023 to November 21, 2023	Nick Moreau replied on the same date and after back-and-forth correspondence with AECOM, he provided relevant historical information and photographs from the Packham Family Fonds, the Cecil Henry Fonds, and the William Perkins Bull Fonds. He also provided aerial photographs from ca. 1950-1951 of the Etobicoke Creek diversion that show the Subject Property. Nick Moreau confirmed that the City of Brampton only retained building permits since 1974, according to the Manager of Administration and Information Services, Building Division. Therefore, no historical building permits are available.

2. Introduction to the Subject Property

The Subject Property, at 30 James Street, was under the ownership of Doug McLeod as of November 2024. The property is located in Downtown Brampton on the north side of James Street just beyond the bend in Wellington Street East that leads northwest to the James Street cul-de-sac (**Figure 1** and **Figure 2**). The nearest intersection is Wellington Street East and Mary Street, to the southwest. Situated at the end of the cul-de-sac, the Subject Property overlooks the end of the Etobicoke Creek Diversion Channel and the start of the current course of the creek. The surrounding context of the Subject Property is residential and consists of late 19th century and early 20th century buildings, with other modern residential infill. A 27-storey condominium tower on John Street dominates views of the skyline from the end of the James Street cul-de-sac. There are no listed or designated properties immediately adjacent to the Subject Property.

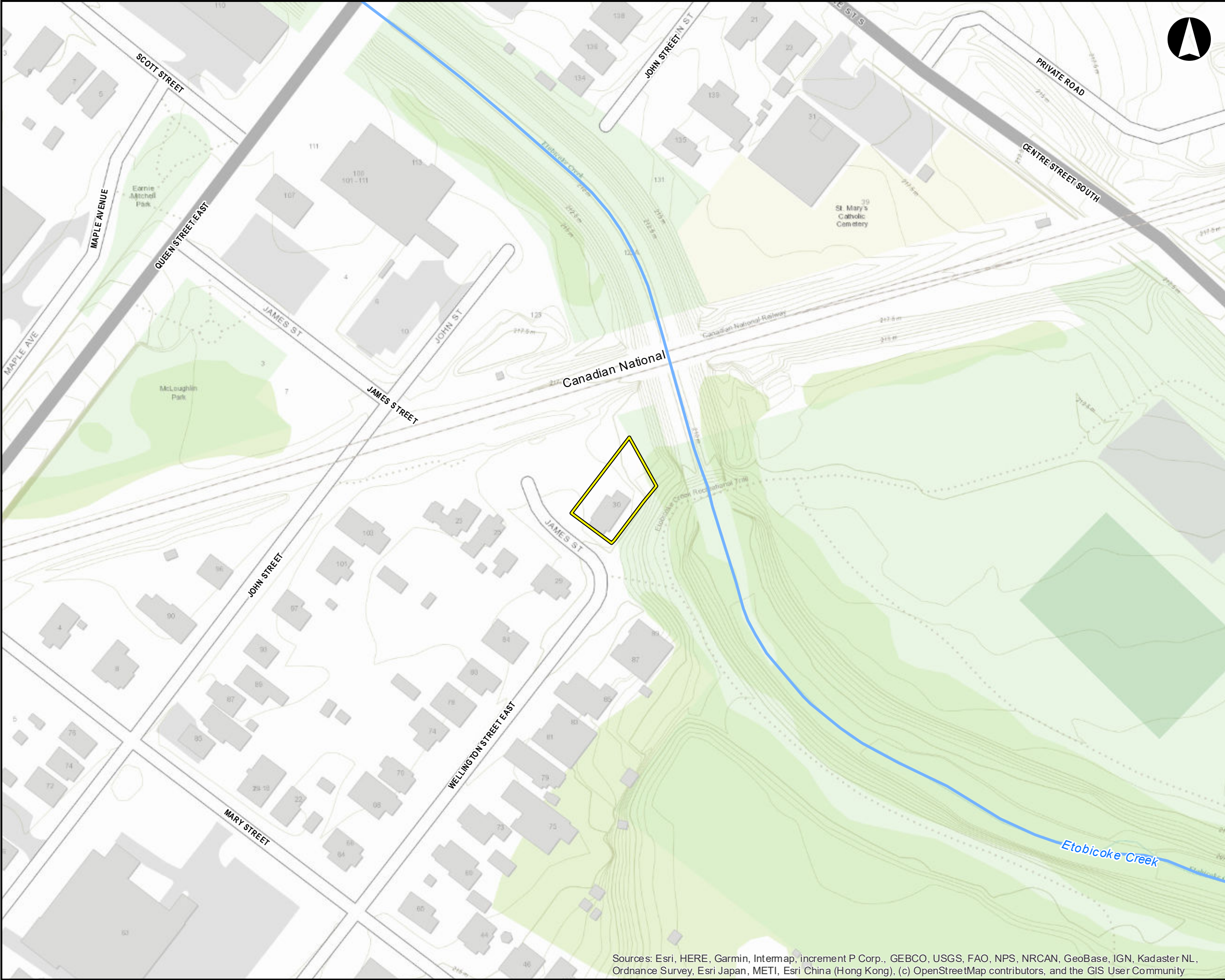
The house within the Subject Property at 30 James Street is not setback from the streetscape and is located directly adjacent to the right-of-way. The Subject Property is 0.12 acres in size and historically located in Brampton's East Ward as part of John Elliot's estate in Lot 81, Plan BR21, which in 1974, became part of Registered Plan 43R2288 in the City of Brampton, Regional Municipality of Peel, Ontario. Today, it is located in Ward 3 of the City of Brampton and Secondary Plan Area 7 of the Downtown Brampton Secondary Plan.

The building on the Subject Property is a two-and-a-half storey brick clad residence built circa 1905-1907 in the style of Edwardian Classicism (**Photograph 1** and **Image 1**). There is a one-storey rear wing that is believed to have been built contemporary to the main house. The façade of the house is parallel to James Street. The Subject Property is accessed by a short concrete driveway off James Street, which is situated to the west side of the house towards the end of the cul-de-sac. The only outbuilding on the Subject Property is a small shed located at the rear of the property.

Section 3 of this HIA provides a detailed property description of the existing heritage conditions of the Subject Property.

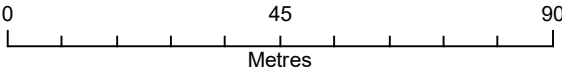


Photograph 1: View of the front façade (south elevation) of the house on the Subject Property (AECOM, November 2023)



Legend

- ★ Project Location
- Watercourse
- Subject Property



**Brampton Flood Protection
Project HIA
30 James Street, Brampton**

**Location of the Subject Property on
Topographic Imagery**

Oct, 2023

1:1,250
* when printed 11"x17"

Datum: NAD 1983 UTM Zone 17N
Source: MNR, TRCA, AECOM

P#: 60696037

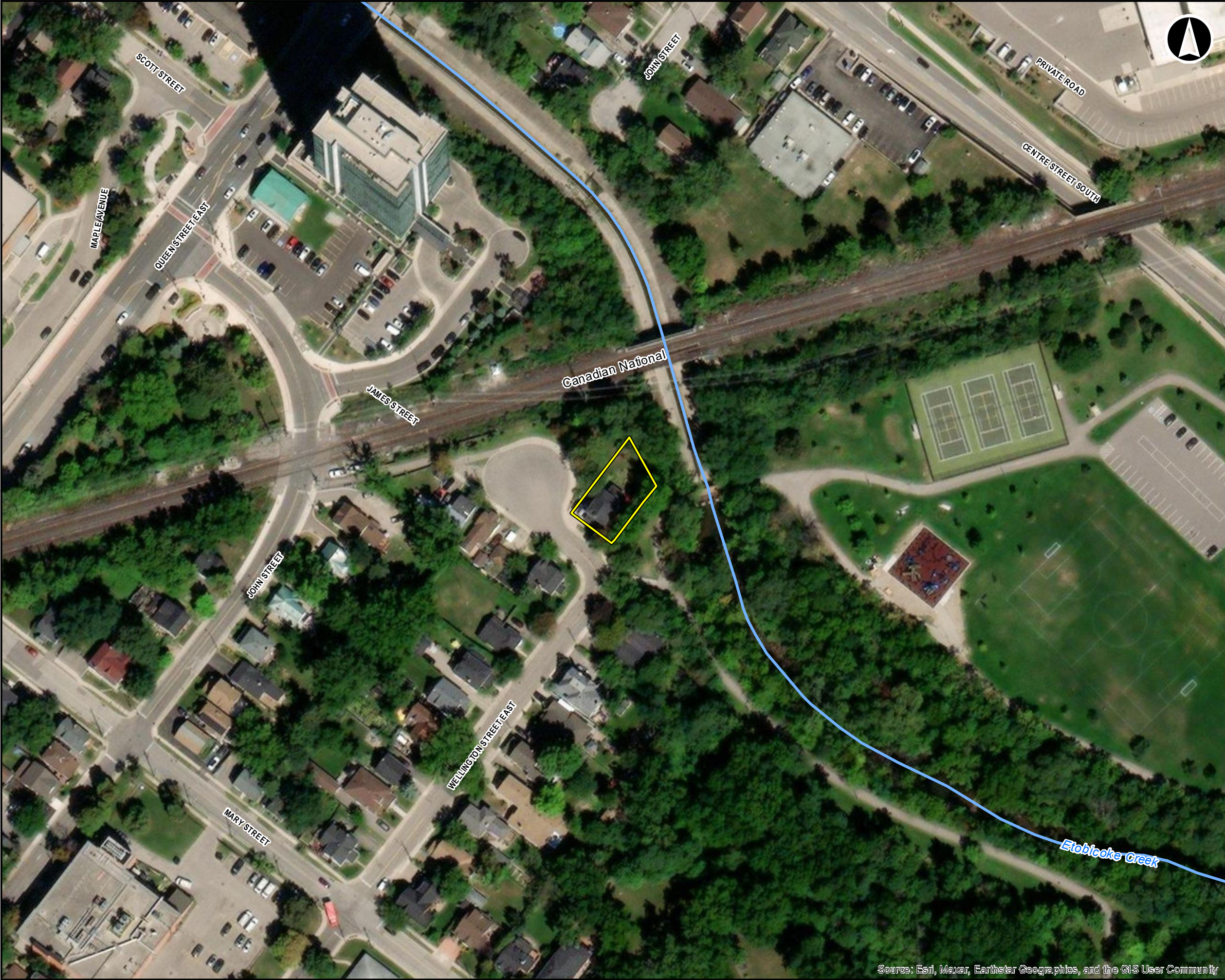
AECOM

Figure 1

Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

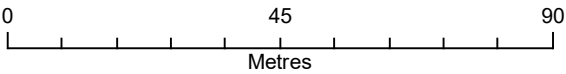
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Legend

- ★ Project Location
- Watercourse
- Subject Property



Brampton Flood Protection Project HIA 30 James Street, Brampton		
Location of the Subject Property on Aerial Imagery		
Oct, 2023	1:1,250 <small>* when printed 11"x17"</small>	Datum: NAD 1983 UTM Zone 17N Source: MNRF, TRCA, AECOM
P#: 60696037		Figure 2
AECOM		
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2.1 Heritage Recognition of the Subject Property

The City of Brampton maintains two heritage registers: a register of properties that are designated cultural heritage resources under the *Ontario Heritage Act*, known as the “Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act”, and a municipal register of properties that are listed as cultural heritage resources that may be considered for designation, known as the “Municipal Register of Cultural Heritage Resources”. The Municipal Register of Cultural Heritage Resources contains the following information:

- Address
- Property Name (Where Applicable)
- Ward
- Additional Info

30 James Street, the Subject Property, is not designated under Part IV or Part V of the *Ontario Heritage Act*, but it is listed on the City of Brampton’s Municipal Register of Cultural Heritage Resources (since 2009). The property is named as the “Balfour House” on the heritage register.

2.2 Policy Context

The CHAR completed for the Project recommended the completion of an HIA for resources determined to have CHVI. The authority to request a HIA arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act* and the Provincial Planning Statement (2024), and The City of Brampton’s *Official Plan*. This list below includes the legislation reviewed in preparation of this HIA:

- *Ontario Heritage Act* (R.S.O. 1990, c. O.18) and Ontario Regulation 9/06 Criteria (January 1, 2023);
- *Planning Act* (R.S.O. 1990, c. P.13) and Provincial Planning Statement (2024);
- Environment Assessment Act (R.S.O. 1990, c. E.18);
- Region of Peel Official Plan (Office Consolidation 2018)
- Brampton Plan (November 1, 2023);
- Downtown Brampton Secondary Plan: Secondary Plan Area 7 (February 2019); and,
- The City of Brampton’s Heritage Impact Assessment Terms of Reference (no date).

3. Existing Conditions

3.1 Field Review

A field review of 30 James Street was undertaken by Jake Harper, Heritage Historian, on November 12, 2023. There was no permission-to-enter the property and all photographs were taken from the public right-of-way. Photographs of the surrounding area and of the house at 30 James Street are provided below.

3.2 Surrounding Area

The Subject Property is adjacent to the point of demarcation between the end of the Etobicoke Creek Diversion Channel (**Photograph 2**) and the start of the current course of the creek (**Photograph 3**). Furthermore, the property is situated on a ridge overlooking the Etobicoke Creek Recreational Trail (**Photograph 4**). The Etobicoke Creek Recreational Trail is the longest recreational trail in Brampton, with a continuous route that extends 34.5 km and connects Brampton to the neighbouring communities of Mississauga and Caledon (City of Brampton, 2023). The trail can be accessed off Mary Street and continues through a woodlot along the banks of Etobicoke Creek. It connects to James Street via a staircase leading up to the bend in the road near the Subject Property at 30 James Street (**Photograph 6**). Furthermore, the trail crosses Etobicoke Creek east of the Subject Property and provides access to Centennial Park. The Etobicoke Creek Recreational Trail offers partial views of the east and north elevations of the house at 30 James Street (see **Section 3.4**).

Wellington Street East is a two-lane road that continues northeast from the Mary Street intersection to the James Street cul-de-sac (**Photograph 5**). The surrounding environs are composed of a variety of Ontario architectural styles, all residential, including vernacular Ontario house styles (64-66 Wellington Street East; 79 Wellington Street East [listed]), Gothic Revival houses (65 Wellington Street East [listed] and 74 Wellington Street East [listed]), and examples of other Edwardian houses that have been heavily altered (73 Wellington Street East and 80 Wellington Street East). Also nearby is the James Packham House (or William J. Packham House) at 85 Wellington Street East [listed], which exhibits both Italianate and Queen Anne architectural elements. It was built ca. 1887 according to the Brampton Heritage Board sign affixed to the house. All of the other houses along the south side of the James Street cul-de-sac are vernacular wood frame dwellings believed to have been built in the early 20th century, which are first visible on the 1911 Fire Insurance Plan (FIP) (**Figure 6**). There are no designated or listed heritage properties directly adjacent to the Subject Property.

There is a 27-storey condominium tower on John Street that dominates views of the skyline from the end of the James Street cul-de-sac (**Photograph 7**). Construction of this tower known as The

Park Place at 100 John Street started in 2008 and was completed in 2011 based on an orthoimage (City of Brampton, GeoHub). Also in 2011, City of Brampton By-law 222-2011 authorized the expropriation of certain lands for the reconstruction and realignment of James Street and John Street. This project resulted in the creation of a cul-de-sac in the portion of James Street at the end of Wellington Street East (**Photograph 8**). The other side of James Street, beyond the CN railway tracks, is not continuous and instead connects John Street with Queen Street East. The Subject Property is located at the end of the James Street on the north side, just beyond the Wellington Street East bend.



Photograph 2: View looking north along the Etobicoke Creek Diversion Channel towards the CN Railway bridge (AECOM, November 2023)



Photograph 3: View looking south along Etobicoke Creek past the Diversion Channel (AECOM, November 2023)



Photograph 4: View looking west along the CN railway tracks, with the rear of the house at 30 James Street in the background (AECOM, November 2023)



Photograph 5: View looking southwest along Wellington Street East (AECOM, November 2023)



Photograph 6: View looking northeast along Wellington Street East towards the bend leading to the James Street cul-de-sac (AECOM, November 2023)



Photograph 7: View looking north along James Street towards the cul-de-sac, showing the Subject Property and a condominium tower in the background (AECOM, November 2023)



Photograph 8: View from the end of the cul-de-sac looking southeast along James Street, showing the west elevation of the house on the Subject Property (AECOM, November. 2023)

3.3 Site and Landscape Description Site and Landscape Description

The lot pertaining to the Subject Property at 30 James Street is an irregular quadrilateral shape, approximately 0.12 acres in size. The rear perimeter of the Subject Property is enclosed by a combination of wood rail and lattice fencing, with a wood post and metal wire fence along the western property boundary at the right-of-way. The Subject Property is accessed by a short concrete driveway off James Street, which is situated to the west side of the house towards the end of the cul-de-sac. At the end of the driveway, there is wood lattice fencing on either side of a rear gate, which provides backyard access. There is also a short concrete pathway leading from the driveway to the house verandah.

The Listing Candidate Summary Report for 30 James Street, prepared in April 2009 by the Brampton Heritage Board, noted the presence of remnant terraced gardens at the side and rear of the house (**Appendix C**). According to this report, these landscape gardens were established decades ago when the property was owned by the Balfour family (Brampton Heritage Board, 2009). Since then, the terrace has been removed based on photographs taken on November 12, 2023, although the extent of the remaining gardens is unclear based on the season when the field review was conducted. There is a raised garden bed at the front of the property along James Street held by a concrete brick retaining wall, which was added in the late 20th century (**Photograph 7** above). There is a side garden off the east elevation of the house that features Classical style columns. It is unclear from the right-of-way if the columns of the verandah were replaced at some point and the originals were reused in the garden as decorative fence posts.

There is a small detached shed present at the rear of the property, that was constructed sometime in the late 20th century.

3.4 Architectural Description – The House

The house retains exterior features that relate to its early 20th century construction period. The Subject Property contains a two-and-half-storey wood frame house clad in red brick that was built in the style of Edwardian Classicism, ca. 1905-1907. The house features a hipped roof with plain wide eaves, dormers on the south and east elevations and a front verandah. There is a centred one-storey rear wing that is also wood frame with a brick veneer. The brickwork of the house exhibits running bond, which was a common type of brick bond composed only of stretchers and no headers. The foundation may be constructed of brick as evidenced by a basement window partially visible from James Street. As evidenced by Google Street View, vinyl windows were installed between 2018 and 2020.

3.4.1 South Elevation

The south elevation of the house is the front façade, which is parallel to James Street. It exhibits a hipped asphalt roof with a central dormer. The dormer features paired vinyl single hung sash windows with a vinyl clad pediment. The soffit of the wide, plain roof eaves appears to be clad in aluminum.

There is a central second storey single-sash vinyl window above the verandah with a vinyl frame, no sill, and segmentally arched brick voussoirs. The outline of former brackets was observed on either side of the window. These brackets above the asphalt roof of the verandah once supported a Classical style balustrade, visible in a 1920 image of the house (**Image 4**, below).

The generous verandah exhibits Classical influence with a wood entablature that has been painted white and features cornice dentils with a simple frieze and architrave supported by Doric style columns. There are five rounded half columns on rusticated stone or concrete pedestals atop brick piers. The skill of the bricklayers is evidenced by the unusual masonry railing that surrounds the verandah, with its squared red brick piers for the columns.

The front entrance door and large vinyl storm window on its east side are both modern replacements and not original to the house. The large ground floor window however maintains its transom and leaded window with stained glass behind the vinyl storm. The decorative floral motif above the entrance, which appears to be constructed of wood, is believed to be an original feature and was observed during the field review. The skill of the bricklayers is evident by the segmentally arched brick voussoirs with decorative pressed brick ‘egg and dart’ motif headers (or labels) above the front door and ground floor window. Although shadowed in photographs by the verandah roof, they were observed during the field review. There is a Brampton Heritage Board sign on the east side of the main entrance identifying the house as a heritage property, which reads “Edwardian Classicism Circa 1905” (**Photograph 1** and **Photograph 9**).



Photograph 9: View of the façade (south elevation) of the house on the Subject Property (AECOM, Nov. 2023)

3.4.2 West Elevation

The west elevation is longer than the front façade, which indicates that although the house is a residence built in the style of Edwardian Classicism, it does not have four equal sides and is therefore not an Edwardian Foursquare. The placement of the windows on the west elevation is asymmetrical (**Photograph 10**). There are no entrances on the main block of the west elevation of the house.

The west elevation of the one-storey rear wing is partially obscured by a wood fence and entrance for backyard access. There is an entrance on the rear wing which is a modern replacement but above the door opening there are segmentally arched brick voussoirs with a pressed brick header that is consistent with those on the main house (**Photograph 11**).

The upper two windows are single-sash vinyl windows, whereas the ground floor window is larger and similar to the window beside the door on the front façade. Two of the windows on the west elevation have segmentally arched brick voussoirs with decorative pressed brick ‘egg and dart’ motif headers. However, the upper window lacks a header since it is too close to the roofline. Like the ground floor window on the south elevation, the ground floor window on the west elevation also exhibits a vinyl storm over a leaded window (with no visible stained glass), which is believed to be original to the house. It is not clear from the right-of-way whether the interior window is wood framed.

There is also a pressed brick water table at the top of the foundation level that exhibits the same ‘egg and dart’ motif.



Photograph 10: View of the southwest corner of the house on the Subject Property
(AECOM, November 2023)



Photograph 11: View of the west elevation of the house and rear addition (AECOM, November 2023)

3.4.3 East Elevation

The east elevation of the house is partially obscured by vegetation but is visible at a low angle from the Etobicoke Creek Recreational Trail. Unlike the pediment dormer on the front façade (south elevation), the east elevation features a wider gabled dormer with a three-light window. This dormer is believed to be a late 20th century addition, since it is not visible in **Image 4** or **Image 8**, below. The central light does not appear to open, but the outer windows are single hung as evidenced by the presence of an air conditioning unit in the bottom sash on the south side of the dormer window.

There are three second storey windows on the east elevation, two of which are single hung vinyl windows with segmentally arched brick voussoirs and no headers due to the proximity of the roofline. The remaining second storey window, which is closest to the southeast corner of the house, is a small rectangular vinyl window with no brick voussoirs, indicating it as a later add-on.

The ground floor is partially obscured by the rail fence and vegetation. There is a side entrance containing an exterior storm door with a transom and white trim on the northeast side of the ground floor. Beside the door is a vinyl sash window consistent with those on the second storey. However, the southeast window is wider similar to the ground floor window on the west elevation. There are only brick voussoirs with decorative pressed brick 'egg and dart' motif headers over the central window and door on the ground floor. The absence of segmental arches over the rectangular ground floor and second storey windows indicate that these were later additions to the house (**Photograph 12**).

The east elevation of the rear wing to the main portion of the house features a single-sash segmentally arched vinyl window. The brick arches were obscured by vegetation when viewed from the trail, but it is likely this window lacks the pressed brick header due to its closeness to the roofline (**Photograph 13**).



Photograph 12: View from the Etobicoke Creek Recreational Trail of the east elevation of the house on the Subject Property (AECOM, November 2023)



Photograph 13: View of the northeast corner of the house and rear wing, obscured by trees (AECOM, November 2023)

3.4.4 North Elevation

The north elevation features the one-storey rear wing to the main portion of the house. It exhibits a hipped roof that is more steeply pitched than the main house. Views of the north elevation are obscured by mature trees and other vegetation just beyond the property line (**Photograph 14**). However, a large centered rectangular window with segmentally arched brick voussoirs was observed at an angle (**Photograph 13**).



Photograph 14: View of the north elevation of the house and rear wing, obscured by trees
(AECOM, November 2023)

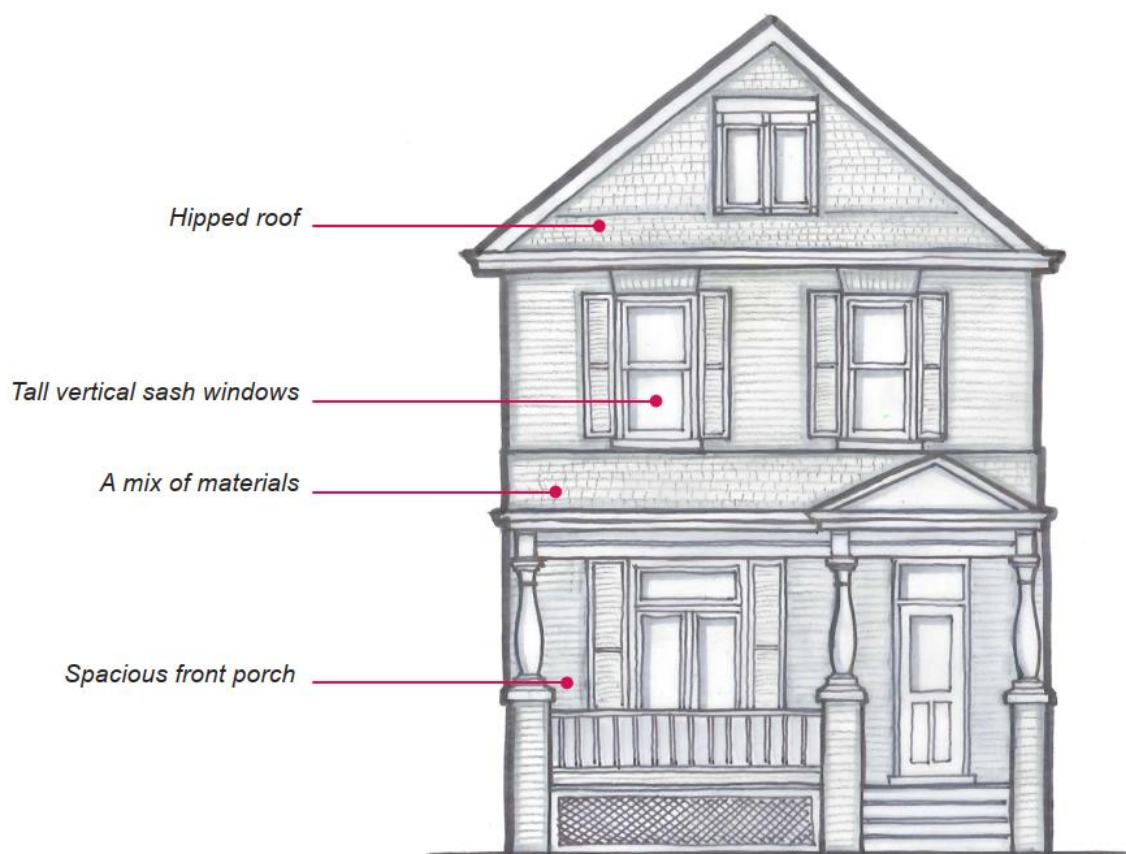
3.5 Comparative Analysis

The general form and architectural style of the house on the Subject Property at 30 James Street is Edwardian Classicism, which is a style of house found in the City of Brampton area and across Ontario. The total number of Edwardian houses in the City of Brampton is unknown, but it is considered common.

Edwardian Classicism was one of the most popular architectural styles in Ontario from the 1900s to the 1930s (Mikel, 2004:113; Blumenson,1990). It is a simpler vernacular form of a revival style that emulated the structures of the Renaissance. The popularity of Edwardian Classicism was reinforced by the fact that pattern books and plans were often featured in catalogues. Houses built in the style of Edwardian Classicism were typically two to two-and-a-half storey square dwellings (sometimes referred to as Foursquare) or two-and-a-half storey houses with a front gable (ERA Architects, 2015:11). The style is characterized by modest, balanced designs,

symmetrical window and door arrangements, straight rooflines, and simple classical detailing. Exteriors are generally clad in brick with wood shingles in the front gable. Architectural details common to Edwardian Classicism include hipped roof, roof dormers, double-hung windows with flat arches or plain stone lintels, brick arches accenting the windows, a wide front verandah or porch with Classical inspired columns on brick piers (i.e., Tuscan or Doric columns), and an off-centre doorway (Mikel 2004; Blumenson 1990).

Image 1: Typical Features of Edwardian Classicism





Source: Architectural Style Guide: Main Street South HCD (ERA Architects, 2015)



This comparative analysis was undertaken to establish a baseline understanding of similar cultural heritage properties in the City of Brampton and to determine if the property “is a rare, unique, representative, or early example of a style, type, expression, material or construction method” as described in the criteria of O. Reg. 9/06. The comparative analysis has resulted in the identification of seven (7) comparable properties, with four listed on the City of Brampton’s Municipal Register of Cultural Heritage Resources (**Table 2**). One property at 2 Victoria Terrace is a candidate for heritage listing but is not currently on the Municipal Register and two are not on a heritage register but are nearby houses built in the style of Edwardian Classicism on Wellington Street East. It should be noted that this sample does not represent all available properties of this architectural


style in the City of Brampton, but is rather intended to be a representative selection of comparable properties. Other similar or comparable properties are located throughout the area; however, these seven were selected in order to provide similar examples of Edwardian Classicism for the purposes of this report.

Table 2: Comparative Analysis

Property Address	Heritage Recognition	Image	Age	Style
2 Victoria Terrace, Brampton, ON	None	 <p>Google Street View, August 2022</p>	ca. 1900-1930	The house located at 2 Victoria Terrace is a two-storey house with a hipped roof that features both central and side dormers. The residence exhibits Edwardian Classicism with its modest, balanced design and simple detailing with a lack of ornamentation. The house is situated on a corner lot and there is a large wraparound verandah extending across the façade of the house fronting Victoria Terrace and the side elevation facing Main Street North. The original exterior was clad over with aluminum siding, which was noted as incompatible with the original design. The house retains original window openings with one-over-one sash vinyl windows. The house is located in a residential context along a heritage streetscape.
25 Harold Street, Brampton, ON	Listed	 <p>Listing Candidate Summary Report, March 2019</p>	1912	The house located at 25 Harold Street is a two-and-a-half storey house identified by the City of Brampton as a representative and well-preserved example of an Edwardian Foursquare style residence. The house exhibits features typical of Edwardian Classicism, including a hipped roof with pediment dormer windows, rusticated stone lintels and sills, wide cornice brackets, a stone foundation, and a verandah across the front façade with half columns on brick supports. There are shingled pediments above the

Property Address	Heritage Recognition	Image	Age	Style
				dormer windows and the verandah entranceway. Many of the one-over-one sash windows are vinyl replacements, but two original stained glass windows are present on the south elevation. They are positioned horizontally and in a unique fenestration pattern.
9599 Winston Churchill Boulevard, Brampton, ON	Listed	 <p>Listing Candidate Summary Report, April 2008</p>	ca. 1915	The house located at 9599 Winston Churchill Boulevard is a two-storey wood dwelling with a hipped roof and central dormer window. It was described by the City of Brampton as a representative example of an Edwardian Foursquare in massing and proportions. It features a modest, balanced design, with simple detailing and a lack of ornamentation. The house exhibits its original shiplap wood siding, a bay window on the south elevation, and a verandah across the front façade with half columns on stone supports. There is also an original barn-like garage on the property.
73 Wellington Street East, Brampton, ON	None	 <p>Google Street View, October 2020</p>	Unknown	The house at 73 Wellington Street East is a two-and-a-half storey front-gabled house built in the style of Edwardian Classicism. The house is clad in red brick. A portion of the wrap-around verandah has been enclosed. The second storey windows are rectangular with modern single paned widows with rusticated stone sills. The house is situated in the eclectic streetscape of Wellington Street East on the north side, between Mary and James streets.

Property Address	Heritage Recognition	Image	Age	Style
80 Wellington Street East, Brampton, ON	None	 <p>Google Street View, October 2020</p>	Unknown	The house at 80 Wellington Street East is an Edwardian Foursquare style house parged in stucco. The house features a hipped roof with front gabled dormer, a tall brick chimney, front porch, and quoins. The modern double-hung windows have window surrounded and pronounced sills. The property includes a detached garage. It is situated on the south side of Wellington Street East, between Mary and James Streets.
11 Isabella Street, Brampton, ON	Listed	 <p>Google Street View, October 2020</p>	ca. 1910	The house located at 11 Isabella Street is a two-and-a-half storey brick dwelling. It was identified as a representative example of Edwardian Classicism and exhibits a balanced design with simple detailing and a lack of ornamentation. The second storey windows have flat arch stone lintels with rusticated stone sills, which is typical of Edwardian Classicism. However, there is an enclosed front porch addition across the ground floor of the front façade of the house, instead of an original open verandah typical to Edwardian houses. There is a front gable with a central two-light attic window. The roof dormer on the south elevation is a later addition. The house is situated in an area with many other historic homes.

Property Address	Heritage Recognition	Image	Age	Style
57 Elizabeth Street South, Brampton, Ontario	Listed	 <p>Google Street View, October 2020</p>	ca. 1900-1930	The house located at 57 Elizabeth Street South is a two-storey brick dwelling with a hipped roof and central dormer window. It was identified as an example of Edwardian Classicism and exhibits this architectural style by way of its modest design and simple detailing with a lack of ornamentation. Classical elements include six-over-six sash second storey windows with rusticated stone lintels and sills. The verandah across the front façade features squared wood columns painted white. The ground floor windows shielded by the verandah were large twelve-over-twelve sash windows. The house is supported by a rusticated stone foundation and is in a residential context that includes other Edwardian houses.

3.6 Summary of the Existing Conditions and Comparative Analysis

The following architectural elements typical of Edwardian Classicism in the City of Brampton were observed:

- **Style:** All seven are examples of Edwardian Classicism.
- **Plan:** Five examples were built to a rectangular plan; two were built to a square plan.
- **Height:** All seven examples are two-and-a-half storeys.
- **Roof:** Five examples feature a hipped roof front and/or side roof dormers; two have a front gable.
- **Cladding:** Four examples are clad in red brick; one example is clad in wood siding; one example is clad in aluminium siding; one is clad in stucco.
- **Façade:** All seven examples have asymmetrical façades, three have a front porch or verandah that exhibits Classical influence.
- **Windows:** All seven examples have rectangular window openings. Four brick examples have rusticated stone or concrete lintels and sills.

- **Alterations:** Two examples have rear additions; two have an enclosed front porch addition.

Based on the existing conditions and the comparative analysis, the Subject Property contains a representative example of a residence built in the style of Edwardian Classicism and clad in red brick. In particular, the two-and-a-half-storey residence built in the style of Edwardian Classicism at 25 Harold Street, included in **Table 2**, is the most comparable structure to the house within the Subject Property since it, like 30 James Street, retains its original Classical details related to this Ontario architectural style. Although it was identified as an Edwardian Foursquare by the City of Brampton, the house was built to a rectangular plan like the residence at 30 James Street. The house at 25 Harold Street also features both front and side dormers each with a shingled pediment, a design feature that is repeated for the verandah roof. It exhibits a wide eaves with modillions on the dormer pediment, hipped roof, and verandah roof. Similar to 30 James Street, the fenestration is asymmetrical on the side elevations. The windows and doors of the house at 25 Harold Street exhibit Classical details such as rusticated stone lintels or sills, and some windows feature original stained glass. Both houses feature a verandah with Classical style rounded half columns on rusticated stone pedestals atop brick piers.

Ultimately, although the comparative houses including 30 James Street display architectural features typical of Edwardian Classicism, the Subject Property features elements that are unique (or unusual) to its architectural style such as segmentally arched window openings, the ground floor leaded windows, the Classical style floral motif above the main entrance, and the pressed brick headers and masonry railing, in addition to the pressed brick water table, which is a testament to the skill of the bricklayers and displays a high degree of craftsmanship. This shows that 30 James Street retains a high degree of integrity and the house exhibits unique decorative features representative of Edwardian Classicism.

The property at 30 James Street represents the early 20th century character of the area. However, this stretch of James Street beyond the bend in Wellington Street East is no longer continuous, ending in a cul-de-sac. The existing condition assessment shows that while many of the houses on James Street were constructed in the early 20th century, there is much variation in date, construction, architectural style, and height of other residences in the area. Some houses date to the late 20th century, and a 27-storey condominium tower now dominates the skyline view from the end of the James Street cul-de-sac. As a result, there is no identifiable distinct character for the area to maintain or support.

4. Historical Research

4.1 Historical Overview

Historically, the Subject Property was located in Lot 5, Concession 1 East in Chinguacousy Township. In 1871, the Subject Property became a part of Brampton's East Ward (Ward 3) as part of John Elliot's estate in Lot 81, Plan BR21, which in 1974, became part of Registered Plan 43R2288 in the City of Brampton, Regional Municipality of Peel, Ontario.

4.1.1 Pre-Contact Indigenous Overview

In this area, the first human settlement can be traced back to 11,000 BC; these earliest well-documented groups are referred to as Paleo which literally means old or ancient. During the Paleo period, people were widely scattered, nomadic groups that occupied the sub-tundra-like environment that prevailed in southern Ontario during that time. Past research indicates that these groups likely followed big game (such as Caribou) across the landscape, preferring to camp on high ground, immediately adjacent to water sources, such as glacial lakes or spillways, where smaller game and plant foods would have also been harvested. Due to the relative antiquity of Paleo sites, all that remains at their occupations are stone tool fragments and their characteristic spear points known as "fluted points". (Ellis and Deller, 1990). The picture that has emerged for the early and late Paleo is of groups at low population densities who were residentially mobile and made use of large territories during annual cycles of resource exploitation.

The subsequent Archaic period (8000 B.C to 950 B.C.) is characterized by a warming climate and a temperate forest environment which was crisscrossed by streams and rivers and surrounded by large freshwater lakes that would have supported many species of fish, shorebirds, and mammals. Small hunting and gathering bands (20-50 people) utilized the lake shores during the spring and summer months, then broke into smaller family groups and moved inland for the fall and winter to hunt and trap. Archaic period tool assemblages consisted of both chipped and ground/polished stone implements indicating that a wider variety of activities, such as fishing, woodworking, and food preparation/grinding, were now taking place.

The Archaic period is followed by the Woodland period (ca. 950 B.C. to 1400 A.D.) which is subdivided into three phases. The Early Woodland period (ca. 950 B.C. to 400 B.C.) is characterized by the introduction of pottery for storage and an increase in regional trade networks. Trading of exotic goods, such as obsidian, silver, copper, and seashells persists into the Middle Woodland period (ca. 400 B.C. to 500 A.D.) when horticulture was introduced to Ontario. The adoption of food production brought on a more sedentary lifestyle in seasonal villages for some groups, and more elaborate burial ceremonies – including the construction of large, earthen mounds. The Late Woodland period (ca. 900 A.D. – 1650 A.D.) is marked by the establishment

of palisaded villages (often containing dozens of longhouse structures), intensified horticulture, and an increase in regional warfare.

Table 3 provides a general summary of the history of Indigenous land use and settlement of the area.

Table 3: Cultural Chronology for Indigenous Settlement in Southern Ontario

Archaeological Period	Time Period	Characteristics
Early Paleo	9000-8400 BC	<ul style="list-style-type: none"> Fluted Points Arctic tundra and spruce parkland, caribou hunters
Late Paleo	8400-8000 BC	<ul style="list-style-type: none"> Holcombe, Hi-Lo, and Lanceolate Points Slight reduction in territory size
Early Archaic	8000-6000 BC	<ul style="list-style-type: none"> Notched and Bifurcate base Points Growing populations
Middle Archaic	6000-2500 BC	<ul style="list-style-type: none"> Stemmed and Brewerton Points, Laurentian Development Increasing regionalization
Late Archaic	2000-1800 BC	<ul style="list-style-type: none"> Narrow Point Environment similar to present
	1800-1500 BC	<ul style="list-style-type: none"> Broad Point Large lithic tools
	1500-1100 BC	<ul style="list-style-type: none"> Small Point Introduction of bow
Terminal Archaic	1100-950 BC	<ul style="list-style-type: none"> Hind Points, Glacial Kame Complex Earliest true cemeteries
Early Woodland	950-400 BC	<ul style="list-style-type: none"> Meadowood Points Introduction of pottery
Middle Woodland	400 BC – AD 500	<ul style="list-style-type: none"> Dentate/Pseudo-scallop Ceramics Increased sedentism
	AD 550-900	<ul style="list-style-type: none"> Princess Point Introduction of corn horticulture
Late Woodland	AD 900-1300	<ul style="list-style-type: none"> Agricultural villages
	AD 1300-1400	<ul style="list-style-type: none"> Increased longhouse sizes
	AD 1400-1650	<ul style="list-style-type: none"> Warring nations and displacement
Contact Period	AD 1600-1875	<ul style="list-style-type: none"> Early written records and treaties
Post-contact	AD 1749-present	<ul style="list-style-type: none"> European settlement (French and English)

The Subject Property is within Treaty 14. In 1806, under the terms of the “Head of the Lake Purchase” signed by representatives of the Crown and certain Mississauga peoples, approximately 85,000 acres of land were acquired by the Crown along the north shore of Lake Ontario to the southwest of the Toronto Purchase. The treaty payment was one thousand pounds

of provincial currency “at the Montreal price” per the interim agreement of Treaty 13A. Treaty 14 includes the current cities of Mississauga, Oakville, and part of the City of Brampton southeast of Treaty 19, the Ajetance Purchase (Government of Ontario, 2023).

4.1.2 Peel County

The Crown began purchasing land from the Mississauga First Nations starting in the 1780s as they prepared to open the land for settlement by United Empire Loyalists and European immigrants. The first treaty was the Head of the Lake Treaty (Treaty 14) signed in 1806 that sold the land from Etobicoke Creek to Burlington Bay along Lake Ontario. The Mississauga’s retained ownership of land one mile on either side of the Credit River for themselves (peelregion.ca). The land was surveyed, and the first settlers arrived in 1808. The new township was called Toronto, which would later become the City of Mississauga (peelarchivesblog.com). With more land needed, another treaty, the Ajetance Treaty in 1818 purchased more land from the Mississauga’s to the north. The new land was surveyed in 1819 and the land that would become Peel included an expanded Toronto Township and four new townships in Chinguacousy, Toronto Gore, Caledon, and Albion. These five townships were included in the Home District, centered around York (present-day Toronto). In 1820, the Mississauga First Nation sold the land around the Credit River as they were no longer able to maintain control over the area with the increased number of settlers. They established the Credit Mission Village on the Credit River as a farming community (peelregion.ca).

The development of the five townships was rapid over the next several decades. In the five townships that made up Peel, their population in 1821 was 1,435. Twenty years later in 1841, the population had grown to 12,993, and had doubled to 24,816 just ten years later in 1851 (peelregion.ca). The rapid growth was fueled by the push to settle the land by the colonial government of Upper Canada. The result of the rapid growth of settlers forced the last members of the Mississauga First Nation out of the region. Unable to sustain their community in the face of growing settlers, the Credit Mission Village shutdown and moved in 1847 to the Six Nations Reserve near Hagersville where they established the Mississaugas of the New Credit First Nation Reserve that remains to this day (peelregion.ca). Development of the townships was directed by the waterways, particularly the Credit River and the tributaries of Etobicoke Creek that flowed south through the five townships. The construction of mills, first sawmills to help process the trees felled by settlers to build their farms, then grist mills to turn the primary crop of wheat to flour, spurred the development of hamlets, villages, and towns (peelregion.ca). As mills grew on the local waterways, they became sites for locals to meet, encouraging the construction of amenities such as general stores, schools, churches, and other businesses to serve local farmers.

In 1849, the government ended the administrative districts in favour of smaller counties to look after regional issues. The five townships of Toronto, Chinguacousy, Toronto Gore, Caledon, and Albion joined York County in 1850 as part of the Second Riding. In 1852, the five townships were separated from York County to create Peel County (peelarchivesblog.com). The county was

named after Sir Robert Peel, the former Prime Minister of Great Britain who repealed the Corn Laws in 1846 for which the county was to receive a massive economic boon (Gardiner, 1898: 232).

The new County of Peel experienced rapid economic growth as the county saw a booming agricultural economy develop. The rise of commodity prices, primarily wheat but also other agricultural goods, saw the farms in the county move from self-sufficiency to cash crops to serve the growing demands for their goods. The end of the Corn Laws in 1848, limiting the import and export of foreign wheat, by the British Government helped spur trade with the Americans. The Reciprocity Agreement between the colonial Canadian government and the Americans saw trade grow more, while the American Civil War accelerated the demand for Canadian wheat and agriculture in the 1860s. To help move the agricultural goods out of Peel County, new railway lines were built connecting the farmers of the county to the urban centres of Toronto, Guelph, Barrie, and Hamilton (peelarchivesblog.com). The major railways running through the county in the nineteenth century included: the Great Western Railway in 1855 along Lake Ontario; the Grand Trunk Railway in 1856 that ran through Brampton; the Toronto Grey and Bruce Railway in 1871; the Hamilton and Northwestern Railway in 1876; and the Credit Valley Railway in 1879 (peelregion.ca).

The rise of industrialization in Toronto saw Peel County lose factories and workers. However, the county continued to have a thriving agricultural industry. After the boom of the 1850s and 1860s, agriculture in Peel followed many other counties across the Province of Ontario as they shifted to dairy, fruit, and vegetable farming. Brampton developed many greenhouses to grow crops year-round (peelregion.ca).

After the Second World War, the county experienced large-scale population and economic growth. Industries grew as did large-scale immigration seeing the towns of Mississauga and Brampton grow exponentially in the latter half of the twentieth and into the twenty-first century. Between 1971 and 2011, the population of Peel grew from 264,314 to 1,350,097 (peelregion.ca). Growth was limited to the south of Peel County as the northern townships of Caledon, Albion, and northern Chinguacousy saw growth primarily in the towns and villages but did not see the urban sprawl found in the south. Agricultural land remained the predominate industry in the north of Peel. To accommodate and administer the growth, in 1974 the County of Peel dissolved along with the townships into the City of Mississauga, the City of Brampton, and the Town of Caledon to make up the Regional Municipality of Peel.

The development of the Regional Municipality of Peel over its history of settlement has been particularly driven by agriculture. The development of early industries in mills, railways, and settlements were driven shaped by the agricultural industry. In the study area that is in the northern half of Peel, agriculture remains the main economic, historical, and landscape feature.

The brief history of Peel County has shown how the county developed from a focus on agriculture to a more diverse economic profile in the present day. Peel County underwent large scale agricultural development as the arrival of European settlers saw the land become agricultural, and the first settlements were built around mills for agriculture. The arrival of the railways helped develop the wheat-boom and growth of the county. The downturn in the economy saw the railway hurt Peel County as industrialization slowed and moved to nearby Toronto, forcing Peel to rely more on agriculture. The post-Second World War boom saw Peel County move away from agriculture as the primary source of economic development with new industries and new populations driving urbanization. The Regional Municipality of Peel was created in 1974 when the old County of Peel was dissolved and the former townships, towns, and villages were amalgamated into the Town of Caledon, City of Brampton, and City of Mississauga (peelarchivesblog.com). The creation of the Regional Municipality of Peel was to further the growth of the former county away from agriculture and help deal with the problems of urban growth.

4.1.3 Chinguacousy Township

Chinguacousy Township was centrally located on the western half of the former County of Peel. It was bounded by Caledon Township to the north, Albion and Toronto Gore Townships to the east, Toronto Township to the south, and Halton County to the west. The name Chinguacousy was a mispronunciation and misspelling of Chippewa First Nations leader Shinguacose. Shinguacose had served in the War of 1812, helping to capture Fort Michilimackinac in 1812 with British forces. He was awarded land after the war by the Crown near Sault-Ste. Marie for his services during the war. He passed away in 1858 (Gardiner, 1898: 234).

Chinguacousy Township was surveyed in 1819 using the double front system that saw it create 12 concessions and 34 lots. The Township was divided in half by Hurontario Street that ran down the middle of Chinguacousy. Concessions were numbered east and west of Hurontario Street, with the higher number concessions further from the Street. Hurontario Street served as the major north-south throughfare for Peel County as it ran from Port Credit on Lake Ontario to Collingwood on Georgian Bay (Walker & Miles, 1877: 85). The presence of Hurontario Street assisted in the settlement of Chinguacousy Township as it allowed for the ease of settlers to move into the township. The settlement of Chinguacousy was also impacted by the waterways in the township. The Credit River and its tributaries flowed south from the western edges of the township. The Credit River proved useful early in the settlement of the township as it provided power for sawmills to help process the lumber settlers were cutting down to begin farming (peelregion.ca). The other main waterway impacting Chinguacousy was Etobicoke Creek and its tributaries that flowed south along the eastern edge of the township. It was where Hurontario Street met the Etobicoke Creek that the largest settlement of Chinguacousy, Brampton, was founded.

As this brief history of Chinguacousy Township has shown, the development of the area has been influenced by the location of major roadways and waterways. The growth of agriculture and towns

has been focused around these two features, with a focus on how to further develop the agricultural economy. The arrival of the railway in agricultural communities helped spur their growth and created new focus for urban development seen in the history of Brampton. Even with urban growth, the focus remained on the agricultural community as seen in the agricultural fairs and industry. The post-Second World War boom saw the former Township of Chinguacousy experience uneven growth with urban settlement in the south as it became a focus for new residential and suburban development. Northern Chinguacousy Township, now part of the Town of Caledon, has retained most of its rural and agricultural landscapes.

4.1.4 Brampton

Prior to the 1830s, the area surrounding the present-day City of Brampton remained sparsely populated. The land comprising what is now the downtown core of the city was originally owned by Samuel Kenney. In the early 1820s, Kenney's property was purchased by John Elliott, who began clearing the land and laying out village lots (Peel 1967: 278). In 1822, Martin Salisbury opened a tavern on Main Street (then part of Hurontario Street) near the present "Four Corners" intersection at Queen Street. Salisbury's tavern served as the business and social center of Chinguacousy Township and Toronto Gore Township. Ten years later, William Buffey opened a second tavern at the intersection and the crossroads community became known as "Buffey's Corners" (Peel, 1967: 278).

Between 1834 and 1835, John Elliott further subdivided his property and named the settlement Brampton, after his hometown in Cumberland, England. Three years later, George Walton's *City of Toronto and Home District Commercial Directory* identified eighteen residents (Pope, 1878: 87). The first commercial establishments in the settlement were constructed by John Scott, who operated a store, grist-mill and potash refinery. By 1846, Brampton consisted of two stores, a tannery, a cabinetmaker, and two blacksmiths. The settlement grew from 150 residents in 1846, to over 500 by 1853, at which point it was incorporated as the Village of Brampton (City of Brampton, n.d.).

The Grand Trunk Railway (GTR) arrived in Brampton in 1856, creating further economic opportunities. Among the new industries established in the Village was a flower nursery operated by Edward Dale. Dale's Nursery became the largest employer in Brampton and earned the Village its nineteenth-century nickname "Flowertown of Canada" (City of Brampton, n.d.).

In 1867, Brampton was chosen as the county seat of Peel County when it was separated from York County. The county courthouse and jail were constructed that year on the south side of Wellington Street, east of Main Street (Brampton History, 2020). In 1873, the village was incorporated as the Town of Brampton. That same year, a water supply and fire hydrant system were installed, drawing water from Heart Lake (then known as Snell's Lake). Telephone service

and electricity both arrived in 1885, and the first electric streetlights were installed (Peel, 1967: 282).

Economic prosperity continued into the early 20th century. Industrial facilities were at this time mostly situated along the railway; these included the Williams Shoe Factory, and the Copeland-Chatterson Loose-Leaf Binder Company. One of the town's oldest industries is the Brampton Pressed Brick Company, established by James Packham (The Corporation of the Town of Brampton, 1953). A public library was constructed in 1907, financed by American industrialist Andrew Carnegie, and by 1910 the population had grown to over 4,000. The Great Depression and the Second World War slowed Brampton's development considerably, however the postwar boom caused unprecedented growth in the area (City of Brampton, n.d.).

During the 1950s and 1960s, large commercial and residential developments were constructed in the area surrounding the Town of Brampton, the most notable of these being Bramalea. Constructed between 1959 and 1967 and promoted as Canada's first "Satellite City", Bramalea was a planned community of 50,000 people, integrating residential communities, office space, shopping centres, and industry. Several large-scale manufacturing plants were constructed in Brampton at this time, employing more than 13,000 people. These included Northern Telecom, and American Motors of Canada (Peel, 1967: 63).

When Peel County was reorganised as the Regional Municipality of Peel in 1974, the Town of Brampton merged with Chinguacousy Township, Toronto Gore Township, and part of the Town of Mississauga to become the new City of Brampton (City of Brampton, n.d.). Brampton is now the ninth largest city in Canada with a population over 800,000 (Brampton.ca).

4.2 Land Use History – The Subject Property

4.2.1 Primary Sources

Primary source materials provide a first-hand account of an event or time period and are considered dependable. Where available, primary source material was consulted to provide a historical context for the evaluation of potential cultural heritage value or interest for the subject property. Primary source research was undertaken using available online resources and sources provided by the City of Brampton and the Peel Art Gallery, Museum and Archives (PAMA). The following primary sources were consulted for this HIA:

- Abstract of Deeds for Lot 81, Plan BR21 (OnLand, FamilySearch)
- 1859 *Tremaine's Map of the County of Peel*
- 1877 Walker & Miles *Illustrated Historical Atlas* of the County of Peel
- 1911, 1917, 1924, 1931, Canadian Underwriters Association, Fire Insurance Plans
- 1915, 1938 Department of Militia and Defence, NTS Maps

- Aerial Photography ca. 1950-1951
- Census of Canada data (Ancestry, Library and Archives Canada)
- Tax Assessment and Collector's Rolls (1893, 1896, 1897, 1898)
- Canada and County Directories (1874, 1915)

4.2.2 Secondary Sources

Secondary sources interpret and analyze primary sources and generally include scholarly books and articles. A series of secondary sources were reviewed for the purpose of data collection and analysis as part of the HIA. A complete list of the secondary sources reviewed for the report is contained in **Section 8** (Sources).

4.2.3 Crown Patent (1821-1870)

Land registry records for the Subject Property start on November 30, 1821, when Samuel Kenny was issued the Crown Patent for 100 acres of land in the west half of Lot 5, Concession 1 East in Chinguacousy Township. The following day, on December 1, 1821, Samuel Kenny sold the 100 acres to John Elliot, for £62.19 (Abstract Index, Chinguacousy Books A-B). John Elliot settled on the land in the early 1820s and along with another early settler named William Lawson, they called the nascent settlement Brampton in 1834 after their hometown in England. That same year, John Elliot laid out village lots in Brampton for sale, which helped the community take shape in its early years.

In 1850, Elliott, along with John Scott and George Wright, laid out Brampton's first plan of subdivision, which set Brampton along the path towards gradual urban development (City of Brampton, 2015:51). This Plan of Brampton was included in Tremaine's 1859 *Map of the County of Peel* (**Figure 4**). It reveals that the Subject Property encompassed part of two village lots south of the Grand Trunk Railway line (now CN rail), which divided the block into halves along James and John Streets. Although there were numbered lots on the north side of the railroad and along James Street, the village lots within the Subject Property were not yet numbered and therefore remained undeveloped.

4.2.4 The Packham Family (1871-1907)

Although it is located on James Street, the Subject Property became Lot 81, Plan BR21 as part of the estate of John Elliot on Wellington Street South (now Wellington Street East) after his death in 1871. His widow, Jane Elliot, *et al.* [and others] as trustees of the estate of John Elliot sold all of Lot 81 on South Wellington Street, and other lands, to James Packham *et al.* on September 18, 1871, for \$1175. Subsequently, James Packham *et al.* took out a mortgage on the property from Jane Elliot *et al.* on October 2, 1871 for the amount of \$275 (Abstract Index, Brampton Book C). James Packham [sic] was recorded in the 1871 Census of Canada as a 34-year-old mason and head of household living with his 36-year-old wife, Sarah. At the time of this Census, the

couple had three daughters: Lilley (age 8), Lucinda (age 7), and Hester (age 2), as well as two sons named George (age 11) and William Jr. (age 4). In 1875, James Packham had a third son named Charles R.J. (Charles Jr.) who, along with his brothers, would ultimately inherit the brickmaking business.

James Packham established the Packham Brick Works in 1871 on the flats at the end of John Street (Brampton Heritage Board, 2020:5). As evidence of this fact, James Packham was listed as a brickmaker on John Street in an 1874 County Directory (Lynch, 1874:93). According to the 1953 *Brampton Centennial Souvenir*, the Packham Pressed Brick Company was one of the oldest surviving industries in Brampton (Brampton Souvenir, 1953:35). It provided high quality red bricks used to build numerous houses in Brampton and the surrounding area. Along with the Balfour house at 30 James Street, structures in the vicinity of the Subject Property known to have been built with bricks sourced from the Packham Brick Works include the Fallis house at 62 John Street, the Charles Packham Jr. house at 27 Wellington Street East, the William Packham house at 37 Chapel Street, and the James Packham (later the William J. Packham house) at 85 Wellington Street East (Brampton Heritage Board, 2020:5-6).

On May 13, 1875, the mortgage James Packham took out on the Subject Property from Jane Elliot was discharged. The following day, on May 14, 1875, a partition deed was registered between James Packham et ux. [and his wife] and George C. Packham (Abstract Index, Brampton Book C). A partition deed was used to divide a property jointly owned by two or more individuals, which enabled the transfer of property ownership. The significance of this transaction was that the property changed hands and came under the ownership of George Charles Packham.

George Charles (C.) Packham was the brother of James Packham and the youngest son of George Packham, who was a 50-year-old farmer residing in the Township of Toronto at the time of the 1861 Census of Canada West. George C. Packham was still a 21-year-old labourer on his father's farm at the time. Eventually, George C. Packham would relocate to Alliston where he worked as a bricklayer and builder. George C. Packham was first identified as a bricklayer in Alliston in the *Simcoe County Directory and Gazetteer, 1884-1886* (Irwin, 1884:22). Since his older brother owned the Packham Brick Works, George C. Packham would have had a steady supply of bricks with which to build houses.

The Consolidated Plan of Brampton included in the 1877 Walker & Miles *Illustrated Historical Atlas* reveals that the two village lots within the Subject Property in 1859 were combined to form Lot 81 of John Elliot's estate. Consequently, the Plan of Brampton depicts the Subject Property as part of Lot 81 on James Street in Brampton's East Ward (**Figure 5**). The Plan shows the original meander of Etobicoke Creek to the east of the Subject Property, and an overlay of the current diversion channel. In addition to Lot 81, the Packham Family were known to have owned land on Queen Street East, Wellington Street South, Mary Street, and James Street. In 1878, George Packham & James Packham paid \$1190 in taxes on lots on James Street, and George Packham

& George C. Packham paid a further \$1630 in taxes on lots on Mary & James Streets (Packham Family Fonds, Series 1).

George Packham was recorded as a 69-year-old farmer from England living with his 68-year-old wife, Sarah, in the 1881 Census of Canada. He was also recorded as the owner of an uninhabited house in Brampton. Since he owned land with his son on James and Mary Streets, it is likely that the uninhabited house was built for sale by George C. Packham on one of these streets. Sarah Fisher, the wife of George Packham, died on October 26, 1887 at the age of 75 (Findagrave.com). Subsequently, George Packham was recorded in the 1891 Census as an 80-year-old widower and occupant of a one-storey, four-room wood house in Brampton.

In an 1893 Assessment Roll, George Packham was recorded as an 81-year-old farmer and H.M.F. [Householder Manhood Franchise] on 2/5 of an acre of land on Part of Lot 81, Wellington Street South. The land was noted as built on with a property value of \$375. Later Collector's Rolls identify the parcel as 1/5 of an acre of land on Lot 81 on James Street, as opposed to Wellington Street South. As such, this may indicate the parcel of land was subdivided between 1893 and 1897. George C. Packham, a builder from Alliston, was identified as a freeholder and non-resident of Lot 81 on Wellington Street South in the 1893 Assessment Roll (FamilySearch). This indicates that George C. Packham built a house for his aging father, George Packham, after the death of his mother in 1887. Therefore, the one-storey, four-room wood house recorded in the 1891 Census is believed to have been built on the Subject Property in the 1/5 acre of land in part of Lot 81, before the extant brick residence.

George Packham was recorded in an 1896 Collector's Roll as a householder on Lot 81 on James Street. The value of the property was recorded as \$700, which may have included other lands owned by Packham on Mary Street. He was also recorded as a householder of Lots 9 and 10 on Mary Street, and Lots 14 and 18 on James Street. In Collector's Rolls for 1897 and 1898, George Packham was recorded as a householder in Lot 81 on James Street. The value of the property was recorded as \$300. The 1/5 of an acre of land in Lot 81 on James Street was recorded as built on in 1897, which confirms the presence of a house on the property. George Packham also owned 8 ½ acres of vacant land on James Street, worth \$425. His son, James Packham, owned a further 13 ½ acres of vacant land on James Street in 1897.

George Packham ultimately passed away on August 13, 1900 at the age of 88 and was interred alongside his late wife in Brampton Cemetery (Findagrave.com). At the time of the 1901 Census of Canada, George C. Packham was documented as a 60-year-old builder living in Alliston. As such, he did not relocate to the Subject Property at 30 James Street in Brampton after the death of his father. On January 9, 1903, George Charles Packham et ux. sold Lot 81 and other lands to his brother, James Packham, for \$700 (Abstract Index, Brampton Book C). However, like his brother George C. Packham, James Packham never occupied the Subject Property.

James Packham was known to have lived in the house at 85 Wellington Street East from 1887 until his death in 1933 at the age of 96 (City of Brampton, 2020). For instance, according to a Policy with The Waterloo Mutual Fire Insurance Company dated November 2, 1889, James Packham insured a brick dwelling house on the South side of Wellington Street (now Wellington Street East) for \$1600, in addition to the ordinary contents therein at \$500, and a piano for \$200, for a grand total of \$2300 (Packham Family Fonds, Series 3). Before the house at 85 Wellington Street East was built in 1887, James Packham resided in a one-and-a-half storey wooden roughcast shingle roofed house at the northwest corner of Railroad and John Streets, which he insured for \$400 according to an 1886 Policy of Insurance he took out with the Canada Branch of The Liverpool & London & Globe Insurance Company (Packham Family Fonds, Series 3). Therefore, it stands to reason that James Packham never resided in the house at 30 James Street.

The Packham Brick Works was already a successful business by the 1890s, and by the early 20th century, the company was manufacturing two million bricks a year and exporting them as far as Detroit (Brampton Heritage Board, 2020:6). Sometime between 1901 and 1903, an underground spring appeared in the brickyard of the Packham Brick Works. As a result, the company moved from John Street to Main Street North (Brampton Heritage Board, 2020:6).

Perhaps influenced by this event, James Packham decided to retire in 1904 and left the business with his sons, George, Charles Jr., and William, at which point it was incorporated as Brampton Brick Company Ltd. (Brampton Heritage Board, 2020:6). Tragically, Sarah Walterhouse, the wife of James Packham, died on August 3, 1905 at the age of 65 (Findagrave.com). James Packham, noted as a widower, sold the Subject Property to Charles R.J. Packham on December 13, 1905, for \$1.00 (Abstract Index, Brampton Book C). In 1905, the Canadian Contract Record (CCR) notes that the Brampton Pressed Brick Company, Limited, had \$50,000 capital to manufacture pressed and paved brick, tiles, sewer pipes, etc. W.J. Packham, Charles R.J. Packham, and John MacHoover were noted as the company's directors (CCR, 1905).

Image 2, below, is believed to depict the three sons of James Packham: Charles Jr., George, and William Packham, who inherited the Brampton Pressed Brick Company in 1904. Although the date when this photograph was taken is unknown, it was likely between 1906 (after Charles R.J. Packham purchased the Subject Property from his father) and 1907, when the property was sold outside the Packham family. According to the Listing Candidate Summary Report for 30 James Street, the unusual masonry railing on the verandah of the house may be the only example of an early 20th century brick railing in Brampton (Brampton Heritage Board, 2009). Therefore, the fact that the brick railing is visible in **Image 2** confirms that this photograph of the Packham family was taken on the verandah of the house at 30 James Street.

Image 2: Photo believed to be of Charles Jr., George, and William Packham sitting on the verandah at 30 James Street (n.d.)



Source: PAMA, Packham Family Fonds, Series 1.

Packham's Quarry, which supplied clay to the Brampton Pressed Brick Company, was once located northeast of the Subject Property, just west of Centre Street South and south of the Grand Trunk Railway line, in the valley of Etobicoke Creek (Post, 2001:11). After the quarry fell into disuse, it filled with water and became known as Packham's Pond. It was owned by the Packham family but leased out for ice production in the winter to Richard (Dick) Smith, who ran an ice block delivery service for local residents (Brampton Heritage Board, 2020:6). There was a two-and-a-half storey ice house on Packham's Pond used to store cut ice (**Image 3**). Given the presence of Smith's ice house, the pond eventually became known as Smith's Pond to locals who used it as a swimming hole in the summer (Post, 2001:11). Ultimately, the pond and ice house disappeared ca. 1950-1951 with the diversion of Etobicoke Creek, but the memories of Smith's Pond remained for locals who once swam in its waters in the summer and relied upon its ice in the winter for refrigeration (Brampton Heritage Board, 2020:6).

Image 3: Ice House on Packham's Pond (ca. 1950)



Source: PAMA, Cecil Henry Fonds, PN2012-00729.

Packham & Sons was recorded as a pressed brick business in Brampton in a 1915 Peel Business Directory (Vernon, 1915:148). This directory indicates that James Packham was, at least in name, still involved in the family business after his retirement. Under the care of his sons, the Brampton Brick Company flourished and expanded. A new plant opened in Mississauga at the site of what later became the Texaco refinery, which succumbed to fire in 1978 (Peel, 1967:199).

In 1949, the brickmaking business was sold outside the Packham family to Ross Fawcett and his wife and renamed Brampton Brick Ltd. (Brampton Souvenir, 1953:35). The original pressed brick equipment was replaced with new extrusion technology in 1960, which increased the efficiency of the brickmaking process and resulted in an increased yearly output from two million to 26 million bricks (Brampton Brick, 2023). By 2001, the Brampton Brick Ltd. facility on Wanless Drive and Hurontario Street was North America's largest brick manufacturing plant (Brampton Heritage Board, 2020:6). The construction of what Brampton Brick describes as "one of the most advanced brick-making facilities in the world" allowed for the production of 300 million bricks per year in this state-of-the-art facility (Brampton Brick, 2023). Brampton Brick claims that they have helped transform communities all across North America with their masonry products and materials; a legacy that all started with the Packham family (Brampton Brick, 2023).

4.2.5 The Irvine & McMurdo Families (1907-1919)

On August 26, 1907, Charles R.J. Packham et ux. sold the property of approximately 1/5 of an acre to Christopher A. Irvine for \$2500 (Abstract Index, Brampton Book C). During the course of his life, Christopher A. Irvine was thrice the reeve of Brampton and once warden of Peel. His passion for sport was evidenced by the fact that he served on the Ontario governing body of the Canadian Lacrosse Association and organized the Excelsiors Rugby Club and Brownies Hockey Club in Brampton (Brampton Souvenir, 1953:85-87). Charles Packham was known to have curled on Etobicoke Creek with makeshift elm or hickory blocks as curling stones (Brampton Souvenir, 1953:89). Therefore, it could be said that the man who sold Christopher A. Irvine the Subject Property also shared in his enthusiasm for sport.

Christopher A. Irvine et ux. took out a mortgage on the property from James Packham on July 6, 1908, for the amount of \$1500. On January 2, 1909, Christopher A. Irvine et ux. sold Lot 81 to William C. Irvine for \$2500, subject to the requested encumbrance in favour of James Packham, which refers to the mortgage on the property. A 1911 FIP shows the extant house on the Subject Property in Block 82 at the former address of 43 James Street (**Figure 6**). It is illustrated as a two-and-a-half-storey brick veneer residence with a one-storey rear addition. At the time of the 1911 FIP, James Street continued past the Grand Trunk Railway line and was 50 feet wide (**Figure 6**). The 1911 Census of Canada does not record an individual named William Irvine residing in the Town of Brampton, so it is unclear whether Christopher or William Irvine ever occupied the house, or merely owned the Subject Property.

On May 9, 1912, James Packham as lender assigned the mortgage on the property to Sarah M. Giffen et al. (Abstract Index, Brampton Book C). William C. Irvine sold Lot 81 to Oliver B. Irvine on June 6, 1912, for \$2500. Shortly thereafter on July 29, 1912, Oliver B. Irvine et ux. sold the property to John McMurdo for \$2800. John McMurdo et ux. took out a mortgage on the property from Mary Franks on November 19, 1913, for the amount of \$1500. The prior mortgage assigned to the Giffen family in 1912 was discharged by William E. Giffen on November 28, 1913 (Abstract Index, Brampton Book C).

Generally, the 1915 NTS Map shows brick and wood frame residences along James Street and Wellington Street East, as well as Packham's Pond northeast of the Subject Property on Etobicoke Creek. Since the 1877 Plan of Brampton, the alignment of Etobicoke Creek was diverted northwest to fill the pond (formerly Packham's Quarry) with water (**Figure 7**). A 1917 FIP shows the same configuration for the extant house on the Subject Property as the prior 1911 FIP (**Figure 8**). In the 1921 Census of Canada, John McMurdo (age 76) and his wife Agnes (age 70) were recorded as residents in the household of Oliver Bateman Irvine on Archibald Street in Brampton, which indicates that there was a connection between the Irvine and McMurdo families. However, it stands to reason based on the available evidence that neither family occupied the house on the Subject Property.

4.2.6 The Balfour Family (1919-1974)

On December 29, 1919, John McMurdo et ux. sold Lot 81 to Andrew H. Balfour for \$3800. This marked the beginning of what was the longest stretch of continuous ownership of the Subject Property by a single family, the Balfours, from 1919 to 1974. After he purchased the approximately 1/5 of an acre lot, Andrew H. Balfour et ux. took out a mortgage on the property from John McMurdo on May 1, 1920, for \$2300. On the same date, John McMurdo as lender assigned the mortgage on the property to William M. Johnston (Abstract Index, Brampton Book C).

Andrew Howden (H.) Balfour, who resided in the brick house in the Subject Property, was the namesake of his grandfather who was educated at the University of Edinburgh and in his time was said to have had the best provincial medical practice in Scotland. Acting as the resident surgeon of the Peninsular and Oriental Steamship Company, Andrew Howden Balfour (1818-1886) travelled to Hong Kong, China, where he resided from 1846 to 1853 (Butt, 2014). During his stay, he married Alison Lawson Hunter at the Colonial Chapel in Hong Kong in 1847 (FamilySearch). Before the couple left Hong Kong, they had a son named Andrew Balfour in 1852, which is why the birthplace of Andrew Howden Balfour's father was recorded as China in the 1931 Census of Canada (FamilySearch). Like his father, Andrew Balfour (1852-1906) was also a medical doctor who rose to a position of prominence in his local community (FamilySearch). According to a December 29, 1906 obituary in the Scottish newspaper *The Bridge of Allan Gazette*, Dr. Andrew Balfour, J.P. was one of the one of the "most esteemed and popular public men" in Portobello, Midlothian, Scotland.

A 1907 Calendar of Wills names Andrew H. Balfour as the final beneficiary of Andrew Balfour M.D., late of 23 Abercorn-terrace in Portobello, Scotland. Although the 1931 Census claims that Andrew Howden Balfour left Scotland for Canada in 1902, the prior 1921 Census instead states that he immigrated to Canada in 1907, which would have been in the wake of his father's passing. It is possible that the death of his father was the event that compelled Andrew Howden Balfour to leave Scotland for Canada, and ultimately take up residence at 30 James Street.

In the First World War, Andrew H. Balfour's military service took him on a journey to the far reaches of the world. On May 28, 1915, he returned to Scotland to enlist and received a commission as Second Lieutenant in the Royal Army Service Corps (Ancestry, Imperial War Service Gratuities). He then sailed for Bombay en route to Basrah, Mesopotamia (now Iraq) and Sierra Leone and Cape Town (South Africa) on January 5, 1917, to join the Supply and Transport Corps of the Indian Army. He was promoted to Captain on October 10, 1918. Andrew H. Balfour served at Basrah, Amarah, and Kut El Amara and was in charge of supplies. He was invalided from Mesopotamia on March 9, 1919. From there, he temporarily served in Hyderabad, India before being demobilized to Canada on August 28, 1919 (William Perkins Bull Fonds, Reel 4).

A 1920 photograph of the house on the Subject Property reveals that there was once a second floor balcony enclosed by a balustrade with access from the central window (**Image 4**). Additionally, it appears that the cap of the masonry railing on the verandah was either painted a darker colour or replaced since it was shown in the earlier photograph of the Packham brothers. The current railing cap is white and more closely resembles the original concrete cap visible in **Image 2**, although a course of brick at the top of the railing has since been removed, likely due to damage incurred during the replacement of the railing cap. Furthermore, the vegetation surrounding the house appears more open than its current context which has more trees. The image shows a long concrete walkway from the road to the verandah and a manicured front lawn.

Image 4: House on the Subject Property at 30 James Street (1920)



Source: City of Brampton

A May 10, 1920 letter addressed to Capt. Andrew Howden Balfour, c/o Brampton Milling Company, from the Department of Militia and Defence indicates that his claim for the War Service Gratuity was rejected since he was already receiving more money under the Imperial Gratuity than he would be entitled to receive under Canadian regulations (Ancestry, Imperial War Service Gratuities). In the attached forms, Andrew Howden Balfour's dependent was recorded as his wife, Mary Sinclair Balfour. The Imperial Gratuity Payable was recorded as £213.18 or \$1,041.91. Andrew Howden Balfour's profession was recorded as "Flour & Grain Merchant."

Andrew Balfour was recorded in the 1921 Census of Canada as a 36-year-old living in a six-room brick house on James Street with his 34-year-old year old wife, Mary. According to the 1921 Census, the couple hailed from Scotland and immigrated to Canada in 1907. However, an abstract of their marriage certificate instead reveals that Andrew Howden Balfour married Mary

Sinclair Firth on August 22, 1916 in Glasgow, Scotland (Ancestry, Imperial War Service Gratuities). At the time of the 1921 Census, they had a 1-year-old daughter named Mary after her mother. Andrew's occupation was recorded as miller and the nature of his work was listed as grain. Andrew Howden Balfour granted the property to Mary Sinclair Balfour in December of 1923 for \$3400 (Abstract Index, Brampton Book C). In essence, Andrew H. Balfour sold the property to his wife so that it would be under her name going forward. The amount of the transaction is not believed to be significant since Andrew H. Balfour was the only breadwinner in the household.

The 1924 FIP reveals that, since the prior 1917 FIP, a concrete automobile garage was built on the Subject Property north of the house, in the approximate location of where a small shed is now located, which would have eventually been built in place of this garage (**Figure 9**). The 1931 FIP only uses two colours to distinguish between brick and non-brick structures; therefore, the garage is illustrated in yellow instead of grey to denote concrete. However, the 1931 FIP depicts the surrounding environment in greater detail and shows the two-and-a-half storey ice house on Smith's Pond to the northeast of the Subject Property (**Figure 10**).

Andrew H. Balfour was recorded in the 1931 Census of Canada as a 44-year-old grain dealer living in a six-room brick house on James Street, valued at \$8000. Unlike the prior Census, the 1931 Census records Andrew and his wife Mary E. [sic] as the same age, and notes that the couple immigrated from Scotland to Canada in different years—Andrew in 1902, and his wife in 1919. It is possible that Mary remained in Scotland after her marriage in 1916 until her husband returned to Canada after the war.

By the time of the 1931 Census, Andrew H. Balfour and his wife had a second daughter named Ailsa H. (age 6), and their daughter Mary P. was 11 years of age. A list of alien arrivals to the seaport in St. Alban's, Vermont reveals that members of the Balfour family travelled to the United States earlier in 1931, including Andrew (age 46), Mary (age 45), Mary (age 11), and Ailsa (age 6). There were other individuals with the surname Balfour on the passenger list, but it is unclear if they were related to the family. In the year before the 1931 Census, Ailsa Balfour was recorded as an honor roll student in Class A—Room 1 at McHugh School in Brampton from September-October of 1930 (*The Conservator*, Nov. 6, 1930). Her sister, Mary Balfour, was an honourable mention in *The Conservator's* Comic Strip Coloring Contest according to the March 6, 1930 issue of the newspaper. That same year, Mary was a pupil of Mrs. Will Fulton in Primary Piano and succeeded (with honours) in her mid-summer examinations at the Toronto Conservatory of Music: Junior Piano (*The Conservator*, July 17, 1930). The last occupant of the Balfour household in the 1931 Census was a 19-year-old domestic servant named Alice Palmer. Notably, the birthplace of Andrew's father was recorded as China in the 1931 Census, which revealed his lineage as a member of the prestigious Balfour family of doctors from Portobello, Scotland.

Image 5: Ailsa Balfour sitting on the steps of the rear terrace at 30 James Street (ca. 1932)



Source: City of Brampton

Unlike his grandfather and father before him, Andrew Howden Balfour was not in the medical profession, instead working as a miller and grain merchant at The Brampton Milling Company, which is no longer extant but was located across from the Pease Foundry at the corner of Joseph Street and the main line of the Canadian Pacific Railway. This break from old world tradition was what characterized the experiences of many European immigrants to Canada. Although it may not have been as lucrative as the medical profession, Andrew Howden Balfour's work as a miller was profitable and enabled him to pay off his debts. For instance, Margaret E. Johnston, executor of William M. Johnston, discharged Andrew H. Balfour's mortgage on the Subject Property in October 1935 (Abstract Index, Brampton Book C). That same year, Andrew Balfour was recorded in a 1935 Voters List as a miller residing at 30 James Street in Brampton (Ancestry).

Generally, the 1938 NTS map shows the same configuration of houses along James Street and Wellington Street East as the earlier 1915 NTS map but does not distinguish between brick and wood frame residences (**Figure 11**). Notably, this map does show the former alignment of Etobicoke Creek before the construction of the diversion channel from 1950-1952 as part of the flood control project.

Tragedy struck the Balfour family in 1940. A certificate of registration of death indicates that Mary Sinclair (Firth) Balfour, wife of Andrew Howden Balfour, died in Peel Memorial Hospital of

hemiplegia of the left side of the brain caused by arteriosclerosis on July 7, 1940, at the age of 53. According to this document, she had resided at 30 James Street in Brampton for 20 years before her death. On October 24, 1940, Andrew H. Balfour, executor of the estate of Mary S. Balfour, granted the property to Andrew H. Balfour, for \$1.00 (LRO 43, Brampton, Plan 21). Essentially, the ownership of the property reverted back to Andrew H. Balfour after he had previously granted it to his late wife in 1923.

Despite the sudden passing of the matriarch of the Balfour family, the local newspaper indicates that her daughters, Mary and Ailsa, remained active in the local community and travelled for both school and work in the 1940s. For instance, articles in *The Conservator* from 1940, 1944, 1945, and 1949 indicate that Miss Mary Balfour regularly played piano at social gatherings for local organizations, including the Woman's Association of Brampton Presbyterian Church and Grace United Church Women's Missionary Society (WMS). According to an article in the April 17, 1941 issue of *The Conservator*, Miss Ailsa Balfour had recently arrived home from Ovendon College in Barrie and was spending her Easter vacation at her home in town (30 James Street). A July 5, 1945 article in *The Conservator* states that Miss Ailsa Balfour joined the staff at the Manor Richelieu, Murray Bay, Quebec for the summer months. According to the August 19, 1948 issue of *The Conservator*, Mary and Ailsa Balfour went on a motor trip to the Laurentians in Quebec, which underscores the close familial bond the sisters shared.

Their father, Andrew Howden Balfour, also kept busy during the 1940s after the death of his wife. According to an article in the April 20, 1944 issue of *The Conservator*, A.H. Balfour was elected first vice-chairman of the Brampton branch of the Navy League of Canada at the annual meeting held in the Court House on April 14, 1944. A January 24, 1946 advertisement in *The Conservator* reveals that a pioneer feed distributor from Listowel named Bill Kelly joined Andrew Howden Balfour at the Brampton Milling Company to lend his experience in the management and feeding of poultry, hogs, and cattle (**Image 6**). The significance of this advertisement is it reveals that the Brampton Milling Company was formerly known as Balfour Mill, which underscores the name recognition Andrew Howden Balfour had in the community of Brampton as the local miller, since the mill was once named after him. Lastly, according to an article in the March 17, 1949 issue of *The Conservator*, A.H. Balfour donated \$25.00 to the Brampton Community Chest, which was a donation pool of money to put towards addressing local needs.

The Etobicoke-Mimico Conservation Authority issued a notice of expropriation to Andrew Balfour on August 14, 1950. A portion of the rear of the property in the southeast limit of the CN Railway corridor was expropriated. It stands to reason that the seizure of land was temporary for the diversion of Etobicoke Creek since the expropriated land was granted back to Andrew H. Balfour on June 4, 1956 (LRO 43, Brampton, Plan 21). The Brampton Flood Control Project that resulted in the diversion of Etobicoke Creek was undertaken in response to a severe flood in 1948, which left much of Brampton underwater. Aerial photographs from ca. 1950-1951 show the Subject Property in relation to the adjacent land excavated for the construction of the Etobicoke Creek diversion channel (**Figures 12-14**). The diversion of Etobicoke Creek changed the landscape surrounding the Subject Property, as it resulted in the creation of a valley surrounding the diversion channel and the removal of Packham's Pond.

Image 6: Advertisement for the Brampton Milling Company (1946)



Source: *The Conservator* (Brampton), January 24, 1946

In the 1950s, Andrew Howden Balfour neared the end of his career as a miller but continued to live at 30 James Street with his eldest daughter, Mary. An image of Mary in the 1950s shows her sitting on the rear terrace constructed of stone at 30 James Street and a four paned wood window centred on the rear wing of the house (**Image 7**). The image also shows former automobile garage

illustrated on the 1924 FIP, which was eventually torn down to make way for the extant shed (**Image 7**). Andrew Balfour was recorded in a 1963 Voters List as retired and living at 30 James Street in Brampton. Miss Mary Balfour (his daughter) was listed as a music teacher living at the same address. Subsequently, Andrew Balfour was recorded in a 1972 Voters List as retired and living at 30 James Street in Brampton, which evidences his continued occupation of the Subject Property (Ancestry.ca).

After Andrew Howden Balfour sold the property to a developer in 1974, it is unclear where he went. The location of his gravesite was not discovered in the course of researching this report. It may be that he returned to Portobello, Scotland to live out his final years in the home of his ancestors. Whatever the case may have been, Andrew Howden Balfour held strong familial connections to both Scotland and Brampton, which helped to shape the story of his life.

Image 7: Image of Mary Balfour sitting on the rear terrace at 30 James Street (1950s)



Source: *The Conservator* (Brampton), January 24, 1946

4.2.7 Post-1974 Ownership

On May 22, 1974, Andrew H. Balfour granted the Subject Property to Ad Astra Developments Limited (LRO 43, Brampton, Plan 21). On July 23 1974, Lot 81, BR-21 was subdivided under Reference Plan 43R-2288 into Part 1 & OL (7299 square feet), Part 2 (5007 square feet), and Part 3 & OL (1352 square feet). Ad Astra Developments granted Part 1, 43R-2288 to Rick Mitchell to use on August 16, 1974, and Part 2 to George Runaghan & Katherine C. Runaghan as joint tenants on August 30, 1974 (LRO 43, Brampton, Plan 21). A picture was taken by local photography enthusiast Cecil Henry on October 27, 1974, which captured the Subject Property and the surrounding area after it was sold outside of the Balfour family (**Image 8**). The property

changed hands several times over the next two decades until the ownership was eventually transferred to Kevin and Leanne Maloney on January 31, 1997 (LRO 43, Brampton, Plan 21). In 2004, Kevin and Leanne Maloney sold the property to Douglas McLeod and Constance Denbok, who are the current occupants of the Subject Property (City of Brampton).

Image 8: Looking down Wellington Street East towards 30 James Street (October 27, 1974)



Source: Cecil Henry Fonds (PAMA)

4.2.8 Summary of Land Use History of the Subject Property

In summary, the Subject Property has historical associative value as it has direct association with the Packham family of brickmakers. The Subject Property in Lot 81, Plan BR21 was sold to James Packham in 1871 as part of the estate of John Elliot on Wellington Street South (now Wellington Street East). That same year, James Packham established the Packham Brick Works, which became one of the oldest surviving industries in Brampton. It provided high quality red bricks used to build numerous houses in Brampton and the surrounding area.

James Packham sold the Subject Property to his brother, George Charles Packham in 1875. He is believed to have built a one-storey, four room wood house on the Subject Property for his aging father, George Packham, between 1887-1891, before the extant brick residence was constructed. James Packham decided to retire in 1904 and left the business with his sons, George, Charles R.J., and William, at which point it was incorporated as Brampton Brick Company Ltd. The extant brick house on the Subject Property is believed to have been built between December of 1905 (when Charles R.J. Packham purchased the Subject Property from his father) and August of 1907, when the property was sold outside the Packham family.

Andrew Howden Balfour and his family occupied the Subject Property for the longest stretch of time, from 1919 to 1974. Andrew Howden Balfour came from a family of esteemed medical doctors from Portobello, Scotland, who were known to have operated the best provincial medical practice in Scotland in their time. Unlike his grandfather and father before him, Andrew Howden Balfour was not in the medical profession, instead working as a miller and grain merchant at The Brampton Milling Company, once known as Balfour Mill. As the local miller, he would have been a well-known figure in the local community. In the First World War, Andrew H. Balfour's military service took him to Iraq, India, and South Africa, where he was in charge of supplies and attained the rank of captain before the end of the war. In 1944, Andrew H. Balfour was elected first vice-chairman of the Brampton branch of the Navy League of Canada at the annual meeting held in the Court House.

5. Evaluation of Cultural Heritage Value or Interest

The following evaluation uses Ontario Regulation 9/06 of the *Ontario Heritage Act* to determine if the property at 30 James Street has CHVI. Background research and consultation with the municipality confirmed that 30 James Street has previously been evaluated in a Listing Candidate Summary Report, which was completed in 2009 by Jim Leonard, Heritage Coordinator at the Brampton Heritage Board and resulted in the property being added to the Municipal Register of Cultural Heritage Resources (**Appendix C**).

5.1 Ontario Regulation 9/06

O. Reg. 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act*. This regulation was created to ensure a consistent approach to the identification of heritage properties under *Ontario Heritage Act*. A property must meet at least two criteria of O. Reg. 9/06 to be eligible for individual property designation under Part IV of the *Ontario Heritage Act*:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

The application of the criteria to evaluate the Subject Property is included in **Table 4** below.

Table 4: Ontario Regulation 9/06 Evaluation for 30 James Street

Criteria	Meets Criteria (Yes/No)	Rationale
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	<p>As demonstrated in Section 4, the house at 30 James Street is a representative example of a two-and-a-half storey red brick veneer house in the style of Edwardian Classicism with a one-storey contemporary rear wing, built in the early 20th century, between 1905 and 1907, in the City of Brampton.</p> <p>The house features a hipped roof with wide plain eaves and an original central dormer with pediment on the south (front) elevation. The house features a moulded floral motif in a wood surround above the main entrance on the south elevation, which is believed to be original to the house. The vinyl replacement windows exhibit segmentally arched brick voussoirs with decorative pressed brick 'egg and dart' motif headers. There is also a pressed brick water table at the top of the foundation level that exhibits the same 'egg and dart' motif. There are leaded windows on the ground floor of the south and west elevations visible from the right-of-way, which are associated with Edwardian Classicism. The leaded window on the south elevation retains stained glass. The placement of the windows is asymmetrical on the east and west (side) elevations. The front verandah exhibits Classical influence with a simple frieze and architrave supported by five rounded half Doric columns. The columns sit on rusticated stone or concrete pedestals atop brick piers. The brick verandah railing is a unique masonry element of the house based on the comparative analysis. The pressed brick features and verandah railing serve as tangible evidence of its association with the Packham family of skilled brickmakers and bricklayers.</p> <p>The remainder of the property is landscaped with gardens and trees. The fence of the remnant terraced garden to the east of the house incorporates Classical style half columns as posts. The terrace roof has been removed leaving only the support posts, and the extent of the remaining gardens is unclear based on the season when the field review was conducted. The shed and street retaining wall features were added in the late 20th century.</p>

Criteria	Meets Criteria (Yes/No)	Rationale
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	The house located at 30 James Street is built of brick manufactured by the Brampton Pressed Brick Company. The skill of the bricklayer is evidenced by the decorative pressed brick labels and unique masonry railing on the verandah. Therefore, the property does display a high degree of craftsmanship.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The house located at 30 James Street was built using typical methods and materials. Although the Packham family were skilled brickmakers, the house was clad in brick veneer and not constructed of brick. Due to the use of typical building methods and materials, the property does not display a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	<p>The Subject Property has historical associative value since it is directly associated with the Packham family of brickmakers and Andrew Howden Balfour, who operated the local mill. The two-and-a-half storey brick veneer residence that remains on the property today was constructed in the style of Edwardian Classicism by members of the Packham family under the ownership of Charles R.J. Packham, between 1905 and 1907. Charles R.J. Packham was one of the directors of the Brampton Brick Company at that time. His father, James Packham, founded the Packham Brick Works (later Brampton Brick Company Ltd.) in 1871, which provided high quality red bricks used in the construction of numerous houses in Brampton and the surrounding area. Although the brickmaking business was sold outside the Packham family in 1949, it still survives today as Brampton Brick Ltd. Therefore, 30 James Street is valued for its association to the Packham family who are significant to the community.</p> <p>In 1919, Andrew Howden Balfour purchased the residence at 30 James Street, where he lived with his family for 55 years, until 1974. Andrew H. Balfour came from a family of esteemed medical doctors from Portobello, Scotland. Unlike his grandfather and father before him, Andrew Howden Balfour was not in the medical profession, instead working as a miller and grain merchant at The Brampton Milling Company, once known as Balfour Mill. In 1944, Andrew H. Balfour was elected first vice-chairman of the Brampton branch of the Navy League of Canada at the annual meeting held in the Court House. As the local miller and vice-chairman of</p>

Criteria	Meets Criteria (Yes/No)	Rationale
		the local Navy League, he was significant to the community of Brampton.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The property at 30 James Street does not yield or have the potential to yield information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Yes	The property at 30 James Street demonstrates the work of the Packham family of brickmakers and bricklayers who started the Packham Brick Works, now Brampton Brick Ltd., which is significant to the architectural development of the City of Brampton. The house at 30 James Street is also believed to reflect the ideas of Charles R.J. Packham, one of the directors of the Brampton Pressed Brick Company in 1905-1907, when the house was built.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	Although the property at 30 James Street maintains and supports the early 20 th century character of the area, the stretch of James Street beyond the bend in Wellington Street East is no longer continuous, ending in a cul-de-sac. There is much variation along the street in terms of date of construction, heights, and architectural styles. A condominium tower now dominates the skyline view from the end of the cul-de-sac. Therefore, as a result, there is no identifiable distinctive character in the area to maintain or support.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	<p>The property at 30 James Street is situated on a ridge overlooking the Etobicoke Creek channel and the Etobicoke Creek Recreational Trail. The property was historically associated with nearby Packham's Pond, which was once located northeast of the house, but it was drained as part of the Etobicoke Creek Diversion Project by 1952 (see Figures 4-5 for original alignment). Previously, the alignment of Etobicoke Creek was diverted sometime before 1915 (Figure 7) to fill in Packham's Quarry with water, which became Packham's Pond.</p> <p>Before Brampton was laid out in 1850, the original lot (100 acres) was in a rural context. The Subject Property was subdivided from two village lots to form Lot 81 of John Elliot's estate in 1871 and was further subdivided in 1974 under Reference Plan 43R-2288. The property is</p>

Criteria	Meets Criteria (Yes/No)	Rationale
		currently situated within Downtown Brampton. Therefore, the property at 30 James Street is not physically, visually, or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.	No	The property at 30 James Street is situated on the top of a ridge overlooking Etobicoke Creek but is concealed by trees most of the year when looking upwards from the Etobicoke Creek Recreational Trail. Furthermore, the property is part of an eclectic streetscape and is the last house on the north side of the street at the end of the James Street cul-de-sac. Therefore, the property at 30 James Street is not considered to be a landmark that is significant to the community.

The property located at 30 James Street meets four of the criterion of O. Reg. 9/06, and therefore retains CHVI at the local level.

5.2 Draft Statement of Cultural Heritage Value and Heritage Attributes

Based on the background research, including a historical overview of the property, the field review, and application of Ontario Regulation 9/06 as part of this HIA, the following Statement of Cultural Heritage Value has been drafted.

5.2.1 Description of the Property

The property at 30 James Street is 0.12 in size situated on the north side of the street, at the end of the James Street cul-de-sac. The property contains a representative two-and-a-half storey residence built in the style of Edwardian Classicism between 1905 and 1907. There is a one-storey rear wing that is believed to have been built contemporary to the main house. The property is in Ward 3 in Downtown Brampton and located on a ridge overlooking the Etobicoke Creek Diversion Channel and the Etobicoke Creek Recreational Trail. Historically, the property is part of John Elliot's estate in Lot 5, Concession 1, later in Lot 81, Plan BR21, which in 1974, became part of Registered Plan 43R2288 in the City of Brampton, Regional Municipality of Peel, Ontario.

5.2.2 Draft Statement of Cultural Heritage Value

The house at 30 James Street is a representative example of a two-and-a-half storey red brick veneer house with a one-storey contemporary rear wing, built in the style of Edwardian Classicism in the early 20th century, between 1905 and 1907, in the City of Brampton. The house features a hipped roof with wide plain eaves and an original central dormer with pediment on the south (front) elevation. The house features a moulded floral motif in a wood surround above the main entrance on the south elevation. The vinyl replacement windows exhibit segmentally arched brick voussoirs with decorative pressed brick 'egg and dart' motif headers. There is also a pressed brick water table at the top of the foundation level that exhibits the same 'egg and dart' motif. There are leaded windows on the south and west elevations of the ground floor, which are associated with Edwardian Classicism. The leaded window on the south elevation retains stained glass. The placement of the windows is asymmetrical on the east and west (side) elevations.

The front verandah exhibits Classical influence with a simple frieze and architrave supported by five rounded half Doric columns. The brick verandah railing, in addition to the pressed brick headers and water table, are unique masonry elements of the house which serve as tangible evidence of its association with the Packham family of brickmakers.

In addition, the house located at 30 James Street displays a high degree of craftsmanship since it was built of brick manufactured by the Brampton Pressed Brick Company. The skill of the bricklayer is evident in the decorative pressed brick labels and unique masonry railing on the verandah.

The Subject Property has historical associative value since it is directly associated with the Packham family of brickmakers and Andrew Howden Balfour, who operated the local mill. The two-and-a-half storey brick veneer residence that remains on the property today was constructed in the architectural style of Edwardian Classicism by members of the Packham family under the ownership of Charles R.J. Packham, the son of James Packham, between 1905 and 1907. It is believed to reflect the ideas of George C. Packham, a builder and member of the Packham family. His brother, James Packham, established the Packham Pressed Brick Company (later Brampton Brick Company Ltd.) in 1871, which provided high quality red bricks used in the construction of numerous houses in Brampton and the surrounding area. Although the brickmaking business was sold outside the Packham family in 1949, it still survives today as Brampton Brick Ltd. Due to their legacy of brickmaking, the Packham family were significant to the architectural development of the City of Brampton.

In 1919, Andrew Howden Balfour purchased the residence at 30 James Street, where he lived with his family for 55 years, until 1974. Andrew H. Balfour came from a family of esteemed medical doctors from Portobello, Scotland. Unlike his grandfather and father before him, Andrew Howden Balfour was not in the medical profession, instead working as a miller and grain merchant at The Brampton Milling Company, once known as Balfour Mill. In the First World War, Andrew H. Balfour's military service took him to Iraq, India, and South Africa, where he was in charge of supplies and attained the rank of captain. In 1944, Andrew H. Balfour was elected first vice-chairman of the Brampton branch of the Navy League of Canada at the annual meeting held in the Court House. As the local miller and vice-chairman of the local Navy League, he was significant to the community of Brampton.

5.2.3 Heritage Attributes

The heritage attributes that contribute to the design value of the property include:

Edwardian Classicism – House

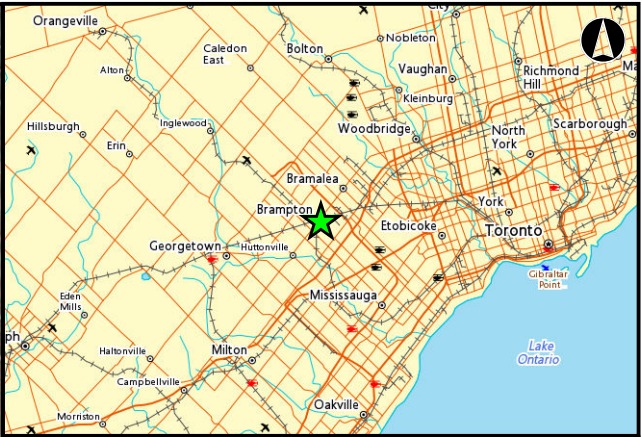
- Red brick veneer;
- Two-and-a-half-storey height with rectangular plan;
- One-storey contemporary rear wing;
- Hipped roof;
- Pediment dormer on south elevation;
- Leaded ground floor windows on the south and west elevations, including one with stained glass;
- Moulded floral motif in wood surround above main entrance on the south elevation;
- Segmentally arched voussoirs with decorative pressed brick 'egg and dart' motif headers;
- Pressed brick 'egg and dart' motif water table along the foundation; and
- Front verandah with Doric half columns atop masonry piers and railing.

6. Evaluation of Anticipated Impacts

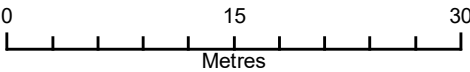
The conservation of cultural heritage resources in City of Brampton planning is a matter of public interest. This HIA documents the assessment of anticipated project related construction activities on the Subject Property. The intention of the impact assessment contained in this HIA is to:

- Review the preliminary design as it relates to the Subject Property;
- Identify the impacts as outlined in the *Ontario Heritage Toolkit* (MCM, 2006) based on the design, on the Subject Property; and
- Provide mitigation measures to avoid or mitigate potential direct and indirect adverse impacts to the Subject Property, including its heritage attributes. The proposed mitigation measures will inform the next steps of the project planning and design.

The following section presents the results of the impact assessment to the Subject Property based on the concept plan prepared for the assessment of Alternative 3a for the project. **Figure 3**, below, is an overlay of the concept plan prepared for the assessment of Alternative 3a on aerial imagery of the Subject Property. The concept plan is at the equivalent level of a 10% Preliminary Design. **Appendix B** is the concept plan for the proposed channel and section diagrams of the proposed bridge for Alternative 3a.



- Legend**
- ★ Project Location
 - Proposed Limit of Grading
 - Proposed Channel Boundary
 - Subject Property



**Brampton Flood Protection
Project HIA
30 James Street, Brampton**

**Alternative 3a overlaid on Aerial
Imagery of the Subject Property**

Nov, 2023

1:500

Datum: NAD 1983 UTM Zone 17N
Source: MNRF, TRCA, AECOM

P#: 60696037

* when printed 11"x17"

AECOM

Figure 3

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

\\nas01\proj\60696037\60696037_030_JamesSt_HIA.mxd
Data Saved: 11/28/2023 8:46:55 AM User Name: mchabak@ecolins

6.1 Assessment of Impacts

6.1.1 Screening for Potential Impacts

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts based on the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, InfoSheet #5 Heritage Impact Assessments and Conservation Plans* (MCM 2006:3) which include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship;
- Direct or indirect obstruction of significant views or vistas, within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.¹

The MCM document defines “impact” as a change, either positive or adverse, in an identified cultural heritage resource resulting from a particular activity. This HIA identifies *direct (physical) impacts*, *indirect impacts*, and/or *positive impacts* as the impact types that a construction component and/or activity may have on cultural heritage resources.

A direct (physical) negative impact has a permanent and irreversible negative affect on the cultural heritage value or interest of a property, or results in the loss of a heritage attribute on all or part of the heritage property. Any land disturbance, such as a change in grade and/or drainage patterns that may adversely affect a heritage property, including archaeological resources. An indirect negative impact is the result of an activity on or near the property that may adversely affect its cultural heritage value or interest and/or heritage attributes. A positive impact will conserve or enhance the cultural heritage value or interest and/or heritage attributes of the property.

¹ This CHER/HIA only examines impacts to above-ground cultural heritage resources. Archaeological resources will be assessed in a separate report.

6.1.2 Assessment of Potential Impacts on the Subject Property

The impact assessment of the proposed project in **Table 5** presents the possible impacts on the Subject Property based on the concept plan (**Figure 3**). The impact assessment utilizes the Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, InfoSheet #5 Heritage Impact Assessments and Conservation Plans (MCM, 2006:3):

Table 5: Impact Assessment – 30 James Street

Impact	Discussion of Impacts
Destruction, Removal, or Relocation	<ul style="list-style-type: none"> Alternative 3 will result in the removal of all existing structures at 30 James Street. The cultural heritage evaluation of the property in Section 6 of this report determined the property to meet six of the nine criteria of Ontario Regulation 9/06. Based on the concept plan (Figure 3), the impacts to 30 James Street are directly related to the grading of the canal realignment. The design indicates the Subject Property will accommodate sloping required to achieve hydraulic objectives (see Section 8.2 for more information). This new proposed infrastructure is within the current boundary of the Subject Property. Given the concept plan overlay that is at the equivalent level of 10% Preliminary Design, the design indicates that this will require the demolition of the house, which is a heritage attribute of the property.
Alteration	<ul style="list-style-type: none"> This category is not applicable since the house within the Subject Property will be removed by the proposed development.
Shadows	<ul style="list-style-type: none"> This category is not applicable since the house within the Subject Property will be removed by the proposed development.
Isolation	<ul style="list-style-type: none"> This category is not applicable since the house within the Subject Property will be removed by the proposed development.
Direct or Indirect Obstruction of Significant Views	<ul style="list-style-type: none"> This category is not applicable since the house within the Subject Property will be removed by the proposed development.
A Change in Land Use	<ul style="list-style-type: none"> The current plan is to remain within the existing zoning permissions.

Impact	Discussion of Impacts
Land Disturbance	<ul style="list-style-type: none"> ■ There is expected soil disturbance involved in removal of the proposed house and the grading associated with the proposed development. Although these lands have been previously disturbed by construction of the existing buildings on the Subject Property, there may be undisturbed sections that retain potential for below-ground cultural heritage resources, such as archaeological remains.

7. Development Options

The proposed site alteration to the Subject Property at 30 James Street includes the full removal of the house. The full removal of the house will cause direct, permanent and irreversible impacts to the CHVI and heritage attributes of the Subject Property. As such the impact is:

- Demolition of 30 James Street will result in direct adverse impacts to all heritage attributes associated with the property.

This section of the HIA describes the alternative conservation options and mitigation measures that were assessed in order to avoid or reduce any potential negative impacts to identified heritage resource and its CHVI. Therefore, based on anticipated impacts that will result from the proposed infrastructure in the Subject Property, as assessed in **Section 7** of this HIA (**Table 5**), the following mitigation options should be considered as part of the heritage planning process.

7.1 Conservation Options

The Subject Property at 30 James Street has CHVI since it met the criteria set out in O. Reg. 9/06 of the *Ontario Heritage Act*. As identified in **Table 5**, the proposed development will have a direct adverse impact on the cultural heritage value of the building located within the Subject Property. The residence, a heritage attribute of the property which supports the property's heritage value, will require removal based on the 10% Preliminary Design. Accordingly, three mitigation options are presented:

- Retention *in situ* (Option 1)
- Relocation (Option 2)
- Remove all structures and install the new infrastructure (Option 3)

The advantages and disadvantages of each option are discussed in the following subsections.

7.2 Evaluation of Conservation Options

As per Section 3.5.1 of the City of Brampton's Terms of Reference for HIAs, this section evaluates the mitigation options for the Subject Property that may avoid or limit the impacts to the CHVI of the property.

7.2.1 Option 1: Retention *in situ*

Option 1 is the preferred alternative from a cultural heritage perspective. This option would result in no or limited development of the Subject Property in order to retain the house *in situ*. Avoiding the house would preserve and retain the property in its current form and continue the current and

historical land use. In other words, this option would avoid all adverse direct impacts to the cultural heritage value and heritage attributes of the Subject Property.

In July 2023, AECOM investigated feasible alternatives that provide flood conveyance through the CN rail embankment while minimizing impacts to the St. Mary's Roman Catholic Cemetery at 39 Church Street. A total of four alternatives were assessed. The assessment included a review of the preliminary design alternatives. Throughout the process, many factors were taken into consideration to find the optimal design solution. These drawings included consideration for minimizing property impacts while designing the infrastructure required to maintain objectives. The alternative assessment included working groups with AECOM/Matrix project team, the City of Brampton, the Region of Peel, CN, and TRCA, which evaluated each alternative and provided feedback. Furthermore, AECOM completed a risk-assessment which evaluated the cost and schedule impact for each of the four alternatives. In September 2023, AECOM's *Brampton's Flood Protection Work: CN Alternatives Assessment Report* was reviewed by the City of Brampton and CN, which ultimately led to the City decision to select Alternative 3a as the Preferred Alternative. Originally Alternative 3 included a new clear span channel opening, but that would have caused extensive disruption to CN operations. Therefore, the alternative was revised (Alternative 3a) to include three box culverts to the west of the existing CN crossing. Alternative 3a was selected as the Preferred Alternative since it was the only alternative that: eliminated the need to disinter and relocate all remains from the cemetery, satisfied the flood control goals of the project, and does not entail closure of the railway. With this alternative, there is no direct impact to the cemetery, however the building within 30 James Street will be directly impacted (AECOM, 2023:25). **Figure 3**, above, shows the required grading overlaying the entire building and the proposed channel by roughly 4 m.

Generally, retaining the house *in situ* is the most preferred of the conservation options as it would conserve the heritage attributes of the Subject Property. However, this option avoids disturbance to St. Mary's Catholic Cemetery, which if impacted, would cause significant project delays and is highly unfavourable to the Catholic Diocese. Therefore, the author of this report agrees that it is most preferred the cemetery is avoided, however, it should be assessed whether impacts to 30 James Street could be minimized. The AECOM/Matrix project team provided the following reasons which demonstrate why retention of the house *in situ* is not feasible:

- A shift of the box culverts 4 m to the east would not be enough to completely avoid the building footprint. Alternative 3a's design has the channel bottom intersecting with the building footprint, leaving ~3.5 m to the edge of the footprint.
- The bottom of the channel is at ~208 masl, the property is at an elevation of ~215 masl. A retaining wall would have to be 8 m tall and completely vertical, less than 1 m from the edge of the building footprint. This is not structurally feasible (nor acceptable to TRCA).

- Adding wing walls to divert the culverts further away from the house would introduce too much hydraulic loss, and water levels would not meet objectives.
- A considered method for installing the culverts is by pre-casting them and pushing them through the CN rail. This would require a significant laydown area so that they could effectively be pushed into place. If the plan is to install the culverts on the south of the CN tracks, the building cannot remain in place.

For these reasons and given shifting the channel alignment to another alternative would create direct impact the cemetery, avoiding the building at 30 James Street is not feasible.

7.2.1 Option 2: Relocation

Since retention of the house *in situ* is not feasible, relocation of the building is considered in this HIA as the next best in conservation option; however, it also results in several engineering challenges. As with retention, relocation of a structure must be balanced with CHVI identified. Relocation removes the house at 30 James Street from its contextual setting but allows for the conservation of the heritage attributes associated with the house itself, thus mitigating impacts to the CHVI of the Subject Property. However, this option is in direct opposition to the MCM *Eight Guiding Principles in the Conservation of Built Heritage Properties* for “original location” which states buildings should not be moved “unless there is no other means to save them since any change in the site diminishes the cultural heritage value considerably.”

The technical and economic feasibility of relocating the building was not assessed in this HIA as relocation of the structure is contingent on an appropriate third party taking on the cost and logistics of the undertaking. Accordingly, general relocation process guidance has been provided for information only.

There are five potential building moving contractors recognized by the International Association of Structural Movers (IASM) that could be considered for relocation of the house within the Subject Property. A quote should be obtained to determine from their opinion if relocation of the house is a feasible option. The following are the five potential building moving contractors:

- McCulloch Movers;
- CDS Building Movers;
- Danco House Raising & Movers;
- Pollard the Mover; and
- Tedford House Movers.

Generally, in AECOM's experience, the relocation of the building is possible; however, it can be complicated and a potentially costly task to perform. The complications include but are not limited to determining a new site location, the preparation of the house before the move, the clearing of the move route (consultation with local police and utility contractors) and the installing of the foundation at the future site.

Prior to considering the potential relocation of the house a qualified structural engineer should complete a Structural Assessment, as per 3.5.6 of the City's Terms of Reference for HIA. The assessment is completed to determine if it is feasible to relocate the structure and if relocation via the surrounding roads is possible. If relocation is viable, preparation of a Removal Plan by a qualified consultant is recommended.

Given the nature of the proposed development, it is not possible that relocation within the property is feasible. The house could be relocated to a new sympathetic residential site. This could include the sale of the building at a discounted price (i.e., \$1) if the buyer agrees to cover relocation expenses to the sympathetic site. Alternatively, the property could be advertised for sale on the Architectural Conservancy of Ontario (ACO) website in order to allow interested parties to propose the relocation of the heritage resource. Acceptable timelines and any other requirements will be determined in consultation with City staff. It is more economical to relocate the building a short distance. Moving the house long-distance will incur added cost.

Prior to relocation the house requires stabilization for moving. The house along with all the openings (doors and windows), and walls will need to be braced. The relocation process will begin with the installation of a steel formwork system. This steel formwork will support the building as it is being moved to the future relocation site. The building will be elevated and moved to the new location where it will rest on the newly constructed foundation. The foundations of the house will need to be left in place and new foundation will need to be constructed at the future relocation site.

In terms of the anticipated feasibility and cost for the relocation of the building, in AECOM's experience, movers will provide a Pre-Work proposal, which includes the cost for a Relocation Feasibility Study, a Relocation Scope Report, and a detailed project quote. This requires movers to make the time to visit the property for the proposal. In the past, CDS Building Movers have stated that moving a house off-property can be difficult and costly, although they generally believe relocation of any building is possible if it is structurally stable. CDS Building Movers have also previously indicated that moving a house off-property is difficult due to the coordination required to clear a move route. Based on AECOM's heritage experience with similar scope and scale projects, the cost of the relocation is expected to have a cost of upwards of \$1.0 million. This rough estimation excludes the asset value for the land to be used by the property at the new location.

As per Section 3.5.6 of the City of Brampton's Terms of Reference for HIAs, if it is feasible to relocate a house, a plan for relocation and adaptive re-use should be completed which lays out the actions required and the roles and responsibilities of stakeholders in order to relocate and re-use the resource while making limited changes to its heritage character. Therefore, once it is determined that house is able to be moved and the new location is determined, a Relocation Plan should be completed by a qualified consultant (i.e. structural engineer). The Removal Plan should include, but is not limited to:

- The description of measures to prepare the property for land transfer and removal through sale or tender;
- The timing on and the destination of the building, ownership of the building, and its future use;
- The International Association of Structural Mover company that was contracted and the determination of the future transportation method and route of the relocation;
- The Statement of Cultural Heritage Value and heritage attributes for the Subject Property;
- Address logistical issues associated with moving the house: such as route selection to avoid height and weight restriction.
- A Conservation Manual: the rehabilitation/conservation actions required to meet building code standards while protecting the heritage attributes of the house; and
- An adaptive re-use plan, if applicable.

In summary, if relocation (Option 2) is selected as the preferred conservation alternative, it should be noted that the relocation can be complicated, costly and a time-consuming task to perform as outlined above which may have an impact on the project schedule. Additionally, there are major engineering challenges associated with this option. Relocating a building of this size may risk accidental damage during the relocation process or total loss due to an accident or an unforeseen structural issue discovered during the relocation process.

7.2.2 Option 3: Remove all structures and install the new infrastructure

Where retention *in situ* or relocation is not feasible, demolition with salvage is often the final conservation alternative considered to mitigate the potential loss of a heritage resource. This option would result in the complete and irreversible loss of all the identified heritage attributes of the Subject Property. This option should be considered as the last viable option and is strongly discouraged since the property was determined to meet O. Reg. 9/06.

Given the property has been determined to have CHVI, prior to demolition of the house within the Subject Property, documentation and salvage is required as outlined in Section 3.5.10 of the City

of Brampton's Terms of Reference for HIAs. Therefore, the following sections present the mitigation measures required for demolition.

7.2.2.1 Demolition and Documentation/Salvage

A Documentation and Salvage Plan (DSP) should be completed by Qualified Persons (i.e., a professional architect, Cultural Heritage Specialist with CAHP). Documentation will provide a record of the building's construction details and a detailed photographic record of the resource, including its interior. Documentation is required before there are any changes to the Subject Property. The DSP and material should be provided to the City of Brampton for review and archival purposes.

Documentation of the house prior to demolition may be achieved by using a Remotely Piloted Aircraft System (RPAS), commonly referred to as a drone, which provides a three-dimensional (3D) model of each building. A drone service company, such as that of AECOM's Unmanned Aircraft Systems (UAS) Operations team, could be used to photograph and generate a 3D representation of the house in the Subject Property before demolition. This approach will facilitate comprehensive documentation of the house, including communication of material types and dimensions. The 3D model created will ensure a detailed and accurate record of the property. The documentation of the house must include:

- Overall dimensions²;
- Site plan depicting the location of the existing building;
- Elevation plan for each elevation of the existing building;
- Documentation of the heritage attributes of the house, including:
 - Two-and-a-half-storey rectangular massing;
 - One-storey contemporary rear wing;
 - Hipped roof clad in asphalt shingles with dormers;
 - Segmentally arched voussoirs with decorative pressed brick 'egg and dart' motif headers;
 - Pressed brick 'egg and dart' motif water table along the foundation; and
 - Front verandah with Doric half columns atop masonry piers and railing.
- Building materials used;
- Interior documentation, including:
 - General representative photographs; and
 - Sketched floor plans.

The quality of the documentation must be such that the building can be understood even though the physical evidence has disappeared.

² Note the "raw data" from the RPAS is compatible with CAD, BIM or GIS systems

7.2.2.1.1 Salvage Plan

Prior to the demolition of the house located within the Subject Property, salvageable material should be determined and documented in a standardized salvage inventory. Salvage activities should consist of the identification and recovery of re-useable materials. Elements of the house should be considered for salvage and incorporation into the redevelopment as a commemorative strategy. Items for salvage from the exterior and interior of the house should be considered for salvage. Salvage materials should be marked and documented prior to the demolition of the house. Based on the heritage attributes in **Section 6.2.3** of this HIA for the exterior of the building, salvageable heritage items may include:

- Masonry verandah railing;
- Doric half columns and verandah frieze
- Decorative pressed brick headers and water table with 'egg and dart' motif
- Sample of brick (including a brick with a maker's stamp if encountered)
- Floral motif above main entrance
- Leaded windows with stained glass on the south elevation

In accordance with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, Section 4.5: *Guidelines for Materials*:

- The destination of the salvaged material should be determined prior to the initiation of any salvage process;
- Materials should be salvaged if they are suitable for re-use in other buildings or projects, i.e. not irreparably damaged or infested; and
- The materials must be extracted in a manner that ensures that it is not irreparably damaged.

This commemorative option must be incorporated into the Salvage Plan in the DSP during the design process for this project. A commemoration strategy communicates the cultural heritage value of the building after it is demolished. A reputable contractor(s) with proven expertise in cultural heritage resource and/or salvage removal should be retained;

- The Architectural Conservancy of Ontario (ACO) North Waterloo Region maintains a Directory of Heritage Practitioners located in Ontario that claim to have experience with heritage properties. The section dedicated to "House Moving, Dismantling and Salvage" could be referred to for salvage contacts, however, it is recommended that references and/or previous work be assessed before engaging with any of the listed businesses. The ACO directory is available online at: www.aconwr.ca/directory-of-heritage-practitioners/house-moving-dismantling-and-salvage/;
- The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process;

- Materials should only be salvaged if they are suitable for re-use i.e., the material must not be irreparably damaged or infested;
- The material must be extracted in a manner that ensures that it is not irreparably damaged; and
- Consider the incorporation of salvaged materials, such as bricks etc. for use as part of the proposed commemoration strategy.

7.2.2.2 Demolition and Commemoration

As per Section 3.5.10 of the City of Brampton's Terms of Reference for HIAs, opportunities for the commemoration of the property should be explored if a property cannot be retained or relocated. The following commemorative options have been proposed to memorialize and remember the building at 30 James Street:

7.2.2.2.1 Commemoration Option A: Storyboard

This commemorative option recommends the installation of a storyboard on the site of 30 James Street. Storyboards, also referred to as panels, can provide an opportunity to explore more in-depth discussions and allow for pictures which can commemorate an individual feature as well as the broader context (see **Image 9**). Storyboards are varied in style, size and material and are better suited than plaques for commemorating, especially where public engagement is desired, since they often include eye-catching photographs. Storyboards can be standalone features (low-profile) which can direct the viewer to a specific landscape or feature, or upright panels which do not direct the viewer's attention to a specific landscape or feature. The base of the storyboard can be constructed from salvaged material (i.e., brick), which provides an opportunity to construct a tangible memorial from the remnants of a brick building related to the subject of commemoration. If a standalone storyboard is not possible, consider incorporating into a panel such as a retaining wall.

The storyboard is context-specific and should be installed by the City of Brampton on a portion of the Subject Property that will remain in ownership by the City. The location of the sign should be specified in the Issued for Tender Documents and the construction level drawings and should be installed after the demolition of the building and completion of the project. Consider using historic images as documented in this report (**Image 2** and/or **Image 4**). The following provides a draft of the text that could be considered for a storyboard:

The Packham-Balfour House Built ca. 1905-1907

Between 1905-1907, under the ownership of Charles R.J. Packham, the residence at 30 James Street was built in the style of Edwardian Classicism. Charles R.J., along with his brothers George and William, inherited the Brampton Brick Company in 1904, which was founded by their father James Packham in 1871 as the Packham Brick Works. Constructed of bricks manufactured by the company, 30 James Street included unique brick design details such as the verandah railing, which highlights the skill of the bricklayer. Red bricks sourced from the Packham family brickyard were used in the construction of numerous houses in Brampton and the surrounding area. Although the brickmaking business was sold outside the Packham family in 1949, it still survives today as Brampton Brick Ltd.

In 1919, Andrew Howden Balfour purchased the residence at 30 James Street, where he lived with his family for 55 years. Andrew Howden Balfour worked as a miller and grain merchant at The Brampton Milling Company, once known as Balfour Mill. In 1944, Andrew H. Balfour was elected first vice-chairman of the Brampton branch of the Navy League of Canada at the annual meeting held in the Court House. As a successful local miller and vice-chairman of the local Navy League, he was a notable person in Brampton in the early-to-mid 20th century.

Image 9: Examples of Storyboards



a) Low-profile storyboard, City of Mississauga, Ontario



b) Upright panel- Outdoor exhibit, Paris, France

7.2.2.2.2 Commemoration Option B: Metal Plaque

This commemoration option is an alternative if a vertical stand-alone storyboard is not feasible. This option incorporates a metal plaque flush with the hardscape sidewalk (**Image 10**) in front of 30 James Street. Like the storyboard, the plaque will memorialize and remember the house located at 30 James Street. The plaque is context-specific and should be placed in the general location of where the building once stood. The plaque should contain the address of the building and its date of construction (e.g., 30 James Street, built ca. 1905-1907 with brick sourced from the Brampton Brick Company Ltd.). The plaque may also contain an etched outline of the building.

The location of the plaque should be specified in the Issued for Tender Documents and the construction level drawings and should be installed after the demolition of the building and completion of the project. This commemorative option should be integrated in the landscape drawings with any necessary installation details included in the Special Provisions. The information and design included in the plaque should be provided to the City's Heritage Planner, in coordination with the Consultant team Landscape Architect. The plaque should be installed after demolition of the building and after construction of the channel.

Image 10: Example of a Rectangular Metal Plaque Integrated into the Concrete Paving (Allegheny College in Meadville, PA)



Source: Derck & Edson Associates, 2015.

8. Conclusions and Recommendations

8.1 Conclusions

Based on the results of the background historical research, the field review, professional expertise, and the application of O. Reg. 9/06, the Subject Property at 30 James Street was determined to possess CHVI at the local level. In consideration of the mitigation options outlined in **Section 8**, it is concluded that, while Option 1, to retain the heritage building *in situ*, is the strongest from a heritage perspective, it is understood that this option is not feasible from a design perspective for the preferred alternative (Alternative 3a). Therefore, Option 2 is the next preferred mitigation option as it provides a more balanced approach to conserving the CHVI of the Subject Property while allowing for installation of the infrastructure. If Option 2 is not feasible, then Option 3 is the

only viable option which results in commemoration and potential salvage of heritage attributes for re-use in the project or donation.

All mitigation measures of the HIA should be implemented once a particular option is selected. Selection of the preferred option should be completed in consultation with a City of Brampton Heritage Planner.

8.2 Recommendations

Given that the building on the Subject Property cannot be retained *in situ*, the following are the next steps:

1. A Qualified Person shall complete a DSP. The DSP should be prepared in accordance with the City of Brampton's Terms of Reference for DSP's (Draft) and other Provincial guidance, such as the *Ontario Heritage Toolkit* (MCM, 2006). See **Section 8** of this HIA for a list of details to document in the DSP. A plan for commemoration may be included in this document and follow the City's Terms of Reference for Heritage Commemoration Plans.
2. The DSP will be reviewed and filed with the Heritage Planner at the City of Brampton.

If it is demonstrated that relocation of the house on the Subject Property is feasible, then the following next steps should be considered:

- a) If the property is acquired by the City and the building becomes vacant, a Mothballing Plan should be completed to examine the current condition of the house and to suggest stabilization and maintenance measures necessary to temporarily mothball³ and secure the structures and its heritage attributes until a future use is determined.
- b) A qualified structural engineer should demonstrate if the building is structurally sound for relocation (i.e., conduct a building condition assessment).
- c) If the building condition assessment determines that the house is stable for relocation, the destination of the house, ownership of the property and future use of the house should be determined. If the house is purchased and a suitable location is determined for relocation, the City of Brampton is required to complete a Relocation Plan. As per the details in **Section 8.2.1** of this HIA, the Relocation Plan should layout the actions required and responsibilities of stakeholders to relocate and re-use the building and protect the heritage attributes of the building.

³ Mothballing is a process for protecting a building from the environmental elements, neglect, and vandalism. Mothballing includes stabilization and maintenance measures to ensure a building does not rapidly deteriorate.

- d) After relocation, the house formerly at the address of 30 James Street should be considered for designation under the *Ontario Heritage Act* since it would still retain design and historical value, even though relocating the house from its original context would remove its context.

If relocation of the house located within the Subject Property is not feasible due to no prospective buyers, or if the structure is deemed not structurally sound enough to survive relocation, then Option 3, demolition with commemoration is the only viable conservation alternative and the last resort. In order to mitigate the impacts from Option 3, AECOM proposes the following recommendations:

1. Consider a reputable salvage company to be contracted to salvage the identified building materials and complete a Salvage Plan of the DSP, prior to any site alteration. The Salvage Plan should include the list of potential salvageable materials as listed in **Section 8.2.2.1.1** and identify a recipient.
2. Commemoration of the Subject Property should be considered. The following steps are required to implement Commemoration Options A or B:
 - The City of Brampton should determine the preferred commemorative option as proposed in **Section 8** of this HIA. The preferred commemorative option should be established in the detailed design phase for the project.
 - Allocate a location of commemorative option on the concept plan and include in the Issue for Tender documents;
 - Budget for a commemorative option should be allocated by the City of Brampton during the construction phase of this project;
 - The City of Brampton shall determine who designs the commemorative option and will be part of the Landscape Architecture design and specified in the Tender documents. A shop drawing shall be provided at the time of construction; and
 - The commemorative option should be installed following the demolition of the building located at 30 James Street, after the completion of the project.

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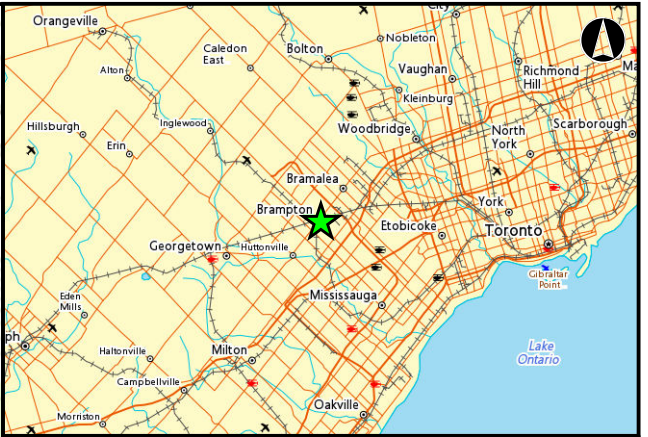
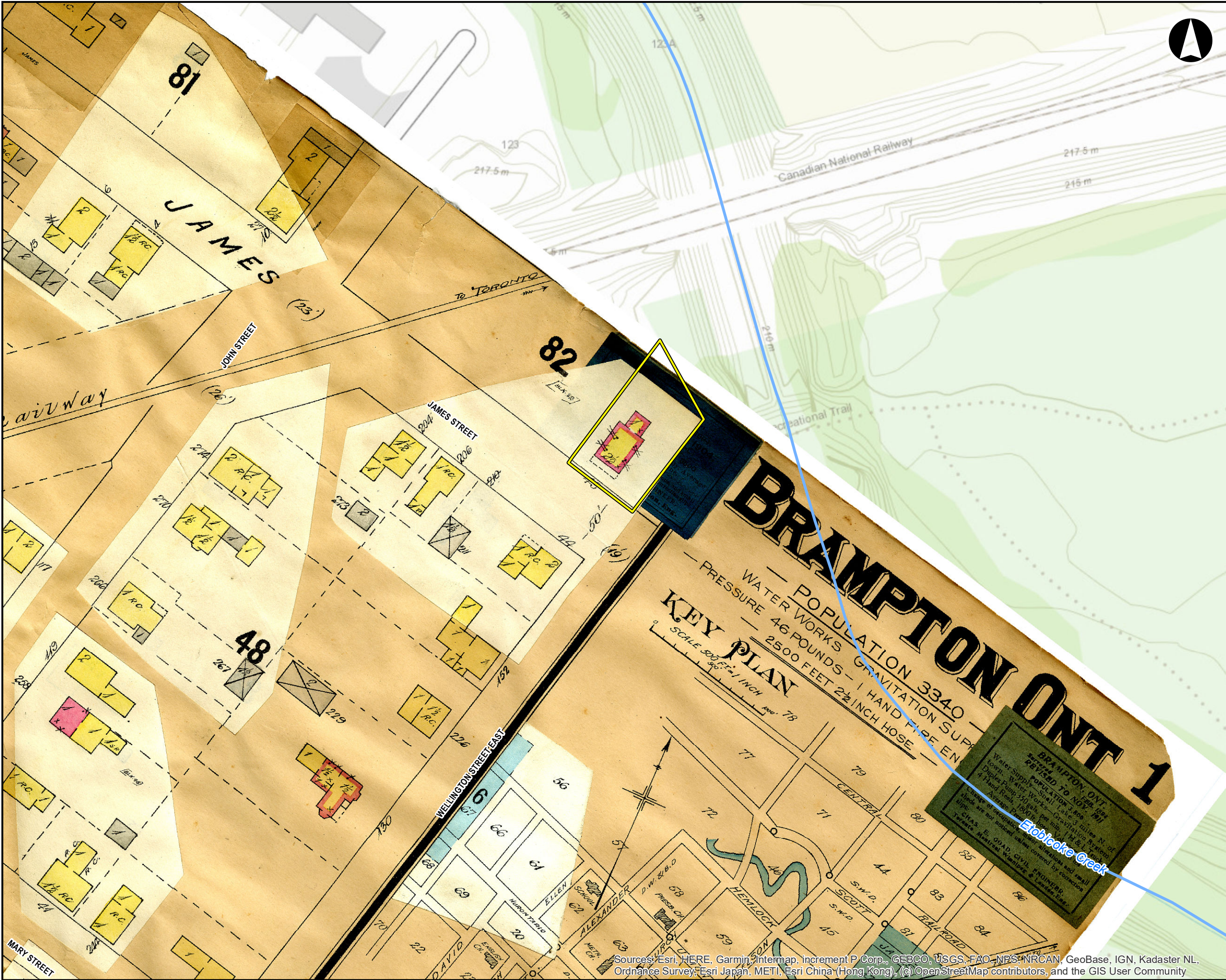
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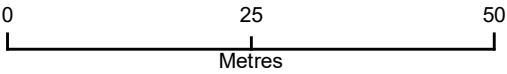
Appendix **A**

Mapping



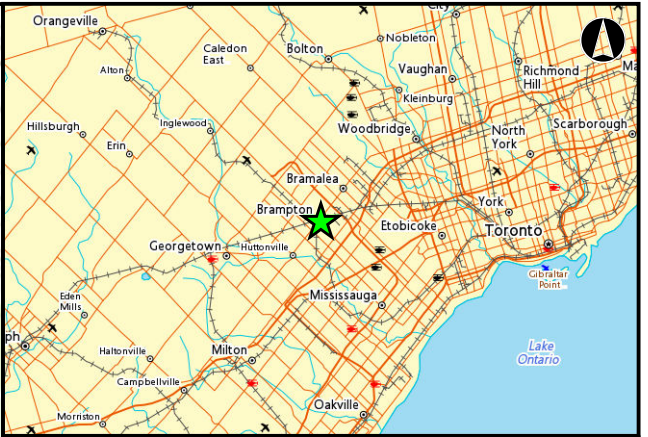
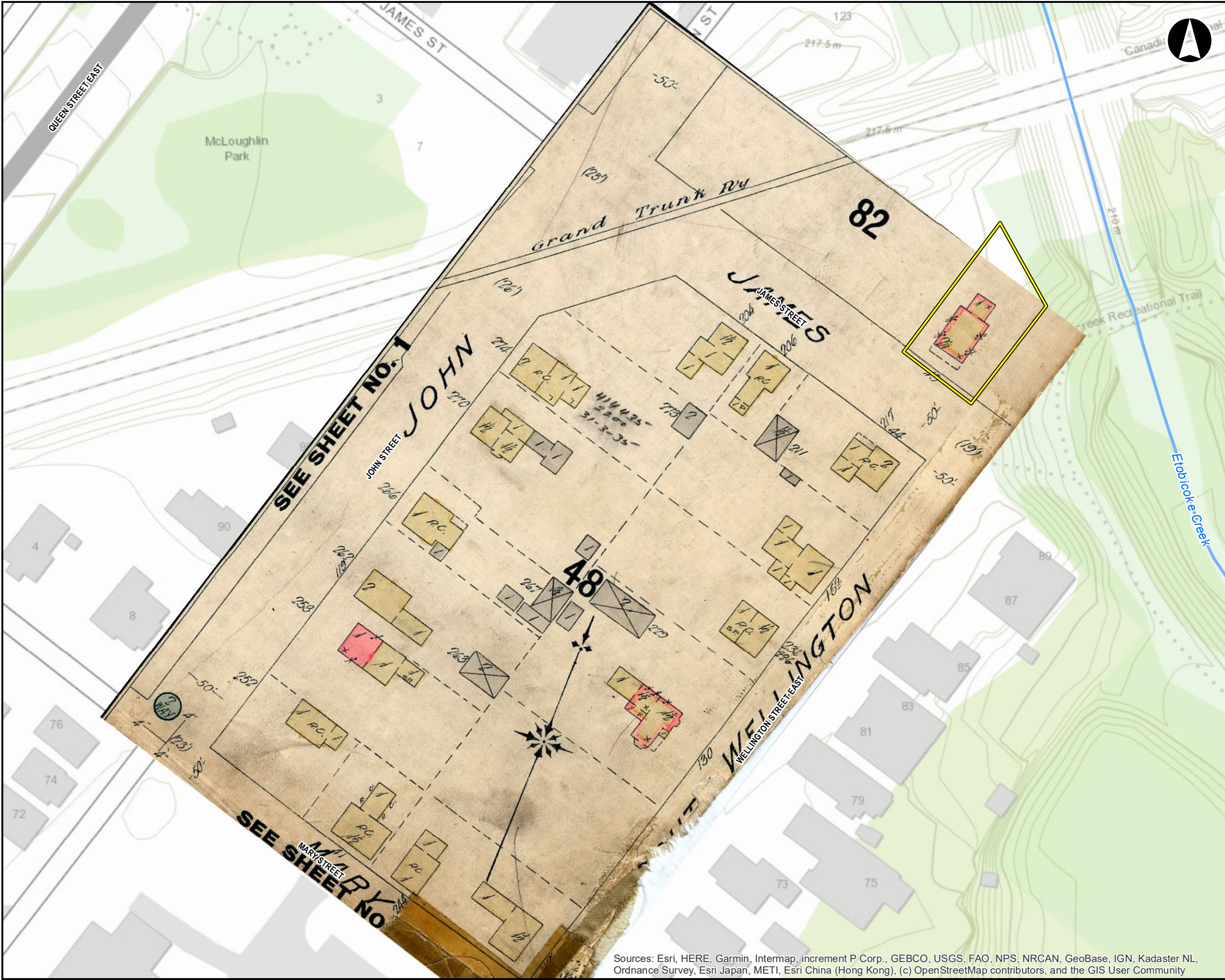
Legend

- ★ Project Location
- Watercourse
- Subject Property



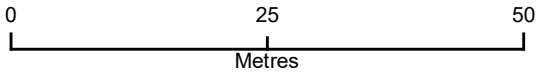
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Location of the Subject Property on the Revised 1911 FIP		
Nov, 2023	1:777	Datum: NAD 1983 UTM Zone 17N Source: MNRF, TRCA, AECOM
P#: 60696037	* when printed 11"x17"	
AECOM		Figure 6

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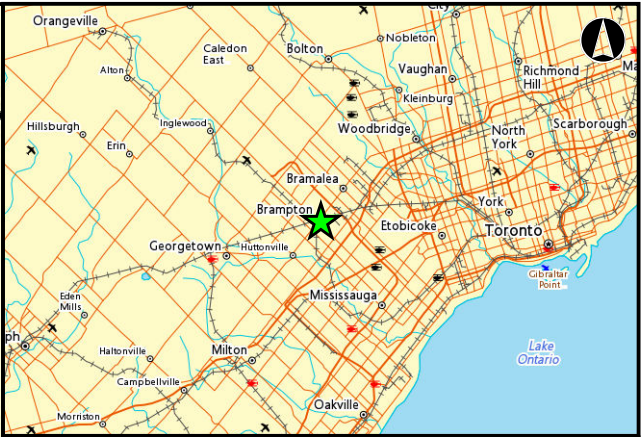
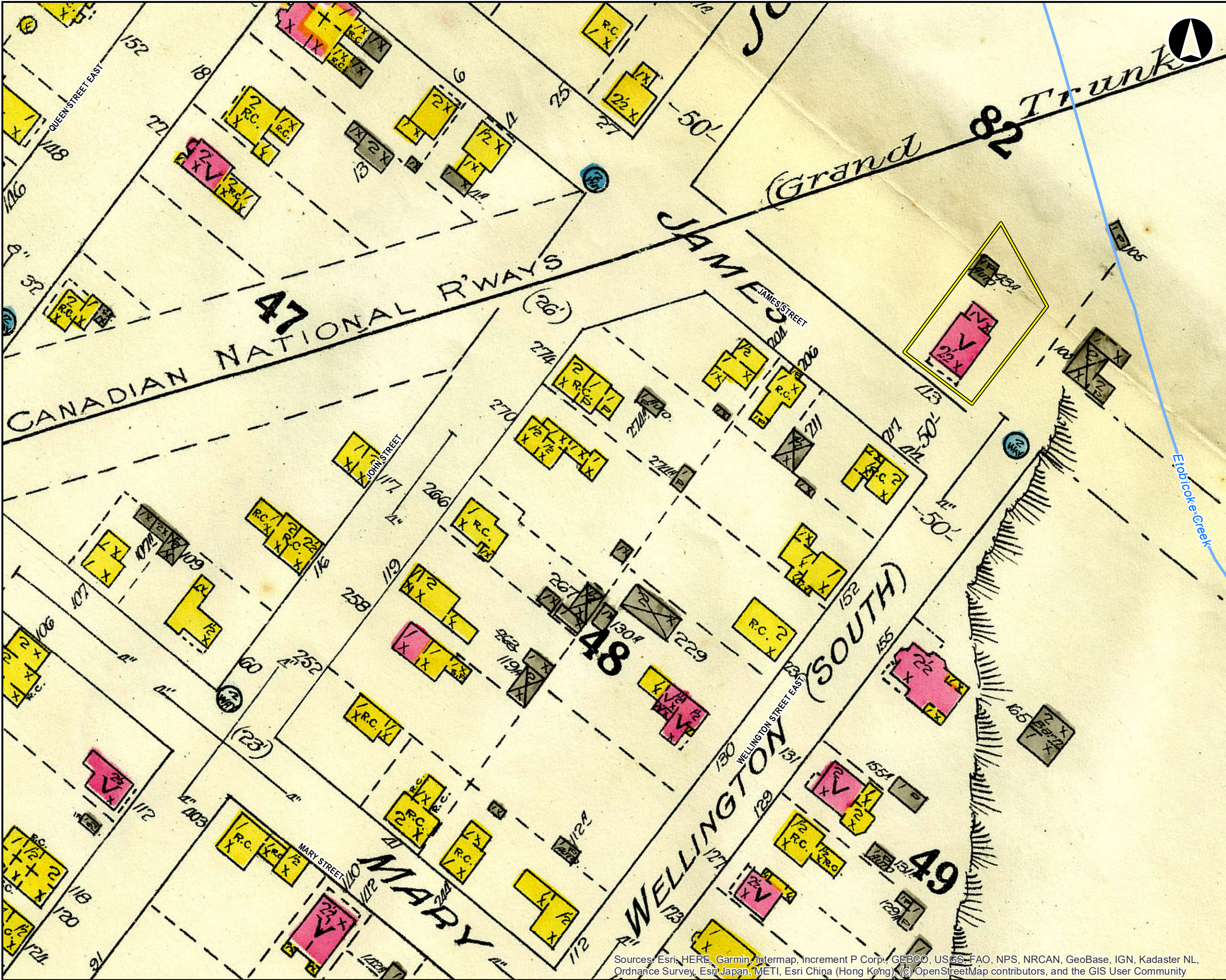
- ★ Project Location
- Watercourse
- Subject Property



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Location of the Subject Property on the Revised 1917 FIP		
Nov, 2023	1:737 <small>* when printed 11"x17"</small>	Datum: NAD 1983 UTM Zone 17N Source: MNRF, TRCA, AECOM
P#: 60696037		
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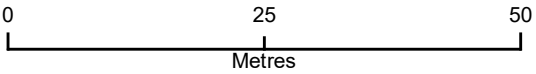
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Legend

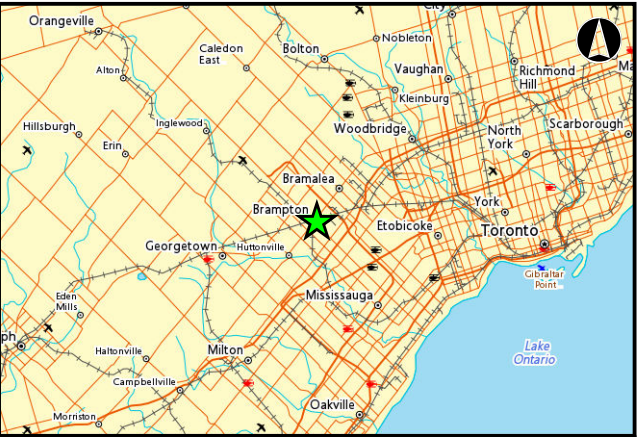
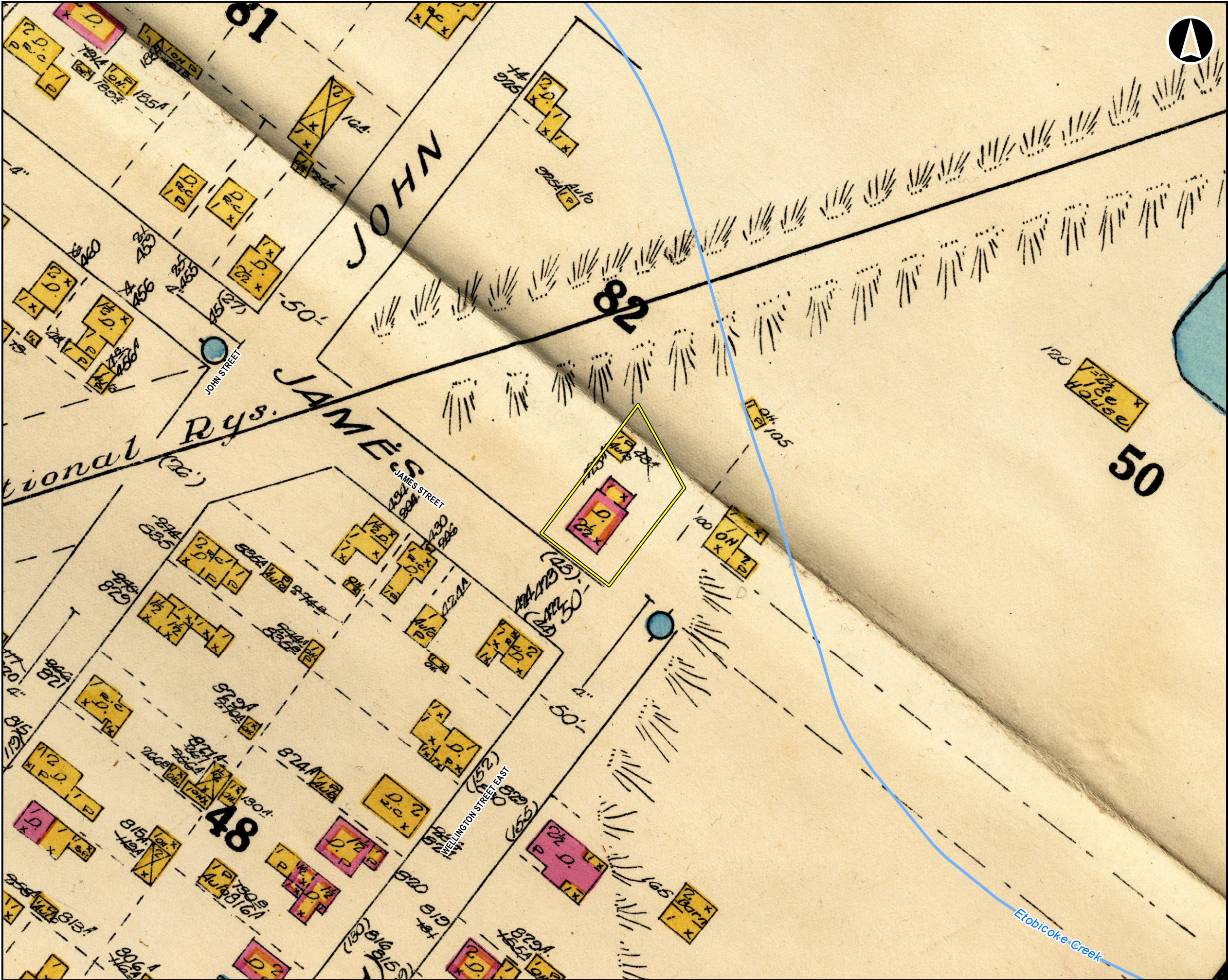
- ★ Project Location
- Watercourse
- Subject Property



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Location of the Subject Property on the 1924 FIP		
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P#: 60696037		
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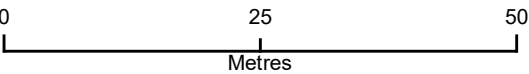
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Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), © OpenStreetMap contributors, and the GIS User Community



Legend

- ★ Project Location
- Watercourse
- Subject Property



**Brampton Flood Protection
Project HIA
30 James Street, Brampton**

**Location of the Subject Property on the
1931 FIP**

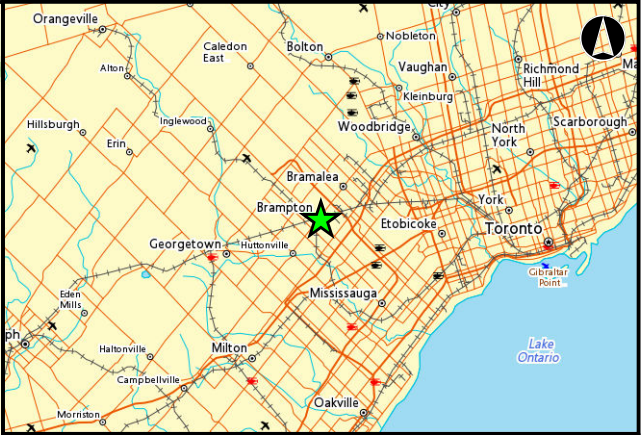
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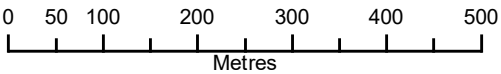
Figure 10

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Legend

- ★ Project Location
- Watercourse
- Subject Property



**Brampton Flood Protection
Project HIA
30 James Street, Brampton**

**Location of the Subject
Property on the 1938 NTS Map**

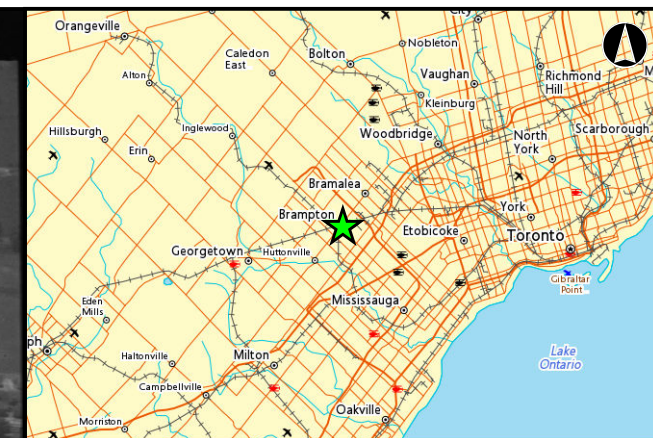
Nov, 2023	1:8,000 <small>* when printed 11"x17"</small>	Datum: NAD 1983 UTM Zone 17N Source: MNRF, TRCA, AECOM
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Figure 11

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Legend



Project Location



☐ Subject Property (approximate)

**Brampton Flood Protection
Project HIA
30 James Street, Brampton**

**Location of the Subject Property looking south
on a ca. 1950-1951 Aerial Photograph**

Nov, 2023

1:407

Datum: NAD 1983 UTM Zone 17N Source: MNRF, TRCA, AECOM

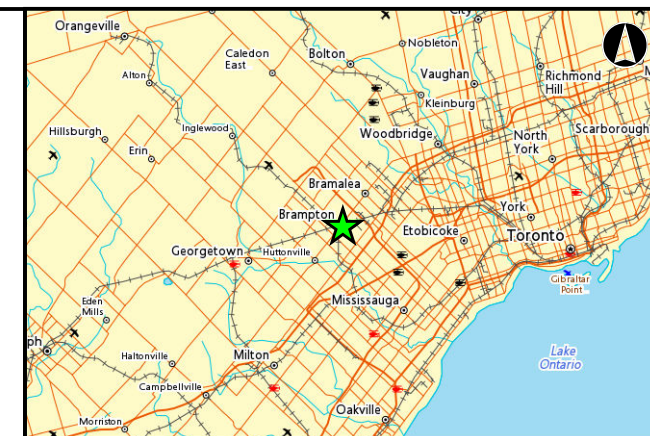
P#: 60696037

* when printed 11"x17"

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Figure 12

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Legend



Project Location



Subject Property (approximate)

**Brampton Flood Protection
Project HIA
30 James Street, Brampton**

**Location of the Subject Property looking
northeast on a ca. 1950-1951 Aerial Photograph**

Nov, 2023

1:269

Datum: NAD 1983 UTM Zone 17N Source: MNRF, TRCA, AECOM

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P#: 60696037

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Figure 13

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Map location: D:\Projects\6037180-CAD_GIS\9-20-929_GIS-Graphics\1926-E-NV\Design\01_Reports\CHM\XD6168166\037_CH_30James St-1952N.mxd

Appendix **B**

Concept Plan



- 1 : 300 metres
- 6 0 6 1
- NAD UTM83-17

REFERENCE:

1. BASE INFORMATION DERIVED FROM GIS SHAPEFILES PROVIDED BY THE CITY OF BRAMPTON.
2. AERIAL IMAGE PROVIDED BY CITY OF BRAMPTON DATE: 2017.

REVISION							
A	2023-06-21	FOR DISCUSSION			KH	AM	KW
No.	DATE	DESCRIPTION			BY	CHK	DRN



CITY OF BRAMPTON
RIVERWALK

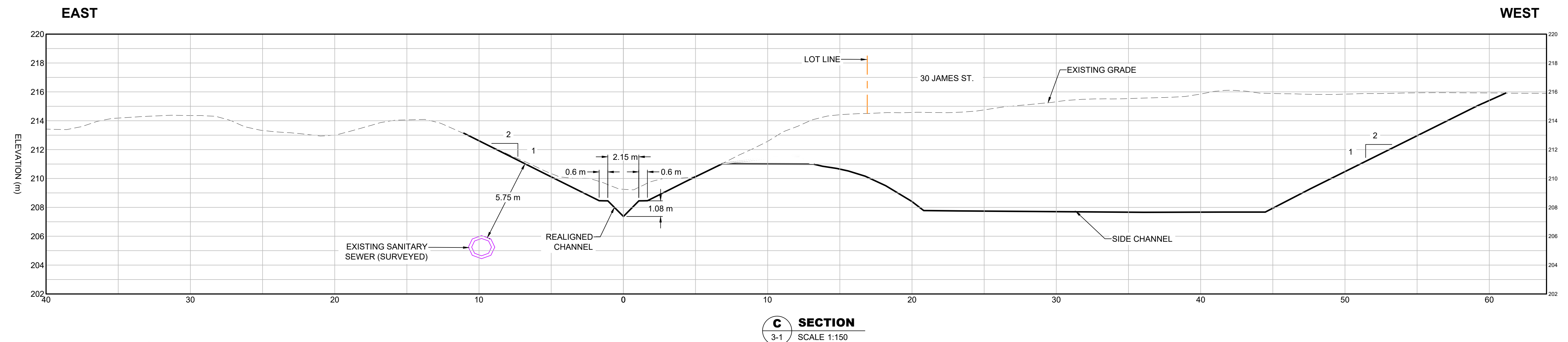
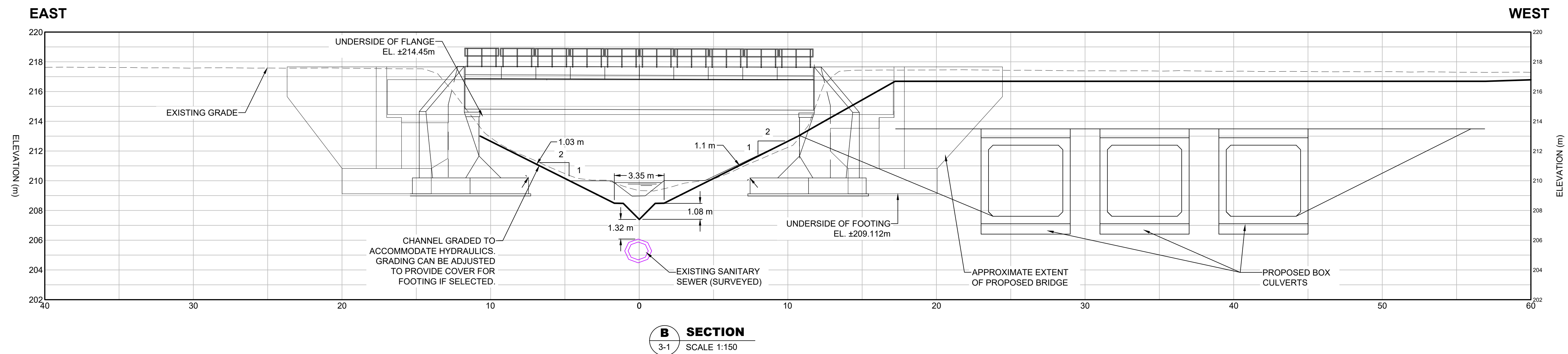
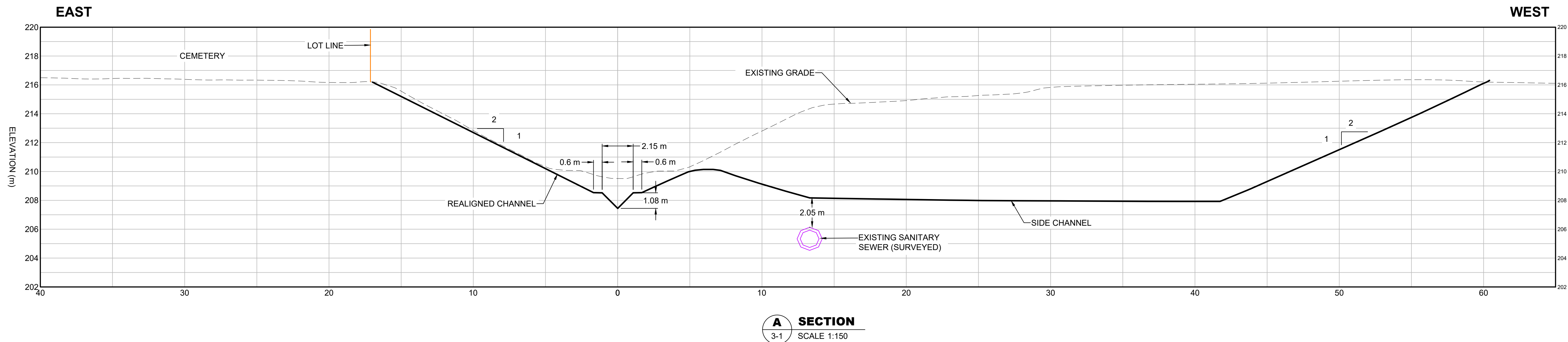
PROPOSED CHANNEL ALT3A BRIDGE

DATE:	MAY 2023	TECHNICAL:	K. HOFBAUER	REVIEWER:	A. MCKAY	DRAWN:	K. WEILE
PROJECT:				REVISION:		SHEET:	
22062				A		3A-1	

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 - 30 mm WHEN PRINTED ON ABCU D 24" x 36" (1)



**FOR DISCUSSION
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A	2023-05-18	FOR DISCUSSION				KH	AM	KW	
No.	DATE	DESCRIPTION				BY	CHK.	DRN.	


Matrix Solutions Inc.
 ENVIRONMENT & ENGINEERING

CITY OF BRAMPTON

RIVERWALK

PROPOSED SECTIONS

ALT3a BRIDGE

DATE:	TECHNICAL:	REVISOR:	DRAWN:
MAY 2023	K. HOFBAUER	A. McKAY	K. WEILER

PROJECT:	REVISION:	SHEET:
22062	A	3A-2

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Appendix **C**

Listing Candidate Summary Report: 30 James Street

L4-1

MUNICIPAL REGISTER OF CULTURAL HERITAGE RESOURCES

LISTING CANDIDATE SUMMARY REPORT



Balfour House
30 James Street

April 2009

Jim Leonard, Heritage Coordinator



BRAMPTON HERITAGE BOARD
DATE: April 21, 2009



PROPERTY LOCATION DATA

ROLL NUMBER	10-02-0-007-05400-0000
PIN NUMBER	140350059
MUNICIPAL ADDRESS	30 James Street
PROPERTY NAME	Balfour House
LEGAL DESCRIPTION	CON 1 EHS PT LOT 5 PL BR 21 PT LOT 81 RP 43R2288 PART 2 RP 43R5902 PART 1
SECONDARY PLAN	
ZONING	R-1B (Residential - single/semi)
GPS COORDINATES	
WARD NUMBER	3
PROPERTY DESCRIPTION	<p>The subject property is within the Peel Plain physiographic region of Southern Ontario (Chapman and Putnam, 1984: 174-176). The land surface of the plain is generally characterized by relatively level topography, within a consistent, gradual slope toward Lake Ontario.</p> <p>The lot is rectangular in shape. The frontage covers 56 square feet.</p> <p>The plan of the principle structure is a simple square shaped masonry building with a masonry wing off the rear elevation.</p> <p>The principle elevation (main façade) is emphasized by the following elements: open verandah with an unusual masonry railing, Edwardian design elements.</p> <p>Landscaping elements include several mature shade trees, generous lawns, remnants of terraced gardens at side and rear of the house.</p> <p>Adjacent property features include: Etobicoke Creek, site of the former Packham's Pond, tail end of the Etobicoke Creek Diversion Channel and CN railway line.</p>

L4-3

PROPOSED FUTURE MITIGATION <u>Indicate all that should be applied:</u> -Historical Plaque -Heritage Designation -Heritage Conservation Easement -Avoidance Strategies as Required -Heritage Impact Assessment as Required -Archaeological Impact Assessment as Required -Adaptive Reuse Plan as Required -Demolition Control Protocols -Minimum Maintenance/Property	 -Historical Plaque -Heritage Designation recommended.
---	--

**STATEMENT OF
CULTURAL HERITAGE
VALUE**

The subject property exhibits considerable cultural heritage value. The aesthetic qualities of the house, the characteristics of the surrounding grounds, along with the associations between the subject property and surrounding features such as the Etobicoke Creek and the site of Packham's Pond make this property and significant heritage resource.

From a design perspective, the subject property is an excellent and generally well preserved example of Edwardian Classicism, dating to about 1906. It was clearly built by skilled craftspeople, particularly bricklayers, as demonstrated by the effective use of decorative pressed brick labels (egg and dart motif) over most doors and windows, also as a course running along the top edge of the water table above the foundation. Also of note is the unusual masonry railing on the open front verandah. This element appears to be the only example of a period brick railing in Brampton.

The verandah is also defined by classical design motifs including dentils along the wood frieze, Doric half columns on brick piers. It should be noted that all masonry is unpainted.

The house was built by either James or Charles Packham, owners of the Brampton Pressed Brick Works, which was located at the east end of John Street in the 'flats', not far from the subject property. Countless houses in Brampton were constructed using the high quality hard pressed red brick manufactured from 1871 to the 1950s by the Packham brick works. This house has compelling historical associations with this important industrial and construction legacy.

The Packham family had considerable real estate holdings in Brampton at the turn of the last century. They built this house on speculation and did not occupy it. The Balfour family owned the house for the longest uninterrupted period dating between 1918-1919 to 1974.

Much of the surrounding land was owned by the Packham family. Contextually the subject property is linked to the site of the former Packham Pond (or Smith Flats). The pond was situated just south of the house in the Etobicoke Creek valley. The pond was owned by the Packhams but was leased out for ice production in winter to R. Smith. The pond was drained when the Etobicoke Creek diversion project was undertaken.

The subject property is also linked to other key landscape elements including the Etobicoke Creek, the tail end of the Etobicoke Creek Diversion channel which is situated almost directly behind the subject property.

Of particular note is the grounds that surround the house. The parcel is defined by several mature shade trees, shrubs and the remnants of professionally landscaped terraced gardens that were established decades ago when the property was owned by the Balfour family. The gardens were located along the south side of the house and along the rear yard. These gardens were publically visible much admired by passersby.

The subject property holds landmark status. The house is quite conspicuous along the streetscape, particularly as James Street curves sharply toward Queen Street. The subject property is also at the top of bank looking over the Etobicoke Creek valley. Looking upward from the valley trail the house holds a considerable and imposing presence.

L4-5

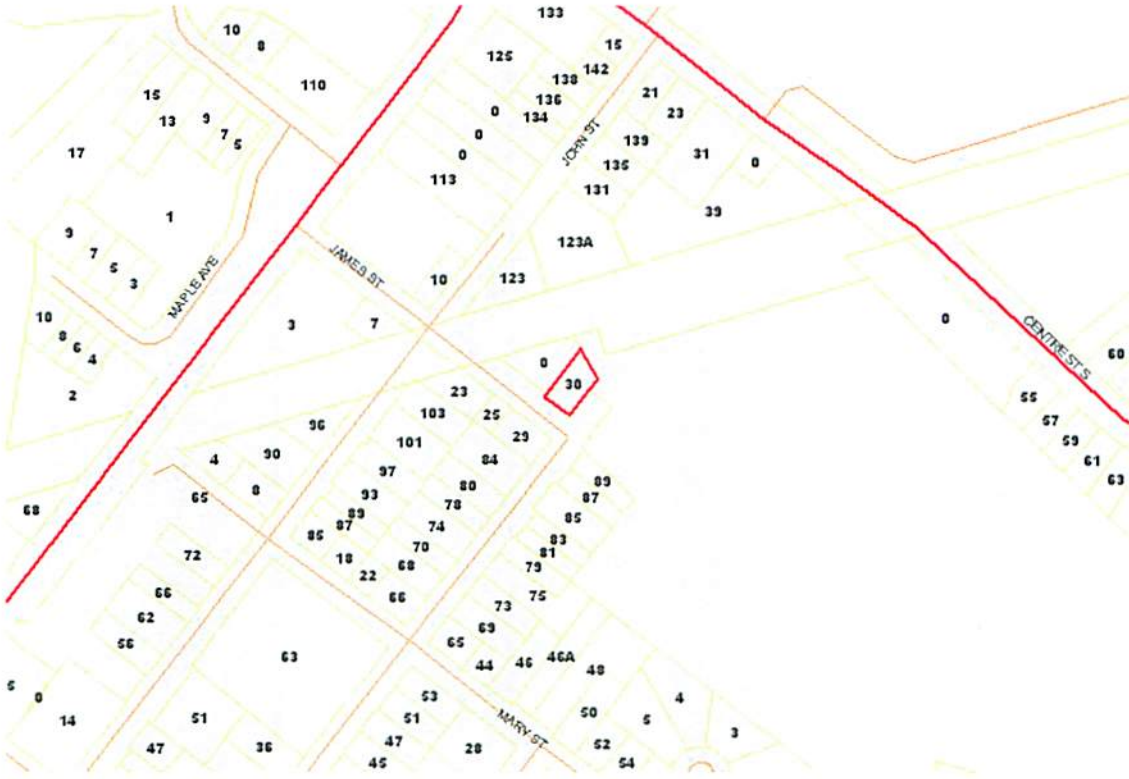
HERITAGE ATTRIBUTES	
Design/Physical	<p>Representative] example of Edwardian Classicism design;</p> <p>Demonstrates a high degree of craftsmanship particularly noted by the unpainted masonry detailing and unusual brick railing on the open verandah;</p>
Historical/Associative	<p>Associated with James Packham and the Balfour family;</p> <p>Associated with the history of Brampton Pressed Brick Company;</p> <p>Associated with landscape history and Brampton Flower Town legacy with remnants of landscaped terraced gardens which were well known and much admired in this community through the early and mid 20th century.</p>
Contextual	<p>Structure has landmark status at the top of bank overlooking the Etobicoke Creek as with its proximity to the sharply curving street along its frontage;</p> <p>Site is linked to its surroundings including the site of Packham's pond, Brampton Pressed Brick, Etobicoke Creek, Etobicoke valley and Diversion Channel;</p>

L4-6

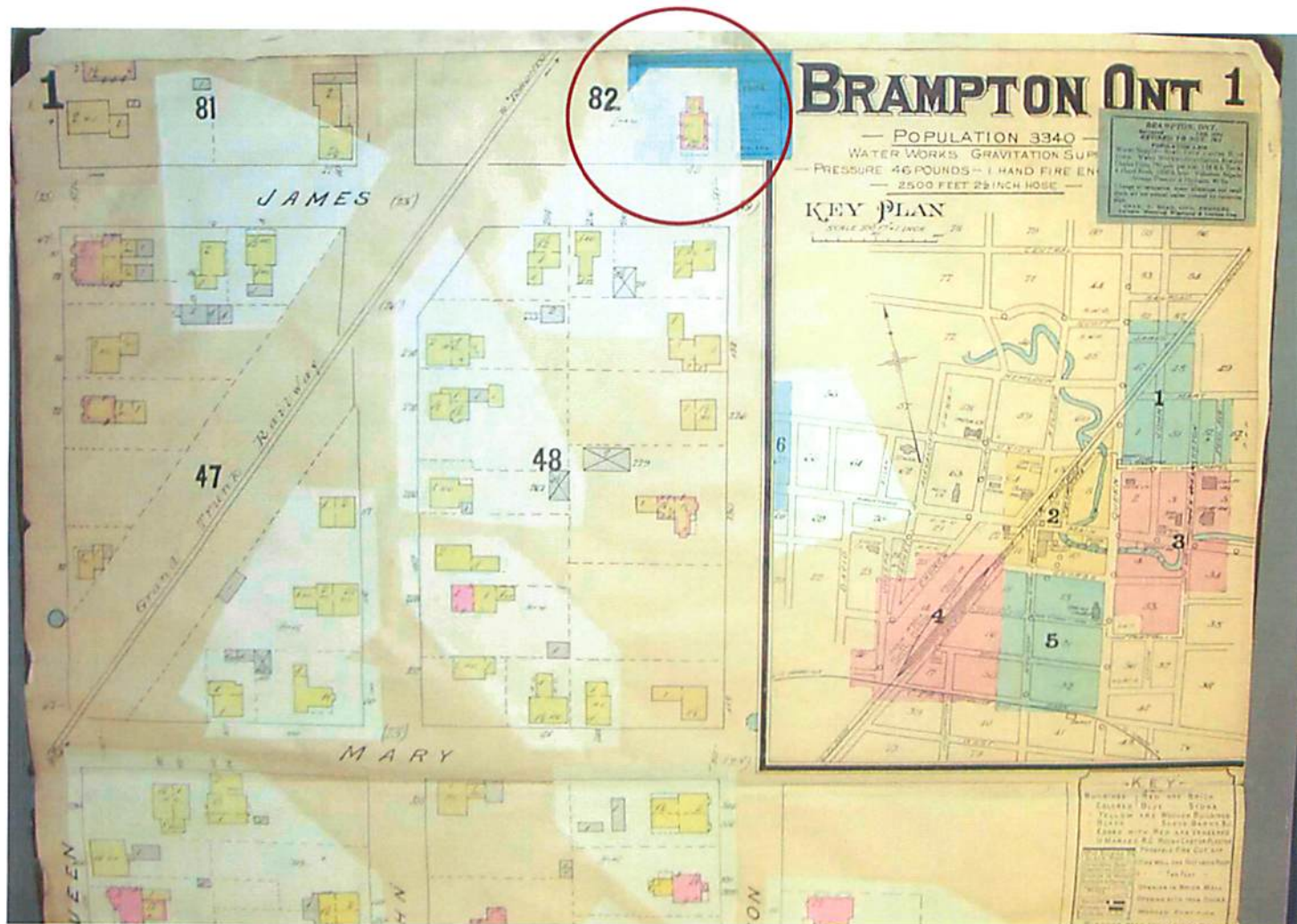
CONSTRUCTION OR CREATION DATE	1906
<u>TYPE OF HERITAGE RESOURCE(S)</u> -archaeological site -heritage district potential -building -cemetery-burial site -structure-object -historic site -historical associations -historic ruin -cultural heritage landscape	-building -cultural heritage landscape
CRITERIA GRADE	A
CURRENT USES AND FUNCTIONS	Residential
SUBMISSION SOURCE	Heritage Resources Sub-Committee
EVALUATION DATE	March 2009
EVALUATION BY	Jim Leonard
SUBCOMMITTEE DATE	April 7, 2009
BHB DATE	April 21, 2009
CREDITS	Doug McLeod for providing copies of the archival images and historical background used in the production of this report.

L4-7

MAPS:



L4-8



Fire Insurance Plan, Town of Brampton, 1894 (rev. 1904).

PHOTOGRAPHS:

L4-9

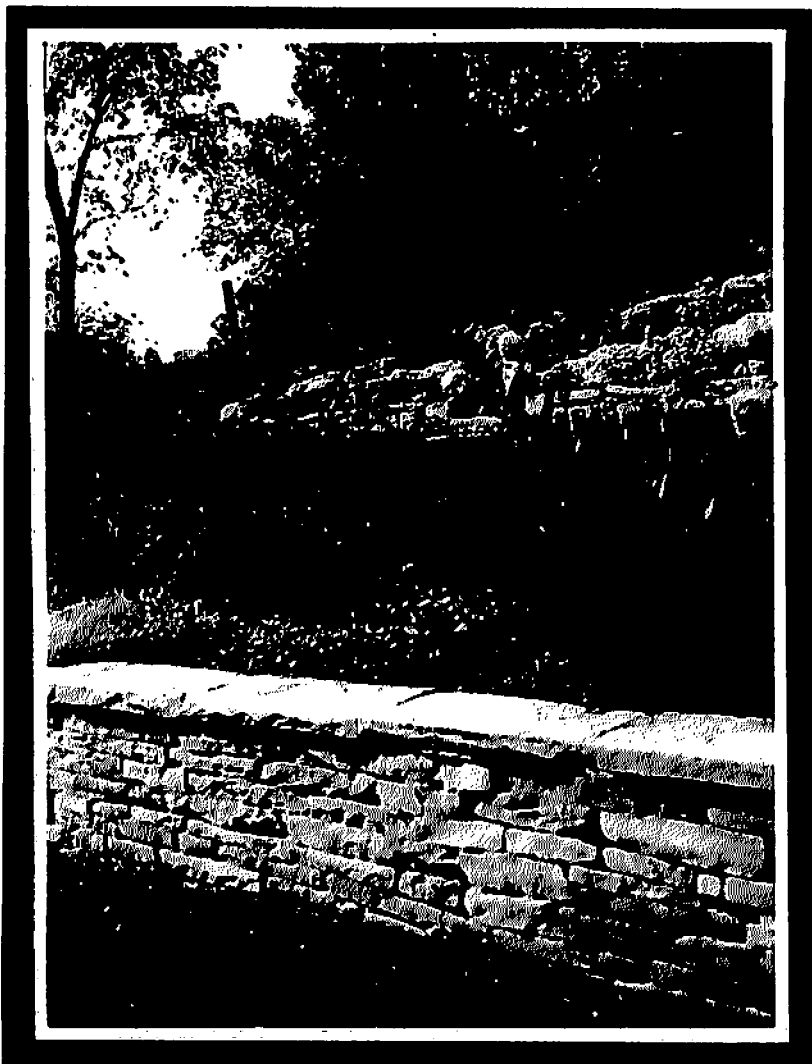


A series of archival photographs of the subject property taken in the early to mid 20th century when owned by the Balfour family. (Courtesy of current owner: Doug McLeod).

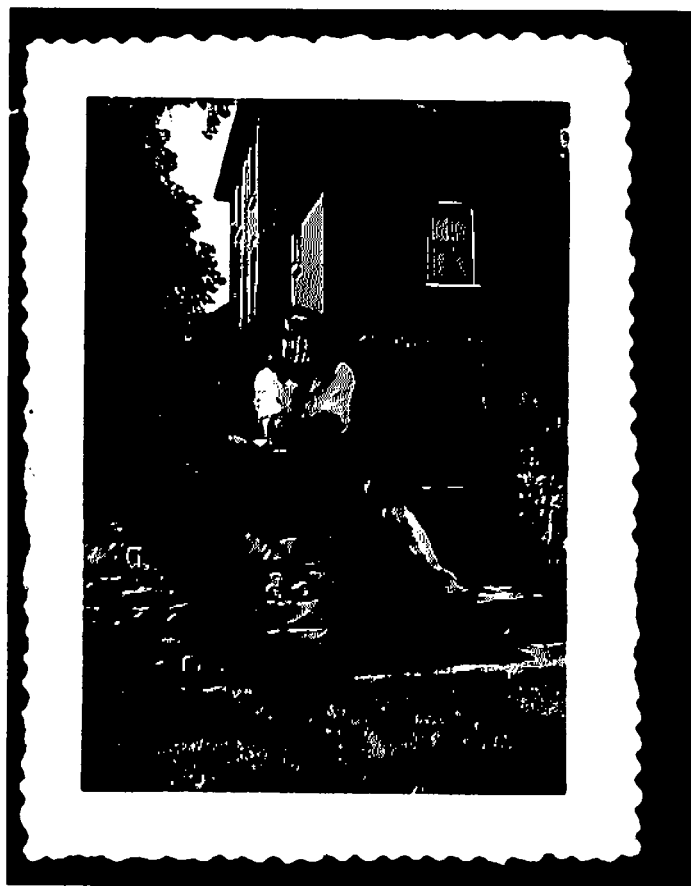


Mary Balfour in backyard, sitting on one of the stone garden walls (circa 1950s).

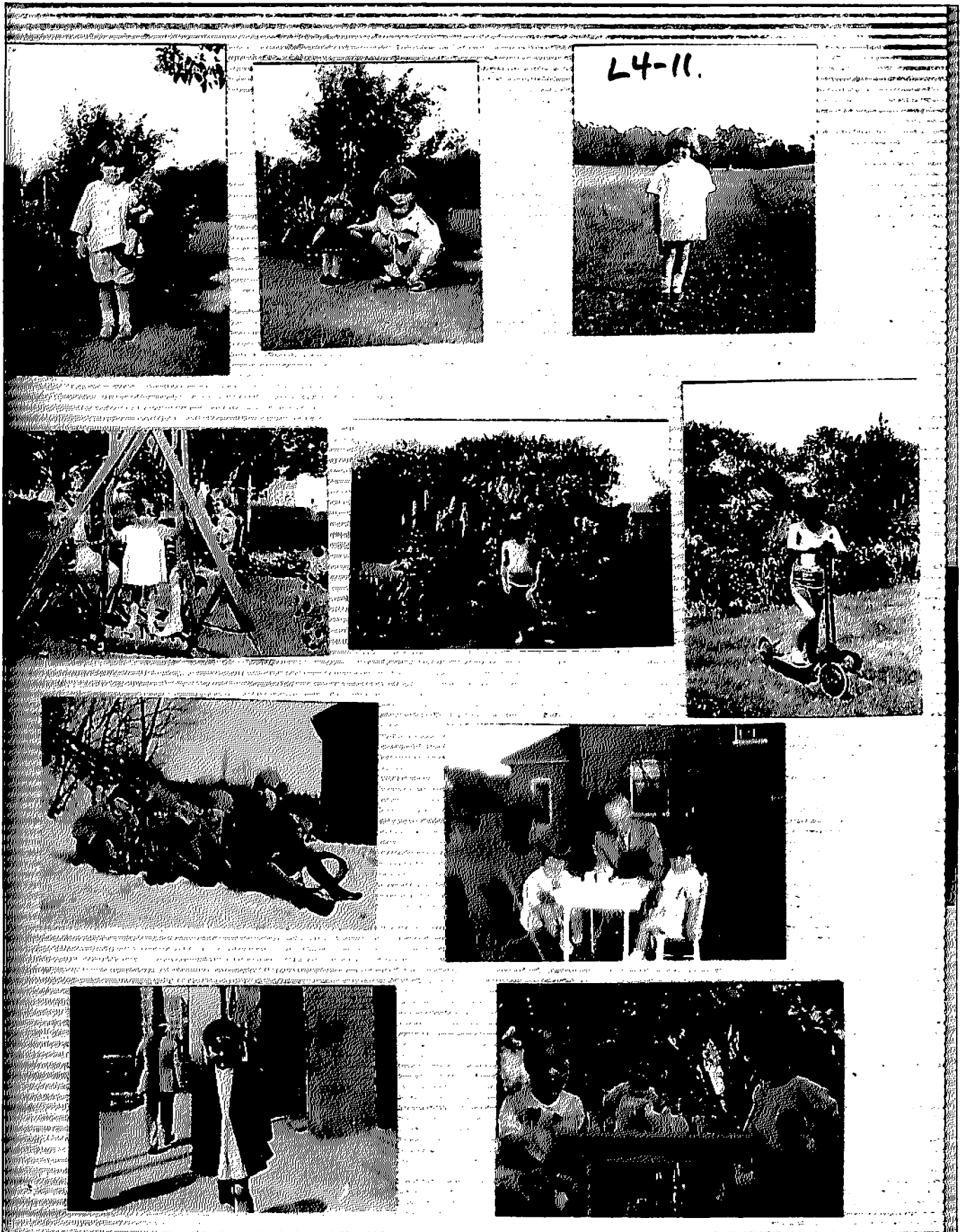
L4-10



Archival photos showing portions of the landscaped terraced gardens on the side and rear of the subject property; (above photo taken about 1937).

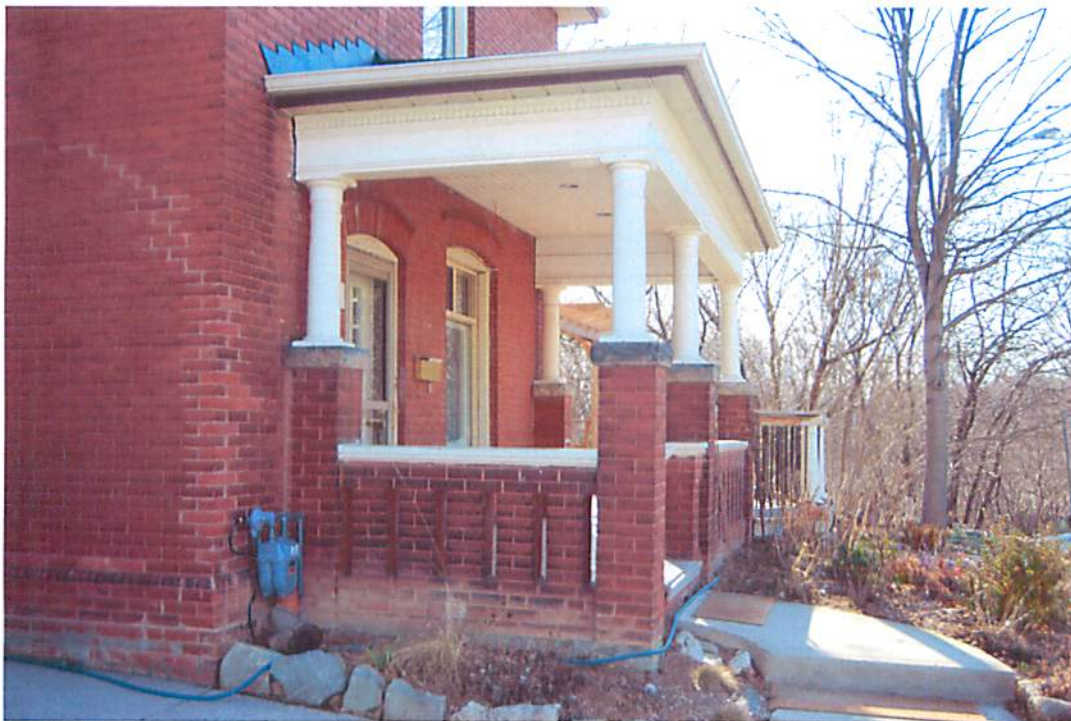


Ailsa Balfour in backyard leaning along one of the terraced stone walls (circa 1932).



A series of Balfour family snapshots taken on or near the subject property (circa 1930s).

L4-12



Unusual masonry verandah railing; possibly the only early 20th century example of this use of masonry in Brampton.

L4-13



L4-14



Detail showing classical elements on verandah frieze, including dentils, and Doric capital on top of porch column.



Detail showing decorative moulded brick label (in egg and dart motif) over main door and windows on front facade. This detail is present over most doors and windows.

L4-15



Detail showing water table that runs along the foundation wall. The same decorative moulded brick detail (as seen over windows and doors) is seen here, again in an 'egg and dart' motif.



Contextual view show relationship between front facade and the curving street.

L4-16



Images showing the prominence of the subject property from different perspectives. The landscape terraced gardens were located along this portion of the lot.



L4-17



The subject property is adjacent to the transition point between the end of the Etobicoke Creek Diversion Channel and the natural course of the Etobicoke. Packham's Pond began in this general area.

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