



Report
Staff Report
The Corporation of the City of Brampton
4/15/2025

Date: 2025-04-01

Subject: **Recommendation Report: Heritage Impact Assessment, 10300 Highway 50 – Ward 10**

Contact: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-298

RECOMMENDATIONS:

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 15th, 2024, re: **Recommendation Report: Heritage Impact Assessment, 10300 Highway 50 – Ward 10** be received;
2. That the Heritage Impact Assessment, 10300 Highway 50 dated December 12th, 2024 be deemed complete;
3. That the following recommendations as per the Heritage Impact Assessment, 10300 Highway 50, to address the indirect impacts of the development on the adjacent listed property at 10192A Highway 50 be received and followed:
 - I. To mitigate the potential impacts related to the disruption of the visual setting of the farmhouse from the surrounding rural agricultural landscape, it is recommended that a landscape plan is developed to include a planted buffer to screen the concrete wall from the heritage property. Where required, fencing must be complimentary and sympathetic to the heritage character of the subject property (e.g. black Clear View fence). Non-sympathetic fencing (e.g. chain link fence) must be avoided. A landscape plan developed by WSP is presented in Appendix C.
 - II. To mitigate the potential vibration impacts resulting from nearby heavy traffic, grading, and construction activities, WSP recommends that a qualified vibration specialist be consulted to develop an appropriate vibration monitoring program to avoid or reduce impacts to the structure.
4. That Heritage Staff proceed with preparing a recommendation report for the designation of the property at 10192A Highway 50 under part IV of the Ontario Heritage Act.

OVERVIEW:

- In November 20, 2023, the City of Brampton submitted a Site Plan Application for a new transit terminal and bus facility at 10300 Highway 50. The property is located in the northeast quadrant of the city, on Highway 50, south of the Coleraine Drive/Major Mackenzie Drive intersection.
- As part of this application, a Heritage Impact Assessment (HIA) was completed by WSP on December 12th, 2024 to identify any direct and indirect impacts of the transit terminal development on the Cultural Heritage Value or Interest (CHVI) and heritage attributes of the adjacent property at 10192A Highway 50.
- 10300 Highway 50 is neither a listed nor a designated heritage property. There are no heritage resources within the subject property boundary. However, the adjacent property, 10192A Highway 50 is a listed property in the City of Brampton Heritage Register.
- The Property at 10192A Highway 50 has been subject to multiple reviews and evaluations pursuant to Ontario Regulation 9/06. It was evaluated previously by City of Brampton staff to have Cultural Heritage Value or Interest (CHVI) and a (NOID) was issued in 2017. A subsequent CHER was completed in 2021 as part of a City-initiated Transit Project Assessment (TPA) for a new transit terminal at 10300 Highway 50.
- The HIA for 10300 Highway 50 determined that no direct impacts are anticipated to the subject property. However, indirect impacts to the listed property at 10192A Highway 50 are anticipated, related to the disruption of the visual setting of the farmhouse and the potential introduction of vibration caused by nearby heavy traffic, grading, and construction activities. Recommended mitigation measures include implementing a landscaping plan and a vibration monitoring plan.
- The HIA is considered complete as per the City's Terms of Reference.

BACKGROUND:

In late 2020, the City of Brampton acquired the subject property at 10300 Highway 50 for the purpose of creating a future bus transit terminal. The terminal will consist of a one-storey and two-storey building with bus storage, a maintenance and support area, a maintenance garage area and administrative offices surrounded by parking areas, outdoor bus storage areas, an outdoor staging and maintenance area, a loading area and a stormwater management pond. The main access to the building for passenger vehicles will be from the north via Cadetta Road.

The adjacent property at 10192A Highway 50 is a listed heritage resource in the City of Brampton's Heritage Register. A Notice of Intention to Designate was issued for the

property in 2017 but a designation bylaw was not passed. As a result, it remains a listed heritage property.

In March 2021, IBI Group, on behalf of the City of Brampton, contracted ASI to prepare a preliminary screening report for the properties adjacent to 1300 Highway 50 as part of the New Transit Maintenance Facility Transit Project Assessment Process (TPAP). The report identifies potential impacts to the listed heritage property at 10192A Highway 50. Based on the results of the screening report, a detailed CHER was completed and recommended that an HIA be conducted at the formal submission stage.

In November 2023, the City of Brampton submitted a Site Plan Application for the transit facility on the subject property. As part of the Site Plan application, the City of Brampton retained WSP to complete an HIA as previously recommended to review the potential impacts of the proposed development on the adjacent built heritage resource at 10192A Highway 50. The HIA relied upon the heritage evaluations completed for the 2017 NOID and 2021 CHER to understand the cultural heritage value or interest of the property at 10192A Highway 50.

Property Location

The roughly rectangular, 16.49-hectare (40.76 acre) subject property fronts onto Highway 50, immediately south of Cadetta Road, and is surrounded by agricultural properties to the west and south, by light industrial and commercial buildings to the north and a freight yard to the east. The property is located immediately adjacent to 10192A Highway 50, Brampton as it abuts the south property line. 10192A Highway 50 is listed heritage property on the City of Brampton's municipal heritage register.

The subject property is located within the Highway 427 Secondary Plan and the former Toronto Gore Township. This area of the City is historically known for its rural landscape and abundant farmsteads. In particular, the adjacent property at 10192A Highway 50 includes one of the last remaining intact farmsteads in East Brampton.

CURRENT SITUATION:

CHVI of the Structures

The subject property at 1300 Highway 50 is currently used for agricultural purposes and is not identified to possess any CHVI. It is neither listed on Brampton's Municipal Register of Cultural Heritage Resources ("Heritage Register") nor designated under Part IV or V of the OHA.

The adjacent property at 10192A Highway 50, contiguous to the south of the subject property, is listed in the Brampton Municipal Heritage Register. Known as the Gore Cottage, the farmstead includes a two-storey red brick farmhouse, a single-car garage, an entrance drive, a grouping of agricultural buildings, and agricultural fields.

Based on the Notice of Intention to Designate (NOID) issued on July 27, 2017, it is considered to have Cultural Heritage Value or Interest (CHVI) based on O. Reg. 9/06, meeting **three out of nine criteria**.

Subsequently, the CHER conducted by ASI in 2021 reviewed and updated the evaluation and found that the property meets **five out of nine criteria** under O. Reg/ 9/06 for its design, associative and contextual value. A draft statement of significance and list of heritage attributes have been prepared accordingly.

A summary of 10192A Highway 50's CHVI is as follows:

“Built in 1899, the farmhouse on the property is a representative example of the vernacular Italianate architectural style, with Romanesque Revival influences. Elements typical of the Italianate style found on the exterior of the house include the low-pitched hipped roof with projecting eaves, decorative paired brackets, and round-headed windows. It has direct association with the Johnston family, who were early settlers from Ireland in the Township of Toronto Gore. The property has remained in the Johnston family and has been passed down through five generations of Johnston men, while continually operating as a farm up to the present. Furthermore, the farmstead has additional cultural heritage value in its role in maintaining and supporting the rural, agricultural character of the surrounding area. It is physically and historically linked to the surrounding agricultural properties on the west side of Highway 50. It is also considered a local landmark, visible from Highway 50. The key architectural elements that make it prominent in the landscape include the two-storey red brick house and the tall concrete stave silo.”

Impact Assessment and Mitigation Measures

The proposed development will involve construction of a new transit facility for bus transportation. Although there are **no direct impacts** on the adjacently identified heritage attributes/resources, the HIA identifies the following **indirect impacts** of the development and recommends mitigation measures:

1. **Significant views from Highway 50 have been identified as heritage attributes (identified in the CHER completed by ASI). The proposed work includes a three metre tall concrete retaining wall along the southern length of the subject property abutting the heritage listed 10192A Highway 50, which may impact views from Highway 50. The retaining wall has the potential to negatively impact the visual setting resulting in the following mitigation recommendation:**

To mitigate the potential impacts related to the disruption of the visual setting of the farmhouse from the surrounding rural agricultural landscape, it is recommended that a landscape plan be developed to include a planted buffer to

screen the concrete wall from the heritage property. Where required, fencing must be complimentary and sympathetic to the heritage character of the subject property (e.g. black Clear View fence). Non-sympathetic fencing (e.g. chain link fence) must be avoided.

2. **The proposed work and associated land disturbances will be limited to the property at 10300 Highway 50 with the exception of a small connection to the existing driveway at 10192A Highway 50. This minor alteration to the existing driveway is planned to facilitate access to the proposed transit facility. The minor alteration to the driveway will not result in a change in grade that will alter drainage patterns that would adversely affect the identified heritage attributes. However, the close proximity of the proposed work to the farmhouse may introduce risk to the structure related to vibrations cause by nearby traffic, grading, and construction activities:**

It is recommended that a qualified vibration specialist be consulted to develop an appropriate vibration monitoring program to avoid or reduce impacts to the structure.

CORPORATE IMPLICATIONS:

None.

STRATEGIC FOCUS AREA:

The approval of the Heritage Impact Assessment noted within this report supports the Culture & Diversity and Transit & Connectivity Focus Area. The recommendations therein, facilitate the development a new transit facility and bus terminal that will significantly enhance Brampton Transit's capacity and help meet the city's growing transit needs. It also creates opportunities for the conservation of a unique heritage property that contributes to the understanding of Brampton's early history.

CONCLUSION:

It is recommended that the Heritage Impact Assessment, 1300 Highway 50, be received by the Brampton Heritage Board as being complete.

Authored by:

Reviewed by:

Tom Tran
Heritage Planner
Integrated City Planning

Jeffrey Humble, RPP, MCIP
Manager
Policy Programs and Implementation

Reviewed by:

Reviewed by:

Henrik Zbogar, RPP, MCIP
Director
Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner
Planning, Building and Growth Management

Attachments:

- Attachment 1 – CHAR and CHER for TPAP – ASI – March 2021
- Attachment 2 – HIA for 1300 Hwy 50 – WSP – December 2024
- Attachment 3 – Highlights of HIA for 1300 Hwy 50