



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

Date: 2025-04-01

Subject: **Recommendation Report for Consideration of Objection to Notice of Intention to Designate 18 River Road, under Part IV of the Ontario Heritage Act – Ward 6**

Contact: Arpita Jambekar, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-295

RECOMMENDATIONS:

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of April 15th, 2025, re: **Recommendation Report for Consideration of Objection to Notice of Intention to Designate 18 River Road under Part IV of the Ontario Heritage Act – Ward 6**, be received;
2. That the Brampton Heritage Board recommend that the City Council not withdraw the Notice of Intention to Designate and proceed with the designation process under Part IV of the Ontario Heritage Act.

OVERVIEW:

- The property at 2018 River Road has been included as a Listed Cultural Heritage Resource in Brampton's Municipal Register since 2005.
- As part of due diligence efforts prior to submission of an application for severance for the property at 18 River Road, a Heritage Impact Assessment was requested by staff to address potential impacts to the property.
- The HIA concluded that the subject property meets the provincial criteria for municipal designation prescribed by Ontario Regulation 9/06 under the categories of design/physical value and historical/ associative value.
- In reviewing the evaluation Heritage staff identified that the property met contextual criteria as well.
- The HIA recommendations were reviewed by the Brampton Heritage Board meeting of October 2, 2024, and approved by Council on October 30, 2024.

- **The Heritage Designation under Part IV, Section 29 of the Ontario Heritage Act was recommended by the Brampton Heritage Board meeting of October 15, 2024, and approved by the Council on December 11, 2024.**
- **The Notice of Intention to Designate the property in accordance with the requirements of the Ontario Heritage Act was issued on January 17, 2025;**
- **A formal Letter of Objection to the Notice was received by the City Clerk on February 13, 2025.**
- **This report is prepared in response to the Letter of Objection to the Notice of Intention to Designate.**

BACKGROUND:

On December 11, 2024, City Council directed staff to issue a Notice of Intention to Designate (NOID) under Section 29 of the Ontario Heritage Act (OHA) for the property at 18 River Road. In accordance with the Ontario Heritage Act 29 (3), the NOID was published on the City's website on January 17, 2025. In accordance with the OHA, the NOID was also served to the property owner and the Ontario Heritage Trust.

Under Part IV, Section 25 (5) of the OHA, any person can serve the City with Notice of Objection to a NOID within 30 days after its publication. City Council must consider objections and render a decision to either withdraw or proceed with the designation within 90 days from the end of the objection period.

A Notice of Objection from the owners of the property was received by the City Clerk on February 13, 2025, within the required timeframe set out in the OHA. Council has until May 17, 2025, to consider this objection. This report was prepared in response to the objection.

CURRENT SITUATION:

Cultural Heritage Value of the Property

The property at 18 River Road consists of an irregularly shaped lot located on the west side of River Road where it runs parallel with Mississauga Road, between the intersection at Mississauga Road and River Road's southernly bend. The house is a one-and-a-half storey stucco clad Craftsman style bungalow. The evaluation of this property was prompted in 2023 when the owner approached the City to inquire about heritage requirements in consideration of a potential severance of a portion of the property. Because the property is listed in the City's Municipal Heritage Register, a Heritage Impact Assessment was prepared prior to submission of a severance application, to evaluate the cultural heritage values and assess possible impacts that might result from the severance.

Rationale for Heritage Designation

Heritage staff have reviewed the Notice of Objection dated February 13, 2025, prepared by the property owner (see Attachment 2), which outlines the reasons for the objection to the NOID. The letter argues that the property meets only one criterion under Ontario Regulation 9/06, and expresses concern regarding the potential impact of Designation on property value as well as restrictions on alteration. The following section provide staff's comment on the objection letter.

1. *Property evaluation for Ontario Regulation 9/06*

It is argued in the Notice of Objection that, based on an independent evaluation, the property meets only one criteria of *O. Reg. 9/06*. However, as per the HIA submitted as part of the severance application, by LHC Heritage Planning and Archaeology Inc. for the owners, the property meets two criteria (criteria i and iv) of *O. Reg. 9/06*. Though some physical attributes of the house have been altered, these are reversible interventions, and the property maintains its character as an early example of an Art's and Crafts Bungalow architectural style. The alteration and modernization of the interior mentioned in the Notice of Objection do not impact the cultural heritage value as only exterior attributes have been considered for Heritage Designation.

The rationale for the property to meet criterial viii (contextual value) is based on the property's association with the Cultural Heritage Landscape of River Road (listed heritage resource) and also with the property's association with the Credit River, Huttonville and the McMurchy powerhouse and Mills that make the property visually and historically linked to its context. Detailed cultural heritage evaluation and heritage attributes of the property are provided in Attachment 1 to this report.

The property has associative value because it was the long-time residence of Angus McMurchy who operated the McMurchy Wollen Mill in Huttonville. The McMurchy's were also instrumental in the expansion of electrical power generation and use in Brampton.

2. *Potential impact of designation on restrictions to alteration, financial burdens, and reduced property value*

Heritage staff met with the owners prior to the submission of formal Notice of Objection, to address these concerns. Conceptual designs for potential alterations to the residence were shared by the owner and Heritage staff confirmed that a sensitively designed, subordinate addition is totally acceptable for a designated heritage property. In principle, heritage staff supports the conceptual design for an addition to the property and remains available to discuss design refinements ensuring that the cultural heritage attributes of the property are protected and conserved.

While financial implications and impacts on property value are not a consideration when evaluating a property for designation under Ontario Regulation 9/06, the City of Brampton offers the Paul Willoughby Heritage Incentive Grant to assist property owners with costs related to conservation and restoration of designated properties. Currently the property would be eligible for a matching grant of up to \$10,000 every two years and this amount shall increase up to \$25,000 beginning of 2026. The City is also considering a tax incentive grant to support owners of designated heritage properties. In terms of property values for heritage properties, there are numerous studies on this matter demonstrating that heritage designation leads to an increase in property value – not only for the subject property but for the entire neighbourhood.

CORPORATE IMPLICATIONS:

Financial Implications:

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

Legal Implications:

As a Notice of Objection has been provided, Council must consider the objection and then determine whether to withdraw the Notice of Intent to Designate the property or proceed with issuing the Notice of Intent to Designate under Part IV of the *Ontario Heritage Act*.

STRATEGIC FOCUS AREA:

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

CONCLUSION:

The objections received does not provide substantive reasons or new information related to the designation of 18 River Road. Staff maintain the position that the property at 18 River Road merits designation under Part IV of the Ontario Heritage Act for its cultural heritage value and recommend that City Council not withdraw the NOID and that it proceed with the passing of a By-Law to designate the property.

Authored by:

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Attachments:

- Attachment 1 – Amended Designation Report for 18 River Road
- Attachment 2 – Formal Notice of Objection to NOID dated Feb 13, 2025
- Attachment 3 – Notice of Intention to Designate (NOID) dated Jan 17, 2025