

Renji Abraham & Sudha Abraham
18 River Road
Brampton, ON
renji.4g@gmail.com
Cell: 647-609-2115, 647-700-2115



February 13, 2025

City Clerk
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Subject: Formal Objection to the Proposed Heritage Designation of 18 River Road, Brampton

Dear City Clerk,

We are residents of Brampton Ward 6, located at 18 River Road, and we recently received a letter from the City regarding the proposed heritage designation of our property. We are writing to formally object to this designation under Ontario Regulation 9/06 of the Ontario Heritage Act.

According to an assessment we conducted, our property meets only one criterion—Criterion 4 (Historical Association)—while failing to meet the following:

- **Criterion 1:** The property lacks design or physical value as it is not a rare, unique, representative, or early example of any architectural style, type, material, or construction method.
- **Criterion 2:** Lacks a high degree of craftsmanship or artistic merit.
- **Criterion 3:** Does not demonstrate technical or scientific achievement.
- **Criterion 5:** Does not yield or contribute to an understanding of a community or culture.
- **Criterion 6:** Not associated with any significant architect, artist, builder, or theorist.
- **Criterion 7:** Does not define, maintain, or support the character of the area.
- **Criterion 8:** Lacks any significant physical, functional, visual, or historical links to its surroundings.
- **Criterion 9:** Not recognized as a landmark.

The property does not contain any significant heritage elements. It lacks distinctive rustic materials or unique window designs and is not a rare, unique, or early example of any particular architectural style, type, material, or construction method.

While the house is identified as a representative example of the Craftsman Bungalow style, it is neither an early nor a rare example. The exact date of construction is unknown, and as stated in your letter, its features—including its one-and-a-half-storey height, low-pitched roof, overhanging eaves, and lack of ornamentation—are common characteristics of many bungalows from its time. This makes it a typical rather than a historically significant structure.

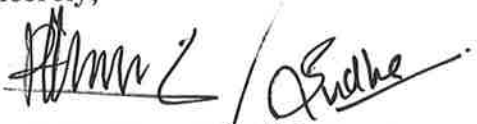
The City's decision is based on a study conducted in 2001, which claims that our property meets one criterion in each of the three categories (design, historical, and contextual value). However, when we purchased the property in 2016, it had already undergone numerous alterations, including window replacements and the addition of exterior stucco, giving it a modern appearance—particularly inside. Given these modifications, we conducted an independent study confirming that our property does not meet the necessary requirements for heritage designation. The structures on the property are commonplace, vernacular buildings with no unique historical or architectural significance beyond general local history.

Furthermore, this designation would impose unnecessary restrictions and financial burdens, potentially reducing the property's market value and limiting future development opportunities. **We have two adult children who are planning to marry and settle soon, both of whom will need their own space. Our plan was to either build two semi-detached units on this lot or add an extension to the existing structure. A heritage designation would prevent such reconstruction and future development.**

Given these factors, we strongly believe that the heritage designation is not justified and would impose undue restrictions and financial burdens on the property. We respectfully request that your office review the decision made by the Heritage Planning Department and remove our property from the heritage designation list.

We appreciate your time and consideration of this matter and look forward to your response.

Sincerely,

Handwritten signatures of Renji Abraham and Sudha Abraham in black ink. The signature of Renji is on the left and Sudha's is on the right, separated by a vertical line.

Renji Abraham & Sudha Abraham

18 River Road

Brampton, ON

renji.4g@gmail.com

Cell: 647-609-2115, 647-700-2115