

REPORT

Heritage Impact Assessment for 10300 Highway 50, City of Brampton, Regional Municipality of Peel, Ontario

Cadetta Johnston Transit Facility

Submitted to:

City of Brampton

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Submitted by:

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ABBREVIATIONS

BHR Built Heritage Resource

CHER Cultural Heritage Evaluation Report

CHL Cultural Heritage Landscape

CHVI Cultural Heritage Value or Interest

HCP Heritage Conservation Plan

HIA Heritage Impact Assessment

MCM Ministry of Citizenship and Multiculturalism

OHA Ontario Heritage Act

PHP Provincial Heritage Property

PPS Provincial Planning Statement

SCHVI Statement of Cultural Heritage Value of Interest



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GLOSSARY

Adjacent lands

Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (Government of Ontario 2024).

Built Heritage Resource:

Means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community (Government of Ontario 2024).

Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.

Conserved:

Means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (Government of Ontario 2024).

Cultural Heritage Landscape:

Means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (Government of Ontario 2024). Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Heritage Attributes:

Means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest (Government of Ontario 2024). Heritage attributes are the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).

Protected Heritage Property:

Means property designated under Part IV or VI of the *Ontario Heritage Act*, property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*, property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the *Standards and Guidelines for the Conservation of Provincial Heritage Properties*; property protected under federal heritage legislation; and UNESCO World Heritage Sites (Government of Ontario 2024).



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Significant:

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act* (Government of Ontario 2024).



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EXECUTIVE SUMMARY

WSP Canada Inc. (WSP) was retained by the City of Brampton to complete an HIA for 10300 Highway 50 in the City of Brampton, Regional Municipality of Peel, Ontario. The roughly rectangular, 16.49-hectare (40.76 acre) property addressed as 10300 Highway 50, 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. Notably, the subject property is located immediately adjacent to 10192A Highway 50, Brampton which abuts the south property line.

The property at 10192A Highway 50 is listed as a non-designated property on the City of Brampton's Municipal Register of Cultural Heritage Resources. A Notice of Intention to Designate (NOID) was issued for the property on July 27, 2017, but a designation by-law was never passed and due to recent legislation changes, the NOID has since expired. A Cultural Heritage Evaluation Report (CHER) was also completed for the property by ASI in 2021 which included an evaluation of the property according to O.Reg.9/06 and draft Statement of Cultural Heritage Value or Interest (SCHVI) and list of heritage attributes. Both the NOID and draft SCHVI with list of heritage attributes identify the two-storey farmhouse has the primary cultural heritage resource.

The City of Brampton intends to construct a new transit facility for bus transit on the subject property. The transit facility 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. As the subject property is adjacent to a listed (not designated) property on the City of Brampton's Heritage Register, an HIA is required as part of the site plan application.

This HIA was guided by the City's *Heritage Impact Assessment – Terms of Reference* (Brampton, n.d.), the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 of the *Ontario Heritage Tool Kit*, the MCM's *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006), the *Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MCM 2014), and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

This HIA relied upon the heritage evaluations completed for the NOID and CHER completed by ASI to understand the cultural heritage value or interest (CHVI) of the property at 10192A Highway 50. 10192A Highway 50's CHVI lies primarily in its farmhouse, which has physical value as a representative example of Italianate style of architecture, historical value for its association with Johnston families, early settlers to Toronto Gore Township and the hamlet of Coleraine and contextual value as a landmark visible from Highway 50.

WSP assessed the proposed work for the new transit facility to identify any direct and indirect impacts to 10192A Highway 50's CHVI and heritage attributes. From the results of background research, information gathering, field documentation, and impact assessment, WSP determined that no direct impacts are anticipated to the subject property. However, indirect impacts 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.



Accordingly, WSP makes the following recommendations:

- 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. WSP has developed a landscape plan to address the cultural heritage considerations for the subject project, including a planted buffer to screen the concrete retaining wall and black Clear View fencing. The landscape plan (dated November 15, 2024) is presented in Appendix C.
- 2) 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.

The above recommendations were prepared using drawings of the proposed work contained in Appendix B and landscape plan contained in Appendix C. Should the proposed work be updated or changed, then an HIA Addendum is required.



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1 INTRODUCTION

1.1 Background

WSP Canada Inc. (WSP) was retained by the City of Brampton to complete a Heritage Impact Assessment (HIA) for 10300 Highway 50 in the City of Brampton, Regional Municipality of Peel, Ontario (subject property) (Figure 1). The roughly rectangular, 16.49-hectare (40.76 acre) 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 subject property is located immediately adjacent to 10192A Highway 50, Brampton as it abuts the south property line. 10192A Highway 50 is listed as a non-designated property on the City of Brampton's municipal heritage register. A notice of intention to designate (NOID) the property was issued on July 27, 2017, but a designation by-law was never passed and due to recent legislation changes, the NOID has since expired.

The City of Brampton intends to development the subject property with a new transit facility for buses and has retained WSP to complete an HIA that will review the impact the proposed development may have on the adjacent built heritage resource at 10192A Highway 50.

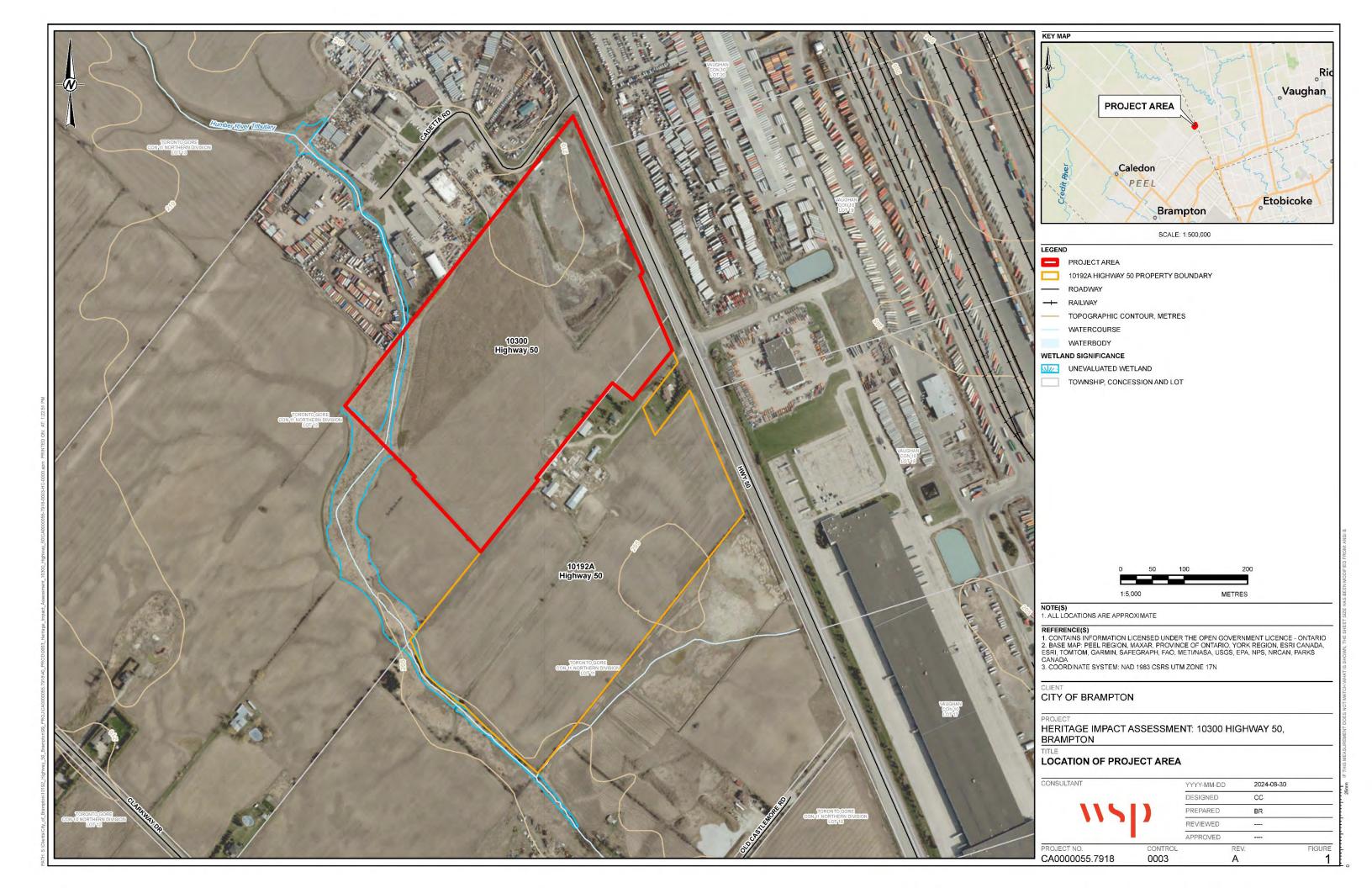
The preparation of this HIA was guided by the City of Brampton's *Heritage Impact Assessment: Terms of Reference* as scoped by the City of Brampton's Heritage Staff (Brampton, n.d.), the Ministry of Citizenship and Multiculturalism (MCM) InfoSheet #5 of the *Ontario Heritage Tool Kit*, the MCM's *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities* (2006), the *Standards & Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification and Evaluation Process* (MCM 2014), and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

1.2 Scope

To complete this HIA, WSP:

- Reviewed background research included in the Cultural Heritage Evaluation Report (CHER) completed by ASI, dated January 2021 (Revised February 2021) to gain an understanding of the historical evolution of the 10192A Highway 50;
- Collected online data and made agency information requests to the City of Brampton, Ontario Heritage Trust, and MCM to gather information for the subject property and 10192A Highway 50;
- Conducted a field investigation to establish the existing conditions of 10192A Highway 50, assess built heritage resources, and cultural heritage landscape components;
- Reviewed the NOID issued in 2017 and the Ontario Regulation 9/06 evaluation of 10192A Highway 50 in the CHER completed by ASI, dated January 2021 (Revised February 2021);
- Assessed the potential direct and indirect impacts of the proposed development on the Cultural Heritage Value or Interest (CHVI) and heritage attributes of 10192A Highway 50; and,
- Recommended mitigation measures and a conservation approach to avoid or reduce the negative impacts (as appropriate).





2 METHODOLOGY

2.1 Regulatory Requirements

The requirements to consider cultural heritage under the Planning Act process is found in the *Provincial Policy Statement* (PPS) (Government of Ontario 2024) and the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (Government of Ontario 1990).

2.1.1 Provincial Policy Statement

The *Planning Act* describes planning direction in Ontario. In particular, Section 2 of the *Planning Act* identifies that planning authorities at the municipality should have regard to matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Similarly, the Provincial Planning Statement (Government of Ontario 2024) prioritizes the long-term conservation of the Province's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological as they provide environmental, economic and social benefits. It is in the provincial interest to protect and utilize these resources effectively over a long term. Section 6.2 states:

- A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including:
- 3) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;

Section 4.6 also details the conservation of cultural heritage and archaeology through the following five policies:

- Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.
- Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.
- Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.
- 4) Planning authorities are encouraged to develop and implement:
 - 1) archaeological management plans for conserving archaeological resources; and
 - proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.
- 5) Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.



2.1.2 Region of Peel Official Plan

As per Ontario Bill 23 (*More Homes Built Faster Act, 2022*) and Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*), the Region of Peel Official Plan (RPOP), as of July 1, 2024, was be deemed to constitute an official plan of Peel's lower-tier municipalities such as the City of Brampton.

The RPOP was adopted by Region Council on April 28, 2022. The RPOP provides a long-term policy framework for decision making. Section 3.6 outlines policies concerning cultural heritage resources, relevant policies are included below:

- 3.6.2 To encourage stewardship of Peel's built heritage resources and cultural heritage landscapes and promote well-designed built form to support a sense of place, help define community character, and contribute to Peel's environmental sustainability goals.
- 3.6.11 Direct the local municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

(Regional of Peel, 2022:111-112)

2.1.3 City of Brampton Official Plan

The City of Brampton outlines the long-term objectives and policies of the City to respond to the anticipated challenges associated with growth while reinforcing the community values which make Brampton a unique and a desirable place to live (Brampton, 2020).

Section 4.10.1 of the Official Plan is entitled "Built Heritage" and outlined policies for the City's built heritage resource management strategy. Policies relevant to the development and protection of built heritage resources are included below.

- 4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.
- 4.10.1.10 A Heritage Impact Assessment, prepared by qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:
 - (i) The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
 - (ii) The current condition and use of the building or structure and its potential for future adaptive re-use;



- (iii) The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
- (iv) Demonstrations of the community's interest and investment (e.g. past grants);
- (v) Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
- (vi) Planning and other land use considerations.
- 4.10.1.11 A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.

(Brampton, 2020: 4.10-3, 4.10-4)

2.2 Guidance Documents

The MCM is responsible for the administration of the *Ontario Heritage Act* and has developed checklists, information bulletins, standards and guidelines, and policies to support the conservation of Ontario's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological sites.

The MCM released the *Ontario Heritage Tool Kit* in 2006, which is a series of guidelines that outline the heritage conservation process in Ontario. Two volumes from the *Ontario Heritage Tool Kit* were used to guide the preparation of this HIA, including:

- Heritage Resources in the Land Use Planning Process, InfoSheet #5, Heritage Impact Assessments and Conservation Plans (MCM 2006a)
- Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities (MCM 2006b)

Also used to guide the preparation of this HIA was the MCM *Standards and Guidelines for Conservation of Provincial Heritage Properties: Heritage Identification & Evaluation Process* (MCM 2014), which provides detailed direction on the completion of O. Reg. 596/22 evaluations.

2.2.1 City of Brampton Heritage Impact Assessment Terms of Reference

The City of Brampton's *Heritage Impact Assessment – Terms of Reference* assists property owners, developers and consultants by outlining a set of guidelines that ensures consistent and comprehensive HIAs (Brampton, n.d.). Section 3 details the required content for HIAs. For this report, the contents of the HIA were scoped to the project, by Brampton's Heritage Planning staff (Appendix A).

2.3 Background Research

The historical context of 10192A Highway 50 was gained from the CHER completed by ASI, dated January 2021 (Revised February 2021). Background research completed for the CHER by ASI included primary and secondary sources, historical maps, and aerial photographs. A summary of the historical context of 10192A Highway 50 is presented in Section 3 of this report.



2.4 Information Gathering

Community consultation was carried out to gather background information. For this HIA, the City of Brampton, Ontario Heritage Trust and MCM, Milton Historical Society, were contacted directly via email to confirm the heritage status of the property and gather background information to inform the heritage impact assessment.

The results of the community consultation activities are presented in Section 4.1 of this report.

2.5 Field Review

The purpose of the field review was to establish the existing conditions of the Study Area and identify potential heritage attributes in the Study Area. Photographic documentation of the Study Area and its spatial context was completed.

The results of the field review are presented in Section 4.2 of this report.

2.6 Cultural Heritage Evaluation

The scope of work for this HIA does not include an additional cultural heritage evaluation. A cultural heritage evaluation was completed in 2017 as part of the NOID process and an additional cultural heritage evaluation was completed as part of the CHER produced by ASI in 2021. The property at 10192A Highway 50 is considered to have CHVI in accordance with O. Reg. 9/06 and statements of CHVI from the NOID and the CHER completed by ASI are provided in Section 5 of this report.

2.7 Impact Assessment

An impact assessment is required when a property evaluated to have CHVI is anticipated to be directly or indirectly affected by a new development. InfoSheet#5 of Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement (MCM 2006b) provides guidance to assess the following direct and indirect impacts that may occur when development is proposed within, or adjacent to, a heritage property:

- Direct Impacts
 - 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
- Indirect Impacts
 - 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 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 formerly open spaces



 Land disturbances such as a change in grade that alters soils and drainage patterns that adversely affect an archaeological resource.

2.8 Mitigation Measures

When impact assessment determines that the new development will negatively affect the CHVI and heritage attributes of a study area, mitigation measures are required. MCM InfoSheet#5 presents the following general strategies to minimize or avoid negative impacts to cultural heritage resources:

- Alternative development approaches
- · Isolating development and site alteration from significant built and natural features and vistas
- Design guidelines that harmonize mass setback, setting, and materials
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones and other planning mechanisms

In addition to the mitigation measures contained in InfoSheet#5, general standards for preservation, rehabilitation, and restoration are found in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (CHP S&Gs) (Canada's Historic Places, 2010:22). The CHP S&Gs are widely accepted as the guiding document for heritage conservation in Canada and contain general conservation standards and guidelines that are specific to cultural heritage resource types such as buildings, engineering works, and cultural heritage landscapes. Where applicable, guidelines from the CHP S&Gs were used in this HIA to recommend mitigation measures that are specific to a resource type.



3 HISTORICAL CONTEXT

Sections 3.1 through to 3.4 are reproduced from the CHER completed for 10192A Highway 50 by ASI, revised February 2021.

3.1 Overview of Indigenous Land Use

Southern Ontario has a cultural history that begins approximately 11,000 years ago. The land now encompassed by the City of Brampton has a cultural history which begins approximately 10,000 years ago and continues to the present. Table 2 provides a general summary of the history of Indigenous land use and settlement of the area.1

Table 2: Outline of Southern Ontario Indigenous History and Lifeways

Period	Archaeological/Material Culture	Date Range	Lifeways/Attributes
Paleo-Indian Period			
Early	Gainey, Barnes, Crowfield	9000-8500 BCE	Big game hunters
Late	Holcombe, Hi-Lo, lanceolate	8500-7500 BCE	Small nomadic groups
Archaic			
Early	Nettling, Bifurcate-base	7800-6000 BCE	Nomadic hunters and gatherers
Middle	Kirk, Stanley, Brewerton, Laurentian	6000-2000 BCE	Transition to territorial settlements
Late	Lamoka, Genesee, Crawford Knoll, Innes	2500-500 BCE	Polished/ground stone tools (small stemmed)
Woodland Period			
Early	Meadowood	800-400 BCE	Introduction of pottery
Middle	Point Peninsula, Saugeen	400 BCE-CE 800	Incipient horticulture
Late	Algonkian, Iroquoian	CE 800-1300	Transition to village life and agriculture
	Algonkian, Iroquoian	CE 1300-1400	Establishment of large palisaded villages
	Algonkian, Iroquoian	CE 1400-1600	Tribal differentiation and warfare
Post-Contact Period			
Early	Huron, Neutral, Petun, Odawa, Ojibway	CE 1600-1650	Tribal displacements
Late	Six Nations Iroquois, Ojibway Euro-Canadian	CE 1650-1800s CE 1800-present	European settlement

The subject property is within Treaty 19, the Ajetance Purchase, signed in 1818 between the Crown and the Mississaugas (Crown-Indigenous Relations and Northern Affairs 2016). This treaty, however, excluded lands within one mile on either side of the Credit River, Twelve Mile Creek, and Sixteen Mile Creeks. In 1820, Treaties 22 and 23 were signed which acquired these remaining lands, except a 200 acre parcel along the Credit River (Heritage Mississauga 2012).

3.2 Township Survey and Settlement

Historically, the subject property is located in the former Toronto Gore Township, County of Peel in part of Lot 11, Concession 11 NERN DIV, just south of the historical hamlet of Coleraine.

While many types of information can inform the precontact settlement of Brampton, this summary table provides information drawn from archaeological research conducted in southern Ontario over the last century. As such, the terminology used in this review related to standard archaeological terminology for the province rather than relating to specific historical events within the region. The chronological ordering of this summary is made with respect to two temporal referents: BCE – before Common Era and CE – Common Era.



The Township of Toronto Gore was established in 1831, and its name is derived from its particular boundary shape, as it resembles a wedge introduced between the adjacent townships of Chinguacousy, Toronto, Vaughan, and Etobicoke. The area that would eventually comprise the Township of Toronto Gore was formally surveyed in 1818, and the first Euro-Canadian settlers took up their lands later in that same year. The first landowners in the township were composed of settlers from New Brunswick, the United States, and also some United Empire Loyalists and their children. The Township of Toronto Gore remained a part of the County of Peel until 1973, and in 1974, the Township became a part of the City of Brampton (Mika and Mika 1977; Armstrong 1985).

COLERAINE

The community of Coleraine was situated on the boundary of Peel and York Regional Municipalities, with Highway 50 passing through the village. Coleraine, previously known as Frogsville, was settled before 1834 by the Raines family and a man named Cole. The name of Coleraine was created through joining of these names. The first school and post office opened in 1853, and a Wesleyan Methodist congregation formed in 1861. The village had a population of approximately 100 people by the late 1870s. Regional government was established in the area in 1971, previously Coleraine had been part of the Township of Vaughan (Mika and Mika 1977).

3.3 10192A Highway 50: Property History

The following land use history was prepared based on a review of sources including the family history written by Mrs. A.R. Johnston in the Castlemore Women's Institute Tweedsmuir History Vol (Castlemore Women's Institute n.d.), the family history written by family members on Ancestry.ca, (Anonymous 2010), parcel register, census records, voter's lists, family trees on Ancestry.ca, and historical mapping, as well as the historical information provided in the City of Brampton's Reasons for Designation report2 ([City of] Brampton 2017).

Historically, the subject property is located in the former Toronto Gore Township, County of Peel in part of Lot 11, Concession 11 NERN DIV.

The property has been in the Johnston family since the mid-nineteenth century. A sign on the property states "The Johnston's Since 1842". The Tweedsmuir family history also indicates that this property has been in the Johnston name since 1842. However further research was not able to clarify if the property first owned by members of the Johnston the family was on Lot 11 or Lot 10, or both. The 1859 Tremaine's Map of the County of Peel [Figure 2] shows James and his brother John Johnson (sic) as the owners of Lot 11, Concession 11 and his brother David Johnston as the owner of Lot 10. The parcel register for Lot 11 records transactions starting in the 1860s and shows that parts of Lot 11 are subdivided and change hands frequently between members the Johnston family.

The Tweedsmuir family history indicates that Robert Johnston and his family of seven sailed from County Tyrone, Ireland to Canada in 1834 and settled near Brampton. Robert's son Alexander married Mary Stretton and his son David married Elizabeth Stretton. In 1842 these four moved with their parents to the "land now occupied by their great grandsons Alex and Eldred" [likely Lot 11, Concession 11, Township of Toronto Gore]. This was a bush farm at the time and with the help of their brother James they cleared enough land to build a log house near a running stream. Historical mapping shows a watercourse running along the western edge of the Lot 11 [Figure 2 to Figure 6]. About 1847, this house became too small for the two families, so they separated to form the two farms "which are now occupied by fourth and fifth generations". Alexander (1804-1855) built a farmhouse "near Concession 10" and David built a log house close by. Alexander had two sons, James and John, and three daughters, Ann

² The historical ownership information provided in the Reasons for Designation refers to Lot 12, Concession 11 NERN DIV. While the Johnston's farm property was comprised of parts of Lots 11 and 12, the current parcel on which the farmhouse and agricultural buildings are located on was historically part of Lot 11, Concession 11 NERN DIV. The land use history in this report reflects this.



Anderson, Eliza Ann Noble and Hannah (Castlemore Women's Institute n.d.). The 1851 Census of Canada lists Alexander Johnston as a 49-year-old farmer living in a one-storey frame house with 25 household members (Library and Archives Canada 1851). When Alexander died in 1855, his sons John and James were 10 and 13. They inherited the property and began farming at a young age but were very successful farmers (Anonymous 2010).

James Johnston (1842-1926) married Martha Atkinson and had seven children. The 1877 Illustrated Historical Atlas of Peel County (Figure 3) shows James Johnson (sic) as the owner of Lot 11. In 1884 James bought an adjoining forty acres on Lot 12 from Jonathan Kersey. In 1899 James decided to build "on the original land, close to the newly acquired forty acres and on Concession 11" (Castlemore Women's Institute n.d.). With the help of his sons Alex and Arthur, James hauled pressed brick from Brampton for his new home. The workers building the house with the "cottage-style roof" in the Gore gave the house its name Gore Cottage (Anonymous 2010). The 1901 Census of Canada lists James Johnston as a 59-year-old farmer in the Township of Toronto Gore, married with seven children (Library and Archives Canada 1901). The 1919 NTS Map (Figure 4) depicts a brick house in the location of the current house on the subject property.

The Reasons for Designation notes that while early farmhouses in the Toronto Gore were of log construction, an economic boom in the late nineteenth century led to more prosperous farmsteads and an increase in the construction of brick farmhouses in the area (City of Brampton 2017). This suggests that the Johnstons' farm was prospering at the time the house was constructed.

The first mail delivery to the farm was addressed to Coleraine, a village just north of the property. Over the next 150 years the address changed to R.R.#1 Nashville, R.R.#1 Kleinburg, R.R.#8 Brampton and then to street numbers. The 2010 family history states that "Gore Cottage was a mixed farm for many years. Wheat was grown in the late nineteenth century and an apple orchard was planted" (Anonymous 2010).

Many of James' children moved to Saskatchewan, but following James' death in 1926, his son Arthur Edwin Johnston (1876-1957) inherited Gore Cottage and lived there with his wife Mary Black and their four children, Clarence Alexander "Alex", Arthur James Edwin, Marion Isabel and Lulu Jean. Arthur Sr. served for four years in the Royal Canadian Air Force and later became a public-school principal in Port Colborne (Castlemore Women's Institute n.d.). Voter's lists for 1935, 1945 and 1963 list Arthur Johnston Sr. as a farmer living at R.R. 1 Nashville (Government of Canada 1935; Library and Archives Canada 1945; Library and Archives Canada 1963). The 1954 aerial photograph (Figure 5) depicts the subject property with a similar configuration of buildings as is presently found on the property, surrounded by agricultural fields.

Following Arthur Sr.'s death in 1957, his son Clarence Alexander Johnston (1914-1997) inherited the property. Clarence Alexander married Francis Taylor Frazer in 1947 and they had three children – James, Eleanor and Sandra. The 1978 NTS map (Figure 6) depicts a house in the location of the current house and several outbuildings. Voter's lists from 1957 and 1965 list Alexander Johnston as a farmer living at R.R. 1 Nashville (Library and Archives Canada 1957; Library and Archives Canada 1965). Clarence Alexander began breeding registered Holstein cattle in the 1940s and incorporated the name Gore Cottage into his farming business (Anonymous 2010). In 1993, the parcel register shows that Clarence Alexander Johnston granted the property to his son James Frazer Johnston, who remains its current owner. In 2010 Gore Cottage was a dairy farm selling milk and breeding Holstein cattle, and growing hay, corn and barley (Anonymous 2010).

Historical photographs of the house from the early to mid-1900s [Image 1-Image 4] show it in much the same condition as today and with many of the same details.





Image 1: James and Martha Johnston on the verandah at Gore Cottage c.early 1900s (Ancestry.ca)

11



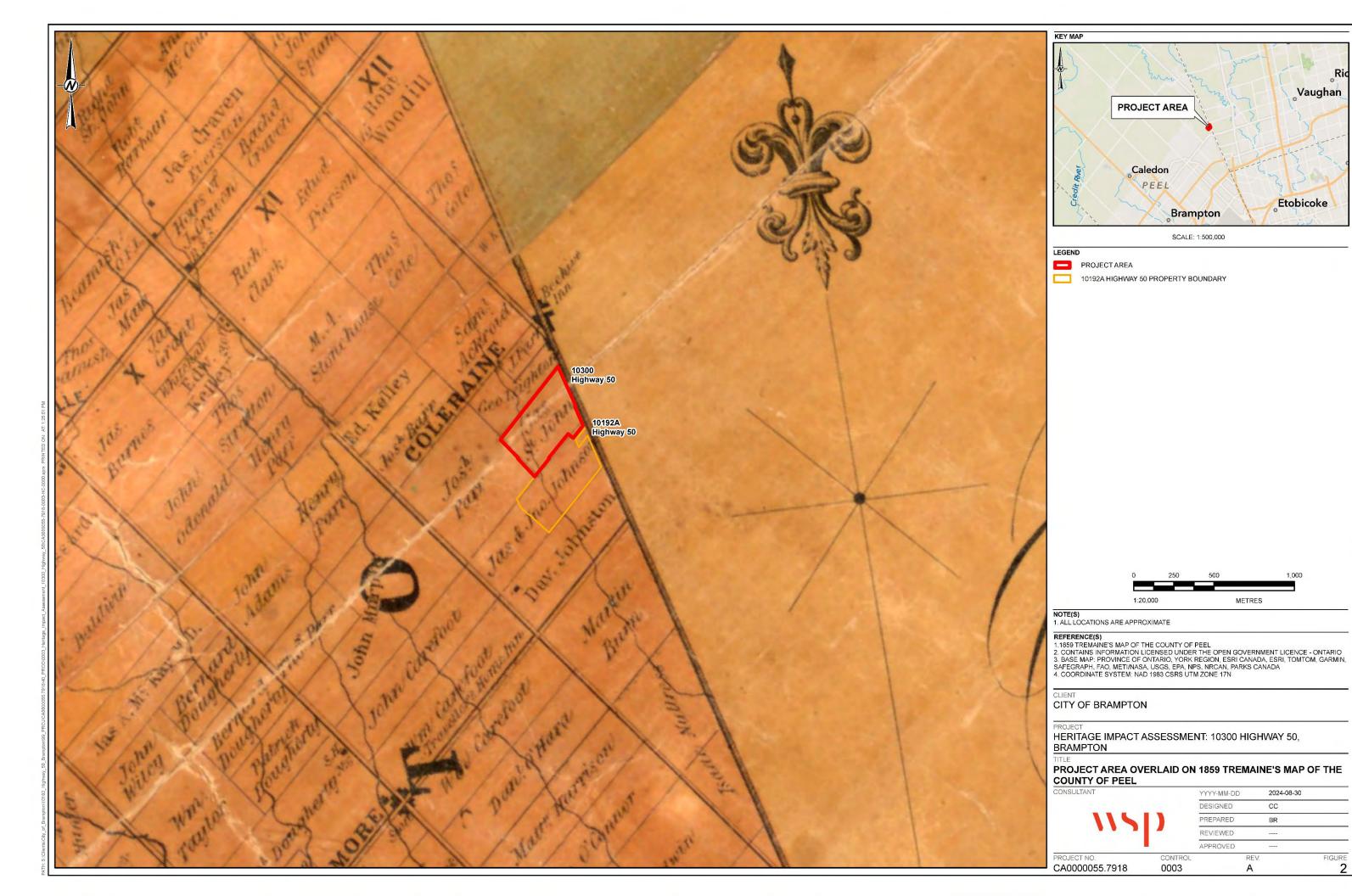
Image 2: Gore Cottage c.early 1900s (Ancestry.ca)



Image 3: Johnston family outside Gore Cottage, c.1944 (Ancestry.ca)



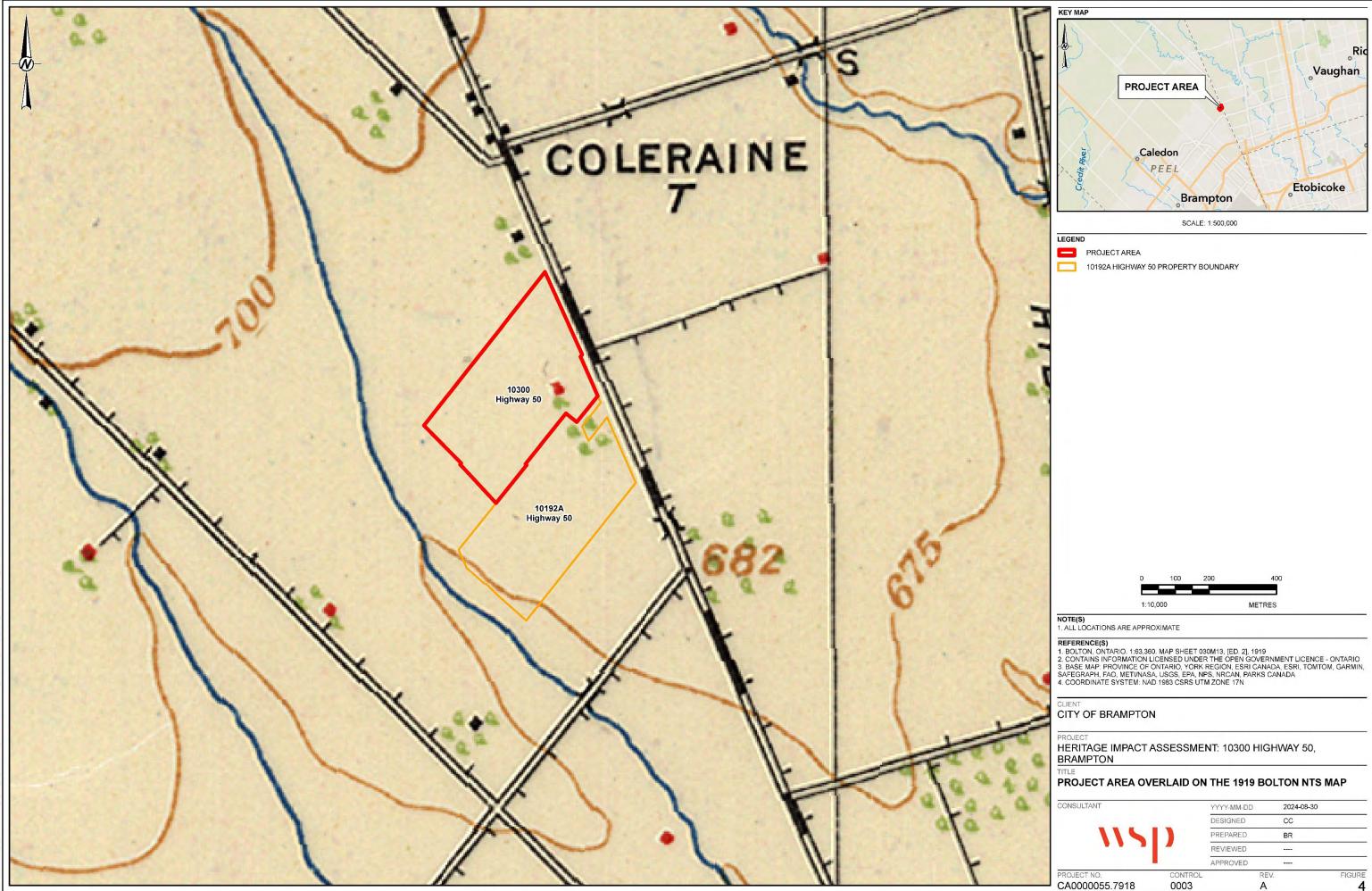
Image 4: Photo showing south and east elevation of the house, 1961 (Castlemore Women's Institute n.d.)



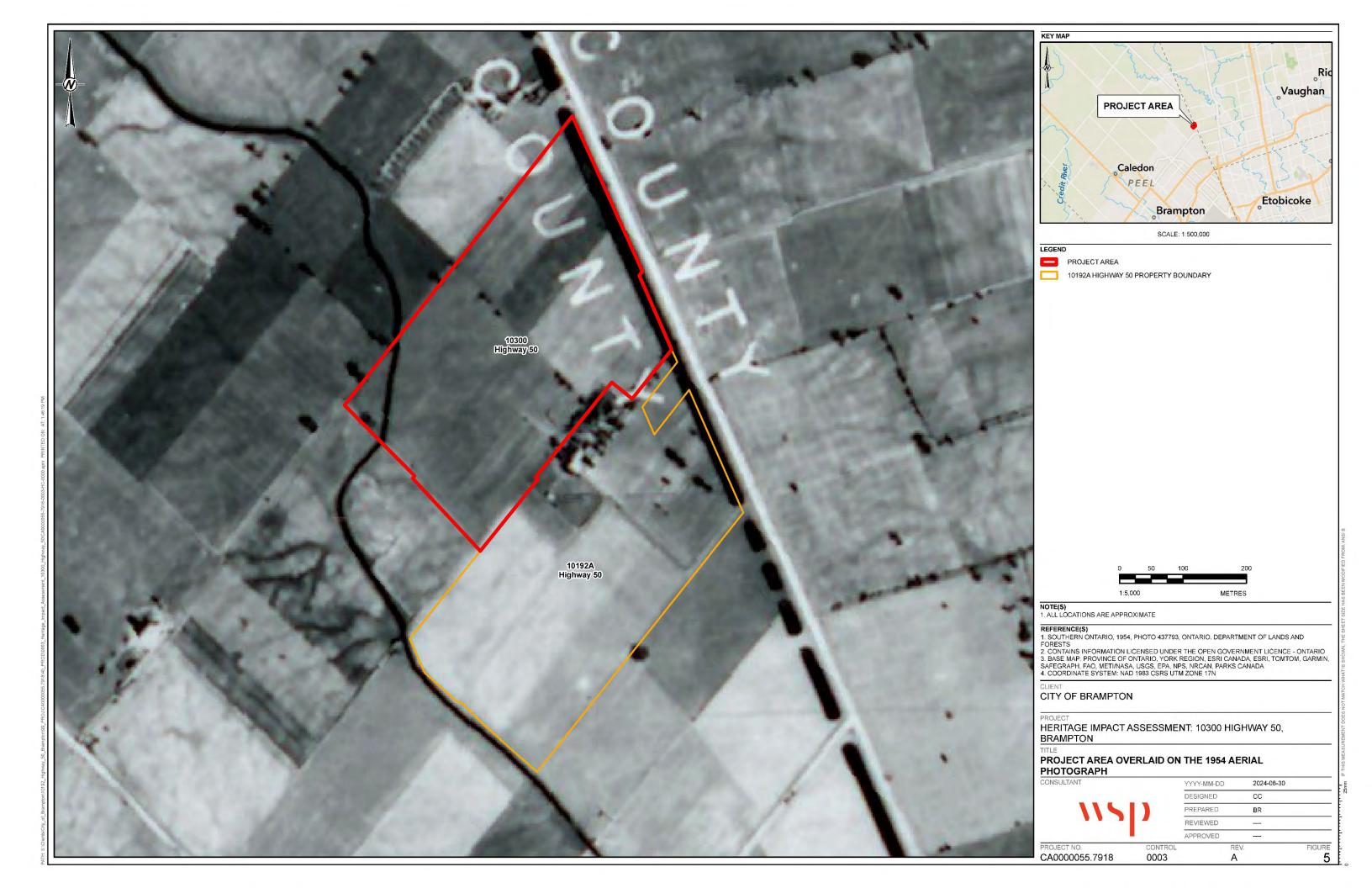
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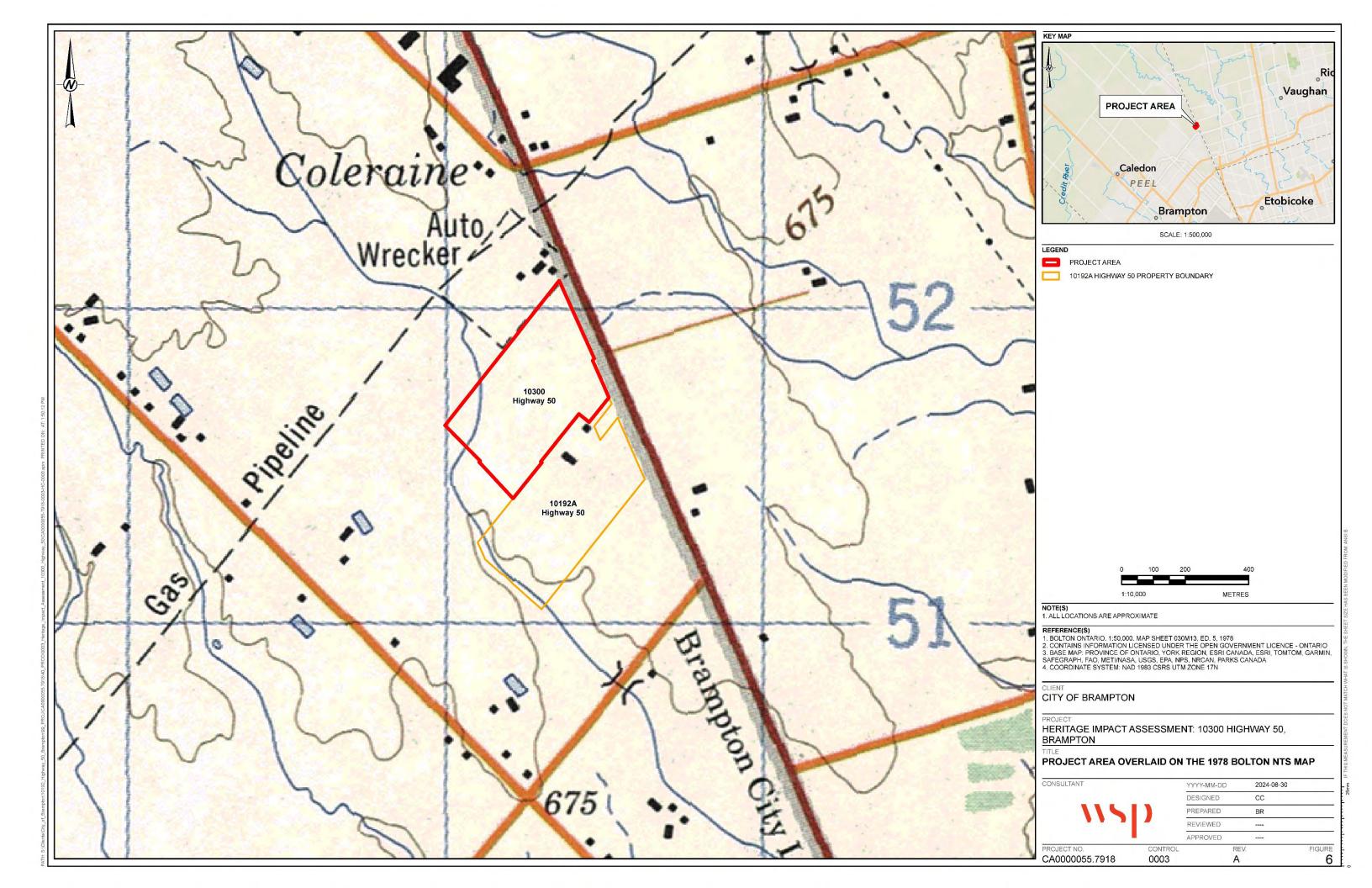
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4 EXISTING CONDITIONS

4.1 Information Gathering

The City of Brampton, Ontario Heritage Trust and MCM were consulted to gather information on the subject property and adjacent property at 10192A Highway 50.

In an email on August 12, 2024, Tom Tran, Heritage Planner at the City of Brampton, confirmed that the property is currently listed but not designated on the City's Heritage Register as the NOID published in 2017 has expired because the designation by-law was never passed. Additionally, Tom provided relevant information on the property including items such as a copy of the NOID, the CHER completed by ASI and historical photographs.

An email was sent to Samuel Bayefsky, Real Property Coordinator at the Ontario Heritage Trust (OHT) to confirm whether the Trust or protects the subject property or any adjacent property. A response was received by email on August 29, 2024 confirming that the OHT neither owns nor protects subject property or any adjacent properties through a conservation easement.

An email was sent to Karla Barboza, Team Lead at the MCM, to confirm whether there are any provincial heritage properties within or adjacent to the subject property. A response was received on August 30, 2024 confirming to date that no properties have been designated by the Minister and that MCM is not aware of any provincial heritage properties on or adjacent to the subject property. Karla Barboza also requested that MCM be sent any technical cultural heritage studies for review as part of the environmental assessment process.

4.2 Field Review Results

A field review of 10192A Highway 50 was completed on July 24, 2024, by WSP Cultural Heritage Specialists, Chelsey Collins and Alisha Mohamed. Weather conditions during the field review were overcast with seasonally warm temperatures.

The Study Area is oriented in a northwest-southeast fashion, for ease of description it will be described as oriented east-west.

A map of the existing conditions of the subject property and adjacent property at 10192A Highway 50 is provided in Figure 1.

4.2.1 10300 Highway 50

A map of the subject property is provided in Figure 1. The subject property is situated on the west side of Highway 50 between Cadetta Road and Castlemore Road and is generally surrounded by agricultural and light industrial uses (Image 5-Image 6).

The subject property is currently used for agricultural purposes and has no heritage status (Image 7).





Image 5: View of the adjacent light industrial uses on the east side of Highway 50.



Image 6: View of agricultural fields south of the subject property.



Image 7: View of the subject property looking north from 10192A Highway 50.

4.2.2 10192A Highway 50: Location Context

10192A Highway 50 is oriented in a northwest-southeast fashion, for ease of description it will be described as oriented west-east.

10192A Highway 50 is situated on the west side of Highway 50, immediately south of 10300 Highway 50 and consists of a roughly rectangular configuration. Properties to the west and north and south on the west side of Highway 50 consist of rural agricultural uses (Image 8). Immediately east of the property is a residential property that shares the driveway off of Highway 50. The property to the on the east side of Highway 50 which also extends north and south of 10192A Highway 50 consists of a freight yard (Image 9).



Image 8: Rural agricultural uses north of 10192A Highway 50.



Image 9: View of the freight yard east of 10192A Highway 50.

4.2.3 10192A Highway 50: Landscape Context

Approximately 30-acres, 10192A Highway 50 is dominated by agricultural fields, and includes a red-brick farmhouse and grouping of agricultural buildings. The farmhouse is setback approximately 135 m from highway 50 and is accessed via a gravel driveway that is shared with the adjacent property and partially lined with immature trees. The gravel driveway extends beyond the farmhouse, connecting the agricultural buildings and fields through various circulation routes (Image 10).

The farmhouse, known as Gore Cottage, is situated on a slight knoll, facing east towards Highway 50. Surrounded by mature coniferous and deciduous trees, which serve as a windbreak for the farmhouse, views of the farmhouse from Highway 50 are partially obscured (Image 11, Image 13). A walkway delineated by precast concrete pavers extends from the farmhouse's back door to a small concrete patio with a hot tub and connects to the gravel driveway (Image 12).





Image 10: View of the long driveway on 10192A Highway 50



Image 11: View of the farmhouse at 10192A Highway 50, note its position on a slight knoll.



Image 12: View of the rear walkway.



Image 13: View of the windbreak of trees east of the farmhouse.

In addition to the farmhouse, 10192A Highway 50 includes several buildings that facilitate the agricultural use of the property. Generally, a single storey with a rectangular footprint, these agricultural buildings have shallow gable roofs, and are enclosed with metal siding. Remnants of a nineteenth century barn including the part of the stone foundation and a twentieth century concrete grain silo are located west of the farmhouse.

wsp



Image 14: View of gravel driveway leading to farmhouse and agricultural buildings.



Image 15: View of one of the agricultural buildings.



Image 16: View of the concrete silo and remnant nineteenth century barn foundation.

4.2.5 10192A Highway 50: Farmhouse

Built in 1899, the Gore Cottage is a two-storey red brick dwelling (Image 17-Image 20). Constructed on a cutstone foundation, the house has a low-pitched complex cross hipped roof clad in asphalt shingles with a red-brick chimney extending through the roof from the north elevation. Paired brackets decorate the under eaves all around the two-storey portion of the house. The house has an irregular footprint with two projecting bays on the front façade (east elevation), a one-storey addition to the rear (west) and a one-storey sunroom also attached to the rear of the house.



Image 17: View of the front facade and south



Image 19: View of the rear (west) elevation of the farmhouse and rear addition.



Image 18: View of the front facade of the farmhouse.



Image 20: View of the north elevation of the farmhouse.

The window openings on the dwelling are generally large and include double hung wood windows (Image 21-Image 24). Most of the windows are segmentally arched with voussoirs that include a raised brick detail, stone still and wood shutters. The front façade also includes a window with a full arch and a rectangular window with a flat arched transom. Notably the two segmentally arched windows on the front façade include perforated details in the wood that reflect the same design as the front porch. There are two doors located underneath the front porch that also consist of a segmentally arched opening with a brick voussoir and include the same perforated details in the wood arch as found on the nearby windows and front porch.



Image 21: View of a segmentally arched window on the farmhouse's front facade.



Image 23: Detail of perforated design on some of the segmentally arched windows.



Image 22: View of a rectangular window with a flat arched transom.



Image 24: View of one of the front doors, note the perforated design above the door and decorative wood surround.



Decorative wooden details are on display on all the house's elevations (Image 25-Image 28). Decorative paired brackets are located under the eaves on the two-storey portion of the house as well as the front porch and sunroom. The front porch wraps around one of the front projecting bays and extends partially along the south elevation and consists of a shed roof supported by wood columns. Woodwork on the porch is highly decorative with turned posts, carved brackets and an intricate cornice and balustrade. In addition to decorative wood details, tucked away, above the wrap-around porch is a date stone inscribed, "Gore Cottage 1899" (Image 29).



Image 25: Detail of paired brackets under the eaves.



Image 27: Detail of decorative woodwork on front porch.



Image 26: View of front porch.



Image 28: View of rear sunroom.



Image 29: View of date stone which reads, "Gore Cottage 1899".

5 STATEMENTS OF CULTURAL HERITAGE VALUE OR INTEREST

5.1 Notice of Intention to Designate

The following Statement of Cultural Heritage Value was issued with the NOID on July 27, 2017.

DESCRIPTION OF PROPERTY

The cultural heritage resource at 10192A Highway 50 is a two-storey brick house with an asphalt shingle roof and stone foundation. It is located on an irregular 70.62-acre lot [note: 10192A Highway 50 has been severed since the NOID was issued in 2017 and is approximately 30-acres] along with several contemporary agricultural outbuildings. The property is located on the west side of Highway 50, north of Castlemore Road and is surrounded by agricultural fields to the north, west, and south, and industrial uses to the east.

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION

The property at 10192A Highway 50 is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

Design/Physical Value:

The cultural heritage value of 10192A Highway 50 is related to its design or physical value as a representative example of late-19th century Italianate architecture with Romanesque influences. The Italianate style, which was inspired by Tuscan and Italian Renaissance architecture, was popular for residential and commercial buildings in Ontario during the mid-late 19th century. Houses built in this style tend to be highly decorative with low-pitched roofs, broad eaves with brackets, tall and narrow arched windows, bay windows, quoins, belvederes, cupolas, and pedimented windows and doors. 4

The "Gore Cottage" exhibits several Italianate features including a low-pitched hipped roof with overhanging eaves and brackets, rounded headed windows with radiating brick voussoirs, and an asymmetrical front façade. Other distinguishing features include a wraparound porch with decorative woodwork including columns and brackets, one-over-one sash windows with stone sills and shutters, and a variety of window shapes. The house also features a date stone that says, "Gore Cottage 1899".

Historical/Associative Value:

The property has historical/associative value because of its association with the Johnston families, early settlers to Toronto Gore Township and the hamlet of Coleraine. The Johnston family bought the property in 1894 but were associated with the property to the south since the early 19th century. Alexander Roxborough acquired the Crown Patent for 180 acres of Lot 12, Concession 11, in Toronto Gore Township in 1834. William Proudfoot bought all of the property in 1840, but sold the east half to Henry Parr in 1848; Parr sold 40 acres to James St. John in the same year. Tremaine's map (1859) indicates James St. John as the owner of the property. Pope's atlas (1879) indicates the estate of William Kersey as the owner of the property. Alexander Thorburn bought the front 30 acres from St. John in 1864 and sold it to William Kersey in 1872. Jonathan Kersey sold to James Johnston in December 1884.

In 1842, Alexander Johnston and wife Mary moved to the Toronto Gore along with his brother David and wife Elizabeth. They arrived on a bush farm occupied by their relatives, Alex and Eldred, and with the help of their brother James, they cleared enough land to build a log house near a running stream. As time went on, the house



became too small for the two families, and they were encouraged to settle in separate houses close to one another. Alexander Johnston had two sons, James and John, and three daughters, Anne, Eliza and Hannah. John was Clerk of Toronto Gore Township for several years and worked as a preacher. He moved to Amaranth Township after marrying Elizabeth Arnold.

His brother James married Martha Atkinson and had seven children. Prior to purchasing 40 acres of Lot 12, Concession 11, from Jonathan Kersey, the family lived in the original log house that James settled in 1842. According to George Tavender (1967), James originally purchased property from Jonathan Kersey in order to provide for his growing family. It was in 1899 that James Johnston decided to build on the original land, close to the newly acquired forty acres. With the help of his sons, Alex and Arthur, James hauled pressed brick from Brampton for his new home called "Gore Cottage." According to family history, the name of the 5 cottage came from its location in the Gore and the house's cottage style roof (steep slope, flat on top).

Many of James' children later moved to Saskatchewan. His son Arthur remained at the Gore Cottage with his wife, Mary Black, and their four children. Arthur served in the Royal Canadian Air Force for four years, and later became Public School Principal in Port Colburne. His son Alex kept the "Gore Cottage" in the family name. He married Frances Frazer in 1947 and had three children: James, Eleanor and Sandra. The house is currently owned by James F. Johnston.

Contextual Value:

The property has contextual value as it is a landmark visible from Highway 50 and because it maintains, supports, and reflects the early agricultural history of Toronto Gore Township. It is directly associated with the long agricultural history of Brampton and the former Toronto Gore, as well as the building boom of the late 1800s. Early examples of farmhouses in the Toronto Gore were of log construction, with a few examples of brick, frame, and stone construction. A Census Return (1861) reveals an increase in the number of brick farmhouses. The change to more substantial and permanent residences marks a movement towards prosperous farmsteads created by an economic boom at that time. The masonry farmhouse is a remnant of the agricultural character of that once characterized the area.

The house is also associated with the Coleraine hamlet. One of the earliest shops in Coleraine was a Blacksmith shop owned by Dan McGahoe in the 1850s. The shop served the local farming community through the late 19th century. The business section of Coleraine grew out of a large property once owned by Edward Kersey. Kersey gradually sold portions of the lot, and kept about 30 acres of the lot for himself. The business section also featured a popular general store that remained open until 1963. Past commercial properties included the Beehive Hotel, which burned down in the 1920s, and the White Rose service station which was built in 1949. At its maximum peak, Coleraine contained over a hundred people. The Gore Cottage is one of the few remaining vestiges of this former hamlet.

DESCRIPTION OF HERITAGE ATTRIBUTES

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

Design/Physical Value:

- Italianate architecture
- Low-pitched hitched roof, also known as 'cottage roof'



- Paired eave brackets
- Wraparound porch with decorative woodwork, including columns and brackets
- Asymmetrical front façade
- One-over-one-sash windows with shutters
- Radiating brick voussoirs
- Variety of window shapes
- Perforated woodwork above windows matching porch decoration
- Stone sills
- Brick chimney
- Marble date stone that says "Gore Cottage 1899"
- Cut stone foundation
- Associated with the Johnston family since 1884
- Associated with the agricultural history of Brampton and the building boom of the late 19th century
- Associated with the former hamlet of Coleraine

Historical/Associative Value:

- Built in circa 1899
- Built by Patrick Doherty
- Associated with the Johnston family

Contextual Value:

- Visible landmark from Highway 50
- Directly associated with the agricultural history of Brampton and Toronto Gore
- Associated with the Coleraine hamlet

5.2 Cultural Heritage Evaluation Report

The following draft Statement of Cultural Heritage Value or Interest was prepared as part of the CHER completed by ASI in January 2021 and revised in February 2021.

Description of Property:

10192A Highway 50, known as Gore Cottage, is a farmstead located on the west side of Highway 50 in the City of Brampton. The farmstead includes a two-storey red brick farmhouse, a single-car garage, an entrance drive, a grouping of agricultural buildings, and agricultural fields.

Statement of Cultural Heritage Value or Interest:

10192A Highway 50 has design/physical value, historical/associative value and contextual value.

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. Romanesque Revival influences can be seen in the wide, projecting arches above some windows, the transomed window, and the irregular plan. Other notable architectural details of the house include the cut stone foundation, the date stone that reads "Gore Cottage 1899", early or original wooden sash windows, and the wraparound verandah with highly decorated woodwork, including turned posts, carved brackets and an intricate cornice and balustrade.



The property's cultural heritage value also lies in its direct association with the Johnston family, who were early settlers from Ireland in the Township of Toronto Gore. The land was first cleared by brothers Alexander and David Johnston in the 1840s, who built a log house on it and farmed the land. In 1899 Alexander's son James built Gore Cottage, the red brick farmhouse currently on the property. He hauled pressed brick from Brampton with the help of his sons. 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.

The property has additional cultural heritage value in its role in maintaining and supporting the rural, agricultural character of the surrounding area. The property is an evolved nineteenth century agricultural landscape. While the existing agricultural buildings on the property do not have historical significance, the remnant stone barn foundation was likely constructed around the same time as the house. The property has continually operated as a farm since the mid-nineteenth century. The farm retains active agricultural fields and the brick farmhouse constructed in 1899 marks a period of prosperity when more substantial and permanent farmsteads were established in the area. The property is physically and historically linked to the surrounding agricultural properties which remain active on the west side of Highway 50. The property 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. While the silo does not appear to be contemporary with the house, an earlier silo would likely have comprised part of the view of the farmstead in the early twentieth century.

Description of Heritage Attributes:

Key exterior attributes that embody the heritage value of 10192A Highway 50 include:

The farmhouse with its:

- Location set back from Highway 50 and orientation to Highway 50
- Two-storey brick construction
- Red brick exterior
- Cut stone foundation
- Low-pitched, hipped roof
- Paired eave brackets
- Wraparound verandah with decorative woodwork, including turned posts, carved brackets and an intricate cornice and balustrade
- Wooden sash windows with shutters
- Curved window surrounds, some with carving matching verandah decoration
- Segmental brick arches above the windows
- Window on first storey, east elevation with leaded glass transom and projecting brick arch
- Window on second story, east elevation with semi-circular arched head and projecting brick arch
- Stone window sills
- Brick exterior chimney
- One-storey wood plank tail on west elevation with stone foundation
- Date stone that reads "Gore Cottage 1899"



The farmstead with its:

- Long entrance drive
- Windbreak of trees to the north and east of the house
- Remnant stone barn foundation
- Agricultural fields; and
- Views of the farmhouse while driving north and south along Highway 50



6 IMPACT ASSESSMENT

New development may cause *direct impacts* to built heritage resources or cultural heritage landscapes, i.e., demolition or removal of heritage attributes. Direct impacts are permanent, not temporary changes to the cultural heritage environment. New development may also cause indirect impacts to built heritage resources or cultural heritage landscapes by introducing physical, visual, audible or atmospheric elements that disrupt the character or setting of heritage attributes. These *indirect impacts* may be temporary during construction, such as vibration impacts and dust particles, or permanent such as the introduction of new infrastructure that cast shadows or visually obscure heritage attributes. Other temporary or permanent indirect impacts may include, but are not limited to, changes to grade, setting, or views.

The impacts of the proposed transit facility on the CHVI and heritage attributes identified for 10192A Highway 50 were rated using the following categories listed in Table 1. The impact assessment is provided in Section 6.2.

Table 1: Impact Ratings

RATING	DESCRIPTION				
None	The proposed undertaking has no adverse impact on the CHVI or heritage attributes.				
Low The undertaking has a minimal adverse impact on CHVI or heritage attributes. Mitigation may no required.					
Medium	The undertaking negatively affects CHVI or heritage attributes to a degree that requires mitigation.				
High	The undertaking replaces or removes CHVI or heritage attributes. The undertaking requires extensive mitigation measures.				

6.1 Description of Proposed Work

It is WSP's understanding that the proposed development will involve construction of a new transit facility for bus transportation. A one-storey and two-storey building will include bus storage, a maintenance and support area, a maintenance garage area and administrative offices surrounded by parking areas, an outdoor bus storage area, an outdoor staging and maintenance area, a loading area and a stormwater management pond. Detailed design drawings issued for the Site Plan application are included in Appendix B. The landscape plan is presented in Appendix C.

The development of the transit facility will also include construction of a driveway which will include an offshoot connecting to the driveway on the property at 10192A Highway 50.

It is also of note that the design drawings include preliminary plans for a future road on 10192A Highway 50 depicted by dotted lines. Construction of a road is not part of the current project, and these preliminary plans are provided for illustrative purposes only should the property at 10192A Highway 50 be sold in the future.

6.2 Assessment of Potential Impacts

An impact assessment to evaluate the potential impacts of the property at 10192A Highway 50 is contained in Table 2. The impact assessment is based on the above understanding of the proposed work.



Table 2: Assessment of Potential Impacts to 10192A Highway 50

IMPACT TYPE	DISCUSSION	MITIGATION MEASURES
DIRECT IMPAC	ıs	
Destruction of	Impact Rating: None	None
any, or part of	Impact Nating. None	None
any,	Rationale:	
significant	The proposed work includes	
heritage	construction of a transit facility on the	
attributes or	adjacent property at 10300 Highway	
features.	50 and will not include any work on the	
	property at 10192A Highway 50, save	
	for a small connection between	
	existing long driveway to a new	
	driveway that will lead to the new	
	transit facility. This connection will not	
	result in the destruction of any	
	identified heritage attributes.	
Alteration that is not	Impact Rating: None	None
sympathetic,	Rationale:	
or is	The proposed work includes	
incompatible,	construction of a transit facility on the	
with the	adjacent property at 10300 Highway	
historic fabric	50 and will not include any work on the	
and	property at 10192A Highway 50, save	
appearance.	for a small connection between	
	existing long driveway to a new	
	driveway that will lead to the new	
	transit facility. While the long driveway	
	is considered a heritage attribute, the	
	small connection to the larger driveway leading to the transit facility	
	is a sympathetic alteration that will	
	maintain the integrity of the long	
	driveway.	
INDIRECT IMPA		
Shadows	Impact Rating: None	None
created that	Dationale	
alter the	Rationale:	
appearance of	The proposed works include a one and	
a heritage attribute or	two-storey transit facility, no shadow impacts are anticipated that would	
	alter the appearance of any heritage	
change the viability of a	attributes or change the viability of the	
natural feature	property's agricultural use.	
or plantings,	proporty o agricultural acc.	
such as a		
garden.		
-		
Isolation of a	Impact Rating: None	None
heritage		
attribute from	Rationale:	
its	The proposed work is largely limited to	
surrounding	the adjacent property at 10300	
environment	Highway 50 and is not anticipated to	
context or a	isolate any identified heritage attribute	
significant	from its surrounding or a significant	
relationship.	relationship.	



IMPACT TYPE	DISCUSSION	MITIGATION MEASURES
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	Impact Rating: Medium Rationale: 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, which may impact views of the property from Highway 50. The retaining wall has the potential to negatively impact the visual setting of the subject property.	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 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.	Impact Rating: None Rationale: The change in land use is limited to 10300 Highway 50, there is no land use change proposed for 10192A Highway 50. Accordingly, no impacts related to land use are anticipated.	No
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.	Impact Rating: Medium Rationale: The proposed work and associated land disturbances will be limited to the adjacent 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 heavy traffic, grading, and construction activities	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.



6.3 Summary of Potential Impacts and Mitigation Measures

The proposed work will involve construction of a new transit facility for bus transit on the subject property at 10300 Highway 50. As the work will largely be confined to the 10300 Highway 50, no direct impacts are anticipated to subject property. However, the following indirect impacts are anticipated:

- Obstruction of significant views to the farmhouse and disruption of the visual setting of the subject property due; and,
- Potential vibration damage cased by nearby heavy traffic, grading, and construction activities related to the proposed work.

To address these potential, indirect impacts, the following mitigation measures are proposed:

- 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.
 - WSP has developed a landscape plan to address the cultural heritage considerations for the subject project, including a planted buffer to screen the concrete retaining wall and black Clear View fencing. The landscape plan (dated November 15, 2024) is presented in Appendix C.
- 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.



7 CONCLUSIONS AND RECOMMENDATIONS

WSP was retained by the City of Brampton to complete an HIA for 10300 Highway 50 in the City of Brampton, Regional Municipality of Peel, Ontario. The roughly rectangular, 16.49-hectare (40.76 acre) property addressed as 10300 Highway 50, 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 freight yard to the east. The subject property is located immediately adjacent to 10192A Highway 50, Brampton as it abuts the south property line.

The property at 10192A Highway 50 is listed as a non-designated property on the City of Brampton's Municipal Register of Cultural Heritage Resources. A NOID the property was issued on July 27, 2017, but a designation by-law was never passed and due to recent legislation changes, the NOID has since expired. A CHER was also completed for the property by ASI in 2021 which included an evaluation of the property according to O.Reg.9/06 and draft SCHVI and list of heritage attributes. Both the NOID and draft SCHVI with list of heritage attributes identify the two-storey farmhouse has the primary cultural heritage resource.

The proposed works are largely limited to the subject property at 10300 Highway 50 to facilitate construction of a new transit facility for bus transit. WSP assessed the proposed work to identify any direct and indirect impacts to the CHVI and heritage attributes identified for 10192A Highway 50. From the results of background research, information gathering, field documentation, and impact assessment, WSP determined that no direct impacts are anticipated to the subject property. However, indirect impacts 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.

Accordingly, WSP makes the following recommendations:

- 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. WSP has developed a landscape plan to address the cultural heritage considerations for the subject project, including a planted buffer to screen the concrete retaining wall and black Clear View fencing. The landscape plan (dated November 15, 2024) is presented in Appendix C.
- 2) 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.

The above recommendations were prepared using drawings of the proposed work contained in Appendix B and landscape plan contained in Appendix C. Should the proposed work be updated or changed, then an HIA Addendum is required.



8 ASSESSOR QUALIFICIATIONS

This report was prepared and reviewed by the undersigned, employees of WSP. WSP is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in Appendix D.



9 CLOSURE

This report was prepared for the exclusive use of the City of Brampton and is intended to provide a Heritage Impact Assessment for the subject property, known as 10300 Highway 50 which considers impact to the adjacent listed heritage property, 10192A Highway 50.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from WSP will be required. With respect to third parties, WSP has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the cultural heritage assessment conducted by WSP. It is based solely a review of historical information from the CHER completed by ASI, a property reconnaissance conducted in July 2024 and data obtained by WSP as described in this report. Except as otherwise maybe specified, WSP disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to WSP after the time during which WSP conducted the cultural heritage assessment. In evaluating the subject property and 10192A Highway 50, WSP has relied in good faith on information provided by other individuals noted in this report. WSP has assumed that the information provided is factual and accurate. WSP accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

WSP makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

We trust that the information presented in this report meets your current requirements.



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Appendix A:

Heritage Impact Assessment – Terms of Reference

Heritage Impact Assesment Terms of Reference







Planning, Design and Development Heritage

<u>Heritage Impact Assessment - Terms of Reference</u>

A Heritage Impact Assessment (HIA) is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The assessment results in a report that identifies all heritage resources, provides an evaluation of the significance of the resources, outlines any impact proposed development or site alteration will have on the resources, and makes recommendations toward conservation methods and/or mitigative measures that would minimize impacts to those resources. The report will be used to help the municipality make informed decisions related to the identified heritage resources.

1. Background

The requirement to provide a Heritage Impact Assessment is derived from the *Ontario Heritage Act* O. Reg. 9/06, Section 2(d) of the *Planning Act*, Section 2.6 of the Provincial Policy Statement, and Section 4.9 of the City of Brampton's Official Plan.

According to Section 4.9.1.10 of the Official Plan:

A Heritage Impact Assessment, prepared by a qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes.

Official Plan Policy 4.9.1.11 states that:

A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.

Official Plan Policy 4.9.1.12 outlines and prioritizes preferred mitigation options starting with onsite retention.

In addition, Official Plan Implementation Policy 4.9.9.2 (ii) allows for:

Requiring the preparation of a Heritage Impact Assessment for development proposals and other land use planning proposals that may potentially affect a designated or significant heritage resource or Heritage Conservation District.

2. When a Heritage Impact Assessment is Required

- 2.1 An HIA will be required for the following:
 - Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is subject to land use planning applications;
 - Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is facing possible demolition;
 - Any property that is subject to land use planning applications and is adjacent to a property designated in the municipal heritage register, pursuant to Section 27 (1.1) of the Ontario Heritage Act.

A HIA may be required for the following:

- Any property that is subject to land use planning applications and is adjacent to a property listed in the municipal heritage register, pursuant to Section 27 (1.2) of the Ontario Heritage Act.
- 2.2 A property does not have to be designated or listed in a heritage register to be subject to a Heritage Impact Assessment. Any property that may exhibit cultural heritage value or interest or 'heritage potential' as determined by City heritage staff will be subject to an appropriate level of heritage due diligence and may require an HIA.
- 2.3 Heritage Impact Assessments may be 'scoped' based on the specific circumstances and characteristics that apply to a heritage resource. Further consultation with heritage staff will be required to determine when a scoped HIA may be required, as well as requirements for the content.

3. Content of Heritage Impact Assessments

3.1 Background

- 3.1.1 Provide a background on the purpose of the HIA by outlining why it was undertaken, by whom, and the date(s) the evaluation took place.
- 3.1.2 Briefly outline the methodology used to prepare the assessment.
- 3.2 Introduction to the Subject Property
- 3.2.1 Provide a location plan specifying the subject property, including a site map and aerial photograph at an appropriate scale that indicates the context in which the property and heritage resource is situated.

- 3.2.2 Briefly document and describe the subject property, identifying all significant features, buildings, landscapes, and vistas.
- 3.2.3 Indicate whether the property is part of any heritage register (e.g. Municipal Register of Cultural Heritage Resources Designated under the *Ontario Heritage Act*, or Municipal Register of Cultural Heritage Resources)
- 3.2.4 Document and describe the context including adjacent properties, land uses, etc.
- 3.2.5 Document, describe, and assess the apparent physical condition, security, and critical maintenance concerns, as well as the integrity of standing buildings and structures found on the subject property.
- 3.2.6 If the structural integrity of existing structures appears to be a concern, recommend the undertaking of a follow-up structural and engineering assessment to confirm if conservation, rehabilitation and/or restoration are feasible. Assessments must be conducted by qualified professionals with heritage property experience.

3.3 Evaluation of Cultural Heritage Value or Interest

- 3.3.1 Thoroughly document and describe all heritage resources within the subject property, including cultural heritage landscapes, structures, buildings, building elements, building materials, architectural features, interior finishes, natural elements, vistas, landscaping and potential archaeological resources.
- 3.3.2 Provide a chronological history of the site and all structure(s), including additions, deletions, conversions, etc.
- 3.3.3 Provide a list of owners from the Land Registry office and other resources, as well as a history of the site use(s) to identify, describe, and evaluate the significance of any persons, groups, trends, themes, and/or events that are historically or culturally associated with the subject properly.
- 3.3.4 Document heritage resource(s) using current photographs of each elevation, and/or measured drawings, floor plans, and a site map at an appropriate scale for the given application (i.e. site plan as opposed to subdivision). Also include historical photos, drawings, or other archival material that is available and relevant.
- 3.3.5 Using Regulation 9/06 of the *Ontario Heritage Act* (Criteria for Determining Cultural Heritage Value or Interest), identify, describe, and evaluate the cultural heritage value or interest of the subject property as a whole, outlining in detail all significant heritage attributes and other heritage elements.
- 3.3.6 Provide a summary of the evaluation in the form of a table (see Appendix 1) outlining each criterion (design or physical value; historical or associative value; contextual value), the conclusion for each criterion, and a brief explanation for each conclusion.

3.4 <u>Description and Examination of Proposed Development/Site Alterations</u>

- 3.4.1 Provide a description of the proposed development or site alteration in relation to the heritage resource.
- 3.4.2 Indicate how the proposed development or site alteration will impact the heritage resource(s) and neighbouring properties. These may include:
 - o Destruction of any, or part of any, significant heritage attributes or features;
 - Alteration to the historic fabric and appearance;
 - Shadow impacts on the appearance of a heritage attribute or an associated natural feature or plantings, such as a garden;
 - o Isolation of a heritage attribute from its surrounding environment, context or a significant relationship:
 - o Impact on significant views or vistas within, from, or of built and natural features;
 - A change in land use where the change in use may impact the property's cultural heritage value or interest;
 - Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.
- 3.4.3 Submit a drawing indicating the subject property streetscape and properties to either side of the subject lands, if applicable. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and how it integrates with the adjacent properties from a streetscape perspective. Thus, the drawing must show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees and/or any other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.

3.5 Mitigation Options, Conservation Methods, and Proposed Alternatives

- 3.5.1 Provide mitigation measures, conservation methods, and/or alternative development options that avoid or limit the direct and indirect impacts to the heritage resource.
- 3.5.2 Evaluate the advantages and disadvantages (pros and cons) of each proposed mitigation measure/option. The mitigation options may include, but are not limited to:
 - Alternative development approaches;
 - Appropriate setbacks between the proposed development and the heritage resources;
 - o Design guidelines that harmonize mass, setback, setting, and materials;
 - Limiting height and density;
 - Compatible infill and additions:
 - o Refer to Appendix 2 for additional mitigation strategies.

- 3.5.3 Identify any site planning and landscaping measures that may ensure significant heritage resources are protected and/or enhanced by the development or redevelopment.
- 3.5.4 If relocation, removal, demolition or other significant alteration to a heritage resource is proposed by the landowner and is supported by the heritage consultant, provide clear rationale and justification for such recommendations.
- 3.5.5 If retention is recommended, outline short-term site maintenance, conservation, and critical building stabilization measures.
- 3.5.6 Provide recommendations for follow-up site-specific heritage strategies or plans such as a Conservation Plan, Adaptive Reuse Plan, and/or Structural/Engineering Assessment.
- 3.5.7 If a heritage property of cultural heritage value or interest cannot be retained in its original location, consider providing a recommendation for relocation by the owner to a suitable location in reasonable proximity to its original siting.
- 3.5.8 If no mitigation option allows for the retention of the building in its original location or in a suitable location within reasonable proximity to its original siting, consider providing a recommendation for relocation to a more distant location.
- 3.5.9 Provide recommendations for advertising the sale of the heritage resource. For example, this could include listing the property 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. The link to the ACOs Historic Architectural Linking Program is provided below:
 - http://www.arconserv.ca/buildings_at_risk/for_sale.cfm
- 3.5.10 If a property cannot be retained or relocated, alternatives will be considered for salvage and mitigation. Only when other options can be demonstrated not to be viable will options such as ruinification or symbolic conservation be considered. Detailed documentation and commemoration (e.g. a heritage interpretative plaque) may also be required. Salvage of material must also occur, and a heritage consultant may need to provide a list of features of value to be salvaged. Materials may be required to be offered to heritage-related projects prior to exploring other salvage options.
 - Ruinfication allows for only the exterior of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.
- 3.5.11 If the subject property abuts to one or more listed or designated heritage properties, identify development impacts and provide recommended mitigation strategies to ensure the heritage resources on the adjacent properties are not negatively impacted. Mitigation strategies include, but are not limited to:

- o vegetation screening;
- o fencing;
- o buffers;
- o site lines
- an architectural design concept for the massing and façade treatment of proposed buildings to ensure compatibility with the adjoining property and the like.
- 3.5.12 An implementation schedule and reporting/monitoring system for implementation of the recommended conservation or mitigation strategies may be required.

3.6 Recommendations

- 3.6.1 Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it.
- 3.6.2 Clearly state whether the subject property is worthy of heritage designation under the *Ontario Heritage Act*.
- 3.6.3 The following questions must be answered in the final recommendation of the report:
 - Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?
 - o Why or why not does the subject property meet the criteria for heritage designation?
 - Regardless of the failure to meet criteria for heritage designation, can the structure or landscape be feasible integrated into the alteration/development?
- 3.6.4 Failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.

3.7 Executive Summary

- 3.7.1 Provide an executive summary of the assessment findings at the beginning of the report.
- 3.7.2 Outline and summarize all recommendations including mitigation strategies, need for the preparation of follow-up plans such as conservation and adaptive reuse plans and other requirements as warranted. Please rank mitigation options from most preferred to least.

4. Standards and Practices

- 4.1 Heritage Impact Assessments must be impartial and objective, thorough and complete, and sound in methodology and application of Ontario heritage evaluation criteria, and consistent with recognized professional standards and best practices in the field of heritage consulting.
- 4.2 Heritage Impact Assessments must be completed to the satisfaction of the City. HIAs that are not completed to the satisfaction of the City may be subject to revision and

resubmission, critique by peer review or a similar process to determine if the report meets recognized standards and practices.

5. Acceptance of Heritage Impact Assessments

- 5.1 The Heritage Impact Assessment will undergo a compliance review by City heritage staff to determine whether all requirements have been met, and to review the option(s) outlined in the report. Staff comments will be provided to the applicant and heritage consultant.
- 5.2 A Heritage Impact Assessment will be considered a 'draft' until such time that City heritage staff deem the report complete. Staff will notify the applicant and heritage consultant when the report is considered complete.
- 5.3 An accepted Heritage Impact Assessment is required for the final processing of a development application. The recommendations within the final approved version of the Heritage Impact Assessment may be incorporated into legal agreements between the City and the proponents at the discretion of the municipality. Until the HIA is deemed complete, schedules associated with planning and building applications related to heritage properties cannot commence.

6. Other Requirements

- 6.1 Provide a bibliography listing **all** sources used in preparing the HIA.
- 6.2 Provide proper referencing within the HIA, including images, maps, etc.
- 6.3 Provide five copies of the final HIA, and one digital copy (PDF or Word)
- 6.4 Provide a digital copy of all images taken or obtained for the HIA on Compact Disk.
- 6.5 Measured drawings of the heritage resource(s) may be required in support of a conservation plan or as a record prior to demolition.
- 6.6 A site visit of the subject property by City heritage staff and/or members of the Brampton Heritage Board may be required prior to the HIA being deemed complete.

7. Qualified Parties for Preparing Heritage Impact Assessments

- 7.1 All heritage impact assessments, conservation plans, adaptive reuse plans, security plans and/or related studies must be prepared by qualified professionals with applied and demonstrated knowledge of accepted standards of heritage conservation, historical research, identification, evaluation of cultural heritage value or interest, mitigation, and the like.
- 7.2 All heritage consultants submitting heritage impact assessments must be members in good standing of the Canadian Association of Heritage Professionals (CAHP).

7.3 Under provincial law only licensed, professional archaeologists may carry out archaeological assessments using specific provincial standards and guidelines.

8. Scope of a Conservation Plan

- 8.1 If a property is to be retained, a follow-up Conservation and Adaptive Reuse Plan may be recommended. Conservation and Adaptive Reuse Plans will provide:
 - Preliminary recommendations for adaptive reuse;
 - Critical short-term maintenance required to stabilize the heritage and building fabric and prevent deterioration;
 - Measures to ensure interim protection of heritage resources during phases of construction or related development;
 - Security requirements;
 - Restoration and replication measures required to return the property to a higher level of cultural heritage value or interest integrity, as required;
 - Appropriate conservation principles and practices, and qualifications of contractors and trades people that should be applied;
 - Longer term maintenance and conservation work intended to preserve existing heritage fabric and attributes:
 - 'As found' drawings, plans, specifications sufficient to describe all works outlined in the Conservation Plan;
 - An implementation strategy outlining consecutive phases or milestones;
 - Cost estimates for the various components of the plan to be used to determine sufficient monetary amounts for letters of credits or other financial securities as may be required to secure all work included in the Conservation Plan; and
 - Compliance with recognized Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards.

Appendix 1

Evaluation of Cultural Heritage Value or Interest Summary Table

Criteria for Determine Cultural heritage value or interest	Assessment (Yes/No)	Rationale
1. Design or physical value:		
a) Is a rare, unique, representative or		
early example of a style, type,		
expression, material, or construction		
method		
b) Displays a high degree of		
craftsmanship or artistic merit		
c) Demonstrates a high degree of		
technical or scientific achievement		
2. Historical or associative value:		
a) Has direct associations with a		
theme, event, belief, person, activity,		
organization, or institution that is		
significant to a community		
b) Yields, or has potential to yield,		
information that contributes to an		
understanding of a community or		
culture		
c) Demonstrates or reflects the work		
or ideas of an architect, artist, builder, designer or theorist who is significant		
to a community		
3. Contextual value:		
a) Is important in defining,		
maintaining, or supporting the		
character of an area		
b) Is physically, functionally, visually,		
or historically linked to its		
surroundings		
c) Is a landmark		

Appendix 2

Additional Mitigation Strategies

If any negative impacts are identified, a mitigation plan must be outlined. A mitigation plan will be tailored to the unique conditions and cultural heritage value or interest of a given property. The following list represents a summary of the more common types of mitigation that may be appropriate:

- Avoidance protocols to isolate development and land alterations to minimize impacts on significant built and natural features and vistas;
- Architectural design guidelines for buildings on adjacent and nearby lots to help integrate and harmonize mass, setback, setting, and materials;
- Limiting height and density of buildings on adjacent and nearby lots;
- Ensuring compatible lotting patterns, situating parks and storm water ponds near a heritage resource;
- Allowing only compatible infill and additions;
- Preparation of conservation plan and adaptive reuse plans as necessary;
- Vegetation buffer zones, tree planting, site plan control, and other planning mechanisms;
- Heritage Designation, Heritage Conservation Easement;
- In certain rare instances, permitting the relocation of built heritage resources within the subject parcel, to nearby lands, or to other parts of the City in order to better accommodate conservation and adaptive reuse. The appropriate context of the resource must be considered in relocation.
- In instances where retention may not be possible, partial salvage, documentation through measured drawings and high-resolution digital photographs, historical plaquing and the like may be appropriate.
- Opportunities to commemorate historical land uses, past owners, landscape and landform features through the naming of streets and other public assets such as parkettes and storm ponds; interpretative plaques may also be required.

Appendix B:

Design Drawings for the Proposed Transit Facility at 10300 Highway 50

DETAILED DESIGN

CITY FILE NUMBER: SPA-2024-0039

Issued for SPA

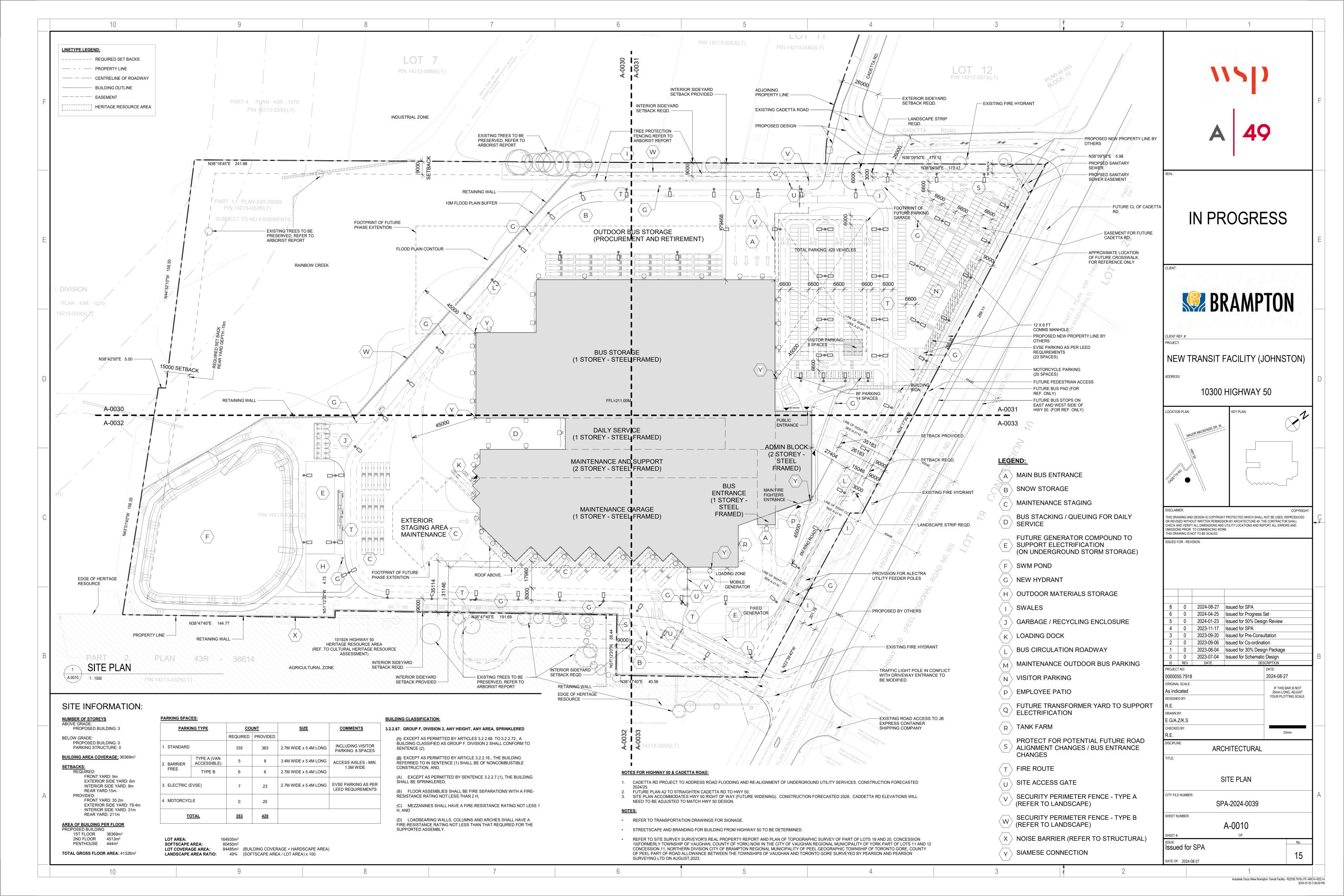
2024-08-27

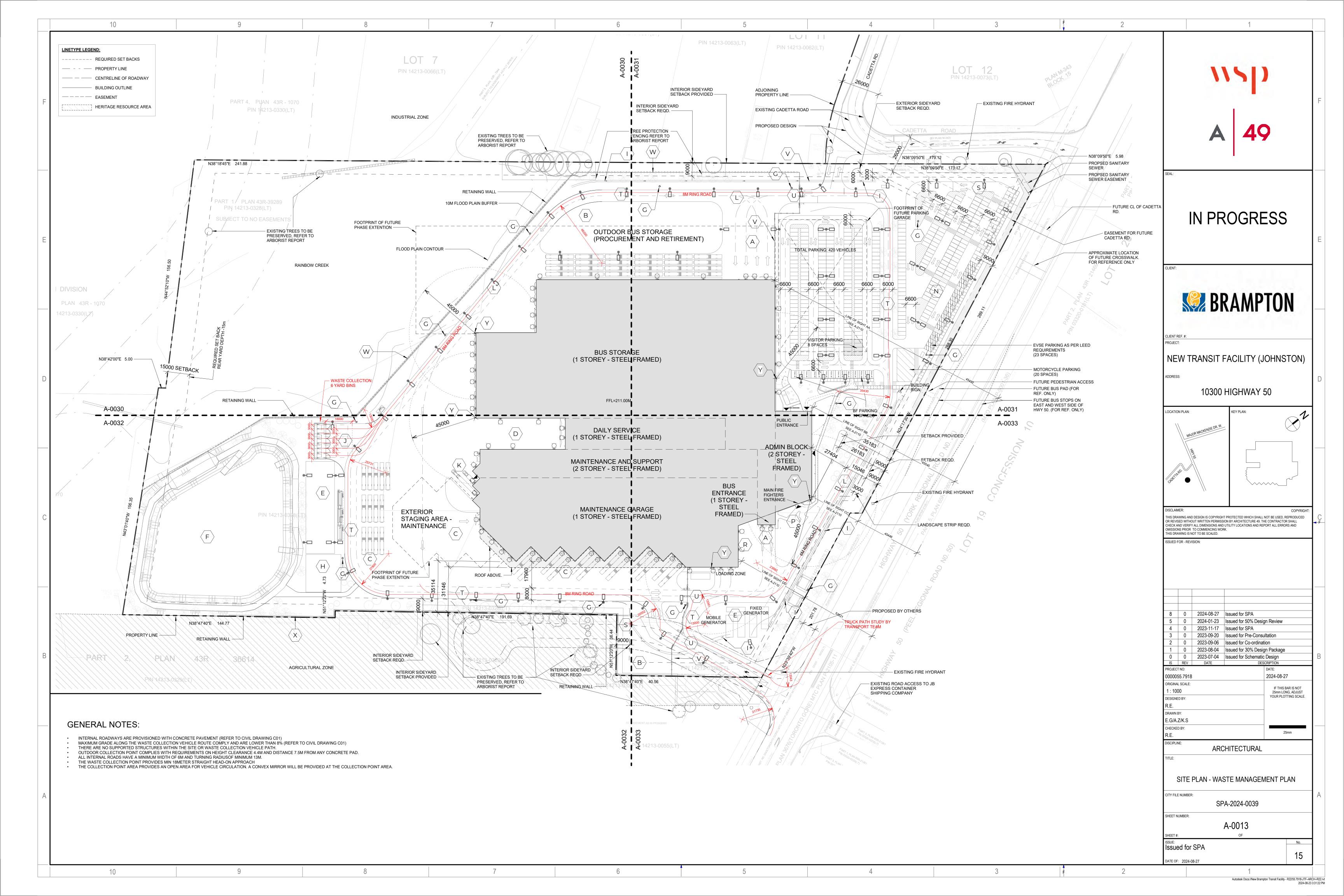


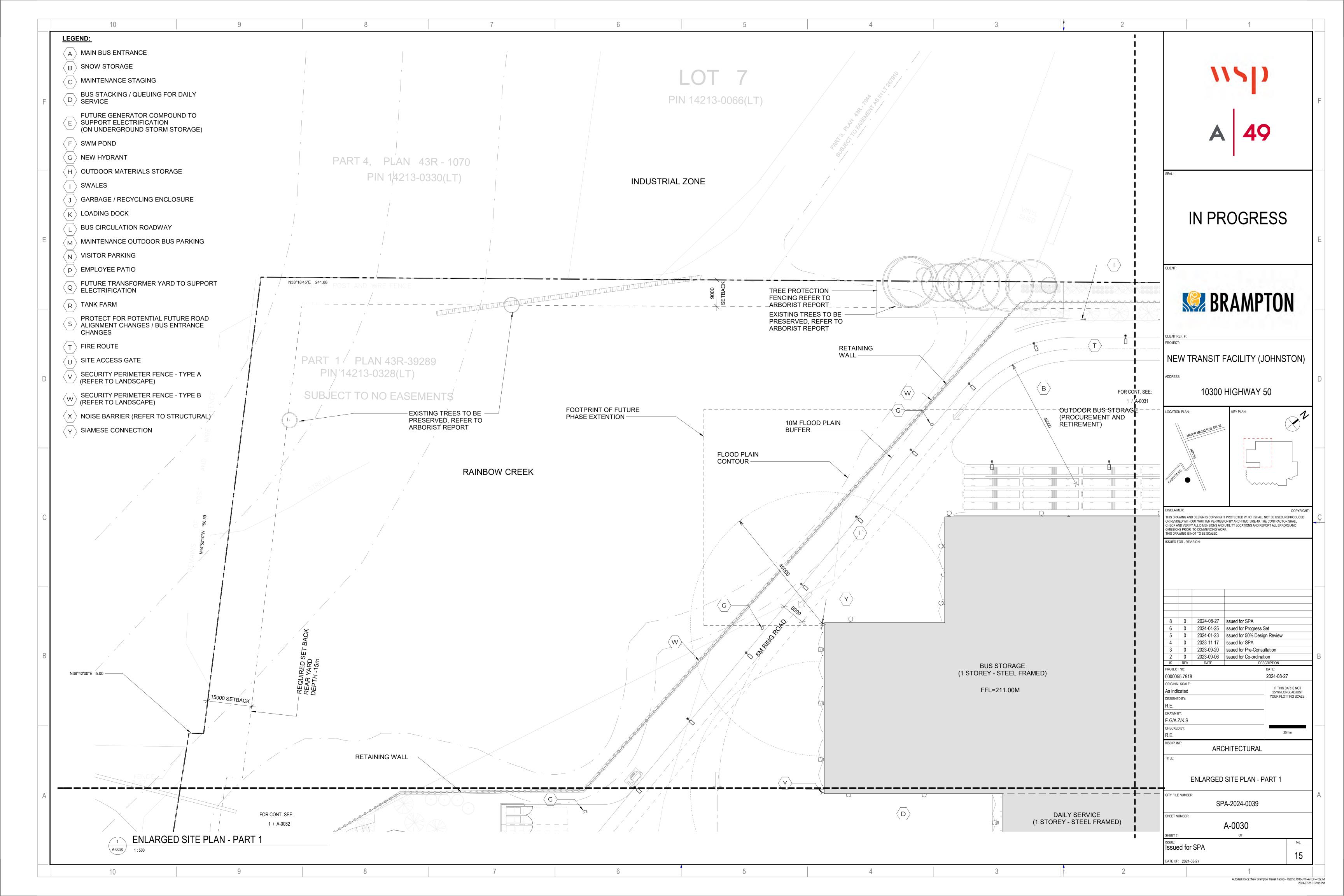


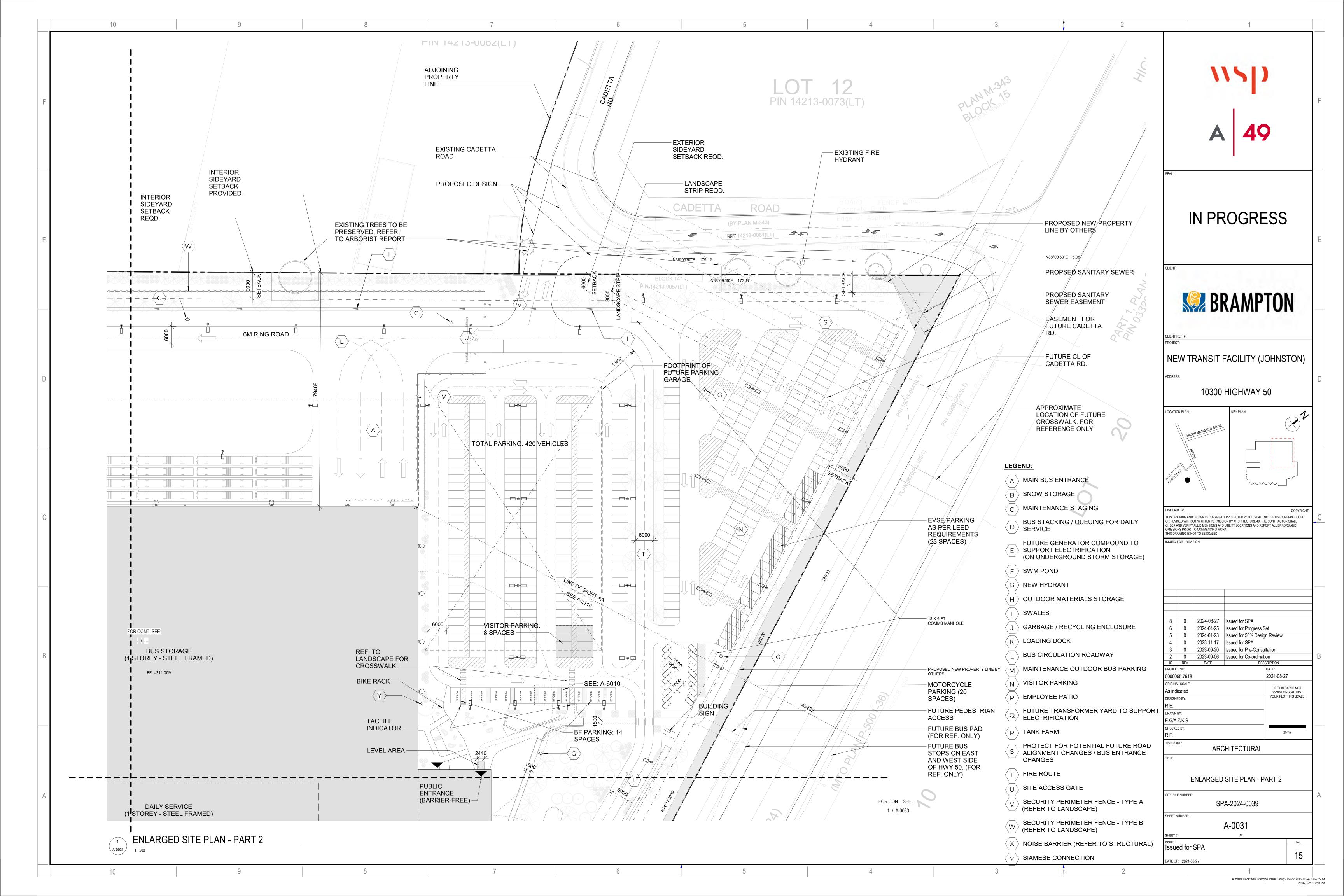
		10	9	Ŏ		1	0	0	4	3	
	ARCHITEC	CTURAL ABBREVIATIONS								REFERENCE SYMBOLS	
	DOORS:		MATERIA	AI C.	E		0			REFERENCE STINIDOLS	
					r FB	FLUSH BOLT	OA	OVERALL	DETAIL	TITI E	1151)
	AAS ADO	ANODIZED ALUMINUM SCREEN ACCESSIBLE DOOR OPERATOR	ACM ASPH	ALUMINUM COMPOSITE MATERIAL ASPHALT	FD FFE	FLOOR DRAIN FINISHED FLOOR ELEVATION	OC OCS	ON CENTRE OVERHEAD CONTACT SYSTEM	DETAIL	•	
F	ALUM	ALUMINUM - CLEAR ANODIZED	CONC	CONCRETE	FFL	FINISH FLOOR LEVEL	OD	OUTSIDE DIAMETER	DETAIL	NUMBER 1 XXXXXXXX	
	ALG ASL	ALUMINUM GLAZED DOOR AUTOMATIC SLIDING DOOR		CONCRETE MASONRY UNITS R CONCRETE FLOOR	FH FHC	FIRE HYDRANT FIRE HOSE CABINET	OF OGC	OUTSIDE FACE OPEN GRID CEILING	DETAIL	DRAWING NUMBER ————————————————————————————————————	
	AUTO BFPB	AUTOMATIC BARRIER FREE PUSH BUTTON	CP CPL	CONCRETE PAVERS CHECKER PLATE	FEC FD	FIRE EXTINGUISHER CABINET FLOOR DRAIN	OGL OPNG	OBSCURE GLASS OPENING	DETAIL	DDAWING COALS	A A
	CCS	COILING COUNTER SHUTTER	CW	CURTAIN WALL	FIN GR	FINISH GRADE	OPP	OPPOSITE	DETAIL	_ DRAWING SCALE	A 49
	CFS COH	COILING STEEL FIRE SHUTTER COILING OVERHEAD INSULATED	FUR FRC	FURRING FIBER REINF COMPOSITE	FIX FL	FIXTURE FLOOR	ORD ORS	OVERFLOW ROOF DRAIN OVERFLOW ROOF SCUPPER		DETAIL TITLES	
	CR EDO	CARD READER ELECTRIC DOOR OPERATOR	GB GYP	GYPSUM BOARD GYPSUM	FLEX FR	FLEXIBLE FIRE RATED	O/H OSF	OVERHEAD OUTSIDE FACE OF FRAME		DETAIL NUMBER	'
	FOH	FABRIC HIGH SPEED OVERHEAD	GWB	GYPSUM WALL BOARD	FT	FOOT/FEET	50.			REFERENCE TYPE	SEAL:
	HCW HDWP	HOLLOW CORE WOOD HIGH DENSITY WOOD PANELS	IMP MTL	INSULATED METAL PANELS METAL	FURN	FURNITURE	P PA	PUBLIC ADDRESS SYSTEM		A101	
	HM HMS	HOLLOW METAL HOLLOW METAL SCREEN	MP MS	METAL PANEL METAL SLATES	G GA	GAUGE	PP PREFAB	PUSH PLATE PREFABRICATED		DESTINATION SHEET NUMBER	
	HM	HOLLOW METAL	MT	MOSAIC TILE	GALV	GALVANIZED	PF	PREFINISHED			
	HMI IHM	HOLLOW METAL INSULATED INSULATED HOLLOW METAL	MWP P/CON	MEMBRANE WATERPROOFING PRECAST CONCRETE	GB GRND	GRAB BAR GROUND	PS PSI	PASSAGE SET POUNDS PER SQUARE INCH		DIRECTION OF CUT AND EXTENT OF CUT	IN PROGRESS
	SC	SOLID CORE SOLID CORE WOOD	PLY PTPLY	PLYWOOD PRESSURE TREATED PLYWOOD	GRG	GLASS FIBRE REINFORCED	PTN	PARTITION		DIJUDING 9 MALL SECTION SYMPOLS	
Е	SCW SOH	SECTIONAL OVERHEAD INSULATED	SS	STAINLESS STEEL	GRT GTTB	GROUT GYPSUM TILE BACKER BOARD	Q			BUILDING & WALL SECTION SYMBOLS	
			S/FP SGB	SPRAYED FIRE PROOFING SUSPENDED GYPSUM BOARD	GWG GRTG	GEORGIAN WIRED GLASS GRATING	QT OTV	QUARRY TILE QUANTITY		DETAIL NUMBER—1	
			STL	STEEL	GIVIG	GIATING	QII	QUANTITY		1 A000 1	
	FRAMES:		TFM TG	MELAMINE TEMPERED GLASS	H HNDRL	HANDRAIL	R RA	ROOF ANCHORS		A000	CLIENT:
		ANODIZED ALUMINUM FRAME	TSGL VB	TEMPERED SAFETY GLASS VAPOUR BARRIER	HRDW	HARDWARE	RCP	REFLECTED CEILING PLAN		DESTINATION SHEET NUMBER	
	AAF PS	PRESSED STEEL	WD	WOOD	HD HRD	HEAVY DUTY HAIR DRYER	RD RECT	ROOF DRAIN RECTANGULAR			INDIA MADEON
	FINISHES	:	QRZ	QUARTZ - ENGINEERED STONE	HDD HDWD	HAND DRYER HARDWOOD	REF REINF	REFERENCE REINFORCING/REINFORCEMENT		EXTERIOR & INTERIOR ELEVATION SYMBOLS	BRAMPTON
					HEX	HEXAGONAL	REQD	REQUIRED		REFERENCE TYPE	
	ACP ACT	ACOUSTIC PANELS ACOUSTIC CEILING TILE			HOD HORIZ	HOLD OPEN DEVICE HORIZONTAL	REV RFS	REVISE/REVISION ROOM FINISH SCHEDULE		1— DETAIL NUMBER	
	AVB A/V	AIR VAPOUR BARRIER AUDIO VISUAL	۸		HP HPL	HIGH POINT HIGH PRESSURE LAMINATE	RH RM	RIGHT HAND ROOM		A101	CLIENT REF.#: PROJECT:
	BITUM	BITUMINOUS	ABV	ABOVE	HR	HOUR	RND	ROUND		DESTINATION SHEET NUMBER	
	BH BKHD	BOREHOLE BULKHEAD	ARCH APPROX	ARCHITECTURAL APPROXIMATE	HT HWT	HEIGHT HOT WATER TANK	RO RS	ROUGH OPENING ROOF SCUPPER			NEW TRANSIT FACILITY (JOHNSTON)
	BLDG	BUILDING	ASSN	ASSOCIATION			RWL	RAIN WATER LEADER			ADDRESS:
	BLK BOL	BLOCK BOLLARD	ASSY AFF	ASSEMBLY ABOVE FINISH FLOOR	I IFP	INTUMESCENT FIREPROOFING	S			PLAN DETAIL SYMBOL	40200 11101111111111
	BR CIP	BRICK CAST IN PLACE CONCRETE	ADD AE	ADDENDUM ACCESS FLOORING	INCL INSPNL	INCLUDE INSULATED PANEL	SAN SCF	SANITARY SEALED CONCRETE FLOOR		STANDARD GRAPHIC SYMBOLS	10300 HIGHWAY 50
	CF	CORK FLOORING	ALT	ALTERNATE	INS	INSULATION	SCHED	SCHEDULE			LOCATION PLAN: KEY PLAN:
	CFT CHDR	CERAMIC FLOOR TILE CONCRETE HARDENER / SEALER	AVG	AVERAGE	INT ID	INTERIOR INSIDE DIAMETER	SE SECT	SLAB EDGE SECTION		DESCRIPTION BUILDING ELEVATION IN MILLIMETRES (ON SECTIONS & DETAILS)	
	CPT	CARPET TILE	В		IF ITCI	INSIDE FACE	S/FPRF	SPRAY FIREPROOFING		(ON SECTIONS & DETAILS)	MAJOR MACKENZIE DR.W.
	CWT CWB	CERAMIC WALL TILE CEMENT WALL BOARD	BF BOT	BARRIER FREE BOTTOM	ITGL	INSUL TEMPERED (SAFETY) GLASS	S/GL SGB	SINGLE GLAZED SUSPENDED GYPSUM BOARD	-	DESCRIPTIONELEVATION	No de la constant de
	CSLR EP	CONCRETE SEALER EPOXY PAINT	C		J IT	JOINT	SIM SPEC	SIMILAR SPECIFICATION		FLOOR ELEVATION IN METRES	WEZ-
	EPF	EPOXY FLOORING	CB	CATCH BASIN	31	JOHN	SPT	SPECIAL PAINT FINISH		100.000 (ON FLOOR PLANS AND ELEVATIONS)	
	EPC ESP	EPOXY COATING ELECTROSTATIC PAINT	CCTV C/C	CLOSED CIRCUIT TELEVISION CENTRE TO CENTRE	K KIT	KITCHEN	SQ SQ.FT.	SQUARE SQUARE FEET			Julius Res.
	EXP	EXPOSED (UNFINISHED)	C/W	COMPLETE WITH	•		SQ.M.	SQUARE METER		EXISTING GRADE ELEVATION IN METRES	
	FWC GLT	FABRIC WALL COVERING GLASS TILE	CJA	CONTROL JOINT CONTROL JOINT ABOVE	L LIQ/S	LIQUID SEALER	STAG STD	STAGGERED STANDARD		×	
	GMT GT	GLASS MOSAIC TILE GRANITE TILE	CLG CLG HT	CEILING CEILING HEIGHT	LAM I B	LAMINATED POUND	STN STC	STAIN SOUND TRANSMISSION CLASS		+0.0000 GRADE ELEVATION IN METRES	DISCLAIMER: COPYRIGHT:
C	GWT	GRANITE WALL TILE	CL	CENTRE LINE	LAV	LAVATORY	STRUCT	STRUCTURAL/STRUCTURE		+0.0000 GRADE ELEVATION IN METRES	THIS DRAWING AND DESIGN IS COPYRIGHT PROTECTED WHICH SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION BY ARCHITECTURE 49. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND
	GL GLULAM	GLAZING GLUE LAMINATED	CLR CO	CLEAR CLEAN OUT DRAIN	LF LINO	LIGHT FIXTURE LINOLEUM	SUR SUSP	SURFACE SUSPENDED		X COLUMN GRID BUBBLE	OMISSIONS PRIOR TO COMMENCING WORK. THIS DRAWING IS NOT TO BE SCALED.
	GRAN HPL	GRANITE HIGH PRESSURE LAMINATE	COL COND	COLUMN CONDUIT	LONG	LONGITUDINAL	T			COLUMN GRID BUBBLE	ISSUED FOR - REVISION:
	IMP	INSULATED METAL PANEL	CONT	CONTINUOUS	LS	LOW POINT LOCK SET	TB	TOWEL BAR		ROOM ROOM NAME	
	PF PFT	PRE-FINISHED PORCELAIN FLOOR TILE	CONTR CTR	CONTRACTOR CENTRE	LSF LTG	LINOLEUM SHEET FLOORING LIGHTING	TEMP TERR	TEMPERATURE TERRAZZO		A101 ROOM NUMBER	
	PPT PWT	PRIME PAINT PORCELAIN WALL TILE	D	<u> </u>	LVR	LOUVRE	THRESH	THRESHOLD			
	PWB	PORCELAIN WALL BASE	D DBL	DOUBLE	L.O. LAM/SGL	LOUVRE OPENING LAMINATED SAFETY GLASS	TOC T/O	TOP OF CURB TOP OF		101A DOOR NUMBER	
	PT PLAM	PAINT PLASTIC LAMINATE	DEMO DET	DEMOLITION DETAIL	М		TOS (HP)	TOP OF STEEL (HIGH POINT) - "AT GRID LINE INTERSECTION U/N"			
	PVC	POLYVINYL CHLORIDE RESILIENT BASE	DF	DRINKING FOUNTAIN	m NAAINIT	METRE	TOS (LP)	TOP OF STEEL (LOW POINT) -		WINDOW TYPE/LOUVER TYPE/AC PANEL TYPE/SCREEN TYPE	8 0 2024-08-27 Issued for SPA
	RBS RBF	RUBBER SHEET FLOORING	DIAG DIA	DIAGONAL DIAMETER	MAINT MARB	MAINTENANCE MARBLE	TPD	"AT GRID LINE INTERSECTION U/N" TOILET PAPER DISPENSER		TIPE/SUNEEN TIPE	6 0 2024-04-25 Issued for Progress Set 5 0 2024-01-23 Issued for 50% Design Review
	RBT RWB	RUBBER TILE RUBBER WALL BASE	DIM DIV	DIMENSION DIVISION	MAX MDF	MAXIMUM MEDIUM DENSITY FIBREBOARD	TRD TYP	TREAD TYPICAL	_	P5a PARTITION TYPE SYMBOL	4 0 2023-11-17 Issued for SPA
	RESF	RESILIENT SHEET FLOORING	DN	DOWN	MECH	MECHANICAL					3 0 2023-09-20 Issued for Pre-Consultation 2 0 2023-09-06 Issued for Co-ordination
В	RSF SAB	RUBBER SPORTS FLOORING SOUND ATTENUATING BATTS	DO DR(P)	DOOR OPENING DOOR RELEASE (PANIC)	MED MEMB	MEDIUM MEMBRANE	U UC	UNDERCUT	-	W2a EXTERIOR WALL AND ROOF	1 0 2023-08-04 Issued for 30% Design Package IS REV DATE DESCRIPTION
	SAFB SVF	SOUND ATTENUATING FIRE BATTS SHEET VINYL FLOORING	DW DWG	DISHWASHER	MEZZ	MEZZANINE	UNEX	UNEXCAVATED UNFINISHED		F2 FINISHES REFERENCE	PROJECT NO: DATE:
	TRZT	TERRAZZO TILE	טייט	DRAWING	MFR MH	MANUFACTURER MANHOLE/MAINTENANCE HOLE	U/F UNO	UNLESS NOTED OTHERWISE		1 INIONEO NEI ENENOE	0000055.7918 2024-08-27 ORIGINAL SCALE:
	TWSI VCT	TACTILE WALKING SURFACE INDICATOR VINYL COMPOSITE TILE	E EQ	EQUAL	MJ MIN	MOVEMENT JOINT MINIMUM	UTIL U/S	UTILITY UNDERSIDE	_	NOTE LEADER LINE	As indicated IF THIS BAR IS NOT 25mm LONG, ADJUST
	VSF VSDT	VINYL SHEET FLOORING VINYL STATIC DISSIPATIVE TILE	EQUIP	EQUIPMENT	MIR	MIRROR	.,	. -			DESIGNED BY: R.E.
	VWC	VINYL WALL COVERING	EW EXF	EYE WASH EXHAUST FAN	MISC ML	MISCELLANEOUS MAGLOCK	V VERT	VERTICAL		DIMENSION LINE IN METRIC (MILLIMETERS)	DRAWN BY: E.G/A.Z/K.S
	WV WF	WOOD VENEER WOOD FLOORING	EXIST EXPN	EXISTING EXPANSION	MLDG MLWK	MOULDING MILLWORK	VEST VIF	VESTIBULE VERIFY IN FIELD			CHECKED BY:
	WSC	WOOD SOLID CORE	EXP JT	EXPANSION JOINT	mm	MILLIMETRE	VIF	V LIMI I HVI ILLU	l	JP● STAIR DIRECTION	R.E. 25mm
	WSCV	WOOD SOLID CORE VENEER	EXP EXT	EXPOSED EXTERIOR	MO MOD	MASONRY OPENING MODIFIED	W W/	WITH		SETTING OUT DOINT	DISCIPLINE: ARCHITECTURAL
			EXTR	EXTRUDED/EXTRUSION EACH	MTP	METAL TOILET PARTITION	WC	WATERCLOSET		SETTING OUT POINT SP	TITLE:
			EA ECB	ELEVATOR CALL BUTTON	MUL MW	MULLION MICROWAVE OVEN	WG WMP	WIRED GLASS WIRE MESH PARTITION			0.445010.415.45555.475.6145
			EF FHD	EXHAUST FAN ELECTRIC HAND DRYER	MWU	MILLWORK UNIT	WPM WT	WATERPROOF MEMBRANE WEIGHT		GALVANIZED STEEL PROTECTION BOLLARD (SEE STRUCT DRWGS FOR DETAILS)	SYMBOLS AND ABBREVIATIONS
А			EJ	EXPANSION JOINT	N	NOT ADDITIONS! T	W/D	WASHER/DRYER			CITY FILE NUMBER:
			EL ELEV	ELEVATION ELEVATOR	NA NIC	NOT APPLICABLE NOT IN CONTRACT	W/O W/R	WITHOUT WASHROOM			SPA-2024-0039
			ELECT EMER	ELECTRIC/ELECTRICAL EMERGENCY	NMH NO	NON METALLIC HARDENER NUMBER	W/S	WORK STATION		## KEY NOTE TAG, REFER TO KEY NOTE TEXT FOR RELATED NOTES	SHEET NUMBER:
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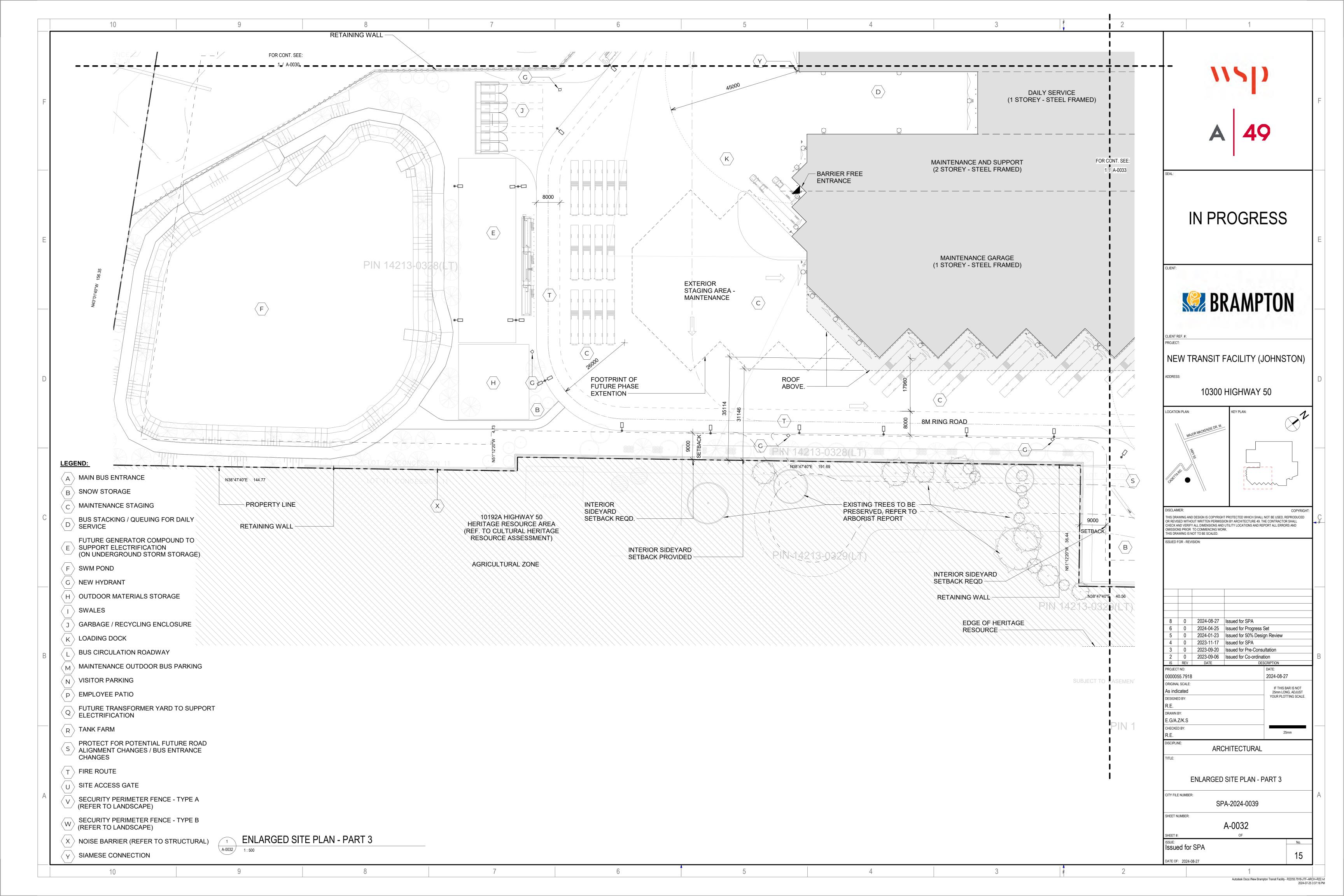
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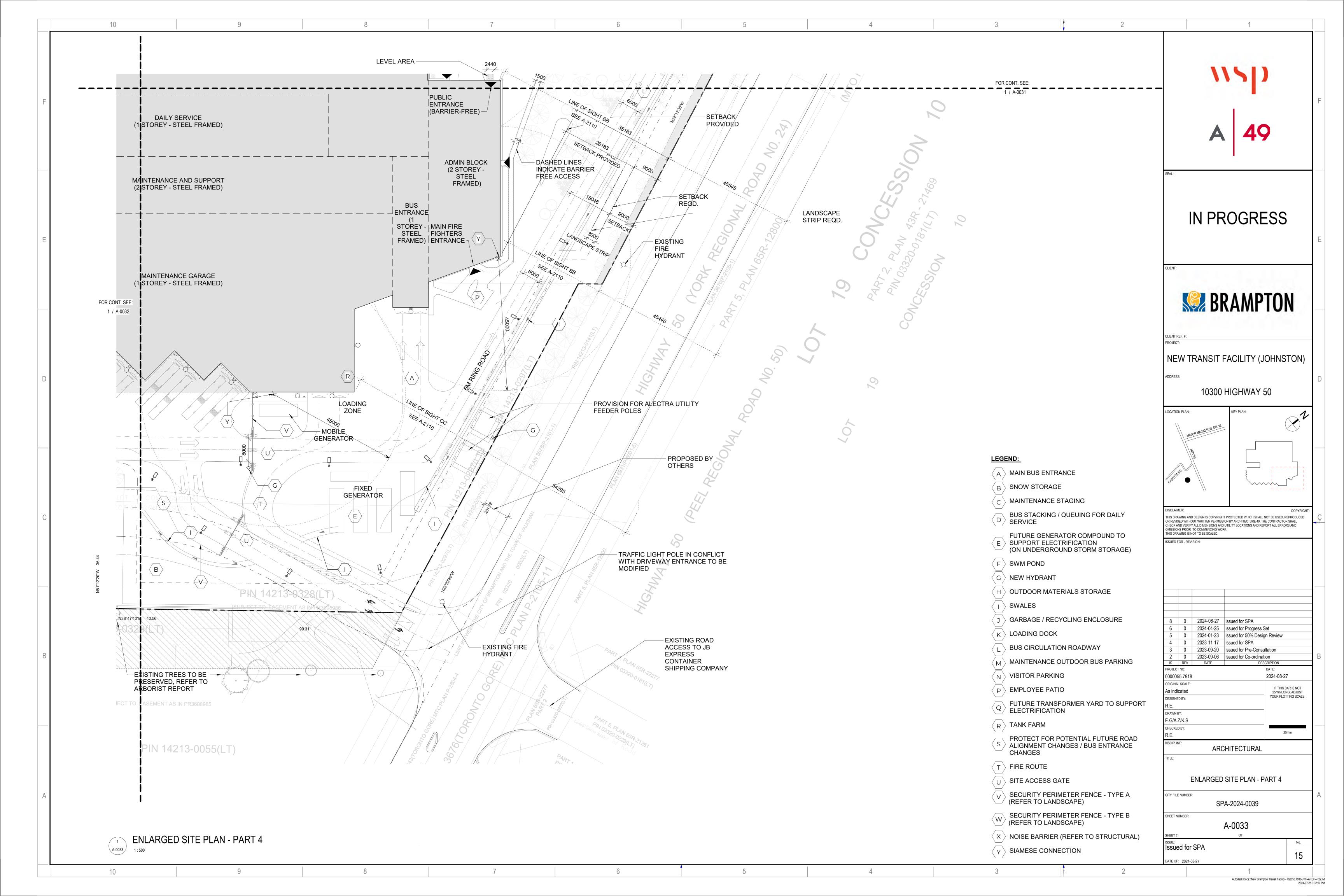


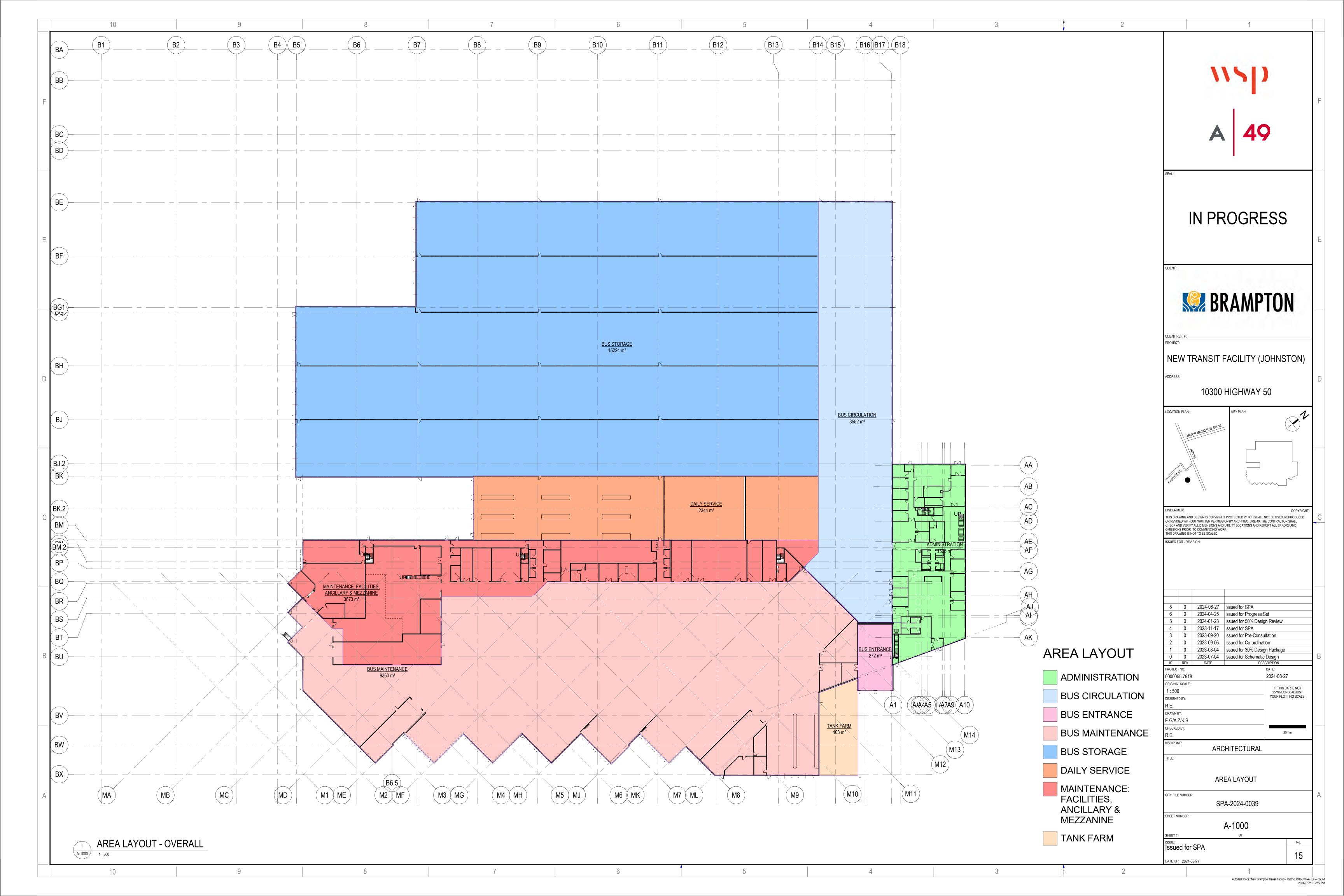


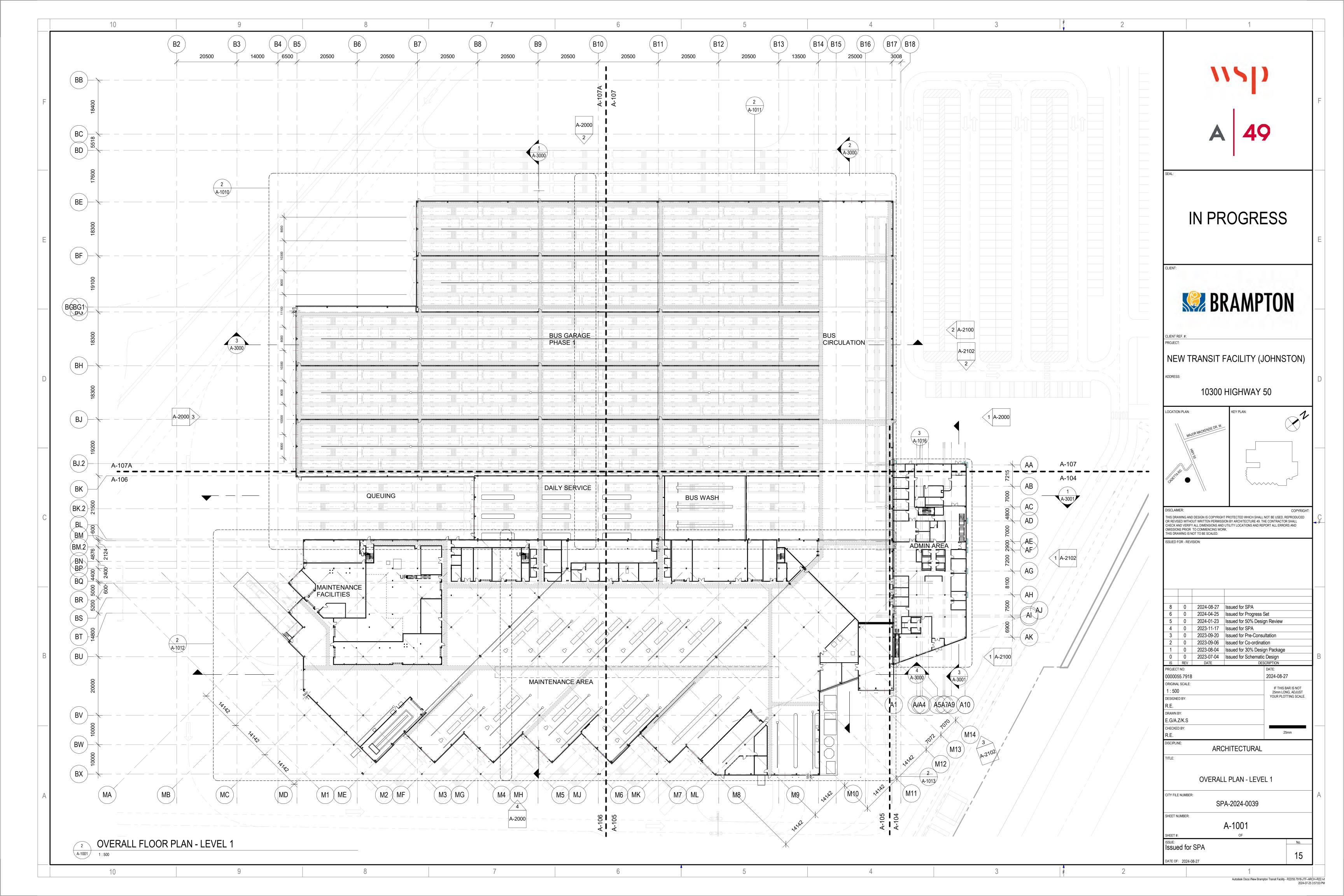


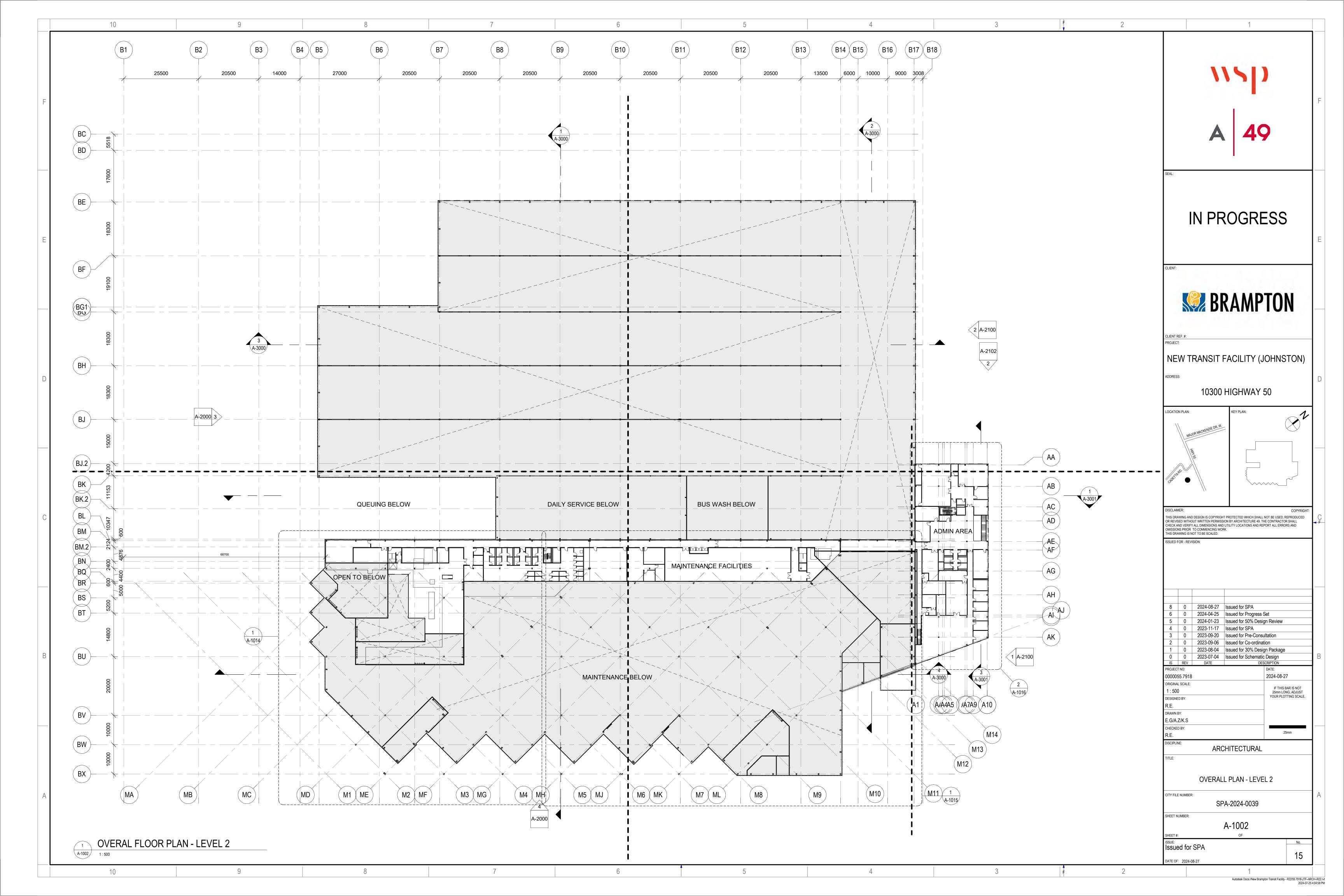


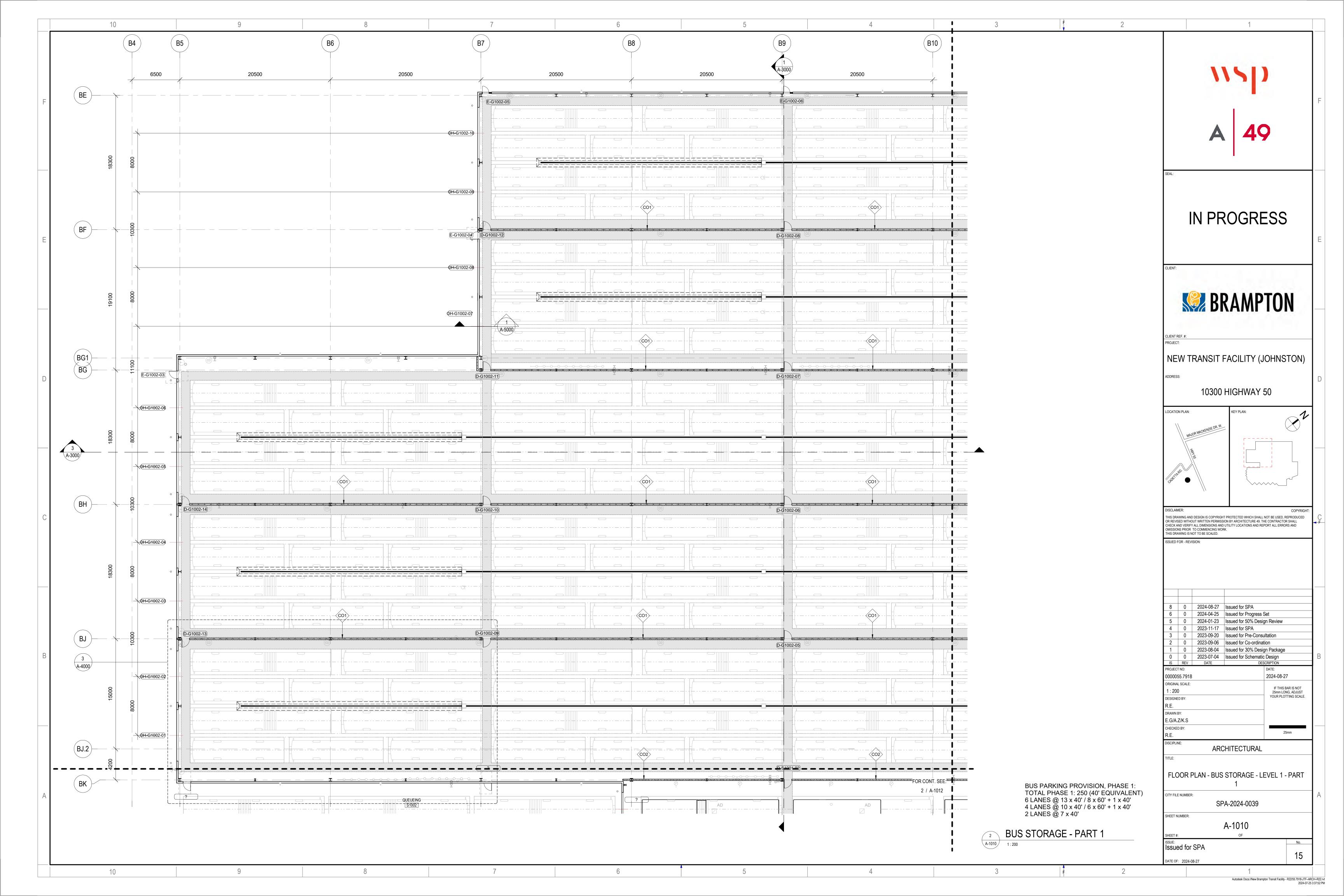


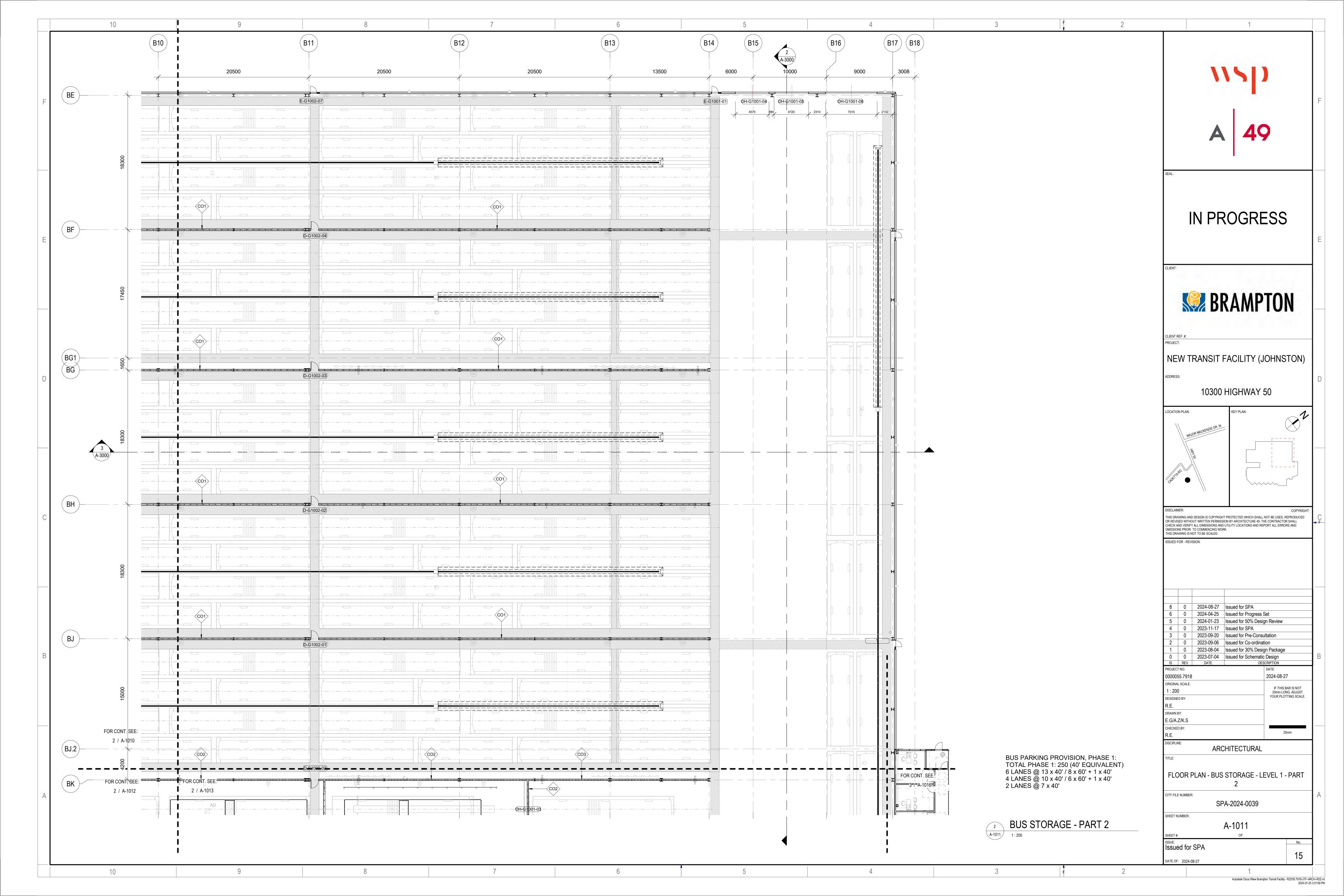


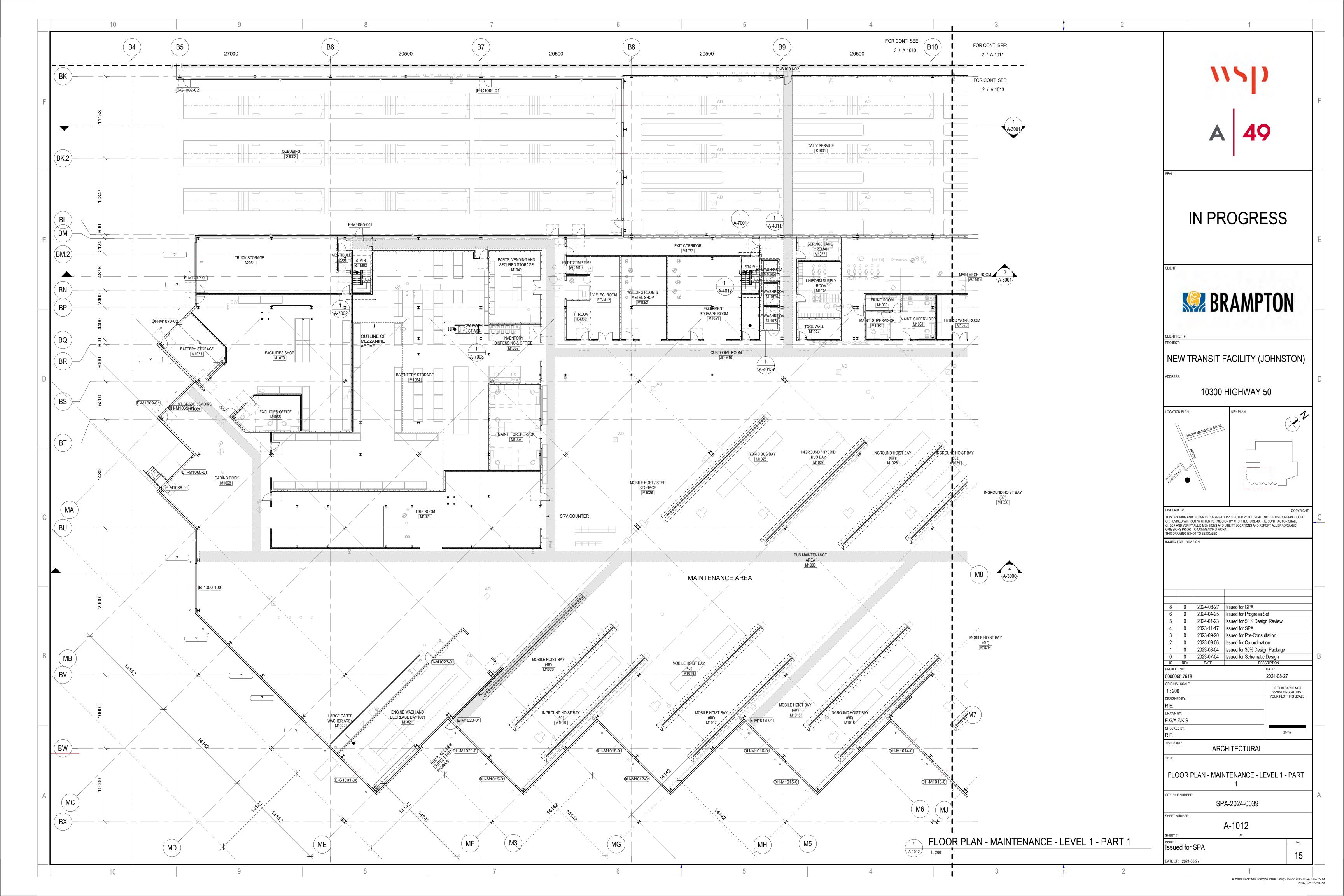


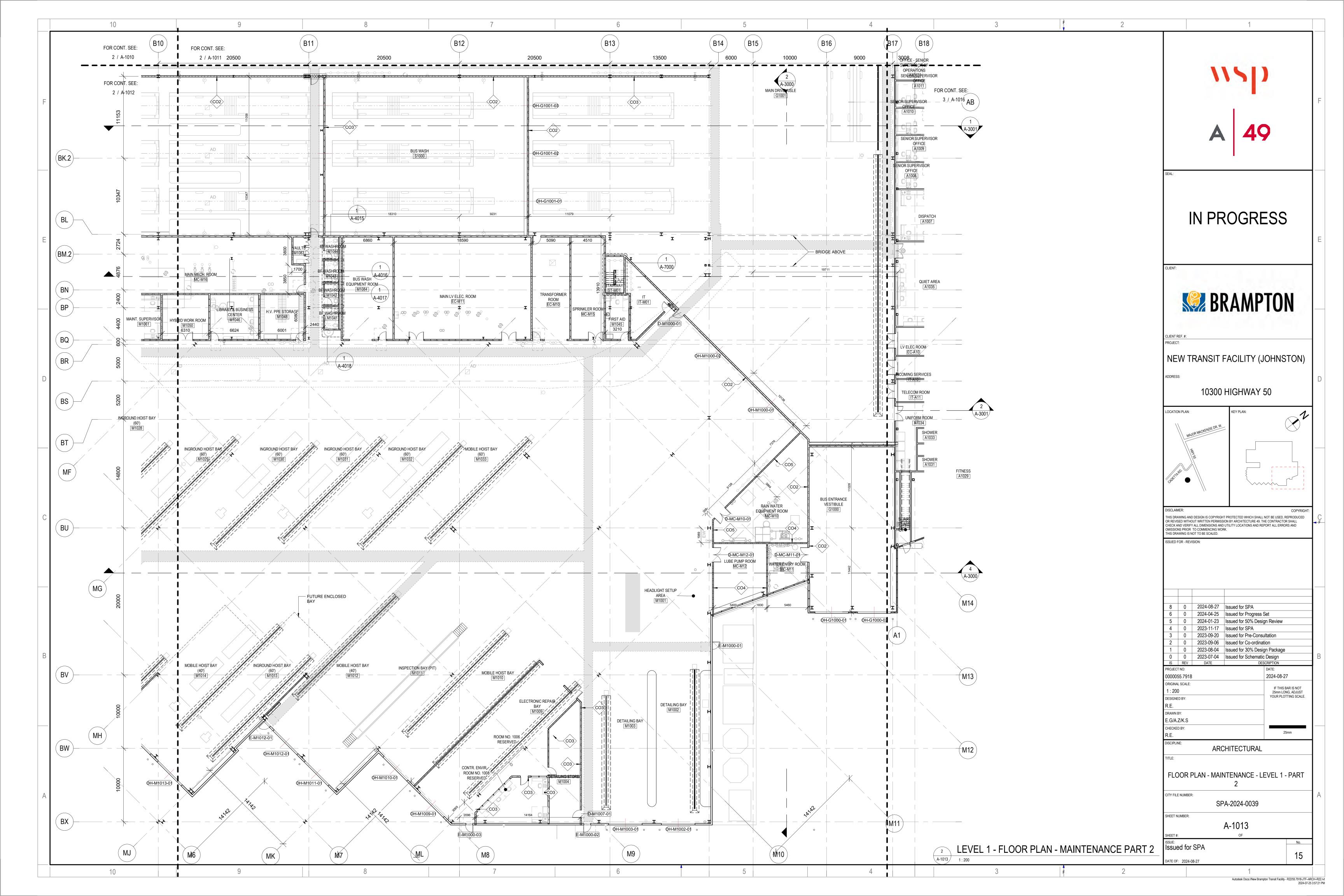


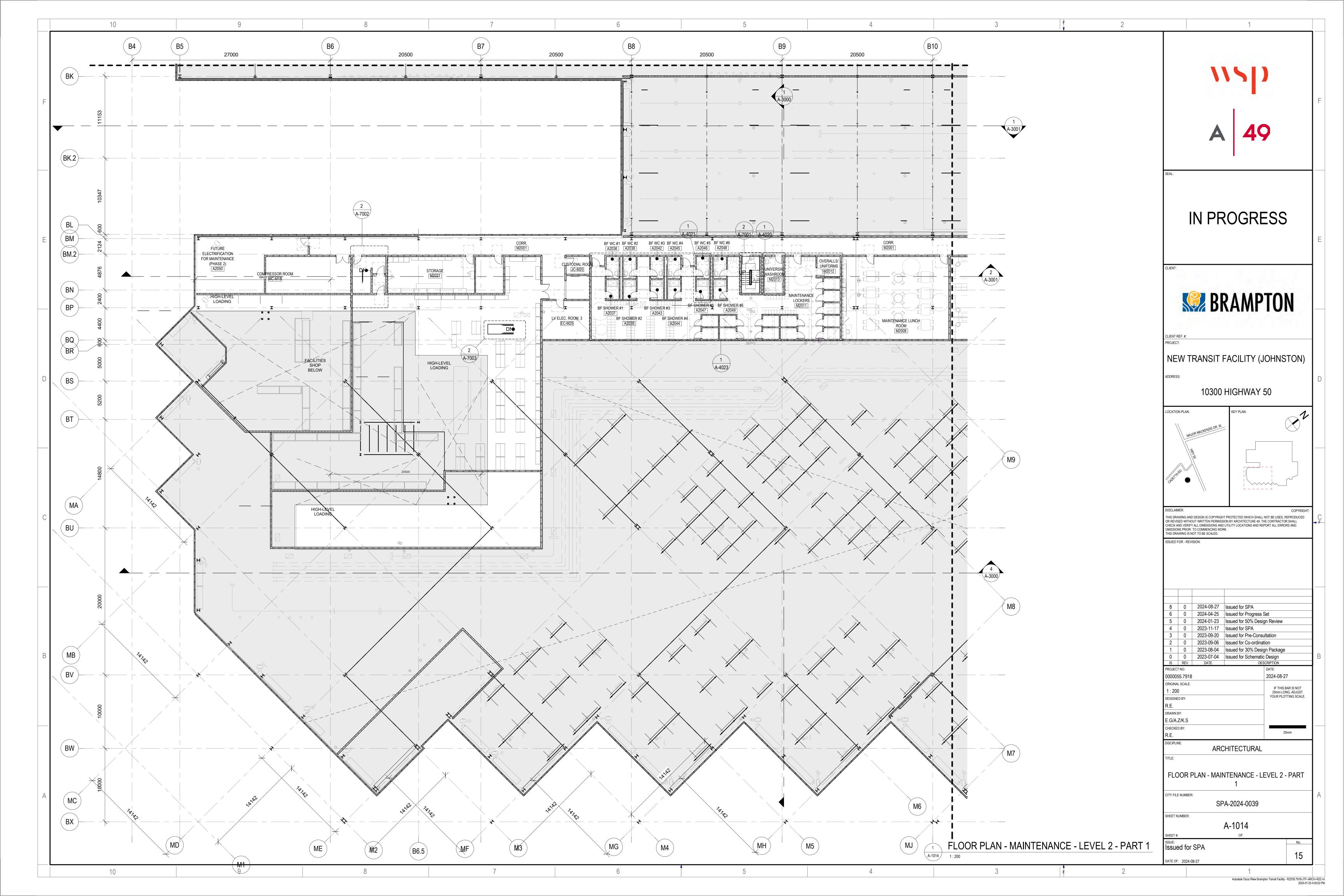


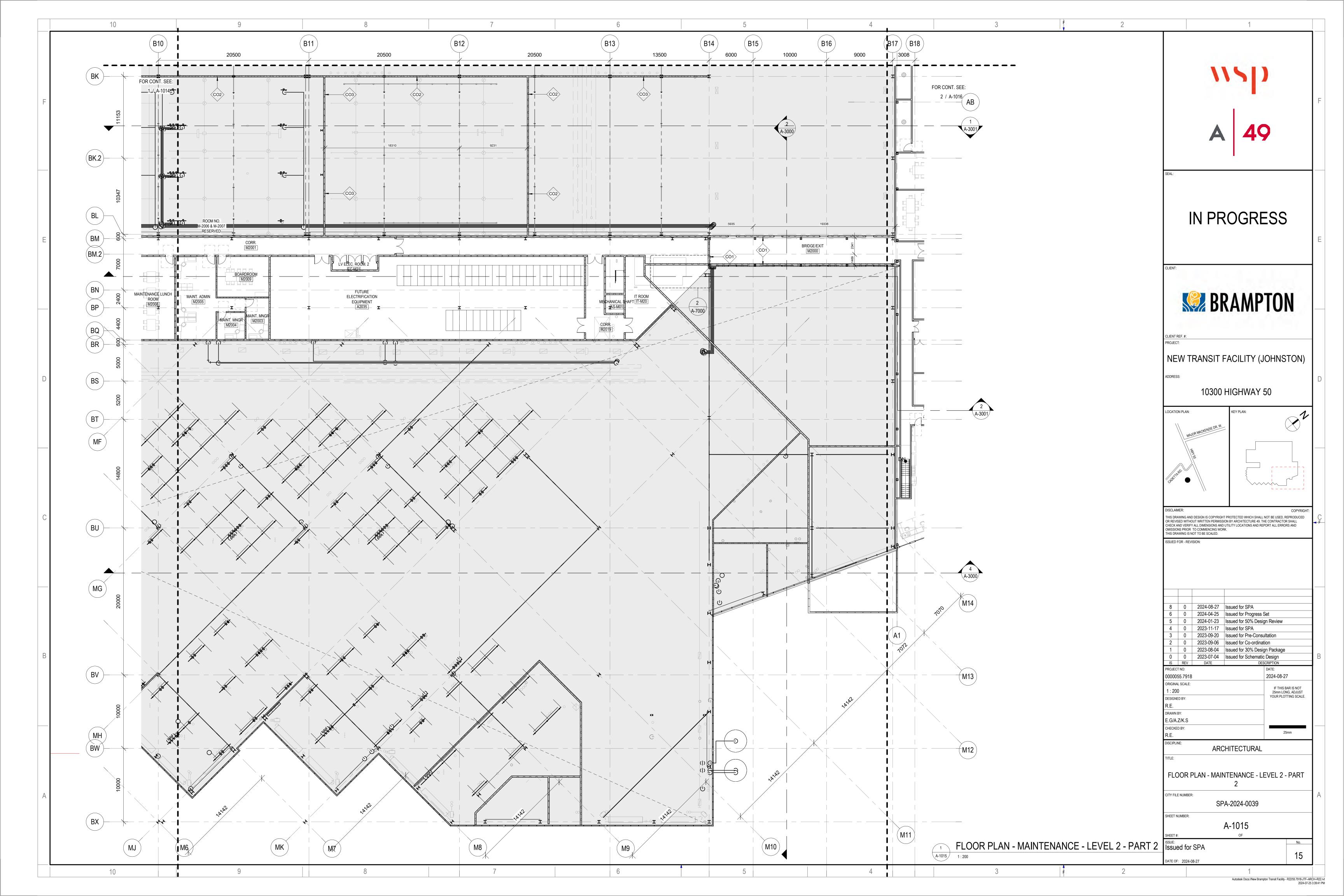


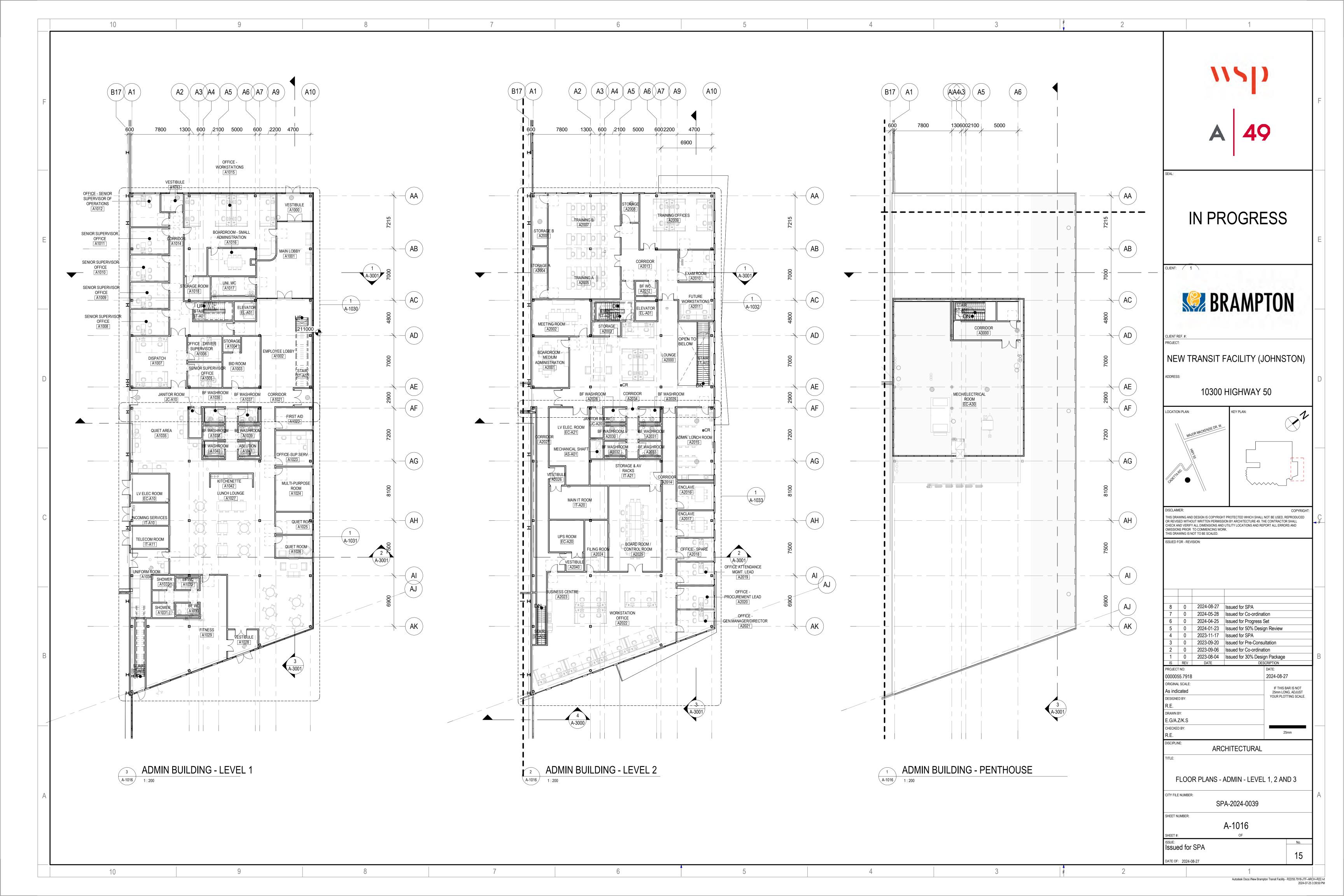


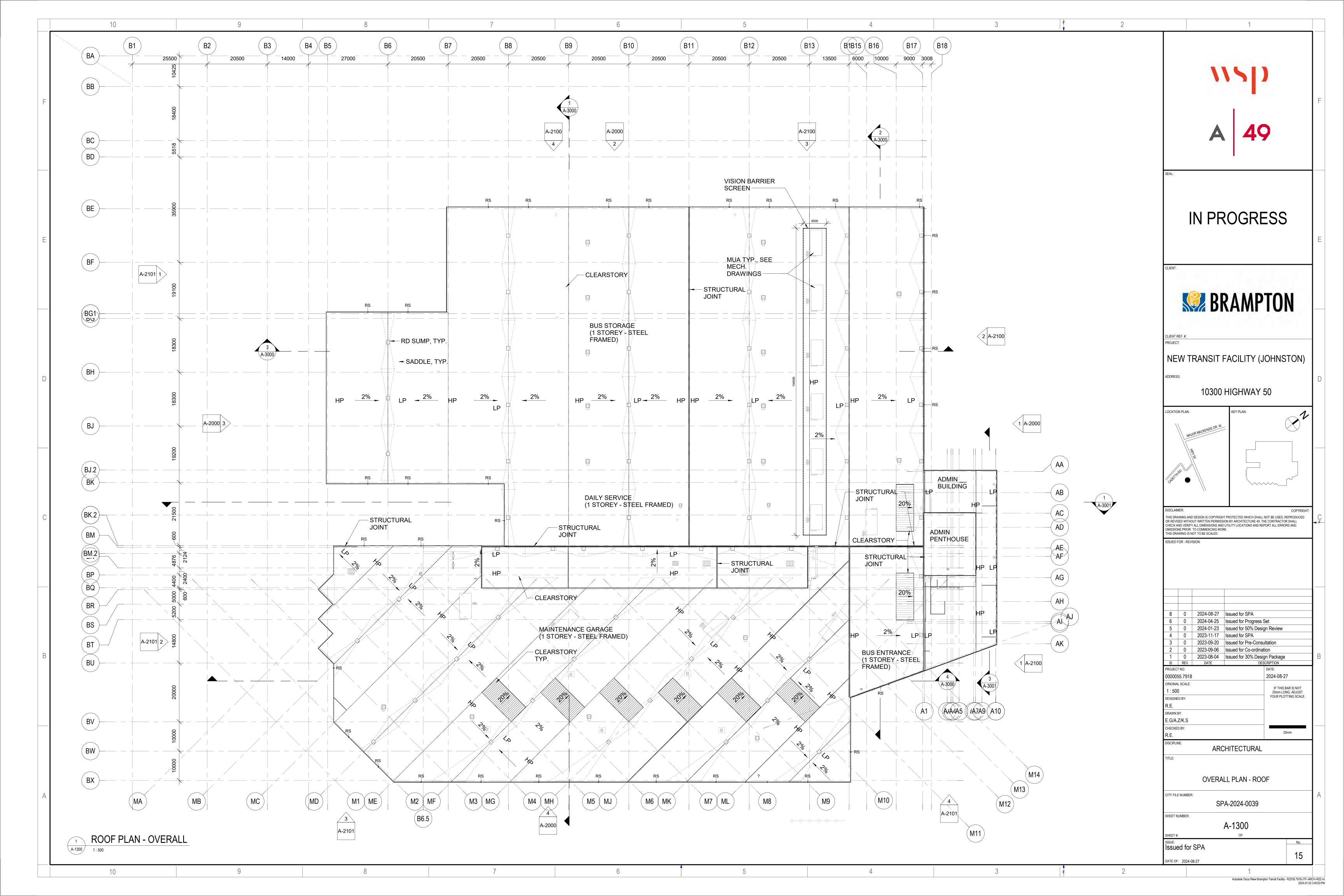


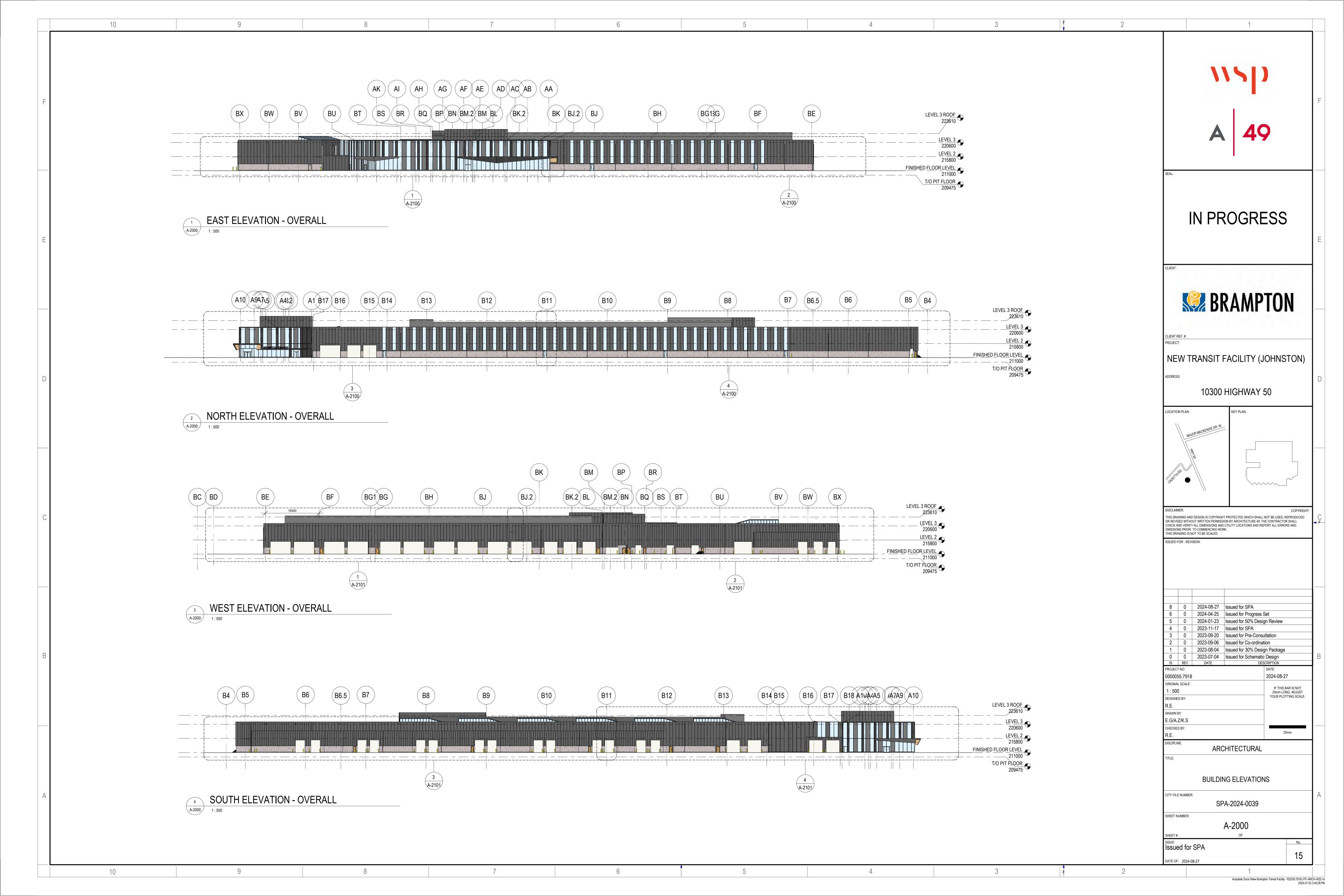


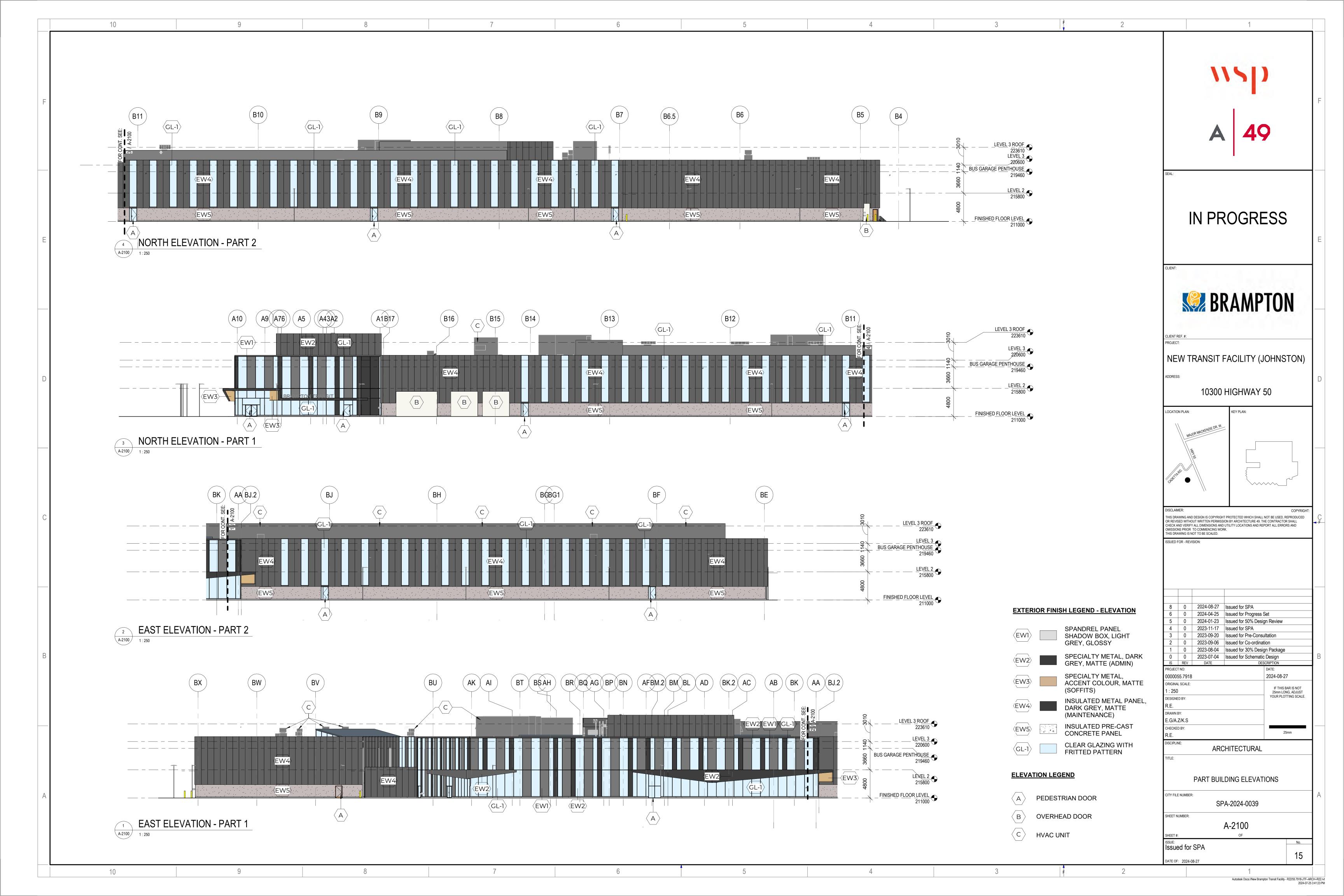


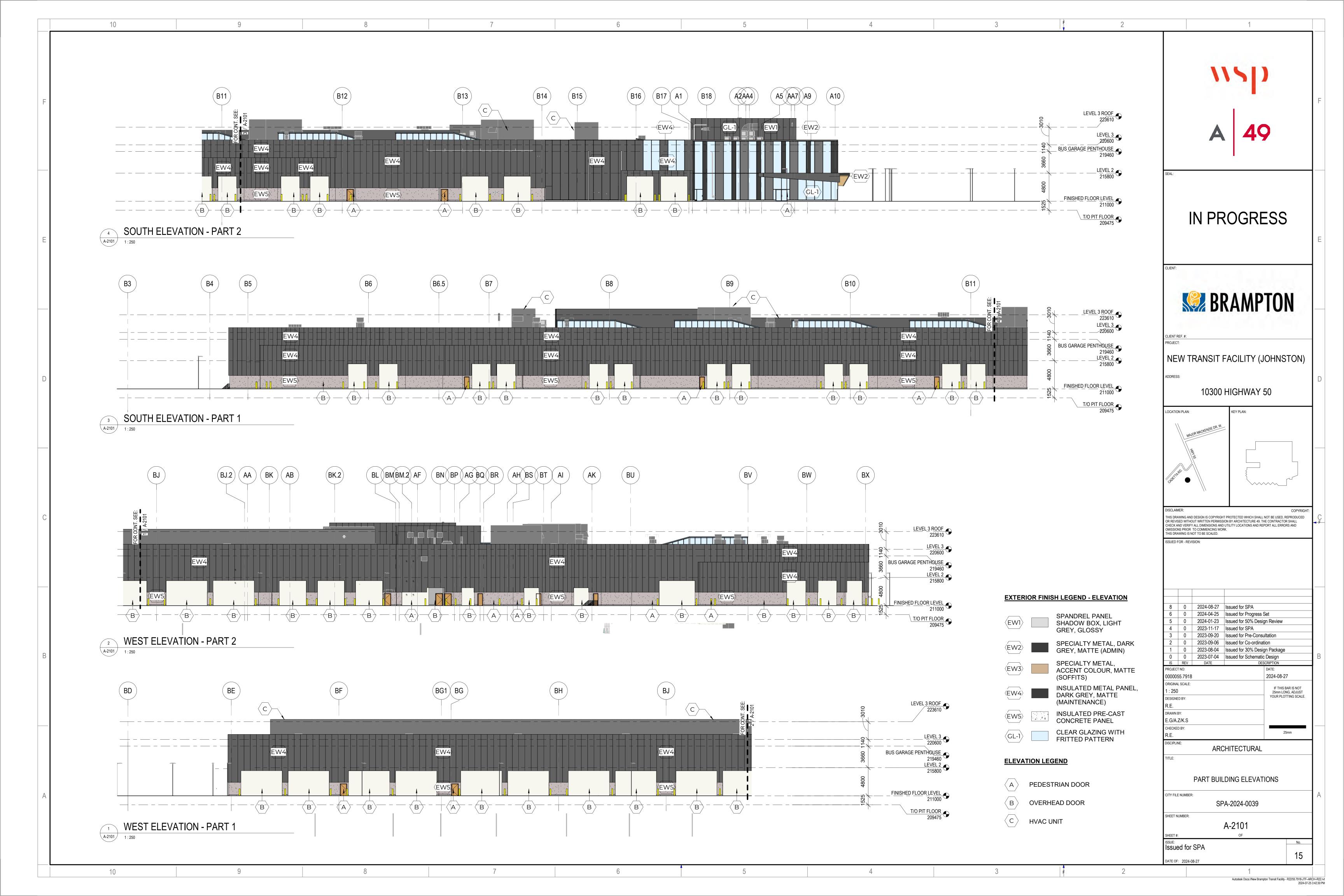


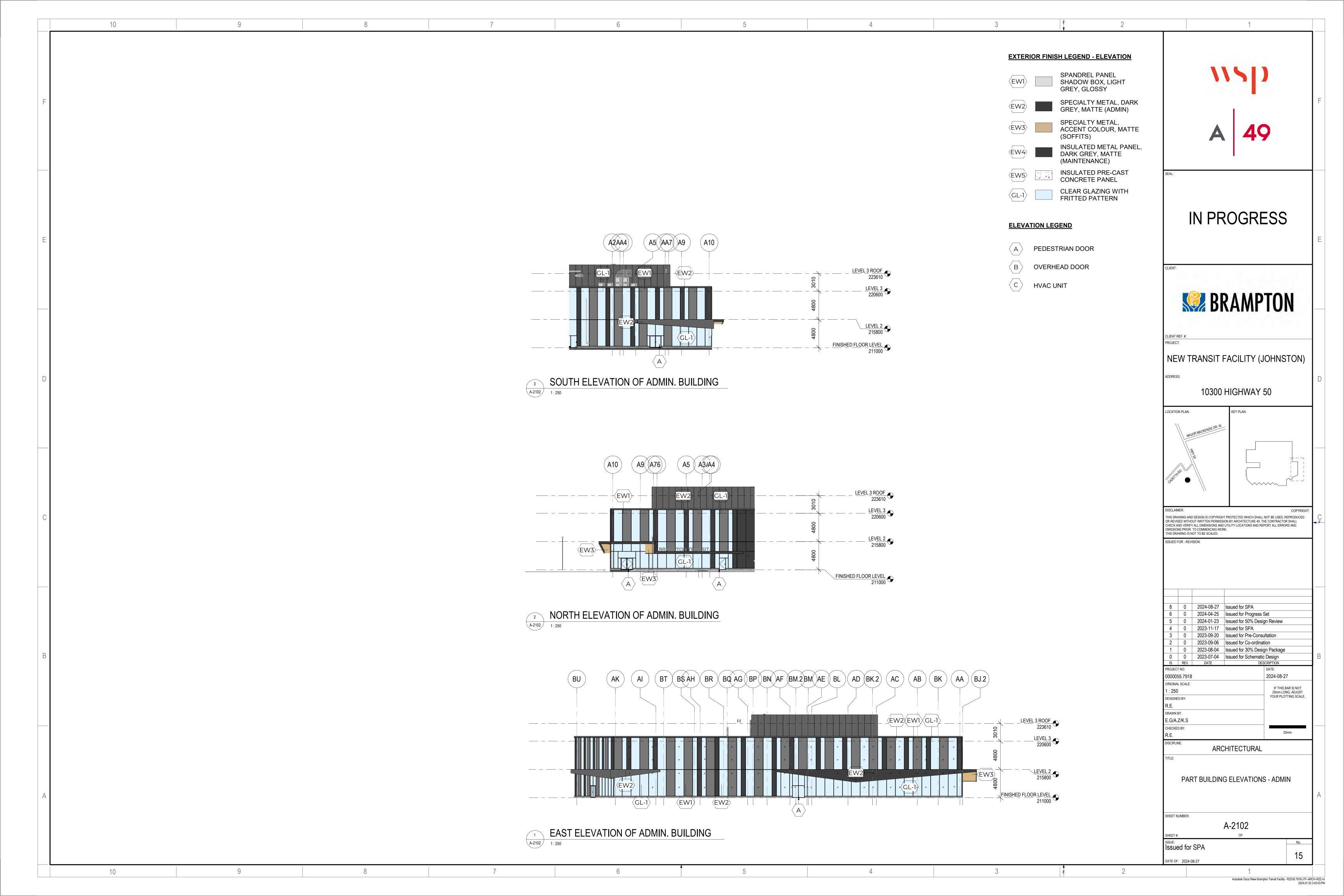


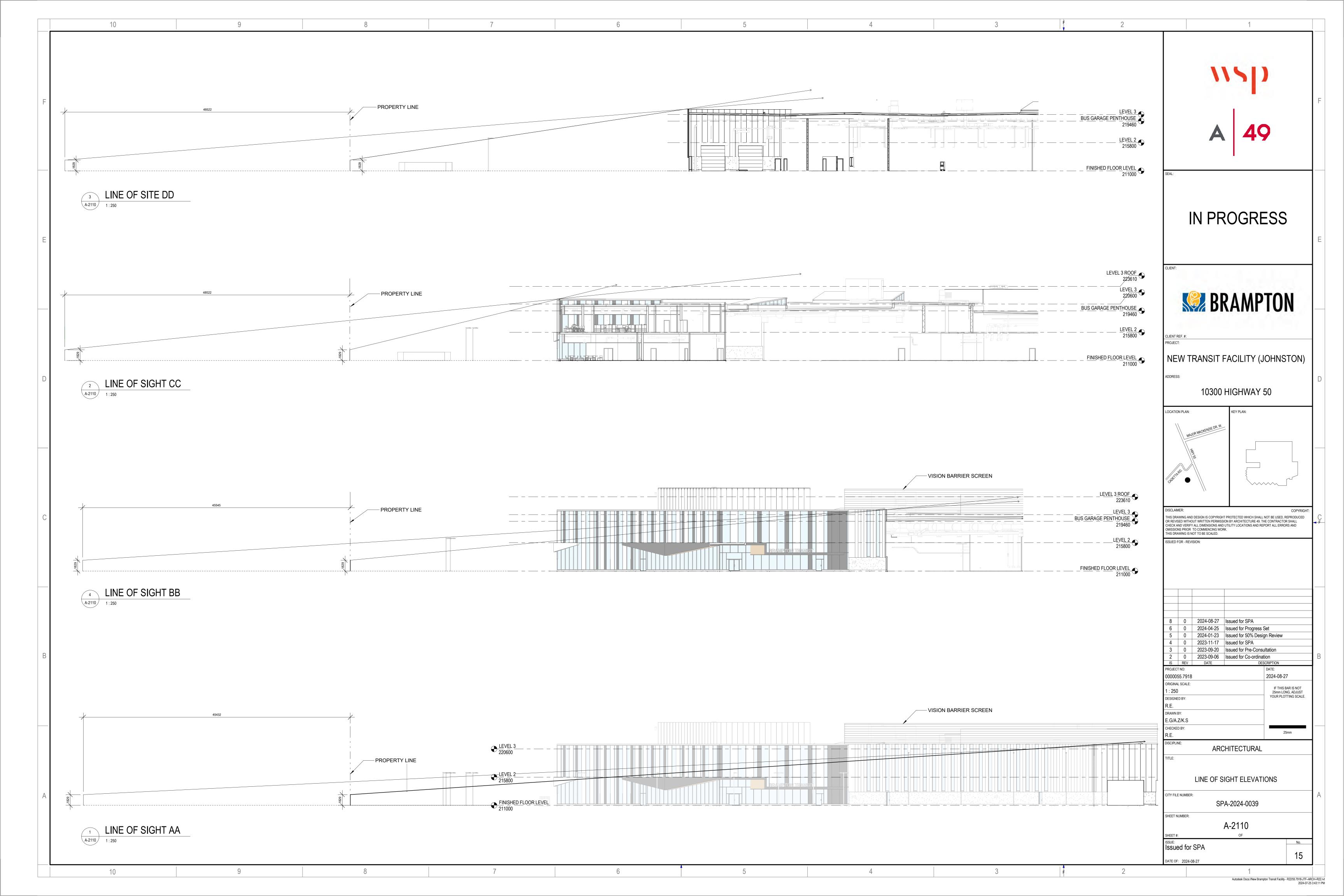














HWY 50 FRONTAGE - LOOKING WEST



EMPLOYEE PATIO - VIEW FROM SOUTHEAST LOOKING NORTHWEST



MAIN ENTRANCE - VIEW FROM NORTH EAST LOOKING SOUTH WEST



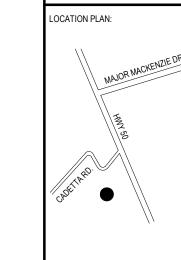
MAIN ENTRANCE - VIEW FROM NORTH LOOKING SOUTH

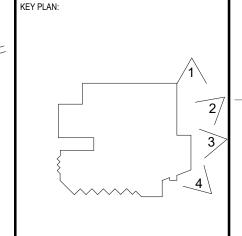
IN PROGRESS

BRAMPTON

NEW TRANSIT FACILITY (JOHNSTON)

10300 HIGHWAY 50





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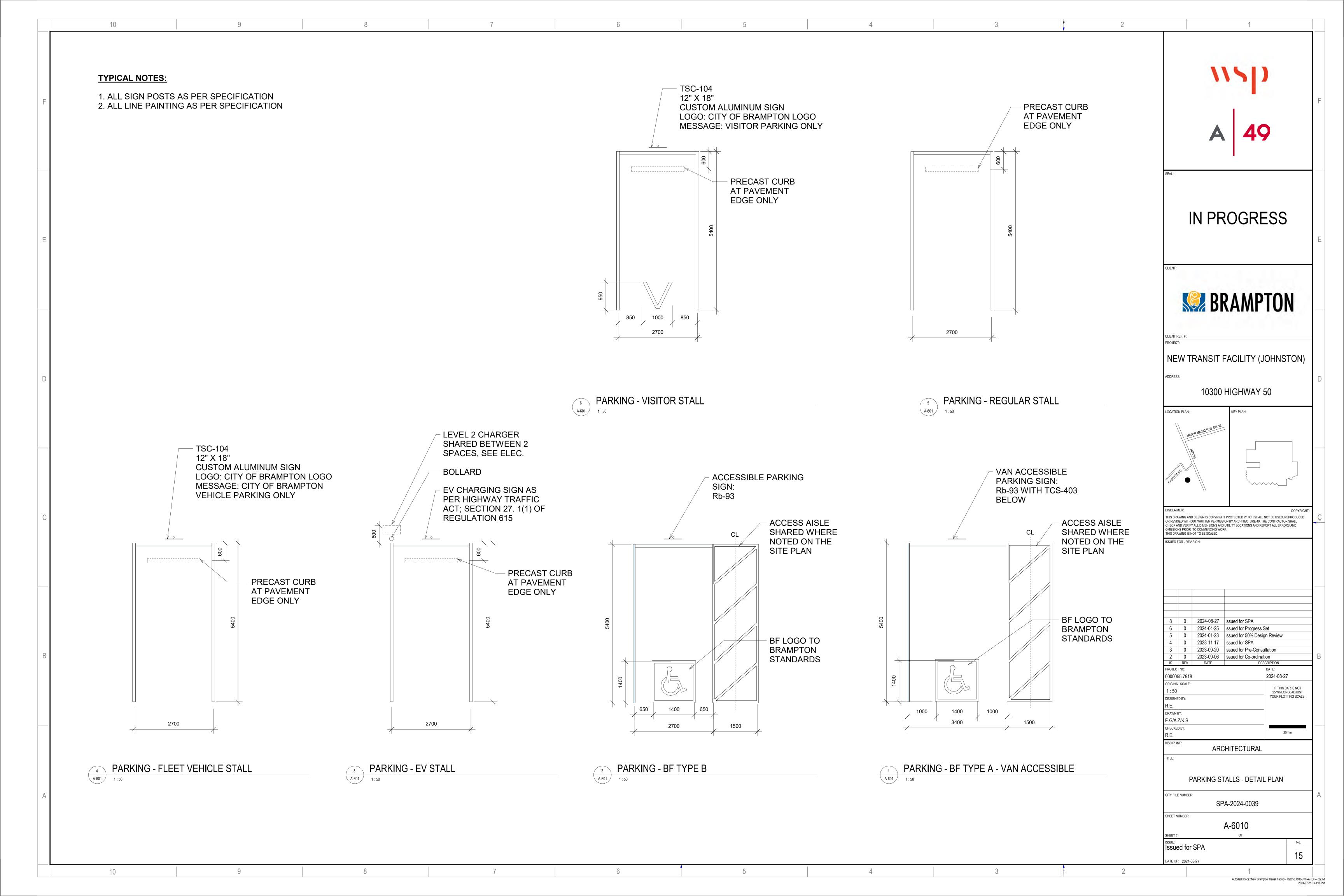
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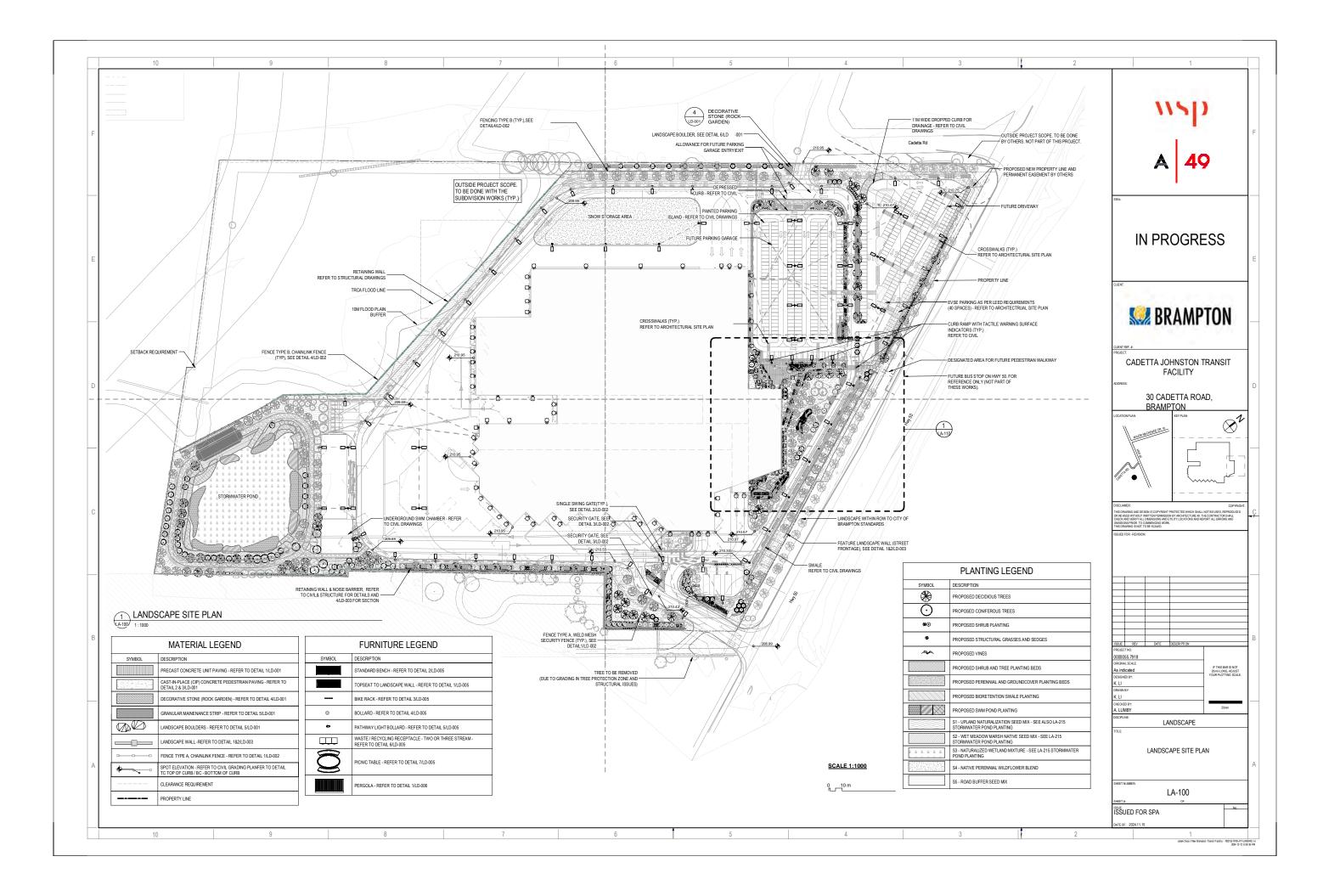
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Issued for SPA



Appendix C:

Landscape Plan for the Proposed Transit Facility at 10300 Highway 50



Appendix D: Assessor Qualifications



HEIDY SCHOPF, MES, CAHP

Cultural Heritage Team Lead



Areas of practice

- Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessments
- Cultural Heritage Evaluation Reports
- Heritage Impact Assessments
- Strategic Conservation Plans
- Heritage Documentation (Photography and 3DLiDAR)
- Heritage Conservation
 District Studies and Plans
- Peer Review
- Project Management
- Leadership

Languages

English

PROFILE

Heidy Schopf is the Cultural Heritage Team Lead for WSP Canada Inc. She is a Senior Cultural Heritage Specialist and has worked in the field of cultural resource management since 2007. Ms. Schopf is a Professional Member of the Canadian Association of Heritage Professionals (CAHP).

Ms. Schopf has worked on hundreds of cultural heritage projects in Ontario, including Cultural Heritage Reports, Cultural Heritage Evaluation Reports (CHERs), Heritage Impact Assessments (HIAs), Strategic Conservation Plans (SCP), heritage documentation (photography, photogrammetry, and LiDAR), Heritage Conservation District (HCD) Studies and Plans, and heritage peer review. She regularly provides cultural heritage conservation guidance to public and private sector clients. Heidy is a Senior Project Manager and has managed and delivered cultural heritage work under a variety of processes, including: *Environmental Assessment Act, Planning Act, Transit Project Assessment Process* (TPAP), and the *Ontario Heritage Act*. She has extensive and applied knowledge of Ministry of Citizenship and Multiculturalism (MCM) guidance documents for heritage properties.

Ms. Schopf has had the privilege of working with Indigenous Nations on several projects to gather Indigenous perspectives on cultural heritage and integrate this shared learning into WSP's heritage work.

EDUCATION

Master of Environmental Studies (MES), Planning Program, York University	2011
Bachelor of Arts (BA), Anthropology and World History, McGill University	2007
PROFESSIONAL DEVELOPMENT	
Senior Project Manager Certificate, Wood Environment &	2022

Infrastructure Solutions Canada Limited (Wood)	2022
Subject Matter Expert in Cultural Heritage, Global Technical Expert Network (GTEN), Wood	2021
Metrolinx Personal Track Safety Program	2020
CN Control of Control of Control	2020

CN Contractor Orientation Course	2020
RAQs Certified in Environmental/Heritage/Natural Sciences, MTO	2020

2017

Secret (Level II) Federal Security Clearance, PWGSC

PROFESSIONAL ASSOCIATIONS

Canadian As	ssociation of Heritag	ge Professionals, since 20	15 CAHP
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CAREER

Cultural Heritage Team Lead, WSP Canada Inc.	2022 - Present
Built Heritage and Cultural Landscape Team Lead, Wood	2019 - 2022
Cultural Heritage Specialist, Stantec	2016 – 2019
Archaeological Services Inc. (ASI)	2011 – 2016

wsp

HEIDY SCHOPF, MES, CAHP

Cultural Heritage Team Lead

PROFESSIONAL EXPERIENCE

Municipal Heritage Planning Experience

- City of Hamilton
 - Cultural Heritage Impact Assessment, 1205 Glancaster Road, City of Hamilton, Ontario (Senior Cultural Heritage Specialist, WSP, 2023).
 Completed senior review of deliverable.
 - Cultural Heritage Impact Assessment, 309 James Street North, City of Hamilton, Ontario (Senior Cultural Heritage Specialist, WSP, 2023).
 Completed senior review of deliverable.
 - Cultural Heritage Impact Assessment, Birch Avenue Bridge, Bridge 331, City of Hamilton, Ontario (Cultural Heritage Specialist and Task Manager, Stantec, 2017). Coordinated the preparation and submission of the heritage impact assessment for the Birch Avenue Bridge. Coordinated fieldwork, report writing, and submission of deliverable to client. Acted as the heritage liaison for the project.
- City of London
 - Heritage Impact Assessment, 1352 Wharncliffe Avenue Road South, City of London (Senior Cultural Heritage Specialist, Wood, 2019). Carried out consultation, coordinated background research, and completed fieldwork, reporting, and heritage evaluation against O. Reg. 9/06.
 Recommended mitigation measures and next steps.
 - Heritage Impact Statement, 2096 Wonderland Road North, City of London, Ontario (Cultural Heritage Specialist, Stantec, 2018). Carried out a Heritage Impact Assessment for a listed heritage property in the City of London. Reported fieldwork results, coordinated background research, consulted with the municipality and relevant agencies. Evaluated the property against O. Reg. 9.06 of the Ontario Heritage Act, identified heritage attributes, and drafted a statement of significance. Explored mitigation measures and recommended next steps for the preservation of the property.
 - Heritage Impact Statement, 2591 Bradley Avenue, City of London, Ontario (Cultural Heritage Specialist, Stantec, 2017). Carried out a Heritage Impact Assessment for a listed heritage property in the City of London. Reported fieldwork results, coordinated background research, consulted with the municipality and relevant agencies. Evaluated the property against O. Reg. 9.06 of the Ontario Heritage Act, identified heritage attributes, and drafted a statement of significance. Explored mitigation measures and recommended next steps for the preservation of the property.
- City of Peterborough
 - Heritage Impact Statement for 144 Brock Street (Pig's Ear), 442-448 George Street North (Morrow Building), and 450 George Street North (Black Horse), City of Peterborough, Ontario (Project Manager and Cultural Heritage Specialist, Stantec, 2017-2018). Heritage Impact Statement for three properties in downtown Peterborough. Carried out fieldwork, report writing, impact assessment, and recommended mitigation measures. Carried out project management tasks including development of scope and cost, client communication, meetings, and billing.
- Wellington County (Townships of Centre Wellington, Guelph/Emarosa, Wellington North, Mapleton, Puslinch, and Towns of Erin and Minto)

HEIDY SCHOPF, MES, CAHP



Cultural Heritage Team Lead

- Fergus Golf Club Redevelopment, Heritage Impact Assessment: 8282
 Wellington Road 19, Township of Centre Wellington, Wellington
 County, Ontario (Senior Cultural Heritage Specialist, WSP, 2023).
 Completed senior review of deliverable.
- Peer Review of the Heritage Impact Assessment prepared for Elora Mills development, South Bank, Township of Centre Wellington (Cultural Heritage Specialist, Stantec, 2017). Reviewed a third-party HIA on behalf of the Township of Centre Wellington that was prepared for the Elora Mills South Bank Development. Checked the report for errors, clarity, and appropriate conservation advice. Compiled comments into a table format and provided recommendations for report revisions. Reviewed the revised report to confirm that requested changes had been addressed. Was the main point of contact for the planner at the Township of Centre Wellington for cultural heritage matters related to the proposed work on the south bank.
- Regional Municipality of Durham (Cities of Oshawa, Whitby, Ajax, Clarington, Pickering, Scugog, Uxbridge, and Brock)
 - Cultural Heritage Impact Assessment, Part of Lot 27-28 Concession 2, Township of Darlington, Durham County, now 2149 Courtice Road in the Municipality of Clarington, Durham Region, Ontario (Senior Cultural Heritage Specialist, Wood, 2022). Completed senior QA/QC of deliverable).
- Regional Municipality of Halton (Cities of Burlington, Halton Hills, Milton and Oakville)
 - Heritage Impact Assessment, 6516 Sixth Line, Town of Milton, Halton, Region, Ontario (Senior Cultural Heritage Specialist, WSP, 2023).
 Completed senior QA/QC of deliverable.
 - Heritage Impact Assessment, 5691 Fifth Line, Town of Milton, Halton Region, Ontario (Senior Cultural Heritage Specialist, WSP, 2022).
 Completed senior QA/QC of deliverable.
 - Heritage Impact Assessment, 10080 Britannia Road, Town of Milton,
 Halton Region, Ontario (Senior Cultural Heritage Specialist, WSP, 2022).
 Completed senior QA/QC of deliverable.
 - Heritage Impact Assessment for 150 Randall Street, 125 Navy Street, and 143 Church Street, Town of Oakville, Ontario (Project Manager and Senior Cultural Heritage Specialist, Wood, 2020). Completed an Heritage Impact Assessment for a proposed mixed use development in downtown Oakville that was located adjacent to three designated heritage properties, one listed heritage property, and a Heritage Conservation District. Completed a detailed impact assessment and recommended conservation guidance to mitigate indirect impacts.
 - Heritage Impact Assessment for 4243 Sixth Line, Bell Mobility, Town
 of Oakville, Ontario (Project Manager and Cultural Heritage Specialist,
 Stantec, 2018). Developed scope/cost, attended site meeting, carried out
 heritage report writing, and acted as the main client contact. Project
 ongoing.
- Regional Municipality of Niagara (Cities of Niagara Falls, Port Colborne, St. Catharines, Thorold, Welland, Fort Erie, Grimsby, Lincoln, Niagara-on-the-Lake, Pelham, Wainfleet, and West Lincoln)
 - Cultural Heritage Impact Assessment for the College Street School, 132
 College Street, Township of West Lincoln, Niagara Region, Ontario

wsp

HEIDY SCHOPF, MES, CAHP

Cultural Heritage Team Lead

(Project Manager and Senior Cultural Heritage Specialist 2022). Coordinated the preparation of a CHIA for the College Street School (132 College Street), including information gathering, background research, fieldwork, heritage evaluation, impact assessment, and report writing. Completed senior QA/QC of the draft and final deliverable.

- Cultural Heritage Impact Assessment for the Smith House, 5602 Robinson Street, City of Niagara Falls, Regional Municipality of Niagara, Ontario (Project Manager and Senior Cultural Heritage Specialist 2022). Coordinated the preparation of a CHIA for 5602 Robinson Street in the City of Niagara Falls, including information gathering, background research, fieldwork, heritage evaluation, impact assessment, and report writing. Completed senior QA/QC of the draft and final deliverable.
- Cultural Heritage Impact Statement: Alloa Planning Area, Town of Caledon, Ontario (Senior Cultural Heritage Specialist, WSP, 2023).
 Completed senior QA/QC of deliverable.
- Cultural Heritage Impact Statement, Macville Lands Proposed Official Plan Amendment (POPA), Town of Caledon, Peel Region, Ontario (Senior Cultural Heritage Specialist, 2022). Carried out fieldwork and completed Senior QA/QC for the draft and final deliverable.
- Heritage Impact Assessment, The Newhouse Farm, 12891 Hurontario Street, Town of Caledon, Ontario (Senior Cultural Heritage Specialist, 2022). Completed Senior QA/QC for the draft and final deliverable.
- Heritage Impact Assessment for 185-205 Derry Road West, City of Mississauga, Ontario (Cultural Heritage Specialist, Stantec, 2017).
 Heritage Impact Assessment for a 19th Century Residence. Carried out fieldwork, analysis, heritage evaluation, impact assessment, and recommended mitigation measures.
- Regional Municipality of Waterloo (Cities of Cambridge, Kitchener, and Waterloo)
 - Heritage Impact Assessment: Doon Village Road Bridge Rehabilitation,
 Doon Bridges #1 and #2 (Bridge ID #802 and #803), City of Kitchener,
 Ontario (Senior Cultural Heritage Specialist, Wood, 2022). Coordinated the completion of the HIA and completed senior QA/QC of the deliverable.
 Presented findings to the City of Kitchener Heritage Committee and drafted the heritage permit to support restoration work proposed for the bridges.
- Regional Municipality of York (City of Markham, City of Vaughan, City of Richmond-Hill, Town of Aurora, Town of East Gwillimbury, Town of Georgina, Township of King, Town of Newmarket, and Town of Whitchurch-Stouffville)
 - Scoped Heritage Impact Assessment, 9770 Keele Street, City of Vaughan, Ontario (Cultural Heritage Specialist, Stantec, 2016-2017).
 Carried out a scoped Heritage Impact Assessment (HIA) for a property within the Village of Maple Heritage Conservation District (HCD).
 Evaluated the property against O.Reg. 9/06 of the Ontario Heritage Act. Used the HCD guidelines to assess the impacts of the removal of 9770 Keele Street on the HCD.



CHELSEY E. COLLINS (TYERS), BES, MCIP, RPP

Cultural Heritage Specialist

Years with firm - 5+

Years of experience - 12+

Areas of practice

Cultural Heritage Assessments

Heritage Planning

Environmental Assessments

Heritage Designation

Heritage Conservation Districts

Education

BES, Land Development Planning Specialization, Honours Planning Co-op, University of Waterloo, 2011

Career

Cultural Heritage Specialist, WSP, 2018 – present

Cultural Heritage Planner Planning Development & Heritage Design, City of Hamilton, 2014-2018

Policy Planner (Heritage), Policy Planning, City of Brantford, 2014

Planner II / Heritage Coordinator, Planning and Development, Township of King, 2013-2014

Planner, Heritage & Urban Design, City of Kingston, ON, 2012-2013

Application Technician, Committee of Adjustment, City of Toronto, 2011-2012

Heritage Documentation Specialist (Co-op Position), Historic Places Initiative, Waterloo, ON, 2008-2009

PROFILE

Ms. Collins is a Cultural Heritage Specialist for WSP. Before joining WSP, she worked as Heritage Planner in fast-paced municipal environments for over eight years. She provides a variety of cultural heritage services including historical research, evaluation and analysis of cultural heritage resources, evaluation of complex development applications and facilitation through the heritage permit process.

As a municipal heritage planner Ms. Collins gained experience managing and evaluating cultural heritage resources including seven heritage conservation districts, and a wide variety of cultural heritage resources ranging from single detached dwellings, to evolved industrial cultural heritage landscapes. She also evaluated heritage permits, prepared reports for municipal councils and worked closely with the municipal heritage committees. Ms. Tyers also managed the commencement of the of the St. Clair Boulevard HCD Update including initial public consultation and project organization.

Ms. Collins' experience as a heritage consultant has included the environmental assessment process completing Cultural Heritage Reports: Existing Conditions and Preliminary Impact Assessments (Cultural Heritage Report), Cultural Heritage Evaluation Reports (CHER), Heritage Impact Assessments (HIA) and Cultural Heritage Documentation Reports for a variety of public sector clients including the City of London, City of Toronto, Region of Peel and more. Additionally, Ms. Tyers has completed several Heritage Impact Assessments for private clients and provided heritage planning consulting services for the City of Cambridge including review of heritage permits.

SELECT RELEVANT EXPERIENCE

- Cultural Heritage Reports: Existing Conditions and Preliminary Impact Assessments
 - North Whitby and North Oshawa Sanitary Sewer Diversion Strategy MCEA, Regional Municipality of Durham, ON (2021-2022): Conducted historical research for the study area, identified existing and potential cultural heritage landscapes and built heritage resources, evaluated the impact of the proposed sanitary sewer on the identified resources and provided recommendations for mitigation measures and further reporting.
 - Lakeshore and Shoreline Improvements between Thirty Road and Martin Road MCEA, Town of Lincoln, ON (2021-2022): Conducted historical research for the study area, identified existing and potential cultural heritage landscapes and built heritage resources, evaluated the impact of the proposed road realignments and improvements on the identified resources and provided recommendations for mitigation measures and further reporting.
 - Hopkins Bay EA, Ramara Township, ON (2020): Conducted historical research for the study area including historic map review, reviewed potential heritage resources in the study area and prepared report with findings.
- Cultural Heritage Evaluation Reports
 - Wharncliffe Road South CN Subway, London, ON (2021): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided thorough photographic documentation for archival purposes.
 - 69 Wharncliffe Road South, London, ON (2020): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06



CHELSEY E. COLLINS (TYERS), BES, MCIP, RPP

Cultural Heritage Specialist

- and provided appropriate recommendations for next steps in the Environmental Assessment process.
- Grantham Rail Bridge, Cambridge, ON (2021): Conducted through historical research for the rail bridge, evaluated bridge according to Ontario Regulation 9/06 and prepared a Statement of Cultural Heritage Value or Interest.
- University Drive Bridge, London, ON (2019): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.
- Clark's Bridge, London, ON (2019): Conducted thorough historical research for study area, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.
- 1110 Richmond Road, London, ON (2018): Conducted thorough historical research for subject property, evaluated bridge according to Ontario Regulation 9/06 and provided appropriate recommendations for next steps in the Environmental Assessment process.

Heritage Impact Assessments

- 5916 Trafalgar Road, Erin, ON (2021-2022): Conducted thorough historical research to identify the site-specific history, documented the existing conditions, evaluated the property according to Ontario Regulation 9/06, prepared a Statement of Cultural Heritage Value or Interest, assessed the impacts of the proposed development and provided recommendations for alternative development and mitigation measures.
- 12304 Heart Lake Road, Caledon, ON (2021). Conducted thorough historical research to identify the site-specific history, documented the existing conditions, evaluated the property according to Ontario Regulation 9/06, prepared a Statement of Cultural Heritage Value or Interest, assessed the impacts of the proposed development and provided recommendations for alternative development and mitigation measures.
- Beaconsfield Avenue, Wortley Village/Old South HCD, London, ON (2021):
 Evaluated potential impact to heritage attributes as expressed in the HCD Plan and recommended appropriate mitigation measures.

Heritage Documentation and Salvage

- 433 King Street East, Hamilton, ON (2022): For submission with the
 development application the Documentation and Salvage report include
 thorough documentation of existing conditions, the site-specific history of the
 property and recommendations for salvage of original materials.
- Winston Churchill and Olde Base Line Road, Caledon, ON (2019-2020): As part of the Environmental Assessment process for road reconstruction, thoroughly documented the nineteenth century stone walls and wooden fences through the study area, identifying opportunities for relocation where possible.

Signature Page

WSP Canada Inc. (E&I)

Reviewed by:

Heidy Schopf, MES, CAHP Cultural Heritage Team Lead heidy.schopf@wsp.com

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