



Report
Staff Report
 The Corporation of the City of Brampton
 5/20/2025

Date: 2025-05-09

Subject: **Recommendation Report: Heritage Impact Assessment, 2305 Embleton Road – Ward 6**

Contact: Arpita Jambekar, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-417

RECOMMENDATIONS:

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, dated May 9, 2025, to the Brampton Heritage Board Meeting of May 20, 2025, re: **Recommendation Report: Heritage Impact Assessment, 2305 Embleton Road – Ward 6** be received;
2. That the Heritage Impact Assessment, 2305 Embleton Road, Brampton prepared by Hobson Heritage, dated March 10, 2025 be deemed complete; and
3. That based on the recommendations of the Heritage Impact Assessment, the proposed development will have no negative impacts on the adjacent cultural heritage resource and no mitigations measures are required.

OVERVIEW:

- A pre-consultation application (Pre-2022-0055) was submitted in March 2022, for 2305 Embleton Road, which is located on the south side of Embleton Road across the street from of Huttonville Public School. The school is a listed cultural heritage resource.
- The proposed development consists of 4 townhouse blocks with a total of 30 units. There are 14 back-to-back townhouse units, and 16 front-loaded townhouse units proposed on the subject property.
- As part of this application, a Heritage Impact Assessment (HIA) was completed by Hobson Built Heritage to identify any direct and indirect impacts of the proposed development on the Cultural Heritage Value or Interest (CHVI) of the adjacent property at 2305 Embleton road.
- 2305 Embleton is neither a listed nor a designated heritage property. There are no heritage resources within the subject property boundary. However, the adjacent property, 2322 Embleton Road, Huttonville Public school, is a listed property in the City of Brampton Heritage Register.

- **The HIA for 2305 Embleton Road determined that no direct or indirect impacts are anticipated to the adjacent heritage property.**
- **The HIA is deemed complete per the City's Terms of Reference.**

BACKGROUND:

In March 2023, a pre-consultation application was submitted for a proposed development at 2305 Embleton Road, for the purpose of developing 4 townhouse blocks with a total of 30 units, including 14 back-to-back townhouse units and 16 front-loaded townhouse units.

The adjacent property at 2322 Embleton Road, Huttonville Public School, is a listed heritage resource in the City of Brampton's Heritage Register. Based on the listing report, the Huttonville Public school has cultural heritage value in terms of its design, associative and contextual heritage attributes. However, the Heritage Impact Assessment does not provide a definitive Ontario Heritage Regulation 9/06 evaluation.

Umbria Developers, the applicant, retained Hobson Built Heritage to prepare a scoped Heritage Impact Assessment (HIA) as part of the proposed development at 2305 Embleton Road.

Property Location

The subject property is located on the south side of Embleton Road across the street from the Huttonville Public School. The subject property is approximately one hectare in extent and currently contains five one-storey dwellings accessed by a private road. The property is bounded by Embleton Road to the north, residential development on the east and agricultural fields on the west and south.

CURRENT SITUATION:

The proposed development is limited to three storeys in height and is physically separated from the adjacent heritage resource of Huttonville Public school by Embleton Road. The five buildings on the subject property proposed for development were built c.1950 and do not have cultural heritage value or interest.

The Heritage Impact Assessment provides evaluation of potential impacts of the proposed development to the adjacent cultural heritage resources based on the Ontario Heritage Toolkit to determine mitigation measures to avoid or reduce negative impacts. Direct impacts like destruction, alteration as well as indirect impacts like shadows, isolation, obstruction, etc. are assessed on the adjacent heritage property. As no negative impacts were identified of the proposed development, no mitigation measures are required.

CORPORATE IMPLICATIONS:**Financial Implications:**

None

Other Implications:

None

STRATEGIC FOCUS AREA:

The approval of the Heritage Impact Assessment noted within this report supports the Culture & Diversity focus area. The recommendations therein, facilitate new townhouse development, providing a range of new housing that helps meet the city's growing housing needs. It also creates opportunities for the conservation of a unique heritage property that contributes to the understanding of Brampton's early history.

CONCLUSION:

It is recommended that the Heritage Impact Assessment, 2305 Embleton Road, be received by the Brampton Heritage Board as being complete.

Authored by:

Reviewed by:

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Attachments:

- Attachment 1 – HIA for 2305 Embleton Road, by Hobson Built Heritage, March 2025
- Attachment 2 – Highlights of HIA for 2305 Embleton Road