

Heritage Impact Assessment: 24 Alexander Street

City of Brampton, Ontario

Downtown Brampton Flood Protection Project

60696037

April 2025

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Revision History

Rev #	Revision Date	Revised By:	Revision Description
0	March 2025	Dawn Chan	Draft Preparation
1	April 2025	Dawn Chan	Final Draft

Distribution List

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Executive Summary

AECOM Canada ULC (AECOM) was retained by the City of Brampton ('the City') to undertake a Heritage Impact Assessment (HIA) for the property at 24 Alexander Street ('the Subject Property') in the City of Brampton, Regional Municipality of Peel, Ontario. This HIA is a requirement in the Downtown Brampton Flood Protection Project (the DBFP Project or the 'Project') the DBFP Project or the 'Project') since the property is anticipated to be directly adversely impacted by the Project.

The Toronto and Region Conservation Authority (TRCA) and the City of Brampton are working together to find ways of protecting downtown Brampton from future flood events. Flood risk from extreme flood events, such as the Regulatory Flood, must be managed for the Special Policy Area (SPA) designation to be removed. The SPA designation acknowledges that there is already development in a flood-vulnerable area, and that only limited changes can be made to the development in the floodplain. The 1952 concrete by-pass channel which was constructed to divert Etobicoke Creek to the east through Downtown Brampton, currently manages flooding associated with all but the most extreme storm events. However, approximately 31 hectares (ha) of land in downtown Brampton remains at risk to flooding during extreme (or "regulatory") storm events, which has resulted in a portion of the downtown being designated as a SPA, which limits development in the City's core.

Between 2013 and 2018, TRCA and the City conducted feasibility studies that identified possible solutions for eliminating flood hazards and ultimately removed the SPA designation. The project's Municipal Class Environmental Assessment (EA) completed in 2018 to explore approaches to mitigate the flooding in Downtown Brampton. The EA proposed a flood mitigation solution that included, but was not limited to, widening and deepening the existing Etobicoke Creek by-pass channel from Church Street to the Canadian National (CN) rail crossing. The EA identified the CN rail crossing as a significant constraint for the Project. The EA proposed a solution for providing additional conveyance via the installation of three culverts located to the east of the CN existing crossing.

As a support document in the EA process, AECOM was retained by TRCA and the City of Brampton to complete a Cultural Heritage Assessment Report (CHAR) on the Preferred Alternative in September 2020 as a supporting document to the project's EA (AECOM, 2020). 24 Alexander Street, the Subject Property, is not designated under Part IV or Part V of the *Ontario Heritage Act*, but it is listed on the City of Brampton's Municipal Register of Cultural Heritage Resources. Furthermore, on December 9, 2024, 24 Alexander Street has been added to a list of properties recommended for designation under Part IV of the *Ontario Heritage Act*. Based on the 60% Conceptual Design, the proposed grading limits bisect the rear of the property consisting of the 4.8 acres of open space. Therefore, as adverse impacts are anticipated to the Subject Property, a property-specific HIA is required.

The Subject Property, formally Central Public School, is located in Downtown Brampton and is owned by the City of Brampton. The property is 13.5 acres in size located in the city's East Ward historically in the east portion of Lot 6, Concession 1, and later as Lot 118 to Lot 128 as part of Reg. Plan BR-21, Block M of Plan BR-13, and Union Street right-of-way of Reg. Plan BR-2. Today, it is located in Ward 1 of the City of Brampton and Secondary Plan Area 7 of the Downtown Brampton Secondary Plan.

Based on the results of the background historical research, the field review, professional expertise, and the application of O. Reg. 9/06 (see **Section 5**), completed for this HIA, the Subject Property at 24 Alexander Street was determined to possess Cultural Heritage Value or Interest (CHVI) for its design value as a representative example of Edwardian Classicism institutional building. The Subject Property was also determined to have associative value as the school was built by a well-known Toronto architectural Ellis and Connery and for its historical value associated as Brampton's first primary grammar school. As such, a Statement of Cultural Heritage Value or Interest and list of heritage attributes was drafted as part of this HIA.

The mitigation measures should be implemented once a particular conservation option is selected (see **Section 7**). Selection of the preferred conservation option should be completed in consultation with a City of Brampton Heritage Planner. Based on the 60% Conceptual Design, the building at 24 Alexander Street remains outside of the construction limits and therefore no impacts will be made to the CHVI of the property.

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1. Background

AECOM Canada ULC (AECOM) was retained by the City of Brampton to undertake a Heritage Impact Assessment (HIA) for the property at 24 Alexander (‘the Subject Property’) in the City of Brampton, Regional Municipality of Peel, Ontario. This HIA is a requirement in the Downtown Brampton Flood Protection Project (the DBFP Project or the ‘Project’).

The Toronto and Region Conservation Authority (TRCA) and the City of Brampton are working together to find ways of protecting downtown Brampton from future flood events. Flood risk from extreme flood events, such as the Regulatory Flood, must be managed for the Special Policy Area (SPA) designation to be removed. The SPA designation acknowledges that there is already development in a flood-vulnerable area, and that only limited changes can be made to the development in the floodplain. The 1952 concrete by-pass channel which was constructed to divert Etobicoke Creek to the east through downtown Brampton, currently manages flooding associated with all but the most extreme storm events. However, approximately 31 hectares (ha) of land in downtown Brampton remains at risk to flooding during extreme (or “regulatory”) storm events, which has resulted in a portion of the downtown being designated as a SPA, which limits development in the City’s core.

Between 2013 and 2018, TRCA and the City conducted feasibility studies that identified possible solutions for eliminating flood hazards and ultimately removing the SPA designation. The project’s Municipal Class Environmental Assessment (EA) was completed in 2018 to explore approaches to mitigate the flooding in Downtown Brampton. The EA proposed a flood mitigation solution that included, but was not limited to, widening and deepening the existing Etobicoke Creek by-pass channel from Church Street to the Canadian National (CN) rail crossing. The EA identified the CN rail crossing as a significant constraint for the Project. The EA proposed a solution for providing additional conveyance via the installation of three culverts located to the east of the CN existing crossing. As a support document in the EA process, AECOM was retained by TRCA and the City of Brampton to complete a Cultural Heritage Assessment Report (CHAR) on the Preferred Alternative in September 2020 as a supporting document to the project’s EA (AECOM, 2020). The CHAR identified St. Mary’s Roman Catholic Cemetery, 24 Alexander Street, and other heritage properties that may require mitigation if they are impacted by the Project.

Subsequent discussions with CN and Metrolinx staff following approval of the Municipal Class EA revealed there may be opportunities to implement alternative CN rail crossing designs to reduce the impact on the St. Mary’s Roman Catholic Cemetery lands east of the crossing where the by-pass culverts were initially proposed to be installed. A CN Alternatives Assessment Report was prepared by AECOM in July 2023 to explore crossing alternatives (AECOM, 2023).

Currently, this HIA is being completed as it was determined through the CN Alternatives Assessment process that the Preferred Alternative (Alternative 3a) for the three by-pass culverts will directly impact the property at 24 Alexander Street. Therefore, the selection of Alternative 3a as the Preferred Alternative by CN will trigger an EA Addendum and requires the completion of this property specific HIA.

1.1 Description of Study Methodology

The purpose of this HIA is to determine the CHVI and heritage attributes of 24 Alexander based on the criteria of Ontario Regulation 9/06 (O. Reg. 9/06), and to explore conservation options and prepare mitigation measures to minimize anticipated Project impacts to the CHVI and heritage attributes of the property. This HIA was completed in accordance with the Ministry of Citizenship and Multiculturalism's (MCM's) InfoSheet #5 Heritage Impact Assessment and Conservation Plans, as part of the *Ontario Heritage Toolkit* (2006), Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010), and the City of Brampton's Heritage Impact Assessment Terms of Reference (no date). This HIA includes the following key tasks:

- A review of appropriate background documents including, but not limited to:
 - September 2020. Cultural Heritage Assessment Report: Downtown Brampton Flood Protection Project (AECOM).
 - A Walk Through Time: Downtown Heritage Walking Tour (2015)

February 2018. Heritage Impact Assessment: 24A Alexander Street, Lot 6, Concession 1, E.C.R. Former Township of Chinguacousy, Peel County. (ASI)
 - February 2001. Built Heritage and Cultural Assessment: 24 Alexander
 - Background research of primary and secondary sources (see **Sections 4.2.1** and **4.2.2** for more detail);
- A field review completed by Jake Harper, Heritage Historian with AECOM on August 16, 2024, to document the exterior existing conditions of the Subject Property from the public right-of-way;
- A detailed written description of the existing conditions of the Subject Property based on the field review;
- Preparation of a land use history of the Subject Property at 24 Alexander Street based on a review of primary and secondary sources, previous evaluations, as well as a review of historical mapping and aerial imagery;

- A record of consultation with the City of Brampton Heritage Planner and the Peel Art Gallery, Museum and Archives (see **Section 1.1.1** below for more detail);
- An evaluation of the Subject Property according to the criteria outlined in O. Reg. 9/06, *Criteria for Determining Cultural Heritage Value or Interest*;
- Preparation of a draft Statement of Cultural Heritage Value including a list of Heritage Attributes, if determined to meet two or more criteria of O. Reg. 9/06;
- A description of the project impacts on the cultural heritage value and heritage attributes of the Subject Property; and
- A list of mitigation measures and recommendations to ensure that any impacts to the cultural heritage value and heritage attributes of the Subject Property are avoided or minimized.

1.1.1 Public Consultation

The following groups and individuals with associations to the Subject Property were contacted for this HIA to provide input in understanding the property’s CHVI (**Table 1**).

Table 1: Results of Consultation for this HIA

Contact	Organization	Date	Notes
Charlton Carscallen, Principal Planner/Supervisor – Heritage, Integrated City Planning	City of Brampton	July 29, 2024	AECOM reached out to Arpita Jambekar, Principal Heritage Planner at the City of Brampton, to request the report on 24A Alexander Street written by ASI in 2018.
		July 30, 2024	She replied on July 30 and provided the 24A Alexander Street Heritage Impact Assessment written by ASI in 2018.
Nick Moreau, Archivist, Clerk’s Division, Legislative Services	Peel Art Gallery, Museum and Archives (PAMA)	September 10, 2024	AECOM reached out to Nick Moreau, Archivist at PAMA for historical information on the schoolhouse at 24 Alexander Street, including historical photographs, building permits, and Fire Insurance Plans.
			Nick Moreau replied on the same date and after back-and-forth correspondence with AECOM, he provided relevant historical information, including historical photographs of the school grounds and a news article regarding the school.

2. Introduction to the Subject Property

The Subject Property, at 24 Alexander Street, is currently owned and maintained by the City of Brampton. The property is located in Downtown Brampton on the north side of Alexander Street at the corner where Alexander Street becomes Union Street (**Figure 1** and **Figure 2**). The nearest intersection is Main Street East and Alexander Street to the southwest.

The Subject Property is 13.5 acres in size and is located in Brampton's East Ward as the east portion of Lot 6, Concession 1, and later as Lot 118 to Lot 128 as part of Plan BR-21 and BR-13. Today, it is located in Ward 5 of the City of Brampton and Secondary Plan Area 7 of the Downtown Brampton Secondary Plan.

The building on the Subject Property is a two-storey, brick-clad, Edwardian Classical school building built in 1916, according to the date stone on the front elevation (**Photograph 1**). A one-storey rear addition was constructed in 1967. The former school building is located near the southeast portion of the property lot and is set back from Alexander Street. The building is accessible via a paved driveway east of the school building that leads into the Subject Property's parking lot.

The parking lots front the south and west elevations of the school building, and a large grassy outfield with two baseball diamond covers the east portion of the Subject Property. There is one outbuilding, a one-storey, flat-roof, concrete block and brick structure, located near the northwest corner of the property, and just west of the baseball diamond.

The north portion of the Subject Property consists of the 4.8 acres of the school yard which includes two gravel baseball diamonds, and a large, grassy field. The school yard is surrounded by trees on the east and west sides of the field and overlooks Ken Williams Drive and the Etobicoke Creek Diversion Channel on the north side. The surrounding context of the Subject Property is residential and consists of early 20th century, one-and-a-half to two-storey detached houses in varying architectural styles.

Section 3 of this HIA provides a detailed property description of the existing heritage conditions of the Subject Property.



Photograph 1: View of the former school building on the Subject Property as seen from Alexander Street (AECOM, Aug 2023)



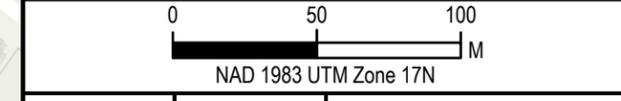
LEGEND

- Subject Property
- Watercourse: Etobicoke Creek

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**Brampton Flood Protection Project
 Heritage Impact Assessment (HIA)
 24 Alexander Street**

**Location of the Study Area
 on Topographic Imagery**



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Figure 1

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LEGEND

- Subject Property
- Watercourse: Etobicoke Creek

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**Brampton Flood Protection Project
Heritage Impact Assessment (HIA)
24 Alexander Street**

**Location of the Study Area
on Aerial Imagery**

NAD 1983 UTM Zone 17N

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Figure 2

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2.1 Heritage Recognition of the Subject Property

The City of Brampton maintains two heritage registers: a register of properties that are designated cultural heritage resources under the *Ontario Heritage Act*, known as the “Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act”, and a municipal register of properties that are listed as cultural heritage resources that may be considered for designation, known as the “Municipal Register of Cultural Heritage Resources”. The Municipal Register of Cultural Heritage Resources contains the following information:

- Address
- Property Name (Where Applicable)
- Ward
- Additional Info

24 Alexander Street, the Subject Property, is not designated under Part IV or Part V of the *Ontario Heritage Act*, however it is listed as Central Public School in Ward 5 on the City of Brampton’s Municipal Register of Cultural Heritage Resources. On December 9, 2024, 24 Alexander was included in the Initial List of Properties Recommended for Designation under Part IV of the Ontario Heritage Act (City of Brampton, 2024).

2.2 Policy Context

The CHAR completed for the Project recommended the completion of an HIA for resources determined to have CHVI. The authority to request a HIA arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act* and the Provincial Policy Statement (2020), and The City of Brampton’s *Official Plan*. This list below includes the legislation reviewed in preparation of this HIA:

- *Ontario Heritage Act* (R.S.O. 1990, c. O.18) and Ontario Regulation 9/06 Criteria (January 1, 2023);
- *Planning Act* (R.S.O. 1990, c. P.13) and Provincial Policy Statement (2020);
- Environment Assessment Act (R.S.O. 1990, c. E.18);
- Region of Peel Official Plan (Office Consolidation 2018)
- Brampton Plan (November 1, 2023);
- Downtown Brampton Secondary Plan: Secondary Plan Area 7 (February 2019); and,
- The City of Brampton’s Heritage Impact Assessment Terms of Reference (no date).

3. Existing Conditions

3.1 Field Review

A field review of 24 Alexander Street was undertaken by Jake Harper, Heritage Historian, on August 16th, 2024. There was no permission-to-enter the property and all photographs were taken from the public right-of-way and the parking lots on the Subject Property. Photographs of the surrounding area and of the former schoolhouse are provided in **Section 3.2**.

3.2 Surrounding Area

The Subject Property is bounded by Ken Whillans Drive to the east, Alexander Street to the south, Ellen Street to the north, and the properties 14 Alexander Street and 23 Ellen Street to the west. The property is also near the point of demarcation between the end of the Etobicoke Creek Diversion Channel and the start of the current course of the creek (**Figure 2**).

Furthermore, the Etobicoke Creek Recreational Trail, which runs alongside portions of the diversion channel and the creek (**Figure 2**). The Etobicoke Creek Recreational Trail is the longest recreational trail in Brampton, with a continuous route that extends 34.5 km and connects Brampton to the neighbouring communities of Mississauga and Caledon (City of Brampton, 2023). The trail area near the Subject Property can be accessed off Church Street East and runs between Ken Whillans Drive and Etobicoke Creek.

The trail continues eastward along the creek and connects the smaller municipal parks such as Ken Whillans Park, Calvert Park, Newton Road Park, and Tara Park. To the west of the Subject Property, the trail provides access to Rosalea Park and Centennial Park. The Etobicoke Creek Recreational Trail offers partial views of the large, grassy outfield north of the Subject Property and limited views of the north elevation of the school building at 24 Alexander Street (**Photograph 4**).

Alexander Street is a lane road that runs east-west from Main Street East to Union Street. The surrounding area is composed of a variety of architectural styles, all of which are residential. Some of the architectural styles seen on Alexander Street included Edwardian Classical (5 Alexander [listed], 14 Alexander (Woodbine Cottage) [listed], 21 Alexander Street [listed]), Ontario Gothic Cottage (25 Alexander [listed]), Gothic Revival (15 Alexander Street [listed]), Italianate Vernacular: (8 Alexander [listed]), and Vernacular (10 Alexander Street, and 23 Alexander Street). 14 Alexander Street and 64 Union Street are adjacent to the Subject Property and are listed on Brampton's heritage register (City of Brampton, n.d)

Also of note are 204 Main Street North, a Victorian-Gothic style house constructed in the late 1860s to 1870s, and 44 & 48 Church Street East (St. Andrew's Presbyterian Church and Manse), an 1848 Gothic-style church. Both are municipally-designated heritage properties.

Also nearby is a 171 Main Street North, a ten-storey, mixed-use commercial and residential complex that can be seen from the end of Alexander Street (**Photograph 2**).



Photograph 2: View of Alexander Street looking west (Google Street View, August 2022)



Photograph 3: View of Alexander Street looking east (Google Street View, August 2022)



Photograph 4: View of the grass outfield located on the east half of the Subject Property, as seen from Ken Whillans Drive (AECOM, August 2024)

3.3 Site and Landscape Description

The Subject Property at 24 Alexander Street is an irregularly-shaped lot, approximately 13.5 acres (5.5 hectares) in size. The perimeter of the Subject Property is enclosed by lattice fencing, with a post and metal wire fence along the property boundary at the right-of-way, and dense treelines

bordering the east and west property boundary. The treelines obscure the school building and sports field from the adjacent properties and portions of Ken Whillans Drive.

Parking Lot

The Subject Property's parking lot is accessible via two paved, single-lane driveways off Alexander Street situated east of the building (**Image 2:**). The driveways are divided by a traffic island with a manicured lawn and deciduous trees. A large sign installed on the island reads "Central Public School: Arts and Recreation Centre" (**Image 2:**).

The Subject Property's paved parking lot is roughly 0.6 acres (0.2 hectares) in size and covers the south and west portions of the property adjacent to the school building (**Image 3** and **Image 4:**). A concrete sidewalk separates the parking lot from the building entrances

Front Garden and Heritage Sign

Covering most of the former school's front yard is a garden with a disused paved pathway leading to the sidewalk. Vegetation adjacent to the school building is composed of short coniferous hedge trees that line most of the west elevation. Two, small deciduous trees can also be found adjacent to the school building (**Photograph 5**). The garden fronting the elevation is largely made up of low-lying green shrub and taller flowering bushes such as hydrangeas. Small patches of flowers in varying colours and greenery are also placed throughout the garden (**Photograph 5**).

Towards the southeast corner of the building and adjacent to the driveway is a paved area with a park bench and a tiny library (**Image 5:**). To the west of the paved area and in front of the south elevation is a municipal heritage sign reading the following text (**Image 6:**, Brampton Heritage Board, 1983):

"Central Public School is one of the oldest surviving public schools in the downtown. Associated with the early development of public education in Brampton. The site was continuously used for educational purposes for nearly 130 years. Overcrowded conditions continued in the old Central Public School well into the twentieth century. By 1916, the current Central Public School had opened its doors to student, although it was not completed until the 1920s.

Ellis and Connery, a well-known Toronto architectural firm, designed this Brampton school. The focal point of the building is a square-headed main doorway framed by carved stone with an overhead transom, which complements the series of six-foot high windows located on either side. The date stone cut into the lintel crowning the door is one of many Classical features used on the building to signify civic enterprise, regularity, and order".

Baseball Diamonds and Sports Field

Most of the Subject Property lot is taken up by a large grass field and two baseball diamonds that are set at a lower grade than the building and located on the east half of the property (**Photograph 8**).

The baseball diamonds are located at the base of the concrete steps at the east and west corners of the sports field. The field, once the school's sports field, covers approximately 4.4 acres (1.8 hectares) is accessed via a set of concrete steps that lead from a paved area lined with concrete planters near the southeast corner of the building (**Image 7**). The former sports field stretches from the base of the concrete landing at the base of the steps to Ken Whillans Drive to the east, and is flanked by dense wooded areas to the north and south of the sports field (Error! Reference source not found.). As mentioned previously, portions of the treeline also obscure the southwest portion of the school building from Ken Whillans Drive (**Photograph 8**).

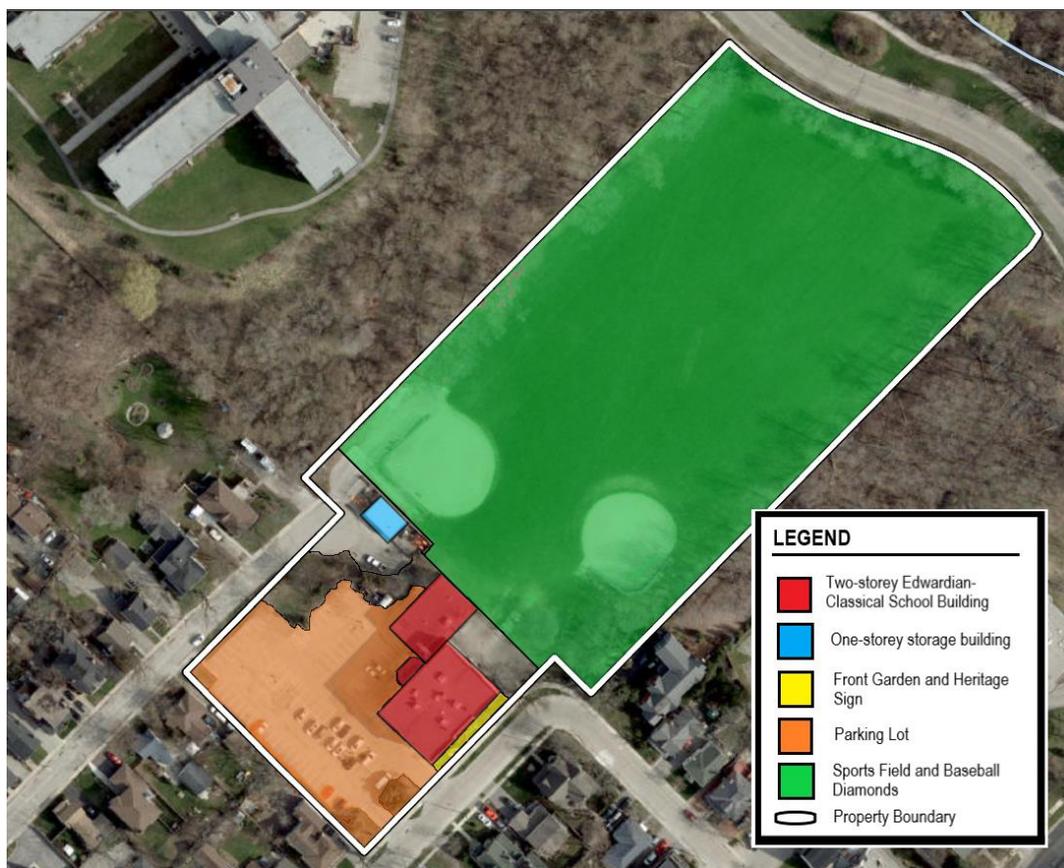


Image 1: Aerial Image depicting the buildings and landscape features on the Subject Property (AECOM, February 2025)



Image 2: View of the two laneways from Alexander Street that lead into the Subject Property's parking lot (Google Street View, August 2022)



Image 3: View of the west parking lot (Google Street View, August 2022)



Image 4: View of the north parking lot (Google Street View, August 2022)



Photograph 5: View of the garden and a municipal heritage sign fronting the south elevation of the Subject Property. A small sitting area with a bench and tiny library can also be seen at the southeast corner of the property (AECOM, August 2024)



Image 5: View of the small sitting area with the tiny library at the southwest corner of the Subject Property. (TheHappySeeker; Google Maps, July 2018)

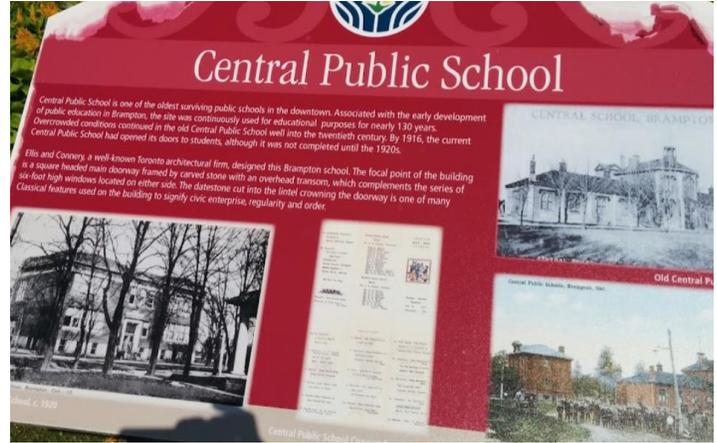


Image 6: View of the municipal heritage sign at the south elevation of the former school building. (TheHappySeeker; Google Maps, July 2018)



Photograph 6: View of the garden along the southwest corner of the Subject Property near the parking lot (AECOM, August 2024)



Image 7: View of the concrete planters lining the edges of the Subject Property on Alexander Street (Google Street View, August 2022)



Photograph 7: View of the baseball diamonds and baseball outfield at the rear of the school building (AECOM, August 2024)



Photograph 8: View of south baseball diamond at the rear of the school building (AECOM, August 2024)



Photograph 9: View of the north baseball diamond and one-storey outbuilding at the northwest corner of the property (AECOM, August 2024)

3.4 Architectural Description – The Institutional Building

The Subject Property contains a two-storey red brick school building built in 1916 and features a running brick bond with red-tinted mortar, a rusticated stone foundation, and a flat roof with a low, stepped parapet.

The building is constructed in the Edwardian Classicism architectural style and includes features typical of the style, including large, rectangular massing and a symmetrical, balanced form. The building on the Subject Property also features Classical style design influences such as the large, stylized stone frontispiece, a date stone, and large double-door front entrances with oversized transom windows. Other features typical of the style seen on the building include a dropped, stylized cornice, stone lintels and sills, and brick voussoirs.

A one-storey, brick addition with a concrete foundation was constructed on the northeast portion of the original school building, and features a recessed entryway encased with concrete, and a flat roof with aluminum flashing (**Figure 2** and **Photograph 14**).

3.4.1 South Elevation

The south elevation of the Subject Property faces Alexander Street and formerly served as the front façade of the building. Tall coniferous shrubs and small deciduous trees adjacent to the elevation partially obscure the lower portions of this elevation (**Photograph 10**). The façade of this elevation is slightly stepped inwards at the centre, highlighting the symmetrical form and central entryway (**Photograph 10**).

The first storey of the elevation features a set of five, attached six-over-one, fixed-pane windows styled like vinyl sash windows and stone sills (**Photograph 11**). The sets of windows are located

on the east and west sections of the elevation. A pair of six-over-one windows with brick voussoirs flank a double-door entryway with an oversized, multi-paned vinyl transom window and a square-headed stone surround (**Photograph 12**). This entrance is sealed off, preventing access to the interior from this elevation. The stonework framing the entryway features what appears to be a floral or bead motif with a keystone on the inner frame, and a button design on the outer frame. A date stone reading '1916' sits just above the carved stone doorframe (**Photograph 12**). Metal lettering reading 'CENTRAL PUBLIC SCHOOL' is installed on the north portion of the façade in between the first and second storey (**Photograph 11**).

The second-storey of the elevation features the same set of five, six-over-one, fixed-pane windows with stone sills on the east and west portions of the façade (**Photograph 11**). The central portion features a set of four of the same windows seen on the first-storey below. The top rails of the second-storey vinyl windows are covered by a vinyl band similar in style to the dropped cornice above it. This band and the dropped cornice stretch across the length of the elevation and continue on the east and west elevations (**Photograph 13**).

East of the main building and attached to the east elevation is the one-storey addition set further back from the right-of way. A small portion of the addition juts outward into the paved area in between the east elevation and the addition. The addition features a recessed entryway with transom windows (**Photograph 14**). The doorway also features transom windows separated by a sidelight. This entryway is clad entirely in concrete, distinguishing it from the rest of the addition's brick cladding. Just above the doorway is large metal lettering reading 'AUDITORIUM' (**Photograph 14**).



Photograph 10: View of the south elevation of the Subject Property (AECOM, August 2024)



Photograph 11: View of the six-over-one, attached fixed pane windows on the south elevation (AECOM, August 2024)



Photograph 12: View of the central entrance on south elevation (AECOM, August 2024)



Photograph 13: View of the six-over-one windows just above the central entrance (AECOM, August 2024)



Photograph 14: View of the 1967 addition. The word 'AUDITORIUM' can be faintly seen just above the doorway (AECOM, August 2024)

3.4.2 West Elevation

The west elevation of the Subject Property faces the driveways into the property and the west parking lot and acts as current main entrance of the building (**Photograph 15**). Similar to the south elevation, the first storey of the southeast corner is obscured by low bushes and a small deciduous tree adjacent to east elevation (**Photograph 15**). In contrast to the south elevation, the central portion of the east elevation is stepped outward (**Photograph 15**). The rusticated stone foundation of the school building is visible from this elevation and is interrupted by five, three-over-one, fixed pane windows styled like vinyl sash windows (two located on the south portion, and three located on the north portion) (**Photograph 18**).

The first storey portion of this elevation features the same set of five, attached six-over-one windows with stone sills seen on the south elevation (**Photograph 16**). The central entrance on this elevation is the same double-door entrance with the oversized transom windows seen on the south elevation, although this one lacks the stone surround and is instead framed with a row of soldier-coursed bricks and accentuated with white square stones at the upper corners. A styled stone or vinyl lintel sits just above the entrance (**Photograph 19**). A large sign reading 'Welcome to Central Public School Arts and Recreation Centre' sits above the central entrance and the stone lintel. Flanking the entrance on this elevation are two signs; the sign to the north of the doorway reads 'Brampton Seniors People Centre', and directs visitors towards the south elevation, while the sign to the east of the doorway reads 'Main Entrance: Central Public School Arts and Recreation Centre (**Photograph 19**). Just below the north sign is a small plaque that reads 'Ellis & Connery Architectural Firm, 1916' (**Image 8**).

The second storey of the elevation features the same set of five, six-over-one windows with seen on the first storey (**Photograph 16**). The central portion features a large, Italianate-style arched window with concrete sills and brick voussoirs (**Photograph 17**). The same, vinyl band and dropped cornice seen on the south elevation continues across the second storey of the west elevation (**Photograph 15**).



Photograph 15: View of the east elevation of the Subject Property (AECOM, Aug 2024)



Photograph 16: View of the six-over-one, attached fixed pane windows on the west elevation (AECOM, August 2024)



Photograph 17: View of the arched Italianate-style windows on the west (AECOM, August 2024)



Photograph 18: View of the three-over-one, fixed-pane windows on the east elevation at the stone foundation (AECOM, August 2024)



Image 8: Image of the small plaque seen on the west elevation (Google Street View, August 2022)



Photograph 19: View of the centre entrance on the west elevation (AECOM, August 2024)

3.4.3 East Elevation

The east elevation of the Subject Property faces the property's baseball diamonds and sports field within the property. The southwest portion was obscured by mature trees during the field review, and thus, observations of this elevation was limited (**Photograph 4**). However, based on

Google Earth imagery, it was determined that the overall façade of the west elevation directly mirrors the east elevation (**Image 10**).

Similar to the east elevation, the double-door entrance on this elevation is stepped slightly out of the rest of the façade, and features a pair of oversized, multi-paned transom windows (**Image 9**) framed with a row of soldier-coursed bricks and white square stones at the upper corners. A modestly-styled stone lintel sits above the transom windows (**Image 9**). To the north of the entrance is the same set of five, attached six-over-one windows previously seen on the south, east, and north elevations (**Photograph 20**).

Similar to the west elevation, the second-storey of the east elevation features the same set of five, attached six-over-one windows. The same, vinyl band and dropped cornice seen on the west and south elevation continues across the second-storey of the east elevation (**Photograph 20** Error! Reference source not found.).

The one-storey addition does not have any windows or doors visible on this elevation, but the concrete foundation of this structure is visible (**Photograph 20**).



Image 9: View of the west elevation as seen from Alexander Street (Google Street View, August 2022)



Photograph 20: View of the west elevation of the Subject Property, as seen from Ken Whillans Drive (AECOM, August 2024)



Image 10: View of the west elevation as seen in Google Earth imagery (Google Earth Images, August 2022)

3.4.4 North Elevation

The north elevation of the Subject Property faces the property's parking lot (**Photograph 21**).

The first storey of the elevation has a large bay section at the center of the original building and features three sets of six-over-one vinyl windows. Similar to the rest of the school building, the top rail of these windows has been obscured by a vinyl band (**Photograph 22**). A set of concrete steps with metal railing run from the southwest portion of the building to a dark aluminum door on the north section of the bay section (**Photograph 23**). Next to the aluminum door is a smaller version of the same six-over-one windows seen on the rest of the building's elevations (**Photograph 23**).

The second storey of the elevation contains the same set of five, six-over-one windows seen throughout the structure. This set of five is flanked by a pair of the same six-over-one windows, (**Photograph 24**). The vinyl band and dropped cornice seen on the east, west, and south elevations do not run across the length of this elevation (**Photograph 21**).

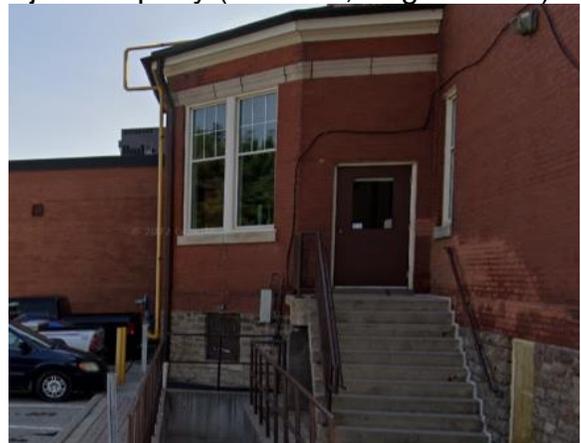
The one-storey addition on this elevation has two, dark, aluminum doors located near the south portion facing the west parking lot. The upper portion of the addition also features an unknown number of vinyl casement windows, all located above the aluminum doors on the addition (**Photograph 25**).



Photograph 21: View of the north elevation of the Subject Property (AECOM, August 2024)



Photograph 22: View of the first-storey bay section on the west elevation (AECOM, August 2024)



Photograph 23: View of the side entrance on the bay section of the school building (AECOM, August 2024)



Photograph 24: View of the second-storey windows on the north elevation (AECOM, August 2024)



Photograph 25: View of the one-storey addition on the northwest corner of the Subject Property (AECOM, August 2024)

3.5 Architectural Description – Storage Building

There is one outbuilding on the Subject Property, located at the northwest corner of the property lot west of the baseball diamond and sports field (Image 1). The building’s north and south elevations are closed off with a wire fence and a wooden fence respectively. Based on Google Street View imagery, the building appears to be used mainly for storing landscaping equipment and machinery (Image 11).

The building is a one-storey concrete block structure with red-brick cladding on the west elevation and a flat roof. The building features large white stone quoins and three white garage doors on its west elevation. Two large exterior lights are located at the centre of the west and north elevations. There were no other architectural features noted on the storage building’s east, north, and south elevations (Image 11).



Image 11: View of the storage building on the Subject Property, as seen from Ellen Street (Google Street View, October 2020)

3.6 Comparative Analysis

The general form and architectural style of the building on the Subject Property at 24 Alexander Street is Edwardian Classicism, which is a style of architecture found in the City of Brampton area and across Ontario. The total number of Edwardian-Classical structures in the City of Brampton is unknown, but it is considered common. The structure was also notably designed by James Augustus Ellis, a well-known Toronto architect who designed over 170 buildings across Ontario, and in parts of Saskatchewan and Alberta (see **Section 4.2.6** for more details and **Table 2** for his architectural projects).

Five school buildings were identified as being Edwardian-Classical were identified in the City of Brampton, the City of Toronto, the Town of North Dumfries, and the Town of Cambridge. Two properties are listed on the City of Brampton's Municipal Register of Cultural Heritage Resources, and one property is listed on the City of Toronto's Heritage Register (**Table 2**). It should be noted that this sample does not represent all institutional buildings in this architectural style in Ontario but is rather intended to be a representative selection of comparable properties. Other similar or comparable properties are located throughout Ontario; however, these five were selected to provide similar examples of Edwardian Classicism used in educational institutions for the purposes of this report.

This comparative analysis was undertaken to establish a baseline understanding of similar cultural heritage properties in the City of Brampton and to determine if the property "is a rare, unique, representative, or early example of a style, type, expression, material or construction method" as described in the criteria of O. Reg. 9/06.

3.6.1 Edwardian-Classicism Architecture

The general form and architectural style of the building on the Subject Property at 24 Alexander Street is Edwardian Classicism, which is a style of architecture found in the City of Brampton area and across Ontario. The total number of Edwardian structures in the City of Brampton is unknown, but it is considered common.

Edwardian Classicism was one of the most popular architectural styles in Ontario from the 1900s to the 1930s (Mikel, 2004:113; Blumenson, 1990). It is a simpler vernacular form of a revival style that emulated the structures of the Renaissance. The popularity of Edwardian Classicism was reinforced by the fact that pattern books and plans were often featured in catalogues.

Institutional or commercial buildings in the style of Edwardian Classicism were usually multiple storeys high and generally featured low-sloped, modest gable roofs, with some featuring low parapets to obscure the roofline (Blumenson, 1990). The architectural style also generally featured simple massing and modest use of ornamentation. The style is also characterized by

modest, balanced designs, symmetrical window and door arrangements, straight rooflines, and simple Classical detailing. This detailing included but was not limited to: colonettes, voussoirs, flat arches, or keystones above entryways and windows, cornice brackets or braces. This detailing was used sparingly and primarily used to highlight a central entrance, such as a stylized frontispiece and large doorways with transoms or sidelights.

Table 2: Comparative Examples of Edwardian-Classical School Buildings in Ontario

	Heritage Recognition	Image	Age	Style
31 Craig St, Brampton, ON (McHugh Public School)	Listed	 <p>(Google Street View, 2022)</p>	1890 Additions: ca. mid-20 th century	<p>The building at 31 Craig Street is a two-storey Edwardian-Classical brick structure with a balanced, symmetrical façade, stone banding separating the parapet of the roof. The front façade of the structure is distinguished with stepped brick quoins, accentuated brickwork with white stones, and stone panels on the parapet. The building also features large, multi-sash windows on the main façade.</p> <p>The building was constructed in 1890, and initially consisted of eight classrooms, two staff rooms, and a basement with two large playrooms (peelschools.org). Additions were built sometime in the mid 20th century to accommodate the growing student population and needs, including additions constructed on the north, south, and east portions of the property. The school is still active today.</p>

	Heritage Recognition	Image	Age	Style
40 Erskine Avenue, Toronto, ON (John Fisher Public School)	Listed	 <p data-bbox="772 683 1020 716">(ACO Toronto, n.d)</p>	1887	<p data-bbox="1415 207 1913 894"> The building at 1030 Queen Street West is a one-storey Edwardian-Classical structure with a shallow hipped roof supported by stylized, eaves brackets. The building has a balanced, relatively modest façade accentuated with heavy, banded brick arched entrances. Within each entrance is a large, arched, paned transom window, brick-banded quoins. Oversized, styled keystones sit just above the entranceways on the front facade and are partially obscured by stylised stone brackets supporting a balcony. The distinctive design of the central entrance and the oversized keystones over the paned, sash windows, which allow for these elements to stand out against the relatively uniform brick façade. </p> <p data-bbox="1415 932 1913 1138"> The building was constructed in 1887 as a two-storey, four-room school building. A major addition was constructed in 1892, with more additions constructed in 1908 and 1913. The school is still active today. </p>

	Heritage Recognition	Image	Age	Style
<p>2054 Davenport Road, Toronto, ON</p> <p>(Toronto Police Service 11 Division, formerly the Carleton Village Public School)</p>	<p>None</p>	 <p>(ACO Toronto, n.d)</p>	<p>1914,</p> <p>Additions: 1919, 1931, ca. 1960s</p>	<p>The building at 2054 Davenport Road is a three-storey Edwardian-Classical building. The building features a large, balanced façade, a central, stylized frontispiece, and stylized stone surrounds on the windows and central entrance of the front façade. Some of the windows on the structure feature either stone lintels and sills or stylized brick voussoirs broken by white stones in a pattern.</p> <p>The building was constructed in 1914 to replace an earlier structure on the property (ACO Toronto, n.d). Additions in 1919 included a swimming pool on the property, and additions in 1919 and 1931 likely expanded the number of classrooms at the school. A large addition was built sometime in the 1960s to accommodate the increased student enrollment (ACO Toronto, n.d).</p> <p>The school was converted into its current use as the Toronto Police Service 11th Division in 2011. The 1960s addition was demolished and replaced during the renovations (ACO Toronto, n.d).</p>

	Heritage Recognition	Image	Age	Style
<p>375 Concession 5 West, Milgrove, ON</p> <p>Milgrove Elementary School</p>	<p>None</p>	 <p>(Google Street View, July 2022)</p>	<p>1914</p> <p>Additions: 1970s</p>	<p>The building at 375 Concession 5 West is a one-and-a-half storey Edwardian-Classical structure clad with red brick and features a hipped roof with a central front dormer with returning eaves. The building also features Classical detailing such as the brick quoins on the central frontispiece, stylised jack-arched lintels with red brick and white stones, a stone engraving depicting the school's name, and a Florentine arched portico roof above the central entrance. Other unique features include the belfry on the main structure.</p> <p>A 1970s southwest addition was included on the structure to accommodate more classrooms for the school. The addition was designed to match the original building while also being easily distinguishable. Following the construction, the main building was then transformed into a gym. The school is still active today.</p>

	Heritage Recognition	Image	Age	Style
<p>1746 Roseville Rd, Cambridge, ON</p> <p>Former Dickie Settlement Schoolhouse</p>	<p>Significant</p>	 <p>(North Dumfries Historical Society, 2020)</p>	<p>1912</p>	<p>The building at 746 Roseville Road is a one-and-a-half storey Edwardian-Classical structure that is clad with red brick and features a hipped roof with a central dormer. The building features Classical details such as fine brick quoins, a date stone, and large twelve-over-twelve windows with stone or concrete lintels and sills. There was likely a central entrance just below the date stone that has since been bricked over.</p> <p>A rear addition was constructed in the mid 20th century to accommodate more classrooms. The school officially closed in 1999. The property now serves as a private residence.</p>

3.7 Summary of the Existing Conditions and Comparative Analysis

The following architectural elements typical of Edwardian Classicism in the City of Toronto and City of Brampton were observed:

- **Style:** All examples were identified as being Edwardian Classicism.
- **Plan:** All examples were built to a rectangular plan, with subsequent additions to their structures creating an irregular plan.
- **Height:** Two examples are two-storeys tall with a basement floor, and one example is three-storeys tall. Two examples are one-and-a-half storeys tall
- **Roof:** Two examples have a flat or hipped roof obscured with a parapet, and one example. Two examples have hipped roofs with central dormers.
- **Cladding:** All examples feature smooth, monochromatic brick finishes.
- **Façade:** One example has a symmetrical three-bay façade, two examples have an asymmetrical façade. Three have a central frontispiece with an elaborate stone surround. One example has a central frontispiece with an arched portico-style roof above the entrance. One example no longer has a central entrance.
- **Additional Detailing:** Two examples have a date stone on their front facade
- **Windows:** All examples feature a combination of double-hung vinyl windows or a set of five fixed-pane windows designed to mimic one-over-one sash windows
- **Alterations:** Four examples have one addition; one example has two additions

Based on the existing conditions and the comparative analysis, the Subject Property contains a representative example of a school building in the style of Edwardian Classicism.

Much like the comparative examples discussed in **Table 2**, the Subject Property has features typical of an Edwardian-Classical building, including a balanced, symmetrical front façade, rectangular massing, and Classical detailing in some of its architectural features. Some of this detailing can be found in the school building's central frontispiece with stylized stone surrounds and date stone on the entryway, the building's use of jack-arched or brick voussoirs with white keystones, and the building's use of monochromatic red brick cladding. Additional Classical features include the large, oversized transom windows on the large front and side entrances and the building's dropped cornice, creating the illusion of a parapet.

The Subject Property also features elements that are indicative of a high degree of craftsmanship, seen in the square-headed stone frontispiece with its carved stone detailing and date stone on the south elevation.

The Subject Property at 24 Alexander Street has visual and historical links to its surroundings as the neighborhood. Through examining the aerial photography, historical mapping and photography, the school's expansion through the mid-19th century and into the late 20th century directly correlates to the surrounding neighborhood's development.

Many of the structures surrounding the Subject Property were constructed in the late 19th century to early 20th century, and while some of the structures vary in their date of construction and architectural style, many of the surrounding houses have largely maintained their original forms and detailing thus allowing for the building on the Subject Property to maintain its connection to the character of the area.

Finally, while the Subject Property is not the largest structure in the area, it is still significantly taller than its surrounding houses and maintains itself as a historical and contextual landmark due to the building's history as a school and its current identity as a community centre.

4. Historical Research

4.1 Historical Overview

The Subject Property, formally Central Public School, is located in Downtown Brampton and is owned by the City of Brampton. The property is 13.5 acres in size located in the city's East Ward historically in the east portion of Lot 6, Concession 1, and later as Lot 118 to Lot 128 as part of Reg. Plan BR-21, Block M of Plan BR-13, and Union Street right-of-way of Reg. Plan BR-2. Today, it is located in Ward 5 of the City of Brampton and Secondary Plan Area 7 of the Downtown Brampton Secondary Plan.

4.1.1 Pre-Contact Indigenous Overview

In this area, the first human settlement can be traced back to 11,000 BC; these earliest well-documented groups are referred to as Paleo which literally means old or ancient. During the Paleo period, people were widely scattered, nomadic groups that occupied the sub-tundra-like environment that prevailed in southern Ontario during that time. Past research indicates that these groups likely followed big game (such as Caribou) across the landscape, preferring to camp on high ground, immediately adjacent to water sources, such as glacial lakes or spillways, where smaller game and plant foods would have also been harvested. Due to the relative antiquity of Paleo sites, all that remains at their occupations are stone tool fragments and their characteristic spear points known as "fluted points". (Ellis and Deller, 1990). The picture that has emerged for the early and late Paleo is of groups at low population densities who were residentially mobile and made use of large territories during annual cycles of resource exploitation.

The subsequent Archaic period (8000 B.C to 950 B.C) is characterized by a warming climate and a temperate forest environment which was crisscrossed by streams and rivers and surrounded by large freshwater lakes that would have supported many species of fish, shorebirds, and mammals. Small hunting and gathering bands (20-50 people) utilized the lake shores during the spring and summer months, then broke into smaller family groups and moved inland for the fall and winter to hunt and trap. Archaic period tool assemblages consisted of both chipped and ground/polished stone implements indicating that a wider variety of activities, such as fishing, woodworking, and food preparation/grinding, were now taking place.

The Archaic period is followed by the Woodland period (ca. 950 B.C. to 1400 A.D.) which is subdivided into three phases. The Early Woodland period (ca. 950 B.C. to 400 B.C.) is characterized by the introduction of pottery for storage and an increase in regional trade networks. Trading of exotic goods, such as obsidian, silver, copper, and seashells persists into the Middle Woodland period (ca. 400 B.C. to 500 A.D.) when horticulture was introduced to Ontario. The adoption of food production brought on a more sedentary lifestyle in seasonal villages for some groups, and more elaborate burial ceremonies – including the construction of large, earthen

mounds. The Late Woodland period (ca. 900 A.D. – 1650 A.D.) is marked by the establishment of palisaded villages (often containing dozens of longhouse structures), intensified horticulture, and an increase in regional warfare.

Table 3 provides a general summary of the history of Indigenous land use and settlement of the area.

Table 3: Cultural Chronology for Indigenous Settlement in Southern Ontario

Archaeological Period	Time Period	Characteristics
Early Paleo	9000-8400 BC	<ul style="list-style-type: none"> ▪ Fluted Points ▪ Arctic tundra and spruce parkland, caribou hunters
Late Paleo	8400-8000 BC	<ul style="list-style-type: none"> ▪ Holcombe, Hi-Lo, and Lanceolate Points ▪ Slight reduction in territory size
Early Archaic	8000-6000 BC	<ul style="list-style-type: none"> ▪ Notched and Bifurcate base Points ▪ Growing populations
Middle Archaic	6000-2500 BC	<ul style="list-style-type: none"> ▪ Stemmed and Brewerton Points, Laurentian Development ▪ Increasing regionalization
Late Archaic	2000-1800 BC	<ul style="list-style-type: none"> ▪ Narrow Point ▪ Environment similar to present
	1800-1500 BC	<ul style="list-style-type: none"> ▪ Broad Point ▪ Large lithic tools
	1500-1100 BC	<ul style="list-style-type: none"> ▪ Small Point ▪ Introduction of bow
Terminal Archaic	1100-950 BC	<ul style="list-style-type: none"> ▪ Hind Points, Glacial Kame Complex ▪ Earliest true cemeteries
Early Woodland	950-400 BC	<ul style="list-style-type: none"> ▪ Meadowood Points ▪ Introduction of pottery
Middle Woodland	400 BC – AD 500	<ul style="list-style-type: none"> ▪ Dentate/Pseudo-scallop Ceramics ▪ Increased sedentism
	AD 550-900	<ul style="list-style-type: none"> ▪ Princess Point ▪ Introduction of corn horticulture
Late Woodland	AD 900-1300	<ul style="list-style-type: none"> ▪ Agricultural villages
	AD 1300-1400	<ul style="list-style-type: none"> ▪ Increased longhouse sizes
	AD 1400-1650	<ul style="list-style-type: none"> ▪ Warring nations and displacement
Contact Period	AD 1600-1875	<ul style="list-style-type: none"> ▪ Early written records and treaties
Post-contact	AD 1749-present	<ul style="list-style-type: none"> ▪ European settlement (French and English)

The Subject Property is within Treaty 14. In 1806, under the terms of the “Head of the Lake Purchase” signed by representatives of the Crown and certain Mississauga peoples, approximately 85,000 acres of land were acquired by the Crown along the north shore of Lake Ontario to the southwest of the Toronto Purchase. The treaty payment was one thousand pounds of provincial currency “at the Montreal price” per the interim agreement of Treaty 13A. Treaty 14

includes the current cities of Mississauga, Oakville, and part of the City of Brampton southeast of Treaty 19, the Ajetance Purchase (Government of Ontario, 2023).

4.1.2 Peel County

The Crown began purchasing land from the Mississauga First Nations starting in the 1780s as they prepared to open the land for settlement by United Empire Loyalists and European immigrants. The first treaty was the Head of the Lake Treaty (Treaty 14) signed in 1806 that sold the land from Etobicoke Creek to Burlington Bay along Lake Ontario. The Mississauga's retained ownership of land one mile on either side of the Credit River for themselves (peelregion.ca). The land was surveyed, and the first settlers arrived in 1808. The new township was called Toronto, which would later become the City of Mississauga (peelarchivesblog.com). With more land needed, another treaty, the Ajetance Treaty in 1818 purchased more land from the Mississauga's to the north. The new land was surveyed in 1819 and the land that would become Peel included an expanded Toronto Township and four new townships in Chinguacousy, Toronto Gore, Caledon, and Albion. These five townships were included in the Home District, centered around York (present-day Toronto). In 1820, the Mississauga First Nation sold the land around the Credit River as they were no longer able to maintain control over the area with the increased number of settlers. They established the Credit Mission Village on the Credit River as a farming community (peelregion.ca).

The development of the five townships was rapid over the next several decades. In the five townships that made up Peel, their population in 1821 was 1,435. Twenty years later in 1841, the population had grown to 12,993, and had doubled to 24,816 just ten years later in 1851 (peelregion.ca). The rapid growth was fueled by the push to settle the land by the colonial government of Upper Canada. The result of the rapid growth of settlers forced the last members of the Mississauga First Nation out of the region. Unable to sustain their community in the face of growing settlers, the Credit Mission Village shutdown and moved in 1847 to the Six Nations Reserve near Hagersville where they established the Mississaugas of the New Credit First Nation Reserve that remains to this day (peelregion.ca). Development of the townships was directed by the waterways, particularly the Credit River and the tributaries of Etobicoke Creek that flowed south through the five townships. The construction of mills, first sawmills to help process the trees felled by settlers to build their farms, then grist mills to turn the primary crop of wheat to flour, spurred the development of hamlets, villages, and towns (peelregion.ca). As mills grew on the local waterways, they became sites for locals to meet, encouraging the construction of amenities such as general stores, schools, churches, and other businesses to serve local farmers.

In 1849, the government ended the administrative districts in favour of smaller counties to look after regional issues. The five townships of Toronto, Chinguacousy, Toronto Gore, Caledon, and Albion joined York County in 1850 as part of the Second Riding. In 1852, the five townships were separated from York County to create Peel County (peelarchivesblog.com). The county was named after Sir Robert Peel, the former Prime Minister of Great Britain who repealed the Corn

Laws in 1846 for which the county was to receive a massive economic boon (Gardiner, 1898: 232).

The new County of Peel experienced rapid economic growth as the county saw a booming agricultural economy develop. The rise of commodity prices, primarily wheat but also other agricultural goods, saw the farms in the county move from self-sufficiency to cash crops to serve the growing demands for their goods. The end of the Corn Laws in 1848, limiting the import and export of foreign wheat, by the British Government helped spur trade with the Americans. The Reciprocity Agreement between the colonial Canadian government and the Americans saw trade grow more, while the American Civil War accelerated the demand for Canadian wheat and agriculture in the 1860s. To help move the agricultural goods out of Peel County, new railway lines were built connecting the farmers of the county to the urban centres of Toronto, Guelph, Barrie, and Hamilton (peelarchivesblog.com). The major railways running through the county in the nineteenth century included: the Great Western Railway in 1855 along Lake Ontario; the Grand Trunk Railway in 1856 that ran through Brampton; the Toronto Grey and Bruce Railway in 1871; the Hamilton and Northwestern Railway in 1876; and the Credit Valley Railway in 1879 (peelregion.ca).

The rise of industrialization in Toronto saw Peel County lose factories and workers. However, the county continued to have a thriving agricultural industry. After the boom of the 1850s and 1860s, agriculture in Peel followed many other counties across the Province of Ontario as they shifted to dairy, fruit, and vegetable farming. Brampton developed many greenhouses to grow crops year-round (peelregion.ca).

After the Second World War, the county experienced large-scale population and economic growth. Industries grew as did large-scale immigration seeing the towns of Mississauga and Brampton grow exponentially in the latter half of the twentieth and into the twenty-first century. Between 1971 and 2011, the population of Peel grew from 264,314 to 1,350,097 (peelregion.ca). Growth was limited to the south of Peel County as the northern townships of Caledon, Albion, and northern Chinguacousy saw growth primarily in the towns and villages but did not see the urban sprawl found in the south. Agricultural land remained the predominate industry in the north of Peel. To accommodate and administer the growth, in 1974 the County of Peel dissolved along with the townships into the City of Mississauga, the City of Brampton, and the Town of Caledon to make up the Regional Municipality of Peel.

The development of the Regional Municipality of Peel over its history of settlement has been particularly driven by agriculture. The development of early industries in mills, railways, and settlements were driven shaped by the agricultural industry. In the study area that is in the northern half of Peel, agriculture remains the main economic, historical, and landscape feature.

The brief history of Peel County has shown how the county developed from a focus on agriculture to a more diverse economic profile in the present day. Peel County underwent large scale agricultural development as the arrival of European settlers saw the land become agricultural, and the first settlements were built around mills for agriculture. The arrival of the railways helped develop the wheat-boom and growth of the county. The downturn in the economy saw the railway hurt Peel County as industrialization slowed and moved to nearby Toronto, forcing Peel to rely more on agriculture. The post-Second World War boom saw Peel County move away from agriculture as the primary source of economic development with new industries and new populations driving urbanization. The Regional Municipality of Peel was created in 1974 when the old County of Peel was dissolved and the former townships, towns, and villages were amalgamated into the Town of Caledon, City of Brampton, and City of Mississauga (peelarchivesblog.com). The creation of the Regional Municipality of Peel was to further the growth of the former county away from agriculture and help deal with the problems of urban growth.

4.1.3 Chinguacousy Township

Chinguacousy Township was centrally located on the western half of the former County of Peel. It was bounded by Caledon Township to the north, Albion and Toronto Gore Townships to the east, Toronto Township to the south, and Halton County to the west. The name Chinguacousy was a mispronunciation and misspelling of Chippewa First Nations leader Shinguacose. Shinguacose had served in the War of 1812, helping to capture Fort Michilimackinac in 1812 with British forces. He was awarded land after the war by the Crown near Sault-Ste. Marie for his services during the war. He passed away in 1858 (Gardiner, 1898: 234).

Chinguacousy Township was surveyed in 1819 using the double front system that saw it create 12 concessions and 34 lots. The Township was divided in half by Hurontario Street that ran down the middle of Chinguacousy. Concessions were numbered east and west of Hurontario Street, with the higher number concessions further from the Street. Hurontario Street served as the major north-south throughfare for Peel County as it ran from Port Credit on Lake Ontario to Collingwood on Georgian Bay (Walker & Miles, 1877: 85). The presence of Hurontario Street assisted in the settlement of Chinguacousy Township as it allowed for the ease of settlers to move into the township. The settlement of Chinguacousy was also impacted by the waterways in the township. The Credit River and its tributaries flowed south from the western edges of the township. The Credit River proved useful early in the settlement of the township as it provided power for sawmills to help process the lumber settlers were cutting down to begin farming (peelregion.ca). The other main waterway impacting Chinguacousy was Etobicoke Creek and its tributaries that flowed south along the eastern edge of the township. It was where Hurontario Street met the Etobicoke Creek that the largest settlement of Chinguacousy, Brampton, was founded.

As this brief history of Chinguacousy Township has shown, the development of the area has been influenced by the location of major roadways and waterways. The growth of agriculture and towns

has been focused around these two features, with a focus on how to further develop the agricultural economy. The arrival of the railway in agricultural communities helped spur their growth and created new focus for urban development seen in the history of Brampton. Even with urban growth, the focus remained on the agricultural community as seen in the agricultural fairs and industry. The post-Second World War boom saw the former Township of Chinguacousy experience uneven growth with urban settlement in the south as it became a focus for new residential and suburban development. Northern Chinguacousy Township, now part of the Town of Caledon, has retained most of its rural and agricultural landscapes.

4.1.4 Brampton

Prior to the 1830s, the area surrounding the present-day City of Brampton remained sparsely populated. The land comprising what is now the downtown core of the city was originally owned by Samuel Kenney. In the early 1820s, Kenney's property was purchased by John Elliott, who began clearing the land and laying out village lots (Peel 1967: 278). In 1822, Martin Salisbury opened a tavern on Main Street (then part of Hurontario Street) near the present "Four Corners" intersection at Queen Street. Salisbury's tavern served as the business and social center of Chinguacousy Township and Toronto Gore Township. Ten years later, William Buffey opened a second tavern at the intersection and the crossroads community became known as "Buffey's Corners" (Peel, 1967: 278).

Between 1834 and 1835, John Elliott further subdivided his property and named the settlement Brampton, after his hometown in Cumberland, England. Three years later, George Walton's *City of Toronto and Home District Commercial Directory* identified eighteen residents (Pope, 1878: 87). The first commercial establishments in the settlement were constructed by John Scott, who operated a store, grist-mill and potash refinery. By 1846, Brampton consisted of two stores, a tannery, a cabinetmaker, and two blacksmiths. The settlement grew from 150 residents in 1846, to over 500 by 1853, at which point it was incorporated as the Village of Brampton (City of Brampton, n.d.).

The Grand Trunk Railway (GTR) arrived in Brampton in 1856, creating further economic opportunities. Among the new industries established in the Village was a flower nursery operated by Edward Dale. Dale's Nursery became the largest employer in Brampton and earned the Village its nineteenth-century nickname "Flowertown of Canada" (City of Brampton, n.d.).

In 1867, Brampton was chosen as the county seat of Peel County when it was separated from York County. The county courthouse and jail were constructed that year on the south side of Wellington Street, east of Main Street (Brampton History, 2020). In 1873, the village was incorporated as the Town of Brampton. That same year, a water supply and fire hydrant system were installed, drawing water from Heart Lake (then known as Snell's Lake). Telephone service

and electricity both arrived in 1885, and the first electric streetlights were installed (Peel, 1967: 282).

Economic prosperity continued into the early 20th century. Industrial facilities were at this time mostly situated along the railway; these included the Williams Shoe Factory, and the Copeland-Chatterson Loose-Leaf Binder Company. One of the town's oldest industries is the Brampton Pressed Brick Company, established by James Packham (The Corporation of the Town of Brampton, 1953). A public library was constructed in 1907, financed by American industrialist Andrew Carnegie, and by 1910 the population had grown to over 4,000. The Great Depression and the Second World War slowed Brampton's development considerably, however the postwar boom caused unprecedented growth in the area (City of Brampton, n.d.).

During the 1950s and 1960s, large commercial and residential developments were constructed in the area surrounding the Town of Brampton, the most notable of these being Bramalea. Constructed between 1959 and 1967 and promoted as Canada's first "Satellite City", Bramalea was a planned community of 50,000 people, integrating residential communities, office space, shopping centres, and industry. Several large-scale manufacturing plants were constructed in Brampton at this time, employing more than 13,000 people. These included Northern Telecom, and American Motors of Canada (Peel, 1967: 63).

When Peel County was reorganised as the Regional Municipality of Peel in 1974, the Town of Brampton merged with Chinguacousy Township, Toronto Gore Township, and part of the Town of Mississauga to become the new City of Brampton (City of Brampton, n.d.). Brampton is now the ninth largest city in Canada with a population over 800,000 (Brampton.ca).

4.2 Land Use History – The Subject Property

4.2.1 Primary Sources

Primary source materials provide a first-hand account of an event or time period and are considered dependable. Where available, primary source material was consulted to provide a historical context for the evaluation of potential cultural heritage value or interest for the subject property. Primary source research was undertaken using available online resources and sources provided by the City of Brampton and the Peel Art Gallery, Museum and Archives (PAMA). The following primary sources were consulted for this HIA:

- Abstract of Deeds for Lot 118-129, Lots 141-143, Plan BR-13; Block M, BR-13; Union Street Right-of-Way, BR-13 (OnLand, PAMA)
- 1859 *Tremaine's Map of the County of Peel: Plan of Brampton*
- 1877 Walker & Miles *Illustrated Historical Atlas of the County of Peel: Plan of Brampton*
- 1924, Canadian Underwriters Association, Fire Insurance Plans

- 1915, 1938 Department of Militia and Defence, NTS Maps
- Peel Art Gallery, Museum and Archives Records (See **Section 9: Sources**)
- 1950-1, 1954, 1968 Aerial Photography

4.2.2 Secondary Sources

Secondary sources interpret and analyze primary sources and generally include scholarly books and articles. A series of secondary sources were reviewed for the purpose of data collection and analysis as part of the HIA. A complete list of the secondary sources reviewed for the report is contained in **Section 9 (Sources)**.

4.2.3 Crown Patent (1821-1860)

The original Crown Patent for 200 acres of land in the east half of Lot 6, Concession 1 EHS in Chinguacousy Township was granted to John Scott on November 30, 1821. Kenney then sold the 100 acres to John Elliot for £62.19 (Abstract Index, Chinguacousy Books E-L) on December 1, 1821. In 1834, Elliot and Lawson began dividing the first village lots and selling them to prospective settlers to help develop their budding community, now dubbed Brampton. This would prove to be crucial in shaping Brampton in its early years.

4.2.4 Central Public School and Grammar School (1856-1983)

The Brampton School Board purchased Lots 118 to 128 within Reg. Plan BR 21 in 1855 from the estate of John Scott to facilitate the construction of a schoolhouse.

4.2.4.1 First School Buildings (1856-1981)

When the school opened in 1856 as the Central Public and Grammar School, it was Brampton's first primary grammar school and its second publicly-owned school. Central Public and Grammar School housed primary and secondary grades in two separate structures on the property (**Image 14**).

One of these structures fronted Alexander Street and was located at the southeast corner of the Subject Property. This two-storey building was designed with Italianate influences on the front façade, demonstrated through its use of arched windows and brackets under the cornice combined with pedimented gables and Romanesque arches. These design details create a visual effect that is reminiscent of Victorian architecture (Brampton Heritage Board, 1983). The second 1856 school building was located near the centre of the property lot just south of Union Street North and northwest of the first 1856 building. This building was two storeys tall and features similar Italianate and Victorian style design details such as

but later only housed primary school students after the construction of Brampton High School on Church Street East.

The 1859 Tremaine's Map of the County of Peel: Plan of Brampton demonstrates that the Subject Property was within the boundary of the Village of Brampton. The map also depicts the Subject Property being divided north-south by Union Street (no longer extant within the Subject Property), with Lots 118-128 being west of Union Street, and Lots 141-143 being located east of Union Street. The original 1856 schoolhouse is depicted as a 'T'-shaped footprint at the northeast corner of Alexander Street and Union Street North in Lot 120 (**Figure 4**). The building also appears to be set back from the street and surrounded by residential property lots. The Etobicoke Creek is also visible in the 1859 Tremaine map and located just north of the Subject Property and Hemlock Street, now renamed to Ken Whillans Drive (**Figure 4**).

In 1867, additional wings were constructed on the north and east parts of the schoolhouse in Lot 120 to accommodate the growing demand as the community rapidly expanded (Corporation of the County of Peel, 1967). These north and east wings can be seen in **Figure 6** and **Image 15**, creating the original school building's cross-shaped plan) also depicts the additional wings as complement the original 1856 school building.

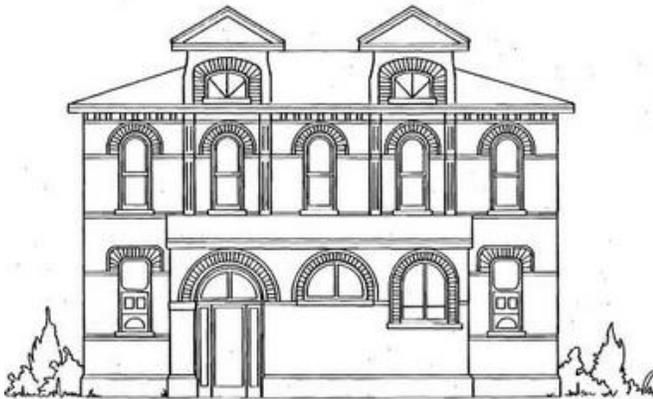


Image 12: Drawing of the 1856 Central Public and Grammar School building's front façade (Brampton Heritage Board, 1983)



Image 13: Postcard of one of the original 1856 structures on the Subject Property. This building backed onto Union Street North and was located near the centre of the property area (Frost Collection, 1905)



Image 14: Photo of the Subject Property and the original school buildings. From left to right: the original 1856 school building (demolished 1981) and the detached north and northeast wings of the original school building, the latter of which was demolished in 1916 (Frost Collection, n.d)

Block M, Reg. Plan BR-13

In 1883, Lots 122-124 and Lots 141-143, now seen as Block M in **Figure 5**, was purchased from E.O. Runians for \$1000 by the Brampton School Board to be used as playgrounds and sports fields for the school. The existing portion of Union Street North between Ellen Street and Alexander Street was severed and incorporated into the school grounds, as seen in the 1915 NTS Map (**Figure 6**, ASI, 2018). However, the existing right-of-way (Union Street North) remained extant.

The 1877 *Illustrated Historical Atlas of the County of Peel: Plan of Brampton* (**Figure 5**) confirms that the property was now within the urban area of Brampton. The only noticeable differences between the 1859 Tremaine Map and the 1877 Atlas, is that the north section of the property past Union Street has now been designated as 'Block M' rather than its previous subdivision of lots. Additionally, no structures are illustrated on the Illustrated Atlas (**Figure 5**). However, no structures were illustrated on the Subject Property.

The 1915 National Topographic Survey (NTS) Map does not depict any structures within the Subject Property. However, the area surrounding the property is noted to be more substantially developed than what was observed on the 1877 Atlas, consisting of a mixture of frame houses and brick buildings along the adjacent roads (**Figure 6**).

4.2.4.2 Second School Building (1916 – Present)

In 1912, the Toronto-based architecture firm Ellis & Connery were commissioned by the Brampton School Board to construct a second school building on the Subject Property to help alleviate the overcrowding issues that were occurring at the school, with a contract was let for \$35,000.00 in the same year (PAMA, n.d). Architect James Augustus Ellis (see **Section 4.2.6** below for more information) designed the current school building in the Edwardian-Classicism style of architecture. A portion of the south wing of the 1856 school building was demolished to accommodate the new structure (Image 15). Construction on the school was completed in 1916, as shown on the datestone cut into the lintel of the entrance, and the school building was opened the same year.

A 1917 Fire Insurance Plan (FIP) for Brampton identifies multiple structures within the west half of the Subject Property. Two two-storey brick structures front Alexander Street: the original 1856 Victorian school building is located to the east, while the current 1916 Edwardian-Classical school building is located to the west corner. The 1916 building is noticeably smaller than its current plan (**Image 15**). Additional structures on the property include two brick buildings that face Union Street North; a one-storey building with a central two-storey tower and asymmetrical wings on either side, and a small one-storey building just in front of the aforementioned building (**Image 15**). A one-and-a-half storey wood frame structure also appears on the 1917 FIP just west of the building with the two-storey tower (**Image 15**). The 1917 FIP also depicts the school buildings as two rectangular-plan structures (representing the 1856 and 1916 school buildings) and one cross-plan structure (representing the vacant wings on the school property). Furthermore, Union Street North appears to cut through a portion of the current property boundaries with the school buildings being located west of Union Street North, and the land east of Union Street North remaining undeveloped (**Figure 6**).

This new school building initially only featured four school rooms, but this was later expanded to have six additional rooms in 1921 (PAMA, n.d), a change that is reflected in the 1921 FIP, revised 1924, for the Subject Property. The FIP continues to depict the structures originally seen in the 1917 FIP. However, the south wing of the central building has now been demolished to accommodate the additional six classrooms and the bay section seen on the north elevation of the current 1916 school building (**Image 16**). Additionally, Union Street North continues to cut through a portion of the current property boundaries with the school buildings being located west of Union Street North, and the land east of Union Street North remaining undeveloped (**Image 16** and **Figure 7**).

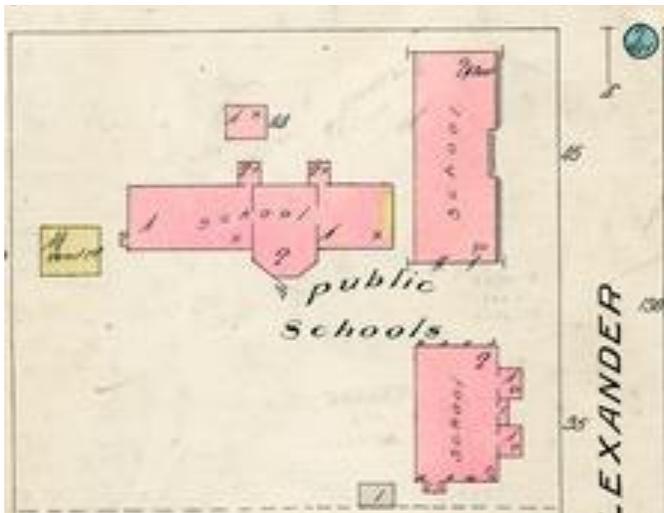


Image 15: Image of the 1917 FIP depicting the original 1856 school building and the north wing, the (demolished) house at 24A Alexander, and the current 1916 school building (Underwriters Survey Bureau, 1917)

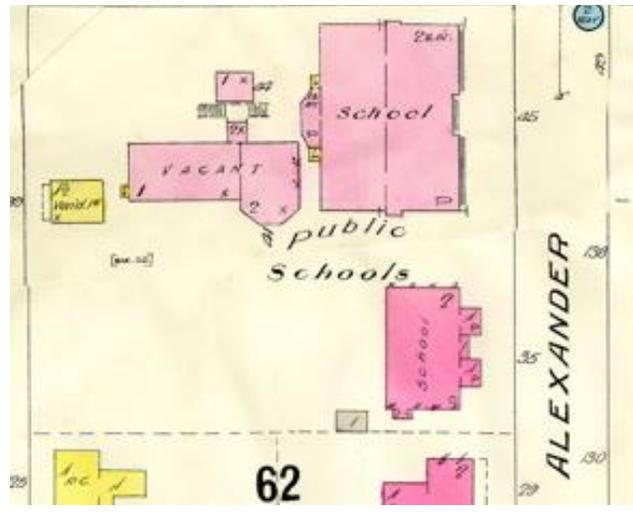


Image 16: Image of the 1921, revised 1924 FIP depicting the original 1856 school building, the now-vacant north wing, the (demolished) house at 24A Alexander, and the current 1916 school building following its expansion in (Underwriters Survey Bureau, 1921)

The 1938 NTS map of the Subject Property depicts the removal of the Union Street North right-of-way which was depicted in previous map figures. Therefore, it is likely that between 1921 to 1938, the section of Union Street North within the Subject Property was removed to fully connect the school buildings to the sports field (**Figure 8**).

The aerial photographs from 1950-1951 depict the construction of the Etobicoke Creek Diversion Channel as well as the rear schoolyard of the Subject Property (**Figure 9** and **Figure 10**). The north wing and central tower of the original school building, seen in **Image 16**, have been demolished. The areas directly lining the diversion channel show little signs of development. However, the areas that are distanced from the construction area were noted to be mostly one-and-a-half to two-storey, single-family structures and within a suburban context (**Figure 10**).

Aerial photography from 1954 depicts the current Subject Property's boundaries. While the quality of the photograph is unclear, it does depict some structures that roughly align with the buildings depicted in the 1917 and revised 1921 FIP (**Figure 11**). The photograph also depicts the area surrounding the Subject Property generally aligning with the residential, suburban context of the area first seen in **Figure 10**.

In 1964, a new auditorium was constructed for the current building (PAMA Notes, n.d), which can be seen in the 1968 aerial photograph (**Figure 12**), historical photographs of the time period (**Image 6**), and during the field review.

The 1968 aerial photograph of the Subject Property depicts the current Subject Property building with the large north addition, as well as the original 1856 Victorian school structure on the property, and the small one-and-a-half storey house first seen in **Image 4 (Figure 12)**. The original north building seen in **Image 4** is no longer present, having been demolished between 1938-1951. A large, paved area, likely the school's parking lot, is now present at the southwest portion of the lot and behind the 1856 school building (**Figure 12**). To the north of the buildings on the property is a large, open field lined with mature trees used by the school for sports activities. Past the north property boundary is the Etobicoke Creek Diversion Channel. To the south and east of the Subject Property boundaries are single-family residences located within a suburban context (**Figure 12**). To the west of the Subject Property boundaries are agricultural fields and large grassy fields (**Figure 12**).

The Central Public School continued operate throughout the 20th century. In 1981, the original school building was demolished, likely due to lack of use and the dwindling number of students attending the school, eventually closing in 1983 due to low enrollment at the school, and when the surrounding areas were rezoned from residential to commercial (Brampton Heritage Board, 1983).



Image 17: View of the 1916 school building and 1967 auditorium addition on the Subject Property (Cecil and Florence Chinn Fonds, 1973)



Image 18: View of the 1856 school building (demolished 1981) adjacent to the current 1916 school building (Betty Odlum Fonds, 1980)

4.2.5 Central Public Community Centre (1986 – Present)

Following the closure of the school, the Subject Property was acquired by the City of Brampton in 1986 (City of Brampton, 1986). The City of Brampton Parks and Recreation department has managed the site since 1984. Sometime between 1983 and 2000, the original 1856 schoolhouse was demolished.

In 1995, a proposal was made to convert the school into a community centre. Following the renovations, the building was officially reopened in 2000 as the Central Public School Recreation

and Arts Centre (City of Brampton, 2000). The City of Brampton continues to operate and maintain the building to this day, using it as a facility for community activities, programs, and events.

At some point in the late 20th century the residence was converted to the Brampton Arts Council headquarters, which was itself closed in 2013 and later demolished between August 2017 and September 2018, according to Google Street View Imagery (**Image 9** and **Image 10**).



Image 19: View of one of the outbuildings (24A Alexander) on the Subject Property (Google Street View, August 2017)



Image 20: View of the vacant spot where 24A Alexander once stood (Google Street View, September 2018)

4.2.6 James A. Ellis (1908 – 1914)

James Augustus Ellis was a prolific architect whose works can be seen throughout southern and central Ontario, as well as Alberta and Saskatchewan. Ellis was most known for his work in designing institutional buildings, although his works do include commercial buildings, hotels, and residential complexes (Dictionary of Architects in Canada, n.d).

Ellis was born on March 2, 1856, in St. Vincent Township, Grey County near Meaford, Ontario. He apprenticed as a carpenter early into his life, where he worked for the Law Co. furniture factory and as a manager for James Cleland Furniture Co. Ellis later received training as an architect, possibly under Julian Forster. He and Forster briefly partnered together under the architectural firm Forster & Ellis in 1887 before Ellis moved to Port Arthur in northern Ontario the same year (Dictionary of Architects in Canada, n.d).

While residing in Port Arthur, Ellis became one of the first professional architects to practise in the region, being responsible for designing major commercial and hotel developments, such as the Ottawa Hotel and the McCutcheon & Peterson Block in the town. In June 1897, he formed another partnership with Henry Simpson under the name Simpson & Ellis, but their business dissolved in October 1898 (Dictionary of Architects in Canada, n.d).

Sometime after 1898, Ellis moved to Toronto Junction, where his projects were mostly located in neighborhoods in West Toronto, where some of his works such as Humberside Collegiate are still seen today (Dictionary of Architects in Canada, n.d). From this period until 1906, Ellis

worked under his own name before forming a third partnership with Toronto architect William Connery under the name Ellis & Connery.

He and Connery worked together on many projects based in Toronto and the surrounding area, including the Subject Property building, until the partnership was dissolved in 1914 (Dictionary of Architects in Canada, n.d). In 1915, Ellis formed his fourth partnership with his son Howard Ellis, under the name Ellis & Ellis, but the sudden death of his son in 1922 forced James to practise alone until his retirement in 1928, although he continued to work under the name Ellis & Ellis (Dictionary of Architects in Canada, n.d). Following his retirement, Ellis moved to Parry Sound, where he passed away on June 27, 1935 (*The Globe*, 1935-06-29:12).

James Ellis' early works generally favoured the Romanesque Revival style, but his later works generally used the Beaux-Arts architectural style, both of which he employed in his designs for school buildings in Ontario (Biographical Dictionary of Architects in Canada, n.d).

Table 4 details some of his most significant works within Ontario:

Table 4: List of Ellis and Connery Institutional Works in Ontario

Property Address	Municipal Heritage Recognition	Materials	Age	Architectural Style	Image
280 Quebec Avenue, Toronto, ON (HumberSide Collegiate)	None	Brick	1894 Additions: 1911, 1923- 1925, 1931, 1966- 1967	Romanesque- Revival – Educational	 <p>(Architectural Conservancy Toronto, 2022)</p>
207 Windemere Avenue, Toronto, ON (Swansea Junior and Senior Public School)	None	Educational	1890 Additions: 1914, 1916, 2016	Classical Revival - Educational	 <p>(Google Street View, August 2023)</p>

Property Address	Municipal Heritage Recognition	Materials	Age	Architectural Style	Image
301 Simcoe Street North, Oshawa, ON (O'Neill Collegiate and Vocational Institute)	Inventoried	Brick & Stone	1909 Additions: 1923, 1930	Beaux-Arts – Educational	 <p data-bbox="1339 623 1619 651">(Oshawa Museum, n.d)</p>
242 Kent Street West, Lindsay, ON (City of Kawartha Lakes) (Central Senior Public School)	Designated under Part IV of the OHA	Brick & Stone	1910 Additions: Mid-20 th century	Beaux-Arts – Educational	 <p data-bbox="1287 1089 1671 1117">(Google Street View, June 2022)</p>

Property Address	Municipal Heritage Recognition	Materials	Age	Architectural Style	Image
39 Pine Street, Port Hope, ON (Globe Cambridge High School [formally Central School])	Designated under Part IV of the OHA	Brick & Stone	1911- 1912	Beaux-Art – Educational	 <p>(Google Street View, June 2024)</p>
230 King Street West, Oshawa	N/A- Demolished 1983	Brick & Stone	1912- 1913	Beaux-Arts – Educational	 <p>(Oshawa Museum, n.d)</p>

4.2.7 Summary of Land Use History of the Subject Property

Based on the land use history of the Subject Property, the building has historical value as Brampton's first primary grammar school and as its second public-owned school, having first opened in 1856. While the original 1856 school building has since been demolished, the current Edwardian-Classical building is still connected to the identity of the original school. The school was also noted to be Brampton's longest-running primary school prior to its closure in 1983.

The Subject Property has associative value as the building was designed by James Ellis, a significant Toronto-based architect who designed over 170 buildings ranging from residential to commercial to institutional structures. His works, mostly Beaux-Arts and Edwardian-Classical in design, can be seen throughout Ontario and parts of western Canada.

The Subject Property also has contextual value as it helps to maintain the character of the area. While it no longer serves as an educational institution, it has continued to maintain its identity as a community space for all ages through the building's adaptive reuse as a community centre.

The Subject Property also has visual and historical links to its surroundings. Through examination of the historical mapping and field review of the area, the building maintains visual links through its similar architecture styles and historical links through the neighborhood's development being directly connected to the school's development and expansion through the late 19th century and into the 20th century.

5. Evaluation of Cultural Heritage Value or Interest

The following evaluation uses Ontario Regulation 9/06 of the *Ontario Heritage Act* to determine if the property at 24 Alexander Street has CHVI.

5.1 Ontario Regulation 9/06

O. Reg. 9/06 provides the Criteria for Determining Cultural Heritage Value or Interest under the *Ontario Heritage Act*. This regulation was created to ensure a consistent approach to the identification of heritage properties under *Ontario Heritage Act*. A property must meet at least two criteria of O. Reg. 9/06 to be eligible for individual property designation under Part IV of the *Ontario Heritage Act*.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

The application of the criteria to evaluate the Subject Property is included in **Table 5** below.

Table 5: Ontario Regulation 9/06 Evaluation for 24 Alexander Street

Criteria	Meets Criteria (Yes/No)	Rationale
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	The Subject Property at 24 Alexander Street has design value because it is a representative example of Edwardian-Classicism being used in an institutional building. The building features traits commonly seen in Edwardian-Classical structures such as a balanced, symmetrical bay façade. Additional features typical of the architectural style include a stylized, stone frontispiece, jack-arched brick lintels or brick voussoirs with white keystones, the building’s use of fixed-pane windows styled like sash windows, and dropped cornice.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	The Subject Property at 24 Alexander has design value as it displays a high degree of craftsmanship or artistic merit through its stylized stone frontispiece and date stone on the south elevation.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The property does not have design value or physical value as it was constructed using conventional methods and materials, and therefore does not demonstrate a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	<p>The building has historical value as Brampton’s first primary grammar school and as its second public-owned school, having first opened in 1856. The school is also noted to be Brampton’s longest-running primary school prior to its closure and the second oldest, surviving public school in the downtown core, having been operational as a school for 127 years.</p> <p>While the original 1856 school building has since been demolished, the current Edwardian-Classical building is still connected to the identity of the original school and local community through the site’s continued use as a community centre</p>

Criteria	Meets Criteria (Yes/No)	Rationale
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	The Subject Property does not have historical value or associative value because it does not yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Yes	The Subject Property has associative value as it is reflective of the work of James Augustus Ellis, a well-known Toronto architect who, throughout his lifetime, designed over 170 buildings ranging from residential structures to commercial, to institutional structures. Ellis's works can be seen throughout Ontario and in parts of Western Canada.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The Subject Property also has visual and historical links to its surroundings. Through examination of the historical mapping and field review of the area, the building maintains visual links through its similar architecture styles and historical links through the neighborhood's development being directly connected to the school's development and expansion through the late 19 th century and into the 20 th century.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The Subject Property also has contextual value as it helps to maintain the character of the area. While it no longer serves as an educational institution, it has continued to maintain its identity as a community space for all ages through the building's adaptive reuse as a community centre.
9. The property has contextual value because it is a landmark.	Yes	The Subject Property is one of the larger structures in the area, making it a visual landmark in its surroundings. Additionally, the Subject Property is also a historical and contextual landmark due to its

Criteria	Meets Criteria (Yes/No)	Rationale
		former status as a school and its current status as a community centre.

The property located at 24 Alexander meets seven of the criterion of O. Reg. 9/06, and therefore retains CHVI at the local level.

5.2 Draft Statement of Cultural Heritage Value and Heritage Attributes

Based on the background research, including a historical overview of the property, the field review, and application of Ontario Regulation 9/06 as part of this HIA, the following Statement of Cultural Heritage Value has been drafted.

5.2.1 Description of the Property

The property at 24 Alexander Street is 13.5 acres (5.5 hectares) in size and is situated on the west side of Alexander Street, just south of the bend where Alexander Street becomes Union Street. The property is located in Ward 3 in Downtown Brampton nearby the Etobicoke Creek Diversion Channel and the Etobicoke Creek Recreational Trail. Historically, the property was located in Lot 118 to Lot 128. The property is bounded by Ken Whillans Drive and the Etobicoke Creek Diversion Channel to the north, Alexander Street, 60 Union Street and 20 Church Street to the east, Ellen Street to the west, and 14 Alexander Street and 23 Ellen Street to the south.

The property contains a representative two-storey example of an educational structure built in the style of Edwardian Classicism. The building was constructed in 1916, with a one-storey north auditorium addition that was constructed in 1967. The property also contains a parking lot in the south and west portions of the property lot, and a baseball diamond and outfield located in the north half of the Subject Property. The northern boundaries of the property are surrounded by dense treelines that obscure the school's field from the neighboring properties and portions of Ken Whillans Drive.

5.2.2 Draft Statement of Cultural Heritage Value

The Subject Property at 24 Alexander Street has design value because it is a representative example of Edwardian-Classicism being used in an institutional building. The building features traits commonly seen in Edwardian-Classical structures such as a balanced, symmetrical bay façade. Additional features typical of the architectural style include a stylized, stone frontispiece, jack-arched brick lintels or brick voussoirs with white keystones, the building's use of fixed-pane windows styled like sash windows, and dropped cornice. Furthermore, the Subject Property displays a high degree of craftsmanship or artistic merit through its stylized stone frontispiece and date stone on the south elevation.

The building has historical value as Brampton's first primary grammar school and as its second public-owned school, having first opened in 1856. While the original 1856 school building has since been demolished, the current Edwardian-Classical building is still connected to the identity of the original school. The school was also noted to be Brampton's longest-running primary school prior to its closure in 1983. The Subject Property also has associative value as it is reflective of

the work of James Augustus Ellis, a well-known Toronto architect who, throughout his lifetime, designed over 170 buildings ranging from residential structures to commercial, to institutional structures. Ellis's works can be seen throughout Ontario and in parts of Western Canada.

The Subject Property also has visual and historical links to its surroundings. Through examination of the historical mapping and field review of the area, the building maintains visual links through its similar architecture styles and historical links through the neighborhood's development being directly connected to the school's development and expansion through the late 19th century and into the 20th century. The Subject Property also has contextual value as it helps to maintain the character of the area. While it no longer serves as an educational institution, it has continued to maintain its identity as a community space for all ages through the building's adaptive reuse as a community centre.

The Subject Property is one of the larger structures in the area, making it a visual landmark in its surroundings. Additionally, the Subject Property is a historical and contextual landmark due to its former status as a school and its current status as a community centre.

5.2.3 Heritage Attributes

The heritage attributes that contribute to the design value of the Subject Property include:

An Edwardian-Classical School Building

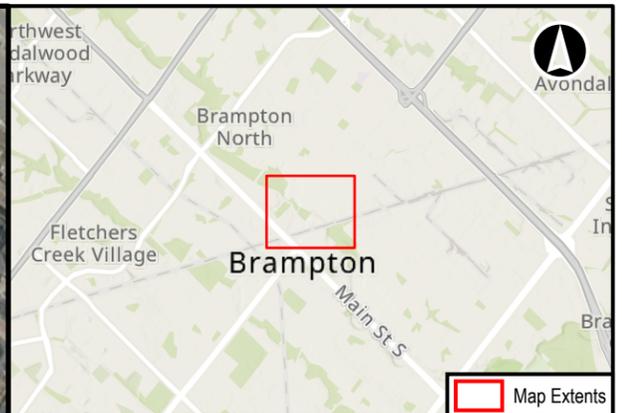
- Rectangular Massing
- Symmetrical five-bay front façade on the south elevation
- Red-brick cladding
- Dropped cornice, creating the illusion of a parapet
- Large, stylized, square-headed stone frontispiece on the south elevation
- Date stone reading '1916' on the south elevation
- Double-door entrance with oversized transom windows on the south and west elevation
- Jack-arched brick lintels and brick voussoirs with white keystones on the south, west, and east elevation
- Six-over-one sash-style windows throughout the building
- Large, Italianate-style window on the west elevation

6. Evaluation of Anticipated Impacts

The conservation of cultural heritage resources in City of Brampton planning is a matter of public interest. This HIA documents the assessment of anticipated project related construction activities on the Subject Property. The intention of the impact assessment contained in this HIA is to:

- Review the preliminary design as it relates to the Subject Property;
- Identify the impacts as outlined in the *Ontario Heritage Toolkit* (MCM, 2006) based on the design, on the Subject Property; and
- Provide mitigation measures to avoid or mitigate potential direct and indirect adverse impacts to the Subject Property, including its heritage attributes. The proposed mitigation measures will inform the next steps of the project planning and design.

The following section presents the results of the impact assessment to the Subject Property based on the concept plan prepared for the assessment of Alternative 3a for the project. **Figure 3**, below, is an overlay of the concept plan prepared for the assessment of Alternative 3a on aerial imagery of the Subject Property. The concept plan is at the equivalent level of a 60% Preliminary Design. **Appendix B** is the concept plan for the proposed channel and section diagrams of the proposed 60% Design



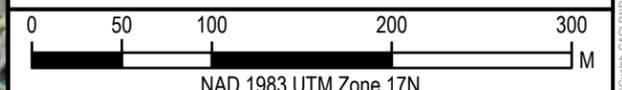
LEGEND

- Subject Property
- 60% Conceptual Design (Limits of Grading)
- Watercourse: Etobicoke Creek

Data Sources:
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**Brampton Flood Protection Project
 Heritage Impact Assessment (HIA)
 24 Alexander Street**

**Study Area overlaid on the
 60% Conceptual Design**



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Figure 3

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6.1 Assessment of Impacts

6.1.1 Screening for Potential Impacts

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts based on the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, InfoSheet #5 Heritage Impact Assessments and Conservation Plans* (MCM 2006:3) which include, but are not limited to:

- 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;
- 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 a 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 the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.¹

The MCM document defines “impact” as a change, either positive or adverse, in an identified cultural heritage resource resulting from a particular activity. This HIA identifies *direct (physical) impacts*, *indirect impacts*, and/or *positive impacts* as the impact types that a construction component and/or activity may have on cultural heritage resources.

A direct (physical) negative impact has a permanent and irreversible negative affect on the cultural heritage value or interest of a property, or results in the loss of a heritage attribute on all or part of the heritage property. Any land disturbance, such as a change in grade and/or drainage patterns that may adversely affect a heritage property, including archaeological resources. An indirect negative impact is the result of an activity on or near the property that may adversely affect its cultural heritage value or interest and/or heritage attributes. A positive impact will conserve or enhance the cultural heritage value or interest and/or heritage attributes of the property.

¹ This CHER/HIA only examines impacts to above-ground cultural heritage resources. Archaeological resources will be assessed in a separate report.

6.1.2 Assessment of Potential Impacts on the Subject Property

The impact assessment of the proposed project in **Table 5** presents the possible impacts on the Subject Property based on the concept plan (**Appendix B**). The impact assessment utilizes the Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, InfoSheet #5 Heritage Impact Assessments and Conservation Plans (MCM, 2006:3):

Table 6: Impact Assessment – 24 Alexander Street

Impact	Discussion of Impacts
Destruction, Removal, or Relocation	<ul style="list-style-type: none"> ■ The 60% Conceptual Design will result in the removal of the partial removal of the former schoolyard located north of the buildings on the Subject Property. The cultural heritage evaluation of the property in Section 6 of this report determined the property to meet eight of the nine criteria of Ontario Regulation 9/06. ■ Based on the preliminary design (Figure 3), the impacts to 24 Alexander Street are directly related to the grading of the canal realignment. The design indicates the Subject Property will accommodate sloping required to achieve hydraulic objectives (see Section 8.2 for more information). This new proposed infrastructure is within the current boundary of the Subject Property. Given the concept plan overlay that is at the equivalent level of 60% Conceptual Design, the design indicates that this will not require the demolition of the existing structures on the Subject Property
Alteration	<ul style="list-style-type: none"> ■ This category is not applicable since the building will not be affected by the proposed 60% Preliminary Design, as the reconstruction of Ken Whillans Drive in the Landscape Process Plan (Appendix B) will only alter landscape of rear sports field and will not affect the heritage resource on the property. Therefore, the proposed 60% Conceptual Design will not affect the CHVI of the heritage resource.

Impact	Discussion of Impacts
Shadows	<ul style="list-style-type: none"> ■ This category is not applicable since the building will not be affected by the proposed 60% Preliminary Design, as the proposed design is at a lower grade than the Subject Property and will therefore not create any shadows that would impact the CHVI of the Subject Property and the heritage resource
Isolation	<ul style="list-style-type: none"> ■ This category is not applicable as the 60% Preliminary Design is not anticipated to remove the public access points to the Subject Property from Ken Whillans Drive or Alexander Street; therefore, the heritage resource will not be impacted.
Direct or Indirect Obstruction of Significant Views	<ul style="list-style-type: none"> ■ This category is not applicable since the building will not be affected by the proposed 60% Preliminary Design, as the proposed design is at a lower grade than the Subject Property and will therefore not cause any direct or indirect obstruction of significant views that would impact the CHVI of the Subject Property and the heritage resource.
A Change in Land Use	<ul style="list-style-type: none"> ■ The current plan is to remain within the existing zoning permissions.
Land Disturbance	<ul style="list-style-type: none"> ■ There is expected soil disturbance involved in the removal of the rear portions of the schoolyard and the grading associated with the proposed development. Although these lands have been previously disturbed by construction of the existing buildings on the Subject Property, there may be undisturbed sections that retain potential for below-ground cultural heritage resources, such as archaeological remains. ■ The building will not be affected by the proposed 60% Conceptual Design

7. Development Options

The proposed site alteration to the Subject Property at 24 Alexander Street includes the partial removal of the Subject Property's rear sports field. The removal of a portion of the sports field is unlikely to cause direct, permanent and irreversible impacts to the CHVI and heritage attributes of the Subject Property. As such, while there are impacts to the landscape of the Subject Property, there are no impacts to the heritage resource on the Subject Property.

- The removal of a portion of the rear sports field of 24 Alexander Street will not cause direct adverse impacts to all heritage attributes associated with the property.

8. Conclusions and Recommendations

8.1 Conclusions

Based on the results of the background historical research, the field review, professional expertise, and the application of O. Reg. 9/06, the Subject Property at 24 Alexander Street was determined to possess CHVI at the local level. In consideration of the impacts outlined in **Table 6**, it was determined that while there are impacts to the Subject Property's rear sports field, there are no impacts to the school building and therefore no impacts to the CHVI of the Subject Property. Therefore, no further action is required.

However, as noted in **Section 6.1.2**, there may be undisturbed sections that retain potential for below-ground cultural heritage resources, such as archaeological remains. As such, an archaeological assessment should be considered prior to development.

8.2 Recommendations

Given that the heritage resource on the Subject Property will not be impacted by the 60% Conceptual Design, the following are the next steps:

1. It is recommended that the Subject Property be considered for municipal designation under Part IV of the Ontario Heritage Act
2. Complete an archaeological assessment of the Subject Property area within the grading limits of the 60% Preliminary Design.

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Appendix **A**

Mapping



LEGEND

- Subject Property
- Watercourse: Etobicoke Creek

Data Sources:
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**Brampton Flood Protection Project
Heritage Impact Assessment (HIA)
24 Alexander Street**

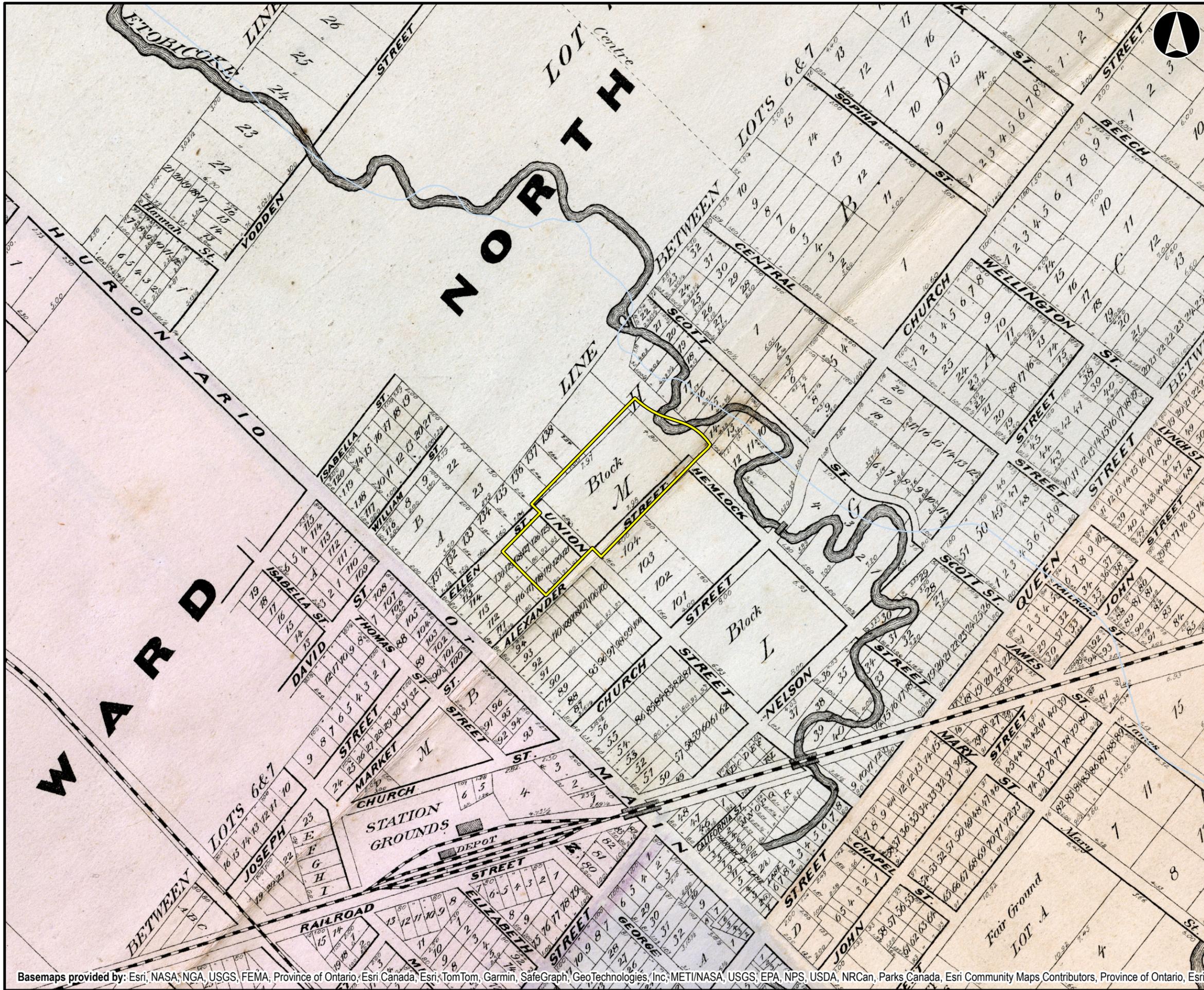
**Study Area overlaid on
the 1859 Tremain Map**

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M
NAD 1983 UTM Zone 17N

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Figure 4

AECOM



LEGEND

- Subject Property
- Watercourse: Etobicoke Creek

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**Brampton Flood Protection Project
 Heritage Impact Assessment (HIA)
 24 Alexander Street**

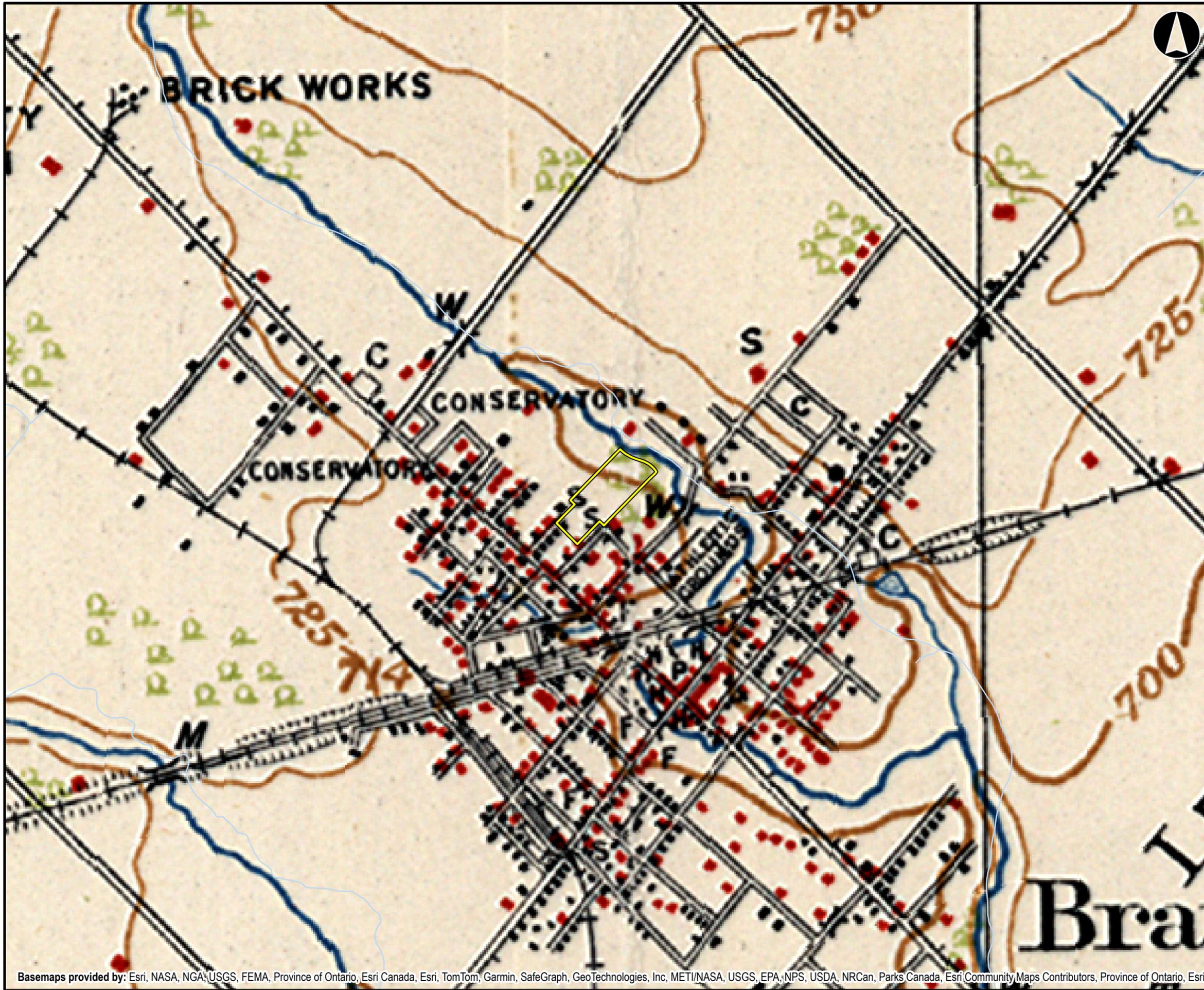
**Study Area overlaid on the
 1877 Illustrated Historical Atlas**



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Figure 5





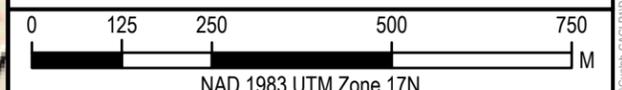
LEGEND

- Subject Property
- Watercourse: Etobicoke Creek

Data Sources:
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**Brampton Flood Protection Project
 Heritage Impact Assessment (HIA)
 24 Alexander Street**

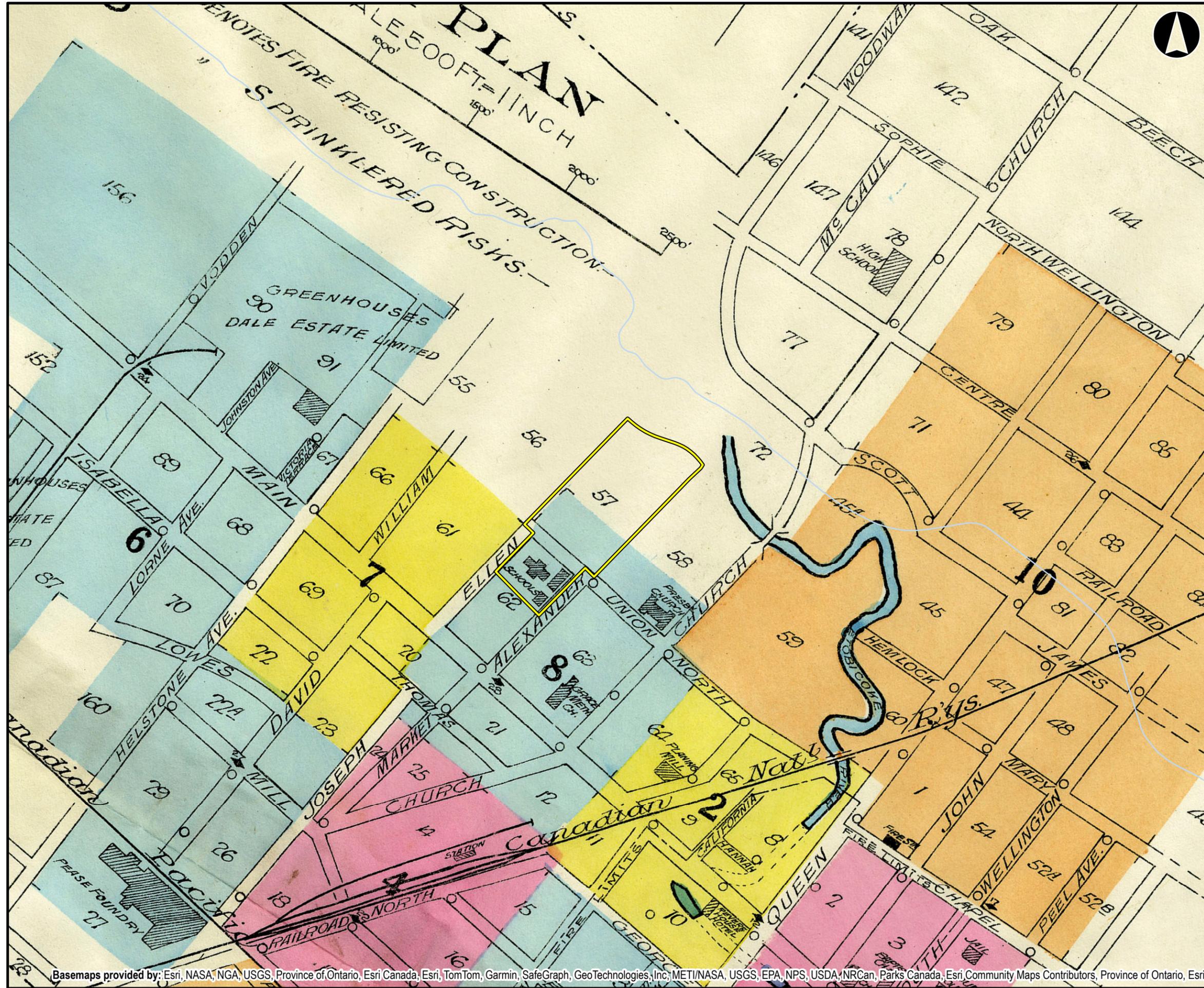
**Location of the Subject Property
 on the 1915 NTS Map**



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Figure 6

Basemaps provided by: Esri, NASA, NGA, USGS, FEMA, Province of Ontario, Esri Canada, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, NRCAN, Parks Canada, Esri Community Maps Contributors, Province of Ontario, Esri
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LEGEND

- Subject Property
- Watercourse: Etobicoke Creek

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**Brampton Flood Protection Project
Heritage Impact Assessment (HIA)
24 Alexander Street**

**Location of the Subject Property
on the Revised 1924 FIP**



Mar, 2025	1:4,806
P:60696037	Rev:00

Figure 7





LEGEND

 Subject Property

Data Sources:
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**Brampton Flood Protection Project
Heritage Impact Assessment (HIA)
24 Alexander Street**

**Location of the Subject Property looking
southwest on a ca. 1950-1951 Aerial Photograph**

NAD 1983 UTM Zone 17N	
Mar, 2025	
P:60696037	Rev:00
Figure 10	
AECOM	

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KODAK SAFETY FILM

\\s01\apps\project\60696037\GIS\Graphics\100-ENV\Design\10_Reports\CHIA\PR\60696037-24_Alexander_Scrap_Layou1.F10 - 1950 Aerial3 Date Saved: 20/02/2025 3:30 PM User: WangJG







LEGEND

- Subject Property
- Watercourse: Etobicoke Creek

Data Sources:
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**Brampton Flood Protection Project
Heritage Impact Assessment (HIA)
24 Alexander Street**

**Location of the Subject Property
on a 1954 Aerial Photograph**



NAD 1983 UTM Zone 17N

Mar, 2025

P:60696037

1:10,000

Rev:00

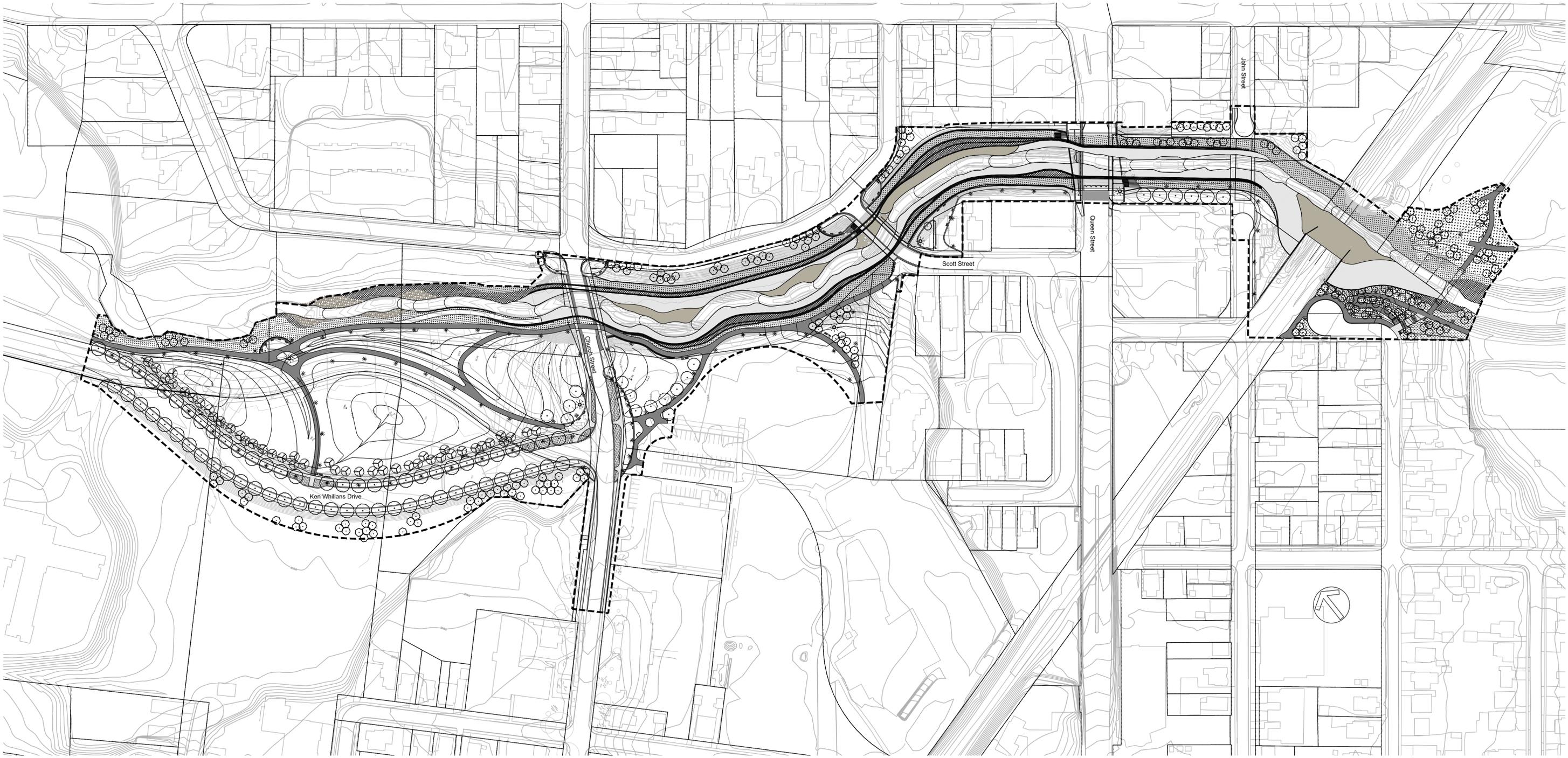


Figure 11

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Appendix B

Concept Plan



Appendix C

**Listing Candidate Summary Report: 24
Alexander Street**

4.3 24 ALEXANDER STREET - Central Public School

Status: Listed in the Brampton Registry of Cultural Heritage Resources, October, 2008
 Classification: Category A - Most Significant
 Comments: Municipal designation under the Ontario Heritage Act will be pursued.

Historical Significance:

A school building was first erected on the 24 Alexander Street site in 1856, becoming the second publicly-owned elementary school to be built in Brampton. After additions to the building in 1867 and 1914, the building that is standing today was completed and opened in 1916 and achieved its current form in the 1920's.

Designed by James A. Ellis of the well-known Toronto architectural firm Ellis and Connery, the building is typical of contemporary school construction in the early 20th century. It is a two storey rectangular symmetrical block containing three major visual divisions on the main facade, with a prominent stone-clad front entry and datestone, and large windows. The school continued its operation for 127 years until 1983.



The original lot for the Central Public School was located west of Union Street between Alexander Street and Ellen Street, as shown on the 1861 plan of subdivision map of Downtown Brampton. The land east of Union Street is shown as one block and has never been developed. Today the two lots are merged into a single property.

Current condition and use of the property

The property is owned by the City of Brampton and is used as a community centre. The building is in good condition and appears to be regularly maintained. The lands east of the building are sodded and contain two baseball diamonds. A steep hill, which represents the former bank of the Etobicoke Creek, is located immediately east of the building.

Trees and/or shrubs are planted along the outer perimeter of the parkland. The land in the floodplain has an even topography, sloping gently toward the creek bed in the east. The elevation is approximately 1.5 - 2.0m lower in elevation than Ken Whillans Drive located to the east, representing the original elevation of the floodplain prior to development.

24 Alexander Street - Central Public School

	Impacts During Construction	Post Construction Impacts	Recommendations
Destruction of significant heritage attribute / feature	n/a	n/a	n/a
Incompatible alteration to heritage attribute/feature	n/a	n/a	n/a
Shadows created	n/a	n/a	n/a
Isolation of heritage attribute/feature from its context	n/a	n/a	n/a
Incompatible land use change	n/a	n/a	n/a
Land disturbances	The southeast corner of the property will have a higher elevation and a greater slope due to the elevated roadway, which may impact the potential for active recreational usage	The southeast corner of the property will have a higher elevation and a greater slope than the pre-construction condition.	Adjust proposed grading of elevated roadway to minimize disturbance of the existing slope on the property.

Ganton

Ganton existed for a few years in the 1830s on Torbram Road just below Bovaird Drive. Harrison's Wesleyan Methodist Church and Cemetery were established there a little later. The church is now the Har Tikvah Synagogue.

Grahamsville

Grahamsville was settled just after the survey of 1819 by George and Thomas Graham. By 1852 it had become a thriving community with two churches, a tavern and a post office. It was situated on Airport Road just south of Steeles Avenue.

Grantville

Grantville was a small hamlet situated at the intersection of Countryside Drive and the Gore Road. After 1860 it became known as Gooseville because of the large quantity of poultry being raised in the area.

Huttonville

Huttonville, Huttonsville, Hutton's Mills, Wolf Den, Bully Hollow and Fountain Valley were all names of the village at the intersection of Queen Street and Mississauga Road. J. O. Hutton was the first person to supply the village of Brampton with electricity. He harnessed the power of the Credit River to operate his mills and to generate electricity for the surrounding area.

Lundy's Corners

Lundy's Corners was named after the Lundy family at the corner of Bovaird Drive and Chinguacousy Road. The hamlet contained a tavern, general store and blacksmith. It had disappeared by the 1930s.

Mayfield

Mayfield, at the corner of Dixie and Mayfield Roads was a thriving village with its own post office in the mid 1800s. Very little remains, but Mayfield School and Recreation Centre and Mayfield United Church are reminders of the small community.

Mount Olivet

Mount Olivet stood on Dixie Road at North Park Drive. An existing cemetery is the only reminder of this small community that grew around a Methodist church. It was listed as Modeland's Church on the Brampton Circuit in 1856.

Mount Pleasant

Mount Pleasant or Pleasant stood at the corner of Creditview Road and Bovaird Drive. A thriving Presbyterian Church kept the hamlet alive for many years. The church closed in 1949 with the congregation dispersing to either Norval or Union Church close to Cheltenham.

Nortonville

Nortonville stood at the corner of Dixie Road and Highway 7. An early settler, John Norton arrived in the area in the early 1820s. A post office opened in 1885.

Snelgrove

Snelgrove was known as Edmonton in the 1830s and 1840s. William Vernon Buffy had a tavern there for a number of years. After the post office was established in 1851 there was confusion over mail being sent to Edmonton, Alberta and it was decided to re-name the hamlet after the Snell family who had settled in the area in the 1830s.

Springbrook

The hamlet of Springbrook stands at the intersection of Creditview Road and Queen Street. A number of homes remain there as well as a gas station. The name Springbrook is still in use today.

Stanley's Mills

Stanley's Mills was also known as Burrell's Hollow and Metcalfe's Hollow. It was a thriving community that stood on Airport Road north of Mayfield Road. A well known maker of furniture, William Linfoot, lived at Stanley's Mills.

Tormore

Tormore stood at the intersection of Mayfield Road and Highway 50. First called Hart's Corners or Hartville after settler Robert Hart, it later became known as Gaffney's Corners after the Gaffney family. In 1861 it was named Tormore after the town with the same name in Ireland.

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