



Report
Staff Report
The Corporation of the City of Brampton
6/17/2025

Date: 2025-06-03

Subject: **Recommendation Report: Documentation & Salvage Plan and Delisting, 11185 Airport Road – Ward 10**

Contact: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-515

RECOMMENDATIONS:

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of June 17th, 2025, re: **Recommendation Report: Documentation & Salvage Plan and Delisting, 11185 Airport Road – Ward 10** be received;
2. That the Documentation & Salvage Plan, 11185 Airport Road prepared by WSP in May 2025 be deemed complete;
3. That the following recommendations as per the Documentation & Salvage Plan, 11185 Airport Road be received and followed:
 - I. A qualified contractor with expertise in salvage of heritage materials should be contracted to salvage the identified building materials in accordance with guidance taken from Canada's Historic Places' Standards and Guidelines for the Conservation of Historic Places in Canada.
 - II. Salvage contract documents for the property should include information regarding its CHVI specifically the list of heritage attributes, measured drawings, photographs, and a plan for salvaging material.
 - III. Exterior bricks should be extracted in a way that ensures they will not be irreparably damaged.
 - IV. Salvaged items are recommended to be stored in a sheltered place, protected from water and temperature fluctuations.

- V. Incorporation of salvaged materials into a proposed seating area should be accompanied by interpretation, so residents and visitors can understand the provenance of the materials.
 - VI. An inventory of salvaged bricks is recommended to be prepared by the contractor at site during salvage using the template included in (APPENDIX C) and is to be provided to the City and the storage location.
4. That the property 11185 Airport Road be removed from the Brampton Heritage Register to facilitate the disassembly, salvage, partial reassembly and commemoration of the historic farmhouse.

OVERVIEW:

- **11185 Airport Rd was listed on Brampton's Municipal Register of Cultural Heritage Resources in 2001.**
- **The 2021 Heritage Impact Assessment Report determined that the property meets four criteria under O. Reg 9/06 and is worthy of Designation under the Ontario Heritage Act and recommended relocation of the property.**
- **Following the completion of the 2021 HIA, Tacoma Engineers were retained by the new owners to complete a structural evaluation of the house to determine if the structure is suitable for relocation. The report concluded that the house is unsuitable for relocation due to significant structural deficiencies**
- **In response to the engineering report, an HIA Addendum was prepared in August 2024 that proposes a partial disassembly and reassembly the main façade and side elevations, and other mitigation measures.**
- **The HIA Addendum and its recommendations were approved by the Special Meeting of the Brampton Heritage Board on October 2nd, 2024, and endorsed by Council on October 30th 2024.**
- **The revised HIA included a recommendation that a Documentation & Salvage Plan is to be prepared and must be accepted by Heritage Staff and that a Delisting report must be prepared and presented to the Brampton Heritage Board prior to the issuance of a Demolition permit.**
- **The Documentation & Salvage Plan is considered complete as per the City's Terms of Reference.**

BACKGROUND:

The property at 11185 Airport Road has been the subject of two Heritage Impact Assessments. The first was completed in response to an application for redevelopment of the subject property as a residential subdivision in 2021. The second was completed after the ownership of the lands changed in 2024.

The recommendations of the 2024 HIA as endorsed by Council on October 30th 2024 include the following:

4. That the following recommendation as per the Heritage Impact Assessment Addendum by WSP dated August 8, 2024 be received and followed:

Option 2: Disassembly of the Sargent Farmhouse and recreation of the front and west façade using salvaged brick as a cladding on a new, larger dwelling;

5. That a Heritage Conservation Plan, Documentation & Salvage Report and Commemoration Plan be prepared according to the City's Terms of Reference as conditions of the Draft Plan Approval and prior to issuance of the Demolition Permit; and,
6. That a Heritage Delisting Report be presented for the Board's acceptance prior to the issuance of the Demolition Permit for 11185 Airport Road.

Accordingly, the final Documentation & Salvage Plan for the property prepared by WSP was accepted by Heritage Staff on May 27th, 2025. The Heritage Conservation Plan and Commemoration Plan are currently being reviewed by Heritage Staff.

Property Location

The property located at 11185 Airport Road is composed of a trapezoidal plot of land approximately 0.66 ha large and contains a 19th century farmhouse, driveshed, driveway, lawn and treelines.

The property fronts Airport Road along its western boundary and is situated approximately 315 metres (m) north of Countryside Road and 950 m south of Mayfield Road. Access to the property is via a straight driveway extending east from Airport Road for approximately 95 m. Views into and from the property are clear and open from the south but hindered by vegetation from the north. The long axis of Sargent Farmhouse is oriented parallel to Airport Road on the crest of a hill overlooking the valley lands of the West Humber River tributary.

Contextually, the property forms part of a varied landscape on the edge of Brampton's urban area. To the north, east, and south, the surroundings are urban with low to medium density residential and commercial developments, while to the west, the landscape is rural agricultural. The south of the property features a riverine environment linked to the west branch of the West Humber River.

CURRENT SITUATION:

CHVI of the Structures

11185 Airport Rd was listed on Brampton's Municipal Register of Cultural Heritage Resources in 2001. Based on the HIA completed by Golders & Associates in 2021, it was identified to have cultural heritage value or interest for its design or physical value, its historical or associative value, and for its contextual value:

"The property's design or physical value is linked to its storey-and-a-half farmhouse, known locally as the Sargent Farmhouse. Built after 1861 but before 1877, the Sargent Farmhouse was built on a fieldstone foundation in red brick with buff brick detailing and decoration, including quoins, gauged or rubbed brick voussoirs, a frieze of circular forms, and diamond patterns below the gables. It has a T-shaped plan with a rectangular main block and rear wing off the east end wall. The main block has asymmetrical fenestration with a slightly off-centre recessed main entrance with a moulded architrave, sidelights, fanlight, Doric pilasters, and entablature marked by two large six-by-six flat windows on either side. It has a gable roof with return eaves and a single chimney on its south end wall. Its double-wythe masonry on the principal façade is entirely in stretcher bond and the other walls are one-in-five American or common bond. Like the main block, it has asymmetrical fenestration with an open verandah along the length its south façade.

The Sargent Farmhouse has a good level of heritage integrity as a representative example of a late 19th century Neoclassical rural farmhouse executed with a high degree of craftsmanship in its detail and overall composition.

The property's historical or associative value lies in its direct association with William Sargent, who was not only successful in the mixed farming that was central to the area's economy during the 19th century, but also played a leading role in the community's social development as the warden for Tullamore's St. Mary's Church. William inherited the farm from his father Benjamin Sargent, an early 19th century

settler of Toronto Gore township, and the Sargent family were recognized as a pioneering family of the area.

For its extensive decoration and location at the crest of the valley land and in proximity to Airport Road, the Sargent Farmhouse has contextual value as a local landmark.”

Documentation & Salvage Plan

Material Curation and Reuse

The Client intends to disassemble the Sargent farmhouse and recreate front and west facade using salvaged bricks as a cladding from the original farmhouse on the proposed new dwelling.

Suggested materials for salvage

These recommendations are based on the results of this Documentation and Salvage Plan -prepared by WSP for the property at 11185 Airport Road, Brampton, Ontario, and based on the condition at the time of the site visit., the salvageable materials suggested for salvage and reuse includes:

Red, and yellow bricks from the exterior, interior and rear wing of the Sargent Farmhouse

Email correspondence received from Tacoma Engineers on 16 July, 2024 estimated that approximately 60-70% of the bricks could be salvaged and reused. As the estimate was based on the condition of exterior wythe bricks, it is important to note that interior bricks (red in color), which were often fired at lower temperatures, may not be suitable for exterior applications due to their inability to withstand weather conditions. The final quantity of reusable bricks will be determined once the property is demolished.

Removal from the Heritage Register

The removal of the 11185 Airport Road from Heritage Register will allow the applicant to proceed with the disassembly, material salvage, partial reassembly and commemoration of the historic farmhouse.

CORPORATE IMPLICATIONS:

None.

STRATEGIC FOCUS AREA:

The approval of the Documentation & Salvage Plan and Delisting of 11185 Airport Road noted within this report supports the Culture & Diversity and Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein, creates opportunities for the incorporation of the salvage materials into a residential development to commemorate an important heritage resource that contributes to the understanding of Brampton's history.

CONCLUSION:

It is recommended that the Documentation & Salvage Plan and Delisting, 11185 Airport Road, be received by the Brampton Heritage Board as being complete.

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Attachments:

- Attachment 1 – Documentation and Salvage Plan for 11185 Airport Rd – WSP
- Attachment 2 – Highlights of DSP and Delisting Report for 11185 Airport Rd