Scoped Heritage Impact Assessment

10980 Hwy 50

Brampton ON

PREPARED FOR:

Prologis
185 The West Mall, Suite 700
Toronto ON M9C 5L5

File no. 2558A

May 2025 (revised)

Your Vision

Designed | Planned | Realized

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MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

Contents

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Sam Phat	*Planning and Design*	Technician Mapping

Owner

Prologis

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Acknowledgement of Indigenous Communities

This Cultural Heritage Impact Assessment acknowledges that the subject property is located at 10980 Hwy. 50, Brampton is situated within territory of the Mississaugas of the Credit First Nation, Haudenosaunee and Anishinabewaki ᐊᓂᔑᓇᐯᒧᐎᓐ, and Wendake-Nionwentsïo. These lands are acknowledged as being associated with the following treaties (accessed online at native-land.ca):

- Treaty 13 (1805).

This document takes into consideration the cultural heritage of Indigenous communities including their oral traditions and history when available and related to the scope of work.

1.0 Introduction

1.1 Purpose

MHBC Planning, Urban Design and Landscape Architecture ("MHBC") was retained by Prologis to undertake a Scoped Heritage Impact Assessment (HIA) for the proposed redevelopment of the subject property located at 10980 Highway 50, Brampton. The subject property is listed (non-designated) on the City of Brampton Heritage Register.

The subject property and adjacent lands without municipal address are proposed for re-development as an industrial complex. The proposal includes removing the existing features located on the subject property. The development of the subject property is related to the development of adjacent lands without municipal address (also by Prologis) for industrial use, which was part of Phase I of the proposal. The Phase I of the development project is currently under construction (**See Figure 1**).

The purpose of this report is to determine whether or not the proposed development results in adverse impacts to cultural heritage resources located at 10980 Highway 50. This Heritage Impact Assessment has been scoped by City of Brampton Heritage Planning staff.

A Heritage Impact Assessment for Phase I of the development proposal by Prologis was prepared in 2021 by ASI. This HIA did not anticipate the removal of the existing features located on the subject property and therefore did not include an assessment of impacts anticipated as a result of removal. Therefore, the purpose of this Scoped HIA is to build upon the findings of 2021 HIA as it relates to the proposed development and determine whether or not alternative development approaches and/or mitigation recommendations are necessary.

1.2 Description of Subject Property and Surrounding Area

1.2.1Subject Property

The subject property located at 10980 Hwy. 50 is situated west of Hwy. 50, south of Countryside Drive, and east of Coleraine Drive (see **Figure 1** and **Appendix 'A'**). The subject property at 10980 Highway 50 is located on Part Lot 15, Concession 12, Township of Toronto Gore, County of Peel.

Figure 1 - Location of the subject property. (MHBC, 2025)

1.2.2Surrounding Area

The subject property is located in an area which includes agricultural land uses as well as low density residential, commercial and industrial.

NORTH: Agricultural and low-density residential located north of Countryside Drive.

EAST: Industrial and Commercial uses located east of Hwy. 50.

SOUTH: Agricultural and industrial uses.

WEST: Agricultural uses (Prologis) located east of Coleraine Drive.

Figures 2 – 3- (left) View of Hwy 50 looking north, (right) View of Hwy 50 looking south, (Google Street View, accessed 2025).

1.2.3Heritage Status

The subject property is included on the City of Brampton Heritage Register as a listed (non-designated) property under Part IV of the *Ontario Heritage Act*. The Register identifies that the property includes the "Cameron House".

Highway #50, 10980	Cameron House	10	

Figure 4: Excerpt of the Brampton Heritage Register (listed properties) noting the subject property as including the "Cameron House". (City of Brampton, accessed 2025)

The subject property is not located adjacent (contiguous) to any cultural heritage resources identified by the City of Brampton.

2.0 Policy Context

2.1 The Planning Act and Provincial Planning Statement 2024

In support of the provincial interest identified in Subsection 2 (d) of the Planning Act, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the Provincial Planning Statement (2024) (PPS). The PPS is "intended to be read in its entirety and the relevant policy areas are to be applied in each situation". This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

> *4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
>
> *4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
>
> *4.6.5 Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.*

The PPS defines the following terms:

> ***Conserved:*** *means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/ or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/ or decision-maker. Mitigative measures and/ or alternative development approaches should be included in these plans and assessments.*
>
> ***Significant:*** *in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

Built Heritage Resource: *means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.*

Cultural Heritage Landscape: *means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features, such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship meaning or association.*

Heritage Attributes: *means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.*

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

The subject property is not designated under Part IV of the *Ontario Heritage Act* and is not considered a Protected Heritage Property under PPS 2024.

2.2 Ontario Heritage Act and Regulations

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 ("OHA") remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided under *Ontario Regulation 9/06* (O. Reg. 9/06) of the OHA provides the legislated framework to determine cultural heritage value or interest.

2.3 Region of Peel Official Plan

The Council for the Region of Peel passed Bylaw 20-2022 on April 28, 2022 to adopt the new Region of Peel Official Plan ("RPOP" or the "Plan"). Section 1.7.1 of the RPOP states that an overarching goal of the Plan is to recognize and preserve the Region's natural and cultural heritage, among others. This goal is translated into policy via Section 3.6 of the RPOP. Here, it is stated that the Region encourages and supports the conservation of all cultural heritage resources informing the history of the Region of Peel. This includes built heritage resources including structures, archaeological resources, and cultural heritage landscapes. The RPOP directs local municipalities to include policies in their Official Plans for the identification, conservation, and protection of significant cultural heritage resources (Region of Peel, 2022).

2.4 City of Brampton Official Plan

The following provides a summary of the current City of Brampton Official Plan policies regarding cultural heritage which are related to the scope of this Scoped Heritage Impact Assessment.

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

- *(i) The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;*
- *(ii) The current condition and use of the building or structure and its potential for future adaptive re-use;*
- *(iii) The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;*
- *(iv) Demonstrations of the community's interest and investment (e.g. past grants);*
- *(v) Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,*
- *(vi) Planning and other land use considerations.*

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

4.10.1.12 All options for on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:

(i) On-site retention in the original use and integration with the surrounding or new development;
(ii) On site retention in an adaptive re-use;
(iii) Relocation to another site within the same development; and,
(iv) Relocation to a sympathetic site within the City.

4.10.1.13 In the event that relocation, dismantling, salvage or demolition is inevitable, thorough documentation and other mitigation measures shall be undertaken for the heritage resource. The documentation shall be made available to the City for archival purposes.

The Council adopted Official Plan (2023) also provides policies regarding cultural heritage which are related to the scope of this report. This Heritage Impact Assessment includes the required components of an HIA as noted in Section 3.6.3.36 of the Official Plan, including consideration for alternative development options which result in less impacts to cultural heritage resources.

2.5 Terms of Reference

This Heritage Impact Assessment is based on the Terms of Reference for a Scoped Heritage Impact Assessment as provided by the City of Brampton (see **Appendix D**). This HIA was also drafted based on the policies of the Brampton Official Plan and the requirements of a Heritage Impact Assessment as per the *Ministry of Citizenship and Multiculturalism ("MCM") InfoSheet #5*.

3.0 Review of Cultural Heritage Value or Interest & Existing Conditions

3.1 Review of 2021 HIA & Cultural Heritage Value or Interest

The historical summary of the 2021 Heritage Impact Assessment was reviewed for accuracy in terms of historical research and evidence. Generally, the information provided in the 2021 HIA was accurate. However, the property was likely not settled as early as the 1830s by George Brophy given that he is not indicated in any directory as a resident of the subject property. Instead, he is indicated as a property owner. There is no evidence that the property was settled at this time. Instead, the 1846-1847 Directory identifies George Pecket as *either* a landholder or householder of Lot 15, Concession 12. The Directory does not specify that he was a householder. Since land registry records confirm Pecket was *not* a landowner (i.e. the property was owned by Woodill at this time), this confirms that Pecket was a householder residing on Lot 15 at this time and a dwelling and/or barn had been constructed.

The property was evaluated as per *Ontario Regulation 9/06* in 2021. The following provides a summary of what was identified:

- The dwelling is representative of an early 20th century farmhouse constructed in the Edwardian architectural style. The property likely includes features which are considered early (Criterion 1);
- The barn exhibits craftsmanship for its mortise and tenon joints with wooden peg construction (Criterion 2);
- The property is associated with the Cameron and Black families (Criterion 4);
- The property contributes to the rural character of the area (Criterion 7); and
- The property is physically, visually, and historically linked to the rural agricultural surroundings (Criterion 8).

The 2021 Heritage Impact Assessment suggests that the building was constructed in the Edwardian architectural style with Italianate influences. The existing features of the building are less indicative of the Edwardian and/or the Italianate architectural style. Instead, the building can be more accurately described as a late 19th century Victoria-era dwelling with a roughly L-shaped plan. The existing building does not include features indicative of the Edwardian style, such as, fenestration patterns, general building symmetry/dimensions, a square or rectangular plan, verandah across the entirety of the front façade, and pyramid roof with dormers. A comparison between the mid. 20th century photograph of the dwelling and a typical example of an Edwardian style building provides further confirmation that the building is not readily identifiable as Edwardian.

Figures 5 - 6 - (left) Photograph of the dwelling at 10980 Hwy 50 in the mid. 20th century, (right) Example of a typical brick Edwardian dwelling, (Source: ASI 2021; Heritage Resources Centre, 2009)

The 2021 HIA also identifies that the existing barn demonstrates a high level of craftsmanship for the construction methods which includes mortise and tenon joints and wooden pegs. The site visit by MHBC confirmed the use of these construction techniques, but there is no evidence that these techniques go above and beyond what was considered commonplace for the period of construction. All early to mid. 19th century barns utilize hand-hewn beams, mortise and tenon joints with wood pegs.

The 2014 Heritage Identification & Evaluation process document from the Ministry of Citizenship & Multiculturalism provides the following as it relates to whether not a property demonstrates craftsmanship,

The property satisfies this criterion if it currently demonstrates or presents craftsmanship or artistic merit in a greater than normal quality or at an intensity well above an industry standard.

The evaluation completed in the 2021 HIA has not demonstrated or provided evidence above an industry standard. Therefore, there is no evidence to suggest a high level of craftsmanship which would meet the legislated criteria.

3.2 Built Features

The subject property at 10980 Hwy 50 includes a dwelling, a 19th century barn, and accessory structures.

The following identifies the location of these built features and provides a brief description. A site visit was undertaken with a structural engineer who is a member of the Canadian Association of Heritage Professionals (CAHP) as well as a representative of Mainline Planning in March 2025.

The 2021 HIA determined that the agricultural landscape was becoming overgrown and vegetation was not maintained, but some agricultural features (such as circulation) remain. The report identified that the brick of the dwelling was deteriorating, and the house was in a generally "moderate" condition. These elements have continued to deteriorate. The character of the area has also changed with the construction of new industrial and commercial developments, resulting in the removal of agricultural fields and rural landscape features.

Figure 7 – Aerial photograph noting the location of existing features (Source: Brampton Interactive Map, accessed 2025)

Description of Built Features		
Identifier	Description	Construction Date
A	2 storey red brick dwelling	Bet. 1891 - 1921
B	Single story brick addition	Likely mid. to late 20th century
C	Barn	Early to mid. 19th century
D	Barn addition	19th century

Dwelling

The dwelling can be described as a 2 storey wood frame brick veneer dwelling constructed in the Vernacular architectural style with Victorian influences. The building includes a contemporary single storey rear addition.

Figure 8 - (above) View of east (front) elevation of dwelling, (MHBC, 2025).

Figures 9 - 10 - (above, left) View of north and west (rear) elevations, (above, right) View of south elevation, (MHBC, 2025).

Barn

The subject property includes a 19th century wood frame barn which has partially collapsed. The barn was constructed in two sections, noted in this report as Sections "C" and "D" (See

Figure 7). The original portion of the barn (Section "C") includes a gabled roof. Section "D" is a sloped roof addition at the east elevation. The barn includes hand hewn timbers with mortise and tenon joint construction methods. The stone foundation has been parged in areas to appear as concrete blocks.

Figures 11 - 12- (above, left) View of east elevation of barn, (below, right) View of south elevation of barn, (MHBC, 2025).

Accessory Structures

The subject property includes accessory structures, including single storey shed structure with contemporary framing as well as a 2 storey wood frame structure which was likely utilized for livestock. The 2021 HIA suggests this was utilized as a "hen house". The property includes additional small accessory structures. While the use of these structures cannot conclusively be determined, the HIA (2021) suggests that the property may include a "milk house".

Figures 13-14- (above, left) View of south elevation of single storey shed structure with contemporary framing, (below, right) View of 2 storey "hen house" structure (MHBC, 2025).

Figures 15 - 16- (above, left) View of contemporary wood frame accessory structure, (below, right) View of wood frame accessory structure, suggested in the 2021 HIA as a "milk house", (MHBC, 2025).

3.3 Review of Structural Condition

A structural condition report for the subject property has been completed by an engineer who is a member of the Canadian Association of Heritage Professionals (CAHP). The purpose of the report was to provide recommendations regarding the current condition of existing features and whether or not they are able to be retained and repaired.

The following provides a summary of the structural condition report:

- The barn and all existing wood framed outbuildings are in very poor condition, most are in a state of partial collapse;
- The dwelling was assessed in terms of structural stability, framing, masonry, roofs systems, and foundation:
- The features of the dwelling vary in their state of deterioration, from poor to very poor;
- Bricks are in poor to very poor conditions, and other portions require removal including existing chimneys;
- Given exposure to water and environmental conditions, the roof is in poor condition and rafters are no longer structurally sound;
- The basement has flooded and rubble stone foundations are in poor condition given water penetration;
- The extent of damage requires repairs and/or replacements to the extent that a small amount of authentic building materials would remain;
- Given the existing condition, the building is not able to be repaired.

A copy of the structural condition report prepared by Tacoma Engineers is provided in **Appendix C**.

Photos 17-18- (above, left) View of south elevation noting condition of brick, (below, right) View of interior framing (second storey) noting condition of wood as a result of water egress (MHBC, 2025).

Photos 19-20- (above, left) View of collapse of interior structural beams of the barn, (below, right) View of collapsed barn framing materials, (MHBC, 2025).

4.0 Description of Proposed Development

The development proposes the removal of all existing features located on the subject property to facilitate the construction of a single storey multi-tenant industrial building. Parking is proposed north and south of the proposed new building with access at Hwy. 50 to the east as well as connection to proposed new circulation within the proposed development south of Countryside Drive, east of Coleraine Drive.

The footprint of the proposed new building requires the removal of the existing barn and accessory structures which are in very poor condition or have partially collapsed. The dwelling is located adjacent to the proposed new building and is proposed for removal given its condition.

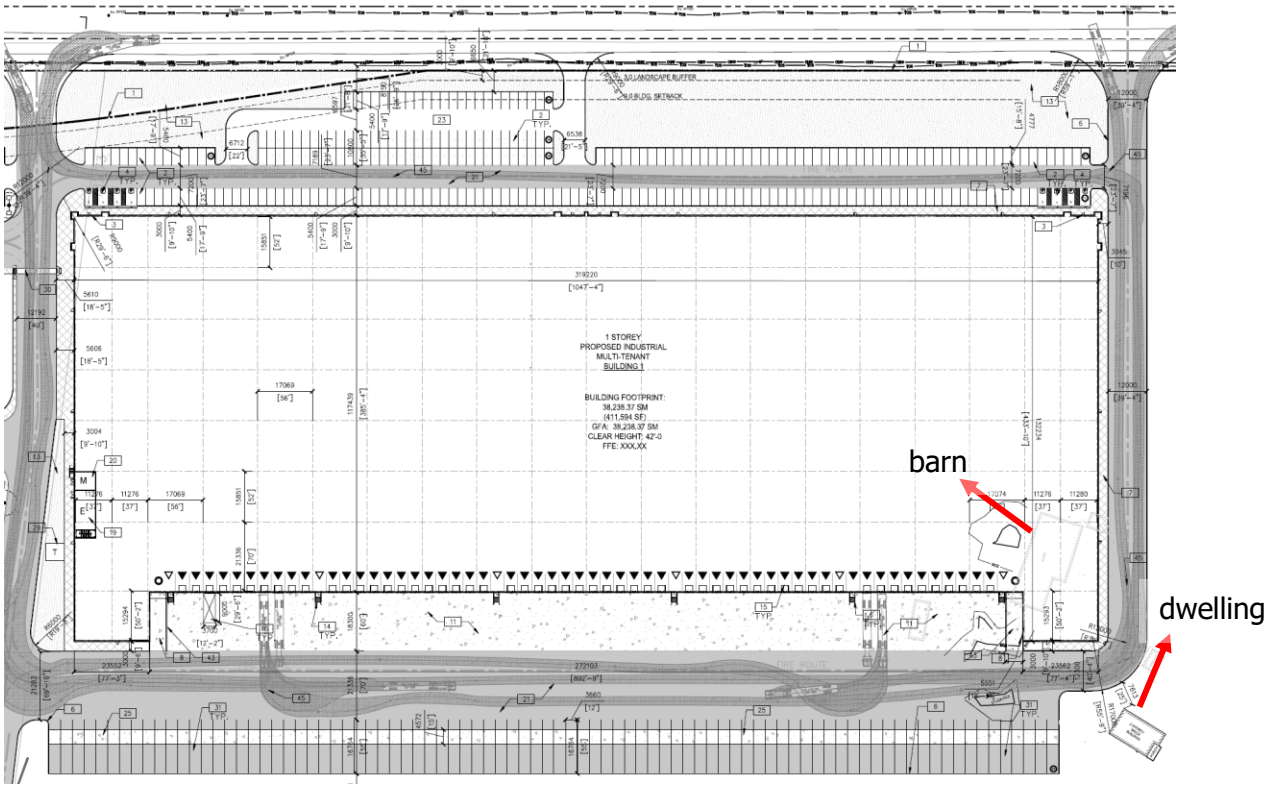

Figure 21 – Site plan of the proposed development at 10980 Highway 50, Brampton noting the approximate location of the dwelling and barn (Ware Malcomb, 2024)

5.0 Impact Analysis

5.1 Impact Analysis Framework

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long period of time and may occur during a pre-construction, construction, or post-construction phase. The impacts to a resource may be site specific or widespread and may have low, moderate, or high levels of impact.

As per the Ontario Heritage Toolkit (OHTK), the following constitutes impacts which may be a result of a proposed development:

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

Furthermore, this report utilizes guides published by the International Council on Monuments and Site (ICOMOS), Council of UNESCO, from the World Heritage Convention of January of 2011. The grading of impact is based on "Guide to Assessing Magnitude of Impact" as a framework for this report:

Grading of Impact for Built Heritage and Historic Landscapes (ICOMOS)	
Impact Grading	**Description**
Major	Change to key historic building elements that contribute to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that is it noticeably changed.
Negligible/ Potential	Slight changes to historic building elements or setting that hardly affect it.
No change	No change to fabric or setting.

The above noted sources of potential impacts will be considered as it relates to the scope of this HIA.

5.2 Impact Analysis for the Subject Property

The impact anticipated as a result of the proposed development is related to destruction given that the proposed development includes the removal of all existing features. According to direction provided by ICOMOS, the impact is considered major given that it includes the removal of 19th century built fabric. This includes the existing dwelling, barn, and "hen house" which were identified as heritage attributes in the 2021 HIA. Regardless of structural condition, the removal of 19th century built fabric constitutes a major adverse impact.

6.0 Alternative Development Options and Mitigation Recommendations

6.1 Alternative Development Options

The following provides a review of alternative development options. This includes options which result in less adverse impacts to cultural heritage resources located on-site.

6.1.1 Do Nothing

The "do nothing" alternative would result in continued vacancy. Given that the existing buildings are in very poor condition, they are not habitable. This option would result in retaining all existing features and therefore would result in less adverse impacts to cultural heritage resources. This option would prevent the re-development of the site. Given that continued vacancy would result in continued deterioration, this option is not recommended.

6.1.2 Develop the site while retaining buildings in-situ and integrating them into the development concept

This option would result in retaining the buildings, or portions of buildings, in their existing location in-situ and conservation while developing the remainder of the site. This option could include potential adaptive re-use. This option will result in challenges developing portions of the lot given that a) the barn is located within the footprint of the proposed new industrial building, and b) the barn has partially collapsed and is not able to be retained. The dwelling is located adjacent to the proposed new building and while it could be retained in-situ, it is in very poor condition and its conservation is not feasible. This option is not recommended.

6.1.3 Develop the site while retaining buildings at an alternative location

This option would result in re-locating buildings, or portions of buildings, to an alternative location and conservation either on the subject property or to an alternative location off-site. This option could also include options regarding adaptive re-use. This option is likely not feasible given that a) the barn has partially collapsed, b) the condition of the dwelling is very poor and issues related to its foundation and framing have been identified, and c) a re-location site has not been identified. This option is not considered feasible.

6.2 Mitigation Recommendations

This Heritage Impact Assessment concludes that the subject property includes cultural heritage resources which are not feasible to be retained and conserved given their structural condition. These features are proposed for removal and results in major adverse impacts.

The structural condition report (See **Appendix C**) confirms that the retention and conservation of the building is structurally compromised and its retention is not feasible. Should the building be proposed to be retained, the vast majority of existing building components would need to be replaced, rather than repaired. This would result in a building which is comprised of primarily new, rather than authentic fabric and therefore the heritage integrity of the building would be lost. Ultimately, the structural condition report identifies that the building is not able to be repaired given feasibility and safety.

The documentation of the site has been completed through the submission of the 2021 Heritage Impact Assessment, as well as this report. City staff requires further mitigation as it relates to documentation, salvage and commemoration in order to mitigate the identified impacts to cultural heritage resources.

7.0 Conclusions and Recommendations

Although *Ontario Regulation 9/06* does not consider the integrity of the resource or its physical condition, the Ministry of Heritage, Sport, Tourism and Culture Industries advises on *Integrity* (*Heritage Property Evaluation*, Page 26) in the *Ontario Heritage Toolkit* as follows:

> *Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.*
>
> *For example, a building that is identified as being important because it is the work of a local architect, but has been irreversibly altered without consideration for design, may not be worthy of long-term protection for its physical quality.*
>
> *Physical condition is another difficult consideration. Some cultural heritage properties are found in a deteriorated state but may still maintain all or part of their cultural heritage value or interest. The ability of the structure to exist for the long term, and determining at what point repair and reconstruction erode the integrity of the heritage attributes, must be weighed against the cultural heritage value or interest held by the property.*

The subject property retains its integrity and aspects of its cultural heritage value given that it includes authentic 19th century built fabric. However, guidance provided by the Ministry identifies that the cultural heritage value of the site must be weighed against existing physical conditions in order to determine whether or not long-term conservation is feasible and/or appropriate. The condition of the building is such that full restoration is not feasible, and should the building be altered to make it habitable, it would result in the loss of authentic heritage fabric and diminish its heritage integrity.

The property has been identified as being of Cultural Heritage Value or Interest and includes identified cultural heritage resources. The proposed development includes the removal of all existing features. The structural condition report (See **Appendix C**) has concluded that the retention and conservation of the building is not recommended given that it has been structurally compromised and its retention is not feasible. Ultimately, the structural condition report identifies that the building is not able to be repaired given feasibility and safety.

We are in receipt of comments from City of Brampton Heritage Planning Staff (dated May 22, 2024) which requires the following as it relates to mitigation:

- Submission of a Salvage & Documentation Report (1 document)
    - To include required components as per the City's Terms of Reference;
- Submission of a Commemoration Plan (1 document)
    - To include required components as per the City's Terms of Reference;
    - To include a "…creative design and landscaping options that best honour the heritage resources being impacted." and utilize materials salvaged on-site.

8.0 Bibliography & Works Consulted

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A

Appendix A: Property Location Map

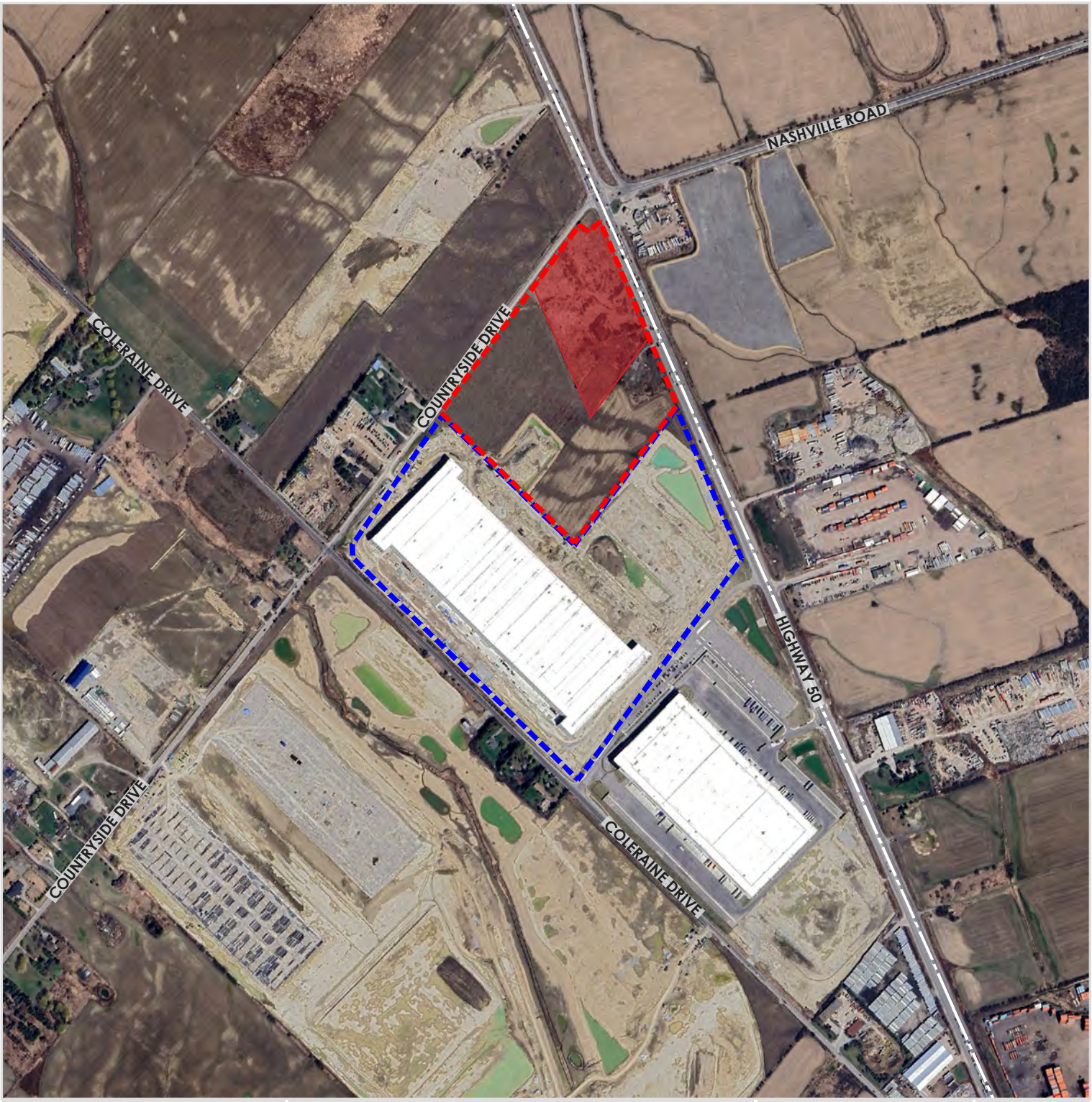

Figure
Location Map

LEGEND

- Subject Property 10980 HWY 50
- Prologis Phase I Development (Under Construction)
- Prologis Phase II Proposed Development
- City Limit

Source: Google Earth Satellite Imagery

10980 Hwy 50
City of Brampton
Region of Peel

DATE:	April 2025
SCALE:	NTS
FILE:	2258A
DRAWN:	SP

north

K:\2258A-10980 HWY 50, BRAMPTON\RPT\LOCATION.DWG

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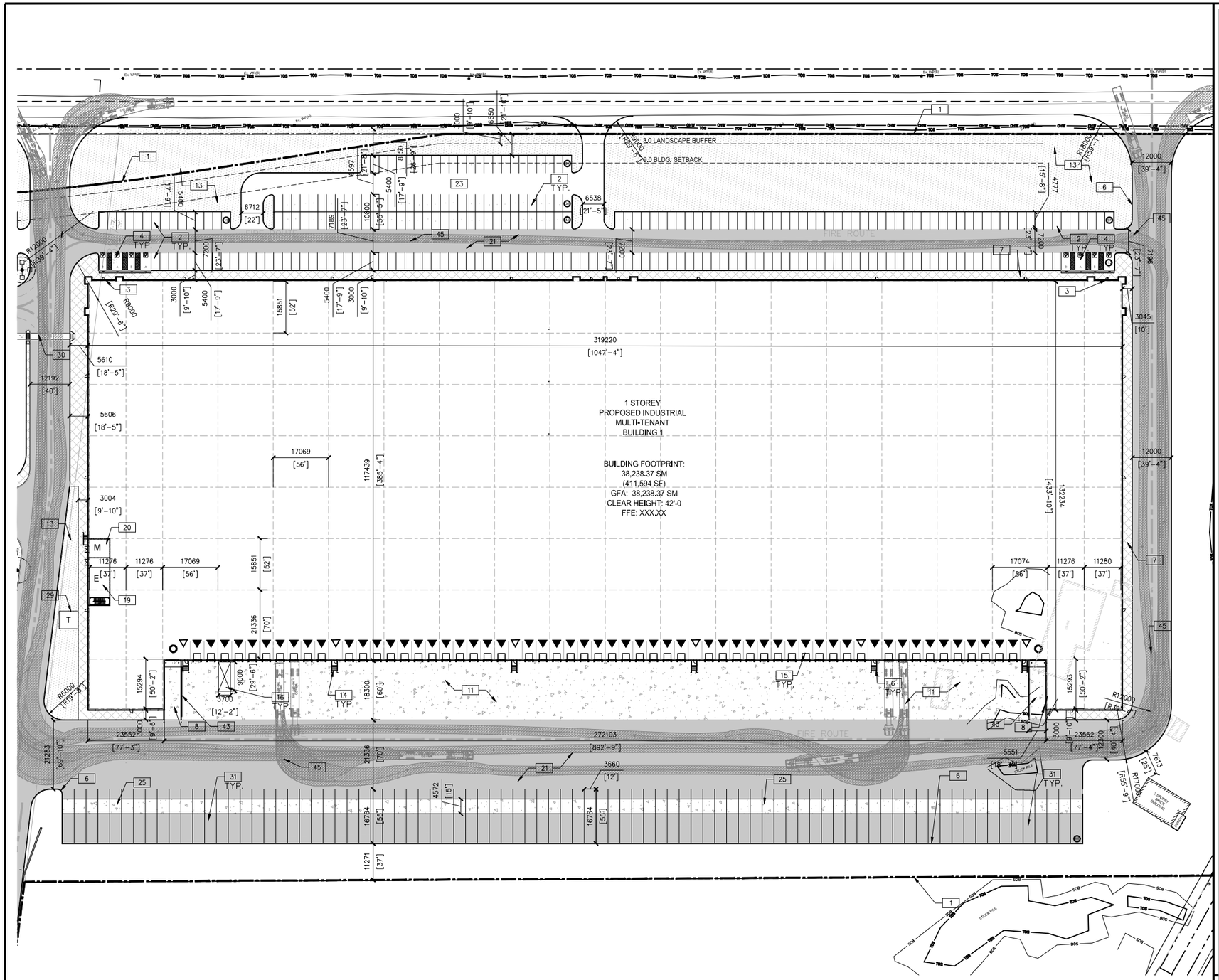
B

Appendix B: Development Proposal



ENLARGED SITE PLAN - BUILDING 1 PHASE 2

SCALE 1:600

SITE PLAN NOTES

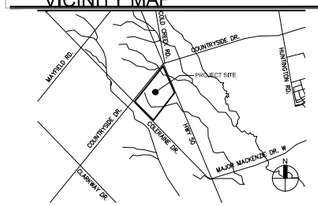
SEE SHEET A0.1 FOR ADDITIONAL SITE PLAN NOTES

1. PROPERTY LINE INCLUDING ULTIMATE ROAD WIDENING
2. STANDARD PARKING STALL 2700mm x 5400mm PAINTED STRIPING PER CITY OF BRAMPTON MUNICIPAL STANDARDS.
3. BARRIER FREE PRINCIPLE ENTRY. PROVIDE POWER OPERATED AUTOMATIC DOOR OPENER.
4. TYPICAL SHARED ACCESSIBLE PARKING STALLS, TYPE A (3400mm x 5400mm) AND TYPE B (2400mm x 5400mm) WITH ACCESSIBLE PARKING SIGN AND PAINTED STRIPING PER CITY OF BRAMPTON MUNICIPAL STANDARDS.
5. 1500mm X 1500mm CONCRETE PAD
6. 150 mm CURB TYPICAL. – SEE CIVIL DWGS
7. 3000 mm WIDE CONCRETE SIDEWALK – TYPICAL U.N.O.
8. DRIVE–IN RAMP. SEE CIVIL DWGS FOR SLOPE %
9. FIRE DEPARTMENT CONNECTION / SIAMESE
10. SNOW STORAGE AREA
11. CONCRETE APRON. SEE CIVIL DWGS
12. DESIGNATED PARKING SPACE FOR VAN, (14366mm x 3660mm)
13. LANDSCAPED AREA. SEE LANDSCAPE DWGS
14. EXTERIOR STEEL STAIRS W/TUBE STEEL GUARDRAIL, TYP.
15. TRUCK LOADING DOCK, TYP.
16. 3.7m x 9m (33.3m²)LOADING SPACE PER CITY OF BRAMPTON STANDARDS.
17. CONCRETE OPSD TOE WALL – REFER TO CIVIL DWGS. PROVIDE 1070mm GUARDRAIL WHERE GRADE DIFFERENCE EXCEEDS 600mm. REFER TO GUARDRAIL DETAIL AT RAMP A1.1/2
18. LINE OF CANOPY ABOVE
19. PROPOSED ELECTRICAL ROOM
20. PROPOSED SPRINKLER ROOM
21. HATCHED AREA DENOTES HEAVY DUTY ASPHALT
22. DEPRESSED CURB – SEE DETAIL 2 ON SHEET A1.1
23. LIGHT DUTY ASPHALT. SEE CIVIL DWGS
24. CURB RADII AT ENTRANCES WITHIN MUNICIPAL SIDEWALK LIMITS TO CONFORM TO CITY OF BRAMPTON STANDARDS SEE CIVIL DWGS.
25. 4.57m WIDE CONCRETE DOLLY PAD AT TRAILER STALLS
26. PROPOSED FENCE – SEE LANDSCAPE DWGS
27. POTENTIAL MTO LANDS TO BE KEPT FREE OF ANY SITE WORK
28. DESIGNATED PARKING SPACE FOR LOW–EMITTING FUEL EFFICIENT VEHICLE.
29. PROPOSED LOCATION FOR TRANSFORMER PAD
30. BRUSHED CONCRETE PEDESTRIAN CROSSING.
31. TYPICAL TRAILER PARKING STALL, 3660mm x 16764mm WITH 4.57m CONCRETE DOLLY PAD
32. EXISTING PROPERTY LINE NOT SHOWING ULTIMATE ROAD WIDENING
33. LOCATION OF EXISTING MUNICIPAL TRANSIT PAD
34. EMPLOYEE AMENITY AREA – REFER TO LANDSCAPE DWGS
35. BICYCLE RACK
36. ACOUSTIC BARRIER. SEE LANDSCAPE DWGS.
37. RISI STONE RETAINING WALL w/ 1070mm GUARDRAIL. REFER TO CIVIL DRAWINGS.
38. GATEWAY FEATURE – REFER TO LANDSCAPE DWGS.
39. HANDRAIL GALVANIZED 38mm DIA METAL PIPE RAIL AND POSTS GALVANIZED
40. PRECAST CONCRETE PARKING BUMPER – REFER TO CIVIL DRAWINGS.
41. FUTURE ROAD ENTRANCE TO ALIGN WITH FUTURE ROAD.
42. VEHICLE CHARGERS REFER TO ELECTRICAL DWGS.
43. CONCRETE RETAINING WALL WITH 1070 mm GUARDRAIL. REFER TO STRUCTURAL DWGS.
44. FIRE HYDRANT
45. FIRE ACCESS ROUTE W/ 12.0M TURNING RADIUS.
46. PROVIDE CONTINUOUS TACTILE INDICATOR MIN 300MM AND MAX 610MM
47. HYDRO POLE TO BE RELOCATED.

SITE LEGEND

- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LIGHT DUTY PAVEMENT
- NEW LANDSCAPE AREA (HATCHED)
- NEW CONCRETE SIDEWALK (HATCHED)
- FIRE ACCESS ROUTE MIN. 12.0M TURNING RADIUS
- 1670 mm x 1670 mm LEVEL AREA
- BARRIER FREE MAIN ENTRANCE
- MAN DOOR EXIT
- TRUCK LOADING DOCK DOOR
- KNOCK OUT PANEL
- DRIVE IN DOOR
- PROPOSED FIRE HYDRANT (VERIFY LOCATION W/CIVIL DWGS)
- SIAMESE CONNECTION (VERIFY LOCATION W/CIVIL DWGS)
- DENOTES CATCHBASIN (SEE CIVIL DWGS)
- DENOTES MANHOLE (SEE CIVIL DWGS)
- FC FLUSH CURB AT ACCESSIBLE PARKING SPACES
- DC DEPRESSED CURB AT ACCESSIBLE WALKWAYS
- LS LOADING SPACE
- (#) NO. OF PARKING SPACES
- T PROPOSED LOCATION FOR TRANSFORMER PAD

VICINITY MAP



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CANADA, L4H 0B9
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BUILDING KEY PLAN:

REV #	DATE	REVISION TITLE
1	2024-06-19	ISSUED FOR COORDINATION
2	2024-06-21	ISSUED FOR COORDINATION
3	2024-07-11	ISSUED FOR COORDINATION
4	2024-07-16	ISSUED FOR PAC SUBMISSION

PROJECT NO: TOR21-0043-00
DRAWN BY: AE, AB
CHECKED BY: CR

■ NOT RELEASED FOR CONSTRUCTION
□ RELEASED FOR CONSTRUCTION

PROJECT TITLE:

PROLOGIS HWY 50 - DISTRIBUTION

BUILDING 1

PLD TOR1002/1003

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PROLOGIS®
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(647) 259-2600
https://www.prologis.com

SHEET TITLE:

ENLARGED SITE PLAN - BUILDING 1 PHASE 2

SEAL:

PRELIMINARY NOT FOR CONSTRUCTION PERMIT OR REGISTRATION APPROVAL CURRENT AS OF: 8/27/2024 12:38:39 PM

SHEET NO.

A1.1

FILE NUMBER:

2024-07-16 ISSUED FOR PAC SUBMISSION

C

Appendix C: Structural Report

Cameron House
Condition Assessment

10980 Highway #50
Brampton, Ontario

Prepared by:

TACOMA ENGINEERS

F220-155 Frobisher Drive
Waterloo, ON
TW-2086-25

April 7, 2025

1. Introduction

Tacoma Engineers has been retained by Mainline Planning Services of Kleinberg to carry out a structural condition assessment of a 2-storey farmhouse and outbuildings located at 10980 Highway 50 in Brampton, also known as the Cameron House.

Tacoma Engineers was retained by Mainline Planning Services on March 17th, 2025. The undersigned attended the site on March 21st, 2025.

This report includes a summary of the following items for the building:

- major structural systems;
- existing structural conditions and areas of potential concern;
- conceptual repair options for any areas that may require remedial work

2. Background

Mainline Planning Services is retained by the property owner, as a planning professional. Tacoma Engineers is retained as a sub-consultant by Mainline Planning Services.

This report is being produced as a response to request from the City of Brampton Heritage Committee, who have asked that a member of the Canadian Association of Heritage Professionals (CAHP) comment on the feasibility of retaining the building.

This report is based on a visual inspection only and does not include any destructive testing. The structure was in a state of collapse at the time of this review, and the interior of the building could not be accessed. No further structural analysis or building code analysis has been carried out as part of this report unless specifically noted.

No previous work has been completed by Tacoma Engineers on this building for this or any other owner.

No sub-consultants have been retained to participate in this assessment.

3. Building History

The farmhouse building is constructed as a two-storey wood framed building, clad in brick, in the Edwardian Classical style. It measures approximately 1200 ft^2 in gross building area, as measured from public maps. The outbuildings are constructed with heavy timber framing, styled as agricultural buildings.

The property is listed on the register of non-designated heritage properties by the City of Brampton.

4. Scope and Methods

The following documents were provided to the undersigned prior to the preparation of this report:

- Site Review, Soscia Professional Engineers Inc, November 29, 2024.

The assessment of the building is based on a visual assessment from grade. Access to the interior of the building was limited in the home due to debris and flooding. The outbuildings, including the barn were not accessible due to unsafe conditions and collapsed structures.

A site visit was carried out by Nick Lawler, P.Eng., on March 21st, 2025. A visual review of all accessible spaces was completed on this date, and photographs were taken.

5. Definitions

The following is a summary of definitions of terms used in this report describing the condition of the structure as well as recommended remedial actions. Detailed material condition definitions are included in Appendix A of this report.

- **Condition States**[1]:
    1. Excellent – Element(s) in "new" condition. No visible deterioration type defects present, and remedial action is not required.
    2. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
    3. Fair – Element(s) where medium defects are visible. These types of defects may trigger a "preventative maintenance" type of remedial action where it is economical to do so.
    4. Poor – Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element.
- **Immediate remedial action**[1]**:** these are items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.

- **Priority remedial action**[1]**:** these are items that do not present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:
    1. **Short-term**: it is recommended that items listed as short-term remedial action are acted on within the next 6 months (**before the onset of the next winter season**).
    2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
    3. **Long-term:** it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations of further review/investigation.

- **Routine maintenance**[1]: these are items that can be performed as part of a regularly scheduled maintenance program.

In addition to the definitions listed above, it should be noted that the building in question is of interest from the perspective of heritage. The Standards and Guidelines for the Conservation of Historic Places in Canada provide direction when a structural system is identified as a character-defining element of an historic place. They also provide direction on maintaining, repairing, and replacing structural components or systems[2]. Refer to the General Guidelines for Preservation, Rehabilitation, and Restoration to further inform the development of more detailed remedial actions.

[1] Adapted from "Structural Condition Assessment", 2005, American Society of Civil Engineers/Structural Engineering Institute

[2] "Standards and Guidelines for the Conservation of Historic Places in Canada", 2nd Edition, 2010, www.historicplaces.ca

6. General Structural Conditions

The building is constructed as a two-storey wood-framed structure. Exterior walls are constructed with conventional wood framing, and the building is clad with red clay brick. The foundations were found to be rubble stone masonry, of unknown depth.

6.1. Exterior Walls

Construction

The exterior walls are constructed with conventional wood framing. The building has been clad with red clay brick. A rear addition was also found to be constructed with conventional wood framing and clay brick, of a more modern construction.

The exterior also contains several brick chimneys which are not original to the construction of the home.

Conditions

The clay brick was found to be in poor condition. The south elevation contained several large areas of deteriorated brick, which was found to be in very poor condition. Bricks have been destabilized and spalled, due to freeze thaw cycles, caused by water ingress into the masonry.

The chimneys were found to be in poor condition.

Feasibility of Retention / Restoration

- The damaged brick requires replacement with salvaged or newly produced replacement brick. Substantive areas of the brick cladding would be replaced with bricks that would be of modern construction, but made to look historic.
- The chimneys are a falling hazard, and would need to be removed.

Photograph 1 – South Elevation of Building

6.2. Roof Framing

Construction
Roof framing was found to be conventional rafters and collar-ties

Conditions
The center portion (near the chimney) of the roof framing was damaged and found to be in poor condition. Prolonged exposure to water and the environment has damaged the rafters to the state that they are no longer considered sound. Generally, the roof framing was found to be in poor condition.

Feasibility of Repair

- The damaged roof framing requires complete replacement, along with associated sheathing and shingles for the entire roof.

Photograph 2 - Interior Ceiling / Roof Collapse

6.3. Basement

Construction
The foundation walls were found to be constructed with rubble stone masonry of unknown depth.

Conditions
The rubble stone foundation walls were found to be in poor condition. The basement was flooded with 12" to 16" of water, which prevented a comprehensive review. Rubble stone foundations were experiencing deterioration of mortar, as water continues to penetrate the foundation walls into the basement area.

Feasibility of Repair

- The basement walls would require restoration, which may include localized areas of reconstruction, as well as significant restoration of mortars. The basement area also requires a means to prevent water ingress into the basement area, such as exterior waterproofing.

Photograph 3 – Flooded Basement

7. Feasibility of Repair

As noted above, nearly all structural elements of the Cameron farmhouse are damaged in some manner and require intervention, such as reinforcing or replacement. To facilitate this work, all finishes and debris from the interior of the building would be required to be removed. Also, the damaged brick on the south elevation, and all modern chimneys and additions would need to be removed.

Given the extent of the damage, after repair, a small amount of the original historic materials would remain.

While a restoration of this property may be contemplated, from a logistics, feasibility and safety perspective, the building is not able to be repaired given its current state.

8. Cost Estimate

Tacoma Engineers are not cost consultants and can only offer insight into costs for these repairs based on our experience, as an order of magnitude estimate. Based on this experience, the poor condition of the structure and foundation require significant disturbance to the existing historic fabric of the home. After any type of restoration / repair, very little would remain of the original historic materials, resulting in a modern building that only appeared to be historic in nature.

9. Agricultural Outbuildings

At the rear of the property, there are several wood framed outbuildings, which appear to be have been for agricultural use. One is a large barn, along with several smaller chicken coop and drive shed type buildings.

These buildings were found to be in very poor condition. Most had experienced some level of partial collapse or are in a state where entry would be restricted due to their condition. There is little remaining historic value to these outbuildings, beyond having their materials salvaged.

Per:

Nick Lawler, MASc, PE, P.Eng, CAHP
Structural Engineer, Senior Associate
Tacoma Engineers Inc.

Appendix A: Material Condition Definitions

Condition States[1]:

1. Excellent – Element(s) in "new" condition. No visible deterioration type defects present and remedial action is not required.
2. Good – Element(s) where the first signs of minor defects are visible. These types of defects would not normally trigger remedial action since the overall performance is not affected.
3. Fair – Element(s) where medium defects are visible. These types of defects may trigger a "preventative maintenance" type of remedial action where it is economical to do so.
4. Poor – Element(s) where severe or very severe defects are visible. These types of defects would normally trigger rehabilitation or replacement if the extent and location affect the overall performance of that element.

Steel Corrosion[1]:

SC1. Light – Loose rust formation and pitting in the paint surface. No noticeable section loss.
SC2. Medium – Loose rust formation with scales or flakes forming. Up to 10% section loss.
SC3. Severe – Stratified rust with pitting of metal surface. Between 10% and 20% section loss.
SC4. Very Severe – Extensive rusting with local perforation or rusting through, in excess of 20% section loss.

Timber Checks, Splits and Shakes[1]:

TCh1. Light – Extend less than 5% into the member.
TCh2. Medium – Extend between 5% and 10% into the member.
TCh3. Severe – Extend between 10% and 20% into the member.
TCh4. Very Severe – Extend more than 20% into the member.

Timber Cracking, Splintering and Crushing[1]:

TCr1. Light – Damage is superficial with less than 5% section loss.
TCr2. Medium – Considerable damage with 5% to 10% Section loss.
TCr3. Severe – Significant damage with 10% to 20% Section loss.
TCr4. Very Severe – Extensive damage with section loss in excess of 20%.

Timber Rot/Decay[1]:

TR1. Light – Slight change in colour. The wood sounds solid and cannot be penetrated by a sharp object. Damage is superficial with less than 5% section loss.
TR2. Medium – Surface is discoloured with black and brown streaks. The wood sounds solid and offers moderate resistance to penetration by sharp object. Considerable damage with 5% to 10% Section loss.
TR3. Severe – Surface is fibrous, checked or crumbly and fungal fruiting bodies are growing on it. The wood sounds hollow when tapped and offers little resistance to penetration by sharp object. Significant damage with 10% to 20% Section loss.
TR4. Very Severe – The surface can be crumbled and disintegrated with ease. Extensive damage with section loss in excess of 20%.

[1] Adapted from "Ontario Structure Inspection Manual (OSIM), 2000 (Rev. 2008)" by the Ministry of Transportation Ontario (MTO)

Masonry Cracking[1]:
MC1. Hairline Cracks – Less than 0.1 mm wide.
MC2. Narrow Cracks – Between 0.1 and 0.3 mm wide.
MC3. Medium Cracks – Between 0.3 and 1.0 mm wide.
MC4. Wide Cracks – Greater than 1.0 mm wide.

Masonry Splitting, Spalling and Disintegration[1]:
MS1. Light – Hairline cracking and minor loss of stone surface with loss of section up to 50 mm.
MS2. Medium – Considerable damage with 5% to 10% Section loss.
MS3. Severe – Significant damage with 10% to 20% Section loss.
MS4. Very Severe – Extensive damage with section loss in excess of 20%.

Mortar Deterioration
MD1. Light – Mortar lost from the joints in a few places, to a depth of 10 mm.
MD2. Medium - Mortar lost from the joints in a few places, to a depth of 20 mm
MD3. Severe – Mortar lost from the joints over an extended area, to a depth between 20 and 50 mm.
MD4. Very Severe – Extensive loss of mortar resulting in the loss of a few stones.

Concrete Scaling[1]:
CSc1. Light - Loss of surface mortar to a depth of up to 5 mm without exposure of coarse aggregate.
CSc2. Medium - Loss of surface mortar to a depth of 6 to 10 mm with exposure of some coarse aggregates.
CSc3. Severe - Loss of surface mortar to a depth of 11 mm to 20 mm with aggregate particles standing out from the concrete and a few completely lost.
CSc4. Very severe - Loss of surface mortar and aggregate particles to a depth greater than 20 mm.

Concrete Spalling[1]:
CSp1. Light - Spalled area measuring less than 150 mm in any direction or less than 25 mm in depth.
CSp2. Medium - Spalled area measuring between 150 mm to 300 mm in any direction or between 25 mm and 50 mm in depth.
CSp3. Severe - Spalled area measuring between 300 mm to 600 mm in any direction or between 50 mm and 100 mm in depth.
CSp4. Very Severe - Spalled area measuring more than 600 mm in any direction or greater than 100 mm in depth.

Concrete Delamination[1]:
CD1. Light - Delaminated area measuring less than 150 mm in any direction.
CD2. Medium - Delaminated area measuring 150 mm to 300 mm in any direction.
CD3. Severe - Delaminated area measuring 300 mm to 600 mm in any direction.
CD4. Very Severe - Delaminated area measuring more than 600 mm in any direction.

Concrete Cracking[1]:
CC1. Hairline Cracks – Less than 0.1 mm wide.
CC2. Narrow Cracks – Between 0.1 and 0.3 mm wide.
CC3. Medium Cracks – Between 0.3 and 1.0 mm wide.
CC4. Wide Cracks – Greater than 1.0 mm wide.

[1] Adapted from "Ontario Structure Inspection Manual (OSIM), 2000 (Rev. 2008)" by the Ministry of Transportation Ontario (MTO)

Corrosion of Reinforcement[1]:

CR1. Light - Light rust stain on the concrete surface

CR2. Medium - Exposed reinforcement with uniform light rust. Loss of reinforcing steel section less than 10%

CR3. Severe - Exposed reinforcement with heavy rusting and localized pitting. Loss of reinforcing steel section between 10% and 20%

CR4. Very severe - Exposed reinforcement with very heavy rusting and pitting. Loss of reinforcing steel section over 20%.

Immediate remedial action[1]**:** these are items that present an immediate structural and/or safety hazards (falling objects, tripping hazards, full or partial collapse, etc.). The remedial recommendations will need to be implemented immediately and may include restricting access, temporary shoring/supports or removing the hazard.

Priority remedial action[1]**:** these are items that do no present an immediate hazard but still require action in an expedited manner. The postponement of these items will likely result in the further degradation of the structural systems and finishes. This may include interim repairs, further investigations, etc. and are broken down into timelines as follows:

1. **Short-term:** it is recommended that items listed as short-term remedial action are acted on within the next 6 months (before the onset of the next winter season).
2. **Medium-term:** it is recommended that items listed as medium-term remedial action are acted on within the next 24 months.
3. **Long-term:** it is recommended that items listed as long-term remedial action are acted on within the next 5-10 years. Many of these items include recommendations of further review/investigation.

Routine maintenance[1]**:** these are items that can be performed as part of a regularly scheduled maintenance program.

[1] Adapted from "Structural Condition Assessment", 2005, American Society of Civil Engineers/Structural Engineering Institute

D

Appendix D: Terms of Reference

Heritage Impact Assesment

Terms of Reference

BRAMPTON
Flower City
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Planning, Design and Development

Heritage

Heritage Impact Assessment - Terms of Reference

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

1. Background

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

According to Section 4.9.1.10 of the Official Plan:

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

Official Plan Policy 4.9.1.11 states that:

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

Official Plan Policy 4.9.1.12 outlines and prioritizes preferred mitigation options starting with on-site retention.

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

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

2. When a Heritage Impact Assessment is Required

2.1 An HIA will be required for the following:

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

A HIA may be required for the following:

- Any property that is subject to land use planning applications and is adjacent to a property listed in the municipal heritage register, pursuant to Section 27 (1.2) of the *Ontario Heritage Act.*

2.2 A property does not have to be designated or listed in a heritage register to be subject to a Heritage Impact Assessment. Any property that may exhibit cultural heritage value or interest or 'heritage potential' as determined by City heritage staff will be subject to an appropriate level of heritage due diligence and may require an HIA.

2.3 Heritage Impact Assessments may be 'scoped' based on the specific circumstances and characteristics that apply to a heritage resource. Further consultation with heritage staff will be required to determine when a scoped HIA may be required, as well as requirements for the content.

3. Content of Heritage Impact Assessments

3.1 Background

3.1.1 Provide a background on the purpose of the HIA by outlining why it was undertaken, by whom, and the date(s) the evaluation took place.

3.1.2 Briefly outline the methodology used to prepare the assessment.

3.2 Introduction to the Subject Property

3.2.1 Provide a location plan specifying the subject property, including a site map and aerial photograph at an appropriate scale that indicates the context in which the property and heritage resource is situated.

3.2.2 Briefly document and describe the subject property, identifying all significant features, buildings, landscapes, and vistas.

3.2.3 Indicate whether the property is part of any heritage register (e.g. Municipal Register of Cultural Heritage Resources Designated under the *Ontario Heritage Act*, or Municipal Register of Cultural Heritage Resources)

3.2.4 Document and describe the context including adjacent properties, land uses, etc.

3.2.5 Document, describe, and assess the apparent physical condition, security, and critical maintenance concerns, as well as the integrity of standing buildings and structures found on the subject property.

3.2.6 If the structural integrity of existing structures appears to be a concern, recommend the undertaking of a follow-up structural and engineering assessment to confirm if conservation, rehabilitation and/or restoration are feasible. Assessments must be conducted by qualified professionals with heritage property experience.

3.3 Evaluation of Cultural Heritage Value or Interest

3.3.1 Thoroughly document and describe all heritage resources within the subject property, including cultural heritage landscapes, structures, buildings, building elements, building materials, architectural features, interior finishes, natural elements, vistas, landscaping and potential archaeological resources.

3.3.2 Provide a chronological history of the site and all structure(s), including additions, deletions, conversions, etc.

3.3.3 Provide a list of owners from the Land Registry office and other resources, as well as a history of the site use(s) to identify, describe, and evaluate the significance of any persons, groups, trends, themes, and/or events that are historically or culturally associated with the subject properly.

3.3.4 Document heritage resource(s) using current photographs of each elevation, and/or measured drawings, floor plans, and a site map at an appropriate scale for the given application (i.e. site plan as opposed to subdivision). Also include historical photos, drawings, or other archival material that is available and relevant.

3.3.5 Using Regulation 9/06 of the *Ontario Heritage Act* (Criteria for Determining Cultural Heritage Value or Interest), identify, describe, and evaluate the cultural heritage value or interest of the subject property as a whole, outlining in detail all significant heritage attributes and other heritage elements.

3.3.6 Provide a summary of the evaluation in the form of a table (see Appendix 1) outlining each criterion (design or physical value; historical or associative value; contextual value), the conclusion for each criterion, and a brief explanation for each conclusion.

3.4 Description and Examination of Proposed Development/Site Alterations

3.4.1 Provide a description of the proposed development or site alteration in relation to the heritage resource.

3.4.2 Indicate how the proposed development or site alteration will impact the heritage resource(s) and neighbouring properties. These may include:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration to the historic fabric and appearance;
- Shadow impacts on the appearance of a heritage attribute or an associated natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Impact on significant views or vistas within, from, or of built and natural features;
- A change in land use where the change in use may impact the property's cultural heritage value or interest;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.

3.4.3 Submit a drawing indicating the subject property streetscape and properties to either side of the subject lands, if applicable. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and how it integrates with the adjacent properties from a streetscape perspective. Thus, the drawing must show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees and/or any other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.

3.5 Mitigation Options, Conservation Methods, and Proposed Alternatives

3.5.1 Provide mitigation measures, conservation methods, and/or alternative development options that avoid or limit the direct and indirect impacts to the heritage resource.

3.5.2 Evaluate the advantages and disadvantages (pros and cons) of each proposed mitigation measure/option. The mitigation options may include, but are not limited to:

- Alternative development approaches;
- Appropriate setbacks between the proposed development and the heritage resources;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Compatible infill and additions;
- Refer to Appendix 2 for additional mitigation strategies.

3.5.3 Identify any site planning and landscaping measures that may ensure significant heritage resources are protected and/or enhanced by the development or redevelopment.

3.5.4 If relocation, removal, demolition or other significant alteration to a heritage resource is proposed by the landowner and is supported by the heritage consultant, provide clear rationale and justification for such recommendations.

3.5.5 If retention is recommended, outline short-term site maintenance, conservation, and critical building stabilization measures.

3.5.6 Provide recommendations for follow-up site-specific heritage strategies or plans such as a Conservation Plan, Adaptive Reuse Plan, and/or Structural/Engineering Assessment.

3.5.7 If a heritage property of cultural heritage value or interest cannot be retained in its original location, consider providing a recommendation for relocation by the owner to a suitable location in reasonable proximity to its original siting.

3.5.8 If no mitigation option allows for the retention of the building in its original location or in a suitable location within reasonable proximity to its original siting, consider providing a recommendation for relocation to a more distant location.

3.5.9 Provide recommendations for advertising the sale of the heritage resource. For example, this could include listing the property on the Architectural Conservancy of Ontario (ACO) website in order to allow interested parties to propose the relocation of the heritage resource. Acceptable timelines and any other requirements will be determined in consultation with City staff. The link to the ACOs Historic Architectural Linking Program is provided below:
http://www.arconserv.ca/buildings_at_risk/for_sale.cfm

3.5.10 If a property cannot be retained or relocated, alternatives will be considered for salvage and mitigation. Only when other options can be demonstrated not to be viable will options such as ruinification or symbolic conservation be considered. Detailed documentation and commemoration (e.g. a heritage interpretative plaque) may also be required. Salvage of material must also occur, and a heritage consultant may need to provide a list of features of value to be salvaged. Materials may be required to be offered to heritage-related projects prior to exploring other salvage options.

Ruinfication allows for only the exterior of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.

3.5.11 If the subject property abuts to one or more listed or designated heritage properties, identify development impacts and provide recommended mitigation strategies to ensure the heritage resources on the adjacent properties are not negatively impacted. Mitigation strategies include, but are not limited to:

- vegetation screening;
- fencing;
- buffers;
- site lines
- an architectural design concept for the massing and façade treatment of proposed buildings to ensure compatibility with the adjoining property and the like.

3.5.12 An implementation schedule and reporting/monitoring system for implementation of the recommended conservation or mitigation strategies may be required.

3.6 Recommendations

3.6.1 Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it.

3.6.2 Clearly state whether the subject property is worthy of heritage designation under the *Ontario Heritage Act*.

3.6.3 The following questions must be answered in the final recommendation of the report:

- Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, *Ontario Heritage Act*?
- Why or why not does the subject property meet the criteria for heritage designation?
- Regardless of the failure to meet criteria for heritage designation, can the structure or landscape be feasible integrated into the alteration/development?

3.6.4 Failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.

3.7 Executive Summary

3.7.1 Provide an executive summary of the assessment findings at the beginning of the report.

3.7.2 Outline and summarize all recommendations including mitigation strategies, need for the preparation of follow-up plans such as conservation and adaptive reuse plans and other requirements as warranted. Please rank mitigation options from most preferred to least.

4. Standards and Practices

4.1 Heritage Impact Assessments must be impartial and objective, thorough and complete, and sound in methodology and application of Ontario heritage evaluation criteria, and consistent with recognized professional standards and best practices in the field of heritage consulting.

4.2 Heritage Impact Assessments must be completed to the satisfaction of the City. HIAs that are not completed to the satisfaction of the City may be subject to revision and

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

5. Acceptance of Heritage Impact Assessments

5.1 The Heritage Impact Assessment will undergo a compliance review by City heritage staff to determine whether all requirements have been met, and to review the option(s) outlined in the report. Staff comments will be provided to the applicant and heritage consultant.

5.2 A Heritage Impact Assessment will be considered a 'draft' until such time that City heritage staff deem the report complete. Staff will notify the applicant and heritage consultant when the report is considered complete.

5.3 An accepted Heritage Impact Assessment is required for the final processing of a development application. The recommendations within the final approved version of the Heritage Impact Assessment may be incorporated into legal agreements between the City and the proponents at the discretion of the municipality. Until the HIA is deemed complete, schedules associated with planning and building applications related to heritage properties cannot commence.

6. Other Requirements

6.1 Provide a bibliography listing **all** sources used in preparing the HIA.

6.2 Provide proper referencing within the HIA, including images, maps, etc.

6.3 Provide five copies of the final HIA, and one digital copy (PDF or Word)

6.4 Provide a digital copy of all images taken or obtained for the HIA on Compact Disk.

6.5 Measured drawings of the heritage resource(s) may be required in support of a conservation plan or as a record prior to demolition.

6.6 A site visit of the subject property by City heritage staff and/or members of the Brampton Heritage Board may be required prior to the HIA being deemed complete.

7. Qualified Parties for Preparing Heritage Impact Assessments

7.1 All heritage impact assessments, conservation plans, adaptive reuse plans, security plans and/or related studies must be prepared by qualified professionals with applied and demonstrated knowledge of accepted standards of heritage conservation, historical research, identification, evaluation of cultural heritage value or interest, mitigation, and the like.

7.2 All heritage consultants submitting heritage impact assessments must be members in good standing of the Canadian Association of Heritage Professionals (CAHP).

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

8. Scope of a Conservation Plan

8.1 If a property is to be retained, a follow-up Conservation and Adaptive Reuse Plan may be recommended. Conservation and Adaptive Reuse Plans will provide:

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

Appendix 1

Evaluation of Cultural Heritage Value or Interest
Summary Table

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

Appendix 2

Additional Mitigation Strategies

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

- Avoidance protocols to isolate development and land alterations to minimize impacts on significant built and natural features and vistas;

- Architectural design guidelines for buildings on adjacent and nearby lots to help integrate and harmonize mass, setback, setting, and materials;

- Limiting height and density of buildings on adjacent and nearby lots;

- Ensuring compatible lotting patterns, situating parks and storm water ponds near a heritage resource;

- Allowing only compatible infill and additions;

- Preparation of conservation plan and adaptive reuse plans as necessary;

- Vegetation buffer zones, tree planting, site plan control, and other planning mechanisms;

- Heritage Designation, Heritage Conservation Easement;

- In certain rare instances, permitting the relocation of built heritage resources within the subject parcel, to nearby lands, or to other parts of the City in order to better accommodate conservation and adaptive reuse. The appropriate context of the resource must be considered in relocation.

- In instances where retention may not be possible, partial salvage, documentation through measured drawings and high-resolution digital photographs, historical plaquing and the like may be appropriate.

- Opportunities to commemorate historical land uses, past owners, landscape and landform features through the naming of streets and other public assets such as parkettes and storm ponds; interpretative plaques may also be required.

Appendix E: HIA (ASI, 2021)

HERITAGE IMPACT ASSESSMENT

10980 HIGHWAY 50, 5556 COUNTRYSIDE DRIVE AND 10900 COLERAINE DRIVE
CITY OF BRAMPTON, ONTARIO

Prepared for:

Prologis
185 The West Mall, Ste 700
Toronto Ontario M9C 5L5

ASI File: 20CH-048

May 2020
(Updated September 2021)

ASI Archaeological & Cultural Heritage Services
528 Bathurst Street Toronto, ONTARIO M5S 2P9
T 416-966-1069 F 416-966-9723 ASIheritage.ca

HERITAGE IMPACT ASSESSMENT

10980 HIGHWAY 50, 5556 COUNTRYSIDE DRIVE AND 10900 COLERAINE DRIVE CITY OF BRAMPTON, ONTARIO

EXECUTIVE SUMMARY

ASI was contracted by Prologis to prepare a Heritage Impact Assessment (HIA) for the properties at 10980 Highway 50, 5556 Countryside Drive and 10900 Coleraine Drive in the City of Brampton, Ontario. These three properties are adjacent to a proposed development consisting of the construction of two industrial warehouse buildings. The property at 10980 Highway 50 and 5556 Countryside Drive are recognized as non-designated ('Listed') properties on the City of Brampton's Municipal Register of Cultural Heritage Resources. Part IV Designation is in progress for the property at 10900 Coleraine Drive, known as the "Cole Farmhouse".

The intent of this HIA is to measure the impacts of the proposed development on the cultural heritage value of the properties at 10980 Highway 50, 5556 Countryside Drive and 10900 Coleraine Drive. The proposed development will involve the retention of all cultural heritage attributes in situ. The report finds that the proposed development is consistent with the policies of the City of Brampton's Official Plan and the Highway 427 Industrial Secondary Plan.

To conserve the cultural heritage value of the adjacent heritage properties and mitigate against the impacts of the proposed development on the adjacent cultural heritage resources, the following conservation and mitigation measures are proposed:

1. The City of Brampton should consider the designation of the farmhouse at 10980 Highway 50 under Part IV of the Ontario Heritage Act.

2. A Landscape Plan should be completed and submitted to the City of Brampton. This Landscape Plan should focus on creating a buffer of vegetation along the edges of the development that front onto Countryside Drive and Coleraine Drive in order to maintain the rural streetscapes in the vicinity of 5556 Countryside Drive and 10900 Coleraine Drive and the surrounding area. This document should be approved by Heritage Planning staff as a condition of approval for the development.

3. As per the City of Brampton's "Guidelines for Securing Vacant and Derelict Heritage Buildings" noted in Section 4.10.1.18 of the City of Brampton Official Plan, vacant heritage buildings should continue to be mothballed.

4. Staging during construction should be carefully planned to ensure that no negative impacts occur to any of the adjacent cultural heritage resources at 10980 Highway 50, 5556 Countryside Drive and 10900 Coleraine Drive. All efforts should be made to eliminate potential impacts on

the adjacent heritage buildings during construction. Construction and staging plans should be provided to City of Brampton Heritage Planning staff in advance of construction.

5. This report should be submitted to Heritage Planning staff at the City of Brampton for review, and upon approval, filed and archived with the Peel Art Gallery Museum and Archives.

PROJECT PERSONNEL

Senior Project Manager:	Rebecca Sciarra, MA, CAHP Partner and Director, Cultural Heritage Division
Project Managers:	James Neilson, MES (Planning) Cultural Heritage Specialist, Cultural Heritage Division
	Laura Wickett, BA (Hon), Dip. Heritage Conservation Cultural Heritage Analyst, Cultural Heritage Division
Project Administrator	Ella Boswell, BSc (Hon) Archaeologist | Junior Administrative Assistant - Laboratory and Fieldwork Services, Operations Division
Historical Research:	James Neilson
Field Review:	James Neilson
	Rebecca Sciarra
Report Preparation:	James Neilson
Graphics Preparation:	Andrew Clish Archaeologist, Geomatics Specialist
Report Reviewers:	Annie Veilleux, MA, CAHP Senior Cultural Heritage Specialist Manager, Cultural Heritage Division
	Rebecca Sciarra

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1.0 INTRODUCTION

ASI was contracted by Prologis to prepare a Heritage Impact Assessment (HIA) for the properties at 10980 Highway 50, 5556 Countryside Drive and 10900 Coleraine Drive in the City of Brampton, Ontario. These three properties are adjacent to a proposed development consisting of the construction of two industrial warehouse buildings. The property at 10980 Highway 50 and 5556 Countryside Drive are recognized as non-designated ('Listed') properties on the City of Brampton's Municipal Register of Cultural Heritage Resources. Part IV Designation is in progress for the property at 10900 Coleraine Drive, known as the "Cole Farmhouse".

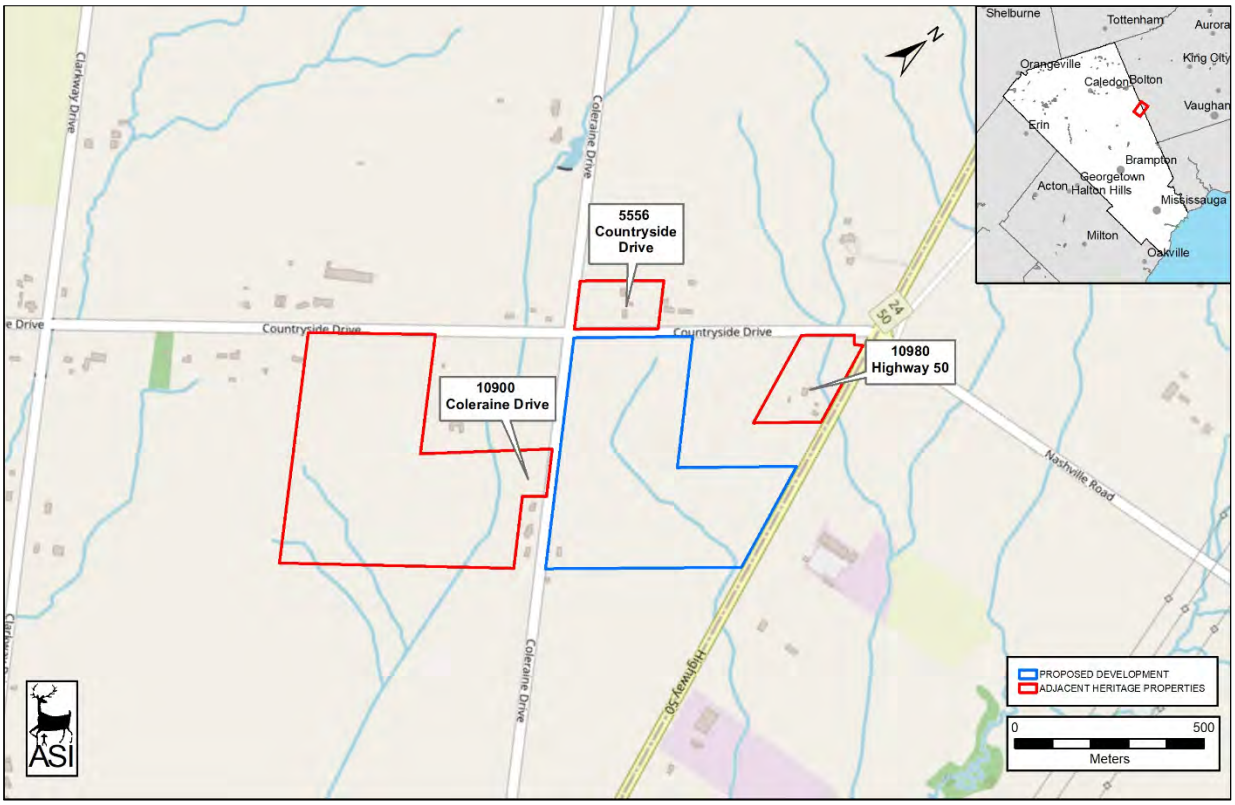

Figure 1: Location map (Base Map: Open Street Maps)

The research and analysis for this report were conducted by James Neilson, Cultural Heritage Specialist, under the project direction of Rebecca Sciarra, Partner and Director of the Cultural Heritage Division, ASI. The present HIA follows the Ministry of Heritage, Sport, Tourism and Culture Industries *Ontario Heritage Tool Kit* (M.H.S.T.C.I., 2006) , the City of Brampton Terms of Reference for Heritage Impact Assessments (n.d.b) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada, 2010).

In 2012, ASI completed a Heritage Impact Assessment for the property at 10980 Highway 50 as part of the Highway 50 and Mayfield Road Class Environmental Assessment which examined a proposed road widening. Text from this report has been reused with permission from City of Brampton Heritage Planner Cassandra Jasinski, and as based on communications undertaken in April 2020. Additionally, though a site visit to 10980 Highway 50 was conducted as part of this report, photographic

documentation from the 2012 report has been included in Appendix B of this report. Additionally, research and data ASI completed as part of a Cultural Heritage Study for the Highway 427 Industrial Secondary Plan area was utilized and considered as part of the current assessment (ASI, 2011). Information contained in the intention to designate notice for 10900 Coleraine Drive (City of Brampton, 2016) has also been used to support this assessment. The present report has been scoped to present research and existing conditions data previously collected for 10890 Highway 50 and to address impacts of the proposed undertaking on this property and adjacent cultural heritage resources located at 5556 Countryside Drive and 10900 Coleraine Drive.

This document will provide:

- a historical overview and analysis of the property at 10980 Highway 50;
- a description of the existing conditions of all three adjacent heritage properties
- an evaluation of the property at 10980 Highway 50 under Ontario Regulation 9/06;
- a proposed Statement of Significance for the property at 10980 Highway 50;
- a description of the proposed development;
- an assessment of impacts of the proposed development on the cultural heritage resources at 10980 Highway 50, 5556 Countryside Drive and 10900 Coleraine Drive
- a list of mitigation measures to ensure that any impacts on the cultural heritage value of the adjacent properties are minimized.

1.1 Location and Study Area Description

The proposed development is a 78-acre L-shaped property bounded by Countryside Drive to the north, Coleraine Drive to the west in the City of Brampton, Ontario. The east side is bounded by Highway 50 and the property at 10980 Highway 50 (Figure 2).

10980 Highway 50 contains a farmhouse known as the “Cameron House” (Figure 3), which fronts onto Highway 50, which contains five lanes and a gravel shoulder. The property also contains a large barn, outbuildings, a large agricultural field and a variety of trees, particularly surrounding the farmhouse. All buildings on the property are currently vacant.

5556 Countryside Drive is located at the northeast corner Countryside Drive and Coleraine Drive. It contains a single detached dwelling, a barn and agricultural fields (Figure 4).

10900 Coleraine Drive is located across from the proposed development along the west side of Coleraine Drive. It contains a single detached dwelling known as the Cole Farmhouse and agricultural fields (Figure 5). The Cole Farmhouse was relocated to 10900 Coleraine Drive from 10690 Highway 50 due to proposed development on the original Cole Farmhouse lands.

The surrounding area has a rural character, though there are industrial lands located 1.5 km to the north on Highway 50 in Tormore, and 1.5 km to the south in Coleraine.

Figure 2: Aerial photo showing the proposed development in blue and adjacent heritage properties in red.

Figure 3: The "Cameron House" at 10980 Highway 50 (ASI 2020).

Figure 4: The property at 5556 Countryside Drive (ASI 2021).

Figure 5: Cole Farmhouse at 10690 Coleraine Drive prior to its relocation to 10900 Coleraine Drive (ASI 2021).

1.2 Policy Framework

The authority to request this Heritage Impact Assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act* (Planning Act, R.S.O. 1990, c. P.13, 1990), the *Provincial Policy Statement* (2020), and the City of Brampton's *Official Plan* (2020a).

The *Ontario Heritage Act* (OHA) (Ontario Heritage Act, R.S.O. c. O.18, 1990) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and provides the legislative bases for applying heritage easements to real property.

The *Planning Act* (1990) and related *Provincial Policy Statement* (*PPS* 2020) make a number of provisions relating to heritage conservation (Government of Ontario, 2020; Planning Act, R.S.O. 1990, c. P.13, 1990). One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. To inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing.

These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

> 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *PPS* indicates in Section 4.0 - Implementation/Interpretation, that:

> 4.6 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.
>
> Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.
>
> In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of cultural heritage are contained in Section 2.0, *Wise Use and Management of Resources*, in which the preamble states that "Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits" (Province of Ontario 2020:22).

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following provisions relevant to this assessment:

> 2.6.1 *Significant built heritage resources* and *significant cultural heritage landscapes* shall be *conserved*.
>
> 2.6.3 Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.

Italicized terms in the foregoing policy statements are defined in Section 6.0 Definitions of the *PPS* and have been considered as part of the present assessment.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

The City of Brampton's *Official Plan* (2020) provides policy direction for cultural heritage resources within the city. Policies relevant to this proposal include:

Objectives

It is the objective of the cultural heritage resource policies to:

a) Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
b) Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views;

4.10.1 Built Heritage

4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.

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

(i) The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;
(ii) The current condition and use of the building or structure and its potential for future adaptive re-use;
(iii) The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;
(iv) Demonstrations of the community's interest and investment (e.g. past grants);
(v) Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment; and,
(vi) Planning and other land use considerations.

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

1.3 Project Consultation

The following city staff, organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the level of significance of the subject property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- Email correspondence with City of Brampton Heritage Planner, Cassandra Jasinski [Email sent 6 April 2020, response received 7 April 2020]
- Written comments from City of Brampton Heritage Planner, Cassandra Jasinski [3 March 2020]
- City of Brampton Municipal Register of Cultural Heritage Resources
- Heritage Impact Assessment – 10980 Highway 50, City of Brampton Ontario, Highway 50 and Mayfield Road Class Environmental Assessment (dated March 2012)
- Canadian Register of Historic Places[1]
- Parks Canada website (national historic sites)[2]
- Ontario Heritage Trust *Ontario Heritage Plaque Guide*[3]
- Peel Region Land Registry Office
- Historical and genealogical records at Ancestry.com.

Note: Due to the Covid-19 Pandemic at the time of reporting, the Peel Art Gallery Museum and Archives and the Brampton Public Library could not be visited. However, this report relies on historical research conducted by ASI in 2012 and information from the Peel Archives was obtained at that time.

1.4 Cultural Heritage Value

10980 Highway 50 and 5556 Countryside Drive are Listed on the City of Brampton's Municipal Register of Cultural Heritage Resources. Part IV Designation is in progress for 10900 Coleraine Drive, known as the "Cole Farmhouse".

2.0 HISTORICAL RESEARCH

The following historical review derives in part from the Heritage Impact Assessment conducted for the property at 10980 Highway 50 (hereinafter the "subject property") in 2012 (ASI, 2012). A review of available primary and secondary source material was undertaken to produce a historical overview of the subject property, including a general description of Euro-Canadian settlement and land-use. The following section provides the results of this research.

The subject properties are historically located as follows:

- 10980 Highway 50 - northeast half of Lot 15, Concession XII ND, in the Township of Toronto Gore, County of Peel, and presently in the City of Brampton

[1] Accessed 12 May 2020 at http://www.historicplaces.ca/en/pages/about-apropos.aspx;
[2] Accessed 12 May 2020 at http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx;
[3] Accessed 12 May 2020 at https://www.heritagetrust.on.ca/en/online-plaque-guide

- 5556 Countryside Drive – southwest half of Lot 16, Concession XII ND, in the Township of Toronto Gore, County of Peel, and presently the City of Brampton

- 10900 Coleraine Drive – the original site of the residential building associated with the Cole Farm which has since been relocated to this site was located on the northeast half of Lot 14, Concession XII ND, in the Township of Toronto Gore, County of Peel, and presently the City of Brampton; the property where the Cole Farm residential building has been recently relocated to corresponds to the historical northeast half of Lot 15, Concession XI, ND, in the Township of Toronto Gore, County of Peel, and presently the City of Brampton

Figures 6 to 9 depict the location of these properties on a series of maps from the nineteenth and twentieth centuries.

2.1 Township and Settlement History

2.1.1 Township of Toronto Gore

The Township of Toronto Gore was established in 1831 and its name is derived from its particular boundary shape, as it resembles a wedge introduced between the adjacent townships of Chinguacousy, Toronto, Vaughn, and Etobicoke. This geographical position and boundary allotment would prove to impact future settlement and development in the township. Prior to 1831, the Township of Toronto Gore was part of the Chinguacousy Township. Part of the land which encompasses Chinguacousy Township was alienated by the British from the native Mississaugas through a provisional treaty dated October 28, 1818 (Canada, 1891).

The Chinguacousy Township is said to have been named by Sir Peregrine Maitland after the Mississauga word for the Credit River, and which signified "young pine." Other scholars assert that it was named in honour of the Ottawa Chief Shinguacose, which was corrupted to the present spelling of 'Chinguacousy,' "under whose leadership Fort Michilimacinac was captured from the Americans in the War of 1812" (Mika & Mika, 1977; Rayburn, 1997).

The area that would eventually comprise the Township of Toronto Gore was formally surveyed in 1818, and the first "legal" settlers took up their lands later in that same year. The extant Survey Diaries indicated that the original timber stands within the township included oak, ash, maple, beech, elm, basswood, hemlock and pine. The survey crew working in the township in the summer of 1819 suffered under extreme conditions. One of the complaints noted by the surveyor was that of "musquetoes miserable thick." Due to heavy rain part of the crew became separated from the rest of the party and they spent a wet, uncomfortable night alone in the woods. One of the men, named Montgomery, badly cut his foot and had to be sent home. The work within this township was summed up by the surveyor as "pretty tuff times." It was recorded that the first landowners in Chinguacousy were composed of settlers from New Brunswick, the United States and also some United Empire Loyalists and their children (Armstrong, 1985; Mika & Mika, 1977; Pope, 1877).

Within the Township of Toronto Gore, several villages of varying sizes had developed by the end of the nineteenth century; however, most of these villages were situated on boundary lines of the adjacent townships. Located at the intersection of Highway 50 and Coleraine Drive, on the boundary between the

Township of Toronto Gore and the Township of Vaughan, is the hamlet of Coleraine. It is said to have been named after two of the leading families in the area, those of Cole and Raine. The earliest settlers included John O'Grady and Charles Dunn in 1832-1833. It contained a post office, blacksmith shop, wagon maker, stores, hotels (the "Beehive" and "Coleraine Hotel"), Orange Hall, Grange Hall and a Temperance Inn and lodge (Charters, 1967; Crossby, 1873).

Located at the intersection of Highway 50 and Mayfield Road is the post office village of Tormore, situated on part Lot 17 Concession 12, Toronto Gore Township and part Lot 1 Concession 7, Albion Township. The village was originally called "Hart's Corners" or "Hartville" in honour of a settler named Robert Hart. The post office was established here in 1861, and named by post master William Graham. The village contained a store, hotel, weaver, wagon maker, plough maker, blacksmith, Temperance House and school (Charters, 1967; Crossby, 1873; Heyes, 1961).

A number of property owners and historical features are illustrated within each of the properties that are subject of the assessment, and as depicted on the two earliest maps available for this area: the 1859 *Tremaine Map of Peel County*, and the 1877 map of the Township of Toronto Gore in the *Illustrated Historical Atlas of Peel County* (Table 1). It should be noted, however, that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference with regard to the level of detail provided on the maps. Moreover, not every feature of interest would have been within the scope of the atlas.

Table 1: Features Depicted on Historical Maps

Municipal Address	Historical Lot and Concession	1859 Tremaine Map of Peel County	1877 Illustrated Historical Atlas of Peel Country (Township of Toronto Gore)
10980 Highway 50	Northeast half of Lot 15, Concession XII ND, in the Township of Toronto Gore, County of Peel	Robert Woodill; No features depicted	John Cameron; Residence and potential agricultural building depicted
5556 Countryside Drive	Southwest half of Lot 16, Concession XII ND, in the Township of Toronto Gore, County of Peel	John Splan; No features depicted	John Splan; Residence and orchard depicted
10900 Coleraine Drive	Northeast half of Lot 15, Concession XI, ND	Edward ___rson; No features depicted	John Splan; Residence and watercourse depicted

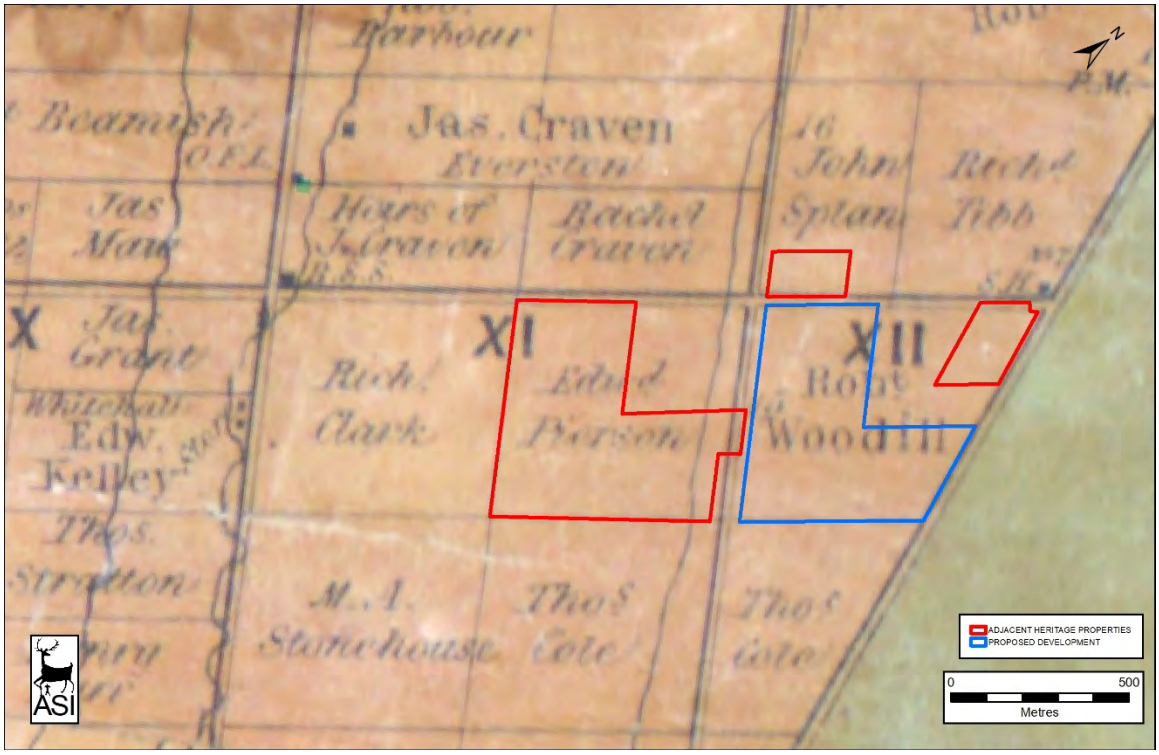

Figure 6: 1859 Tremaine Map of Peel County

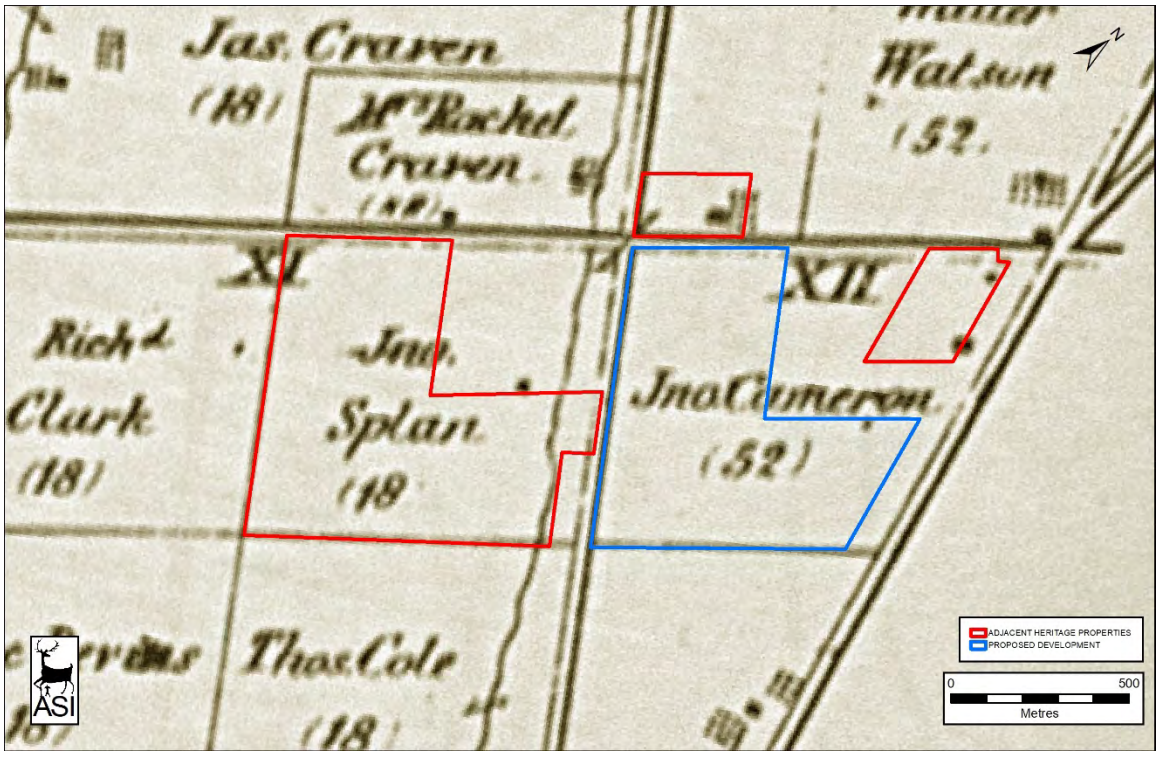

Figure 7: 1877 *Illustrated Historical Atlas of the County of Peel*

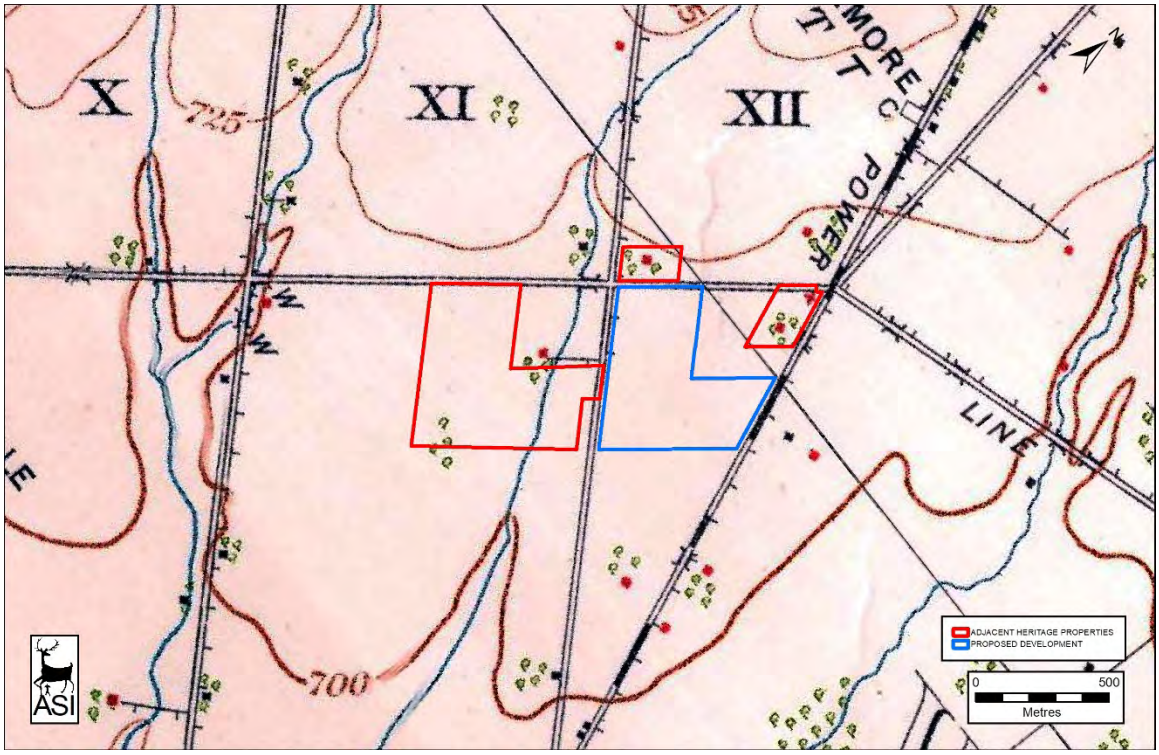

Figure 8: 1919 Topographic Map

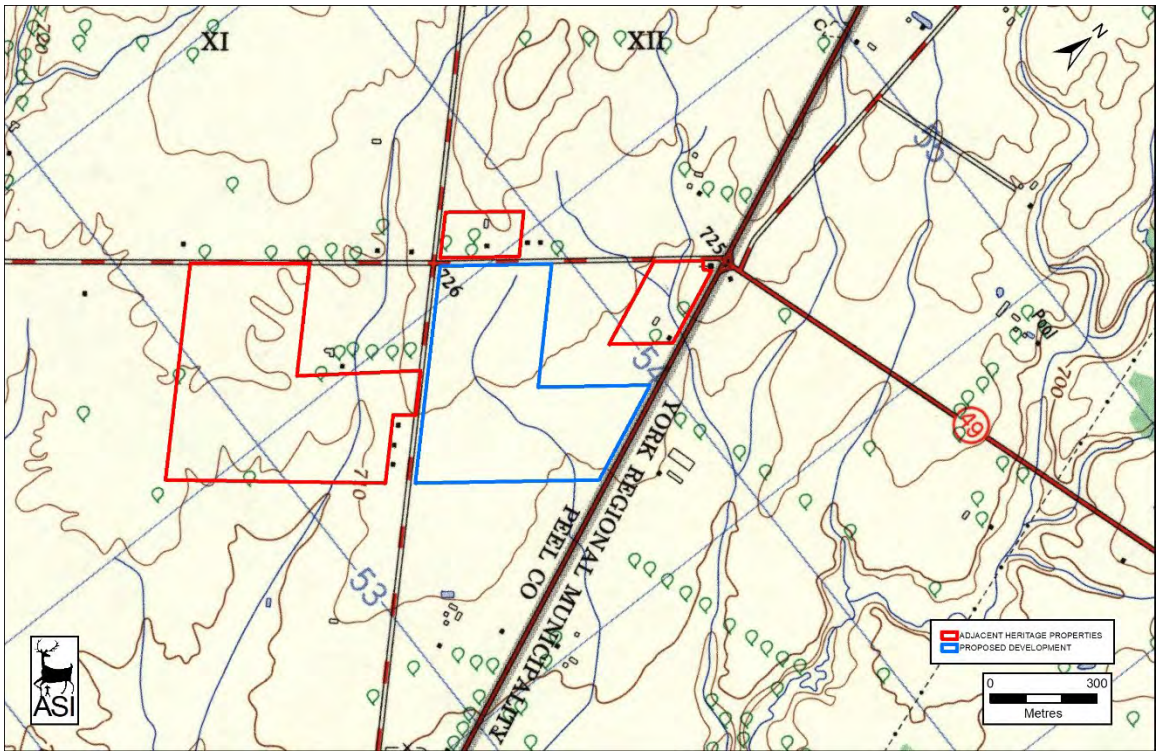

Figure 9: 1972 Topographic Map

2.2 Land Use History: 10980 Highway 50

The following land use history is based on a combination of land registry records, historic mapping, census records, and local history resources where available. For ease of description, this section has been divided into time periods which correspond to property ownership. Historically, the subject property is located in the north corner of Lot 15, Concession XII, in the Township of Toronto Gore.

2.2.1 1829-1842

The Crown Patent for Lot 15, Concession XII in the Township of Toronto Gore was granted to the Canada Company in 1829. In 1836, the 93-acre irregularly shaped parcel was sold to George Brophy. The 1837 Directory records that George Braphy (sic.) was living on the subject lot (Walton, 1837). Brophy likely commenced his settlement duties, which included clearing land and constructing a dwelling on the property. He acquired two mortgages: £181 in 1840; and £118 in 1841. In 1841, the property was sold to Thomas Prout. The deed of sale (Instr. # 19726) records that George Brophy was a yeoman from Toronto Gore, further confirming that he occupied the subject property prior to selling it to Thomas Prout. Thomas Prout, yeoman, was from the City of Toronto. A year later, Thomas Prout and his wife, Mary, sold the property for £345 to Robert Woodill, yeoman, of the 'Township of Toronto in the Gore'. The deed of sale recording the 1842 transaction indicates that Robert Woodill continued to live in the City of Toronto, and therefore never lived on the subject property.

2.2.2 1842-1877

Robert Woodill retained the subject property until his death in 1875. In 1876, the property was acquired from the executers of the Woodill estate by John Cameron and his son, Colin Cameron and stepson, John Black. A review of available census returns and directories for this period revealed that Robert Woodill lived elsewhere in the township and leased the 93-acre property to tenant farmers.

Given that the property was tenant occupied when the 1852 census was taken, and that the agricultural returns have not survived, it was not possible to conclusively determine who was living on the subject lot, and if there were any buildings on it at this time. However, the nearest available directory, dating to 1846-7, was viewed and it was determined that Mr. George (Edward) Peckett was living on the subject lot at that time (Brown, 1846). The 1852 Census Returns (District 2, Page 73) records that Edward Peckett, a 34-year-old English farmer, was living with his wife, Martha (25), his son George (4), and daughter M. Ann (2), in a one-storey log house. While there is a discrepancy in Mr. Peckett's first name, the first and middle names were likely interchanged and as such, the family noted in the 1852 census was probably the same family as referenced in the 1846-7 directory.

The 1859 *Tremaine's Map of the County of Peel* illustrates that Robert Woodill owned the subject lot. No features, such as a farmhouse, are shown on the parcel at this time (Figure 6).

The 1861 Census Return (District 2, Page 28) indicates that the land was leased by the Woodill family to Brian Dunbar, a 37-year-old English farmer who lived with his 32-year-old wife, Elizabeth. The couple lived in a single-storey log house and according to the township directories, continued to live and farm this property until at least 1866 (Mitchell & Co., 1866). The 1866 directory records that Robert Woodill and family lived on Lot 2, Concession VIII in the Township of Toronto Gore, and were themselves farming land in Concessions VII and VIII, Lots 2 – 7.

In the 1871 Census Return (Division 1, Sch. 1 – Page 9, Line 5), Schedules 1, 3, 4 and 5 record that Thomas and Sarah Atkinson, ages 28 and 23 respectively, were tenant farmers who occupied and farmed on the subject lot. The couple were raising two daughters, Annie (6) and Mary B. (1), and owned one dwelling and four barns/stables. A total of 30 acres were in pasture, the remainder of the 93-acre lot was under crop. Livestock included four horses, five cows, two horned cattle, ten sheep, and 30 swine.

2.2.3 1877-1898

John Cameron and his son, Colin Cameron and stepson, John Black, farmed the property for several decades. In 1898, following the death of their father, John Black bought out his stepbrother's share in the 93-acre farm.

The 1877 *Illustrated Historical Atlas of Peel County* confirms that John Cameron owned the subject property (Figure 7). A farmhouse is illustrated on the map in approximately the same location as the subject dwelling at 10980 Highway 50.

The 1881 Census Return (Division 2, Page 23) notes that John Cameron and Flora, both age 66, as well as John Black and his wife Margaret, ages 33 and 19, and adopted-daughter Flora (5), lived together as a household in the Township of Toronto Gore.

The 1891 Census Returns (District 106, Page 26, Household 115) records that John Black lived in a one-and-a-half storey wooden (log/frame) house with six rooms with his wife, Margaret, their six children, one domestic helper, one farm labourer, and his aging parents, John and Flora Cameron. John Black's stepbrother, Colin Cameron, lived with his wife and children in a one-storey frame house with four rooms, which was located elsewhere in the township (District 106, Page 1, Household 3).

A family history compiled on the Black/Bernath families was consulted at the Peel Archives (Stewart, n.d.). The record includes a thorough genealogy of the family and provides an excellent account of the history of the Cameron/Black family farm on Lot 15, Concession XII. In this document, it is confirmed that the Cameron family purchased the subject property in 1876 and moved into the log house that was already present on the property. An old barn was also mentioned. While referencing the birth of John and Margaret Black's eldest daughter in 1882, the log house on the Black farm was described as a two-storey log structure.

In 1895, the family history records that the present two-storey brick house was built on the property by John Black to replace the original log house (Figure 8). Unfortunately, there is no available archival evidence to support this exact date; however, given the construction and style of the house, and its presence as noted in the 1901 census, the house was certainly built sometime between 1891 and 1901.

Figure 10: The brick farmhouse in the mid-twentieth century (Peel Archives)

2.2.4 1898– 1963

Shortly after acquiring the property in full from his stepbrother, following the death of John Cameron, John Black sold one-third of an acre in the north corner of the lot for $100 to Robert Kellam et al, Trustees of the Central Congregation of the Methodist Church (Figure 9). The church was constructed at this site by 1902 and remained standing until about 1977. John Black continued to own the subject property until 1946, at which time it was sold to one of his sons, Norman J. Black. According to family documents, Norman took over farming operations in the mid-1920s, following his marriage to Verna. In 1963, Norman sold the property to Dr. C. Linz and Ruth Linz.

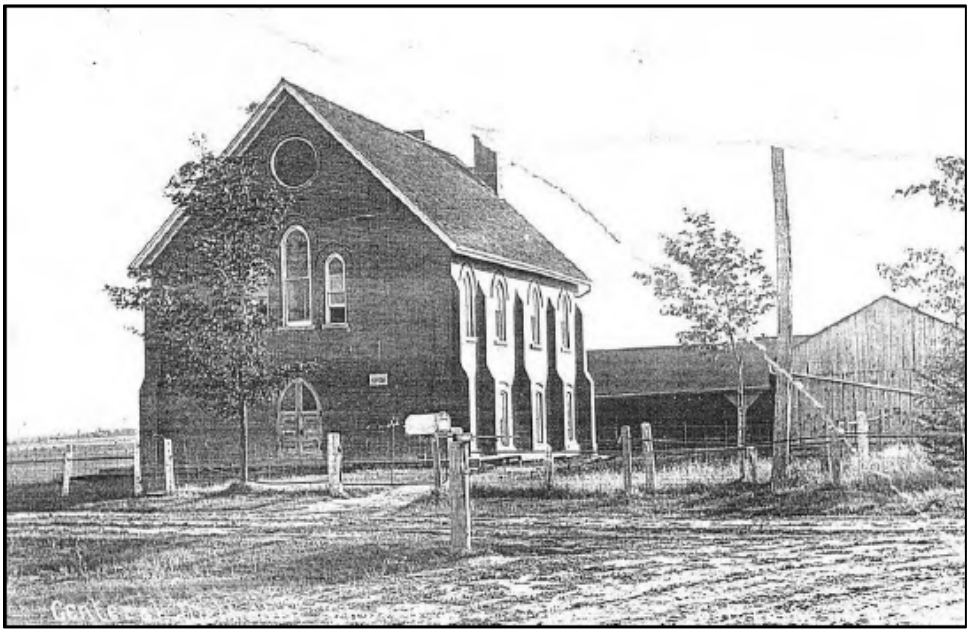

Figure 11: Central Methodist Church, taken in the early twentieth century (Peel Archives)

The 1901 Census Return and Agricultural Return (Enumeration District E-2, Page 2) confirms that John Black and his family lived on the subject property. They lived in a brick house with eight rooms, and owned one dwelling and two outbuildings.

The 1919 topographic map shows a single brick farmhouse within the study area that is surrounded by orchards. The brick church is shown in the north corner of the lot (Figure 8).

The Black/Bernath family history available at the Peel Archives also includes a section on the subject farmstead in the early twentieth century (Stewart, n.d.). It records that Norman took over the farm from his father, John, shortly after his marriage to Verna in 1925. He set about upgrading the property, by installing hydro in 1926, developing a registered Holstein herd and major poultry operation, and purchased a tractor. The interior of the house was described as having a small parlour, large dining room, which was the centre of family activities, a large pantry, a downstairs bedroom (for the parents or grandparents), a back-kitchen wing, and a summer kitchen tail behind the kitchen wing. Five large bedrooms were located upstairs. A large furnace and coal cellar was located in the basement, and a large veranda extended across the front of the house. In the mid-1930s, the house was modernized with major renovations: the smallest upstairs bedroom was converted into a bathroom; the downstairs bedroom and pantry were combined to create a modern, year-round kitchen; the dining room was divided to create a den and a smaller dining room; and the parlour remained the same, used only for visiting with company and piano practice; and the back kitchen became a storage area. The land surrounding the farmhouse was comprised of extensive lawns, flower beds, an apple orchard to the north of the house, and a large vegetable garden to the south which was bordered by pear and cherry trees and raspberry bushes (Figure 11).

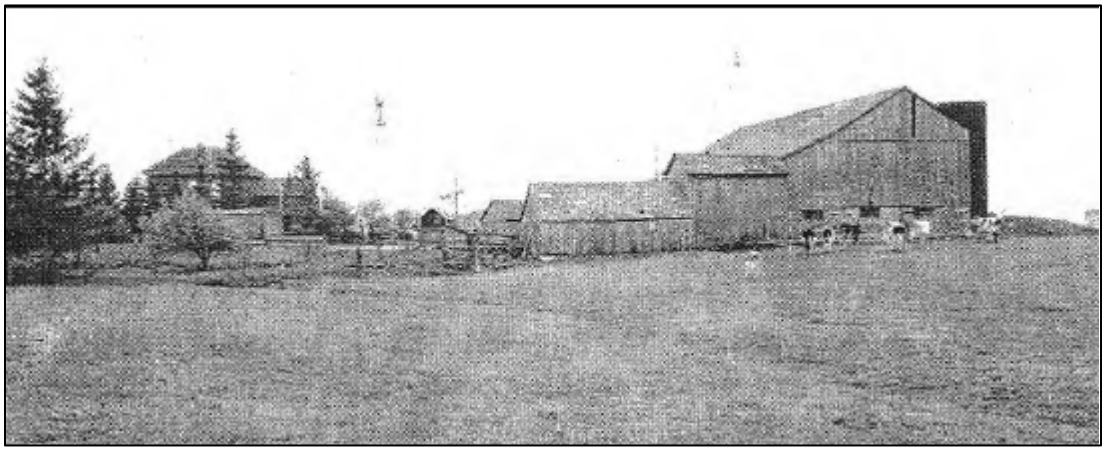

Figure 12: View of the farmstead from the north during the mid-twentieth century (Peel Archives)

Figure 13: Black Family in front of the farm's driveshed (Peel Archives)

2.2.5 1963 – Present

In October 1963, Norman and Verna Black sold the farm to Dr. Curt Linz and his wife Ruth Linz. The property was subsequently subdivided, and the north quarter of the property, containing the subject farmstead, was sold in 1965 to Giuseppe and Elda Pasutto. In 1973, the 10-acre property was sold to Frank Guerra and Willy Quaglietta, who continued to own the property at 10980 Highway 50.

The 1972 topographic map (Figure 9) clearly illustrates the location of the subject house and barn. The United Church and an outbuilding in the north corner are also illustrated.

3.0 EXISTING CONDITIONS

3.1 10980 Highway 50

A field review was conducted by James Neilson, Cultural Heritage Specialist and Rebecca Sciarra, Director of the Cultural Heritage Division on 8 May 2020 to survey and document the property at 10980 Highway 50.

The subject property at 10980 Highway 50 in the City of Brampton is located on the west side of Highway 50, south of Countryside Drive. The property is bounded by fields to the south and west, and by Countryside Drive and Highway 50 to the north and east. The subject property features remnants of a former farm complex, including a brick farmhouse, barns and outbuildings, fence lines, and an agricultural field.

3.1.1 Exterior

According to archival research, the subject two-storey frame house with brick veneer was built circa 1895 (Figure 14 to Figure 17). The house is a typical example of a late-nineteenth century farmhouse with Edwardian Classicism and Italianate influences. Though the building is dated to a few years before the traditional start of the Edwardian era, the two-storey form, the medium-pitched hipped roof; smooth red brick veneer; simple design; large and numerous windows; and minimal ornamentation are common elements seen in the Edwardian Classicism style (Mikel, 2004). These types of houses had compact floor plans and plain facades, and avoided elaborate cornices, carved wood details or anything intended for "display", with the intended effect of being efficient with no waste of labour of material (Chapman, 1914; The Farmer's Magazine, 1917). These features gained popularity towards the end of the nineteenth century and beginning of the twentieth century. Though the farmhouse hints at the Edwardian style that would be predominant in Ontario after the turn of the century, the farmhouse does reflect some Victorian-era architectural elements. More specifically, Italianate influences can be seen in its use of segmentally arched windows as opposed to the flatheaded windows often found on Edwardian structures and its L-shaped plan (Mikel, 2004). The use of brick stringcourses is also a common Victorian element. The result is a hybrid rural expression of these two high architectural styles, typical of farmhouse design in the late nineteenth and early twentieth centuries.

Figure 14: The farmhouse at 10980 Highway 50, east elevation (ASI 2020)

Figure 15: The farmhouse at 10980 Highway 50, north and east elevations (ASI 2020)

Figure 16: The farmhouse at 10980 Highway 50, west elevation showing one-storey rear addition (ASI 2020)

Figure 17: The farmhouse at 10980 Highway 50, south elevation (ASI 2020)

The subject residence rests on granite foundations (Figure 18) and features an L-shaped footprint created by a projecting bay on the front elevation. The medium-pitched hipped roof features asphalt shingles, minimal roof overhang, and wooden soffit. A modern chimney (Figure 19) is located on the south elevation and features an external brick stack. A historical photograph of the house (see Figure 8)

shows that a chimney was formerly located on the north elevation. The brick exterior features bands of projecting brickwork and a projecting brick drip course on the front and side elevations only. The five bands of projecting brickwork are as follows: one band, composed of two courses of raised brickwork, is in line with the main floor window sill; the next two bands are composed of single courses of raised brickwork, and are in line with the top of the main floor windows, and just above the main floor brick voussoirs; the fourth band is composed of two raised brick courses, and is in line with the top of the second floor windows (Figure 20); and the final band is composed of a single course of raised brickwork, and is located just below the eaves.

Figure 18: Granite foundations (ASI 2020)

Figure 19: Chimney (ASI 2020)

Figure 20: Brick bands on the north elevation (ASI 2020)

A single storey, circa 1960s, rear brick addition with concrete foundations and low hipped roof has been added to the west façade of the house, replacing the original kitchen tail (Figure 16). The original front porch, which extended across the front façade from the projecting bay to the southeast corner of the house, has also been removed. In its place is a modern porch (without a roof) with concrete foundations and steel railings around the perimeter (Figure 21). Evidence of the former covered porch is visible in the brick work, just above the first storey windows (Figure 22).

Figure 21: Concrete porch and front entrance (ASI 2020)

Figure 22: Joist hole where the original porch roof connected to the farmhouse (ASI 2020)

There are three points of entry into the house. The east elevation features two doors off the front porch. One is located on the south side of the projecting bay (though this was covered by plywood), the other is located just to its left, slightly off-centered on the front elevation (Figure 21). Both entrances feature segmentally-arched brick voussoirs, wooden frame, and wooden sill. The entrance on the side of

the projecting bay maintains the original wooden door which features one large, central pane of clear glass capped by three smaller panes of coloured glass, two recessed panels below the central pane, and original hardware, which was visible from the interior. The entrance on the front façade features a wooden door with eight recessed panels and original hardware. The third entrance into the house is located on the north elevation of the modern accretion, and features a modern door and materials, though this was covered in plywood on the exterior.

All of the first storey windows were covered in plywood (Figure 23). All of the windows in the original structure and rear accretion are modern, including the basement windows. A review of a historical photograph of the house indicates that the original openings on the main and second floors were one-over-one pane sash windows in wooden frames. While the original windows have been replaced with modern materials, the fenestration or window arrangement remains intact (Figure 24 and Figure 25). All windows openings are segmentally arched, and some windows feature wooden sills, while others feature brick sills, which were likely added when the new windows were put in (Figure 26).

Figure 23: First storey window covered in plywood (ASI 2020)

Figure 24: Second storey window showing the modern window with brick arch and wooden sill (ASI 2020)

Figure 25: Second storey windows, showing two different types of modern windows (ASI 2020)

Figure 26: First storey windows with brick sills (ASI 2020)

Alterations to the house include: the replacement of original windows with modern materials; modern porch with concrete base and steel railing on front façade; new chimney on the south elevation; and construction of a modern, single-storey accretion at the rear of the building. The gable-roofed profile of the original, one-and-a-half storey rear kitchen tail is visible in the brickwork on the west elevation.

The condition of the house appears to be moderate, as some of the exterior brickwork is deteriorating from water damage. Internal investigations revealed that the basement is flooded.

3.1.2 Interior

The subject dwelling at 10980 Highway 50 in the City of Brampton features a basement, main floor, and upper floor. Given that the basement was flooded, it was not accessed during this assessment. A quick cursory assessment was made from the bottom step of the stairs, where it was possible to confirm that the foundations were stone, the windows were modern although in their original wooden frame, and the floor joists above were sawn (Figure 27).

Figure 27: Basement (ASI 2020)

The main floor of the house follows an open-concept plan, typical of an Edwardian-era residence. The entrances (Figure 28 and Figure 29) at the front of the house opened directly into the parlour, located at the northeast corner of the floor plan (Figure 30 and Figure 32), and the dining room, which originally included the entire southern half of the main floor. In the early twentieth century, it was divided into a smaller dining room and a den (Figure 33 and Figure 34). Access to the kitchen, the stairs leading to the basement and second floor, and the modern addition at the back of the house are provided through the dining room (Figure 35). The kitchen was added in the early twentieth century, taking the place of two rooms originally used as a pantry, and as a main floor bedroom. This room was in the northwest corner of the house and the original rear window is still visible within the kitchen (Figure 36 to Figure 38). The rear addition was likely constructed in the 1960s, replacing the original kitchen wing. This part of the house includes a back hallway leading to the side entrance, a bathroom, a large kitchen/dining room, and a bedroom/family room (Figure 39 to Figure 42).

Figure 28: Original front door (ASI 2020)

Figure 29: Second front door (ASI 2020)

Figure 30: Parlour (ASI 2020)

Figure 31: Crown moulding in the den (ASI 2020)

Figure 32: View towards the parlour (ASI 2020)

Figure 33: Den (ASI 2020)

Figure 34: Ceiling in the den (ASI 2020)

Figure 35: Dining room (ASI 2020)

Figure 36: Kitchen (ASI 2020)

Figure 37: Kitchen ceiling (ASI 2020)

Figure 38: Original window in the west wall of the kitchen (ASI 2020)

Figure 39: Hallway within the rear addition (ASI 2020)

Figure 40: Dining room in the rear addition (ASI 2020)

Figure 41: Dining room in the rear addition (ASI 2020)

Figure 42: Bedroom in the rear addition (ASI 2020)

The second floor of the house is accessed by a quarter-turn staircase at the southwest corner of the house (Figure 43). The stairs lead up to a long, central hallway (Figure 44), off of which four bedrooms (Figure 45 and Figure 46), the attic through the ceiling (Figure 47), and one bathroom are accessed.

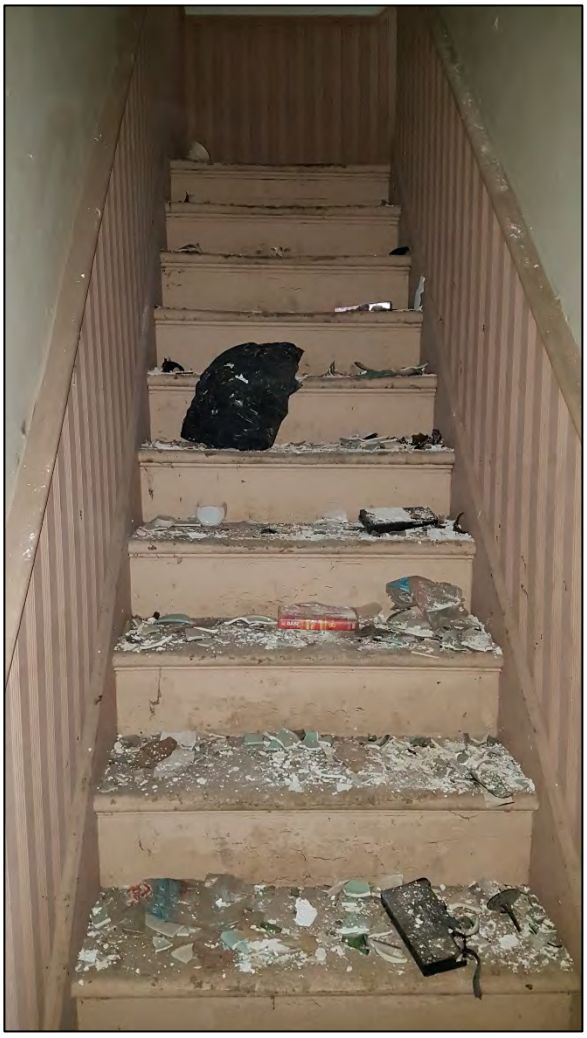

Figure 43: Staircase to the second floor (ASI 2020)

Figure 44: Second floor hallway (ASI 2020)

Figure 45: One of the four second floor bedrooms (ASI 2020)

Figure 46: One of the four second floor bedrooms (ASI 2020)

Figure 47: Access to the attic (ASI 2020)

Many original features remain intact throughout the house. This includes doors and hardware, although many were noted to have been replaced. Various hardwood floors are found in the house on both the main and second levels (Figure 48 and Figure 49). Wooden boards, approximately three to four inches in width, run east-west in the parlour. The flooring in the den features much narrower boards, running north-south, which are more typical of the early twentieth century and may have been added when the dining room was converted into two rooms. Decorative heating vents in the floor and base of the wall were noted and likely date to the 1930s (Figure 50). The den, kitchen and rear part of the main floor have vinyl flooring, though debris covered large portions of the floor (Figure 51). Upstairs, the hallway and two bedrooms were covered with carpet (Figure 44), while the other two bedrooms featured wood flooring (Figure 49). Tiles were found in the upstairs bathroom (Figure 52). The kitchen contains a number of interesting features: the circa 1930s cabinetry appears to be intact, complete with original hardware (Figure 36); and the one-over-one pane sash window on the east wall appears to be the only remaining original window in the house (Figure 38). It was likely saved from replacement given that it no longer serves as an exterior window, but rather a window into the back hallway of the modern addition.

Decorative features found on the main floor include: the decorated plaster ceilings in the parlour and den (Figure 34); crown molding in the parlour and den (Figure 31); evidence of former crown molding in the upstairs bedrooms (Figure 53); elaborate, fluted molding around the doors and windows in the parlour, the side casing of both windows and doors capped by decorative capitals; and fluted molding around the doors; and windows with bullseye rosette corner blocks are located throughout the rest of the house in original part of the main floor and the second floor (Figure 54). There are some differences between window moldings, concerning the quality of the carpentry and variations in type of window sills/aprons, which suggest that some of the trim has likely been updated over time. The baseboards

throughout the main floor appear to have been replaced with new materials, although the high, molded baseboards found through the upper floor appear to be original. Lastly, the quarter-turn stairwell located off the southwest corner of the dining room, providing access to the second floor, was noted to be quite plain in comparison to the front part of the house. The stairwell features wooden risers and treads, plain wooden wall string, and fluted wainscotting with chair rail (Figure 43).

Figure 48: Wooden flooring on the first floor (ASI 2020)

Figure 49: Wooden flooring on the second floor (ASI 2020)

Figure 50: Example of the baseboards and air vents in a second-floor bedroom (ASI 2020)

Figure 51: Vinyl flooring in the kitchen (ASI 2020)

Figure 52: Tile floors in the bathroom (ASI 2020)

Figure 53: Evidence of crown moulding in upstairs bedrooms (ASI 2020)

Figure 54: Mouldings around the door frames of the second-floor bedrooms (ASI 2020)

3.1.3 Barn and Outbuildings

In addition to the farmhouse, the built structures at 10980 Highway 50 include: a large barn; henhouse; driveshed; milk house; a garage; and frame shelter.

The barn (Figure 55 to Figure 68), located northwest of the farmhouse, is comprised of three different structural areas that appear to have been altered at different times as the farm has evolved over time. The southern portion of the barn was partially collapsed at the time of field review. This section does not rest on foundations and features hewn structural uprights, sills and beams with pin connected joints. While there are a number of hewn structural members that have empty mortises, this is more likely a result of the recent structural failure and collapse rather than an indication that this section of the barn was at one time reclaimed from another structure. A review of aerial mapping confirms that this section of the barn had a gable roof. The northern part of the barn features a rectangular footprint with gable roof, metal roofing material, and stone foundations on the north, west, and part of the south elevation. A view of the barn interior from the collapsed section to the south confirmed that the northern part of the barn also features hewn structural elements with pin connected joints. A lean-to addition has been made to the east elevation and the east elevation is composed of concrete blocks and poured concrete. Given that the stone foundations on the north elevation were noted to support both the northern portion and the eastern elevation of the barn, these structures were likely constructed at the same time, and the concrete found on the east elevation is probably the result of twentieth-century modifications or repairs. A single, gabled dormer is located on the east elevation. Most windows on the barn were blocked with plywood, while the doors were not secured.

Figure 55: East elevation of the barn (ASI 2020)

Figure 56: South elevation of the barn (ASI 2020)

Figure 57: West elevation of the barn (ASI 2020)

Figure 58: North elevation of the barn (ASI 2020)

Figure 59: Barn dormer (ASI 2020)

Figure 60: Entrance and windows within the block foundation wall (ASI 2020)

Figure 61: Barn interior (ASI 2020)

Figure 62: Barn interior (ASI 2020)

Figure 63: Barn interior (ASI 2020)

Figure 64: Barn interior (ASI 2020)

Figure 65: Barn interior (ASI 2020)

Figure 66: Barn interior (ASI 2020)

Figure 67: Barn interior (ASI 2020)

Figure 68: Barn interior (ASI 2020)

The two-storey frame structure known as the henhouse is located northeast of the barn (Figure 69 and Figure 70). The dilapidated structure features frame construction with wood siding, poured concrete foundations, gable roof with metal roofing material, and wire netting over the large window openings on both levels of the south elevation. No openings were identified on the north or west elevations.

Historical accounts of the property indicate there used to be three large henhouses on the property (Stewart […]: 144-146). Attached to the east elevation of the henhouse is a one storey driveshed. This frame structure features a gable roof with metal roofing material, wide vertical board siding, and door openings on the south and east elevations.

Figure 69: Henhouse and Driveshed (ASI 2020)

Figure 70: Henhouse and Driveshed (ASI 2020)

A small, gable roofed frame milk house (Figure 71), named as such according to archival descriptions of the property, is located southeast of the barn, in the area between the farmhouse and the barn, on the north side of the driveway. Historic photographs reveal that this structure was present in the early twentieth century (see Figure 10). Eight-gallon cans of milk were carried by wheelbarrow to the milk house every morning, where they were lowered into a deep vat filled with cold water for storage. When the milk truck came, they were moved out on to the concrete pad or 'milk stand' to the east of the milk house (Stewart […]: 142).

Figure 71: Milkhouse (ASI 2020)

A detached garage built to house a single car (Figure 72 and Figure 73), is located just east of the farmhouse, on the north side of the driveway. The brick structure features a hipped roof, stucco siding which was likely a modern modification, and a dilapidated greenhouse attached to the west elevation of the garage. The garage likely dates to the early twentieth century.

Figure 72: Detached garage (ASI 2020)

Figure 73: Detached garage (ASI 2020)

Located towards the southwest corner of the study area is a dilapidated, frame shelter with a salt-box roof (Figure 74). The shelter is located south of the barn, on the edge of the fields which extend to the west and south of the main farm complex.

Figure 74: Frame shelter (ASI 2020)

3.1.4 Context and Landscape Features

The subject property features an irregularly-shaped parcel that is bounded by Highway 50 and Countryside Drive to the east and north, and fields to the west and south. Historically, the farm complex encompassed the whole of Lot 15, Concession XII.

The farmhouse fronts on to Highway 50 and is located in close proximity to the road right-of-way. The primary circulation route through the property is a dirt/gravel driveway that extends from the road to the north side of the house. There is a remnant line of coniferous trees to the north of the driveway, north of the house, and a mixture of other trees and shrubs along the north side of the driveway, providing a visual and physical buffer from the field to the north of the house (Figure 75). Plantings around the house, particularly to the south of the house, appear to serve as a physical and visual buffer between the farmhouse and the fields to the south (Figure 76). The driveway continues past the garage and milk house, towards the barn. Originally, the drive would have turned to the north, and entered the barn yard area to the east of the barn (Figure 77). However, this has become overgrown with vegetation.

Paths linking the barn to surrounding fields are also difficult to establish given the overgrowth. A large dumping area, containing piles of dirt, debris, bricks and concrete, is located near the barn. The agricultural-related buildings are generally clustered together, northwest of the farmhouse. The farmhouse and agricultural buildings are surrounded by fields and a flat landscape.

The property features a number of fence lines, and a scattered assortment of trees to the northwest and southwest of the farmhouse. The tree lines and controlled circulation routes that are described in 2012

were not noticeable in 2020. The external fence lines, which mark the property limits along Highway 50 and Countryside Drive, as well as along fields indicating property limits to the south and west, consist of post-and-wire fencing. A large set of modern gates are located to the northwest of the house, controlling access from the front of the property where the house is located, to the rear of the property where the rest of the built structures are located. Metal gates are also located at the entrance into the property from Highway 50. The barn yard, the area bounded by the barn on the west side, and the henhouse and driveshed on the north side, is enclosed by post-and-rail fencing. Post-and-wire fencing also appears to have been used to separate the associated fields to the north and west.

As a result of decades of disuse, the agricultural landscape has become overgrown with vegetation though it appears that the farmland beyond 10980 Highway 50 was still cultivated (Figure 78) . For example, a variety of young trees and shrubs have grown around the perimeter of the agricultural buildings, and were observed to disrupt former fence lines, tree lines, and circulation routes. One fruit tree is located in the field north of the house, and east of the barn. Archival records confirm that an abundant apple orchard was located in the field north of the house. Another feature not visible during field review, but noted after reviewing aerial mapping of the study area, is a small tributary that cuts across the northeast portion of the property. At one time, a small pond was located east of the barn yard and north of the farmhouse, in the vicinity of the former orchard.

Figure 75: Treelined driveway (ASI 2020)

Figure 76: Trees to the south of the farmhouse (ASI 2020)

Figure 77: Gravel driveway beyond the farmhouse (ASI 2020)

Figure 78: Panorama of the agricultural field (ASI 2020)

3.2 5556 Countryside Drive

The Cultural Heritage Study prepared as part of the Highway 427 Industrial Secondary Plan Area 47 (ASI, 2011) described the property as follows:

> The property at 5556 Countryside Drive is located on the southwest part of Lot 16, Concession 12 in the former Township of Toronto Gore. Located just north and east of the intersection of Countryside Drive and Coleraine Drive, the farm complex is comprised of a one and a half storey farmhouse, gable roof barn, modern driveshed/barn, and rural landscape. The nineteenth-century, Ontario Gothic farmhouse features a: gable roof; stone foundations; buff brick quoining, window surrounds and decorative brickwork; rear one and half storey extension; and one storey rear accretion that includes a single car garage, side entrance and internal chimney. The front elevation features two gable dormers, a projecting gable with first storey bay window, and modern porch. The gable roof barn has a small lean-to addition on the southwest elevation, metal roofing material, vertical board siding, and concrete foundations. The farm complex is situated in close proximity to the road and is clustered together within a small, rectangular area demarcated by mature vegetation. Fields are located to the southwest, while mid to late twentieth century residential properties are located to the northeast. Remnants of an apple orchard are located next to the house.
>
> Historic mapping indicates that the property was owned/occupied by John Splan in 1859, 1877 and 1917. A dwelling and orchard are shown on the 1877 mapping in the same location as the subject farm complex. John Splan's land holdings in the area in the late nineteenth century included Lot 16, Concession 12 and Lot 15, Concession 11. Tavender (1984:42) notes that John Splan was on the committee for his church at Castlemore, and involved in fundraising activities (107).

A windshield survey of the area completed by ASI in 2021 confirms that the subject property's condition is consistent with this description.

Figure 79: Front elevation of primary residence and nineteenth-century farmhouse located at 5556 Countryside Drive (ASI 2021).

3.3 10900 Coleraine Drive

The Cultural Heritage Study prepared as part of the Highway 427 Industrial Secondary Plan Area 47 (ASI, 2011) described the property where the Cole Farm was originally located (10690 Highway 50; the residential building now relocated to 10900 Coleraine Drive) as follows:

The property at 10690 Highway 50 is located on the north half of Lot 14, Concession 12 in the former Township of Toronto Gore. It consists of a one and a half storey, three bay, Ontario Gothic farmhouse with brick exterior and projecting centerpiece with gabled roof. A large barn with saltbox roof and stone foundations and a number of other sheds and outbuildings may date to the nineteenth century. There are also a number of more recently constructed agricultural buildings present on this farmstead. Historic mapping indicates that the property was occupied by Thomas Cole in 1859 and 1877, and J. Clarkson in 1917. A farmhouse and two orchards are indicated on the 1877 atlas in approximately the same location as the current farm complex. Thomas Cole held the position of councilor in 1863 and 1874 (Tavender 1984:78) (79).

A windshield survey of the area completed by ASI in 2021 confirms that the primary residential structure associated with the Cole Farm, originally located at 10690 Highway 50 has since been relocated to 10900 Colerain Drive.

Figure 80: Front elevation of relocated 'Cole' farmhouse, now located at 10900 Coleraine Drive (ASI 2021)

4.0 CULTURAL HERITAGE VALUE

4.1 10980 Highway 50

4.1.1. Ontario Regulation 9/06 Evaluation

Table 2 contains the evaluation of 10980 Highway 50 against the criteria set out in Ontario Regulation 9/06.

Table 2: Evaluation of 10980 Highway 50 using Ontario Regulation 9/06

1. The property has design value or physical value because it:

Ontario Heritage Act Criteria	Yes/No	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Yes	Construction of the farmhouse was influenced by Edwardian Classicism, and it may therefore be considered an early example of this style. Features typical of an Edwardian-era residence include: the open-concept plan of the main floor; elaborate interior detailing which is limited to the parlour; the medium-pitched hipped roof; smooth red brick veneer with minimal ornamentation (raised brick bands); simple design; segmentally arched brick window openings with brick voussoirs; and large and numerous windows. Historic photographs reveal that the house originally had one-over- one pane sash windows, covered front porch with wooden columns resting on square piers, and a tall brick chimney stack on the north elevation, both of which were traditional Edwardian Classicism features. Along with its Edwardian Classicism feature, due to its year of construction, the house could also be said to be a hybrid with Italianate influences including its segmentally arched windows and L-shaped plan. Borrowing and combining elements of traditional architectural styles to integrate into farmhouse construction and design was typical at this time and accordingly, does not detract from the structure's design value as an early example of Edwardian Classicism style rendered in a rural agricultural context. The barn and two-storey henhouse are of additional note. While the barn has undoubtedly been altered since its original construction, as typical of a working barn and farm, the quality of the hewn and pegged structural members of the barn are of particular note and suggest an early construction date. This is confirmed through archival records, which indicate that there were four barns/stables on the property by 1871. The property appears to have been settled beginning in the mid-1830s, and as such this barn, or parts of, may date to the mid-1800s. In addition, the two-storey henhouse may be considered a rare example of this outbuilding type, given its early c.1930s construction date. While the agricultural landscape is fairly intact, given the extant field divisions, fence lines, circulation routes, and building arrangement, the farm is overgrown with vegetation and slowly degrading through lack of maintenance and disuse.
ii. displays a high degree of craftsmanship or artistic merit, or;	Yes	The hewn structural components of the barn and their associated mortise and tenon joints secured with a wooden peg were noted during field review as being an example of excellent craftsmanship.

Table 2: Evaluation of 10980 Highway 50 using Ontario Regulation 9/06

iii. demonstrates a high degree of technical or scientific achievement.	No	The house, outbuildings, and landscape do not demonstrate a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:

Ontario Heritage Act Criteria	Yes/No	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	Yes	The subject property is associated with the Cameron and Black families of the late nineteenth and early- to mid-twentieth century, who came to occupy and farm Lot 15, Concession XII in the Township of Toronto Gore. The family's most significant contribution to the community appears to be the sale of one-third of an acre in the north corner of the lot to the Central Congregation of the Methodist Church. The church was constructed at this site by 1902 and remained standing until about 1977. Beyond this, in relation to the extant rural property, archival research determined that the Cameron/Black families were farming families that were members of the local community but they and their farm were not known to be particularly significant.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No	The subject property has a long history of agricultural land use under the direction of the Cameron/Black families. However, local history research has not indicated that the property retains a strong association with local historical milestones and it has not significantly contributed to phases of community development within the Township of Toronto Gore or the City of Brampton.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	This property was not found to demonstrate/reflect the work or ideas of a known architect, artist, builder, designer, or theorist.

3. The property has contextual value because it:

Ontario Heritage Act Criteria	Yes/No	Analysis
i. is important in defining, maintaining or supporting the character of an area;	Yes	The subject property contributes to the rural character of this part of the City of Brampton through its retention of an intact, although overgrown and unmaintained, agricultural landscape, farmhouse and outbuildings.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	Yes	The subject property is physically, visually and historically linked to its rural, agricultural surroundings in the northeast part of the City of Brampton. The property retains these links to its surroundings through: its close proximity to the Highway 50 right-of-way, a historical thoroughfare that has evolved into an important regional transportation route; its retention of a field

Table 2: Evaluation of 10980 Highway 50 using Ontario Regulation 9/06

		to the north and west of the house and outbuildings; and visual relationship with the fields to the west and south of the property, which are originally part of the Cameron/Black farm but have since been severed and are under separate ownership.
iii. is a landmark.	No	The subject property is not known to serve as a landmark.

This Ontario Regulation 9/06 evaluation has determined that the property at 10980 Highway 50 in the City of Brampton has architectural and contextual value and merits designation under the *Ontario Heritage Act*.

4.1.2 Proposed Statement of Significance

The subject property at 10980 Highway 50 in the City of Brampton features a two-storey brick farmhouse, known as the "Cameron House", built in c.1895, a nineteenth-century barn, a number of additional outbuildings from the nineteenth and early twentieth centuries, within an agricultural context. The property is located in the northeast corner of the City of Brampton, on the division road between the former Township of Gore, County of Peel, and the former Township of Vaughan, in the County of York.

The subject property is associated with the Cameron and Black families of the late nineteenth and early-to mid-twentieth century. The family was a farming family, with their greatest contribution to the local community being the sale of one-third of an acre of their land in the north corner of the lot to allow for the construction of the Central Methodist Church, which stood from 1902-1977. The Cameron and Black family's two-storey farmhouse is an early example of Edwardian Classicism- influenced farmhouse construction. Features typical of an Edwardian-era residence include: the open concept plan of the main floor; elaborate interior detailing which is limited to the parlour; the medium pitched hipped roof; smooth red brick veneer with minimal ornamentation (raised brick bands); simple design; segmentally arched brick window openings with brick voussoirs; and large and numerous windows. Along with its Edwardian Classicism feature, due to its year of construction, the house could also be said to be a hybrid with Italianate influences including its segmentally arched windows and L-shaped plan. The outbuildings and rural landscape also express important physical values. The hewn structural components of the barn and their associated mortise and tenon joints secured with a wooden peg were noted for their excellent craftsmanship, and the two-storey henhouse may be considered a rare example of this outbuilding type, given its early c.1930s construction date.

The subject property retains important contextual values through its retention of an intact, although overgrown and vacant, agricultural landscape, farmhouse and outbuildings, which in turn contribute to the surrounding rural character of the area. In addition, the property was noted to retain physical, visual and historical links to its surroundings through: its close proximity to the Highway 50 right-of-way, a historical thoroughfare; its retention of a field to the north and west of the house and outbuildings; and visual relationship with the fields to the west and south of the property, which are originally part of the Cameron/Black farm but have since been severed and are now under separate ownership.

Heritage Attributes:

- The relationship between the "Cameron House" and its agricultural outbuildings and rural setting

- The farmhouse known as "Cameron House"
    - The relationship between the house and Highway 50
    - The building's two-storey massing
    - The medium pitched hipped roof;
    - The smooth red brick veneer with raised brick stringcourses; and
    - The segmentally arched brick window openings with brick voussoirs.

- Outbuildings
    - Barn Building
        - The materials including wooden siding and fieldstone
        - The hewn structural components of the barn and their associated mortise and tenon joints secured with a wooden peg
    - The Henhouse
        - The materials including wooden siding

4.2 5556 Countryside Drive

The Cultural Heritage Study prepared as part of the Highway 427 Industrial Secondary Plan Area 47 (ASI, 2011) prepared a preliminary evaluation of this property, concluding that it retains cultural heritage value for design, historical, and contextual reasons and itemizes those reasons as follows (105-106):

- Associations with the Splan family, early settlers to this area
- Continues to contribute to this area's predominantly agricultural landscape and is associated with themes of early settlement and agricultural practice.
- As indicated by historic mapping, this Victorian Gothic farmhouse was built by 1877, and is considered to be a representative example of this style given its gabled dormers, projecting gabled bay and first storey bay window, dress stone foundations and use of buff brickwork to accent the red brick exterior. However, alterations/additions, such as the new windows, porch, and removal of original chimney stacks diminish the integrity of the structure.
- The nineteenth century barn and house are well built, well maintained and historically intact structures that exhibit good craftsmanship and design attributes. Of note are the dressed foundations and decorative brickwork on the farmhouse.
- As an intact farm complex, it contributes to the agricultural landscape and reinforces the area's rural character.
- The farm complex is visually and historically linked to its surroundings. Mature vegetation provides easily defined boundaries and contributes to the historic setting.
- The farmhouse is easily visible from the road and given the quality of the farmhouse and relatively intact design, it stands out on the landscape.

4.3 10900 Coleraine Drive

The Cultural Heritage Study prepared as part of the Highway 427 Industrial Secondary Plan Area 47 (ASI, 2011) prepared a preliminary evaluation of this property, concluding that it retains cultural heritage value for design, historical, and contextual reasons. Since completion of that study, the City of Brampton has prepared a Notice of Intention to Designate the subject property, with the designation by-law focusing on the residential structure that has been relocated to 10900 Coleraine Drive (City of Brampton, 2016).

The Notice of Intention to Designate notes that the property retains cultural heritage value for design, historical, and contextual reasons and identifies the following features as expressing those values (4-5):

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

- One-and-a-half storey height
- Three-bay front façade
- Brick cladding
- Side gable roof
- Gabled central projecting bay on front façade
- Round arch window with voussoirs and keystone on front façade
- Flat (or jack) arch windows with soldier course voussoirs
- Quoining
- Hipped-roof, square entry porch with square columns
- Embedded wood plate at ground floor and second storey that may have supported a wraparound porch
- Wood soffit, fascia and frieze board
- Return eaves
- Stone sills
- Triple wood window on side elevation
- Front entrance wood door with transom and side lights

5.0 PROPOSED DEVELOPMENT

5.1 Proposed Work

ASI has evaluated the site plan for Phase 1 by Prologis (dated March 25 2021, see Figure 79 and Appendix A) for a proposed distribution centre on the L-shaped site at the southeast corner of Coleraine Drive and Countryside Drive adjacent to 10980 Highway 50, 5556 Countryside Drive and 10900 Coleraine Drive. The distribution centre will involve the construction of two large warehouse buildings and 768 associated parking spots. The buildings will be 994,231 square feet and 240,267 square feet, respectively. A 5.51-acre stormwater management pond is proposed for the southeastern portion of the site. Access to the site will be via two driveways on Countryside Drive and a third driveway on Coleraine

Drive. Coleraine Drive will be widened by 8 metres on the southeast side and a portion of Countryside Drive will be widened by 8 m on the east side, where it meets Coleraine Drive.

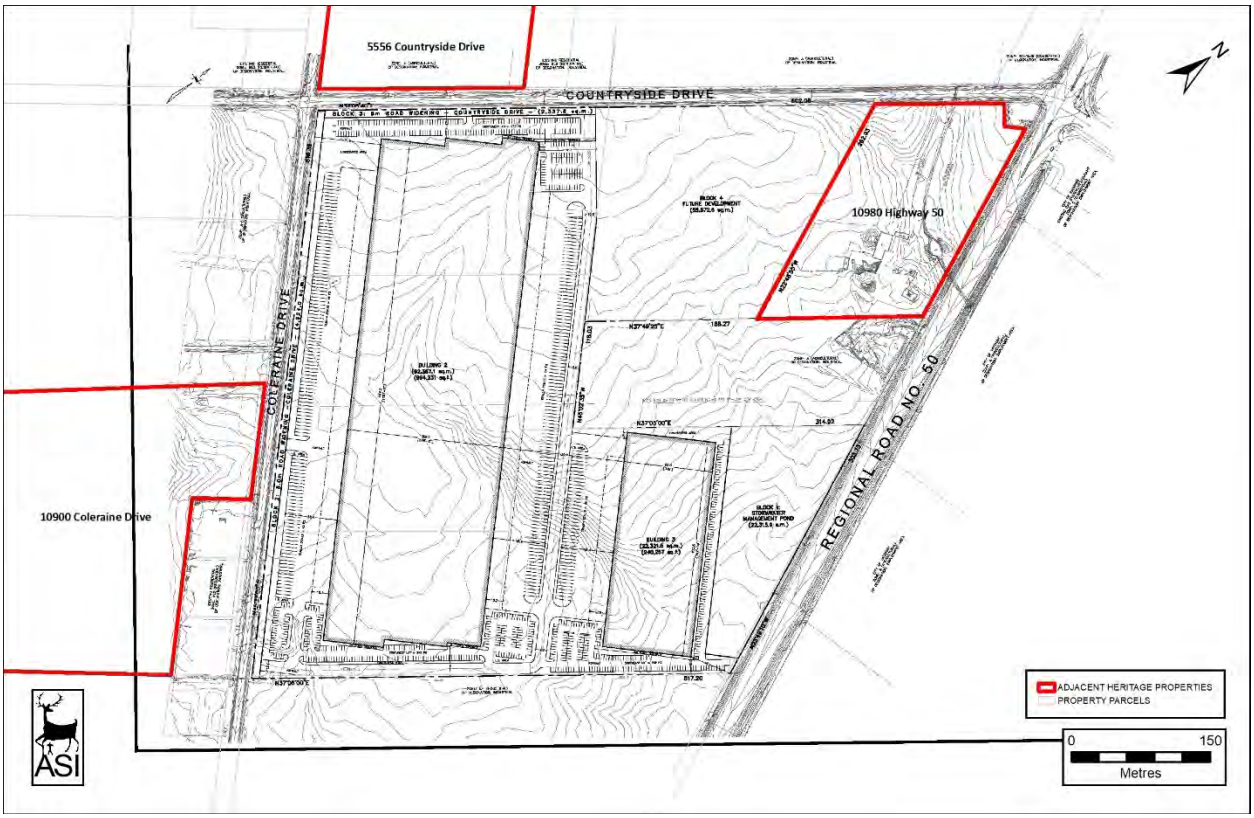

Figure 81: Proposed Development (Prologis 2020)

With regards to the future of the structures on the property at 10980 Highway 50, the existing farmhouse, barn and henhouse are proposed to be retained in situ as part of Phase 1. Future uses have not been determined at this point.

5.2 Impact Assessment

The proposed development consists of the construction of two buildings, parking facilities for automobiles and transport trucks and a stormwater management pond. This section will assess the impacts of the proposed development on the heritage attributes identified in the proposed statement of significance for 10980 Highway 50 as contained in Section 4.2 of this report. In addition, the proposed development is adjacent to the listed property at 5556 Countryside Drive and 10900 Coleraine Drive which is a Part IV designation in progress, and any potential impacts on these properties will be identified.

To assess the potential impacts of the undertaking (see Appendix A for the development plan), the adjacent cultural heritage resources were considered against a range of possible impacts, which include:

- Destruction of any, or part of any, significant heritage attributes or features;

- Alteration to the historic fabric and appearance; o Shadow impacts on the appearance of a heritage attribute or an associated natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Impact on significant views or vistas within, from, or of built and natural features;
- A change in land use where the change in use may impact the property's cultural heritage value or interest;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.

Table 3: Impact Assessment

Impact	Potential impacts
Destruction, removal or relocation	The proposed development will not involve the destruction, removal or relocation of any features on the three adjacent heritage properties. The proposed development will remove the rural character of the property which may have an impact on the setting of each of the heritage buildings. However, it should be noted that the building at 10900 Coleraine Drive has already been removed from its original setting. Efforts should be made to mitigate any impacts from the proposed development on the rural character of adjacent properties, with particular focus placed on maintaining or enhancing the rural streetscape in their vicinity, and on buffering the buildings at 10980 Highway 50 from the proposed new buildings.
Alteration	The proposed development does not involve direct physical alterations to any adjacent heritage properties. As described above, the proposed development will alter the rural character of the area and efforts should be made to mitigate any impacts from the proposed development on this character, with particular focus placed on maintaining or enhancing the rural streetscape in their vicinity and on buffering the buildings at 10980 Highway 50 from the proposed new buildings.
Shadows	The height and location of the proposed new buildings is not anticipated to create additional shadows on any adjacent cultural heritage resources.
Isolation	The proposed development will not result in the isolation of any heritage resources or attributes.
Direct or indirect obstruction of significant views	No significant direct or indirect views have been identified for any cultural heritage resources. No significant views are anticipated to be impacted.
A change in land use	The proposal calls for a change of land use from a rural character to an industrial character. This will change the character of the surrounding area, which may have an impact on the adjacent heritage properties. Mitigation measures should be implemented to minimize impacts of this change in land use, such as maintaining or enhancing the rural streetscape in their vicinity.
Soil disturbance	Soil disturbances are not anticipated to have an impact on any of the three adjacent heritage properties.

5.2.1 City of Brampton Official Plan Policies

Section 4.10 of the City of Brampton's Official Plan provides policy direction for the conservation of cultural heritage resources. The City has outlined a number of policies regarding managing cultural heritage resources in relation to development:

> 4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.
>
> 4.10.1.9 Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the City.
>
> 4.10.1.12 All options for on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:
>
> (i) On-site retention in the original use and integration with the surrounding or new development;
> (ii) On site retention in an adaptive re-use;
> (iii) Relocation to another site within the same development; and,
> (iv) Relocation to a sympathetic site within the City.

The City of Brampton's Official Plan is primarily concerned with the retention of cultural heritage resources over removal and/or replacement. The proposed development calls for the retention of the the buildings on all three adjacent heritage properties in situ. This is consistent with the City of Brampton's policies.

5.2.2 Highway 427 Industrial Secondary Plan Policies

In addition to the City of Brampton's Official Plan, the Highway 427 Industrial Secondary Plan (April 2020) identifies specific policies with regards to development and cultural heritage of the lands located in the northeast corner of the city, north of Castlemore Road and east of The Gore Road. The proposed development is located in an area of the Secondary Plan that is primarily geared towards the development of industrial and employment lands.

The cultural heritage policies in section 9 of the Secondary Plan reflect the policies of the City's Official Plan, but consider a balanced approach focused on feasibility. In particular, Policy 9.3 notes:

> Proponents of development are encouraged to conserve and integrate Cultural Heritage Resources into future land use development in the secondary plan area, when deemed feasible from a structural, land use, programming and financial perspective. If it is not

> feasible to retain and conserve the resources on their original sites, then they may be relocated elsewhere.

The proposed development for the retention of the buildings on all three adjacent heritage properties in situ is consistent with Policy 9.3. Policy 9.8 provides guidance for how to integrate the buildings into the proposed development:

> All development adjacent to or incorporating a cultural heritage resource should, from a built form perspective be respectful of the resource, having regard for scale, massing, setbacks, materials and design features.

5.2.3 Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada provide guidance for the preservation, rehabilitation and restoration of cultural heritage resources. The City of Brampton has recognized the document as a guiding document for protocols and standards for properties with cultural heritage resources. The following standards are relevant to the proposed development:

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.

2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.

3. Conserve heritage value by adopting an approach calling for minimal intervention.

The conservation of the buildings on all three adjacent heritage properties is consistent with standards 1 and 3 outlined above.

5.3 Conservation and Mitigation Measures

To conserve the cultural heritage value of the adjacent heritage properties and mitigate against the impacts of the proposed development on the adjacent cultural heritage resources, the following conservation and mitigation measures are proposed:

1. The City of Brampton should consider the designation of the farmhouse at 10980 Highway 50 under Part IV of the Ontario Heritage Act.

2. A Landscape Plan should be completed and submitted to the City of Brampton. This Landscape Plan should focus on creating a buffer of vegetation along the edges of the development that front onto Countryside Drive and Coleraine Drive in order to maintain the rural streetscapes in the vicinity of 5556 Countryside Drive and 10900 Coleraine Drive and the surrounding area. This

document should be approved by Heritage Planning staff as a condition of approval for the development.

3. As per the City of Brampton's "Guidelines for Securing Vacant and Derelict Heritage Buildings" noted in Section 4.10.1.18 of the City of Brampton Official Plan, vacant heritage buildings should continue to be mothballed.

4. Staging during construction should be carefully planned to ensure that no negative impacts occur to any of the adjacent cultural heritage resources at 10980 Highway 50, 5556 Countryside Drive and 10900 Coleraine Drive. All efforts should be made to eliminate potential impacts on the adjacent heritage buildings during construction. Construction and staging plans should be provided to City of Brampton Heritage Planning staff in advance of construction.

5. This report should be submitted to Heritage Planning staff at the City of Brampton for review, and upon approval, filed and archived with the Peel Art Gallery Museum and Archives.

6.0 CONCLUSION

The proposed development is largely consistent with the policies of the City of Brampton's Official Plan and the Highway 427 Industrial Secondary Plan. To best address heritage concerns adjacent to the proposed development, recommendations for mitigation have been made in Section 5.3.2 and should be considered as part of the development proposal.

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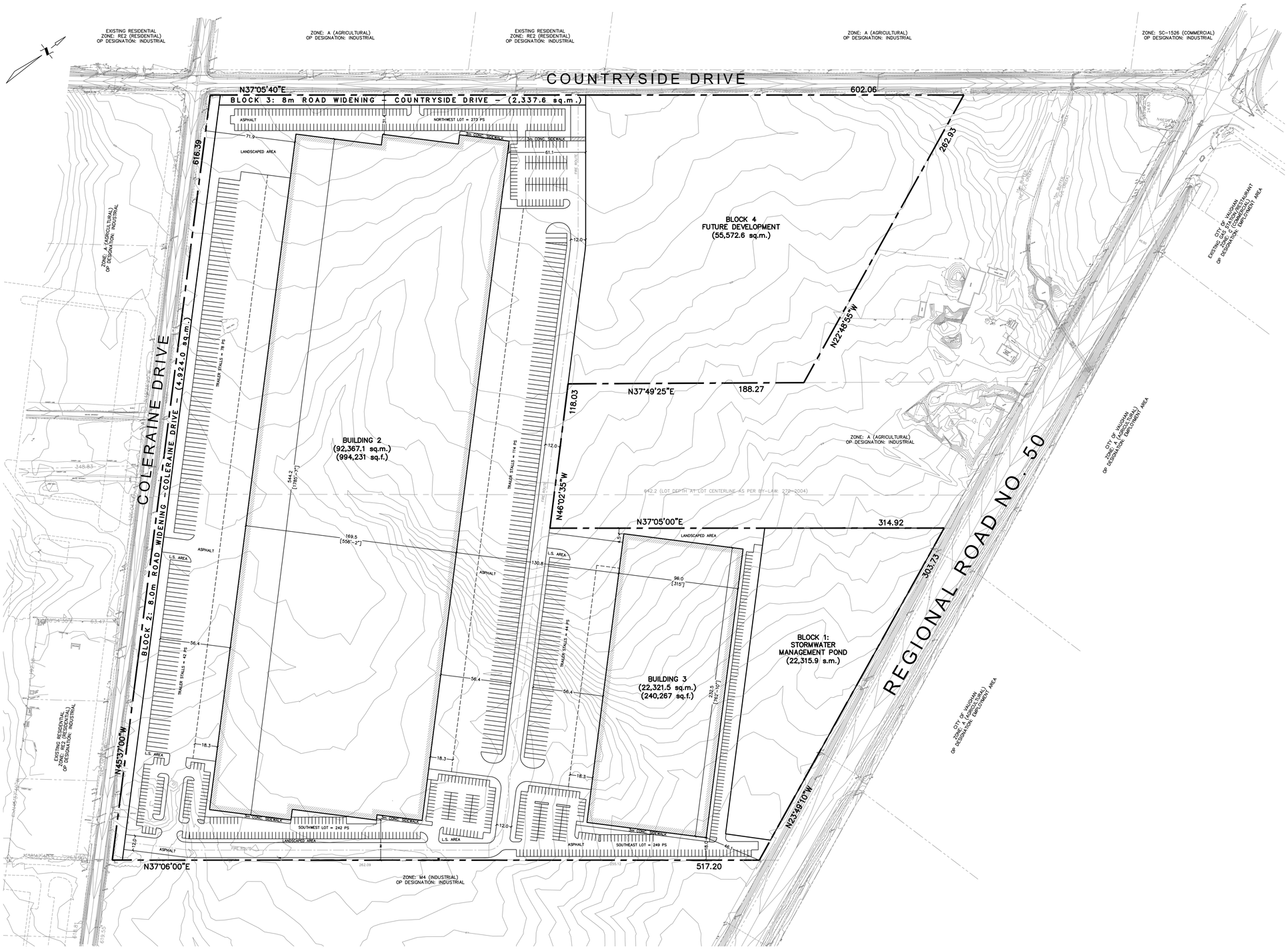
APPENDIX A: Proposed Development

GENERAL NOTE:

DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: MAINLINE PLANNING SERVICES INC.

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE ONTARIO PLANNING ACT, R.S.O. 1990, c.P.13 (AS AMENDED 2016, c.25, Sched. 4, s.8(1))

a) AS SHOWN
b) AS SHOWN
c) SEE LAND USE SCHEDULE
d) AS SHOWN
e) AS SHOWN
f) AS SHOWN
g) AS SHOWN
h) PRIVATE WELLS
i) SANDY CLAY
j) AS SHOWN
k) PRIVATE SEPTIC SYSTEMS
l) AS SHOWN



LAND USE SCHEDULE

TOTAL SITE AREA:	= 315,931.4 sq.m.	(100.0%)
TOTAL BUILDING ENVELOPES	= 114,688.6 sq.m.	(36.3%)
BUILDING 2 = 92,367.1 sq.m.		
BUILDING 3 = 22,321.5 sq.m.		
TOTAL LANDSCAPED AREA	= 19,871.7 sq.m.	(6.3%)
TOTAL ASPHALT AREA	= 96,221.0 sq.m.	(30.5%)
BLOCK 1 – SWM POND	= 22,315.9 sq.m.	(7.0%)
BLOCK 2 AND 3 – ROAD WIDENING	= 7,261.6 sq.m.	(2.3%)
BLOCK 4 – FUTURE DEVELOPMENT	= 55,572.6 sq.m.	(17.6%)

BUILDING HEIGHT	= ±15.0 m (ONE STOREY)
GARBAGE	= STORED INDOORS
REQUIRED PARKING	= 724 TOTAL (INC. 23 ACCESSIBLE SPACES)
PROVIDED PARKING	= 764 TOTAL (INC. 23 ACCESSIBLE SPACES)
REQUIRED LOADING SPACE	= 30
PROVIDED LOADING SPACE	= 150+
TYPICAL PARKING SIZES	= AUTO STALLS (2.7 x 5.4)
	= TRAILER STALLS (3.7 x 16.8)
EXISTING ZONING	= A (AGRICULTURAL)
PROPOSED ZONING	= M4 (INDUSTRIAL)
EXISTING USE OF LAND	= AGRICULTURAL AND RESIDENTIAL
PROPOSED USE OF LAND	= INDUSTRIAL
EXISTING OP DESIGNATION	= INDUSTRIAL
PROPOSED OP DESIGNATION	= INDUSTRIAL
SECONDARY PLAN DESIGNATION	= LOGISTIC / WAREHOUSE / TRANSPORTATION
ADJACENT USE OF LAND	= SEE PLAN

LEGAL DESCRIPTION

PLAN OF SURVEY OF PART 15
CONCESSION 12, NORTHERN DIVISION
(GEOGRAPHIC TOWNSHIP OF GORE)
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

NOTE:
ALL SURVEY INFORMATION PROVIDED BY DAVID B. SEARLES SURVEYING LTD. O.L.S. 4284 VILLAGE CENTRE COURT, MISSISSAUGA, ON. L4Z 1S2

NO.	DATE	DESCRIPTION	BY
1	MAR-21	ISSUED FOR PAC APPLICATION	J.P.P.

REVISIONS

mainline planning services inc.
PH (905) 893-0046 FAX (888) 370-9474
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

DRAWING TITLE
CONCEPTUAL SITE PLAN

PROJECT
PROLOGIS – HWY 50 DISTRIBUTION CENTER

DEVELOPER/OWNER
PROLOGIS

DRAWN	CHECKED	SCALE	DWG. NO.
J.P.P	J.P.P./J.L.O.	1 = 1500	SP1
DATE	ISSUED	JOB NO.	
JUNE-20	J.P.P.		

APPENDIX B: Photo Documentation of 10980 Highway 50 from 2012 Report

APPENDIX A

Photographic Documentation

Plate 1: East elevation (front façade).

Plate 2: Northeast elevation.

Plate 3: North elevation.

Plate 4: Northwest elevation.

Plate 5: West elevation.

Plate 6: South elevation.

Plate 7: Detail of stone foundations, bands of projecting brick, and brick drip course above the foundations.

Plate 8: Detail of the brickwork, minimal roof overhang, and wooden soffit.

Plate 9: View of modern porch on front elevation, from the south.

Plate 10: South corner of front elevation, showing remnants of wooden frame porch in exterior brickwork.

Plate 11: View of two front entrances on east elevation of house.

Plate 12: View of side entrance located on north elevation of the modern accretion. Note the change in brickwork between front and back sections of the house.

Plate 13: Typical example of modern windows, segmentally-arched brick voussoirs, and wooden sills (second floor of the north elevation).

Plate 14: Slightly smaller window opening located on main floor of the north elevation.

Plate 15: Typical example of basement window with segmentally-arched brick voussoir, wooden frame, and modern window (north elevation).

Plate 16: View of modern, side-sliding sash window in c.1960s rear accretion. Note the change in brickwork between front and back sections of the house.

Plate 17: View of gable-roofed profile of original rear accretion on west elevation of the house.

Plate 18: View of basement from the stairs, looking east. Note the entrance at the far wall into a cold cellar under the front porch.

Plate 19: Decorative front door on south wall of the parlour.

Plate 20: Cased opening from parlour to the den, looking southwest.

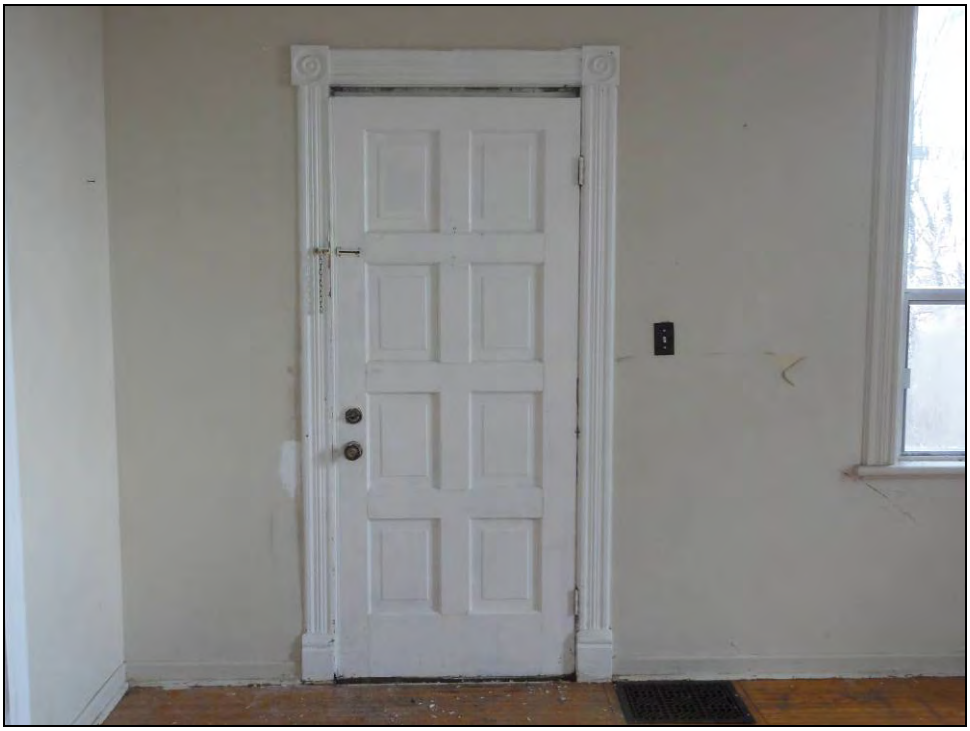


Plate 21: Decorative front door on east wall of the den.

Plate 22: View of the parlour from the den, looking north.

Plate 23: View of the den, looking south from the front door.

Plate 24: View of the dining room, looking south.

Plate 25: View of the dining room, looking north towards kitchen and access to back of the house.

Plate 26: Looking down stairs to the basement.

Plate 27: Kitchen, looking north.

Plate 28: Kitchen, looking northwest.

Plate 29: View of back hallway from back door, looking south.

Plate 30: View of second kitchen located in rear addition, looking south.

Plate 31: View of L-shaped stairwell from main floor to second floor, looking west.

Plate 32: Access to the attic. Note the decorative casing around the doorways to Bedrooms No. 1 and 2, and the Bathroom.

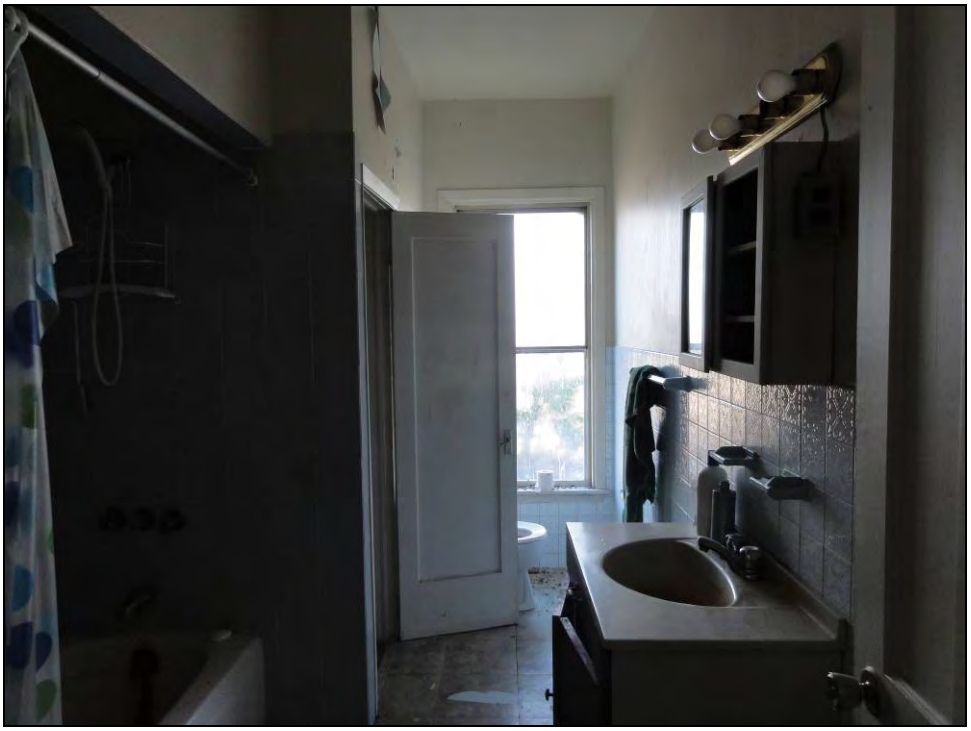


Plate 33: View of upstairs bathroom, looking north.

Plate 34: Bedroom No. 3, looking southwest.

Plate 35: Bedroom No.2, looking southeast.

Plate 36: Hardwood flooring in the parlour (lower) and den (upper).

Plate 37: Decorative heating grill in the parlour. Note the simple, modern baseboards.

Plate 38: Decorative heating grill in floor of the den.

Plate 39: Floorboards located in Bedroom No. 1.

Plate 40: Floorboards located in closet of Bedroom No.3.

Plate 41: Decorative plaster ceiling in the den.

Plate 42: Detail of plain crown molding in the Den.

Plate 43: Detail of ceiling in Bedroom No. 2.

Plate 44: Detail of decorative capital and casement around the front door in the parlour.

Plate 45: Decorative window casing, window on east wall of the parlour.

Plate 46: Fluted window casing with simple sill and no sill apron.

Plate 47: Bullseye rosette block at corner of front door casing in the den.

Plate 48: Bullseye rosette corner block and decorative casing around the door leading from the den into the parlour.

Plate 49: Note the heating grill in base of the wall and high, molded baseboards, located in Bedroom No.3.

Plate 50: Detail of stairs leading from main floor to second floor.

Plate 51: East elevation of barn.

Plate 52: North elevation of barn.

Plate 53: West elevation of barn.

Plate 54: South elevation of barn (partially collapsed).

Plate 55: Gable dormer on east elevation of barn.

Plate 56: Concrete block foundations on east elevation.

Plate 57: East elevation of barn, north corner, showing stone and poured concrete foundations.

Plate 58: Detail of stone foundations on the north elevation, and blocked up windows.

Plate 59: View of south elevation of Section 2 of barn, and collapsed section of barn.

Plate 60: View of southwest corner of collapsed portion of barn.

Plate 61: Component of former pulley system.

Plate 62:Detail of mortise and tenon joint secured with a wooden peg.

Plate 63: Detail of hewn structural beams that have collapsed.

Plate 64: South elevation of the henhouse (left) and the driveshed (right).

Plate 65: Northwest elevation of the two-storey henhouse.

Plate 66: East elevation of the driveshed.

Plate 67: Southeast elevation of the milk house.

Plate 68: South elevation of the milk house.

Plate 69: Southwest elevation of the garage.

Plate 70: North elevation of the frame shelter.

Plate 71: East elevation of the frame shelter.

Plate 72: Looking south along Highway 50.

Plate 73: Looking north along Highway 50.

Plate 74: View of driveway from the road, looking west.

Plate 75: View of the end of the driveway, looking east.

Plate 76: View from end of the driveway, looking north, towards the barn.

Plate 77: Dumping area to the east of the house.

Plate 78: Fields to the south and east of the property.

Plate 79: Northern fields within the study area.

Plate 80: Fields to the east and north of the study area.

Plate 81: Post-and-wire fence along eastern property boundary, south of the driveway.

Plate 82: Remnant coniferous tree line along north side of the driveway, looking south.

Plate 83: Vegetation along south property boundary, just south of the house.

Plate 84: View of vegetation around the farmhouse, looking east towards the house.

Plate 85: Remnant apple tree from former orchard, located in field to the north of the house, and east of the barn.

Appendix F: Staff Bios

Dan Currie, B.A., B.E.S, M.A., M.C.I.P, R.P.P, C.A.H.P

Dan Currie, a Partner with Ml-IBC, joined Ml-IBC Planning in 2009, after having worked in various positions in the public sector since 1 997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of policy and development work. Dan has experience in a number of areas including strategic planning, growth plan policy, secondary plans, watershed plans, housing studies and downtown revitalization plans. Dan specializes in long range planning and has experience in growth plans, settlement area expansions and urban growth studies. He has provided expert planning evidence to the Local Planning Appeals Tribunal and heritage planning evidence to the Conservation Review Board.

Vanessa Hicks, M.A, C.A.H.P

Vanessa Hicks is an Associate and Senior Heritage Planner with Ml-IBC. Vanessa and joined the firm after having gained experience as a Manager of Heritage Planning in the public realm where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events and heritage projects. Vanessa is a full member of the Canadian Association of Heritage Professionals (CAHP) and graduated from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation.

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