



Report
Staff Report
The Corporation of the City of Brampton
7/15/2025

Date: 2025-07-03

Subject: **Recommendation Report: Heritage Conservation Plan and Addendum for 59 Tufton Crescent - Ward 6**

Contact: Arpita Jambekar, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-568

RECOMMENDATIONS:

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of June 15, 2025, re: **Recommendation Report for Heritage Conservation Plan and Addendum for 59 Tufton Crescent – Ward 6**, be received;
2. That the Heritage Conservation Plan by Golder dated October 6, 2021, and HCP Addendum for 59 Tufton Crescent dated June 9, 2025 prepared by WSP be deemed complete;
3. That the following recommendations per the Heritage Conservation Plan for relocation, restoration and rehabilitation of the Breadner House at 59 Tufton Crescent be followed:
 - I. That the property at 59 Tufton Crescent, the Breadner House be reconstituted as a mid-19th century vernacular stone house with cultural heritage significance to the community;
 - II. That the Breadner House be adaptively re-used by following the proposed design within the HCP Addendum, as a comfortable and desirable single-family dwelling in a low rise and single-detached residential context;
 - III. That the updated implementation and reconstruction schedule in the HCP addendum be followed;
4. That, in anticipation of the proposed conservation efforts, an amendment to By-Law No. 34-2006 (a by-law to designate the property at Lot 301, Tufton Crescent – known as the Breadner House – as being of cultural heritage value or interest) be approved in accordance with Attachment 4 to this report;
5. That staff be authorized to give the owner of the designated property at 59 Tufton () Crescent (PIN 14254569, formerly Lot 301) and the property at 0 Tufton Crescent (PIN

142545818) (“Owner”) written notice of the proposed amendment in accordance with the requirements of the *Ontario Heritage Act*;

6. That following the expiry of the 30-day period during which the owner may object to the proposed amendment, a by-law be passed to amend By-law Number 34-2006, in accordance with Attachments 4 to this Report;
7. That, in the event that the owner objects to the proposed amendment, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and,
8. That the Commissioner of Planning, Building and Growth Management be authorized to enter into a Heritage Easement Agreement with the Owner for the property at 0 Tufton Crescent to secure the relocation, restoration and rehabilitation of the Breadner House that was formerly intended for reconstruction at 59 Tufton Crescent, with content satisfactory to the Director of Development Services & Design, and in form approved by the City Solicitor or designate.

OVERVIEW:

- **The property at 59 Tufton Crescent was designated in 2006 under Part IV of the Ontario Heritage Act.**
- **The Breadner House is a one-and-a-half storey Georgian fieldstone house with a simple Georgian form and style that was constructed around 1860 and stood on the subject property. The house was dismantled in 2011 after it partially collapsed during construction work. The property remains designated after the demolition.**
- **The Owner and the City worked cooperatively in 2021 to develop a plan for the reconstitution of the house and a Heritage Conservation Plan was prepared. Staff reviewed and provided input into the design of a proposed addition for the original dwelling.**
- **In 2024, Heritage staff re-established communication with the applicant regarding the progress on the property to encourage the Owner to be undertake the conservation efforts identified in the Conservation Plan.**
- **A Heritage Conservation Plan Addendum was requested, to provide an update on the condition of the salvaged materials and an implementation schedule for undertaking the reconstruction and rehabilitation measures.**
- **The HCP addendum includes updates to the photographic documentation of the current condition of the salvaged material along with recommendations for interim protection measures, an updated design for the Breadner House and proposed addition, and an updated implementation schedule.**
- **The HCP and HCP addendum are deemed to be complete.**
- **The proposed amendment to the designation will allow for designation of the lands where the Breadner House will be relocated and reconstructed.**

The Heritage Easement Agreement will secure the relocation and reconstruction of the Breadner House by providing terms and specifications for a heritage conservation plan, financial securities, architectural drawings for the reconstruction of the house, and details for the installation of a commemorative heritage plaque.

BACKGROUND:

The Property at 59 Tufton Crescent (formerly known as Lot 301), locally known as the Breadner House, was designated under Part IV, section 29 of the Ontario Heritage Act with the passage of By-law 34-2006 on February 13, 2006 (see Attachment 5). The designated property was to be retained and integrated within the creation of a new residential subdivision approved in 2003 (under C03W12.004). The Breadner House partially collapsed in 2011 during excavation for a new rear addition and has since been dismantled. The building stone from the Breadner House is currently stored both on-site, at the southeast corner of the property, and at an off-site location. The heritage designation on the property was retained.

As a part of the original planning application (C03W12.004) a Heritage Impact Assessment was prepared by Golder & Associates in 2020 (see Attachment 3). The HIA included an evaluation of the property under Ontario Regulation 9/06. As noted in the *Statement of Cultural Heritage Value or Interest*, the house meets five criteria under the regulation. The report provides a list of heritage attributes and conservation options for the Breadner house.

The HIA recommended relocation and reconstruction of the Breadner house on a new residential lot adjacent to 59 Tufton with commemoration as long-term conservation measures. It also recommended preparation of a Heritage Conservation Plan detailing the conservation efforts and implementation schedule of reconstruction. A Recommendation Report from Heritage staff was reviewed and approved by the Brampton Heritage Board on March 17, 2021 (refer to Attachment 7). This included a recommendation to amend the designating by-law to allow for the relocation of the Breadner House and to provide the delegated authority for entering into a Heritage Easement Agreement to secure the relocation and reconstruction of the Breadner House.

A Heritage Conservation Plan (refer attachment 2) was prepared in 2021, addressing the salvage material, proposed design for the addition, and conservation efforts. The report was reviewed by the Heritage staff and comments regarding the proposed design of the addition and additional information were provided to the consultant, however, communication with consultant was lost in late 2022.

In 2024 October, Heritage staff reached out to the applicant to inquire whether there were updates on the property and to follow-up on the owner's commitments to conservation efforts for the Breadner House. An addendum to the HCP (refer to Attachment 1) was prepared by WSP in 2025, to provide an update on the salvaged materials and their condition, an updated design of the proposed addition, and an updated implementation schedule for reconstruction of the Breadner House.

Property Location & Description

The subject property is a 0.12-hectare land parcel, on which stood a single-detached, one-and-a-half storey Georgian style farmhouse, originally fronting on Tufton Crescent. The property is bound by Tufton Crescent to the west, east and south, with Leagate Street to the north. The wood-framed structure had a rectangular plan with a rear roof extension constructed of vertical wood planks and metal roof. The main block was clad in coursed rubble stone with natural stone quoin detailing. The end-gable roof was covered in asphalt shingles with wood eave brackets, returned eaves and decorated frieze dentils.

Cultural Heritage Value or Interest of Property

The property at 59 Tufton Crescent has cultural heritage interest or value due to design or physical value, historical or associative value and contextual value. Constructed circa 1850-1865 as a one-and-a-half storey, Georgian style farmhouse, Breadner House was part of a large agricultural property owned by the Breadner family who were early settlers to the former Chinguacousy Township. The house was altered shortly after its initial construction of a single storey rear addition. The Breadner family retained ownership of the property from 1833 until 1969. Breadner House serves as a landmark in the community as one of the last remnants of a 19th century structure and early life in the Chinguacousy Township and has retained its physical and historical relationship with Creditview Road. The list of heritage attributes include:

- One-and-a-half storey vernacular farmhouse
- Simple form with Neoclassical and Georgian design influences
- Random fieldstone foundation
- Three bay front elevation with central door
- Fieldstone facades with sandstone quoins and lintels
- Unpainted stone walls
- Ornamental boxed cornice with paired dentils
- Millstone at the centre of the gable roof
- Six-over-six wood sash windows
- Front entrance with classical entablature, pilasters and decorative geometric patterning
- Historical and visual connection to Creditview Road

CURRENT SITUATION:

The Heritage Conservation Plan of 2021 identified ten strategies for the rehabilitation and conservation of the Breadner House as a valued built heritage resource within the City of Brampton, and as a structure with long-term viability within the context of a contemporary housing development. The objectives of the Project include the reconstitution of the Breadner House as a mid-19th century vernacular stone dwelling of cultural heritage significance to the community, and its adaptive re-use as a comfortable and desirable single-family residence within a low-rise, single-detached residential setting.

In response to the City of Brampton's comments on the 2021 HCP and the requested HCP addendum, the client has updated project designs and provided following items:

- Updated photographic documentation of the salvaged materials including current condition and steps for interim protection of the salvaged material until construction proceeds
- Updated design for the Breadner House and proposed addition
- Updated implementation and reconstruction schedule

The following modifications of the updated plans of proposed addition continue to support the long-term adaptive reuse of the Breadner House:

- Modification of the steeply pitched gable roof on the proposed modern residential addition to a hipped roof, to reduce its massing and maintain visual subordination to the moderate gable of the reconstituted Breadner House.
- Introduction of vertical siding on garage element, to improve visual compatibility with the heritage structure and appear clearly distinct from the heritage fabric
- Addition of smaller gable peaks along the side elevation of the hipped roof, offering further architectural articulation while remaining clearly distinct from the heritage fabric.

Heritage Conservation Strategy and Commemoration

The HCP outlines detailed objectives and steps to achieve the following goals:

- Conserve the Breadner House as a mid-19th century vernacular stone house with cultural heritage significance to the community.
- Adaptively re-use the Breadner House as a comfortable and desirable single-family dwelling in a low-rise and single-detached residential context.

The HCP recommends that the preferred primary treatment for the Breadner House is sympathetic rehabilitation, that reflects its changes through time and accommodates contemporary use without compromising its authenticity or cultural heritage significance. Secondary treatments, selected to conserve the heritage attributes are stabilization, reconstitution, preservation and commemoration.

Upon complete rehabilitation of the Breadner House on the designated plot, a heritage plaque should be installed outlining the history and significance.

Recommended Next Steps:

Amendment of Designation By-Law and Easement Agreement

The HIA recommended that the Breadner House be relocated and reconstructed at 0 Tufton Crescent (refer attachment 6), adjacent to Creditview Road. In support of relocation of the Breadner House, staff is recommending that the current Designation By-Law be amended by removing the designation from the current adjacent lot at 59 Tufton Crescent (PIN 142545693) and moving the designated lands to the adjacent lot at 0 Tufton Crescent (PIN 142545818). In addition, the proposed relocation will provide a better exposure and visibility of the reconstructed Breadner House from Creditview Road.

Further, entering into a Heritage Easement Agreement for the adjacent lot at 0 Tufton Crescent shall support primary steps towards relocation and reconstruction of the Breadner House.

Condition of Salvaged materials and Implementation Plan

As the Breadner House has already been dismantled, only limited action is required to stabilize its building materials, however timely monitoring and securing of the salvaged material is required. The building stone stored on-site, since 2020, at southeast corner of the property has experienced deterioration. The HCP provides directions and recommendations for transportation to a secondary off-site location. The salvaged material stored off-site, currently stored at 20 Tufton Crescent, remains in good condition. The Implementation Plan provides a revised schedule for monitoring of salvaged materials and reconstruction of the Breadner House.

CORPORATE IMPLICATIONS:

None

Financial Implications:

None

STRATEGIC FOCUS AREA:

The approval of the Heritage Conservation Plan and addendum noted within this report supports two Brampton's Corporate Strategic Plan (2024) focus areas: (1) Culture & Diversity, and (2) Growing Urban Centres & Neighbourhood Focus Area. The recommendations therein facilitate conservation and rehabilitation of a rare and unique cultural heritage resource in Brampton while enabling its reconstitution as a new comfortable and desirable single-family dwelling unit that shall continue to contribute to the understanding of Brampton's early history.

CONCLUSION:

It is recommended that the Heritage Conservation Plan and Addendum for 59 Tufton Crescent, be received by the Brampton Heritage Board as being complete, and the By-law amendment and delegation of Authority for entering into Heritage Easement Agreement be approved.

Authored by:

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Attachments:

- Attachment 1 – Heritage Conservation Plan Addendum, by WSP dated June 9, 2025
- Attachment 2 – Heritage Conservation Plan, by Golder dated October 6, 2021
- Attachment 3 – Heritage Impact Assessment, by Golder dated August 26, 2020
- Attachment 4 – Summary of By-Law Amendment
- Attachment 5 – Designation By-Law 34-2006
- Attachment 6 – Maps and Plan of Subdivision
- Attachment 7 – Staff report to Brampton Heritage Board, March 2021
- Attachment 8 – Highlights of HCP for 59 Tufton Crescent