



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

**Date:** 2025-06-27

**Subject:** **Heritage Impact Assessment, 3900 Ebenezer Rd – Ward 10**

**Contact:** Tom Tran, Heritage Planner, Integrated City Planning

**Report number:** Planning, Bld & Growth Mgt-2025-561

**RECOMMENDATIONS:**

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of July 15<sup>th</sup>, 2025, re: **Heritage Impact Assessment, 3900 Ebenezer Rd – Ward 10**, be received;
2. That the following findings of the Heritage Impact Assessment prepared by WSP dated July 2023 be received:
  - I. There are two Built Heritage Resources (BHR) and four Cultural Heritage Landscapes (CHL) with known cultural heritage value or interest (CHVI) within the study area including:
    - BHR-1 – Wiley Bowstring Bridge - 0 Gorewood Dr - Designated
    - BHR-2 – Bland House - 8940 Claireville Conservation Rd – Listed
    - CHL-1 – McVean Barn – 0 McVean Drive – Designated
    - CHL-2 – Humber River – Designated Canadian Heritage River
    - CHL-3 – McVean Mill Ruins – Listed
    - CHL-4 – Claireville Conservation Area – Potential CHL
3. That the following recommendations of the Heritage Impact Assessment prepared by WSP dated July 2023 be received as follows:
  - I. Where feasible, the proposal should be designed in a manner requiring as little property acquisition as possible. Storage and construction staging areas should be appropriately located and/or planned to avoid impacting any of the identified BHRs and CHLs;
  - II. Where construction is anticipated to result in grading impacts and tree removal, post-construction landscaping with native tree species should be employed to mitigate visual impacts to CHL-1 and CHL-4;

- III. Should future work require expansion of the McVean SPS study area, a qualified heritage consultant should be contacted to confirm the impacts of proposed work on known or potential BHRs and CHLs.
4. That Heritage Staff work collaboratively with the Toronto and Region Conservation Authority (TRCA) to identify and manage cultural heritage resources within the Claireville Conservation Area, in particular, to ensure existing designated heritage properties within Claireville Conservation Area are well maintained and conserved.
5. That Heritage Staff explore designation under part IV and/or amendment of existing designation bylaws to ensure the long-term protection of the identified Listed and potential Built Heritage Resources and Cultural Heritage Landscapes within the Claireville Conservation Area.

#### **OVERVIEW:**

- **3900 Ebenezer Rd is neither a listed nor designated heritage property. It is owned by the Region of Peel and contains the McVean Sewer Pumping Station (SPS). The property is situated within the boundary of the Claireville Conservation Area.**
- **In December 2023, a Municipal Class Environmental Assessment (EA) was completed for the McVean SPS. The purpose of the EA is to identify optimal solutions for infrastructure upgrades to the existing facility.**
- **To support the EA, a Preliminary Heritage Impact Assessment was completed by WSP in 2023. The Study Area for the Impact Assessment includes the subject property and all adjacent properties.**
- **No direct impacts to the attributes of the heritage resources within the Study Area are identified.**
- **The Heritage Impact Assessment is considered to be complete as per the City's Terms of Reference.**

#### **BACKGROUND:**

In 2015, the Region of Peel identified the need to upgrade and expand the capacity of the McVean Sanitary SPS at 3900 Ebenezer Rd, in order to service planned growth within the City of Brampton and comply with current Regional design standards.

As a result, a Schedule 'B' Municipal Class EA was initiated to identify a solution for this infrastructure need. The EA was completed in December 2023 by WSP and includes a Preliminary Impact Assessment for the area surrounding 3900 Ebenezer Rd.

A Preliminary Heritage Impact Assessment is required for the Environmental Assessment process to:

- identify existing and potential built heritage resources (BHR) and cultural heritage landscapes (CHL);
- review the background history of the project area;
- complete a site visit to confirm existing conditions;
- provide a preliminary impact assessment to conserve BHRs and CHLs;
- identify mitigation and/or monitoring for potential impacts; and,
- determine whether additional heritage reporting is required.

### **Property Location**

The McVean SPS is located at 3900 Ebenezer Road on the north side of Ebenezer Road, west of McVean Drive. It consists of a square building of modern construction. An emergency overflow storage lagoon is located west of the SPS building. The lands north and west of the lagoon consists of gently rolling meadow, and table lands associated with the Humber River. The property immediately east of the McVean SPS is a 1960s bungalow. 3900 Ebenezer Road is owned by the Region. All other surrounding properties, including the land on which the lagoon is situated, are properties of the TRCA.

The larger Study Area is located within parts of Lots 2 to 8, Concession VIII and Lots I to 6, Concession IX, within the Township of Peel. It is bounded by the north by a modern residential subdivision, to the east by McVean Drive, Goreway Drive to the east and Highway 407 to the south. Queen Street East crosses the study area, just south of Ebenezer Drive.

The majority of the study area is located within the Claireville Conservation Area. The conservation area consists of 848 hectares of natural and forested area that straddles Peel Region and Toronto. The natural landscape of the conservation area includes wetlands, valleys, forests, grasslands, as well as the west branch of the Humber River and its tributaries. The Wiley bowstring arch bridge (BHR-1) and the McVean Farm Property are located within the Conservation Area.

### **CURRENT SITUATION:**

#### **CHVI of the structures**

***BHR-1 – Wiley Bowstring Bridge – 0 Gorewood Drive (Crossing the Humber River in the Claireville Conservation Area) – Designated (Bylaw 328-2013)***

The statement of significance of the Wiley Bridge states the following:

*“The Wiley Bridge is a rare example of a concrete bowstring bridge in Brampton. Along with the Bowstring Arch Bridge on Creditview Road, the Wiley Bridge is one of two examples of its kind in Brampton. As an excellent example of civic engineering, the Wiley Bridge also demonstrates a technical and architectural achievement. Elements that reflect the structure’s engineering technology include a continuous span deck, with two fixed, hinge-less “bow-string” arches, three concrete girders that tie the tops of the arches, concrete vertical hangers, and parapets. The bridge has all the classic lines of concrete bowstring bridge with its graceful arches. It was constructed circa 1930 by Langton and Bartho of Toronto, from a design by N.L. Powell, a Peel County Engineer.*

*By the mid-twenties, approximately 65 bridges of this type were built in Canada, most of which were located in Ontario. The Wiley Bridge reflects this period of bridge construction in Ontario. The Wiley Bridge has been converted to a pedestrian footbridge in the scenic Claireville Conservation Area. The Wiley Bridge reflects the work of local community members, including builders, engineers, and policy makers, and the use of local resources. The site was named “Wiley Bridge” in honour of an important family of settlers that resided on a nearby farm.*

*The property holds contextual value due to its landmark status in the Claireville Conservation Area. As a unique manmade structure in the vast cultural heritage landscape, the Wiley Bridge is a striking and familiar site in the area.”*

## **BHR-2 – Bland House - 8940 Claireville Conservation Road – Listed in 2009**

The draft statement of significance of the Bland House states the following:

*“ The cultural heritage value of this property is related to its design and physical value, historical and associative value, as well as its contextual value. It is an early 20th century home that displays craftsmanship in its design execution, retains its architectural integrity, and is not significantly altered from the original design, plan, and materials. The residence was built in 1915 by the Bland family, early Toronto Gore Township settlers. The design features include: red brickwork, single hung windows, flat concrete lintels, concrete sills, open verandah and second floor balcony, double-sloped roof with front gable, and original 20th century interior architectural features and hardware.”*

## **CHL-1 – McVean Farm – 0 McVean Drive – Designated (Bylaw 380-2006)**

The statement of significance for the McVean Farm states the following:

*“The cultural heritage value of McVean Barn is related to its design or physical value as a very rare Double English Wheat Barn built in the 1840s. The barn is a timber frame construction, built using a unique double and quadruple bracing*

*system. Other distinguishing features include original hand wrought iron door hinges, latches and other hardware.*

*The property also has historical or associative value as it reflects early agricultural trends. The McVean Barn was built specifically for the processing of wheat using an ancient method that harnessed the wind to separate the wheat kernel from the chaff. It provides evidence of one of the first European architectural techniques adapted to Upper Canada's farming operations. The property is also associated with the McVean family, who are believed to be the first settlers to the Toronto Gore. In 1834, Alexander McVean built one of the first grist and sawmills in the area, near the existing barn. His son, Archibald, was also a respected member of the Toronto Gore community as both a director of the Agricultural Society and as a councillor of the Township between 1876 and 1878.*

*The cultural heritage value of McVean Barn is also supported by its contextual value, as it is located within the Claireville Conservation Area, a well-preserved natural heritage territory near the Humber River. The barn is the last surviving vestige of the rural settlement that once characterized the area."*

### ***CHL-2 – West Branch of Humber River – Caledon to the Main Humber in Toronto – Designated Canadian Heritage River (1999)***

The Humber river is a significant waterway and has been the site of human activity for nearly 10,000 years. The Humber River was designated a Canadian Heritage River in 1999 as a result of its outstanding cultural and recreational values. It flows through Carolinian forests, meadows, farms, and abandoned mills and through the largest urban area in Canada – metropolitan Toronto. A system of greenways along the river's shores maintains the spirit of the historic Toronto Carrying Place Trail and provides an urban oasis in this city of 5 million people.

### ***CHL-3 – McVean Mill Ruins - Part of Lots 6 and 7, Concession VIII, NERN DIV – Listed***

The remains of McVean mill flume located along the west bank of the West Humber River. The ditch-like canal flume originally extended approximately 1.6 km along the West Humber to where the river narrowed and a dam was constructed; the surviving portion of this canal flume extends approximately 75 feet. The saw and grist mill was built in 1834 the McVean Family, it was located on Part of Lot 5, Concession VIII ND.

The open canal flume is the only surviving feature of the McVean Mill.

#### ***CHL-4 – Claireville Conservation Area – 8180 Highway 50 – Potential cultural heritage landscape***

The Claireville Conservation Area consists of 848 hectares of natural and forested area that straddles Peel Region and Toronto. The natural landscape of the conservation area includes wetlands, valleys, forests, grasslands, as well as the west branch of the Humber River and its tributaries. The Wiley Bowstring Arch Bridge is located within the conservation area, north of Highway 407, at the junction of Gorewood Drive and Claireville Conservation Road.

#### **Impact Assessment and Mitigation Measures**

There will be no direct or indirect impacts to the following heritage resources: BHR-1 (Wiley Bowstring Bridge), BHR-2 (Bland House), CHL-2 (Humber River) and CHL-3 (McVean Mill Ruins)

The preferred alternative will result in minor property acquisition along the southern boundary of CHL-1 (McVean Barn) and CHL-4 (McVean Conservation Area). Based on the current design, the construction of the emergency overflow lagoon expansion and the overflow will not result in any impacts to built heritage resources or significant landscape features. Although this intervention will not significantly alter the landscape, it will result in direct impacts to the property parcel.

As a result, the following mitigation measures are recommended:

1. Where feasible, the preferred alternative should be designed in a manner requiring as little property acquisition as possible. Storage and construction staging areas should be along Ebenezer Road.
2. Where construction is anticipated to result in grading impacts and tree removal north of the McVean SPS, post-construction landscaping with native tree species should be employed to mitigate visual impacts and restore the property as close as possible to an as-found condition.
3. Should future work require expansion of the McVean SPS study area, a qualified heritage consultant should be contacted to confirm the impacts of the proposed work on known or potential BHRs and CHLs.

#### **CORPORATE IMPLICATIONS:**

There are no corporate implications to this report.

## **STRATEGIC FOCUS AREA:**

The approval of the Heritage Impact Assessment Addendum noted within this report supports the Culture & Diversity and Environmental Resilience & Sustainability Focus Areas. The recommendations therein facilitate the ongoing protection of a unique group of heritage resources that contributes to the understanding of Brampton's early history and cultural landscapes, as well as facilitate the expansion of a key water management project in the area.

## **CONCLUSION:**

It is recommended that the Heritage Impact Assessment, 3900 Ebenezer Road be received by the Brampton Heritage Board as being complete.

Authored by:

Reviewed by:

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## **Attachments:**

- Attachment 1 – Heritage Impact Assessment - 3900 Ebenezer - WSP – 2023
- Attachment 2 – Environmental Assessment – McVean SPS Upgrades
- Attachment 3 – Highlights of Heritage Impact Assessments for 3900 Ebenezer Road