



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

Date: 2025-06-30

Subject: **Recommendation Report for Heritage Designation of Kennedy Valley - Ward 3**

Contact: Tom Tran, Heritage Planner, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-563

RECOMMENDATIONS:

1. That the report from Tom Tran, Heritage Planner to the Brampton Heritage Board Meeting of July 15th 2025, re: **Recommendation Report for Heritage Designation of Kennedy Valley - Ward 3** be received;
2. That designation of the property known as Kennedy Valley at 7745 Kennedy Road and 0 Clipper Court under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to Designate for the property at Kennedy Valley in accordance with the requirements of the Act;
4. That, in the event no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal, and;
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

OVERVIEW:

- The purpose of this report is to recommend that City Council state its intention to designate the property known as Kennedy Valley located at 7745 Kennedy Road and 0 Clipper Court under Part IV, Section 29 of the Ontario Heritage Act (the "Act") for its cultural heritage value or interest.
- As part of the Etobicoke Creek Sewage Trunk Improvement Project initiated by Peel Region, a Cultural Heritage Evaluation Report (CHER) and Heritage Impact Assessment (HIA) were completed for the subject property, known

as the Kennedy Valley. The property is currently listed in the Municipal Heritage Register.

- **The CHER has concluded that the subject property meets the provincial criteria for municipal designation prescribed by Ontario Regulation 9/06 under the categories of historical/associative value and contextual value. The report recommends that the City considers designating Kennedy Valley under part IV of the OHA.**
- **Upon Council approval, Heritage Staff will continue with the designation process as required under the Ontario Heritage Act.**

BACKGROUND:

The Kennedy Valley property consists of a public park with a walking trail within a creek valley, located on the northeast side of Kennedy Road South, approximately 135 metres southwest of First Gulf Boulevard. Approximately 50 metres from the Kennedy Road South entrance to the park, along the trail is a stone monument and interpretive panel commemorating the Graham-Rutledge farmstead and farmhouse, which was formerly part of the property. The Graham Family Cemetery, which likely dates to the early nineteenth century, is located on the south side of the trail, approximately 180 metres east of Kennedy Road South. On the south side of the creek is a remnant nineteenth-century quarry. The property is currently listed in the Municipal Heritage Register.

In June 2019, the Region of Peel commenced an Environmental Assessment (EA) study for trunk sewer improvements and upgrades along the Etobicoke Creek which includes sections of Kennedy Valley. In support of the EA, a Cultural Heritage Evaluation Report was completed in May 2025 by ASI. It identified that the property possesses Cultural Heritage Value or Interest. The Heritage Impact Assessment was also completed by ASI in May 2025 and evaluated that there would be no impacts to the identified heritage attributes from the proposed works.

The Ontario Heritage Act enables municipalities to pass by-laws to designate properties of cultural heritage value or interest. Designation under Part IV of the Act is a way of publicly acknowledging a property's value to a community, and ensures the conservation of important places for the benefit and enjoyment of present and future generations. It also allows municipalities to conserve and manage properties through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

In determining whether a property is of cultural heritage value or interest, the municipality is required to consult Ontario Regulation 9/06, "Criteria for Determining Cultural Heritage Value or Interest", prescribed under section 29(1)(a) of the Act. A property may be designated if it meets two or more of the following criteria:

1. The property has design value or physical value because it:
 - 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, or
 - c. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it:
 - a. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - b. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - c. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it:
 - a. is important in defining, maintaining or supporting the character of an area,
 - b. is physically, functionally, visually or historically linked to its surroundings, or
 - c. is a landmark

CURRENT SITUATION:

The Cultural Heritage Evaluation Report determined that the property has cultural Heritage Value or Interest under Ontario Regulation and 9/06 – *Criteria for Determining Cultural Heritage Value or Interest* and recommended Designation for the property known as Kennedy Valley located at municipal address 7745 Kennedy Road and 0 Clipper Court.

Historical/Associative Value:

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community:

- The Etobicoke Creek was utilized by the Indigenous peoples that lived in and travelled through the area, for fresh water and fishing. The Etobicoke Creek watershed was part of the traditional territory and/or treaty lands of a number of Indigenous Communities and First Nations, including the Haudenosaunee, the Huron-Wendat, the Mississaugas of the Credit, and the Six Nations of the Grand River.
- The property is associated with two important early settler families in Brampton: the Graham Family, who are among the earliest European settlers in the area

and for whom Grahamsville is named, and the Rutledge family. William Rutledge who owned the property in the late 1800s, was a very prominent figure in the local community, serving as a Deputy Reeve, then Reeve, and Councillor for Toronto Township, before rising to the rank of Warden of the Township in 1914 and 1915.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

- The subject property contains a cemetery which has the potential to yield information that contributes to an understanding of a community or culture.

Contextual value:

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings:

- The subject property is located on a former farmstead developed in the early nineteenth century. While the property has been mostly naturalized, features of the historical use of the property as an early settler farmstead remain in the Graham Family Cemetery and the remnant quarry, which provided the stone for the construction of the farmhouse which once stood on the property and the extant yard wall of the Peel County Jail.

Heritage Attributes:

The heritage attributes comprise of all construction materials, monuments, plaques as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements that reflect the heritage resource's historical and associative value and its contextual value include, but are not limited to:

- The Etobicoke Creek
- The Graham Family Cemetery:
 - Original markers and monuments
 - Location on the former Graham-Rutledge Farmstead
- Remnant Quarry
- Commemorative stone monument and interpretive panel

CORPORATE IMPLICATIONS:

There are no corporate implications resulting from the adoption of this report.

STRATEGIC FOCUS AREA:

This report meets the Term of Council Priorities by preserving and protecting heritage environments with balanced, responsible planning. The approval of the Heritage Designation noted in this report supports the Culture & Diversity Focus Area. The Designation of the property will facilitate the recognition and long-term conservation of a rare heritage resource that contributes to the understanding of Brampton's history, to help maintain a sense of place, belonging and community identity.

CONCLUSION:

Designation under Part IV, Section 29 of the Ontario Heritage Act enables City Council to enforce heritage property standards and restrict the demolition or removal of any building or structure on the property. Adding 18 River Rd to the Register of Designated Resources in Brampton ensures a significant heritage resource in Brampton is preserved and maintained.

Authored by:

Reviewed by:

Tom Tran
Heritage Planner
Integrated City Planning

Charlton Carscallen, CAHP
Principal Planner
Integrated City Planning

Approved by:

Approved by:

Henrik Zbogar, RPP, MCIP
Director
Integrated City Planning

Steve Ganesh, RPP, MCIP
Commissioner
Planning, Building and Growth
Management

Attachments:

- Attachment 1 – Cultural Heritage Evaluation Report – Kennedy Valley – ASI
- Attachment 2 – Designation Report – Kennedy Valley