



Minutes

Brampton Heritage Board

The Corporation of the City of Brampton

Tuesday, July 15, 2025

Members Present: Stephen Collie (Co-Chair)
Douglas McLeod (Co-Chair)
Nick Craniotis
Roy de Lima
Sharron Goodfellow
Dian Landurie
Christiana Nuamah
Naveed Suleman
Rajesh Vashisth
Paul Willoughby
Regional Councillor P. Vicente - Wards 1 and 5

Members Absent: Hunyah Irfan

Staff Present: Charlton Carscallen, Principal Planner/Supervisor, Planning,
Building and Growth Management
Arpita Jambekar, Heritage Planner, Planning, Building and
Growth Management
Tom Tran, Heritage Planner, Planning, Building and Growth
Management
Chandra Urquhart, Legislative Coordinator

1. **Call to Order**

The meeting was called to order at 7:00 p.m. adjourned at 8:56 p.m.

2. **Approval of Agenda**

The following motion was considered:

HB032-2025

That the agenda for the Brampton Heritage Board meeting of July 15, 2025, be approved as printed and circulated.

Carried

3. **Declarations of Interest under the Municipal Conflict of Interest Act**

Nil

4. **Previous Minutes**

4.1 Minutes - Brampton Heritage Board - June 17, 2025

The minutes were considered by Planning and Development Committee on July 7, 2025, and approved at the Special Council meeting on July 17, 2025. The minutes were provided for the Board's information.

5. **Consent**

Nil

6. **Presentations\Delegations**

Nil

7. **Sub-Committees**

Nil

8. **Designation Program**

8.1 Report from Tom Tran, Heritage Planner, re: Heritage Designation of Kennedy Valley - Ward 3

Tom Tran, Heritage Planner, provided an overview of the subject report noting that the Kennedy Valley property is listed in the Municipal Heritage Register and

that staff support its designation under the categories of historical and contextual value. The site is located at 7745 Kennedy Road South and includes a public park, a walking trail, a stone monument and an interpretative panel commemorating the Graham-Rutledge Farmstead, the Graham Family Cemetery and the remnants of a stone quarry.

Staff responded to comments and questions with respect to the location and care of Graham Family Cemetery and advised that clean-up of the site will be discussed with City Cemetery Office staff.

The following motion was considered:

HB033-2025

1. That the report from Tom Tran, Heritage Planner, to the Brampton Heritage Board Meeting of July 15, 2025, re: **Heritage Designation of Kennedy Valley - Ward 3** be received;
2. 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;
3. That, in the event no objections to the designation are received, a by-law be passed to designate the subject property;
4. 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;
5. 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.

Carried

9. Heritage Impact Assessment (HIA)

- 9.1 Report from Arpita Jambekar, Heritage Planner, re: Heritage Conservation Plan and Addendum for 59 Tufton Crescent - Ward 6

Arpita Jambekar, Heritage Planner, provided an overview of the subject report on 59 Tufton Crescent, known as the Breadner House and designated in 2006. The Breadner House was dismantled after it partially collapsed in 2011 during excavation for renovations. A Heritage Impact Assessment (HIA) recommended relocation and reconstruction of the property on a new residential lot adjacent to the current address. Commemoration and conservation plan were recommended. A Heritage Conservation Addendum Plan was requested along

with an implementation schedule regarding reconstruction and rehabilitation measures to be undertaken. The current designation by-law for the Breadner House will require an amendment to allow for the designation of the lot where the house will be relocated at 0 Tufton Lane.

In response to comments and questions, staff advised that the current owner appears to be committed to overseeing the relocation, reconstruction and commemoration plan for the Breadner House.

The following motion was considered:

HB034-2025

1. That the report from Arpita Jambekar, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of June 15, 2025, re: **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.

Carried

9.2 Report from Tom Tran, Heritage Planner, re: Heritage Impact Assessment, 3900 Ebenezer Road – Ward 10

Tom Tran, Heritage Planner, provided an overview of the Heritage Impact Assessment (HIA) for 3900 Ebenezer Road, which houses the McVean Sewer Pumping Station (SPS) and is owned by the Region of Peel. The property is located within the boundary of the Claireville Conservation Area which is owned by the Toronto and Region Conservation Authority (TRCA). An Environmental Assessment (EA) was undertaken for the pumping station site and concluded that infrastructure upgrades were required. The HIA findings for 3900 Ebenezer Road identified six heritage resources within the conservation area. These heritage resources are not impacted by the proposed EA upgrades. Staff have recommended that options be explored for the designation of the heritage resources as noted in the recommendation.

In response to questions and comments, staff advised that the entire Claireville Conservation Area is a designated heritage resource and TRCA has indicated their commitment to continue to care and maintain the site. Staff are continuing conversations with TRCA regarding the maintenance of the properties that are identified as a heritage resource and those that may be considered for designation in the future.

The following motion was considered:

HB035-2025

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning, to the Brampton Heritage Board Meeting of July 15, 2025, re: **Heritage Conservation Plan and Addendum for 59 Tufton Crescent – Ward 6**, 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.

Carried

9.3 Report from Tom Tran, Heritage Planner, re: Cultural Heritage Evaluation Report and Heritage Impact Assessment, Kennedy Valley – Ward 3

Tom Tran, Heritage Planner, provided an overview of the 'Cultural Heritage Evaluation and Heritage Impact Assessment (HIA)' on the Kennedy Valley. The site includes a public park, a walking trail and the meandering Etobicoke Creek, a stone monument and an interpretative panel commemorating the Graham-Rutledge Farmstead, and the remnants of the Graham Family Cemetery. An Environmental Assessment (EA) was undertaken for improvements to the sewer trunk alignment along the creek valley lands and an HIA evaluation concluded that there were no impacts to its heritage resources.

The following motion was considered:

HB036-2025

1. That the report from Tom Tran, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of July 15, 2025, re: **Cultural Heritage Evaluation Report and Heritage Impact Assessment, Kennedy Valley – Ward 3**, be received;

2. That the following recommendations of the Cultural Heritage Evaluation Report prepared by ASI dated May 2025 be received:

I. That the property meets at least two criteria presented in Ontario Regulation 9/06 of the *Ontario Heritage Act* and therefore, the municipality may consider designation of this property under Part IV of the *Ontario Heritage Act*.

3. That the following recommendations of the Heritage Impact Assessment prepared by ASI dated May 2025 be received and followed:

I. Construction crews should be advised of the heritage status and heritage attributes of the Kennedy Valley prior to any work in its vicinity.

II. Staging and construction should be suitably planned and executed to ensure that unintended negative impacts to the identified heritage attributes of the Kennedy Valley are avoided. Mitigation measures may

also include establishing no-go zones with fencing and directing working crews to avoid identified heritage attributes.

III. Where the proposed work cannot be revised to avoid temporary land disturbances and impacts, the removal of trees and vegetation should be limited to the extent possible, and where removal cannot be avoided, post-construction rehabilitation with sympathetic plantings should be implemented.

4. That Heritage Staff work with Cemetery Services to explore ways to rehabilitate the Grahamsville Cemetery including clearing vegetation and repairing headstones and stabilization of erosion along the bank of Etobicoke Creek where it passes the cemetery.

Carried

10. Correspondence

Nil

11. Other/New Business

11.1 City Clerk's Office, re: Election of Chair/Co-Chairs

Chandra Urquhart, Legislative Coordinator, City Clerk's Office, outlined the voting process, and noted that the positions of Chair, and Vice-Chair or two Co-Chairs were available for the remainder of the Term of Council.

Members considered this and the consensus was for the selection of two Co-Chairs.

The floor was opened for nominations for the first Co-Chair.

One nomination was put forward for Doug McLeod who accepted the nomination. No other nominations were received.

All eleven members present voted in support of Doug McLeod for the position of first Co-Chair.

The floor was opened for nominations for the second Co-Chair.

The following Board members were nominated, and they accepted the nomination:

- Steve Collie
- Roy De Lima

There were no further nominations and Ms. Urquhart advised that nominations were closed. Voting for the selection of second Co-Chair was taken with the results as follows:

- Steve Collie - 5 votes, 3 Nays, 2 Abstain
- Roy de Lima - 5 votes, 3 Nays, 2 Abstain

Based on the results of the vote Ms. Urquhart announced that there was a tied vote.

Following the consultation with the Deputy City Clerk, Ms. Urquhart advised that the Board that nominees may vote for themselves and that the vote would be retaken for both nominees individually and recounted. At the end of the process if the results were still tied, both names of the nominees will be placed in a container and the appointed Co-Chair will draw one name.

Members voted for Steve Collie for the position of second Co-Chair. The result was as follows:

- 6 Yes, 3 Nays, 2 Abstain

Members voted for Roy de Lima for the position of second Co-Chair. The result was as follows:

- 6 Yes, 3 Nays, 2 Abstain

Based on the results the names of both nominees were placed in a container and Doug McLeod as the newly appointed Co-Chair was asked to draw one name. Roy de Lima's name was drawn.

Ms. Urquhart advised that Roy de Lima was selected as the second Co-Chair.

The following motion was considered:

HB037-2025

That the following members be appointed as Co-Chairs of Brampton Heritage Board for the remainder of the Term of Council ending November 14, 2026, or until a successor is appointed:

- Doug McLeod
- Roy de Lima

Carried

11.2 Discussion at the request of Nick Craniotis, Member, re: Brampton Heritage Board Membership

Nick Craniotis, Member, noted that the Terms of Reference for the Board indicate membership as 17 members and advised that he has observed that some members do not regularly attend meetings. He commented that a smaller membership of regular attendees would better serve the Board and suggested an amendment to the Terms of Reference.

Chandra Urquhart, Legislative Coordinator, confirmed that initially the Board was comprised of 17 members. Due to resignations and termination by the City Clerk's Office in accordance with the City's Procedure By-law, there are currently 11 members. Ms. Urquhart explained that an amendment was not required at this time as the membership may fall within the range of 5 to 17 members as stated in the Terms of Reference. The Clerk's Office will continue to follow the process with respect to termination due to lack of attendance.

12. Current Heritage Issues

Charlton Carscallen, Principal Planner/Supervisor, provided updates on heritage matters which included the following:

- Heritage staff is continuing outreach at the Farmers' Market throughout July, August and September
 - promotion of the Cultural Heritage Management Plan and other community events pertaining to heritage
 - on September 20th staff will be at the Rose Theatre for the kick off of the first public engagement on the Plan and other events to receive comments and feedback
 - Cultural Heritage Register has been updated and is ready to be rolled out and will be presented to the Board at its September 9th meeting
- Discussion is ongoing regarding the Bovaird House
 - there is opportunity for short-term uses and provincial and federal funding grants
 - staff will continue to ensure that the property is maintained and secured.

13. Referred/Deferred Items

Nil

14. Information Items

Nil

15. Question Period

Nil

16. Public Question Period

Nil

17. Closed Session

Nil

18. Adjournment

HB038-2025

That Brampton Heritage Board do now adjourn to meet again on September 9, 2025 at 7:00 p.m.

Carried

Douglas McLeod (Co-Chair)

Stephen Collie (Co-Chair)