

**Date:** 2021-05-10

**Subject:** **Presentation of a Heritage Impact Assessment and Designation of the Heritage Property at 11687 Chinguacousy Road (Robert Hall House) - Ward 6 (H.Ex. 11687 Chinguacousy Road)**

**Contact:** **Pascal Doucet, Heritage Planner, pascal.doucet@brampton.ca**

**Report Number:** Planning, Bld & Ec Dev-2021-597

**Recommendations:**

1. That the report titled: **Presentation of a Heritage Impact Assessment and Designation of the Heritage Property at 11687 Chinguacousy Road (Robert Hall House) – Ward 6 (H.Ex. 11687 Chinguacousy Road)**, to the Brampton Heritage Board Meeting of May 18, 2021, be received;
2. That the Heritage Impact Assessment of the Robert Hall House at 11687 Chinguacousy Road, date-issued February 2021, prepared by AREA, Architects Rasch Eckler Associates Ltd., and attached as Appendix A to this report (the “HIA”) be received and accepted to endorse, in principle, the proposed relocation, retention and restoration of the significant portions of the Robert Hall House.
3. That City Council state its intention to designate the property at 11687 Chinguacousy Road under Part IV, Section 29 of the *Ontario Heritage Act*, as amended (the “Act”) in accordance with the Statement of Significance, reasons for designation and list of heritage attributes attached as Appendix B to this report;
4. That staff be authorized to publish and serve the Notice of Intention to designate 11687 Chinguacousy Road in accordance with the requirements of the Act;
5. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
6. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Conservation Review Board; and
7. That staff be authorized to attend any hearing process held by the Conservation Review Board in support of Council’s decision to designate the subject property.

## **Overview:**

- **This report also recommends that the attached Heritage Impact Assessment be received and accepted to endorse, in principle, the conservation strategy proposed for the property. This report also recommends that City Council state its intention to designate 11687 Chinguacousy Road (Robert Hall House) in accordance with Part IV, section 29 of the *Ontario Heritage Act*, as amended (the “Act”) for its cultural heritage value or interest.**
- **The subject property is a large and open cultivated farmland containing the significant built heritage resource known as the Robert Hall House, a 1870s Georgian limestone residential building. Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications have been submitted to the City to redevelop and subdivide the property into a variety of residential uses, open spaces and a mixed use medium density residential and commercial block (the “Planning Applications”).**
- **The Planning Applications include the creation of a residential heritage lot on which the significant portions of the Robert Hall House will be relocated, preserved and restored.**
- **An evaluation of the property’s cultural heritage value against the criteria prescribed by the Province to determine whether a property is worthy of designation has concluded that the property meets the criteria for designation under all three categories of design or physical value, historical or associative value and contextual value.**
- **A Heritage Conservation Plan, Heritage Building Protection Plan and Commemoration/Interpretation Plan are expected to be presented at a future Brampton Heritage Board meeting to provide the details of the conservation strategy proposed in the HIA.**
- **To ensure the optimal option for the successful, effective and long-term conservation and protection of the Robert Hall House, the posting of financial heritage securities and the entry into a heritage easement agreement between the owner and the City will be recommended as conditions to approve the conservation work of the forthcoming Heritage Conservation Plan and Commemoration/Interpretation Plan.**
- **The designation of the property and endorsement in principle of the conservation strategy described in the HIA represent the first step and first**

**set of recommendations to support the proposed relocation, retention and restoration of the significant portion of the Robert Hall House.**

**Background:**

**Description of Heritage Property**

11687 Chinguacousy Road is a large property of approximately 8.8 hectares (19.92 acres) located at the southeast corner of Mayfield Road and Chinguacousy Road. The property contains the Robert Hall House, a significant nineteenth-century limestone built heritage resource surrounded by a large area of cultivated farmland.

**Heritage Impact Assessment**

Attached as Appendix A to this report is the Heritage Impact Assessment by AREA, Architects Rasch Eckler Associates Ltd., date-issued February, 2021. This HIA was completed by the heritage consultant retained by the owner of 11687 Chinguacousy Road and was received as part of the submission material for the Planning Applications. The proposed conservation strategy described in this HIA for the Robert Hall House is supported by City heritage staff, provided that the built heritage resource and heritage property will be effectively protected and conserved in the immediate and long-term.

The HIA contains an evaluation of the property against the criteria for designation prescribed under Ontario Regulation 9/06. Both evaluations from the HIA (Appendix A) and the City's Designation Report (Appendix B) are concluding and concurring that the property is worthy of designation.

Heritage City staff concur with the following conclusions found within the HIA:

- The Robert Hall House has cultural heritage value or interest as a unique example of a 1 ½ storey 19th-century Georgian style residence, for its high degree of craftsmanship and historical integrity;
- Through alteration, preservation and restoration, the proposed development will not result in significant direct and indirect impacts to the heritage attributes of Robert Hall House;
- Relocate the house to a new lot within the proposed development is acceptable. The proposed new location for the heritage house shown in the subdivision draft plan is optimal from a heritage assessment of the considered alternatives;
- Prepare and implement a Heritage Building Protection Plan (HBPP) and Heritage Conservation Plan (HCP) for the cultural heritage resource, per the City of Brampton Terms of Reference; and
- Designate the Robert Hall House at its associated new location within the property under Part IV of the Ontario Heritage Act and install a commemorative plaque.

## **Cultural Heritage Value**

Research and evaluation completed as part of the review required for the Planning Applications concluded that the property at 11687 Chinguacousy Road is worthy of designation in accordance with Part IV, section 29 of the Act. The property meets the criteria prescribed by the Province to designate a property as being of cultural heritage value or interest under all three categories of design or physical value, historical or associative value and contextual value. The Reasons for Designation Report attached hereto as Appendix B contains a Statement of Significance explaining the reasons for designating the property and a list to confirm and identify the property's heritage attributes.

## **Fire History:**

On the evening of April 20, 2021, a fire incident occurred on the second-storey of the Robert Hall House. The fire was contained and extinguished within the same evening. Within the following week, heritage City staff worked with the City's By-law Enforcement and the City's Fire Prevention Services to ensure that the property is properly secured to prevent further fire incidents. Staff were notified that the doors were forced open and that a bonfire was found inside the building. On April 28, 2021, the building has been secured with all windows and doors boarded up. City Heritage staff are requiring that a complete Heritage Building Protection Plan be submitted as soon as possible to implement further measures to protect the property and its built heritage resources.

## **Current Situation:**

### **Property Designation**

The cultural heritage value of the property is found within the one-and-a-half storey 1870s Georgian limestone house and the historical associations of the property with Robert Hall, who occupied the property from 1876 to 1907. Robert was a significant member of the community as a justice of the peace, and for his services as a deputy reeve of the Township of Chinguacousy and a Councillor of the County of Peel. The property is also important in defining, maintaining and supporting the low-scale, residential and agricultural character of the area and is historically linked to its surrounding through the existence of the limestone farmhouse constructed for the Hall family.

City heritage staff have been working with the planning and heritage consultants retained by the owner of 11678 Chinguacousy Road to determine the appropriate timing for stating the intention to designate the property and for passing the designation by-law. Accordingly, it has been determined that the City should state its intention to designate the property as an immediate conservation action item, but that the by-law to designate the property should only be passed after a decision is made on the Planning Applications. City heritage staff agree that the designation by-law should only be passed after the registration of the Plan of Subdivision, provided that the Planning Applications will be approved. This is because the designation by-law should only be registered specifically to the residential lot on which the significant portions of the Robert Hall House will be relocated and preserved.

The basis for stating the intention to designate the property at this time is to apply the effect of sections 33 and 34 of the Act, in order to facilitate the optimal option to protect the property and to implement the proposed conservation strategy. The application of these sections is considered necessary to facilitate the implementation of the proposed conservation strategy while the building remains vacant, before a decision is made on the Planning Applications and before the built heritage resource is further protected with a heritage easement agreement. The owner and the City may therefore agree to extend the period between the time when Council has given its notice to designate a property and the time when the by-law designating the property is passed. This extension of time makes sense in a scenario where a large property is subject to an application for a Plan of Subdivision in which the property's heritage resource(s) will be retained within a proposed lot that has yet to be approved and registered as a new lot and as a new property.

### **Conservation Strategy**

The conservation strategy consists: of documenting the existing Robert Hall House; relocating, preserving and restoring the significant and nineteenth-century portions of the Robert Hall House; remove the existing non-significant twentieth-century additions of the house, and construct a new sympathetic addition to the house that will be further described and detailed within a forthcoming Heritage Conservation Plan.

The proposed relocation is illustrated in the thematic plan attached as Appendix C to this report. The proposed relocation is considered acceptable by City heritage staff because the new and proposed location will provide better exposure and visibility of the built heritage resource from the public realm. In addition, the proposed relocation will preserve the association and relation of the built heritage resource with Chinguacousy Road and its historic nineteenth-century farmstead property. The proposal will elevate the built heritage resource and bring back the Robert Hall House to its prime. Section 5.5 of the HIA provides a rationale describing the evolution and sequence of alterations to the original limestone house. The rectangular plan and one-storey southerly addition of the "Nicholl and Hall" limestone house are the significant heritage portions of the Robert Hall House built heritage resource that are expected to be restored and rehabilitated. The follow up and forthcoming Heritage Conservation Plan will provide the details and specifications of the restoration and rehabilitation work.

### **Protection of the Robert Hall House and Subsequent Conservation Action Items**

Following the completion of the HIA, City heritage staff are expecting and will require to receive a Heritage Building Protection Plan, Heritage Conservation Plan, and Commemoration/Interpretation Plan all in accordance with the City's applicable Terms of Reference. The Commemoration/Interpretation Plan will be provided to determine the content, location and specifications for the heritage pedestal plaque. Once completed, both these plans will be presented at a future Brampton Heritage Board meeting for consideration and at a future Council meeting for a decision.

The Heritage Conservation Plan will provide further details to implement the conservation strategy, including:

- an itemized list of cost for the conservation, restoration, relocation and interpretation/commemoration work; and
- a full set of architectural drawings and specifications for: the conservation and restoration of the culturally significant heritage nineteenth-century portions of the Robert Hall House, the removal of the non-significant late twentieth-century additions, and the construction of a new sympathetic addition.

To ensure the optimal long-term, effective and successful option for the protection of the Robert Hall House, and its heritage designated site, City heritage staff are recommending that the owner enters into a heritage easement agreement with the City and that financial securities be provided to secure the work in the Heritage Conservation Plan and Commemoration/Interpretation Plan. These items will be recommended at a future Brampton Heritage Board meeting and Council meeting, as conditions to approve work of the Heritage Conservation Plan, and as conditions to satisfy prior to the issuance of any permit for the alterations of the heritage property and relocation of the Robert Hall House.

An introduction for the implementation and methodology of the relocation process is provided in section 8.3 of the HIA. Staff will continue to work with the developer, heritage consultant and qualified structural engineer to ensure that the proper measures for properly securing and protecting the structural integrity of the Robert Hall Hall house, such as providing the proper stabilization, protection shoring and bracing measures adapted for the structural conditions of the building, be implemented through the Heritage Building Protection Plan, Heritage Conservation Plan and heritage easement agreement.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications resulting from the adoption of the recommendations in this report.

#### Other Implications:

Not applicable.

### **Term of Council Priorities:**

This report has been prepared in full consideration of the Term of Council Priorities (2019-2020).

This report aligns with a 'Mosaic City' by continuing the preservation of heritage properties and cultural heritage resources to support cultural diversity and expression. A Mosaic City reflects the commitment of the City to preserve and protect its cultural heritage. This report also aligns with a 'City of Opportunities', supporting the creation of complete communities by supporting the diversity and distinctiveness of the City through the preservation and conservation of its cultural heritage resources.

Living the Mosaic – 2040 Vision:

The report aligns with the following vision:

- **Vision 5:** in 2040, Brampton will be a rich mosaic of cultures and lifestyle, coexisting **in social responsibility**, respect, enjoyment and justice.

**Conclusion:**

Heritage City staff have been working with the applicant and heritage consultant to develop and implement a conservation strategy and approach to mitigate the impact of the proposed development on the heritage property and ensure the optimal option for protecting the Robert Hall House and heritage property. The acceptance of the HIA and designation of the property represent the first step in a series of conservation items that will be recommended to support the proposed redevelopment of the property. The heritage easement agreement, financial securities, heritage conservation work, and commemorative/interpretive work will enable the long-term conservation of the significant cultural heritage resources found within the property at 11687 Chinguacousy Road.

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**Attachments:**

Appendix A – Heritage Impact Assessment of the Robert Hall House at 11687 Chinguacousy Road, date-issued February 2021, prepared by AREA, Architects Rasch Eckler Associates Ltd.

Appendix B – Heritage Report: Reasons for Heritage Designation – 11687 Chinguacousy Road (Robert Hall House)

Appendix C – Thematic Plan Showing the Proposed Relocation of the Robert Hall House  
– 11687 Chinguacousy Road