



1030 Queen Street West, Brampton, Ontario

## Former Springbrook Valley School

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# HERITAGE IMPACT ASSESSMENT

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Project No. 20-679

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## 1.0 INTRODUCTION TO THE REPORT

### 1.1 EXECUTIVE SUMMARY

*AREA, Architects Rasch Eckler Associates Ltd. (AREA)* was retained by Umbria Developers Inc. to prepare this Heritage Impact Assessment report (HIA) for the property with current municipal address 1030 Queen Street West, Brampton, Ontario and legal description PT LT 6 CON 3 WHS (CHING) DES AS PT 2, PL 43R8020, SAVE AND EXCEPT PT 1, PL 43R30710; and PT LT 6 CON 3 WHS (CHING) DES AS PTS 1, 2, PL 43R31207; BRAMPTON; T/W EASEMENT OVER PT 3, PL 43R18773 AS IN CH23211. The property located at 1030 Queen Street West (“subject site” or “Former Springbrook Valley School”) is bounded by residential developments to the east, Teramoto Park to its west, retail plazas to its immediate south and north of the subject property is David Suzuki Secondary School along Chinguacousy Road.

The subject site is approximately .3 ha in area and has a dual frontage onto Queen Street West and Chinguacousy Road. It was originally developed in 1874 as Springbrook Valley School for Section No.5., Chinguacousy. This former one room, brick school house served as a second rural elementary school for children residing in the area around the village of Springbrook with subsequent modern additions and renovations during the 1950's, 1960's and 1980's.<sup>1</sup> Presently, along with the school former school building, the site also contains a landscaped green area and an asphalt driveway with on-site parking. The property is included on the City of Brampton's heritage register as it contains a Schoolhouse constructed in 1874.

This HIA concludes that:

- The historic portion of the subject property has cultural heritage value or interest as a unique example of a 1 storey 19<sup>th</sup> century Victorian style Schoolhouse.

To ensure the long-term sustainability and use of the Schoolhouse as a valued built heritage resource, *AREA* recommends to:

- Relocate the Schoolhouse to a new location within the property in the proposed development and demolish other structures on the subject property that have no heritage value.

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<sup>1</sup> Unterman McPhail Associates, *Existing Conditions Report. Identified Built Heritage Resources and Cultural Heritage Resources. Class Environmental Assessment for Zone 5 Sub-Transmission Main, City of Brampton, Region of Peel* (Toronto, 2012), 14.

## 1.2 METHODOLOGY OF HIA REPORT

This HIA was prepared based on the City of Brampton's Terms of Reference for HIAs as well as best practice in Ontario municipalities. The scope of this HIA report involves the evaluation of the existing heritage resources and the impact on them from the proposed development on and around the subject property.

Archival research, site and building investigations, were also incorporated as part of AREA's comprehensive heritage consulting services. Site visits were undertaken by representatives of AREA and Common Bond Collective on September 25<sup>th</sup>, 2020 to view and photograph the Schoolhouse, later modern additions, portable and their surroundings.

Historical research for this report was based on property background information included in existing Archeological Reports, Environmental Assessments, Geotechnical Studies, Hydrogeological Reports, Planning Justification Report (PJR) and Cultural Heritage Report relating to the subject lands. Additional background research for this report was based on information gathered from available Land Registry records, historical maps, aerial photographs, and census records and other published materials. The property owner has retained Glen Schnarr and Associates Inc. (GSAI) as consulting planner for the development approval applications and Tregebov Cogan Architecture (TCA) as the project architects.

This HIA is being submitted in compliance with the requirements of the Ontario Heritage Act (OHA), and by Council through the Municipal Register. It also references technical drawings and documents associated with the subject property, other provincial and municipal heritage standards and guidelines, as well as archive documents from various sources. These references include but are not limited to:

- Archaeological Property Assessment (Stage 1-2) of 1030 Queen Street West Part of Lot 6, Concession 3 West of Hurontario Street Geographic Township of Chinguacousy, County of Peel), PT PART 3 43R-8020, PT PART 2 RP 43R-31207, City of Brampton, Regional Municipality of Peel, AMICK Consultants Limited, September 2020
- City of Brampton's Cultural Heritage Impact Assessment, Terms of Reference ("HIA-ToR"), (Appendix C)
- City of Brampton Official Plan ('OP'), 2006 (with September 2020 Office consolidation)
- City of Brampton's Municipal Register of Cultural Heritage Resources 'Listed' Heritage Properties (2020)
- Design Development Drawings, Tregebov Cogan Architecture (TCA) November 2020 (Appendix D)
- Environmental Site Assessment (ESA) phase 1-2, 1030 Queen Street West City of Brampton, Terraprobe Inc., June 2020
- Geotechnical Engineering Services, 1030 Queen Street West City of Brampton, Terraprobe Inc., September 2020
- Hydrogeological Assessment, 1030 Queen Street West City of Brampton, Terraprobe Inc., September 2020
- Landscape Concept Plan, Strybos Barron King Landscape Architecture (SBK Landscape Architecture) November 2020 (Appendix D)
- Ontario Heritage Act ('OHA');



- Ontario Heritage Tool Kit (OHTK), Ontario Ministry of Culture (now Tourism, Culture, and Sport), 2006;
- Planning Justification Report. Application to Amend the Official Plan and Zoning By-Law. Glen Schnarr & Associates Inc. (GSAI), (File:954-007), December 2020
- PRE-Development Consultation Application, Consolidated Comment Report, Planning & Development Services, City of Brampton (File: PRE-2020-0049), May 2020
- Provincial Policy Statement ('PPS') of the Planning Act, with revisions up to 2020
- The History of S.S.No.5 Ching, 1847-1962. Tweedsmuir History for Brampton West, Volume 1. Peel Art Gallery, Museum and Archives (PAMA) (Appendix E)
- Urban Design Brief. TCA, SBK Landscape Architecture & GSAI. November 2020

The assessment process of this report will reference the above-listed reports, drawings and heritage conservation standards for managing the heritage resource of the Schoolhouse. Among the figures in the report, all current photographs were taken by the authors of this HIA from their site visits unless indicated otherwise. This HIA will form part of the subsequent OPA, ZBA development applications and future SPA application, subject to the review of Brampton Heritage Board ("BHB"), and ultimately, Council.

David Eckler, B.E.S., B.Arch., OAA, MRAIC of AREA, whose curriculum vitae and firm profile are attached (Appendix G) is the primary author responsible for the overall preparation and recommendations of this HIA. Historical research and assessment support were provided by Common Bond Collective (CB Collective, Appendix G).

Primary and secondary research was conducted on-line due to the closure of the Peel Art Gallery, Museum and Archives (PAMA).

A research request was emailed to PAMA inquiring about the Peel District School Board archival collection which contains a file relating to the Springbrook Schoolhouse. PAMA staff were able to review the file and provide digital copies of contents relating to the school's history. The *Tweedsmuir History for Brampton West*, Volume 1 contains a copy of the school's history dated c. 1962 and is included in this report as Appendix E. The history appears to duplicate information contained in the school's General Register which was also provided to the consultant by PAMA.

### 1.3 PROJECT DESCRIPTION

In May 2020, a PRE-Development Consultation Application was submitted to the City of Brampton's Planning and Development Services Department to receive guidance on the nine-storey residential design development proposal, which was subsequently revised to a 15-storey residential development after discussion with City staff. This updated development proposal anticipates the addition of a total of 179 new residential units supplemented with three floors of underground parking and indoor and outdoor amenities, covering a total Gross Site Area of 0.85 acres and a Gross Floor Area of 15,910 square meters.

The proposal further includes the retention and relocation of the subject property's-built heritage resource within the same site. The historic building will be adaptively re-used as an amenity space for the proposed residential development. The proposed new uses are illustrated in Development Concept Drawings, prepared by Tregobov Cogan Architecture (Appendix D).

After reviewing the proposal, the City issued a Consolidated Comment Report<sup>2</sup> for this PRE-Development Consultation Application. The Heritage review in particular indicated that, "The lands at 1030 Queen Street West include a structure that is identified as Listed Heritage Resource on Brampton's Municipal Register of Cultural Heritage Resources. The proposed development includes the retention of the property's built heritage resource (red-brick building with a gable roof and adorning quoining) in its entirety. Heritage staff provide comments with the understanding that this listed cultural heritage resource (CHR) will be relocated within the property." Through heritage listing, selected properties are implemented with heritage protection tools. For the subject property, this HIA report is required to form part of an Official Plan Amendment (OPA), a Zoning By-Law Amendment (ZBA) application and subsequent Site Plan Application (SPA).

The city comments also brought forward the following issues that must be addressed within the development proposal:

1. The zoning by-law amendment application shall provide a range of compatible uses for existing Heritage Resource to ensure that its adaptive re-use will be successful in the long-term.
2. Development should be compatible with and not overwhelm the existing Heritage Resource.
3. Prior to the enactment of the amending zoning by-law, the owner shall provide a letter of undertaking to confirm that the owner will not object to the designation of the property as being of cultural heritage value or interest in accordance with section 29 of the Ontario Heritage Act.
4. Prior to the enactment of the zoning by-law, the owner shall enter into a Heritage Easement Agreement with the City of Brampton to ensure the protection of the cultural heritage resource throughout the development process.

This Heritage Impact Assessment (HIA) is thus required to identify and assess the impacts of the proposed undertaking for the property at 1030 Queen St. W. in Brampton that involves the

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<sup>2</sup> Consolidated Comment Report, Planning & Development Services, City of Brampton (File: PRE-2020-0049)

retention, rehabilitation and relocation of the historic Schoolhouse building and construction of a 15-storey residential building and address the issues identified under City Comments above.

Following the guidelines provided by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City of *Brampton Official Plan and Heritage Impact Assessment Terms of Reference*, and Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada (2010)*, this HIA identifies the heritage policies applicable to new development, summarizes the property's geography and history, and provides an inventory and evaluation of the property's built features. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions are recommended.

This HIA includes an evaluation against the criteria in O. Reg. 9/06 to determine potential cultural heritage value or interest. The property meets criteria under design, historical and contextual values. As a result, a Statement of Cultural Heritage Value was drafted to inform measures to mitigate the impacts of the proposed undertaking.

This HIA concludes that:

- The historic portion of the subject property has cultural heritage value or interest as a unique example of a 1-storey 19<sup>th</sup> century Victorian style Schoolhouse.

#### *Heritage Value*

The property has design value as a representative example of a Victorian one-room Schoolhouse. Despite subsequent additions, the overall gabled form of the typology remains legible, as does the original classroom and one of the entry-rooms. The Schoolhouse retains much of its original decorative regimen, which is eclectic in nature and well-built.

The property has historic value for its direct associations with the theme of free, compulsory education in Ontario. Construction of the Schoolhouse in 1874 reflects the objectives of Ontario's 1871 *School Law Improvement Act* which legislated free, compulsory elementary school in government-inspected schools funded by the provincial government and municipal taxpayers. The property also has historic value as an example of the work of local builders Jesse Perry and William B. McCullough, who are identified as the bricklayer and carpenter respectively.

The property has contextual value as a local landmark as a longstanding presence in the community and for the generations of residents who attended the school.

#### *Heritage Attributes*

Heritage attributes related to the original Schoolhouse's Design or Physical Value, including:

- Gabled form and simple massing;
- Exterior arrangement of historic window and door openings;
- Red and buff brickwork;
- Sandstone elements;
- Cast stone brackets and keystones; &
- Interior elements



Heritage attributes related to the Schoolhouse's Historic Value, including:

- Carved date stone set within the front gable indicating the Schoolhouse was constructed in 1874 for School Section No 5.

Heritage attributes related to the Schoolhouse's Contextual Value, including:

- Names and initials of students carved into brickwork.
- The proposed development will impact the property's heritage attributes through preservation and restoration.

To ensure the long-term sustainability and use of the Schoolhouse as a valued built heritage resource, *AREA* recommends to:

- Relocate the Schoolhouse to a new location within the property in the proposed development and demolish other structures on the subject property that have no heritage value. This operation will require the following short-term and long-term actions:

**Short-term Conservation Actions:**

- Implement a Heritage Building Protection Plan (HBPP) for the cultural heritage resource, in accordance with the City of Brampton Heritage Building Protection Plan Terms of Reference and to the satisfaction of the City of Brampton.
- Prepare a Heritage Conservation Plan (HCP) in accordance with Section 8 of the Heritage Impact Assessment Terms of Reference, detailing the conservation approach (i.e. preservation, rehabilitation or restoration), the required actions and trades, and an implementation schedule to conserve the Schoolhouse prior to, during and after the relocation effort.

**Long-term Conservation Actions:**

- Designate the former Springbrook Valley School at its associated new location within the property under Part IV of the Ontario Heritage Act;
- Officially name the building 'Springbrook Valley School' and install a commemorative plaque in a location within the site that will be visible from public right of way but will not impact any heritage attributes of the building to communicate the history and importance of the site.

## 2.0 POLICY FRAMEWORK

The subject property at 1030 Queen Street West, Brampton is subject to several provincial and municipal heritage planning policies. The subject property is designated 'Residential' on Schedule A - General Land Use designations in the Brampton Official Plan, which permits predominantly residential land uses including a full range of dwelling types. Queen Street West is also identified as a 'Main Street Primary Corridor' on Schedule 2 – Flower City Strategy Street Corridor Master Plan which was intended to enhance and portray the city as a family friendly and connected community. Furthermore, the subject property is located within the Credit Valley Secondary Plan Area, as defined by the City of Brampton Official Plan, and is designated 'Low Density 2' and 'Heritage Resource'. The low-density designation allows for single-detached, semi-detached and townhouse structure types. The former Springbrook Valley School building located on the subject property has been designated as a 'Heritage Resource' and will be incorporated into the proposed development.

Several provincial and municipal heritage planning policies should be considered during the decision-making process in the cultural heritage environment. The following policies are relevant to the proposed development:

### 2.1 PROVINCIAL POLICY STATEMENT (PPS, 2020)

The PPS 2020 identifies conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest and it further recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The following sections of the PPS 2020 recognize the importance of identifying and evaluating built heritage and cultural heritage landscapes:

#### 2.6 Cultural Heritage and Archaeology

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

*2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

PPS 2020 defines *significant resources* in regard to cultural heritage and archaeology resources that have been 'determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act* and *conserved* means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted

by the relevant planning authority and/or decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS 2020:

**Built heritage resources:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.

**Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

**Heritage attributes:** means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a *protected heritage property*).

**Protected heritage property:** means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2020 is implemented through an 'Official Plan' which may outline further heritage policies (see Section 2.5.1).

## 2.2 A Place to Grow - Growth Plan for The Greater Golden Horseshoe (Office Consolidation 2020)

The Greater Golden Horseshoe (GGH) is one of the North America's fastest growing regions. The GGH City Region includes the City of Toronto and 15 surrounding counties. The subject property is located within the identified 'Urban System' in the Region of Peel (Region of Peel Official Plan Schedule D). Like other provincial plans, this Plan builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario. This Plan is to be read in conjunction with the PPS.



The policies of this Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.<sup>3</sup>

The following guidelines and policies stated under Section 4.2.7 *Cultural Heritage Resources* of the Growth Plan for GGH<sup>4</sup> (August 2020 Consolidation) are applicable and relevant for the subject property and its associated redevelopment:

- 1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

## **2.3 Region of Peel Official Plan (ROP OP, Office Consolidation 2018)**

The Regional Official Plan (ROP) is a long-term plan used to manage Peel's growth and development. It is a public document which provides *Regional Council* a policy framework for decision making and sets the regional context for more detailed planning by protecting the environment, managing resources and directing growth.

The subject property is located within the Region of Peel's "Urban System" (Region of Peel Official Plan Schedule D – Regional Structure). The subject property is also located within a "Designated Greenfield Area". Moreover, the subject property is situated proximally to an "Other Rapid Transit Corridor" as show on Schedule G – Rapid Transit Corridors of the Region of Peel Official Plan. The following guidelines and policies stated under Section 3.6 *Cultural Heritage* of the ROP OP<sup>5</sup> (Office 2018 Consolidation) are applicable and relevant for the subject property and its associated redevelopment:

- 3.6.2.4 Require and support cultural heritage resource impact assessments, where appropriate, for infrastructure projects, including Region of Peel projects.*

- 3.6.2.8 Direct the area municipalities to only permit developments and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

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<sup>3</sup> Relationship with PPS 2020, Place to Grow Growth Plan for The Greater Golden Horseshoe Office Consolidation 2020. Retrieved from: <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

<sup>4</sup> Cultural Heritage Resources, Place to Grow Growth Plan for The Greater Golden Horseshoe Office Consolidation 2020. Retrieved from <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

<sup>5</sup> Cultural Heritage, Region of Peel Official Plan (Office Consolidation 2018). Retrieved from: [https://www.peelregion.ca/planning/officialplan/pdfs/ropdec18/ROPConsolidationDec2018\\_TextSchedules\\_Final\\_TE\\_XT.pdf](https://www.peelregion.ca/planning/officialplan/pdfs/ropdec18/ROPConsolidationDec2018_TextSchedules_Final_TE_XT.pdf)

## 2.4 The Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act (OHA)*. Under Part III of the OHA, compliance with the Standards and Guidelines for the Conservation of Provincial Heritage Properties is mandatory for Provincially-owned and administered heritage properties.

For municipalities, Part IV and Part V of the *OHA* enables councils to ‘designate’ individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of ‘cultural heritage value or interest’ (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.  
  
(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
  1. The property has **design value or physical value** because it,
    - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
    - ii. displays a high degree of craftsmanship or artistic merit, or
    - iii. demonstrates a high degree of technical or scientific achievement.
  2. The property has **historical value or associative value** because it,
    - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
    - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
    - iii. 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,
    - i. is important in defining, maintaining or supporting the character of an area,
    - ii. is physically, functionally, visually or historically linked to its surroundings, or
    - iii. is a landmark.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*. Once a property is placed on the Register, it gains public recognition, and a level of heritage due diligence is exercised for planning, building and/or demolition permit applications.

The City of Brampton maintains two registers<sup>6</sup>:

- 1) A register of properties that are designated cultural heritage resources under the *Ontario Heritage Act*. This register is known as the **"Municipal Register of Cultural Heritage Resources Designated under the *Ontario Heritage Act*"**.
- 2) A register of properties that are identified or "listed" as cultural heritage resources and may be considered for designation. This register is known as the **"Municipal Register of Cultural Heritage Resources"**.

## 2.4.1 MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES

As mentioned above, heritage conservation on provincial properties must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties*. To advise municipalities, organizations, and individuals on heritage protection and conservation, the MHSTCI developed the following:

- **Standards and Guidelines for Conservation of Provincial Heritage Properties**  
These standards and guidelines set out the criteria and process for identifying provincial heritage properties and to set standards for their protection, maintenance, use and disposal.
- **Ontario Heritage Tool kit:**  
The Ontario Heritage Tool Kit is a series of guides for municipal councils, municipal staff, Municipal Heritage Committees, land use planners, heritage professionals, heritage organizations, property owners and others. It was designed to help them understand the heritage conservation process in Ontario.<sup>7</sup>

The *Heritage Resources in the Land Use Planning Process* (MHSTCI) defines an HIA as follows: 'A heritage impact assessment (or equivalent study) is a study to determine if any cultural heritage resources (including those previously identified and those found as part of the site assessment) or in any areas of archaeological potential, are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural heritage resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.'

Determining the optimal conservation or mitigation strategy is further guided by the MHSTCI 'Eight guiding principles in the conservation of historical properties'.

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<sup>6</sup> Heritage Registers, Brampton. Accessed from: <https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Pages/Identification.aspx>

<sup>7</sup> Ontario Heritage Tool kit, Culture, Heritage, Ministry of Heritage, Sport, Tourism and Culture Industries. Accessed from: [http://www.mtc.gov.on.ca/en/heritage/heritage\\_toolkit.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml)

The following guiding principles for the conservation of historical properties are based on international charters that have been established over the past century:<sup>8</sup>

**1. Respect for documentary evidence**

Do not base restoration on conjecture. Conservation work should be based on historical documentation, such as historical photographs, drawings and physical evidence.

**2. Respect for the original location**

Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.

**3. Respect for historical material**

Repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.

**4. Respect for original fabric**

Repair with like materials, to return the resource to its prior condition without altering its integrity.

**5. Respect for the building's history**

Do not restore to one period at the expense of another. Do not destroy later additions to a house solely to restore it to a single time period.

**6. Reversibility**

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

**7. Legibility**

New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

**8. Maintenance**

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

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<sup>8</sup> Eight guiding principles in the conservation of historical properties, Ontario Heritage Trust. Accessed from: <https://www.heritagetrust.on.ca/en/pages/tools/tools-for-conservation/eight-guiding-principles>

## 2.5 CITY OF BRAMPTON PLANS AND POLICIES

### 2.5.1 City of Brampton Official Plan Policies

Brampton's current Official Plan was adopted by City Council in October 2006 and approved by the Ontario Municipal Board (OMB) in October 2008. The updated September 2020 Office Consolidation includes OMB decisions and LPAT decisions that have resolved several of the appeals to the 2006 Official Plan as well as amendments made to reflect Council decisions.<sup>9</sup> The following guidelines and policies stated under Section 4.10 Cultural Heritage of the Brampton Official Plan<sup>10</sup> (September 2020 Consolidation) are applicable and relevant for the subject property and its associated redevelopment:

*4.10.1.3 All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.*

*4.10.1.4 Criteria for assessing the heritage significance of cultural heritage resources shall be developed. Heritage significance refers to the aesthetic, historic, scientific, cultural, social or spiritual importance or significance of a resource for past, present or future generations. The significance of a cultural heritage resource is embodied in its heritage attributes and other character defining elements including: materials, forms, location, spatial configurations, uses and cultural associations or meanings. Assessment criteria may include one or more of the following core values:*

- Aesthetic, Design or Physical Value;*
- Historical or Associative Value; and/or,*
- Contextual Value.*

*4.10.1.8 Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.*

*4.10.1.9 Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the City.*

*4.10.1.10 A Heritage Impact Assessment, prepared by qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions*

<sup>9</sup> Brampton's current Official Plan. Accessed from: <https://www.brampton.ca/EN/City-Hall/Official-Plan/pages/official-plan-background.aspx>

<sup>10</sup> Built Heritage, Cultural Heritage, Policies, Brampton Official Plan (2006). Retrieved from: [https://www.brampton.ca/EN/City-Hall/Official-Plan/Documents/Sept2020\\_Consolidated\\_OP\\_2006.pdf](https://www.brampton.ca/EN/City-Hall/Official-Plan/Documents/Sept2020_Consolidated_OP_2006.pdf)

*to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes. Due consideration will be given to the following factors in reviewing such applications:*

- (i) The cultural heritage values of the property and the specific heritage attributes that contribute to this value as described in the register;*
- (ii) The current condition and use of the building or structure and its potential for future adaptive re-use;*
- (iii) The property owner's economic circumstances and ways in which financial impacts of the decision could be mitigated;*
- (iv) Demonstrations of the community's interest and investment (e.g. past grants);*
- (v) Assessment of the impact of loss of the building or structure on the property's cultural heritage value, as well as on the character of the area and environment;*
- and,*
- (vi) Planning and other land use considerations.*

*4.10.1.12 All options for on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:*

- (i) On-site retention in the original use and integration with the surrounding or new development;*
- (ii) On site retention in an adaptive re-use;*
- (iii) Relocation to another site within the same development; and,*
- (iv) Relocation to a sympathetic site within the City.*

*4.10.1.13 In the event that relocation, dismantling, salvage or demolition is inevitable, thorough documentation and other mitigation measures shall be undertaken for the heritage resource. The documentation shall be made available to the City for archival purposes.*

*4.10.1.18 The City's "Guidelines for Securing Vacant and Derelict Heritage Buildings" shall be complied with to ensure proper protection of these buildings, and the stability and integrity of their heritage attributes and character defining elements.*

The following guidelines and policies stated under Section 4.11 Urban Design of the Brampton Official Plan<sup>11</sup> (September 2020 Consolidation) are applicable and relevant for the subject property and its associated redevelopment:

*4.11.3.2.9 Cultural heritage resources on sites subject to community revitalization shall be protected and restored in accordance with the Cultural heritage policies of this Plan.*

*4.11.4.7 (vi) Preservation: How the significant elements of the built and natural heritage shall be maintained and protected in new development. Some of the significant elements include:*

<sup>11</sup> Built Heritage, Cultural Heritage, Policies, Brampton Official Plan (2006). Retrieved from: [https://www.brampton.ca/EN/City-Hall/Official-Plan/Documents/Sept2020\\_Consolidated\\_OP\\_2006.pdf](https://www.brampton.ca/EN/City-Hall/Official-Plan/Documents/Sept2020_Consolidated_OP_2006.pdf)



- *Natural heritage features such as woodlots, valley lands and watercourse corridors, wetlands, and ponds,*
- *Built structures such as significant architecture,*
- *Cultural heritage features; and,*
- *Important views and vistas.*

## **2.5.2 City of Brampton Credit Valley Secondary Plan (Secondary Plan Area 45)**

One of the primary goals of the Credit Valley Secondary Plan is preservation of the area's built and cultural heritage resources, particularly the existing heritage buildings and the bow-string bridge across the Credit River.<sup>12</sup> The following guidelines and policies stated under Section 9.0 Cultural Heritage of the Credit Valley Secondary Plan (Secondary Plan Area 45)<sup>13</sup> are applicable and relevant for the subject property and its associated redevelopment:

*9.1 Conservation of cultural heritage resources within the Credit Valley Secondary Plan Area shall be undertaken in accordance with Part I, Section 4.9 and other relevant policies of the Official Plan. For the purposes of this Chapter, cultural heritage resources shall include structures, sites, environments and artifacts, which are of historical, architectural or archaeological value, significance or interest.*

*9.4 The City shall encourage the retention and conservation of heritage buildings of architectural and/or historical merit on their original sites and to promote the integration of these resources into new development proposals based on their original use or an appropriate adaptive reuse. Prior to recommending draft approval of a plan of subdivision for the lands on which these buildings are located, Council shall obtain the recommendation of the Brampton Heritage Board as to whether the existing buildings should be retained, removed, or can be demolished.*

*9.5 Where a development proposal will impact a heritage resource identified on Appendix A, the City shall require the preparation of a Heritage Resource Impact Assessment prior to development approval, to the satisfaction of the City, for the purpose of providing information and presenting recommendations about how to mitigate the development impacts on the identified heritage resource, including alternative development in order to retain the structure on site. No grading or other disturbance shall take place on the subject property prior to issuance of a letter of clearance from the Ministry of Culture.*

*9.6 All development adjacent to or incorporating a heritage resource should, from an urban design perspective, be respectful of the resource, having regard for scale, massing, setbacks, materials and design features.*

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<sup>12</sup> Section 4.2 Goals, <sup>12</sup> Credit Valley Secondary Plan, Secondary Plan Area 45. (Office Consolidation February 2019), City of Brampton. Retrieved from: <https://www.brampton.ca/en/Business/planning-development/policies-master-plans/secondary%20plans/SPA45%20Credit%20Valley.pdf>

<sup>13</sup> Credit Valley Secondary Plan, Secondary Plan Area 45. (Office Consolidation February 2019), City of Brampton. Retrieved from: <https://www.brampton.ca/EN/Business/planning-development/policies-master-plans/secondary%20plans/SPA45%20Credit%20Valley.pdf>

*9.7 As a condition of development approval, the City of Brampton will secure financial guarantees to fully restore or reconstruct any damaged or demolished heritage structures.*

*9.8 All development in the Credit Valley Secondary Plan Area will require appropriate archaeological assessment to be undertaken in accordance with the current technical guidelines set out by the Ministry of Culture.*

### **2.5.3 Zoning By-Law**

The Brampton Property Report for 1030 Queen Street West displays the existing zoning on the subject property as 'Service Commercial – Special Section 212' (SC-212) under the City of Brampton Zoning By-law 204-2010.<sup>14</sup>

*212 The lands designated SC - SECTION 212 on Schedule A to this by-law: 212.1 shall only be used for the following purposes:*

- (a) business and professional offices;*
- (b) private day school;*
- (c) indoor storage; and,*
- (d) purposes accessory to the other permitted purposes.*

*212.2 shall be subject to the following requirements and restrictions:*

- (a) Minimum Lot Area: 2,840 square metres.*
- (b) Minimum Lot Width: 41.7 metres.*
- (c) Minimum Lot Depth: 71.9 metres.*
- (d) Minimum Front Yard Depth: 24.3 metres.*
- (e) Minimum Exterior Side Yard Width: 13.7 metres.*
- (f) Minimum Interior Side Yard Width: 6.1 metres.*
- (g) Minimum Rear Yard Depth: 6.1 metres.*
- (h) Maximum Gross Floor Area: 929.0 square metres.*

The proposed residential development is not currently permitted in the existing Credit Valley Secondary Plan land use policies and provisions under Zoning By-law 270 - 2004. As a result, an Official Plan Amendment and Zoning By-law Amendment are required to permit the proposed development. As such a new "High Density Residential" designation within Credit Valley Secondary Plan Area is being proposed. The proposed "High Density Residential" designation is intended to permit 179 apartment dwellings with a building height of 15 storeys. In order to permit the proposed development, it is proposed that the subject property be rezoned from "Service Commercial Special Section 212 (SC-212)" to "Residential Apartment B – Section AAAA (R4B-AAAA)" which is intended to permit a 15-storey condominium apartment building with a cumulative Floor Space Index of 5.3.<sup>15</sup> A Draft Official Plan Amendment (Appendix I) and a Draft Zoning By-law Amendment (Appendix II) is provided in the Planning Justification Report (December 2020) submitted by GSAI for the proposed development.

<sup>14</sup> 1030 Queen Street West, Brampton Property Report. Retrieved from:

<https://www.brampton.ca/EN/BUSINESS/PLANNING/DEVELOPMENT/ZONING/COB%20ZONING/SPECIALSECTIONS/SS212.PDF>

<sup>15</sup> Planning Justification Report. Application to amend the Official Plan and Zoning By-Law (December 2020). Glen Schnarr & Associates Inc. (File: 954-007)

## 3.0 INTRODUCTION TO SUBJECT PROPERTY

### 3.1 LOCATION OF THE SUBJECT PROPERTY

<b>Municipal Address</b>	1030 Queen Street West, Brampton, Ontario (Figure 1)
<b>Legal Description</b>	PT LT 6 CON 3 WHS (CHING) DES AS PT 2, PL 43R8020, SAVE AND EXCEPT PT 1, PL 43R30710; and  PT LT 6 CON 3 WHS (CHING) DES AS PTS 1, 2, PL 43R31207; BRAMPTON; T/W EASEMENT OVER PT 3, PL 43R18773 AS IN CH23211 (Figure 2)
<b>Square Area</b>	The subject property has a site area of approx. 0.3 ha.
<b>Location &amp; Boundaries</b>	This property is located at the northwest corner of Chinguacousy Rd. and Queen St. W. in the City of Brampton. Access to the Property is via Chinguacousy Road and Queen Street West.
<b>Official Plan Designation</b>	The subject property is located within the Credit Valley Secondary Plan Area, as defined by the City of Brampton Official Plan, and is designated 'Low Density 2' and 'Heritage Resource'. The low-density designation allows for single-detached, semi-detached and townhouse structure types.
<b>Zoning By-Law</b>	The existing zoning on the subject property is 'Service Commercial – Special Section 212' (SC-212) under the City of Brampton Zoning By-law 204-2010 which permits office, private school, indoor storage and accessory uses.

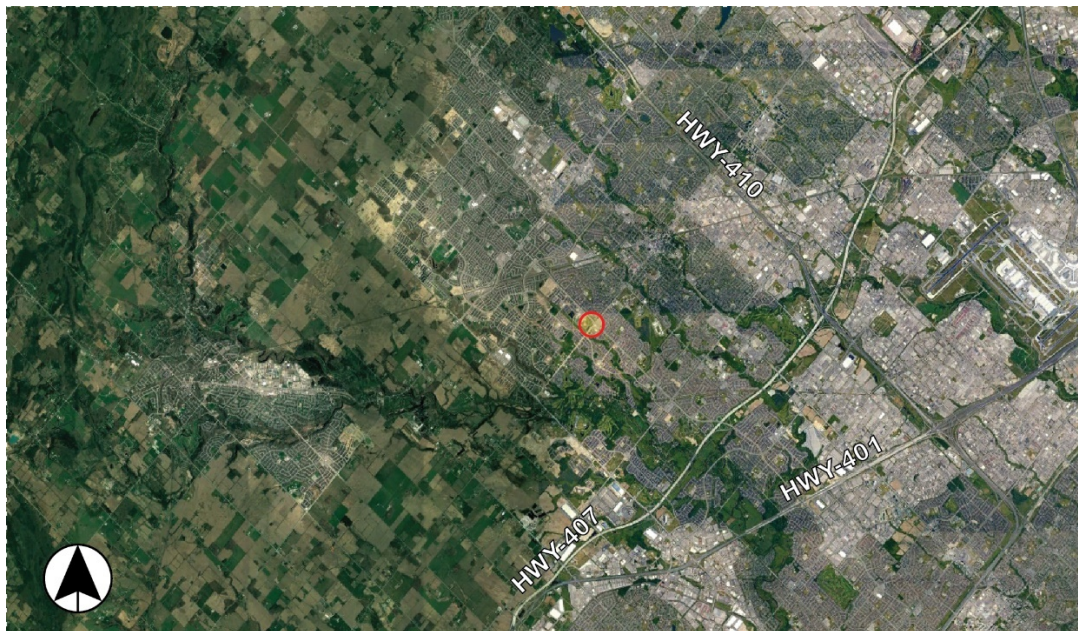


Figure 1: Aerial photograph showing the location of the subject property in red in the City of Brampton (Google 2020).

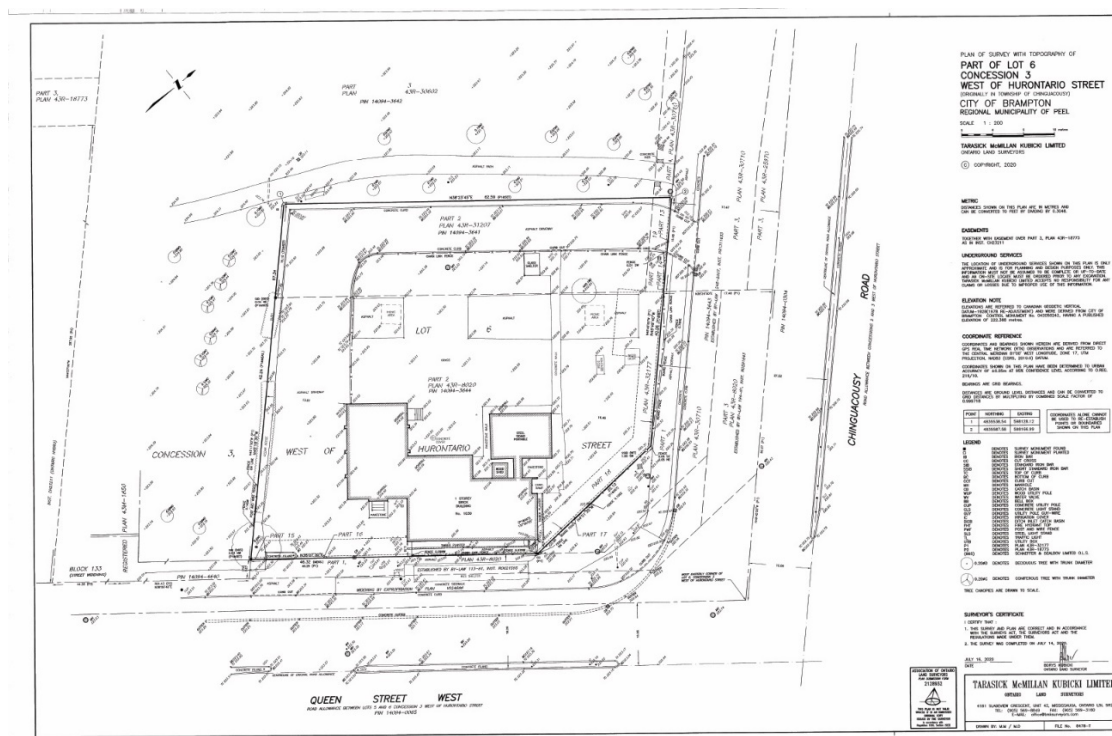


Figure 2: July 2020 survey showing the subject property with buildings and features (Source: Tarasick McMillian Kubicki Limited)



### 3.2 DESCRIPTION OF SUBJECT PROPERTY

The subject property's address is 1030 Queen St. W., located at the northwest corner of Chinguacousy Rd. and Queen St. W. in the City of Brampton (Figure 1). The site is comprised of several parcels, with the following legal description (Figure 2): PT LT 6 CON 3 WHS (CHING) DES AS PT 2, PL 43R8020, SAVE AND EXCEPT PT 1, PL 43R30710; and PT LT 6 CON 3 WHS (CHING) DES AS PTS 1, 2, PL 43R31207; BRAMPTON; T/W EASEMENT OVER PT 3, PL 43R18773 AS IN CH23211

#### 3.2.1 Site

The rectangular site has a chamfered southeast corner, and contains three interconnected buildings based near the property's southern limit (Figure 3). The original 1874 Schoolhouse has a set of 1-storey brick additions extending east from its southeast corner, north of which is a second 1-storey frame addition. These are referred to as 'Schoolhouse', '50s additions', and 'portable' respectively throughout the remainder of this HIA. Behind these structures is a grassed outdoor area with several asphalt pads, a concrete walkway and covered bus shelter (Figure 4). The outdoor area contains a small but mature tree, and retains a number of benches, picnic tables, and trellis shelters. A chain link fence separates this area from the asphalt parking lot and driveway running along with the west and north edges of the site respectively.



Figure 3: Aerial photograph showing the approximate extents of the subject property in red (Google 2020).



Figure 4: View to the rear of the school buildings, showing the grassed outdoor area.

An undated R-Plan shows the three aforementioned structures, with an additional ‘frame addition’ located north and connected to the historic Schoolhouse. This is not seen in the 1975 aerial photograph, but is present on aerials between 2000 and spring 2005 and removed as of fall 2005. Terraprobe’s June 2020 Phase One Environmental Assessment (EA) notes a brick addition made in the 1980s, but this appears to be in reference to the portable north of the addition.<sup>16</sup>

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<sup>16</sup> Terraprobe Inc., “Phase One Environmental Site Assessment 1030 Queen Street West Brampton, Ontario June 17, 2020”, p. 8.



### 3.2.2 Buildings

The site contains three connected buildings: the Schoolhouse, 1950s additions, and portable. They are described separately below.

#### *Schoolhouse*

The Schoolhouse is a tall, 1-storey brick building rising to a side gable roof and facing south onto Queen St. W (Figure 5). The principal (south) elevation has a 3-bay design, with a central doorway flanked by windows. The doorway is set within a projecting frontispiece that once rose to support a belfry above the gable peak. The west elevation is four bays, each with a window and separated by three buttresses (Figure 6). The east elevation originally had a similar configuration, but its southern two bays have been obscured by the 1950s additions (Figure 7). Its north bay has also been converted from a window to a door. The north elevation was originally a blank wall, but had a door opening punched through the brick at some point (which now serves only as a window) (Figure 8).



Figure 5: The main elevation of the 1874 Schoolhouse.



Figure 6: The west elevation of the 1874 Schoolhouse building, with the original brickwork visible on the closest bay where the veneer wall has been removed.



Figure 7: The east elevation of the 1874 Schoolhouse building, showing one original and three modified window openings.



Figure 8: The north elevation of the 1874 Schoolhouse building, showing unoriginal door opening and some scarring to the left.

The Schoolhouse is distinguished by its dichromatic brickwork, which uses red brick for the main wall sections and buff brick for accents and embellishments. These include quoining at all corners, buttresses, the belfry/frontispiece, jack arches and ears, and frieze details within the southern pediment. The west, south and east elevations are unified by a projecting buff band course (corresponding to the window jack arches). The building sits on a raised sandstone foundation, most of which is presently obscured by parging and veneer masonry. The foundation transitions to four courses of buff brick, the top chamfering inward to meet the main wall (Figure 9).



Figure 9: Archival class photo from 1899. The original sandstone and brick foundation condition is visible on both sides of the students. Historic door surfaces are also seen at rear ([www.ontariohistory.org](http://www.ontariohistory.org)).

Much of this foundation condition is obscured by parging on the north and east elevations, and a false stone foundation wall at the base of the south and west elevations. This veneer wall was added in the late 1990s or 2000s, is historically inaccurate, and may be contributing to the premature deterioration of historic masonry behind (Figure 10).



Figure 10: Historic brickwork is visible in behind the veneer stones, and the previously covered brickwork to the left shows spalling and mortar loss.



Figure 11: A section of intact mortar. Some degree of horizontal tooling is evident by lines demarcating horizontal and vertical joints.



Brickwork is pointed lime mortars with a pinkish-brown hue, and a vague suggestion of horizontal tooling is evident (Figure 11). The brickwork lacks a consistent coursing patterning through its various elements.



Figure 12: Typical eared jack arch as seen on the south elevation, aligned with the projecting band course and embellished with a cast keystone.



Figure 13: Typical window sill seen on the south elevation, with tooled sandstone sill above two cast masonry brackets. The high deterioration of the brackets is common to the entire structure.



Figure 14: The projecting entry frontispiece, showing sandstone transition stones and hood mould. Despite its elaborate shape, the hood mould is built from three pieces of stone.

Window openings are rectangular, topped by buff jack arches with ears and further embellished by cast keystones (Figure 12). Original openings have sandstone sills with bush-hammered faces and tooled margins, below which are pairs of cast brackets (Figure 13). Additional sandstone elements include capstones on the buttresses, transition stones on the belfry frontispiece and hood mould above the main entrance (Figure 14). These units feature similar tooling patterns to the sills. Current windows are ahistorical replacements with one large light over two smaller operable lights. Some feature fixed black awnings. Archival photographs show the historic (and likely original) window arrangements: a pair of fixed, 4-light frames are set above similarly sized and operable 4-over-4 sash windows below (Figure 15). Screens seen in a 1945 photograph are the likely source of rust staining on some sills.<sup>17</sup>

<sup>17</sup> See Appendix F for all archival images.



Figure 15: 1962 class photo showing the historic window configuration in background. Note also the stove pipe ([www.ontariohistory.org](http://www.ontariohistory.org)).

The principal elevation is dominated by the projecting buff brick frontispiece. Archival photos show as recently as the late 1990s this feature rose to its historic and complete belfry (Figure 15). This feature punched through the roof (flush with the fascia), to a steep gable peak. Within the peak was a recessed diaper brick feature and pointed arch opening for the school bell. The opening has been partially blocked up as of the c.1998 image, and it is likely (though inconclusive) whether it extended the depth of the belfry. Centered in the gable is a rectangular date stone with scalloped corners with the following carved in relief:

**S.S. No.5,  
1874**

The stone was not accessible, but appears to be much whiter than the sandstone used elsewhere and eroding evenly without exposing striations in the bedding.

The front door is set at the bottom of the projecting frontispiece and set within a shouldered arch opening distinguished by its arch brickwork and sandstone hood mould, which terminates with the same cast brackets found under the window sills. The current door is contemporary metal panel-style with a large light on top.



Archival images show an earlier configuration (seen as late as 1899 and altered by 1962) of double plank-and-board doors (Figure 16; see also Figure 17). The exterior boards were set at a 45° angle, and affixed to a backing of horizontal boards.



Figure 16 & Figure 17: 1946 photograph showing the assembly method of the historic doors.

The roof uses brown asphalt shingles, with fascia and soffit covered in metallic cladding. Archival photos show a stove-pipe chimney penetrating the roof on the west side, roughly in line with the middle buttress (see Figure 15). A new very large chimney / flue (likely contemporary to the first 1950s addition) was added near the south end of the east elevation.

Entering the Schoolhouse from the principal door, historic doorways lead to an office at the west, and the main schoolroom directly north (Figure 18; Figure 19). East is a corridor representing the connection between the Schoolhouse and 1950s additions via a staircase. Much of the historic structure has been removed at this point of intersection between the two structures. A staff room / kitchen contains the exposed bottom portion of the chimney, along with a cast iron Drummond and Reeve door for cleaning out the furnace flue (Figure 20).

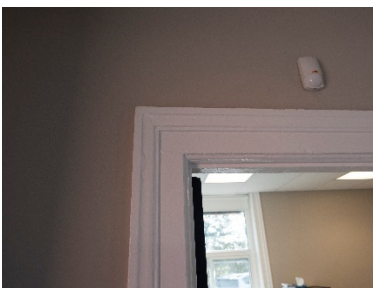


Figure 18: Mouldings outside the west office, showing an assembly style of butted casing with mitred backband.



Figure 19: Mouldings on the doorway leading to the main classroom.  
Note unoriginal baseboards and new frame built within the original to support current doors.



Figure 20: The base of the large 1950s chimney remains visible within the staff room.

### *1950s additions*

A 1-storey set of continuous shallow-gabled additions intersect the southeast corner of the Schoolhouse and extend east roughly 20 metres. A corridor runs the length of the additions, with washrooms and a staff room to the north, and two classroom spaces on the south. The red brick structure is simple, featuring two long banks of windows along the south elevation, and a separate offset glazed entry recessed into the east elevation (Figure 21). The brickwork is laid in common bond with header rows every six courses.



Figure 21: 2012 Google image showing the 1950s additions prior to construction of transit shelter obscuring the current view. Differences in roof sag are seen between the two sections, along with a zipper joining suggesting different times of construction (Google 2012).

Terraprobe's Phase One EA for the site notes this structure was built in two parts during the 1950s.<sup>18</sup> This claim is supported by aerial imagery from 1968 clearly showing two different colours of roof cladding for the structure, and an obvious line in the brick joints between the two window banks (Figure 22). Aerial imagery from 1954 is less clear, but appears to show the original Schoolhouse without any additions present.



Figure 22: 1968 aerial photograph showing the school property on the north side of Queen St. W. The additions show two different colors of roof material.  
(City of Toronto Archives: Series 12, File 1968, Item 2088).

<sup>18</sup> Terraprobe Inc., 8.



### *Portable*

North of the 1950s additions is a short, 1-storey structure identified as a 'frame addition' on the undated R-Plan. It has a very shallow gable roof, and is clad with vertical ochre metal siding (Figure 23). There are four windows and a door on the north elevation, a door on the east elevation, and an enclosed connection south the 1950s additions. Terraprobe's Phase One EA suggests a brick addition in this same location was built in the 1980s and rebuilt in 2007. This HIA has not confirmed this timeline.



Figure 23: View of the ochre portable addition

### **3.2.3 Context**

The subject property is located at the intersection of Chinguacousy Rd. and Queen St. W. The intersection is currently within the City of Brampton, but was historically an unincorporated area of Chinguacousy Township in Peel County. Chinguacousy Rd. and Queen St. W. were laid out as lot and concession roads, the main thoroughfares of agricultural areas in the 19th century.

The site's present surroundings are representative of suburban development in Ontario. East of Chinguacousy Rd. is a large residential subdivision. South of Queen St. W. are several shopping plazas and more subdivisions (Figure 24). Directly north of the site is the municipal Teramoto Park with a secondary school beyond. These sites contain athletic fields and open green space (Figure 25). Teramoto Park contains a full-size cricket field with nighttime lighting.



Figure 24: Looking south from 1874 Schoolhouse toward a shopping plaza across Queen St. W.



Figure 25: Looking north from the subject property onto Teramoto Park and David Suzuki Secondary School beyond

Historically the vicinity was dominated by agricultural uses. By the 1950s and into the 1960s a number of houses were built along the south side of Queen St. W. and the west of Chinguacousy Rd, though agriculture continued to predominate in behind (See Figure 22). By 2000 most of the subdivisions east of Chinguacousy Rd. had been built, and the school, park, and development directly south of the site were completed in the 2010s.



### 3.3 HERITAGE STATUS

1030 Queen St. W. is included on Brampton's Municipal Register of Cultural Heritage Resources as a 'Listed' heritage property.<sup>19</sup> It is not included within that document's summary of recent additions to the register, suggesting its inclusion predates 2004.

The following adjacent heritage properties are included in the Brampton's Municipal Register of Cultural Heritage Resources (2020) as 'Listed' heritage properties<sup>20</sup>.

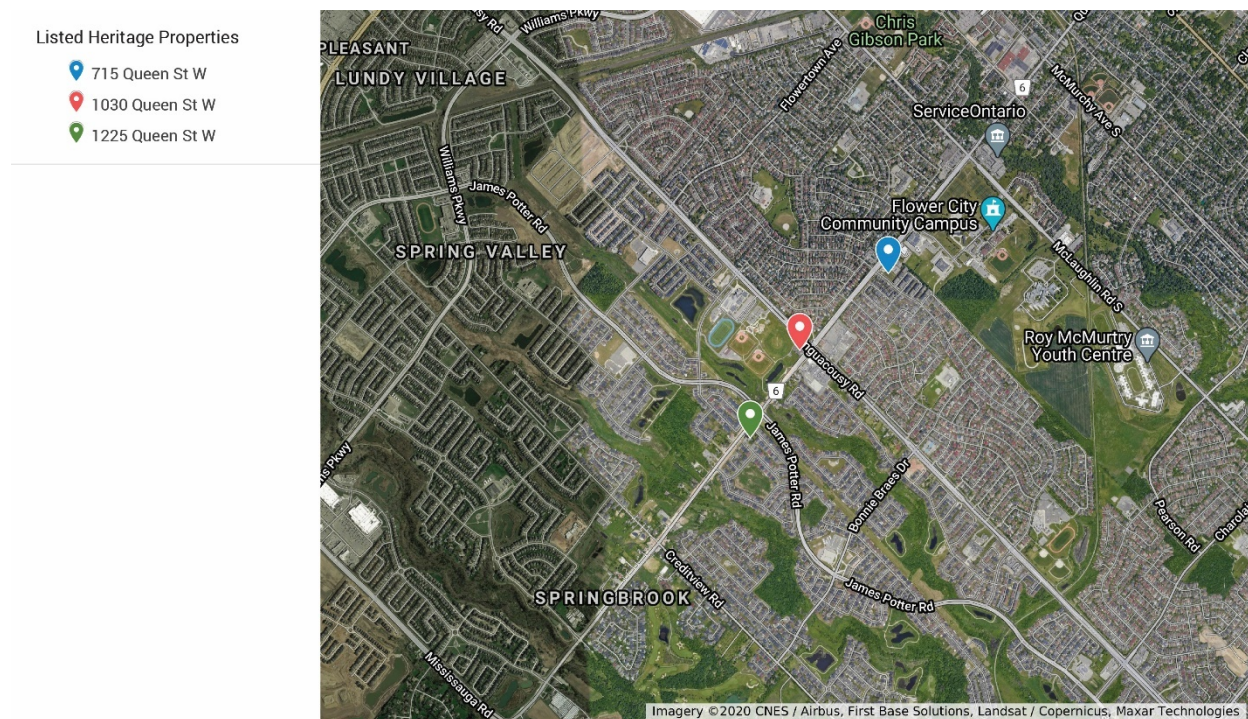




Figure 26: Adjacent Cultural Heritage Resources (Google Maps 2020)

<sup>19</sup> Brampton Heritage Board, "Municipal Register of Cultural Heritage Resources 'Listed' Heritage Properties Last Updated: 2020,"

[https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Listed\\_Register.pdf](https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Listed_Register.pdf)

<sup>20</sup> Ibid, 30.

**TABLE 1: ADJACENT CULTURAL HERITAGE RESOURCES**

#	Resource (Category and Type)	Description	Image
1	<p>715 Queen Street West, south side (Lot 5, Con. 2 WHS, geographic township of Chinguacousy)</p> <p>Built Heritage Resource (BHR), Residential</p> <p>Municipally listed under the OHA (Class A). (Designation in process)</p>	<p>Wilkinson Farmhouse (Relocated)</p> <p>This mid-19th century, two storey, brick masonry farmhouse with a hip roof was built by the Wilkinson family. Tremaine's map (1859) notes John Wilkinson Jr. on the west half of Lot 5 with a house shown on the northeast side of the west half on Queen Street and the Illustrated Historical Atlas (1877) shows a house and orchard owned by William Wilkinson.<sup>21</sup> In 2013, the Wilkinson/Lundy Farmhouse was relocated from its original location near Queen Street to its present location at 28 Francis Lundy Street and underwent extensive rehabilitation.<sup>22</sup></p>	
2	<p>1225A Queen Street West, Brampton</p> <p>(Part of East Half of Lot 5, Concession 3, WHS, geographic township of Chinguacousy)</p> <p>Built Heritage Resource (BHR), Residential</p> <p>Municipally listed under the OHA (Class B).</p>	<p>Alexander Trimble Farmhouse</p> <p>This is a mid-century two-storey brick farmhouse occupying a 6.86-acre lot. The property belonged to the father and mother of Alexander Trimble – the Irish-born James and Sarah Trimble – who settled on the site in 1821. Per the Tremaine's Map of the County of Peel (1859), the farm is labelled as Sarah Trimble's. The farmhouse depicts traces of its late nineteenth century Queen Anne inspiration through its asymmetrical composition, complex roofline and variety of decorative wood<sup>23</sup>.</p>	

<sup>21</sup> Existing Conditions Report: Built Heritage Resources & Cultural Heritage Landscapes. Class Environmental Assessment for Zone 5 Sub-Transmission Main City of Brampton, Region of Peel. (2012), Unterman McPhail Associates. Retrieved from: <https://www.peelregion.ca/pw/water/enviro-assess/pdf/west-brampton/Appendix-F.pdf>

<sup>22</sup> Designation By-Law 374-2014, The Corporation of the City of Brampton. Retrieved from: <https://www.heritagetrust.on.ca/en/index.php/oha/details/file?id=945&id=945>

<sup>23</sup> Heritage Impact Assessment of the Alexander Trimble Farmhouse, 1225A Queen Street West, Brampton. Part of the East Half of Lot 5, Concession 3, West of Hurontario Street, Chinguacousy Township (2012), Paul Dilse. Retrieved from: <https://www.yumpu.com/en/document/read/3946732/brampton-heritage-board-item-i1-for-april-17-2012-the-city-of->

### 3.4 EXISTING CONDITION

A high-level condition assessment of the original Schoolhouse building was undertaken during a September 25, 2020 site review. Conditions were assessed with a visual review from grade with no destructive testing used. The findings are summarized below, with an emphasis on the building's heritage fabric.

#### ROOF

##### Cladding

###### *Description:*

Schoolhouse roof is a side gable type, clad with asphalt shingles. The original material was not visible, with fascia and soffits covered by a black metal cladding. Historic photos show decorative mouldings on the north fascia, and it is unclear whether they exist beneath the current cladding. Eaves are attached directly to the fascia feeding two downspouts at the north end of the building.

###### *Condition:*

The asphalt shingles and fascia / soffit cladding are in good condition overall, with only one section of about 6-8 disturbed shingles on the west side observed, along with a small section of shingles mismatched in colour. The drainage system's eaves are in good condition; however, the downspouts are poor being damaged and bent on the east side, and disconnected entirely at the west. These conditions prevent water from being properly drained away from the Schoolhouse.





## MASONRY

### Foundations

*Description:*

The Schoolhouse has a sandstone foundation that is raised in some locations, but is obscured by parging, a more recent veneer stone foundation, and potential changes to the landscaping. A visible section at the northeast corner reveals brown sandstone masonry units with ashlar faces, with a vague suggestion of coursing matching that seen in historic photographs.

*Condition:*

Visible foundations show slight erosion and delamination of sandstone, and significant loss of joints. It is unclear whether this condition is common to other obscured foundations, or advanced due to the damaged adjacent downspout.



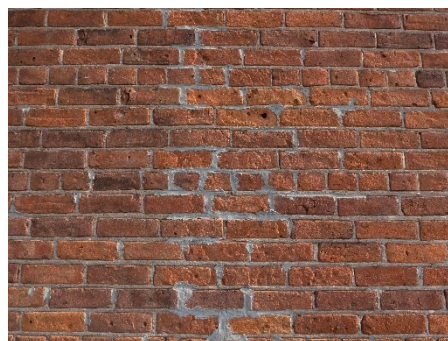
### Brick Walls

*Description:*

The Schoolhouse's primary wall cladding material is brick, with red brick used for the main wall sections. Buff brick is used for accents and details including buttresses, band courses, raised plinth and the central belfry remnants. Pointing appears to use lime-based mortars and has a brown grey hue.

*Condition:*

Overall the brickwork is in fair condition. Chipping and weathering is common in some cases exposing imperfections in the units, though generally not to a point that they are unsound. Spalling is seen in localized areas throughout the building, going back nearly 2cm in extreme cases. The condition is most common closer to grade, or adjacent to obvious mortar repairs suggesting physically incompatible cements have been used. Cracked units are seen near common stress points (where window jambs meet sills) or relate to larger structural forces. A number of bricks have had names or initials carved into them, a charming reminder of the site's long services as a school. Large areas of brick are obscured by parging, overpointing and a veneer wall and could not be reviewed. Several replacement buff bricks were observed in the northwest quoining. Scarring and staining related to former additions or attachments are visible on the north elevation. A number of signs and utilities are attached to the brickwork, often fastened directly into the bricks rather than the mortar joints.





Improper mortar repairs are found throughout the elevations, and should be investigated to determine whether they are physically incompatible with the historic brick. The quoins on the north elevation have a large amount of mortar repair suggestive of significant cracking in the past. An open zipper crack remains visible on the east quoining, continuing into the parged foundations. Instances of over-pointing or parging are found throughout in small and large areas throughout the Schoolhouse.



**Sandstone Sills, Drip Mould, Capstones***Description:*

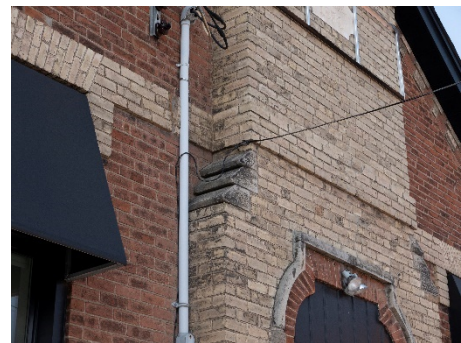
All windows have rectangular sandstone sills of a brown / grey colour bush-hammered with tooled margins.

Sandstone caps are found on the buttresses and former belfry frontispiece with a similar tooling pattern.

A sandstone hood mould is set above the front door's brick shouldered arch. The entire feature was cut from three pieces of sandstone, with furrowed tooling the height of the units.

*Condition:*

Sandstone components are in fair condition, typically displaying erosion, chipped / cracked arises, and staining while remaining sound overall. Some buttress capstones appear to have been overpointed or parged around the joints.



**Cast Brackets & Keystones***Description:*

The Schoolhouse features two types of cast stone ornament - brackets and keystones. The brackets have a similar (if not more pinkish) colour to the sandstone, and are found in pairs beneath sandstone sills, and terminate the hood mould. They are roughly two courses of brick tall and embellished by recesses. The keystones centre each jack arch featuring raised margins and a central rosette with leaf design.

*Condition:*

The brackets are typically in poor condition, the upper halves being badly deteriorated with the bottoms deteriorating less quickly or heavily stained. The keystones are generally in good shape, displaying a sound crust and light soiling from the atmosphere and animal droppings.

**EXTERIOR OPENINGS****Windows***Description:*

Original wood windows have been replaced by contemporary units characterized by a large single light above two operable panels. Two windows on the east elevation have been infilled, one with vertical cladding and the other with bricks. Openings on and adjacent to the south elevation have fixed black awnings.

*Condition:*

Replacement windows and fixed awnings are in good condition.





**Doors***Description:*

Front door is within a projecting frontispiece comprising the bottom of the belfry. The opening is set in a shouldered arch, the top of which has been infilled by vertical cladding. The door is a contemporary metal panel style door with a large light in the upper portion. On the east elevation a window opening has been converted to a doorway. It features a fully glazed door with glazed transom and sidelight. A door opening was made in the north elevation's brickwork at some point, but has been fixed and now serves as a window.

*Condition:*

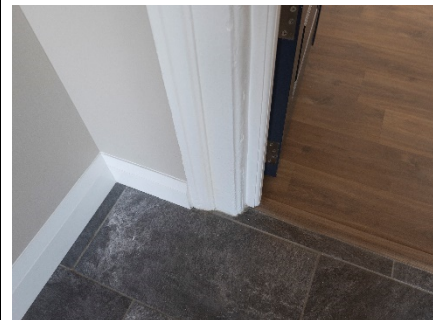
Doors on the south and east elevation are in good condition.

**INTERIOR****Mouldings***Description:*

Historic mouldings are found around all window openings related to the original Schoolhouse, excepting those blocked in, removed or converted to doorways. They are also found around doorways leading to the main Schoolhouse room, and office to the west. Both feature similar designs, being composed of a plain casing with a simplified ogee with fillet backband. Baseboards and other doorways in the Schoolhouse are not believed to be historic.

*Condition:*

Historic mouldings are in worn but sound condition, with layers of paint somewhat obscuring the legibility of the profiles. Newer door frames have been added within the original frames, partially obscuring the original composition.



**Panelling & Chalkboards***Description:*

Wainscoting is found throughout the main Schoolhouse room, comprised of beaded boards roughly 13cm in width rising to a torus moulding on top.

Chalkboards are found on the north and west walls, contained within variously moulded framing with several different ledge types.

*Condition:*

Wainscoting is in worn but good condition, with certain areas showing greater wear to the wood beneath. Chalkboards and framing are in fair condition.

**ADDITIONAL AND PRESSING CONCERNS**

No obvious security concerns were noted for the subject property. The site is situated in a prominent location close to the major roadway, and remains occupied as a sales office during business hours.

While not a critical maintenance concern, the downspouts should be repaired such that water is reliably discharged a suitable distance from the Schoolhouse and does not saturate the brickwork on parging / foundations. As well, all construction supplies / refuse resting against the historic building should be removed and stored elsewhere. Investigations to the condition of brick / foundations beneath the veneer wall and parging should be undertaken prior to determining any conservation scope. The structural integrity of the historic structure and its physical suitability for relocation must be professionally assessed to inform the building's relocation method and strategy.

## 4.0 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

### 4.1 HISTORICAL / ASSOCIATIVE SUMMARY

The property is located within the Traditional Lands of the Mississaugas of Credit First Nation. The Mississaugas were hunter-gatherers whose way of life involved seasonal migration. During the summer season they would camp along creeks, cultivating corn along flats and fishing for salmon. After the harvest they returned to the interior hunting grounds for the colder months. Until the latter 18th century, contact with Europeans was limited mostly to French traders through travel or at forts and outposts.

In 1763, the Seven Years' War between Great Britain and France ended with France ceding its north American territories to Great Britain. King George III issued the Royal Proclamation which established the basis of government administration in north American territories. The Proclamation forbade the settlement of territories by non-First Nations and established that First Nations lands could only be transferred through negotiation and sale to the Crown. By this process, large portions of southern Ontario were acquired via treaty and subsequently divided into counties and townships. The surveys created a grid of concessions and lots (typically 200 acres) that formed the basis for private ownership and settlement.

Settlement in this portion of southern Ontario began after the American Revolution (1775-1783) when Loyalists and discharged British soldiers migrated north. In 1806 the Mississaugas of the Credit and the British signed the Head of the Lake Treaty (No. 14) covering the lands along Lake Ontario between Etobicoke Creek and Burlington Bay and north for six miles. The Mississaugas maintained two reserves, a mile on each side of the Credit River as well as the sole right of fisheries on 12- and 16-Mile Creeks. In addition, the Mississaugas of the Credit held another 648,000 acres of land north of the Head of the Lake lands. Following the War of 1812, the influx of settlers into the Mississaugas' lands and fisheries weakened their traditional economy, putting their rapidly declining population into a state of impoverishment. In 1818, Chief Ajetance, on behalf of the assembled people, agreed to the sale of the 648,000 acres for £522.10 of goods paid annually.

Immediately following the Ajetance Treaty, the land was surveyed and divided into the townships of Chinguacousy, Toronto Gore, Albion and Caledon and the enlarged Toronto Township.<sup>24</sup> While land in Chinguacousy was formally opened to settlement in 1819, it was not until 1833 that the initial patent of the 100 acres at Concession 3, WHS, Lot 6 (the property) was made to Frederick Snider. The following year, Snider deeded the land to Henry Utter. Over the next ten years, the property changed ownership three more times with William Brown obtaining the property in 1844.

The property is located in the former village of Springbrook. Chinguacousy Township was settled as a farming community with the farmland punctuated by crossroad hamlets and villages. Springbrook established itself at the intersection of present-day Queen St. W. and Creditview

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<sup>24</sup> When these townships came into existence, they were administered by the Home District Court of Quarter Sessions out of York. In 1850, Districts were dissolved and replaced with Counties which were smaller administrative units.



Road in the 1840s. Located about 2 ½ miles west of Brampton, the village contained a few churches and a temperance hotel. By 1847, a rough log school building had been constructed at the corner of Queen St. W. and Creditview Rd. It was quickly replaced by a school of frame construction. While Springbrook did not grow into a major centre, Brampton grew in importance in the 1860s. As a result, it was chosen as the location for a courthouse and jail which were requirements for county administration. Following construction of these buildings in 1867, Peel County officially separated from York County.<sup>25</sup>

The history of the property reflects the agricultural character of the area. William Brown, who purchased the property (Concession 3, Lot 6) in 1844 also owned property at Concession 3, Lots 5 & 7. He had 150 acres under cultivation on lots 6 and 7 and another 90 on lot 5. The 1861 Census identified William Brown as a 56-year-old farmer, residing with his wife Hannah (53 years) and sons Bethel (21 years) and Thomas (19 years) at the property. Both sons are identified as labourers. The 1859 map indicates a residence on the property located next to a stream and the 1861 Census lists the family as living in a 1 ½ storey frame house (Figure 27). The Census also identifies 3 members of the family as attending school with all members of the household over the age of 20 being able to read and write.<sup>26</sup>

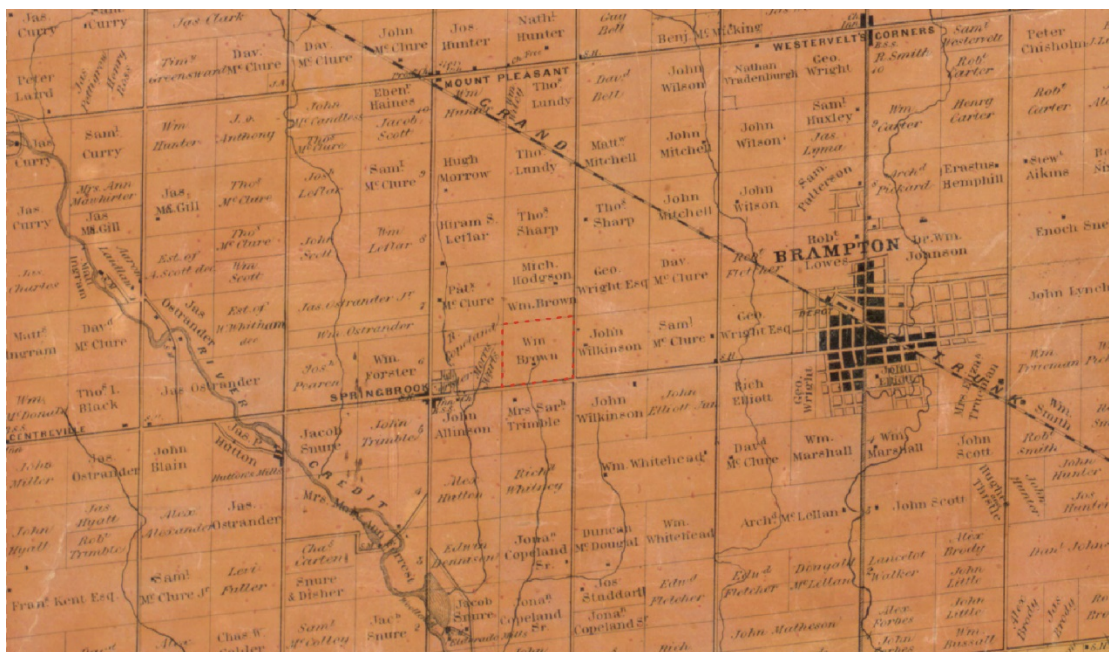


Figure 27: Detail from Tremaine's Map of the County of Peel, Canada West (1859) showing Concession 3, Lot 6 in red between the settlements of Brampton and Springbrook (University of Toronto Map & Data Library: G 3523 P4 1859).

<sup>25</sup> Peel County came into existence in 1852, as part of the United Counties of York, Peel, and Ontario. Upon formation Peel County was composed of the Townships of Toronto, Chinguacousy, Toronto Gore, Albion, and Caledon.

<sup>26</sup> Library and Archives Canada, 1861 Personal Census, Enumeration District 2, Township of Chinguacousy, County of Peel, p. 40. It is undetermined why 3 members of the household are identified as attending school.

By the 1860s, schooling in Ontario was provided through government funded 'common schools' or privately funded 'voluntary schools.' The latter were attended by children of upper-class parents and unfortunately, government funded schools took on the stigma of being 'charity' schools. In 1846, Ontario passed the *Common School Act* which designated schools for teaching training, created superintendents for each school district who would examine schools annually, detailed the election of school trustees and levied a school tax on parents of school children. Additionally, in the 1850s Ontario passed a series of bills that laid the foundation of the public, provincial education system that exists today. This included a tax on all property (rather than only those with children) and a provision for free admission of all children to schools. In 1871, Ontario passed the *School Law Improvement Act* making school attendance mandatory for children between the ages of 8 and 14 and renaming 'common schools' as 'public schools.' The Act legislated free, compulsory elementary school in government-inspected schools which were paid for by the provincial government and municipal taxpayers.

The Act, however, went beyond mandating compulsory education by outlining the requirements of School Trustees in providing adequate accommodations for all school age children in their school section.<sup>27</sup> The school site was to be an acre in extent, but not less than half an acre. It was to have an area for a playground and/or provision for physical exercise. School grounds were recommended to be 165 feet (10 rods) wide by 264 feet (16 rods) deep with the Schoolhouse set back between 66 and 99 feet (4 to 6 rods) from the road. For a small school, an area of 132 wide (8 rods) by 165 feet deep (10 rods) was considered sufficient with the Schoolhouse being set back 66 feet (4 rods) from the road.<sup>28</sup> However, the Act did not specify what constitutes a 'small' school. The school grounds were to be strongly fenced, the yards and outhouse located at the rear of the property and to be separated by a high and tight board fence. The front grounds were to be planted with shade trees and shrubs.

In March 1874, William Brown, then 69, deeded a portion of the property to the Trustees of School Board Section No. 5. A history of the school indicates that Brown was an early trustee of the school board. The brick Springbrook Schoolhouse was constructed shortly after, replacing the frame Schoolhouse as well as another school located at Concession 2, Lot 6. Construction of the new school was likely as a response to the 1871 *School Law Improvement Act*. Springbrook had not grown substantially by this time but maintained its rural character. In 1873, the Peel County Directory listed Springbrook as having a population of about 80 and identified 22 individuals in the village (presumably those on the assessment roll). These were primarily male and either farmers or labourers, although one blacksmith is noted. The list included Thomas Brown (farmer), presumably the son of William Brown who was identified in the 1861 Census (Figure 28).

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<sup>27</sup> The Act identified that school sections typically contained 50 resident children unless the section contained more than four square miles.

<sup>28</sup> Ontario. *Ontario Education Report for 1870* (Toronto: Hunter, Rose & Company, 1871), 59.





Figure 28: Detail of the 1879 Peel County Atlas showing Concession 3, Lot 6 is red between Springbrook and Brampton. A symbol representing the Springbrook Schoolhouse can be seen at the intersection corner ([www.https://digital.library.mcgill.ca/countyatlas/](http://www.https://digital.library.mcgill.ca/countyatlas/)).

The Springbrook Schoolhouse served the local farming community as a public school until 1962. Class photos from the early 1900s show 20 students on average while photos from the early 1950s depict over 40 pupils. To accommodate the increase in students, several additions were constructed in the 1950s on the east side of the original school. In 1967, the school board sold the property to a private individual and it changed ownership several times until 1990 when it was purchased by Brampton Montessori School. That school operated until 2015 when the property was sold to a development company.<sup>29</sup>

<sup>29</sup> The chain of ownership for the property is contained in Terraprobe Inc., "Phase One Environmental Site Assessment".

## 4.2 DESIGN / PHYSICAL SUMMARY

### 4.2.1 Builders

No building records related to the Schoolhouse were identified, however several sources attribute the building to Messrs. Perry and McCullough. A history of S.S. No. 5 Chinguacousy identifies J. Perry and W.A. McCullough as brick worker and carpenter respectively<sup>30</sup>, and a Toronto Star article from 1998 attributes the brickwork to John Perry and carpentry to W.A. McCullough.<sup>31</sup> These are likely incorrect references to Jesse Perry and W.B. McCullough, two prominent Brampton builders who were known to collaborate in Peel in the late 19th century.

#### *Jesse Perry & W.B. McCullough*

Jesse Perry (1834-1931) was born Christmas Day in Chirlton, Wiltshire, England (Figure 29). He apprenticed in the trades, eventually working on the Southampton Docks before emigrating to Brampton, Upper Canada in 1857.<sup>32</sup> He married Louisa Davis (1835-1905; also, from Wiltshire) in April 1859, and the couple raised five children to adulthood. Perry established himself as a prominent builder in Brampton and throughout Peel county, serving as both a mason and contractor.<sup>33</sup>



Figure 29: Photograph of Jesse Perry ([www.lynnegoldingauthor.com](http://www.lynnegoldingauthor.com)).

He appears to have had a partnership with Richard Clow briefly in the 1860s, and also collaborated with carpenters Josiah Mason, William B. McCullough and Joseph Sewell.<sup>34</sup> Perry is associated with the construction of a number of prominent houses and at least four churches in Brampton. He is also listed as the builder of Brampton's Dominion Building designed by Thomas Fuller.<sup>35</sup> A partial list of buildings attributed to Perry is included below. Upon his death, *The*

<sup>30</sup> "The History of S.S. No.5. Ching." in *Tweedsmuir History for Brampton West: Volume 1, 2*.

<sup>31</sup> Frank Calleja, "One-room school holds reunion," *Toronto Star*, March 28, 1998, B2.

<sup>32</sup> The Corporation of the City of Brampton, "By-law 64-2009."

<sup>33</sup> The Corporation of the City of Brampton, "By-law 57-2012."

<sup>34</sup> Brampton, "Heritage Report: Reasons for Designation 249 Main Street North July 2011."

<sup>35</sup> Canada's Historic Places, "Dominion Building." Accessed September 30, 2020.



*Conservator* reportedly wrote in 1931: “[he built] some of the best buildings in the county...as a builder he ranked second to none in the County of Peel and surrounding district.”<sup>36</sup> Jesse Perry is buried in Brampton.

William B. McCullough (1853-1941) was born in Ireland according to census records. It is unclear when he emigrated to Upper Canada, but in 1878 he moved from Norval in Halton County to Brampton.<sup>37</sup> He was a carpenter, and a number of heritage reports indicate that he collaborated with Jesse Perry to build a number of structures in and around Brampton, and a tour brochure for the Brampton cemetery attributes a number of buildings in the Mayfield locality to him.<sup>38</sup> William B. McCullough is buried in Brampton.

*Partial List of Structures in Brampton Attributed to Perry & McCullough*

Address	Name	Attributed To	Source
14 Alexander St	Woodbine Cottage	Jesse Perry	Reasons For Designation - 249 Main St N, July 2011
21 Alexander St	--	Jesse Perry	Reasons For Designation - 249 Main St N, July 2011
36 Chapel St	Jesse Perry House	Jesse Perry	Reasons For Designation - 249 Main St N, July 2011
43 Chapel St	--	Jesse Perry	Reasons For Designation - 249 Main St N, July 2011
44 Church St E	St. Andrew's Presbyterian Church	Jesse Perry	Brampton Designation Register, 25
4 Elizabeth St N	Christ Anglican Church	Jesse Perry & W.B. McCullough	Reasons For Designation - 249 Main St N, July 2011
28 Elizabeth St N	Haggertlea	Jesse Perry	Brampton By-law 64-2009; Brampton By-law 324-2013
8 Queen St E	Dominion Building	Jesse Perry & W.B. McCullough	Canada's Historic Places: Dominion Building (Brampton); Reasons For Designation - Reid Farmhouse, November 2011
12 Victoria Terrace	William B. McCulloch House	W.B. McCullough	Brampton By-Law 67-2009; Brampton Designation Register
30 Main St S	St. Paul's United Church	Jesse Perry (supervised masonry)	Brampton Designation Register

<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=9743>

<sup>36</sup> The Corporation of the City of Brampton, “By-law 64-2009.”

<sup>37</sup> The Corporation of the City of Brampton, “By-law 67-2009.”

<sup>38</sup> Brampton, “Heritage Report: Reasons for Designation Reid Farmhouse 118 Royal West Drive (Formerly 9521 Mississauga Road)” November 2011.

156 Main St N	Grace United Church	Jesse Perry	Brampton Designation Register
247 Main St N	Justin House	Jesse Perry	Brampton Designation Register
249 Main St N	249 Main St	Jesse Perry (assumed)	Brampton By-law 57-2012
6-8 Peel St	--	Jesse Perry	Reasons For Designation - 249 Main St N, July 2011
118 Royal West Dr	Reid Farmhouse	W.B. McCullough	Reasons For Designation - Reid Farmhouse, November 2011
8 Wellington St E	--	Jesse Perry	Reasons For Designation - 249 Main St N, July 2011
23 Wellington St E	--	Jesse Perry	Reasons For Designation - 249 Main St N, July 2011
--	Brick stable & Carriage House on John Elliott Estate	Jesse Perry	Brampton By-law 64-2009
--	Haggert's Foundry	Jesse Perry	Brampton By-law 64-2009
--	Kenneth Chisholm Residence	Jesse Perry	Brampton By-law 64-2009

#### *Attribution to Springbrook Schoolhouse*

In reviewing a number of buildings more reliably attributed to Perry and McCullough, some similarities in construction and material styles are worth noting. Several residences feature raised foundations that transition to brick before chamfering into the main wall plane, along with apparent dichromatic brickwork used to embellish accents like quoining and arches. Christ Church (built 1884) and Grace Church (built 1867-1888) also share interesting commonalities (Figure 30).



Figure 30: Grace United Church at 156 Main St. N. in Brampton, showing similar use of brick and stonework to the 1874 Schoolhouse (Google Maps).

Both use a red / buff brick combination similar to that of the Schoolhouse, with buff used for buttresses, arches and gable accents. A brown - grey stone is used on both for cap and transition stones on buttresses. This stone's colour is similar to that of the Schoolhouse, as are the shape and tooling pattern. Both churches also feature central date stones with scalloped corners, and online imagery for Christ Church suggests a similar horizontal tooling on the mortar joints as seen on the Schoolhouse (Figure 31). While these characteristics and features are common to Victorian building practice in the vicinity, they do support the involvement of Perry and McCullough.



Figure 31: 2019 Google image detail of Christ Anglican Church at 4 Elizabeth St. N. in Brampton, highlighting the dichromatic brickwork, sandstone elements, and date stone. Blue arrows indicate where horizontal tooling on mortar joints matches that observed at the Schoolhouse.



Figure 32: Image of an arch at the Haggartlea Estate in Brampton, showing the keystone which might be a cast stone detail. The photo also shows horizontal tooling in the surrounding brick joints similar to that of the Schoolhouse (Heritage Report: Reasons for Designation Haggartlea 28 Elizabeth Street North).

A potentially more significant similarity is observed on the remains of the Haggartlea Estate (built c.1870), which Jesse Perry executed brickwork on according to his son Samuel.<sup>39</sup> Haggartlea is primarily brick, but contains a number of keystones decorated with floral motifs. A detail photograph shows that the design lacks undercuts, which would have lent well to casting (Figure 32). Given the lack of other decorative masonry on the building, using precast keystones would have provided obvious economic benefits. If Haggartlea's keystones are in fact cast, this would represent a stronger connection to Springbrook Schoolhouse than the design features noted above. While cast stone developed into a very common building material in the early 20th century, its use in an 1870s Ontario context is less documented. In 1968 an artificial cast stone was patented in the United States under the proprietary name of Frear Stone, and by 1871 the product was being shown at the Provincial Exhibition.<sup>40,41</sup> It is unclear whether the cast stone on the Schoolhouse was in fact Frear Stone or another product, however the use of the method on two buildings suggests a continuity of builder given the relative newness of the technology at the time. Haggartlea also shows evidence of a scalloped date stone and horizontal tooling on masonry joints as discussed above. Thus, examination of the built record provides a number of similarities supporting the attribution to Jesse Perry and William B. McCullough as builders.

<sup>39</sup> Brampton, "Heritage Report: Reasons for Designation Haggartlea 28 Elizabeth Street North," February 2013.

<sup>40</sup> "The Provincial Exhibition: Further Particulars the Prize List," *The Globe*, September 28, 1871.

<sup>41</sup> "Agricultural Award Winners," *The Canada Farmer* 3, no. 11 (November 15, 1871).

#### 4.2.2 Schoolhouse Typology & Style

Rural school facilities in Ontario varied considerably in form and quality in the first half of the 19th century, with a community's means dictating what was available. Schools often shared space with or were repurposed from existing residential or religious structures, and purpose-built Schoolhouses were usually built of logs.<sup>42</sup> As a public education system developed in the years leading up to the 1871 *School Law Improvement Act*, so too did notions of what constituted sufficient educational facilities.

Shannon Kyles suggests the standard rural Schoolhouse design was established with plans for a 'Cheap Country School House' published in the *Canada Farmer* in 1866.<sup>43</sup> The design features the now-familiar gabled form with windows flanking a central doorway, datestone set within the gable and rooftop belfry (Figure 33). The plan is dominated by a large schoolroom at the rear, with entry vestibule and several smaller rooms at the front. Aside from only having two windows on the sides (Thomas F. McIlwraith notes that most such Schoolhouses boasted 3-bay side elevations following 1871)<sup>44</sup>, the basic form and layout characterizes many Schoolhouses from the Victorian era. Specifications address construction details and materials, and also address the heating and ventilation needs.

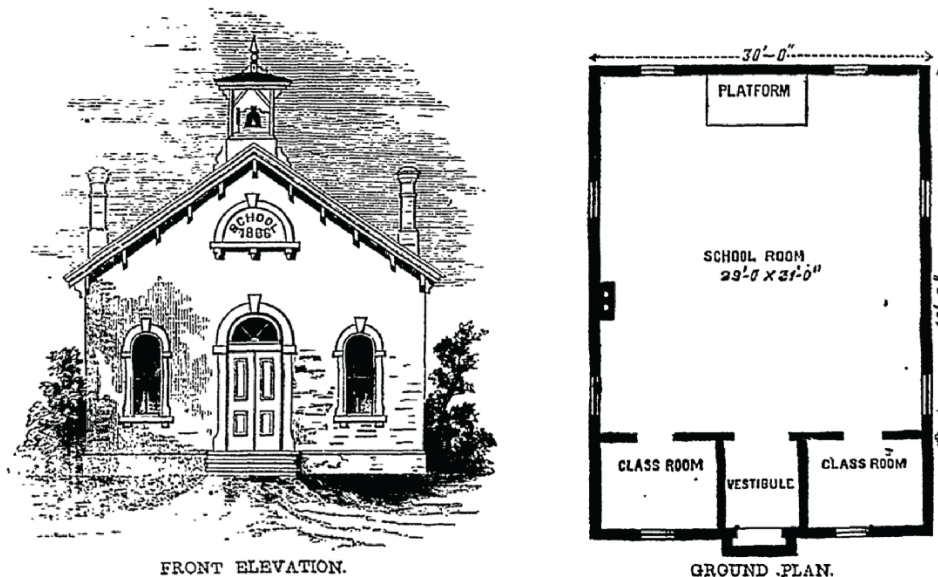


Figure 33: Selection of drawings from the 1866 The Canada Farmer column showing the suggested plan and principal elevation of the rural Schoolhouse being advertised (The Canada Farmer, June 15, 1866).

<sup>42</sup> Thomas McIlwraith, *Looking for Old Ontario* (Toronto: University of Toronto Press, 1997), 161.

<sup>43</sup> Shannon Kyles, "Test of Time: Trends in Ontario School Architecture," *ACORN* 41, no. 2. (Fall 2016): 4.

<sup>44</sup> McIlwraith, 161.



An 1870 Ontario report prepared in anticipation of the 1871 *School Law Improvement Act* prescribed building standards aimed at providing suitable facilities.<sup>45</sup> In 1876 J. George Hodgins, Ontario's Deputy Minister for Education, published a book dedicated to Schoolhouse architecture, repeating many of the same standards outlined in the 1870 report.<sup>46</sup> Hodgins' book provided a number of plans for 1-storey Schoolhouses in rural areas, with three based on a similar premise to those published in the *Canada Farmer* in 1866 (Figure 34).

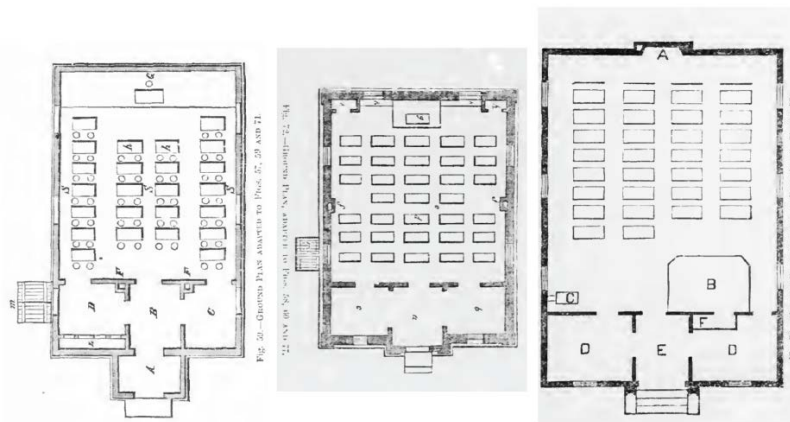


Figure 34: Selection of plans from Hodgins' 1876 *The School House*, showing three possible configurations for a simple one-room Schoolhouse (*The School House: Its Architecture, External and Internal Arrangements*).

The form and layout of the Springbrook Schoolhouse conforms to the basic tenets of the 1866 and 1876 plans with reasonable variation. The building uses a gabled form and features a central entrance with slightly projecting porch flanked by two windows. The building originally featured a belfry above the main entrance. Springbrook Schoolhouse is larger than the sample plans observed, having four windows on the side elevations. The original layout boasted entry and side rooms at the building's front, with the main classroom beyond. The side rooms were lit by two windows each, meaning the classroom had three windows on each side. As such the form and layout make the Springbrook Schoolhouse representative of the one-room Schoolhouse typology in Ontario.

Stylistically, the Springbrook Schoolhouse features an eclectic mixture of architectural and decorative elements typical of the Victorian period. These include quoining, projecting band course, buttresses, eared jack arches (windows), shouldered arch (front door), and precast decorative elements. Into the 1990s the Schoolhouse boasted a belfry rising from the front door to a steep gable inset with lancet opening for the bell. Taken together, these elements represent a level of embellishment and decoration beyond that of most rural Schoolhouses. While not ostentatious, the size and design of the Springbrook Schoolhouse speaks to a community with above average means and resources.

<sup>45</sup> Ontario. *Ontario Education Report for 1870* (Toronto: Hunter, Rose & Company, 1871), 59-60.

<sup>46</sup> J. George Hodgins, *The School House: Its Architecture, External and Internal Arrangements* (Toronto: Copp, Clark and Company, 1876), 86, 94 & 97.

## 4.3 EVALUATION & SCHV

The following evaluation applies Ontario Heritage Act O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest to the Subject Property. It is also based on the structure of the 'Evaluation of Cultural Heritage Value or Interest Summary Table' included as Appendix C in the Brampton HIA Terms of Reference. The evaluation provides a 'yes' or 'no' response to each criterion. In both instances, a rationale is provided. A statement of heritage value follows, synthesizing the results of the evaluation into a summary of the site's cultural heritage values, and related heritage attributes.

This evaluation is being provided for information purposes only and represents the professional opinion of Common Bond Collective. An evaluation by the City of Brampton could produce a different result in one or more of the criteria.

### 4.3.1 Evaluation

#### *Design or Physical Value*

The property has design or physical value because it:

- 1) is a rare, unique, representative or early example of a style, type, expression, material or construction method.

**Yes:** The Springbrook Schoolhouse is a representative example of a Victorian one-room Schoolhouse. The building's gabled form and original layout are consistent with the one-room Schoolhouse typology that developed between the 1860s and 1870s, and became common throughout rural Ontario settlements following the 1871 *School Law Improvement Act*. The Schoolhouse's eclectic decorative regimen and playful use of dichromatic brickwork is typical for the 1870s and places it within a Victorian design paradigm.

- 2) displays a high degree of craftsmanship or artistic merit.

**No:** The Springbrook Schoolhouse is attractive, well-built, and contains a number of impressive details. Nonetheless it lacks any design gestures that are considered exceptional with regard to craftsmanship or artistic merit.

- 3) demonstrates a high degree of technical or scientific achievement.

**No:** The Springbrook Schoolhouse serves a straightforward and utilitarian purpose, and lacks any features that are considered exceptional with regard to technical or scientific innovation.

#### *Historical or Associative Value*

The property has historical or associative value because it:

- 1) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

**Yes:** The Springbrook Schoolhouse has direct associations with the theme of free, compulsory education in Ontario. Between the 1850s and 1870s, Ontario introduced a series of legislative bills that laid the foundation for the public, provincial education system that exists today. This included a tax on all property (rather than only those with children) and a provision for free admission of all children to schools. In 1871, Ontario passed the *School Law Improvement Act* making school attendance mandatory for children between the ages of 8 and 14. The Act legislated free, compulsory elementary school in government-inspected schools which were paid for by the provincial government and municipal taxpayers.

- 2) yields or has the potential to yield information that contributes to an understanding of a community or culture.

**No:** Research conducted during the course of this HIA did not identify that the property has the potential to yield additional information that contributes to an understanding of the community or culture.

- 3) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

**Yes:** The Springbrook Schoolhouse reflects the work of local builders Jesse Perry and William B. McCullough, who are identified as the bricklayer and carpenter respectively for the structure. Jesse Perry (1834-1931) emigrated from England to Upper Canada in 1857 and soon after established himself as a prominent builder (mason and contractor) in Brampton and throughout Peel. Perry is associated with the construction of a number of historic houses and at least four churches in Brampton. He is also listed as the builder of Brampton's Dominion Building designed by Thomas Fuller. Perry is known to have worked with William B. McCullough (1853-1941) on a number of projects in Brampton and Peel county. McCullough was an Irish carpenter who moved from Halton county to Brampton in 1878. A number of houses in Brampton and the nearby Mayfield locality are attributed to him.

### *Contextual Value*

The property has contextual value because it:

- 1) is important in defining, maintaining or supporting the character of the area.

**No:** Due to the recent construction of commercial and residential buildings in the surrounding area, the property does not define, maintain or support the character of the area.

2) is physically, functionally, visually or historically linked to its surroundings.

**No:** Due to the commercial and residential character of the surrounding area, the property is no longer physically, functionally, visually or historically linked to its surroundings.

3) is a landmark.

**Yes:** The property and its 1874 Schoolhouse can be described as a local landmark due to its longstanding presence in the community and the generations of residents who attended the school.

The subject property meets 1/3<sup>rd</sup> of the design criteria, 2/3<sup>rd</sup> of the historical criteria and 1/3<sup>rd</sup> of the contextual criteria. Based on this assessment, a statement of cultural heritage value has been prepared.

#### 4.3.2 Statement of Cultural Heritage Value

##### *Description of Historic Place*

The property is located at the northwest corner of Chinguacousy Rd. and Queen St. W. in the City of Brampton. The rectangular site contains an 1874 Schoolhouse with several additions extending east from its southeast corner near the property's southern limit. Behind these structures is a grassed outdoor area with several asphalt pads, a concrete walkway and covered bus shelter. The historic Springbrook Schoolhouse is a gabled 1-storey building built of red brick with buff brick providing accents at buttresses, a band course, jack arches, quoining, and the base of the central belfry. A set of 1-storey brick additions extend east from its southeast corner, north of which is a second 1-storey frame addition.

##### *Heritage Value*

The property has design value as a representative example of a Victorian one-room Schoolhouse. Despite subsequent additions, the overall gabled form of the typology remains legible, as does the original classroom and one of the entry-rooms. The Schoolhouse retains much of its original decorative regimen, which is eclectic in nature and well-built.

The property has historic value for its direct associations with the theme of free, compulsory education in Ontario. Construction of the Schoolhouse in 1874 reflects the objectives of Ontario's 1871 *School Law Improvement Act* which legislated free, compulsory elementary school in government-inspected schools funded by the provincial government and municipal taxpayers. The property also has historic value as an example of the work of local builders Jesse Perry and William B. McCullough, who are identified as the bricklayer and carpenter respectively.

The property has contextual value as a local landmark as a longstanding presence in the community and for the generations of residents who attended the school.

##### *Heritage Attributes*

Heritage attributes related to the original Schoolhouse's Design or Physical Value, including:



- Gabled form and simple massing;
- Exterior arrangement of historic window and door openings;
- Red and buff brickwork, including:
  - Buttresses;
  - Projecting band course;
  - Quoining;
  - Foundation courses;
  - Eared jack arches;
  - Front door shouldered arch;
  - Frieze details;
  - Projecting belfry base; and
- Sandstone elements, including:
  - Tooled buttress cap and transition stones;
  - Tooled window sills;
  - Tooled hood mould above the main door; and
- Cast stone brackets and keystones;
- Interior elements including:
  - Historic wainscoting;
  - Historic mouldings surrounding door and window openings;
  - Historic chalkboards and related framing / ledges;
  - Legibility of the main classroom space.

Heritage attributes related to the Schoolhouse's Historic Value, including:

- Carved date stone set within the front gable indicating the Schoolhouse was constructed in 1874 for School Section No 5.

Heritage attributes related to the Schoolhouse's Contextual Value, including:

- Names and initials of students carved into brickwork.

## 5.0 DESCRIPTION AND EXAMINATION OF PROPOSED DEVELOPMENT/SITE ALTERATIONS

### 5.1 PROPOSAL OVERVIEW

This part of the HIA provides an overview of the development proposal of the subject site, it's conceptual design vision and principles and the applicable planning policies. This description is based on the proposed design development drawings prepared by Tregebov Cogan Architecture of the property that were presented to the City of Brampton Planning and Development Services Department Staff at the formal PRE-Development Consultation Meeting on behalf of Umbria Developers Inc. The development plan and associated drawings were further revised per staff comments and have been incorporated in the following sub-section of this report.

Umbria Developers Inc. is proposing to develop a 15-storey residential apartment building which will be located at the northern portion of the property 'proposed building'. The existing heritage resource will be rehabilitated and relocated to the south-east corner of this new development (Figure 35). It will be preserved and restored for an adaptive re-use and will be utilized as amenity space associated for the residents of the proposed residential building.

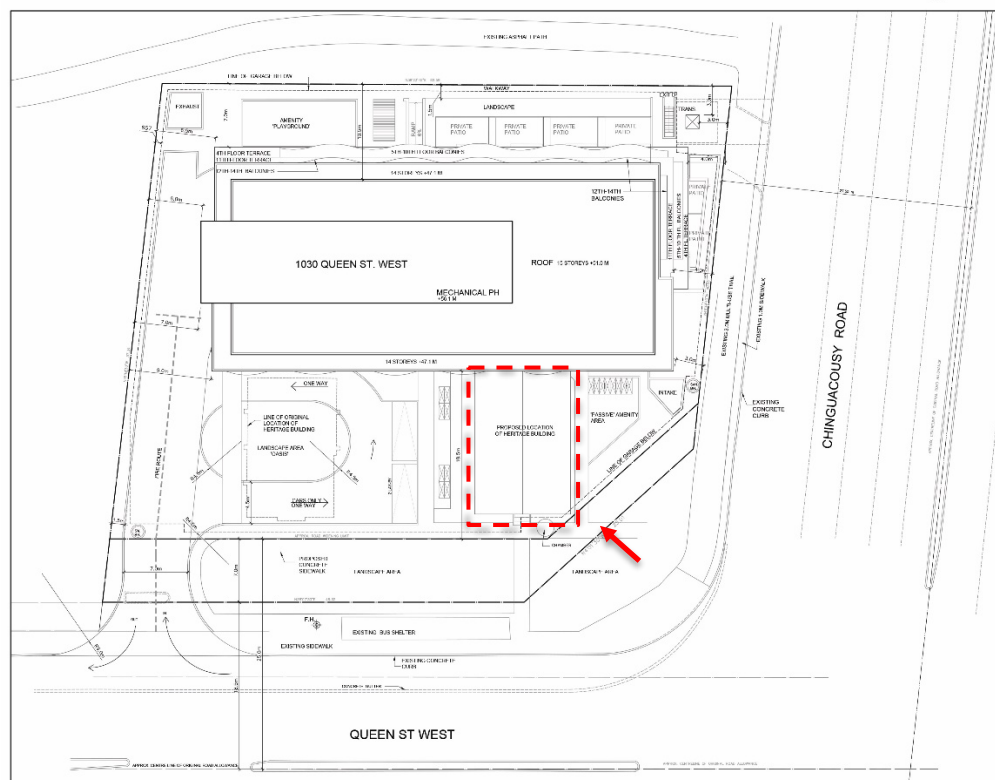


Figure 35: Proposed Site Plan of the new residential development showing the relocated Heritage Resource (Tregebov Cogan Architecture, November 24<sup>th</sup>, 2020) Annotated by AREA

## 5.2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

Umbria Developers Inc. is proposing to redevelop the subject lands as a medium density 15-storey residential apartment building consisting of a total of 179 condominium units which will be located at the northern portion of the property ('new proposed building').

The square shaped site has a gross area of 3430 sq.m. (0.85 acres) and a gross floor area of approximately 15910 sq.m. with a proposed cumulative Floor Space Index ('FSI') of 5.3. The proposed development will include a total of approximately 250 square meters (2,690 square feet) of indoor amenity GFA.

**TABLE 2: SITE STATISTICS FOR THE PROPOSED DEVELOPMENT<sup>47</sup>**

<b>Site Statistics</b>	
Gross Site Area (Total)	3430 square meters (0.85 acres)
Road Widening	410 square meters
Net Lot Area	3020 square meters
Proposed Development	
<b>Gross Floor Area</b>	<b>15,910 square meters</b>
<b>Number of Units</b>	
One-bedroom Units	61 Units
Two-bedroom Units	89 Units
Three-bedroom Units	29 Units
<b>Total Number of Units</b>	<b>179 Units</b>
Building Height (Storeys)	15 storeys
Overall Floor Space Index (FSI)	5.3
Amenity Area (Total, Indoor)	250 meters
<b>Parking</b>	
Resident Parking (1 space per unit)	182 parking spaces
Visitor Parking (0.20 space per unit)	36 parking spaces
Bicycle Parking (Resident)	156 bicycle spaces
Bicycle Parking (Visitor)	37 bicycle spaces

<sup>47</sup> Site Statistics (October 28<sup>th</sup>, 2020) Tregobov Cogan Architecture

### 5.2.1 SITE LAYOUT

The development engages the public realm by creating a street wall that frames Queen Street West (QSW) and Chinguacousy Road (CR). As the building sits on a corner site, it addresses both frontages.

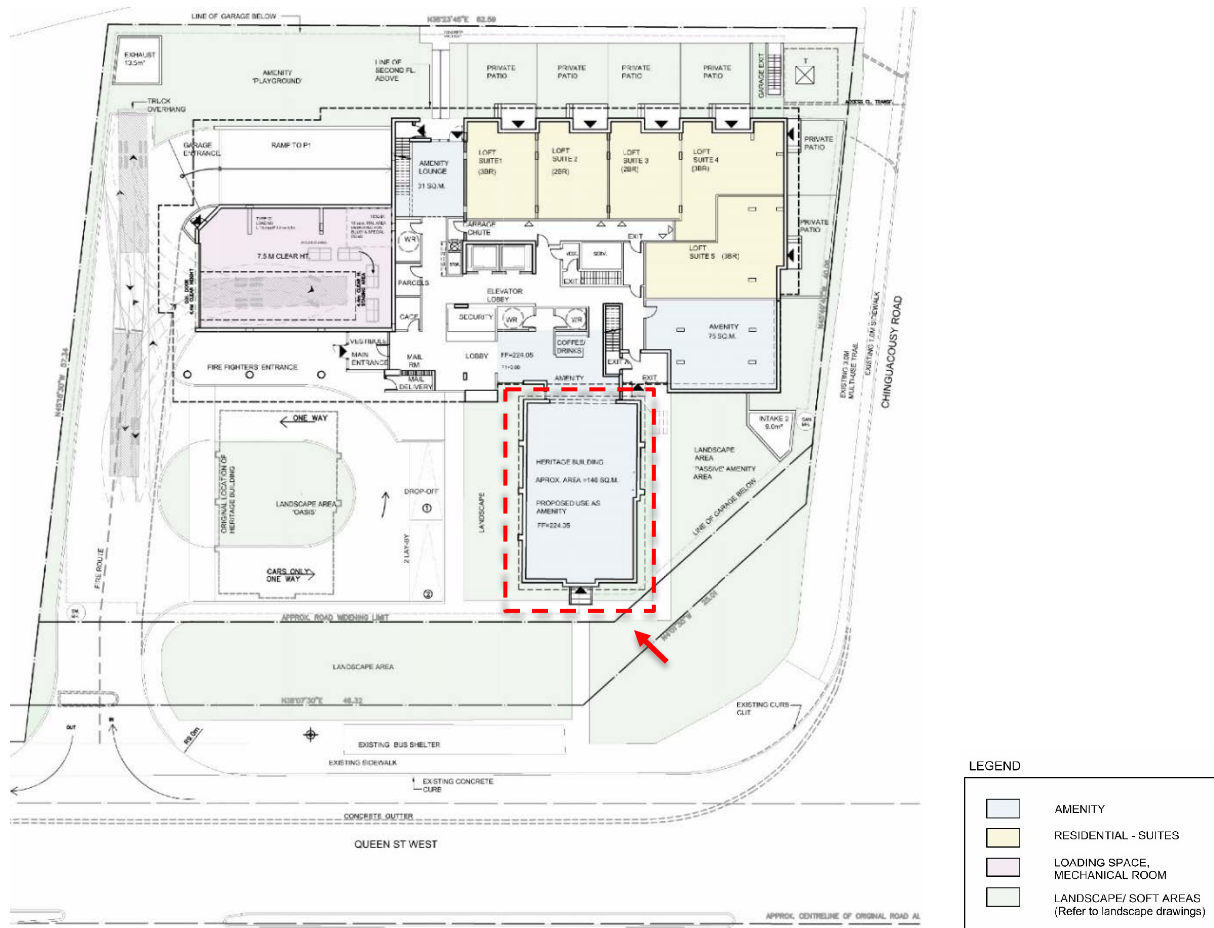


Figure 36: Proposed Ground Floor Plan of the new residential development showing the relocated and integrated Heritage Resource

(Source: Urban Design Brief TCA, GSAI & SBK Landscape Architecture November 23<sup>rd</sup> 2020. Annotated by AREA)

Vehicular access to the proposed site redevelopment is planned exclusively from Queen Street West, located at the south-west corner of the site (Figure 36). This entrance leads to the on-grade drop off area and lobby, landscape area and to the underground parking. An existing curb-cut located at the north-east corner of the site will be closed and no access will be provided from Chinguacousy Road to reinstate the boulevard/multi-use trail as recommended by City Transportation Staff. The new development will be sited towards the north half of the property, which will allow for a landscaped open space as a public amenity along the Queen Street frontage. The Schoolhouse will be relocated from its current location to the south-east corner of the site.



### 5.2.2 DESIGN PROGRAM

The proposed development fronting along Queen Street West contains three levels of underground parking, building lobby, holding area, relocated heritage building, amenities space and loft apartments on the ground floor and residential units on the second to the fifteenth floors. The residential units are serviced by two stairs and two elevators (Figure 36 & 37).



Figure 37: Proposed Front (South) and Side (East) Elevations of the new residential development showing the relocated Heritage Resource facing Queen Street West.

(Source: Urban Design Brief TCA, GSAI & SBK Landscape Architecture November 23<sup>rd</sup> 2020. Annotated by AREA)

Visitor parking and accessible parking spaces are located underground on P1 level and resident parking spaces are located on P1, P2 and P3 levels (Appendix D).

### 5.2.3 SCALE, FORM AND MASSING

The design of the proposed development conforms to the 'Site Planning and Built Form' Development Design Guidelines provided by the City of Brampton for apartments.

- The primary face of the proposed building is parallel to the primary road (QSW) which helps in reinforcing the street edge. Maintaining the front elevation of the relocated heritage Schoolhouse parallel to QSW helps in preserving the existing heritage streetscape and context.
- The base element of three storeys has been designed in the built form of the new development to reinforce pedestrian scale (Figure 38). The base can be distinguished easily through the changing materials. A winter protection for access to the building has also been provided.
- On the secondary road (CR), the building will be setback from the property line to provide private amenity space for ground-related dwelling units. The private amenity space will be demarcated by low perennial planting (Figure 39).



Figure 38: Proposed South-West of the new residential development showing the relocated Heritage Resource facing Queen Street West.  
(Source: Urban Design Brief TCA, GSAI & SBK Landscape Architecture November 23<sup>rd</sup> 2020. Annotated by AREA)

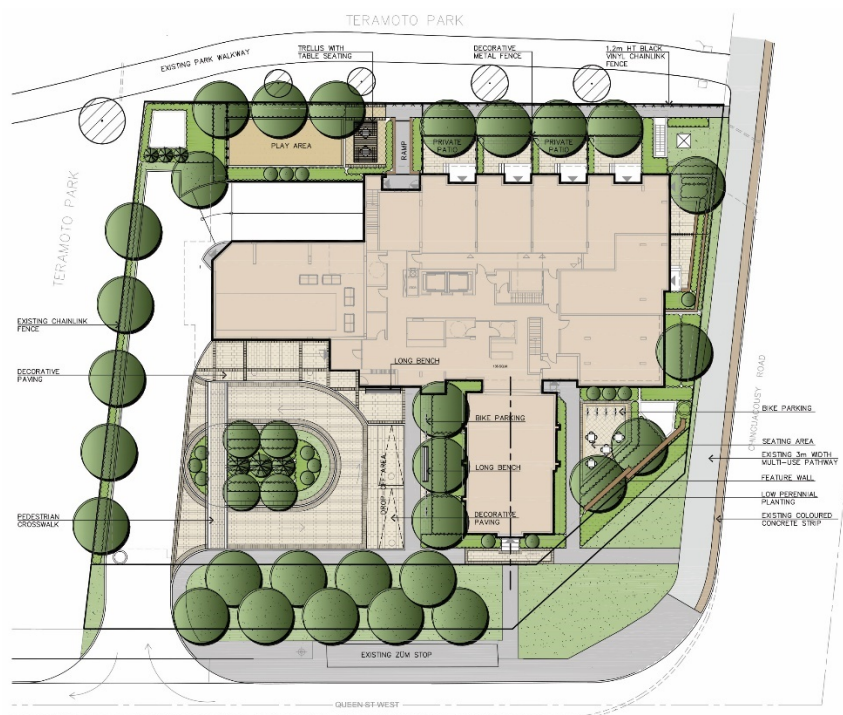


Figure 39: Proposed Landscaped Concept Plan of the new residential development  
(Source: SBK Landscape Architecture, November 2020)

## 5.2.4 MATERIALITY

The lower portion of the proposed building will be clad in glazing and will be unadorned with details in order to serve as a quiet backdrop to the CHR. The residential units directly above the CHR will not have south facing balconies until the third floor in an effort to further mitigate for the visual impact of the proposed building. The proposed development conforms to the guiding principle of 'Legibility' in the conservation of historical properties that states 'New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.'

The new entrance to the proposed building will be stepped back from the historic entrance. This would help avoid conflicts with the existing windows and different roof levels when the two buildings will be integrated. The new entrance will thus be compatible with and distinguishable from the historic entrance. The details of these interventions will be shared through a subsequent Heritage Conservation Plan.

## 5.2.5 URBAN DESIGN GUIDELINES AND PLANNING POLICIES

According to the UD Brief (prepared by GSAI, TCA and SBK Landscape Architecture) and the PJR (prepared by GSAI), the proposal will accommodate growth through compact development that makes efficient use of land resources and will support the objective of creating complete communities through the residential intensification of an under-utilized site in an area that provides for ease of access to transit, jobs and recreation.

The PJR further concludes that the proposed development<sup>48</sup>:

- is transit-supportive as it is located adjacent to Queen Street West and Chinguacousy Road which both contain various transit routes. Queen Street West is further identified as a 'BRT Corridor' which is used as a BRT route;
- is consistent with the policies of the Provincial Policy Statement and will facilitate a compact, efficient, and more transit-supportive built form and development pattern;
- conforms to the policies of the Growth Plan and Region of Peel Official Plan and will facilitate desirable greenfield intensification and a more efficient and transit supportive built form that contributes to the creation of complete communities;
- conforms to the policies of the Brampton Official Plan as it supports a range of residential unit types while maintaining the character of the surrounding area;
- aligns with the overall vision and policy intent of the Credit Valley Secondary Plan by contributing to a well-balanced community through a range of residential unit types, preserving the cultural heritage of the area by retaining the existing heritage building on the property, and promoting the use of public transit and other modes of transportation; &
- is pedestrian-friendly as it will be connected to the existing municipal sidewalk system and the Multi-use trail located along the north side of Queen Street West and the west side of Chinguacousy Road.

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<sup>48</sup> Planning Justification Report. Application to amend the Official Plan and Zoning By-Law (December 2020). Glen Schnarr & Associates Inc. (File: 954-007)





Figure 40: Conceptual South-East View of the new residential development showing the relocated Heritage Resource facing Queen Street West.  
(Source: Tregebov Cogan Architecture, November 2020) \*



Figure 41: Conceptual South-West View of the new residential development showing the relocated Heritage Resource facing Queen Street West.  
(Source: Tregebov Cogan Architecture, November 2020) \*

\*This is an in-house 3D model with photo montage. When this proposal goes through further approval, the Heritage Consultant would review and comment on the proposed cladding of the new building to verify that they are compatible with the heritage building.



### 5.3 SITE ALTERATION

The existing heritage resource will be retained, rehabilitated and relocated to the south east corner of the property and will be integrated with the 15-storey building (Figure 40 and 41). The subject property that currently operates as a private school will be preserved and restored for an adaptive re-use and will be utilized as amenity space associated for the residents of the proposed residential building.

The entire portion of the building containing the heritage attributes will be moved. The building will stay on its property throughout the period of construction. The two additional building wings not identified as heritage attributes, currently existing on site are proposed to be demolished.

The current proposal would see the relocated heritage resource set back further from Queen Street West (approximately 1m further north). A setback will be retained with sufficient room for the construction of street-facing steps. The placement of the proposed new building has been stepped back significantly from Queen Street West. The lower portion of the proposed building will be stepped back approximately 15.6 metres (approx.) from the Queen Street West elevation of the Schoolhouse. On Chinguacousy Road the building will be 11 metres (approx.) in front the side elevation of the Schoolhouse. This offset of the new building from the heritage structure will allow the CHR to be experienced as a three-dimensional building from the public realm.

The applicant is proposing to retain the primary entrance to the CHR that fronts onto Queen Street West as a functional entrance within the proposed development. This entrance will provide amenity access and can potentially service the grade related loft apartments.

### 5.4 IMPACT ASSESSMENT

Impacts can be described as 'direct' when cultural heritage landscapes and/or built heritage resources will be removed or significantly altered by a proposed development activity or 'indirect' when cultural heritage resources are disrupted by the introduction of physical, visual, audible or atmospheric elements that are not in keeping with their character and, or setting.

#### 5.4.1 ASSESSMENT OF ADVERSE IMPACTS

When determining the effects, a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MTCS Heritage Resources in the Land Use Planning Process advises that the following direct and indirect adverse impacts be considered:

##### A. DIRECT IMPACTS

- *Destruction* of any, or part of any, significant heritage attributes, or features; and
- *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.

**B. INDIRECT IMPACTS**

- *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship; or
- *A change in land use* such as a rezoning an open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused during the construction phase. Like any other structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

The following is an assessment of the potential direct or indirect adverse impacts on the property's heritage attributes resulting from the proposed development and the relocation, based on those identified in Ontario Heritage Tool Kit, Info Sheet #5.

**TABLE 3: ASSESSMENT OF DIRECT AND INDIRECT ADVERSE IMPACTS**

Potential direct and indirect adverse Impact	Assessment	Summary of Impact with Mitigation
1. <b><i>Destruction</i></b> of any, or part of any significant heritage attributes of features.	<p>The proposed development includes the retention of the property's-built heritage resource (red-brick building with a gable roof and adorning quoining) in its entirety.</p> <p>The relocation of the Schoolhouse (Subject CHR) has the potential to negatively impact heritage attributes during the relocation and construction phase through accident or faulty procedure. Construction activity and potential excavation adjacent to the property has potential to cause limited and temporary impacts to former Spring Valley School House.</p> <p>These impacts can be mitigated through construction controls, protection plans and retention of a structural engineer to avoid any damage to the property's heritage attributes.</p>	<p>Minor Impact.</p> <p>If controls are followed during relocation, impact will be limited and monitored. No heritage attributes are at risk if the recommended mitigation measures are implemented (see section 6).</p>

<p>2. <b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance.</p>	<p>On the north elevation, an existing (but non-original door) will be removed and an opening will be created. This door is a later addition and does not form part of the property's heritage attributes. A 6 meters wide central opening in the north wall has been proposed to connect and integrate the Schoolhouse to the proposed residential building.</p> <p>The south end of the east elevation of the subject CHR was previously punctured (see period 1950's) to connect into the former addition. This punctured wall is proposed to be filled with brick and will be rehabilitated to emulate its original historic appearance.</p> <p>The building sits on a raised sandstone foundation, most of which is presently obscured by parging and veneer stone masonry at the base of the south and west elevations. Historic brickwork will be reinstated to replace the unoriginal veneer stone masonry.</p> <p>The existing windows will be replaced (sashes inside original frames) in reproduction wood double hung 4-over-4 sashes and surmounted by four lite transoms (Figure 15).</p> <p>The existing entry steps will be removed and replaced with more historically compatible entrance stairs.</p> <p>The Schoolhouse will be reused as one open amenity space.</p> <p>A Heritage Conservation Plan (HCP) detailing the conservation approach (i.e. preservation, rehabilitation or restoration), to conserve former Spring Valley School prior to, during and after the relocation effort will mitigate adverse effects from rehabilitation.</p>	<p>Minor impact results from the integration of the Schoolhouse with the proposed residential building. But a quiet and unadorned backdrop is proposed the new development to be respectful of the heritage building.</p> <p>The proposed development will provide a buffer between the existing structure and the new rear addition, which will provide visual separation as per guidance from Canada's Historic Places (Section 4.3.1: Exterior Form). The new development proposed immediately adjacent to the Schoolhouse will provide distinguishability and legibility of 'new' from 'old'.</p> <p>Positive impacts will be the restoration of several heritage attributes which were previously removed in earlier unsympathetic alterations.</p>
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<p>3. <b>Shadows</b> created that alter the appearance of the heritage attribute or change the viability of an associated natural feature or plantings, such as a garden.</p>	<p>The height of the proposed development is likely to result in shadows on the CHR to its south. However, as it is surrounded by open green space on the north, west and east, this landscaping will ameliorate the impact. The proposed building will cast a shadow to the south; however, the shadows will physically alter the appearance of the heritage building and they will be mitigated by the viability of natural features.</p>	<p>Minor impact. The rear addition will cast some shadows but will not adversely or physically impact the heritage attributes of adjacent properties.</p>
<p>4. <b>Isolation of a heritage attribute</b> from its surrounding environment, context or a significant relationship.</p>	<p>The relocation of the Schoolhouse will move the building from its original location dating to c. 1874. Currently the building fronts Queen Street West from which it is setback about 15 metres and accessed via a L-shaped driveway. In its proposed new location, the building will continue to front on Queen Street West and will remain within its original lot. In its new location, the building will be adjacent to residential units and amenity spaces (north), the retail plaza (south), a landscaped area, a park (west) and a residential neighborhood comprised of one to two-story single detached dwellings (east).</p> <p>The rear addition will not block the existing structure from surrounding properties or views.</p>	<p>No impact.</p> <p>Relocation is within the original site and will maintain visual relationship with Queen Street West &amp; Chinguacousy Road, and potentially draw new interest and appreciation for the former Springbrook Valley School and the history of Ontario Victorian school architecture.</p> <p>No significant surrounding environmental elements, context or relationships were identified.</p>
<p>5. <b>Direct or indirect obstruction of significant views</b> or vistas with, from, or of built and natural features.</p>	<p>N/A - No significant views or vistas have been identified within, to, or from the Subject Property. However, it is currently possible to view the front facade of the building from Queen Street West but not the east façade from Chinguacousy Road which is hidden by later modern additions.</p> <p>The Schoolhouse will be relocated to the southeast corner of the site where it will maintain a visual relationship to Queen Street West and Chinguacousy Road. This</p>	<p>No impact.</p> <p>The impact of the proposed development will be minimal, as the addition is located to the rear of the property and the existing heritage structure will be retained.</p> <p>Positive impact will be the removal; of the former</p>



	location will allow the CHR to be experienced as a three-dimensional building from the public realm, easily visible from the QSW and Chinguacousy Road intersection.	east wing which obscured view from and to the east facade of the original former school house.
<b>6. A change in land use</b> (such as rezoning a church to a multi-unity residence) where the change in use affects the property's cultural heritage value.	<p>A change in land use is proposed for the Subject Property. The property will be transitioning from a limited use (school) to an intensified use (increased density – 179 residential units). However, the proposed new use does not affect the CHR's cultural heritage value as outlined in Section 4.0.</p> <p>The commercial character of the area will change to mixed-use residential. The subject property that currently operates as a private school will be preserved and restored for an adaptive re-use and will be utilized as amenity space associated for the residents of the proposed residential building which will pride stewardship of the CHR in the long-term.</p>	<p>No Impact.</p> <p>The intensified use will have less of an impact as the new construction will be located to the rear of and underground from the CHR respectively.</p> <p>Positive impact is the elimination of surface parking and its relocation to an underground garage.</p>
<b>7. Land disturbances</b> such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archeological resources.	<p>Demolition of the rear and later additions.</p> <p>Land disturbances during construction phase can be monitored if mitigation measures such as standard drainage, site grading and vibration monitoring are implemented. There are no anticipated changes in grade that would negatively impact the building. A Heritage Conservation Plan would demonstrate the mitigation strategy for the impacts of relocation.</p>	<p>No impact.</p> <p>If mitigation measures are followed during relocation, impact will be limited and monitored.</p> <p>Positive impact will be the proposed landscaping on all three sides of the CHR.</p>

#### 5.4.2 Results of Impact Assessment

The preceding assessment has determined that with the proposed conservation strategy, the proposed redevelopment will not result in significant direct and indirect impacts to the heritage attributes of former Springbrook Valley School. Such impact will be limited and monitored through proper mitigation measures. The following section provides an analysis of potential alternative mitigation strategies.

## 5.5 CONSIDERED ALTERNATIVES AND MITIGATION STRATEGIES

### 5.5.1 Considered Alternatives

Various mitigation options are evaluated in this section, to determine how the proposed redevelopment can lessen its impacts on the subject Schoolhouse. Mitigation options are defined by the Provincial Policy Statement 2020 ('PPS 2020') as development initiatives that permit the preservation of a heritage resource. This PPS provision is incorporated municipally through the Official Plan, which states that, "All options for on-site retention of properties of cultural heritage significant shall be exhausted before resorting to relocation."<sup>49</sup> In line with this policy, this HIA evaluates the following mitigation options, as recommended by the OP in Section 4.10.1.12 in the following order of priority:

- (i) On-site retention of the Schoolhouse in the original use and integration with the surrounding or new development;
- (ii) On-site retention of the Schoolhouse in an adaptive re-use;
- (iii) Relocation of the Schoolhouse to another site within the same development; and,
- (iv) Relocation of the Schoolhouse to a sympathetic site within the City.

The following table provides analysis of each mitigation option:

**TABLE 4: ANALYSIS OF OPTIONS FOR CONSIDERED ALTERNATIVES**

OPTION	ADVANTAGES	DISADVANTAGES	FEASIBILITY
(i) On-site retention of the Schoolhouse in the original use and integration with the surrounding or new development  This option involves retaining the CHR on its current location and using the building as a Private School.	<ul style="list-style-type: none"> <li>- Minimal intervention</li> <li>- Potential for retaining all heritage attributes of the property.</li> <li>- The Schoolhouse will maintain a visual relationship to Queen Street West.</li> </ul>	<ul style="list-style-type: none"> <li>- The Schoolhouse will not enjoy a prominent location being on the south-west corner of the site.</li> <li>- The north and west edges of the site adjacent to the City's Park will require landscape screening and/or a combination of wood privacy fencing, this would not be achieved if the Schoolhouse is retained on its current location.</li> <li>- The Schoolhouse would, by necessity,</li> </ul>	This option is not feasible because of the following: <ul style="list-style-type: none"> <li>- High expense to stabilize, preserve and maintain the CHR while underground parking is constructed;</li> <li>- Reduction in economic and commercial viability of the property; and</li> <li>- Using the property as a Private School will pose difficulty for long-term sustainability since owners will likely require extensions—either the current</li> </ul>

<sup>49</sup> Section 4.10.1.12 'Built Heritage' of the City of Brampton Official Plan 2006 (September 2020 Office Consolidation)

		<p>occupy the portion of the property east of the CHR. Such a development would obscure the view from/to the east facade of the Schoolhouse and impact the heritage resource significantly.</p> <ul style="list-style-type: none"> <li>- Maintaining the use of the Schoolhouse as a private school would not be in accordance to the future plans for the neighbourhood and surrounding development.</li> </ul>	<p>east wing or another future addition—which will in turn obscure portions of the Schoolhouse.</p> <ul style="list-style-type: none"> <li>- The Schoolhouse will not have the physical framework to meet the spatial needs of educational operations. It does not have enough area to fit the existing gross floor area of the School.</li> <li>- In addition, the school use of the subject property cannot be retained. As earlier discussed, the OP specifies the residential land use designations of the subject property although the current zoning SC-212 does permit a school use under a special section.</li> </ul>
<p>(ii) On site retention of the Schoolhouse in an adaptive re-use</p> <p>This option involves retaining the CHR on its current location and re-using the building adaptively.</p>	<ul style="list-style-type: none"> <li>- All heritage attributes retained.</li> <li>- The house will maintain a visual relationship to Queen Street West.</li> </ul>	<ul style="list-style-type: none"> <li>- The Schoolhouse will not enjoy a prominent location being on the south-west corner of the site instead of the south-east corner which will be more visible.</li> <li>- The north and west edges of the site adjacent to the City's Park will require landscape screening and/or a combination of wood privacy fencing, this</li> </ul>	<p>This option is not feasible because of the following:</p> <ul style="list-style-type: none"> <li>- The Schoolhouse cannot be converted to accommodate a commercial use because of non-compatible construction.</li> <li>- The Schoolhouse will be subjected to incompatible forms of alterations and additions which may obscure and jeopardize the</li> </ul>

		would not be achieved if the Schoolhouse is retained on its current location. - Development surrounding Schoolhouse would by necessity, occupy the portion of the property east of the CHR. Such a development would obscure the view from/to the east facade of the Schoolhouse and impact the heritage resource significantly.	Schoolhouse's heritage attributes.
<p>(iii) Relocation of the Schoolhouse to another site within the same development</p> <p>This option considers relocating the Schoolhouse to the southeast corner of the proposed redevelopment and rehabilitating the structure for adaptive reuse (Figure 36).</p>	<ul style="list-style-type: none"> <li>- All heritage attributes retained.</li> <li>- The Schoolhouse will maintain a visual relationship to Queen Street West and Chinguacousy Road.</li> <li>- Through restoration and relocation, the heritage building could be conserved, and strategically placed in context with the changing site.</li> <li>- The Schoolhouse can be designated after its relocation.</li> <li>- The development plan proposes a new landscape area adjacent to the new location of the heritage Schoolhouse that acts as a buffer to the existing City park.</li> <li>- The new location of the Schoolhouse is close to its original location,</li> </ul>	<ul style="list-style-type: none"> <li>- The new development may introduce further design constraints i.e. difference in scale, orientation, architectural compatibility etc.</li> <li>- The Schoolhouse will require new foundations.</li> </ul>	<p>This option is feasible as this is a compatible relocation for the Schoolhouse.</p> <ul style="list-style-type: none"> <li>-The subject property has sufficient lands to incorporate a compatible relocation site for the Schoolhouse and sustainably integrate the CHR to the proposed residential building.</li> <li>-The Schoolhouse is in overall good condition with high integrity; and</li> <li>- It will assist in meeting the objectives for Protection of Cultural Heritage Resources as identified in the City of Brampton's <i>Official Plan</i> under section 4.10.</li> </ul>



	<p>which will help preserve its context and urbanity.</p> <ul style="list-style-type: none"> <li>- The Schoolhouse will enjoy a prominent position at the intersection of Queen Street West and Chinguacousy Road at a corner location, ensuring visibility from the public right-of-way.</li> <li>- The relocated Schoolhouse will enjoy direct pedestrian connectivity as the existing municipal sidewalk along Queen Street West is planned to be connected to the subject property's entrance.</li> </ul>		<ul style="list-style-type: none"> <li>-The new proposed use as an amenity space has few technical constraints which would be easily accommodated in the Schoolhouse.</li> </ul>
(iv) Relocation of the Schoolhouse to a sympathetic site within the City.	<ul style="list-style-type: none"> <li>-This option ensures the long-term protection of the structure and might provide the historic rural setting of the heritage Schoolhouse.</li> </ul>	<ul style="list-style-type: none"> <li>- The relocation to another site will sever the historical relationship of the building with Queen Street West.</li> <li>- The building could be damaged during the relocation effort.</li> <li>- The Schoolhouse will require new foundations.</li> <li>- The new location might not have a buffer from the proposed development around.</li> <li>- This relocation would make it harder to get an adaptive reuse status as opposed to the CHR being at a corner location adjacent to a mixed-use residential zone.</li> </ul>	<p>This option is not feasible because it would sever the connection with Queen Street West and connection with the original property.</p> <ul style="list-style-type: none"> <li>-Since the third mitigation option is possible, it is not necessary to relocate the Schoolhouse to another site within the City.</li> </ul>

## 6.0 CONSERVATION AND IMPLEMENTATION STRATEGIES

### 6.1 RELOCATION AND RESTORATION APPROACH

Based on the evaluation from the previous section, the relocation of the Schoolhouse to a compatible site within the same development is the most feasible and most appropriate form of conservation strategy among those listed in the Official Plan.

The relocation of the Schoolhouse also calls for its restoration. Restoration is the recovery of forms<sup>50</sup>, and may involve the removal of intervening periods where necessary, to replace or to reproduce missing elements. It is also defined as “accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value.” The proposal to combine relocation with restoration is guided by the following rationale:

- a. The later 20<sup>th</sup> century modifications to the property undermine the Schoolhouse’s contextual, architectural, and historical values.

Several forms of modifications in the last 70 years were incorporated on the exterior form. The front south-east addition was built in the 1950s and a portable addition north of the subject property was built in 2007. Original wood windows have been replaced by contemporary units characterized by a large single light above two operable sliders and door units have also been replaced.

On the north elevation, an existing (but non-original door) will be removed and an opening will be created. This door is a later addition and does not form part of the property’s heritage attributes. A 6 meters wide central opening in the north wall has been proposed to connect and integrate the Schoolhouse to the proposed residential building. This opening in the brick wall will provide salvage brick to be used to fill in the 1950s opening in the east elevation.

The south end of the east elevation of the subject CHR was previously punctured (see period 1950’s) to connect into the former addition. This punctured wall is proposed to be filled with brick and will be rehabilitated to emulate its original historic appearance. The building sits on a raised sandstone foundation, most of which is presently obscured by parging and veneer stone masonry at the base of the south and west elevations.

Historic brickwork will be reinstated to replace the unoriginal veneer stone masonry. The existing windows will be replaced (sashes inside original frames) in reproduction wood double hung 4-over-4 sashes and surmounted by four lite transoms (Figure 15). The existing entry steps will be removed and replaced with more historically compatible entrance stairs.

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<sup>50</sup> page 42, Fram, M. "Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation." *Ontario Heritage Foundation*: Boston Mills Press, 2010. Web. May 2015.

The removal of these incompatible forms of 20<sup>th</sup> century alterations will renew and strengthen the cultural associations represented by the Schoolhouse with the William Brown period of ownership.

- b. Substantial physical evidence exists to carry out the reversal of later modifications, and the recovery of the original Victorian form.

The later alterations to the Schoolhouse can still be reversed as there is substantial physical evidence reflecting the Schoolhouse's earlier form (Figure 15). The Springbrook Schoolhouse features an eclectic mixture of architectural and decorative elements typical of the Victorian period. These include quoining, projecting band course, buttresses, eared jack arches (windows), shouldered arch (front door), and precast decorative elements. Later interior and exterior modifications – including its interiors, rear portions, and window and door replacement units – can also be reversed and replaced with compatible reproduction materials.

- c. The significance of the Schoolhouse during the William Brown period of ownership outweighs the loss of existing, non-character-defining components from other periods.

The proposed restoration of the Schoolhouse to its original Victorian design will reinforce its association with both William Brown and Jesse Perry. The later modern additions (front, side and rear) to the Schoolhouse are of little significance, and do not have any character defining elements and are thus proposed to be demolished.

- d. Through restoration and relocation, the heritage building could be conserved, and strategically placed in context with the changing site.

The proposed new use will involve altered site conditions, a new 15-storey residential development, new intensification strategies, and altered vehicular movement. Relocating the heritage building on a site, where its heritage value could be enhanced, accessed, and preserved, will promote the feasibility of its long-term conservation. The process of relocation can be achieved and will permit the restoration of the Schoolhouse. The restoration of the Schoolhouse will not only reveal its historic Victorian form, but it will also simplify its building mass to allow a feasible relocation process.

In conclusion, the proposed restoration and relocation of the Schoolhouse building will accommodate a balance between conservation and development, and is therefore recommended by this HIA. This approach will allow the recovery of the building's historic Victorian form, while also permitting viability for its relocation and integration within the proposed residential-commercial development. The process of restoration and relocation can be achieved through the processes described in the following sub-sections.

## 6.2 RESTORATION OF SCHOOLHOUSE THROUGH REMOVAL OF NON-HERITAGE PORTIONS

The Schoolhouse, the primary structure within the property, is recommended to be restored by recovering its original Victorian form. This can be achieved through the demolition of its additions, including (see subsection 3.2.2):

- a. 1950s, 1-storey south-east addition (Figure 21), &
- b. North of the 1950s additions - a short, 1-storey structure identified as a 'frame addition' on the undated R-Plan (Figure 23).

The original front (south) block (annotated as 1874 portion, see Figure 15) is proposed to be retained. It must be stabilized while the other non-historic exterior and interior portions are being removed. The materials and assemblies of the front south block – its masonry bricks (inner and outer wythes, brick quoins, and brick accents), projecting band course, buttresses, eared jack arches (windows), shouldered arch (front door), and precast decorative elements, and stone assemblies (sills and foundations) – are unique to the structure, and must be protected with outmost care.

## 6.3 PLANNING FOR RELOCATION

Planning for the relocation of the heritage structure involves consultations with several groups, such as the owners, consultants, the City's heritage staff, its other planning departments, and ultimately, Council. It also involves the employment of qualified consultants and a moving contractor, who are selected based on their qualifications. It also requires the identification and approval of the final relocation site, which is critical as it will define the economic viability and the long-term conservation of the heritage structure.

The City of Brampton recognizes the lengthy period between redevelopment and formal planning submissions. During this period, the subject heritage structure will be subject to vacancy. The City of Brampton therefore refers to the guidelines incorporated in its Heritage Building Protection Plan ("HBPP") and Vacant Heritage Building Strategy ("VHBS"). According to the HBPP (subsection 2b. of the HBPP), properties are subjected to these guidelines "if a heritage resource is present on the lands subject to a development application and shall be applied to:

2b. any non-designated (listed) heritage buildings and structures pursuant to Section 27 (1.2) of the Ontario Heritage Act."

Essentially, the ultimate purpose of the VHBS and the HBPP is to encourage the protection of the City's heritage resources, and to reduce risks associated with building vacancy. The preparation of an HBPP would include components such as, the description of all buildings and structures, baseline documentation report, preventive maintenance or stabilization plan, security plan for vacant buildings and structures, and proof of insurance (section 5 of the HBPP). Some of these requirements are already provided in this HIA. The submission of documents supporting the HBPP and the VHBS may be incorporated in a Conservation Plan, or a Relocation Plan, which will outline the sequence, methods, and equipment proposed for relocating the structure to its final relocation site, including the clearance of the structure's path towards the final relocation site.



## 6.4 RELOCATION PROCESS

These planning submissions must demonstrate the commitment to protect and to stabilize the heritage structure. Once these processes are agreed upon, and are set in place, site remediation activities (ex. site decontamination, soil stabilization, snow control, and effective groundwater treatment) may commence, and new foundations for the heritage structure may be planned and built on the final relocation site.

Following a field verification, and as permitted by the City and a licensed structural engineer, the heritage structure shall be separated from its utilities and foundations, through the placement typically of steel I-beams directly below the floor framing. This steel cribbing will then be lifted by hydraulic jacks upon the approval of a structural engineer. As part of the moving operations, the exterior and interior bracings of the heritage structure shall be designed and constructed to support the building envelope. Openings shall be boarded up, and water eradicating systems shall be verified as operational. Operations shall cease if the heritage structure appears endangered, and the heritage architect, engineer, and City Staff should be notified. Moving shall only resume once corrective measures have been undertaken.

The Owner, or any authorized owner-representatives shall notify the City of Brampton's Heritage Coordinators, as well as the Fire Services and Building Department Staff, regarding the details of the moving operations and the temporary vacancy of the heritage structure. The enforcement of the applicable guidelines in the VHBS (The Vacant Building By-Law 155-2012) is also subject to: the Ontario Fire Code (sub-section 3.10) under the Fire Protection and Prevention Act (sub-section 3.9), Minimum Maintenance By-law of the City of Brampton (104-96), the Ontario Building Code Act (sub-section 3.4), the Ontario Heritage Act (sub-section 3.14) and the Ontario Municipal Act (regulations 171 and 173).

## 7.0 SUMMARY STATEMENT & RECOMMENDATIONS

### 7.1 PROPERTY WORTHY OF DESIGNATION

Based on historical research, site review and analysis provided in Sections 3, 4, and 5 and evaluation against the criteria in O. Reg 9/06, the HIA finds that the subject property merits designation under Part IV of the *Ontario Heritage Act*. Below is a draft Statement of Cultural Heritage Value or Interest.

#### *Heritage Value*

The property has design value as a representative example of a Victorian one-room Schoolhouse. Despite subsequent additions, the overall gabled form of the typology remains legible, as does the original classroom and one of the entry-rooms. The Schoolhouse retains much of its original decorative regimen, which is eclectic in nature and well-built.

The property has historic value for its direct associations with the theme of free, compulsory education in Ontario. Construction of the Schoolhouse in 1874 reflects the objectives of Ontario's 1871 *School Law Improvement Act* which legislated free, compulsory elementary school in government-inspected schools funded by the provincial government and municipal taxpayers. The property also has historic value as an example of the work of local builders Jesse Perry and William B. McCullough, who are identified as the bricklayer and carpenter respectively.

The property has contextual value as a local landmark as a longstanding presence in the community and for the generations of residents who attended the school.

#### *Heritage Attributes*

Heritage attributes related to the original Schoolhouse's Design or Physical Value, including:

- Gabled form and simple massing;
- Exterior arrangement of historic window and door openings;
- Red and buff brickwork;
- Sandstone elements;
- Cast stone brackets and keystones; &
- Interior elements

Heritage attributes related to the Schoolhouse's Historic Value, including:

- Carved date stone set within the front gable indicating the Schoolhouse was constructed in 1874 for School Section No 5.

Heritage attributes related to the Schoolhouse's Contextual Value, including:

- Names and initials of students carved into brickwork.

At its present conditions, the Schoolhouse within the subject property acquired a good score on architectural, historical, and contextual criteria (see subsection 4.3). Implementation of an appropriate conservation strategy could further enhance its heritage significance. The proposed conservation strategy (see section 6) can address these issues through the relocation of the Schoolhouse on a compatible site and its restoration in its original Victorian form.

In conclusion, the Schoolhouse is recommended as a candidate for heritage designation, at a time when the proposed conservation strategy of relocation and restoration is implemented to the satisfaction of the City. The processes involve for the Schoolhouse's conservation and designation will be undertaken by Staff and Council, along with the Owners and other professional consultants. At present, the subject heritage resource does not meet all of the OHA criteria as per Regulation 9/06. However, it meets the OHA requirement for a property to have "one or more" of the criteria, grouped into the historical, design, and contextual categories, to qualify for provincial designation<sup>51</sup>.

## 7.2 DETERMINING NEW VIABLE USE

The proposed development is still preliminary and conceptual in design. The existing heritage resource will be protected for an adaptive re-use and will be utilized as amenity space associated for the residents of the proposed residential building. This common indoor amenity area may include a fitness facility such as gymnasium; common play rooms such as a games room, billiard rooms, and other facilities intended for recreational purposes, but does not include common lounge area, mail room, laundry rooms, or other similar areas that do not provide a recreational purpose.<sup>52</sup> The suggested amenity uses are commonplace for the city's density bonusing policies but have been edited to reflect compatible uses for a heritage structure.

While the conceptual development proposes this use, future stakeholders of the heritage building may propose other compatible uses that form part of the proposed future City-designated zone in the ZBA. The proposed Zoning By-law Amendment will endeavour to permit the proposed broad range of uses as a residence amenity space. Special provisions to the existing zoning may be undertaken to accommodate additional uses. Alleviating restrictions to the existing zoning would allow for future stewardship opportunities that could support the conservation of the heritage building and its remaining heritage context. Allowing compatible future developments to the Schoolhouse will allow a viable and compatible use, wherein the Schoolhouse's overall arrangement and dimension of spaces will fit new spatial requirements. This will also permit the CHR to function as a pedestrian-oriented space, such as an extension (or overflow from) from the main entrance area. It could also serve the functions of a semi-public space, such as a dining, or retail space. A new compatible use will articulate the unique exterior form of the Schoolhouse, and will help create a "destination spot" and a visual interest into the new development. The consideration of a new compatible use will be dependent on the approval of the City, which requires the support of a Municipal Comprehensive Review ("MCR") and other technical studies.

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<sup>51</sup> p. 20, Ministry of Culture. "Ontario Heritage Toolkit - Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities". Queen's Printer for Ontario, 2008

<sup>52</sup> Technical Paper #5: Amenity Areas and Density Bonusing, City of Brampton Comprehensive Zoning By-law Review (DRAFT June 2018) Prepared by WSP for the City of Brampton

## 7.3 DESIGN GUIDELINES FOR NEW DEVELOPMENT

With the new compatible use determined, subsequent design development can then occur, and may be done in accordance with other guidelines, such as the City's "Development Design Guidelines" (DDGs). The DDGs seek to promote good urban design with one of its objectives being "to incorporate and reinforce important natural and heritage features into the community structure." The DDGs could therefore be used to promote the compatibility of the subject development and heritage structure, especially in terms of site planning and built form. Part VI - Section 1.0 of the DDGs discusses "Residential Areas", such as the proposed building. Part VII – Architectural Control Guidelines - Section 5.9 further discusses "Dwellings Adjacent to Heritage Buildings" such as the subject property. The development of these areas is recommended to preserve and to enhance the existing site, to support the logical distribution of buildings, parking, loading areas, and at the same time, to minimize impacts on the streetscape. Some of the recommendations of the DDGs coincide with the possible mitigation options in the HIA-ToR Appendix 2. Recommendations include but are not limited to:

### 7.3.1 Landscape Buffers & Commemorative Landscaping

Landscape buffers may include setbacks to convey internal road allowances, as well as the provision of parkettes. Building setbacks may also enable a generous landscaped setting adjacent to the arterial road to create pedestrian-oriented landscape strips. The consideration for landscape buffers will limit and obviate the impacts of the intensified residential use surrounding the Schoolhouse structure, and may also enhance private and public spaces in the proposed residential building.

Officially naming the subject building 'Springbrook Valley School' and installing a plaque on a new site within the property that will be visible from public right of way (not impacting any heritage attributes of the Schoolhouse) to communicate the history and importance of the building is another possible commemorative strategy.

### 7.3.2 Sympathetic Design to New Buildings & Surroundings

It is important that new construction promotes architectural interest, human scale, and sympathetic design to the character-defining attributes of the heritage structure. New, contemporary buildings may be sympathetically designed to incorporate concepts and elements from the heritage structure. For example, the lower portion of the proposed building will be clad in glazing and will be unadorned with details in order to serve as a quiet backdrop to the CHR. The residential units directly above the CHR will not have balconies until the fourth floor in an effort to further mitigate from the visual impact imposing on the Schoolhouse.



## 7.4 PREPARATION OF A CONSERVATION PLAN

A Heritage Conservation Plan will also be prepared to demonstrate the proposed conservation strategy. A Conservation Plan would typically accompany a full site plan approval application. It is a submission that describes “repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures” required to preserve a heritage resource. The Conservation Plan may include components that include, but are not limited to:

- Drawings and “Outline” Specifications
- Building Material Inventory,
- Cost Estimate, and
- Other requirements to fulfill planning requirements, such as the HBPP.

A Building Material Inventory (‘BMI’) may be required and submitted to document the methods and materials used for original and later construction. The BMI could form part of the Conservation Plan submission. With the BMI, the types of building assemblies, their components, conditions, and joining techniques are documented, not only for archival purposes, but to create a proper sequence of preservation tasks.

Overall, the Conservation Plan will present the conditions assessment of the building through a general overview of the critical exterior elevations and their portions that would require restoration work. The description of the conservation work, or the “outline” specification, for each exterior element will address the architectural features that are “character-defining” and of particular heritage value. This outline will serve as a guide to be developed, as the first step to prepare construction documents. The Conservation Plan and its components will demonstrate the range of measures that will be undertaken to protect the heritage structure during the approvals and development processes. The Conservation Plan therefore represents a first step in upgrading the building exterior, and discusses the building’s conditions on a ‘macro’ level. It forms the implementing submission intended to guide the future specifications and drawings which will outline the detailed restoration methods.

Following the Conservation Plan, detailed construction documents – comprising drawings and specifications – will need to be prepared for each component of the determined restoration work. To undertake the proposed restoration work, a Heritage Permit Application (HPA) must be submitted to the City’s Heritage Planning Section. The City Heritage staff will require more detailed information relating to the heritage components in the Conservation Plan, prescribing the following construction specifications:

- design detailing,
- materials and colours,
- reproduction windows,
- roof material,
- masonry cleaning method, and
- brick repointing technique.

These and other submissions for the HPA will require the City’s heritage approval through the Heritage Planning staff, the Brampton Heritage Board, and ultimately Council. Therefore, at milestones in the development process, the City heritage authority will have the opportunity to review and approve the heritage aspects of this project.

## 8.0 APPENDICES

Appendix A: Bibliography & References

Appendix B: Site Photos

Appendix C: City of Brampton's Cultural Heritage Impact Assessment, Terms of Reference ("HIA-ToR")

Appendix D: Design Development Drawings, Tregebov Cogan Architecture (TCA) November 2020

Appendix E: The History of S.S.No.5 Ching, 1847-1962. Tweedsmuir History for Brampton West, Volume 1. Peel Art Gallery, Museum and Archives (PAMA)

Appendix F: Archival Photos

Appendix G: Resumes

## APPENDIX A: BIBLIOGRAPHY & REFERENCES

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## APPENDIX B: SITE PHOTOS



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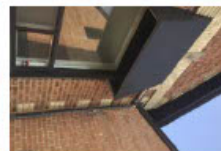
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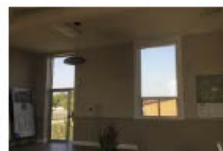
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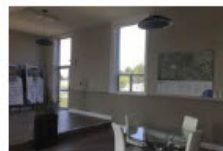
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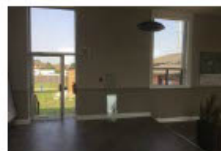
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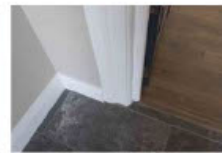
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2020.09.25\_DD\_Site\_01



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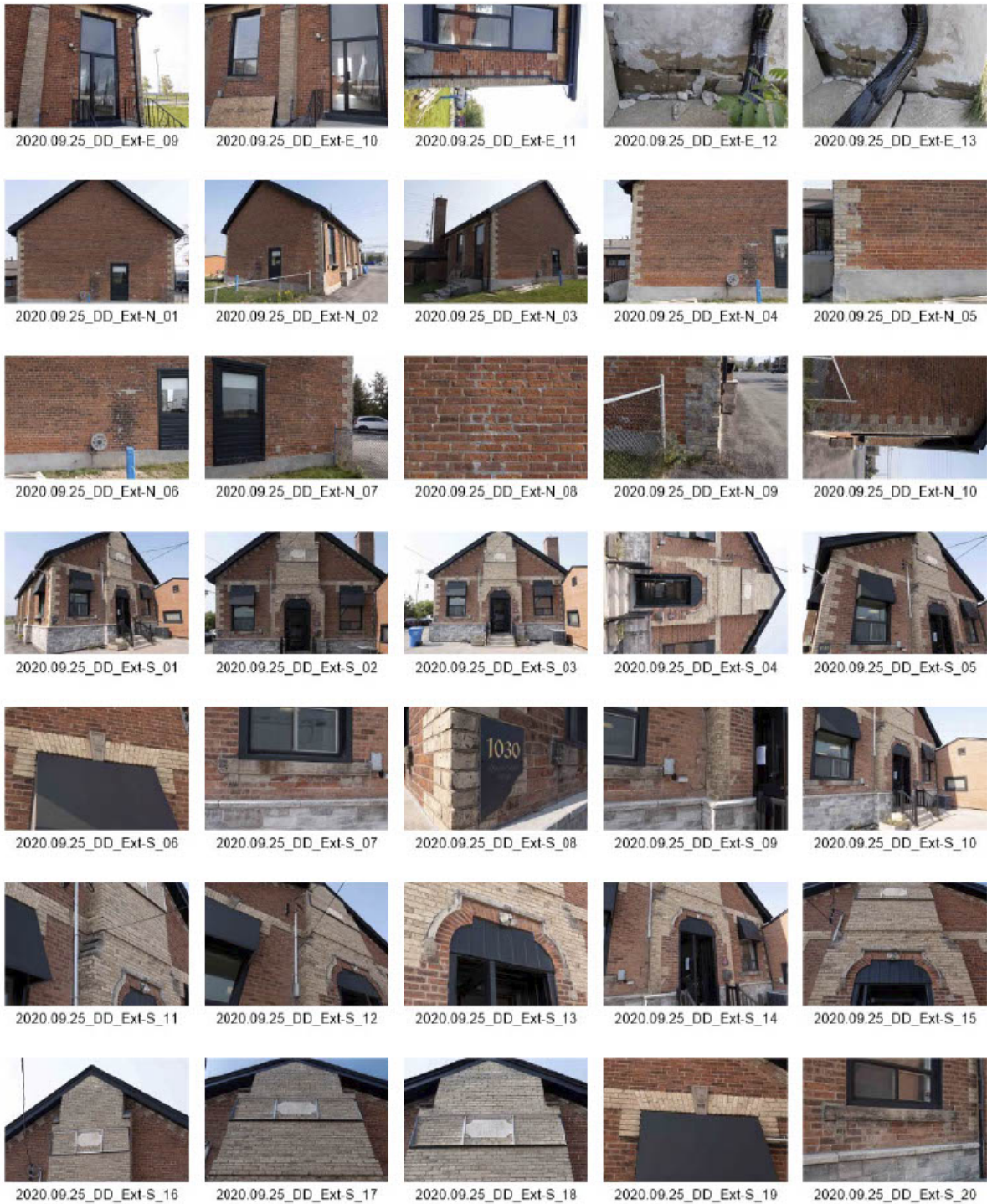


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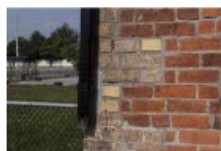
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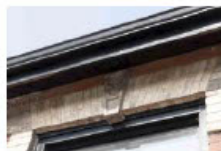
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## APPENDIX C: CITY OF BRAMPTON'S CULTURAL HERITAGE IMPACT ASSESSMENT, TERMS OF REFERENCE ("HIA-TOR")

# Heritage Impact Assessment Terms of Reference



**BRAMPTON**  
Flower City

Planning, Design and Development  
Heritage



## Planning, Design and Development Heritage

### Heritage Impact Assessment - Terms of Reference

A Heritage Impact Assessment (HIA) is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The assessment results in a report that identifies all heritage resources, provides an evaluation of the significance of the resources, outlines any impact proposed development or site alteration will have on the resources, and makes recommendations toward conservation methods and/or mitigative measures that would minimize impacts to those resources. The report will be used to help the municipality make informed decisions related to the identified heritage resources.

#### **1. Background**

The requirement to provide a Heritage Impact Assessment is derived from the *Ontario Heritage Act* O. Reg. 9/06, Section 2(d) of the *Planning Act*, Section 2.6 of the Provincial Policy Statement, and Section 4.9 of the City of Brampton's Official Plan.

According to Section 4.9.1.10 of the Official Plan:

*A Heritage Impact Assessment, prepared by a qualified heritage conservation professional, shall be required for any proposed alteration, construction, or development involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected. Mitigation measures and/or alternative development approaches shall be required as part of the approval conditions to ameliorate any potential adverse impacts that may be caused to the designated heritage resources and their heritage attributes.*

Official Plan Policy 4.9.1.11 states that:

*A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications.*

Official Plan Policy 4.9.1.12 outlines and prioritizes preferred mitigation options starting with on-site retention.

In addition, Official Plan Implementation Policy 4.9.9.2 (ii) allows for:

*Requiring the preparation of a Heritage Impact Assessment for development proposals and other land use planning proposals that may potentially affect a designated or significant heritage resource or Heritage Conservation District.*

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## 2. When a Heritage Impact Assessment is Required

2.1 An HIA will be required for the following:

- Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is subject to land use planning applications;
- Any property listed or designated in the municipal heritage register, pursuant to Section 27 (1.1) or (1.2) of the *Ontario Heritage Act* that is facing possible demolition;
- Any property that is subject to land use planning applications and is adjacent to a property designated in the municipal heritage register, pursuant to Section 27 (1.1) of the *Ontario Heritage Act*.

A HIA may be required for the following:

- Any property that is subject to land use planning applications and is adjacent to a property listed in the municipal heritage register, pursuant to Section 27 (1.2) of the *Ontario Heritage Act*.

2.2 A property does not have to be designated or listed in a heritage register to be subject to a Heritage Impact Assessment. Any property that may exhibit cultural heritage value or interest or 'heritage potential' as determined by City heritage staff will be subject to an appropriate level of heritage due diligence and may require an HIA.

2.3 Heritage Impact Assessments may be 'scoped' based on the specific circumstances and characteristics that apply to a heritage resource. Further consultation with heritage staff will be required to determine when a scoped HIA may be required, as well as requirements for the content.

## 3. Content of Heritage Impact Assessments

### 3.1 Background

3.1.1 Provide a background on the purpose of the HIA by outlining why it was undertaken, by whom, and the date(s) the evaluation took place.

3.1.2 Briefly outline the methodology used to prepare the assessment.

### 3.2 Introduction to the Subject Property

3.2.1 Provide a location plan specifying the subject property, including a site map and aerial photograph at an appropriate scale that indicates the context in which the property and heritage resource is situated.



- 3.2.2 Briefly document and describe the subject property, identifying all significant features, buildings, landscapes, and vistas.
- 3.2.3 Indicate whether the property is part of any heritage register (e.g. Municipal Register of Cultural Heritage Resources Designated under the *Ontario Heritage Act*, or Municipal Register of Cultural Heritage Resources)
- 3.2.4 Document and describe the context including adjacent properties, land uses, etc.
- 3.2.5 Document, describe, and assess the apparent physical condition, security, and critical maintenance concerns, as well as the integrity of standing buildings and structures found on the subject property.
- 3.2.6 If the structural integrity of existing structures appears to be a concern, recommend the undertaking of a follow-up structural and engineering assessment to confirm if conservation, rehabilitation and/or restoration are feasible. Assessments must be conducted by qualified professionals with heritage property experience.

### 3.3 Evaluation of Cultural Heritage Value or Interest

- 3.3.1 Thoroughly document and describe all heritage resources within the subject property, including cultural heritage landscapes, structures, buildings, building elements, building materials, architectural features, interior finishes, natural elements, vistas, landscaping and potential archaeological resources.
- 3.3.2 Provide a chronological history of the site and all structure(s), including additions, deletions, conversions, etc.
- 3.3.3 Provide a list of owners from the Land Registry office and other resources, as well as a history of the site use(s) to identify, describe, and evaluate the significance of any persons, groups, trends, themes, and/or events that are historically or culturally associated with the subject property.
- 3.3.4 Document heritage resource(s) using current photographs of each elevation, and/or measured drawings, floor plans, and a site map at an appropriate scale for the given application (i.e. site plan as opposed to subdivision). Also include historical photos, drawings, or other archival material that is available and relevant.
- 3.3.5 Using Regulation 9/06 of the *Ontario Heritage Act* (Criteria for Determining Cultural Heritage Value or Interest), identify, describe, and evaluate the cultural heritage value or interest of the subject property as a whole, outlining in detail all significant heritage attributes and other heritage elements.
- 3.3.6 Provide a summary of the evaluation in the form of a table (see Appendix 1) outlining each criterion (design or physical value; historical or associative value; contextual value), the conclusion for each criterion, and a brief explanation for each conclusion.

### 3.4 Description and Examination of Proposed Development/Site Alterations

- 3.4.1 Provide a description of the proposed development or site alteration in relation to the heritage resource.
- 3.4.2 Indicate how the proposed development or site alteration will impact the heritage resource(s) and neighbouring properties. These may include:
- Destruction of any, or part of any, significant heritage attributes or features;
  - Alteration to the historic fabric and appearance;
  - Shadow impacts on the appearance of a heritage attribute or an associated natural feature or plantings, such as a garden;
  - Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
  - Impact on significant views or vistas within, from, or of built and natural features;
  - A change in land use where the change in use may impact the property's cultural heritage value or interest;
  - Land disturbances such as a change in grade that alters soils, and drainage patterns that may affect a cultural heritage resource.
- 3.4.3 Submit a drawing indicating the subject property streetscape and properties to either side of the subject lands, if applicable. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and how it integrates with the adjacent properties from a streetscape perspective. Thus, the drawing must show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees and/or any other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.

### 3.5 Mitigation Options, Conservation Methods, and Proposed Alternatives

- 3.5.1 Provide mitigation measures, conservation methods, and/or alternative development options that avoid or limit the direct and indirect impacts to the heritage resource.
- 3.5.2 Evaluate the advantages and disadvantages (pros and cons) of each proposed mitigation measure/option. The mitigation options may include, but are not limited to:
- Alternative development approaches;
  - Appropriate setbacks between the proposed development and the heritage resources;
  - Design guidelines that harmonize mass, setback, setting, and materials;
  - Limiting height and density;
  - Compatible infill and additions;
  - Refer to Appendix 2 for additional mitigation strategies.

- 3.5.3 Identify any site planning and landscaping measures that may ensure significant heritage resources are protected and/or enhanced by the development or redevelopment.
- 3.5.4 If relocation, removal, demolition or other significant alteration to a heritage resource is proposed by the landowner and is supported by the heritage consultant, provide clear rationale and justification for such recommendations.
- 3.5.5 If retention is recommended, outline short-term site maintenance, conservation, and critical building stabilization measures.
- 3.5.6 Provide recommendations for follow-up site-specific heritage strategies or plans such as a Conservation Plan, Adaptive Reuse Plan, and/or Structural/Engineering Assessment.
- 3.5.7 If a heritage property of cultural heritage value or interest cannot be retained in its original location, consider providing a recommendation for relocation by the owner to a suitable location in reasonable proximity to its original siting.
- 3.5.8 If no mitigation option allows for the retention of the building in its original location or in a suitable location within reasonable proximity to its original siting, consider providing a recommendation for relocation to a more distant location.
- 3.5.9 Provide recommendations for advertising the sale of the heritage resource. For example, this could include listing the property on the Architectural Conservancy of Ontario (ACO) website in order to allow interested parties to propose the relocation of the heritage resource. Acceptable timelines and any other requirements will be determined in consultation with City staff. The link to the ACO's Historic Architectural Linking Program is provided below:  
[http://www.arconserv.ca/buildings\\_at\\_risk\\_for\\_sale.cfm](http://www.arconserv.ca/buildings_at_risk_for_sale.cfm)
- 3.5.10 If a property cannot be retained or relocated, alternatives will be considered for salvage and mitigation. Only when other options can be demonstrated not to be viable will options such as ruinification or symbolic conservation be considered. Detailed documentation and commemoration (e.g. a heritage interpretative plaque) may also be required. Salvage of material must also occur, and a heritage consultant may need to provide a list of features of value to be salvaged. Materials may be required to be offered to heritage-related projects prior to exploring other salvage options.
- Ruinification allows for only the exterior of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.
- 3.5.11 If the subject property abuts to one or more listed or designated heritage properties, identify development impacts and provide recommended mitigation strategies to ensure the heritage resources on the adjacent properties are not negatively impacted. Mitigation strategies include, but are not limited to:



- vegetation screening;
- fencing;
- buffers;
- site lines
- an architectural design concept for the massing and façade treatment of proposed buildings to ensure compatibility with the adjoining property and the like.

3.5.12 An implementation schedule and reporting/monitoring system for implementation of the recommended conservation or mitigation strategies may be required.

### 3.6 Recommendations

3.6.1 Provide clear recommendations for the most appropriate course of action for the subject property and any heritage resources within it.

3.6.2 Clearly state whether the subject property is worthy of heritage designation under the *Ontario Heritage Act*.

3.6.3 The following questions must be answered in the final recommendation of the report:

- Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, *Ontario Heritage Act*?
- Why or why not does the subject property meet the criteria for heritage designation?
- Regardless of the failure to meet criteria for heritage designation, can the structure or landscape be feasible integrated into the alteration/development?

3.6.4 Failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.

### 3.7 Executive Summary

3.7.1 Provide an executive summary of the assessment findings at the beginning of the report.

3.7.2 Outline and summarize all recommendations including mitigation strategies, need for the preparation of follow-up plans such as conservation and adaptive reuse plans and other requirements as warranted. Please rank mitigation options from most preferred to least.

## 4. **Standards and Practices**

4.1 Heritage Impact Assessments must be impartial and objective, thorough and complete, and sound in methodology and application of Ontario heritage evaluation criteria, and consistent with recognized professional standards and best practices in the field of heritage consulting.

4.2 Heritage Impact Assessments must be completed to the satisfaction of the City. HIAs that are not completed to the satisfaction of the City may be subject to revision and



resubmission, critique by peer review or a similar process to determine if the report meets recognized standards and practices.

## **5. Acceptance of Heritage Impact Assessments**

- 5.1 The Heritage Impact Assessment will undergo a compliance review by City heritage staff to determine whether all requirements have been met, and to review the option(s) outlined in the report. Staff comments will be provided to the applicant and heritage consultant.
- 5.2 A Heritage Impact Assessment will be considered a 'draft' until such time that City heritage staff deem the report complete. Staff will notify the applicant and heritage consultant when the report is considered complete.
- 5.3 An accepted Heritage Impact Assessment is required for the final processing of a development application. The recommendations within the final approved version of the Heritage Impact Assessment may be incorporated into legal agreements between the City and the proponents at the discretion of the municipality. Until the HIA is deemed complete, schedules associated with planning and building applications related to heritage properties cannot commence.

## **6. Other Requirements**

- 6.1 Provide a bibliography listing **all** sources used in preparing the HIA.
- 6.2 Provide proper referencing within the HIA, including images, maps, etc.
- 6.3 Provide five copies of the final HIA, and one digital copy (PDF or Word)
- 6.4 Provide a digital copy of all images taken or obtained for the HIA on Compact Disk.
- 6.5 Measured drawings of the heritage resource(s) may be required in support of a conservation plan or as a record prior to demolition.
- 6.6 A site visit of the subject property by City heritage staff and/or members of the Brampton Heritage Board may be required prior to the HIA being deemed complete.

## **7. Qualified Parties for Preparing Heritage Impact Assessments**

- 7.1 All heritage impact assessments, conservation plans, adaptive reuse plans, security plans and/or related studies must be prepared by qualified professionals with applied and demonstrated knowledge of accepted standards of heritage conservation, historical research, identification, evaluation of cultural heritage value or interest, mitigation, and the like.
- 7.2 All heritage consultants submitting heritage impact assessments must be members in good standing of the Canadian Association of Heritage Professionals (CAHP).

7.3 Under provincial law only licensed, professional archaeologists may carry out archaeological assessments using specific provincial standards and guidelines.

## **8. Scope of a Conservation Plan**

8.1 If a property is to be retained, a follow-up Conservation and Adaptive Reuse Plan may be recommended. Conservation and Adaptive Reuse Plans will provide:

- Preliminary recommendations for adaptive reuse;
- Critical short-term maintenance required to stabilize the heritage and building fabric and prevent deterioration;
- Measures to ensure interim protection of heritage resources during phases of construction or related development;
- Security requirements;
- Restoration and replication measures required to return the property to a higher level of cultural heritage value or interest integrity, as required;
- Appropriate conservation principles and practices, and qualifications of contractors and trades people that should be applied;
- Longer term maintenance and conservation work intended to preserve existing heritage fabric and attributes;
- 'As found' drawings, plans, specifications sufficient to describe all works outlined in the Conservation Plan;
- An implementation strategy outlining consecutive phases or milestones;
- Cost estimates for the various components of the plan to be used to determine sufficient monetary amounts for letters of credits or other financial securities as may be required to secure all work included in the Conservation Plan; and
- Compliance with recognized Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards.

## Appendix 1

**Evaluation of Cultural Heritage Value or Interest  
Summary Table**

<b>Criteria for Determine Cultural heritage value or interest</b>	<b>Assessment (Yes/No)</b>	<b>Rationale</b>
<b>1. Design or physical value:</b>		
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		
c) Demonstrates a high degree of technical or scientific achievement		
<b>2. Historical or associative value:</b>		
a) Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community		
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture		
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community		
<b>3. Contextual value:</b>		
a) Is important in defining, maintaining, or supporting the character of an area		
b) Is physically, functionally, visually, or historically linked to its surroundings		
c) Is a landmark		

## Appendix 2

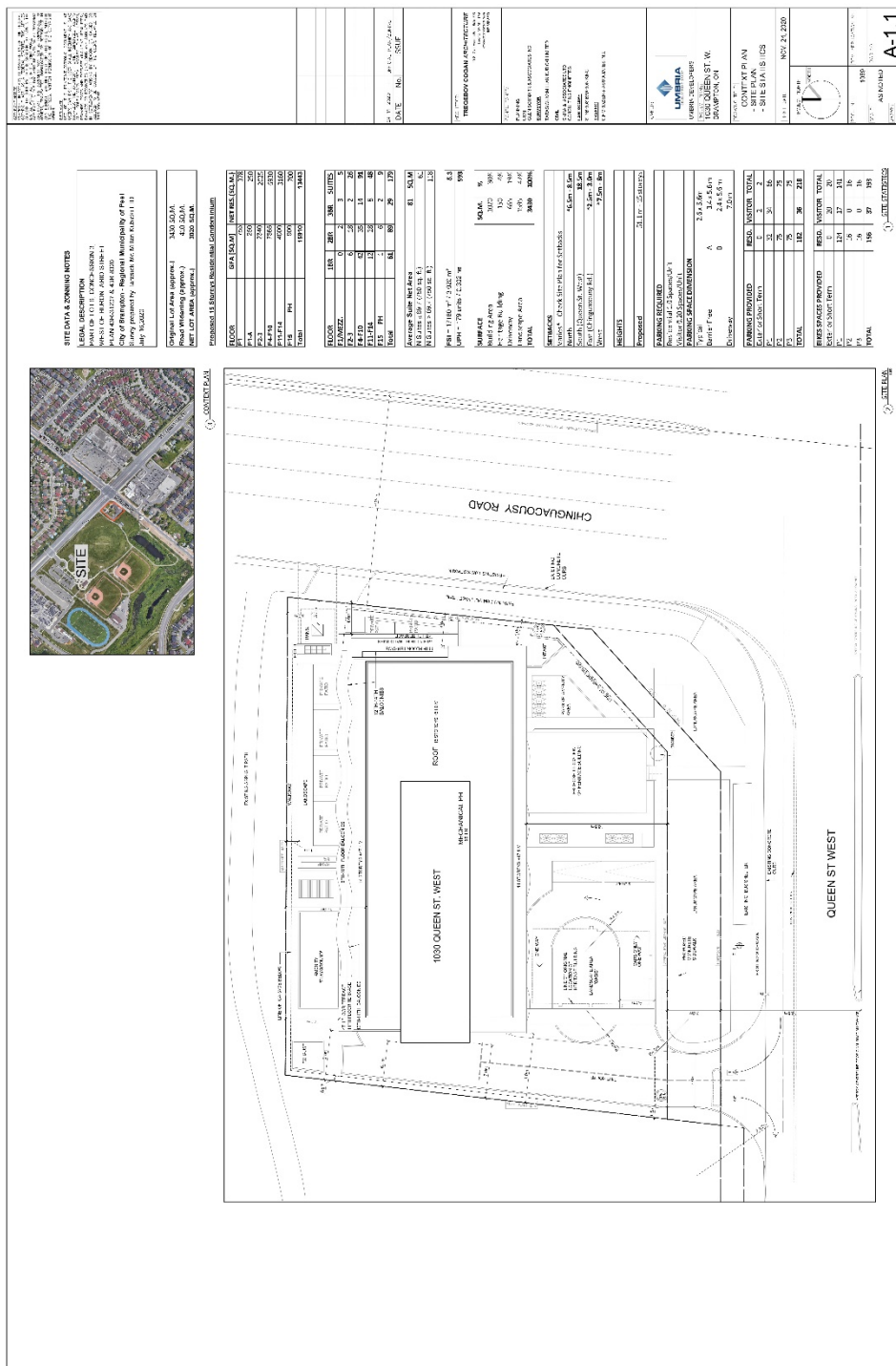
**Additional Mitigation Strategies**

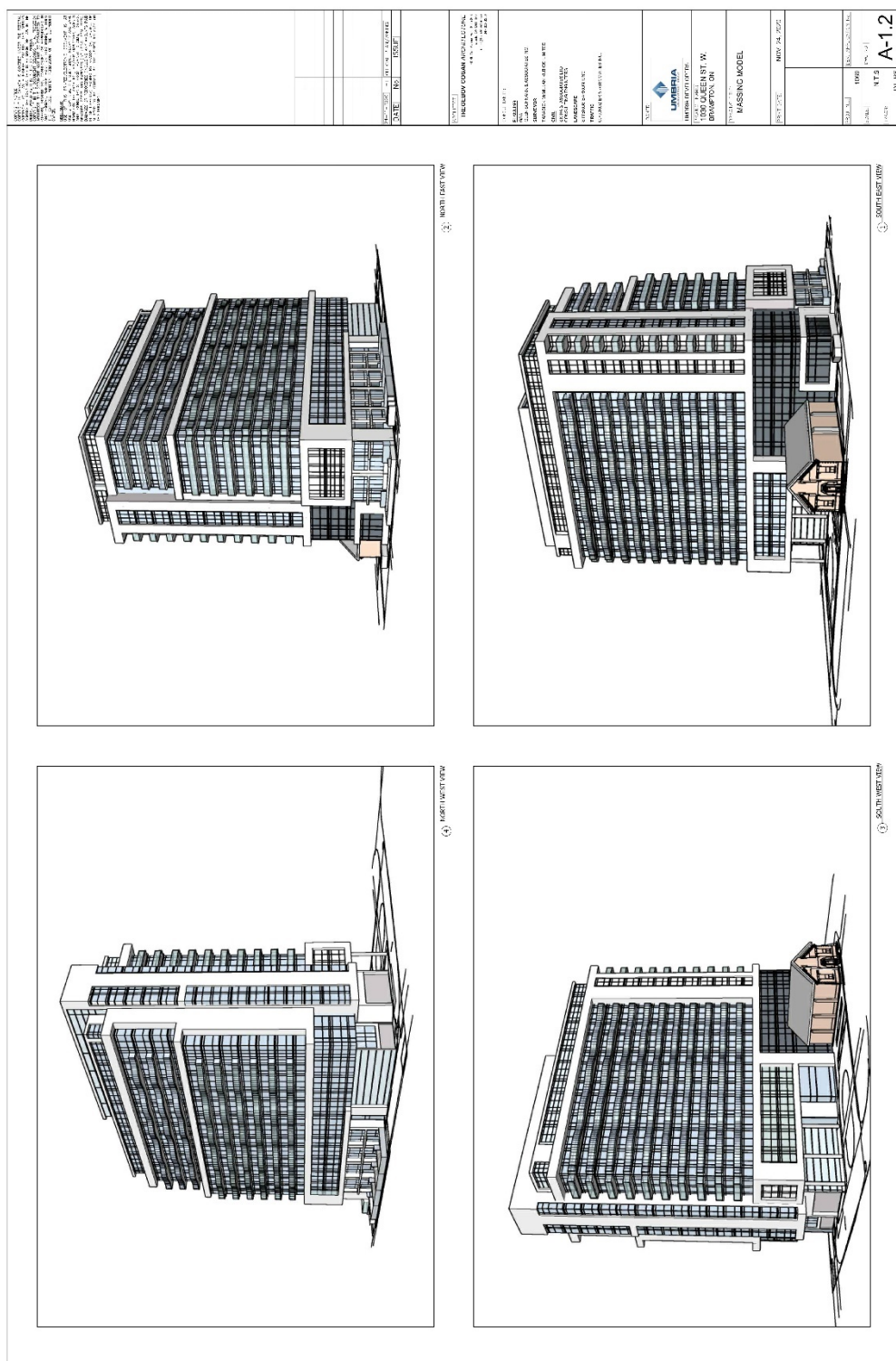
If any negative impacts are identified, a mitigation plan must be outlined. A mitigation plan will be tailored to the unique conditions and cultural heritage value or interest of a given property. The following list represents a summary of the more common types of mitigation that may be appropriate:

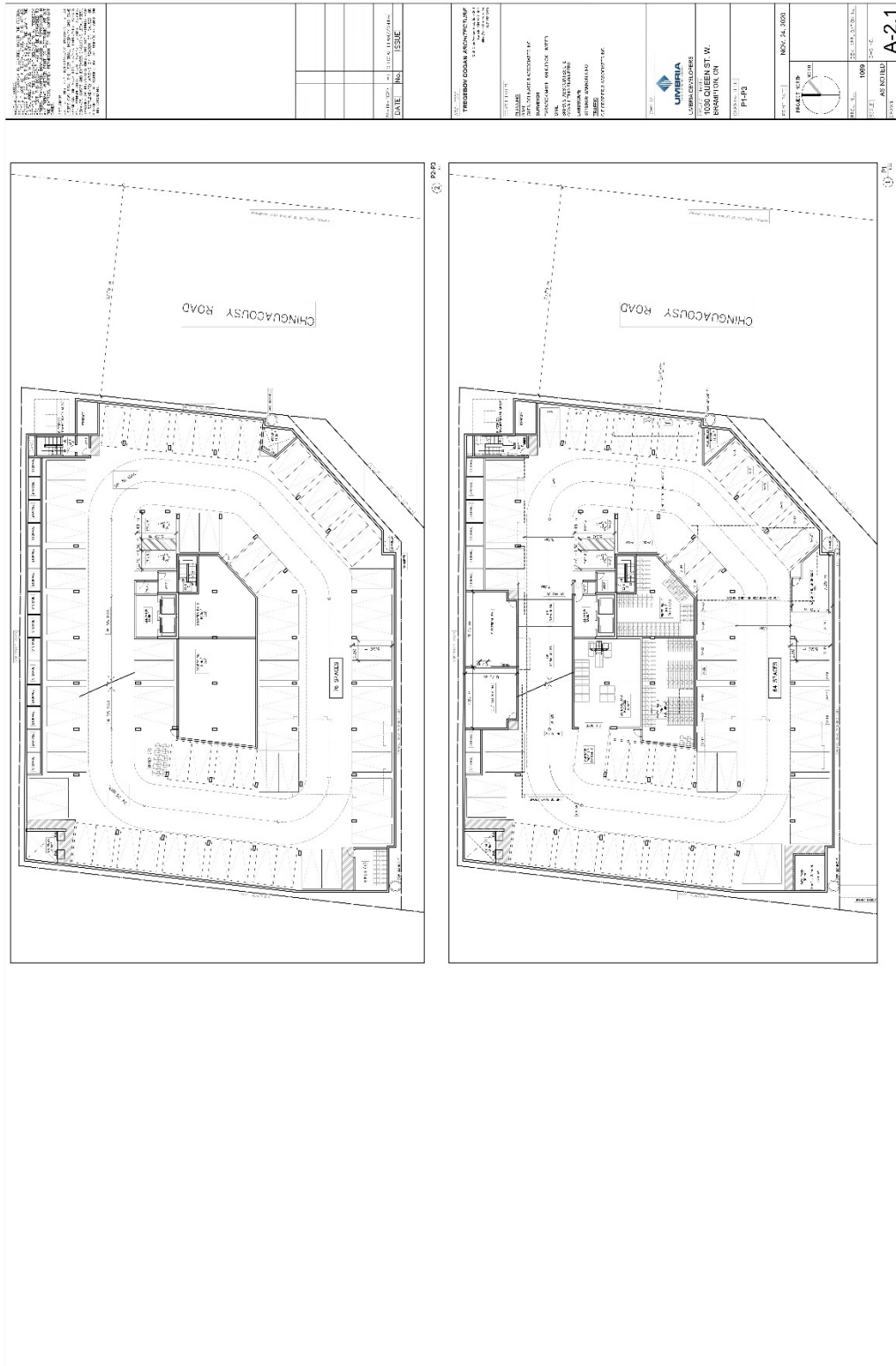
- Avoidance protocols to isolate development and land alterations to minimize impacts on significant built and natural features and vistas;
- Architectural design guidelines for buildings on adjacent and nearby lots to help integrate and harmonize mass, setback, setting, and materials;
- Limiting height and density of buildings on adjacent and nearby lots;
- Ensuring compatible lotting patterns, situating parks and storm water ponds near a heritage resource;
- Allowing only compatible infill and additions;
- Preparation of conservation plan and adaptive reuse plans as necessary;
- Vegetation buffer zones, tree planting, site plan control, and other planning mechanisms;
- Heritage Designation, Heritage Conservation Easement;
- In certain rare instances, permitting the relocation of built heritage resources within the subject parcel, to nearby lands, or to other parts of the City in order to better accommodate conservation and adaptive reuse. The appropriate context of the resource must be considered in relocation.
- In instances where retention may not be possible, partial salvage, documentation through measured drawings and high-resolution digital photographs, historical plaquing and the like may be appropriate.
- Opportunities to commemorate historical land uses, past owners, landscape and landform features through the naming of streets and other public assets such as parkettes and storm ponds; interpretative plaques may also be required.

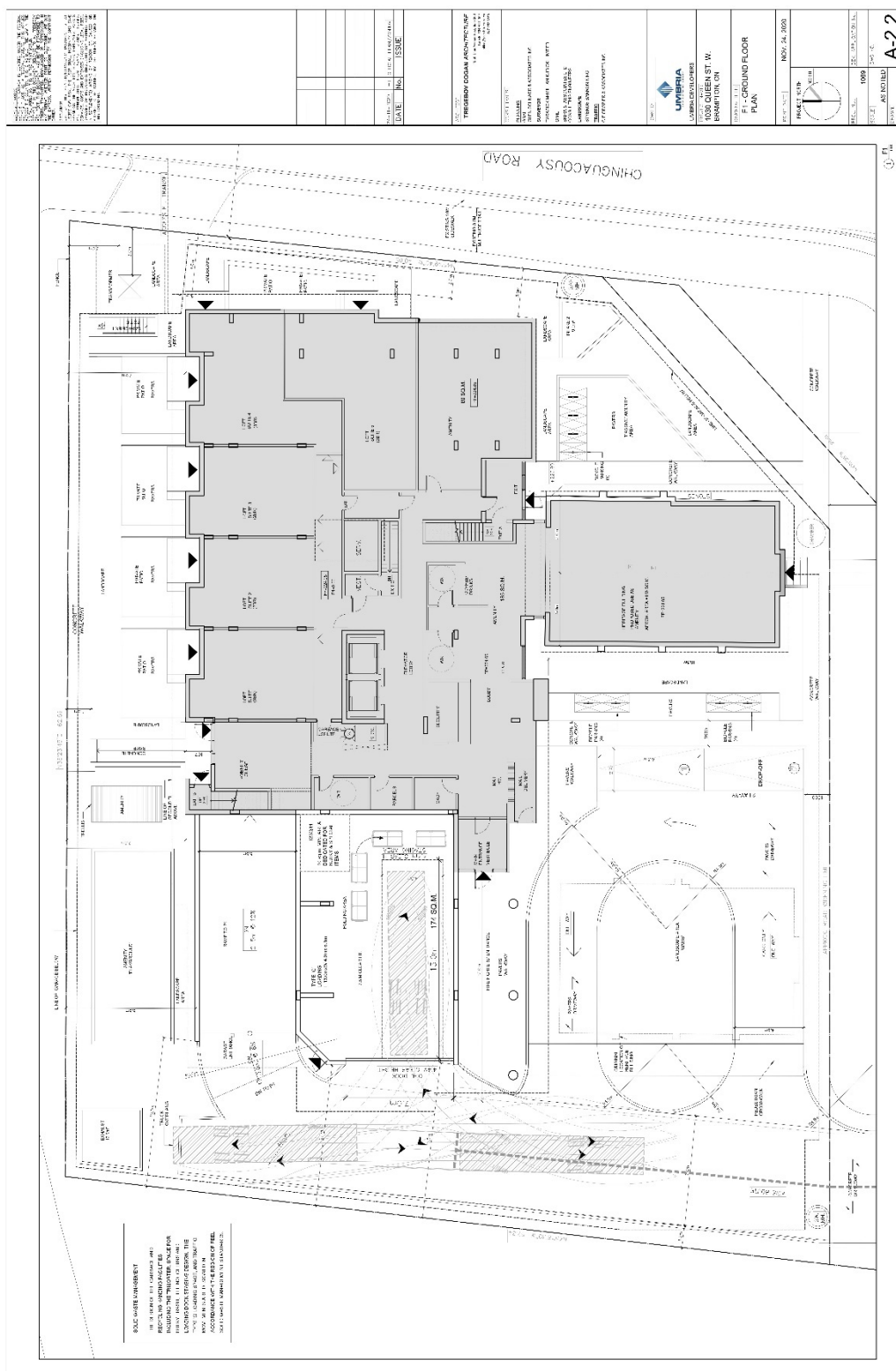


**APPENDIX D: DESIGN DEVELOPMENT DRAWINGS, TREGEBOV COGAN ARCHITECTURE (TCA) NOVEMBER 2020 AND LANDSCAPE CONCEPT PLAN, STRYBOS BARRON KING LANDSCAPE ARCHITECTURE**



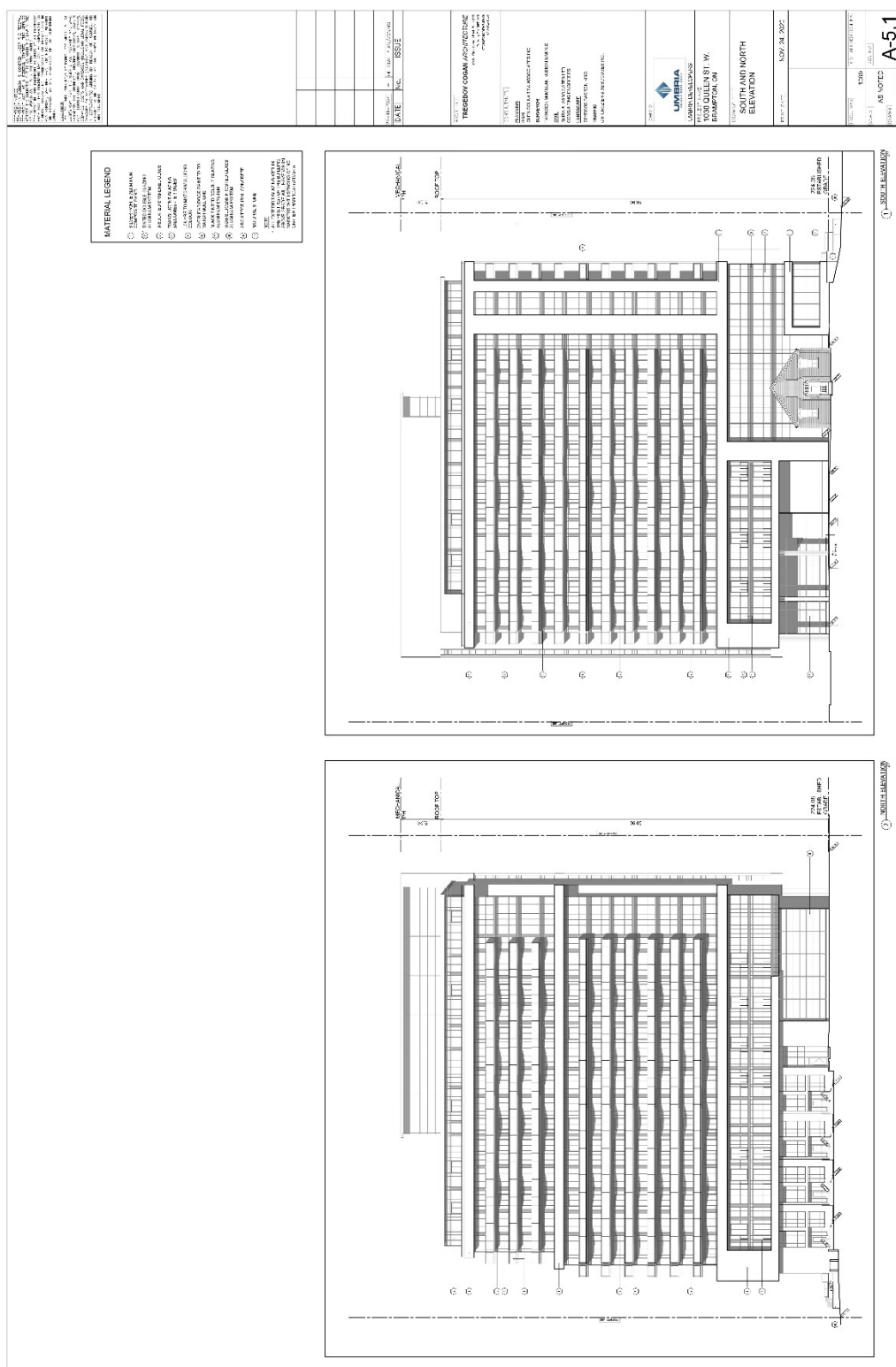


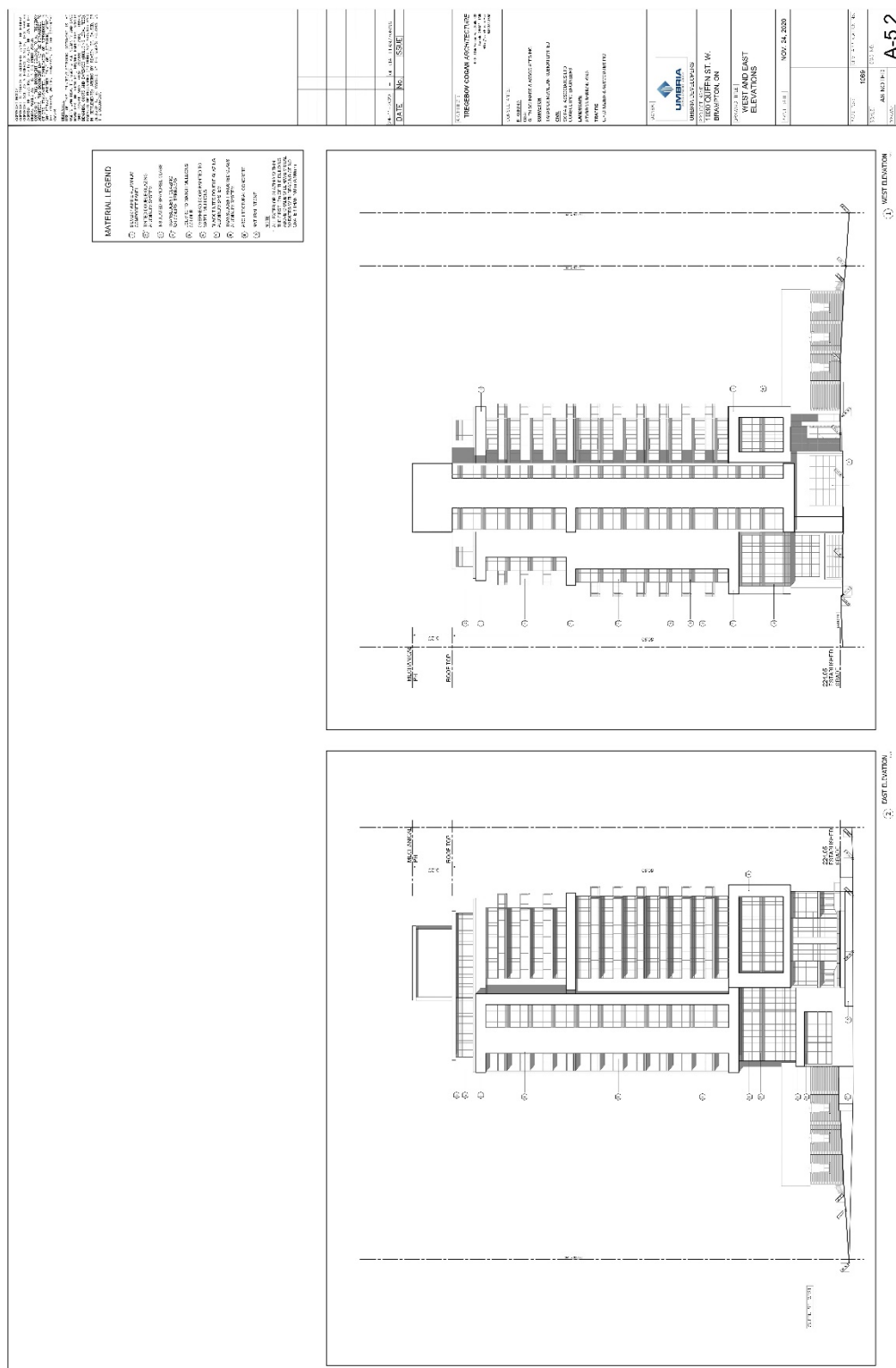








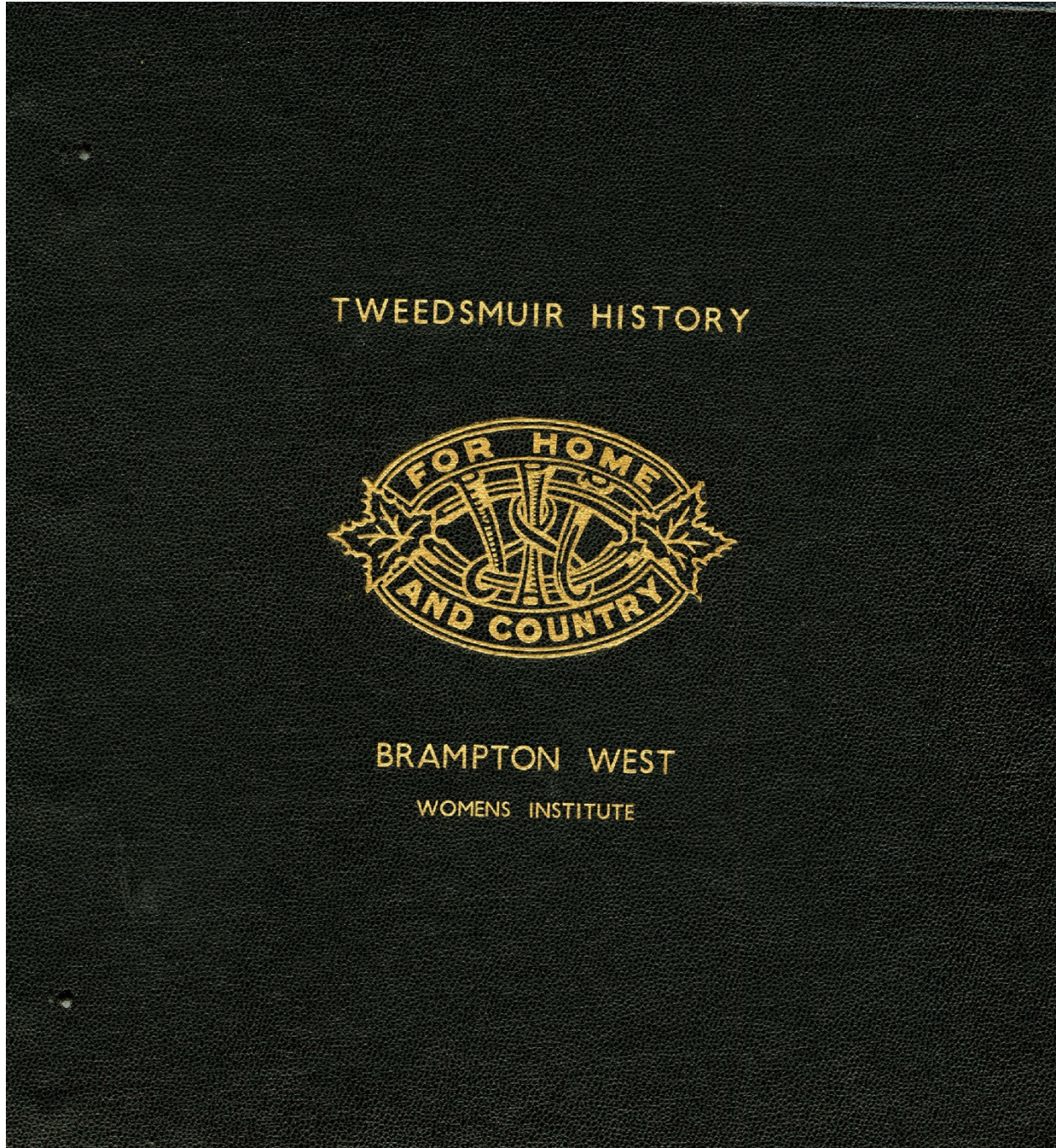




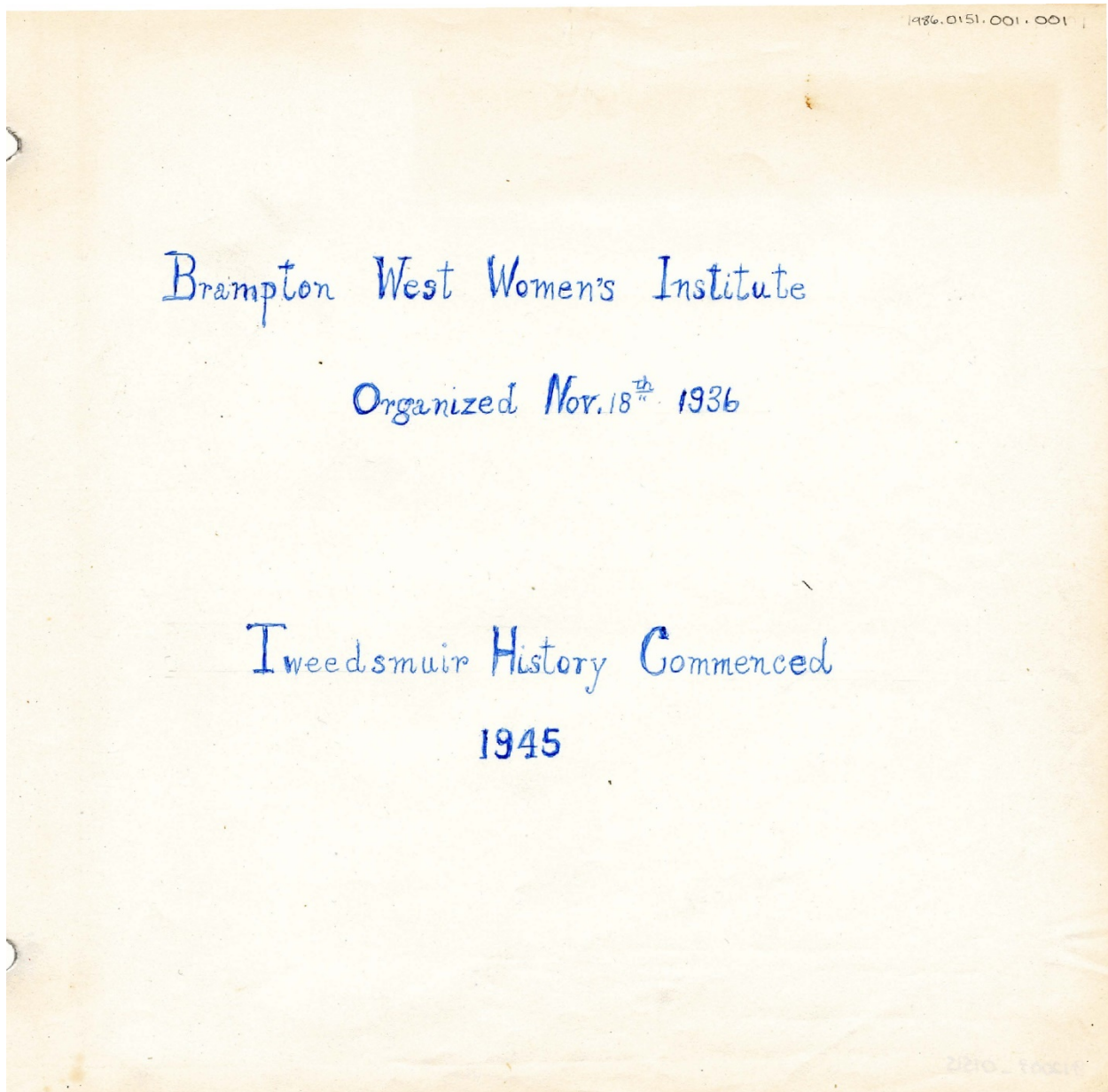




**APPENDIX E: THE HISTORY OF S.S.NO.5 CHING, 1847-1962. TWEEDSMUIR  
HISTORY FOR BRAMPTON WEST, VOLUME 1. PEEL ART GALLERY, MUSEUM  
AND ARCHIVES (PAMA)**

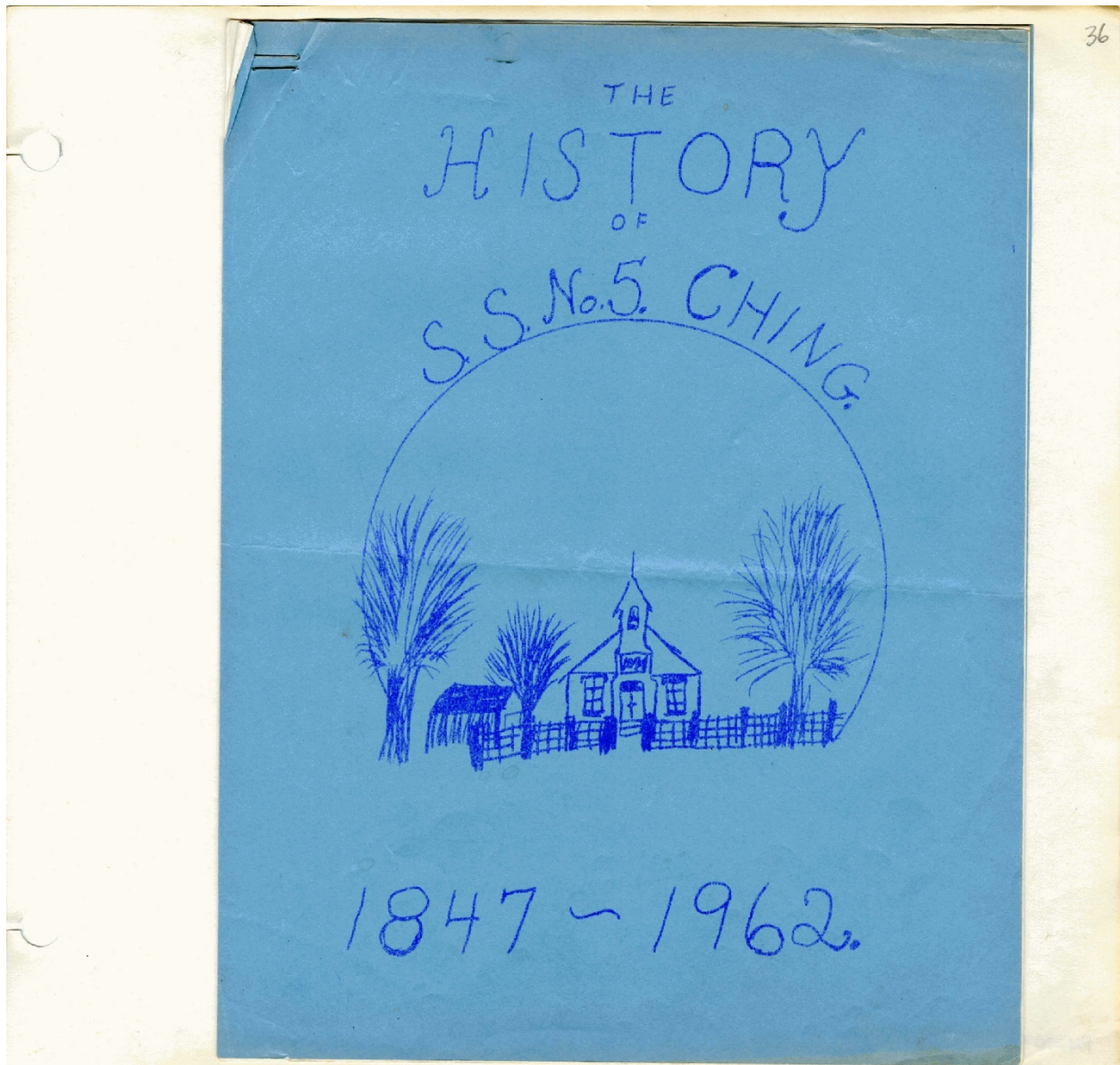






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HISTORY OF FIRST 25 YEARS	C
HISTORY OF SCHOOLS	D
HISTORY OF CHURCHES	E
HISTORY OF CEMETERIES	F
CITIZENS WHO LEFT A MARK ON THIS COMMUNITY	G
HONOUR LIST OF ACHIEVEMENTS	H
HISTORY OF MEMBERS' FARMS	I
CURRENT EVENTS	J
CENTENNIAL YEAR 1967	K







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# THE HISTORY OF S.S.No.5 CHINGUACOUSY.

The first school for School Section No.5 Chinguacousy was built at Springbrook, about a quarter of a mile east of the Third Line, on the north side of Queen Street West. It was a log building, and was built in 1847. It looked out on fields filled with stumps, for the pioneers had only just cut the forests in their little clearings. The old log school was seated in the old-fashioned manner, with forms around the walls against which desks were placed for the older pupils. In 1856 a motion was passed saying that each pupil attending school would pay the sum of one shilling per month. The teacher at this time took charge of the library and made the fires. The teacher's salary at this time was Fifty-Four Pounds, Twenty Shillings, and Eleven Pence, which would be equivalent to about \$275.00 per year. The expenses of the school were paid in pounds, shillings and pence until 1859, when dollars and cents were used.

Some of the early trustees for S.S.No.5 Chinguacousy were:-

Joseph Pearens;	William Brown;
Alex. Hutton, sr.;	R.W. Copeland;
Joseph Copeland;	William Trimble;
F. McClure;	Alex. Trimble;
Joseph Leflar.	

Some of the early teachers were:-

1853 - John Hutton;	1854 - James Black;
1855 - J.H. Mayne;	1856 - Alex. McKee;
1857 - Jas. Marshall;	1858 - Miss Bridgeman;
1859 - Miss M.J. Smith;	1860 - Anderson Dobbin;
1862 - Miss M.E. Wright;	1863 - Henry Arnott;
1864 - Alex. Sterratt;	1865 - W.B. McClure;
1866 - John McWhirter;	1869 - Jos. McClure;
1872 - W.F. McClure.	

The old log school did not serve long in a growing community. In its place a frame school was erected. This new school was built on the north side of Queen Street West just a short distance west of the Third Line. This school was sold for the sum of \$25.00 before the third school was built. This building was converted into a dwelling, and several families owned it until 1921 when Mr. & Mrs. Fred Winter bought the house and completed the task of rebuilding it into a modern bungalow.

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In 1862 at a school meeting it was moved by Mr. Wirtz and seconded by Mr. Anthony, that the expenses of the school be raised by a rate bill and the balance by taxation. The rate of 25¢ per month per pupil was set, except when the parents furnished firewood. In 1862 a woodshed was built by James Copeland for \$16.00.

In 1874 the school for S.S. No. 5 Chinguacousy was built at the Second Line corner. No. 5 Section was united with S.S. No. 25 Chinguacousy, whose school had been at the First Line Corner, and also part of another Section whose school had been at the corner of the Second Line and No. 7 Highway. There was a discussion over the location of this new school. A number of ratepayers wished the school to be built about one-half mile farther west than it is now. A vote was taken and twenty-five voted for the school to be built on its present location, and twenty-three voted to have the school built farther west.

The site of the present school was bought from Mr. Wm. Brown for the sum of one hundred and fifty dollars. J. Perry and W.A. McCullough were the builders of the present school. Mr. Perry built the brick-work, and Mr. McCullough was the carpenter. George Gooderham dug the well for which he was paid the sum of \$17.00. The new pump cost \$11.00. The woodshed cost \$71.00, and stood until removed in 1953. The estimated value of the school when finished in 1874 was \$2,255.58, including equipment. The school desks and seats cost \$142.50, and were bought from Henry Burnett, Brampton. There were two wood stoves which cost \$39.84. The teacher's desk and chair cost \$6.00, and the bell cost \$26.00. More new seats were purchased in 1875 at a cost of \$48.75.

The first teacher in the present school was Mr. D.W. McGinnis. His salary was \$320.00 per year. The Chairman of the School Board when the school was built was Mr. R.W. Copeland.

The following is a list of the trustees who have served the present school:-

Alex. Trimble;	Alex. Hutton;
Henry Brown;	Robt. McClure;
T.H. Sharp;	Edward Fletcher;
James Forster;	John Scott;
James Thompson;	David McClure;
Neil Smith;	Wm. McClure;
Fred. Hutton;	W.S. McClure;
Joseph Fewster;	Thomas McClure;
George McClure;	D.L. McClure;



- 3 -

James Fletcher;	S.J. McClure;
S.J.T. McClure;	D.J. McClure;
Garfield McClure;	D.E. Fraser;
Mrs.S.J. McClure;	Mrs.J.B. McClure;
Clarence Hutton;	F.A. Pearson;
J.C. McClure;	Arthur Fletcher;
Robt. Sterritt;	Alex. Black;
Mr. Copeland;	Peter Berbee;
Dixon Fraser;	Oliver McClure;
Rod. Murray;	

S.S.No.5 Chinguacousy was the first school in Peel County to have a lady serving as a trustee -- Mrs.S.J.McClure, and the following year another lady was appointed to serve as a trustee -- Mrs.J.B.McClure. Both these ladies had also served on the school board as secretary-treasurer.

The following is a list of the teachers who have taught in the present school:-

D.W. McGinnis - 1874;  
Joseph McClure - 1878;  
Miss Kirkwood - 18--;  
Miss Emma Stubbins - 18--;  
Miss Marjorie Smith - 18--;  
W. Norris - 1896;  
C.R. Murdock - 1899;  
Miss A.A. McColl - 1903-07;  
Miss A.B. Ridd - 1910;  
Miss C.S. McKechnie - 1916;  
Miss M. Steen - 1920( $\frac{1}{2}$  year)  
Miss Dunn - 1928(4 months)  
Miss A. McKenna - 1931-42;  
Mrs. G.B. Leon - 1943-46;  
Mrs. W. Wadge - 1951-62;  
Murray K. Spence - 1953-55;  
Miss Audrey Nicholls - 1956-59;  
Joseph Marshall - 1877;  
Thomas Walker - 1879;  
Mr. Graham - 18--;  
Miss Mattie Smith - 18--;  
Miss Quinn - 18--; 98-92 93 94 95.  
Miss A.S. McClure - 1897;  
Miss Caslor - 1903 ( $\frac{1}{2}$  year)  
Miss L. Moffatt - 1907-09;  
Miss Chisholm - 1911-16;  
Miss Nabel Stubbs - 1918-19;  
Miss L.J. Martin - 1920-27;  
Miss Edna Speck - 1928-31;  
Mrs. Isobel Birss - 1942-43;  
Mrs. Isobel McKay - 1946-51 & '59-62;  
M.R. Swan - 1952-53;  
Mrs. Bertha Daley - 1955-62;

The salaries of the teachers ranged from \$320.00 paid in 1874 to \$1,100.00 paid in 1924-27.

The school inspectors have been:-

Mr. McKimmon; Mr. Embree;  
Mr. W. J. Galbraith; Mr. M. R. Fydel;  
Mr. F. W. Smith; Mr. E. R. Underhill.

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In January 1947, S.S.No.5 became part of the Township School. The library of the school was started when the school was built. The books were bought from the school at the First Line and the one at Springbrook. In 1922, a new library was bought for \$50.00. Additions to the library have been added annually.

The flag pole was purchased from Mr.Ed.Fraser in 1920 for the sum of two dollars.

In 1920, Miss Florence Chisholm, a former teacher, donated an organ to the school. In 1934, the School Board purchased a piano for \$50.00. A music instructor, Mr.W.E.Gapps, was first engaged in 1929. The school has entered the Peel County Music Festival for a number of years.

S.S.No.5 Chinguacousy has taken part in School Fairs since 1914, when a school fair was first started at Brampton. In the years 1923-24-25, the pupils of the school won the highest number of points per pupil at Brampton School Fair, and won a shield.

In 1926, Miss Janet McClure won the Warden's medal for the highest marks at the Entrance Examination in Peel County.

An Honour Roll was put in the school in memory of former pupils who served in the Great War. It was unveiled by two returned soldiers - Mr.Wallace McClure and Mr.Ellis, on December 23rd, 1919. Rev.(Capt.)Thomas Dodds, of Cheltenham, conducted the service.

In 1930, sanitary toilets were first installed at a cost of \$277.00.

Agriculture has been taught since 1931, and hot lunches have been served during the Winter since 1934,(but this was later discontinued.)

In 1943, S.S.No.5 pupils won three cups at the Peel County Music Festival. In 1944, S.S.No.5 won the Copeland-Chatterton shield for the highest mark in any class in the Festival. No.5 is the first rural school to ever hold this shield. The Cowie Brothers Cup came back to No.5 for the highest mark for a school chorus in one-roomed schools.

S.S.No.5 entered the school ground beautification contest in 1946, and won a third prize of \$6.00 from the township. Again in 1947 a third prize from the township was won as well as a third prize donated by the Peel County Junior Farmers for the school making the most improvement two years in succession. Eleven dollars was won.



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In January 1947, S.S.No.5 became part of the Township School Area for Chinguacousy West. The new school board was made up of the following members:-

Mrs. R.S. Leslie - chairman.  
Mr. R.A. Nicholson - vice-chairman.  
Mr. W.M. Reid - 4th line - S.S.No.5 representative.  
Mr. W.A. Hutchinson.  
Mr. Frank Lyons.  
Mrs. Wilfred Parr, Brampton, R.4., secty-treas.

The above named board took over from Mr. Clarence Hutton, secretary-treasurer; Mr. Dixon Fraser; Mr. Oliver McClure; and Mr. Rod. Murray.

In September 1947, Mr. Kenneth Mashinter began teaching Industrial Arts and Crafts to the boys of Grades 5, 6, 7, and 8. Miss Marion Mitchell began teaching Home Economics to the girls of Grades 5, 6, 7, and 8. They taught in both East and West Chinguacousy Township School Area.

The partition was removed to enlarge the classroom in September 1947. Pupils were supplied with work books, note books, pencils, pens, paper, etc.

Films from the National Film Board and Department of Education began to be used in the Fall term of 1947. Mr. George DeWitt was the projectionist, and showings were monthly in the afternoon and evening.

In January 1948, Mrs. Velma Pawley succeeded Mrs. Parr as the secretary-treasurer of the School Board, and Mr. Fraser MacDonald replaced Mr. Hutchinson.

Mr. W.E. Capps was Music Supervisor until June 1950, and he died in April 1951. He was replaced in September 1950 by Mrs. Doris Sharpe. The pupils of S.S.No.5 have continued to compete in the Peel Music Festival each year, and have brought further honours to their school. The high quality of their musical ability brought more cups to the school's collection, not to mention all the individual gold, silver, and bronze medals.

In 1950, the school became over-crowded. The enrollment had increased from 26 pupils in 1934 to 60 pupils in 1950. To relieve this condition Grades 5, 6, 7, and 8 were transported by bus to other schools in the township - Huttonville, Snelgrove, and Victoria.

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A new addition was added to the school in 1952. This was built on the east side of the school, and consisted of not only the new classroom but also furnace room and wash-rooms, with facilities large enough to accommodate a three-room school. The school was now heated by hot water radiators and there was also a drinking fountain for the children in the hall. However, the old well and pump are still in use outdoors. This new wing was built by the Heatley Construction, and was finished and ready for the pupils to return at Easter 1953. This new wing cost \$31,000.00, and debentures were issued to cover the cost. Col. T.L. Kennedy officially opened this new addition on October 26th, 1953, and it was dedicated by the Rev. Chubb, of Brampton.

The teachers at this time were Mrs. W. Wadge and Mr. Murray Spence. The members of the school board were:-

Mrs. W. McClure - chairman.  
Mr. John McCulloch - vice-chairman.  
Mr. Gordon Cation.  
Mr. R.S. Holmes.  
Mr. Hyatt McClure.  
Mrs. Gilbert Leonard.

The community and school enrollment continued to grow, and in September 1956 a second addition was opened, with 32 pupils enrolled in this room. This new wing cost \$11,000.00, and no debentures were issued. The members of the school board at this time were:-

Mr. John McCulloch - chairman.  
Mrs. Alan Neely, - secy-treas.  
Mr. Gordon Cation.  
Mr. Hyatt McClure.  
Mr. Clure Dolson.  
Mr. Robt. Holmes.

The three teachers at this time were Mrs. W. Wadge, Mrs. B. Daley, and Miss Audrey Nicholls. Miss Nicholls left at the end of June 1959, and Mrs. Isobel McKay, a former teacher, returned to teach the senior grades in September 1959. Mrs. Wadge, Mrs. Daley, and Mrs. McKay will be the last three teachers at S.S.No.5 due to the closing of the school at the end of June 1962.

In 1955, the S.S.No.5 School Association was formed under the chairmanship of Mr. Wm. Bridle. The parents of the children attending the school were charged a membership fee, and other funds were raised with Euchre parties during the winter months.



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These funds were used to purchase swings, sports equipment, a duplicator, radio, record player, stacking tables and chairs, large coffee urn, etc. These funds also paid the expenses incurred in treating the children to special bus trips to interesting and educational sites, and treats such as weiner roasts at the end of June, corn roasts in September, also Hallowe'en parties and skating parties.

In May 1962, the School Association engaged a photographer, Mr.R.G.Robinson, to photograph all the present pupils with their teachers. This is the last group to attend S.S.No.5. Each child received a copy of the photograph as a compliment of the School Association.

On June 23rd, 1962, the Association is planning a big picnic at Stanley Park, Erin, and on the last day of school each child will be treated to ice cream and pop.

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On June 29th, 1962, S.S.No.5 Chinguacousy will be closed. In September the pupils will be transported by bus to the new school at Huttonville. This is part of the new educational system whereby all pupils attend one large school; eliminating all the smaller schools.

Springbrook school has served this community ever since the pioneers built their first little log school house. Even in 1847, when pioneer life was hard and money scarce, the people of the community did their best to ensure a good education for their children. This is quite evident in the fact that as the community grew, so did the school and its facilities. These efforts to procure a good start in education have not been wasted. The majority of children graduating from S.S.No.5 have gone on to further their knowledge and graduate in their chosen professions. Many of the pupils have become teachers, nurses, scientists, religious leaders, commercial artists, agriculturists, business executives, etc., and best of all -- good citizens and homemakers.

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Springbrook School, 1978, Peel Art Gallery, Museum and Archives (PAMA)

## Springbrook school photos

### Chinguacousy School Section #5, Springbrook converted to Peel Co



File Name: PN2010\_20147

Coverage: Chinguacousy (Ont. : Township)

Accession 1978.188

Image File Path: K:\Employee&BusinessServices\Heritag  
e\PHC\Archives\G31  
Digitized\Fonds\Brampton  
Guardian\Series  
Negatives\1967\03\01\Thumbs\PN2010

Creator: Brampton Guardian, T

Description Formerly S. S. No. 5,  
established 1874. At  
Concession 3  
Chinguacousy West  
(Chinguacousy Road)  
and Queen Street. Now  
Brampton Montessori  
School.

Date 1: 1967-03-01 P

Original  
caption:



## APPENDIX F: ARCHIVAL PHOTOS



1899 ontariohistory.org maltby-smith-ching5-1899



1907 ontariohistory.org maltby-smith-ching5-1907

Archival Images

1



1914 ontariohistory.org maltby-smith-ching5-1914

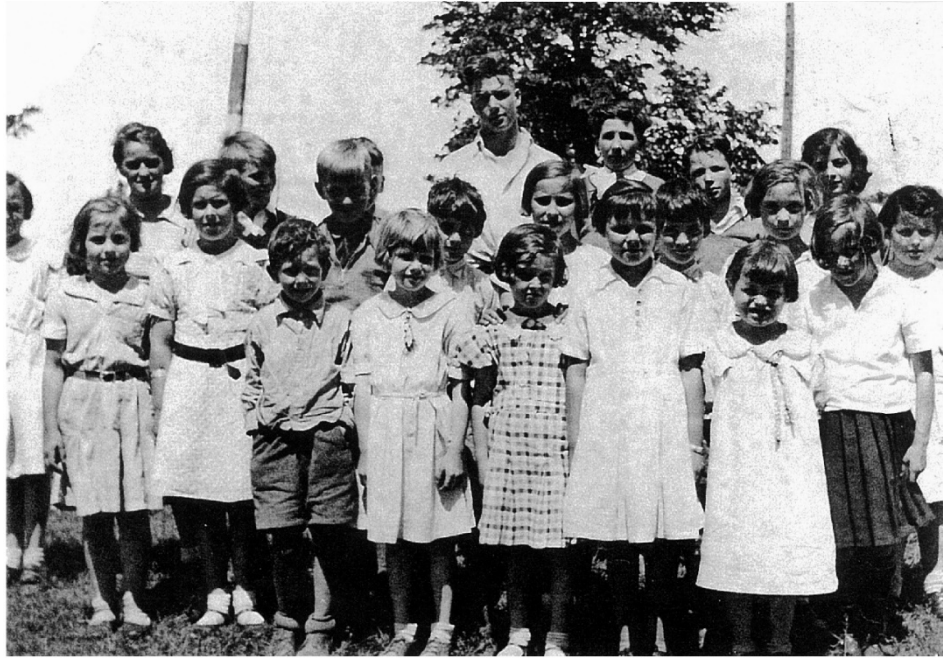


1931 ontariohistory.org maltby-smith-ching5-1931-lg

Archival Images

2





1935 ontariohistory.org maltby-smith-ching5-1935-lg



1937 ontariohistory.org maltby-smith-ching5-1937-lg

Archival Images

3



1939 ontariohistory.org maltby-smith-ching5-1939-lg



1943 ontariohistory.org maltby-smith-ching5-1943-lg

Archival Images

4





1945 ontariohistory.org maltby-smith-ching5-1946



1946 ontariohistory.org maltby-smith-ching5-19445

Archival Images

5



1952c maltby-smith-ching5-1948-54



1962 ontariohistory.org henshaw-ching5-1962-lg

Archival Images

6





1998c ontariohistory.org maltby-smith-ching5-schoolhouse

## APPENDIX G: RESUMES

### A. DAVID ECKLER, AREA



#### FIRM PROFILE | HERITAGE & MUSEUM WORK

**AREA** is a full service firm, based in Toronto and operating across Canada, which specializes in the restoration and adaptive re-use of historic buildings, urban design for heritage streetscapes and approvals under the Ontario Heritage Act. The firm has a history extending over 30 years of practice, and is managed by 2 principals and 8 technical staff – including intern architects, interior designers and architectural technologists – with experience in the documentation and restoration of historic buildings and sites. Although we are qualified for heritage and museum projects, the members of our firm have also undertaken a wide range of institutional and commercial projects often involving the integration of historic components into new developments.

**AREA** and its staff are members of various heritage associations and advisory boards across Canada. David Eckler, B.E.S., B.Arch., OAA, MRAIC is an active member in many heritage associations including the Architectural Conservancy of Ontario Advisory Board. He is a former Vice-Chair of Heritage Toronto, which advised Toronto City Council on heritage matters as a LACAC under the Heritage Act. Bernard Rasch, B.Arch., PPOAA, FRAIC, ARIBA has served on a number of heritage committees and boards including the Markham District Historical Society and City of York Historical Committee and the Metro Board of Management for The Guild from 1984 to 1998 where he served in many positions including Chair & Vice-Chair of the Board.

##### Historical Façade Improvement Guidelines & Heritage Districts

- Stouffville Main Street Revitalization, 1998, DEA was presenter at workshop
- Yonge Street Commercial Façade Improvement Program, 1996, received City approval of grant
- Woodstock Façade Improvement Program, 1995, DEA initiated program for City
- Hazelton-Yorkville Area Heritage Conservation District Study, City-sponsored study
- Fergus Downtown Community Masterplan & Design Guidelines

##### Historic Museums, Institutional & Cultural Buildings

- Officers' Quarters (1830), Military & Naval Establishment, Discovery Harbour, Penetanguishene
- Spence Half-Way House Restoration (c. 1850), Muskoka Pioneer Village, Huntsville
- Sharon Temple Compound (1821), Sharon, York Region
- Heliconian Hall (first Olivet Sunday Schoolhouse, circa 1876), [Yorkville]
- Cedar Ridge Studio Gallery (1918), 225 Confederation Drive, [Scarborough]
- Aurora Historical Society Museum (1886 school), 22 Church Street, Aurora
- The Niagara Institute (early 20th.c), 9 Weatherstone Crt., Niagara on the Lake
- St. Lawrence Hall (1840) – renovations of town hall to accommodate National Ballet School

##### Historic House Restorations

- Jacob Ross House Restoration (1852), 108 Stayner Ave.
- William Wonch House Restoration (1840), 2777 Woodbine Ave., Markham
- Robert Milroy House Restoration (c. 1833), 7111 Reesor Rd., Markham
- McDougall Farmhouse (1893) Heritage Assessment, James Snow Parkway, Milton, ON
- Devonian House Restoration & Addition (circa 1923), 144 John St. E., Niagara on the Lake
- Savage House & Blacksmith Shop (c.1840), 1480 Derry Rd. E., Mississauga

##### Converted Historic Residences

- Old Post Inn (c. 1830), 367 Kingston Road East, Ajax
- Valley Halla Villa (Jackson Residence, 1922), Toronto Zoo, Rouge Valley, Scarborough
- Armour Heights Officer's Mess (1913, 'Strathrobyn'), Canadian Forces College, 215 Yonge Blvd.
- Bellevue Daycare Centre (1887), 95 Bellevue Ave.
- Gerrard & Bay Historic Houses (1860-1890), 68-84 Gerrard St. W.
- Toronto French School Restoration (Sifton Estate, 1923), 294 - 318 Lawrence Ave. E.



# AREA

## EDUCATION

University of Waterloo  
B.Arch (1985)  
B.E.S. (1982)

## MEMBERSHIPS

Ontario Association of  
Architects  
(Former Councillor & Chair  
Awards Committee)

Royal Architectural Institute of  
Canada

Canadian Standards  
Association (CSA)

Architectural Conservancy of  
Ontario Advisory Board

Society for the Study of  
Architecture in Canada

Heritage Canada Foundation

Ontario Historical Society

## CAREER SUMMARY

AREA, Architects Rasch Eckler  
Associates Ltd.  
President  
2001 to Present

David Eckler Architect  
1991 – 2001

Page & Steele Architects  
1989 – 1991

Arthur Erickson Architects  
1986 – 1989

## DAVID ECKLER BES, B.Arch., OAA, MRAIC AREA, Architects Rasch Eckler Associates Ltd. President & Principal – Senior Heritage Architect

David Eckler is the firm's principal and is responsible for the design, construction drawings, specifications and construction administration of all heritage projects in the office. Mr. Eckler has over 25 years experience in the conservation, restoration and adaptive reuse of heritage structures for government, non-profit agencies and private sector owners and developers. Mr. Eckler directs the Concept Design, Design Development and Contract Documents phases of heritage projects and authors many of the firm's heritage assessment reports.

Mr. Eckler established a specialization in heritage conservation beginning in 1992 with his previous firm *David Eckler Architect (DEA)* and continuing in his current practice, *AREA Architects*. His architectural heritage services include feasibility studies, preservation planning, infill projects within historic districts, adaptive reuse and building restoration. David is an active member in many architectural and heritage associations including the *Architectural Conservancy of Ontario Advisory Board*. He is a past member of the *Canadian Association of Professional Heritage Consultants* and is a former Vice-Chair of *Heritage Toronto*, which advised Toronto City Council on heritage matters under the Heritage Act and as an advisory board for the city's museums.

Mr. Eckler has particular experience in the restoration of heritage properties within public parks and cultural landscapes. An example of a heritage attraction in a park setting is the restoration of the Officers' Quarters within the *Discovery Harbour* museum in Penetanguishene. He has most recently worked on the restoration of the historic site of the *1910 Allan Gardens Conservatory*.

## RELEVANT EXPERIENCE: Toronto location unless indicated

### Heritage Adaptive Re-use

- Goldring Student Centre (Wymilwood, 1954) – 150 Charles St. W., Toronto
- Warwick Office Building (1905) – 401-409 King St. W.
- Church of Christ, Scientist (1928), Condominium Redevelopment, 70 High Park
- Eglinton Hunt Club (1929) – Condominiums, 1355 Kingston Rd.
- Hutton House (1853) – Community Centre, Ardmore Park, St. Marys
- Bellevue Daycare Centre (1887) – 95 Bellevue Avenue

### Restoration of Institutional Historic Buildings

- Allan Gardens Conservatory Complex (1910) – 160 Gerrard St. E.
- Aurora Historical Society Museum (Church Street School, 1886)
- Toronto French School (Sifton Estate, 1924) – 306 Lawrence Ave E
- Armour Heights Officers' Mess ('Strathrobyn' 1913) – 215 Yonge Blvd.
- Medical Arts Building Restoration (circa 1929)
- Officers' Barracks (1830) – Discovery Harbour, Penetanguishene
- Heliconian Hall (first Olivet Church, 1876) – 35 Hazelton Ave.

### Heritage Planning, Parks & Streetscape Design

- Cookstown Heritage Conservation District – Innisfil, ON.
- Old Pickering Village Planning & Heritage Study, Ajax
- Yorkville-Hazelton Avenue Heritage Conservation District
- Limehouse Kilns Heritage Masterplan, Halton Hills
- Confederation Commemorative Park, Charlottetown, PEI
- Gerrard & Bay Historic Houses (1860-1890)

## B. ELLEN KOWALCHUK, COMMON BOND COLLECTIVE

ELLEN  
KOWALCHUK

M.A., CAHP (Historian)

Partner, Common Bond Collective

## EDUCATION

- Master of Arts (Canadian History, Carleton University.
- Bachelor of Arts (Hon. History), Queen's University.

## WORK EXPERIENCE

- Common Bond Collective, Partner (2017 - present)
- Taylor Hazell Architects, Associate & Manager of Heritage Planning (2012 - 2017)
- Infrastructure Ontario, Cultural Heritage Specialist (2007 - 2012)
- Contentworks Inc., Historian and Policy Specialist (2001 - 2007)
- Consulting Heritage Specialist (1994 - 2000)

PROFESSIONAL  
DEVELOPMENT

- Canadian Association of Heritage Professionals - Ontario Chapter Secretary (2015-present)
- Project Management Certification I & II (March-May 2013) University of Waterloo.

## LECTURES &amp; PANELS

- "From Space to Place: The Role of the Intangible in Identifying Significance," Architectural Conservancy of Ontario Symposium, April 2019.
- Technical Experts Panel, Toronto Citywide Heritage Survey, Heritage Preservation Services, 2018.

Ellen draws on 25 years of experience in the public and private sectors, providing expert advice to clients in the cultural heritage field. She is a founding partner of Common Bond Collective, a Toronto-based heritage planning firm. Ellen specializes in project management, stakeholder consultation, public speaking, heritage policy, evaluation, research and writing. She routinely collaborates with architects, planners, landscape architects, urban designers and engineers to identify and conserve cultural heritage landscapes of local, provincial and national significance. Ellen is a faculty associate at the Willowbank School for Restoration Arts and a lecturer at the Turner Fleischer Academy.

## PROFESSIONAL EXPERIENCE

## COMMON BOND COLLECTIVE, PARTNER

Project management and heritage planning, including:

- *West Toronto Junction Historic Context Statement* for Toronto Heritage Preservation Services, in process.
- *Oakville Harbour Cultural Heritage Landscape Evaluation and Conservation Plan* for Town of Oakville, in process.
- *Interpretative Panels, SoHo Square* (London) for SHIFT, in process.
- *Eglinton West Planning and Streetscape Study: Cultural Heritage Assessment* for Perkins+Will/City of Toronto, 2019.
- *2365 Bayview Avenue, Toronto (Crescent School) Heritage Impact Assessment* for Perkins+Will, 2019.
- *Bowmanville Urban Centre Secondary Plan Update* for S/N/ Municipality of Clarington, Phase 1, 2019.
- *Midtown in Focus Phase II Heritage Recommendations* for Heritage Preservation Services, 2018.
- *61-69 Niagara Street, Toronto Cultural Heritage Evaluation* for Private Client, 2018.
- *37-39 Mutual Street, Toronto Cultural Heritage Evaluation* for Private Client, 2018.
- *901 Lawrence Ave. W., Toronto (Columbus Centre) Cultural Heritage Evaluation* for Heritage Preservation Services, 2017.

TAYLOR HAZELL ARCHITECTS, ASSOCIATE  
AND MANAGER OF HERITAGE PLANNING

Project management, stakeholder consultation, public presentations, research and report writing.

- *Bloor Street West Avenue Study*, 2017.
- *Kensington Market National Historic Site Heritage Conservation District (HCD) Study*, 2017.
- *Midtown in Focus Cultural Heritage Screening*, 2017.
- *Downsview Park Cultural Heritage Master Plan*, 2017.
- *Distillery District National Historic Site HCD Study*, 2016.
- *King-Spadina Districts HCD Study & Plan*, 2016.
- *Bathurst Street Avenue Study*, 2015.

COMMON  
BOND  
COLLECTIVE

## C. DAVID DEO, COMMON BOND COLLECTIVE

DAVID  
DEO

B.A., Dipl. Heritage Conservation

CAHP (Historian)

Partner, Common Bond Collective

## EDUCATION

- 2015 Diploma Heritage Conservation, Willowbank School for Restoration Arts
- 2012 Bachelor of Arts, (History), Concordia University

## WORK EXPERIENCE

- Common Bond Collective, Partner (October 2017 - present)
- Taylor Hazell Architects, Heritage Specialist (October 2015 - August 2017)
- Freelance Heritage Consultant, Niagara Falls (March 2015 - August 2015)
- McMichael Canadian Art Collection, Project Assistant to the CEO (October 2014 - March 2015)
- Vitreous Glassworks, Stained Glass Conservator, Assistant (February 2014 - June 2014)

PROFESSIONAL  
DEVELOPMENT

- Lectured at Willowbank School on approaches to cultural landscapes (2017, 2018)
- Student Participant in the Canada Research Chair, Built Heritage's annual round-table on heritage issues, Montreal. (2012)

As a graduate of Willowbank, Cultural Landscape theory was the foundation of his education and remains central to his thinking as a professional. With five years of experience as a heritage specialist, his work involves all aspects of the heritage planning process. He is well-versed in diverse traditional architecture and building materials and has extensive experience documenting, assessing and evaluation sites. He has worked with rural and urban sites of local and international significance, in addition to numerous National Historic Sites. David has returned to Willowbank as a lecturer, teaching about approaches to cultural landscapes.

## PROFESSIONAL EXPERIENCE

## COMMON BOND COLLECTIVE, PARTNER

Historical research, writing, heritage evaluations and impact assessments. Projects include:

- *West Toronto Junction Historic Context Statement* (Toronto) for Heritage Preservation Services, in process.
- *Oakville Harbour Cultural Heritage Landscape Evaluation and Conservation Plan* for Town of Oakville, in process.
- *Eglinton West Planning and Streetscape Study: Cultural Heritage Assessment* (Toronto) for Perkins+Will/City of Toronto, 2019.
- *Midtown in Focus Phase II Cultural Heritage Evaluations* (Toronto) for Heritage Preservation Services, 2018.
- *Knox College Conditions Assessment* (University of Toronto) for Michael Scott Architect, 2018.
- *37-43 Mutual Street Cultural Heritage Evaluation* (Toronto) for Private Client/HPS, 2018.
- *Cultural Heritage Landscape Impact Assessment for Residential Infill* (Mississauga) for Private Client, 2018.
- *Heritage Impact Assessment for Residential Infill* (Mississauga) Private Client, 2018.
- *Western Fair District Cultural Heritage Evaluation and Heritage Impact Assessment* (London) for Timmins Martelle, 2018.
- *UTM Cultural Heritage Landscape Impact Assessment* (Mississauga) for Robyn Huether Architect, 2018.

TAYLOR HAZELL ARCHITECTS,  
HERITAGE SPECIALIST

Heritage planning, research and evaluation projects:

- Kensington Market National Historic Site Heritage Conservation District (HCD) Study, 2017.
- Distillery District National Historic Site Heritage Conservation District (HCD) Study, 2017.
- Guild Park and Gardens HIA, 2017
- Bloor West Village Avenue Study for DTAH, 2016.
- Union Station Rail Corridor & Bathurst Street Bridge Cultural Heritage Evaluation Reports, 2016
- Dominion Public Building, 1 Front Street Heritage Advisory Services, 2016.

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BOND  
COLLECTIVE