



8280 Heritage Road, City of Brampton, Ontario

Samuel McClure Octagonal House

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HERITAGE IMPACT ASSESSMENT

Prepared for: Orlando Corporation

Prepared by: *AREA, Architects Rasch Eckler Associates Ltd.*
15 Lola Road, Toronto ON M5P 1E5



Architects Rasch Eckler Associates Ltd.
Project No. BD 21-2154

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1.0 BACKGROUND

1.1 EXECUTIVE SUMMARY

AREA, *Architects Rasch Eckler Associates Ltd.* (AREA) was retained by Orlando Corporation ('Orlando') to prepare this Heritage Impact Assessment report ('HIA') for the property with current municipal address 8280 Heritage Road, Brampton, Ontario, and legal description CON 6 WHS PT LOT 2. The property located at 8280 Heritage Road ("heritage property", "McClure House" or "Octagonal House") is bounded by agricultural lands and single detached dwellings to the north and east, wetlands to its west and industrial development lands to its south. Within the industrial lands at 8050 Heritage Road, directly south of the Octagonal House property is a warehouse for an Amazon Fulfilment Centre of which Orlando is the owner.

The property at 8280 Heritage Road is designated under Part IV of the Ontario Heritage Act ('OHA'). The Council of the Corporation of the City of Brampton under Designation By-law ('DBL') 26-1979¹ designated the Octagonal House as being of architectural and historic value or interest. For the purpose of this report, the Octagonal House will be addressed as 'McClure House' to recognize the building's original occupants and also differentiate it from other octagonal houses in the City of Brampton. The east side of the building facing Heritage Road is presumed to be the principal façade. Presently, the McClure House is vacant.

The Octagonal House site is approximately 93 acres (37.6 hectares) in area and has its frontage on Heritage Road. The house was originally developed in the mid-19th century as a T-shaped single-detached, one-and-one half storey structure with overall dimensions of 65.5 feet (20 m) north-south by 39.5 feet (12 m) east-west². In 2019, the rear Victorian Gothic addition of the house was demolished due to structural issues and potential damage to the Octagonal House. No other later alterations were made to the subject property.

Orlando is proposing a new trailer parking area for 208 new trailer parking spots and a guardhouse which would be associated with the existing industrial building at 8050 Heritage Road adjacent to McClure House. It should be noted that a previous planning process, incorporating a Zoning By-law Amendment (ZBA), was undertaken for the original warehouse building in 2019. This currently proposed site development will require a Site Plan Application (SPA). The City of Brampton Official Plan ('OP') requires all properties that share a property line with a Designated Heritage Resource to submit a Heritage Impact Assessment with any planning application.

This HIA concludes that:

- The McClure House is a well-preserved example of an octagonal building in Ontario.
- The proposed development by Orlando Corporation adjacent to the subject site will not impact the heritage value of the Octagonal House in a negative way and that the heritage-built resource will be retained unaffected in its entirety.
- The existing landscaping measures were already accepted as part of the previous SPA process for the original warehouse building, and they are sufficient since there will be no further impact related to acoustics or visibility in this proposed site alteration.
- No further mitigation is needed or proposed related to vibration and landscaping.

¹ By-law 26-79, City of Brampton. Retrieved from <https://www.brampton.ca/EN/City-Hall/Bylaws/Archive/026-1979.pdf>

² Golder Associates, *5.2 Built Elements: General Description, Heritage Impact Assessment 'McClure House' 8280 Heritage Road East Half Lot 2, Concession 6 WCR, Chinguacousy Township City of Brampton, Ontario*. Golder Associates (May 2017), 18.

To ensure the short-term sustainability and use of the Octagonal House as a valued built heritage resource, *AREA* recommends that the property owner of 8280 Heritage Road:

- Continues to comply with the City Minimum Maintenance (Property Standards) Bylaw 154-2012 (with amendment for Cultural Heritage Resources) and Vacant Building By-law 155-2012.

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

- Orlando Corporation apply the recommended mitigation measures to reduce the noise and vibration impact from the proposed adjacent development through site landscaping;
- The City amend By-law 26-79 to incorporate the current conditions of the cultural heritage value and attributes of the Octagonal House;
- The City and the property owner of 8280 Heritage Road officially name the building 'McClure House' and install a commemorative plaque (the existing plaque should be retained and reused) 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.

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 City of Brampton Official Plan ('OP') requires all properties that share a property line with a Designated Heritage Resource to submit a Heritage Impact Assessment –

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.*

The scope of this HIA report is in accordance with the requirements by City of Brampton Heritage Staff for a "scoped HIA". As the Octagonal House is included in the Municipal Register as a designated property, this HIA will not evaluate the property's Cultural Heritage Value or Interest. All other contents of this HIA correspond to the City Staff's requirement.

Site and exterior visual reviews were incorporated as part of *AREA*'s comprehensive heritage consulting services. A site visit was undertaken by representatives of *AREA* on May 15th, 2021, to view and photograph the McClure House in its present-day conditions.

This HIA is being submitted in compliance with the requirements of the Ontario Heritage Act, 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:

- Stage 2-3 Archaeological Assessment of The Orlando Corporation Lands, Heritage Road and Steeles Avenue West, Part of Lot 1, Concession 6 W.H.S., City of Brampton, Regional Municipality of Peel Archaeological Assessments Ltd., Archaeological Assessments Ltd. May 2013
- 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 Designated under the *Ontario Heritage Act* (2019)
- City of Brampton, Property Report 8280 Heritage Road
- Heritage Impact Assessment 'McClure House' 8280 Heritage Road East Half Lot 2, Concession 6 WCR³, Chinguacousy Township City of Brampton, Ontario. Golder Associates, May 2017
- Site Plan Drawing, Orlando Corporation, May 10th, 2021 (Appendix D)
- Landscape Drawings, Studio TLA, May 2021 (Appendix D)
- Noise Feasibility Study, Amazon Facility, 8050 Heritage Road, Brampton, HGC Engineering, May 21st, 2021 (Appendix E)
- Ontario Heritage Act ('OHA')
- Ontario Heritage Tool Kit (OHTK), Ontario Ministry of Culture (now Tourism, Culture, and Sport), 2006
- Pre-Development Consultation Application, Consolidated Comment Report, Planning & Development Services, City of Brampton (File: PRE-2021-0051), April 2021
- Provincial Policy Statement ('PPS') of the Planning Act, with revisions up to 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 McClure House. Among the figures in the report, all current photographs (Appendix B) were taken by the authors of this HIA from their site visits unless indicated otherwise. This HIA will form part of the future SPA application and will be delegated to City Heritage staff.

David Eckler, B.E.S., B.Arch., OAA, MRAIC, APT and Kanika Kaushal, B.Arch., M.Arch., CAHP Intern, OAA Intern Architect of AREA, whose curricula vitae and firm profile are attached (Appendix G) are the primary authors responsible for the overall preparation and recommendations of this HIA.

³ 'WCR or 'ECR' are used in this HIA to denote 'West or East of Centre Road' used in historic surveying, Centre Road being the original name of Hurontario Street. The current terminology uses 'WHS' or 'EHS' denote 'West or East of Hurontario Street'.

1.3 PROJECT DESCRIPTION

In March 2021, a Pre-Development Consultation Application (2021-0051) was submitted to the City of Brampton's Planning and Development Services Department to receive guidance on the development proposal. This development proposal anticipates the addition of a total of 208 new trailer parking spots and a new guardhouse, covering a total Gross Site Area of 29,600 square meters (approximately) which would be associated with the existing industrial building at 8050 Heritage Road owned by Orlando. The heritage property is located adjacent to the proposed development. The proposed new uses are illustrated in the Site Plan Drawing and the Landscape Plan Drawings, prepared by Orlando Corporation and Studio TLA Landscape Architects respectively (Appendix D).

After reviewing the proposal, the City issued a Consolidated Comment Report⁴ (dated April 16th, 2021) for this Pre-Development Consultation Application. The Heritage review conducted by City of Brampton Heritage Staff, in particular, indicated that,

The applicant shall provide a Heritage Impact Assessment (HIA) for all identified heritage resources, to the satisfaction of the City of Brampton. Any mitigative measures necessary prior to draft plan approval, as specified in the HIA and/or by City Staff, shall be undertaken to the satisfaction of the City of Brampton.

The Heritage Resource is at 8280 Heritage Road which shares the northern property line of the proposed development. If a previous archaeological assessment was done at time of construction, we also ask that the applicants provide it.

For the subject property, this HIA report will form part of the Site Plan Application (SPA) submittal package for the proposed development at 8050 Heritage Road, Brampton and is required to identify and assess the impacts of the latter on the adjacent designated property at 8280 Heritage Road in Brampton.

Following the guidelines provided by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City of Brampton OP and HIA-ToR and Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada (2010)*, this HIA summarizes the subject property's geography, describes the proposed development and identifies the applicable heritage policies. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions are recommended.

⁴ Consolidated Comment Report, Planning & Development Services, City of Brampton (File: PRE-2021-0051)

2.0 POLICY FRAMEWORK

The heritage property at 8280 Heritage Road, Brampton is subject to several provincial and municipal heritage planning policies. The property is designated 'Industrial' on Schedule A - General Land Use designations in the Brampton Official Plan, which permits predominantly industrial land uses. Within the Industrial designation, areas intended for open storage and truck trailer parking shall be identified in the relevant Secondary Plan.⁵ Furthermore, the McClure House property is designated Agricultural, as defined by the City of Brampton Zoning By-Law, and is a designated 'Heritage Resource'.

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 decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

⁵ Sub-section 4.4.2.1 Policies (Industrial), City of Brampton Official Plan 2006 September 2020 Consolidation. Retrieved from: https://www.brampton.ca/EN/City-Hall/Official-Plan/Documents/Sept2020_Consolidated_OP_2006.pdf

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.⁶

The following guidelines and policies stated under Section 4.2.7 *Cultural Heritage Resources* (CHR) of the Growth Plan for GGH⁷ (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 following guidelines and policies stated under Section 3.6 *Cultural Heritage* of the ROP OP⁸ (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.

⁶ 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>

⁷ 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>

⁸ 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

2.4 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)*. 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 heritage conservation is exercised for planning, building and/or demolition permit applications.

The City of Brampton maintains two Municipal Registers⁹:

- 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"**.

⁹ Heritage Registers, Brampton. Accessed from: <https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Pages/Identification.aspx>

2.4.1 MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES

Heritage conservation of 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 set standards for their protection, maintenance, use and disposal.
- **Ontario Heritage Tool Kit (OHTK)** - 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.¹⁰

Within the OHTK, 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’.

The following guiding principles for the conservation of historical properties are based on international charters that have been established over the past century:¹¹

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.

¹⁰ 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

¹¹ 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>

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.

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.¹² The following guidelines and policies stated under Section 4.10 Cultural Heritage of the Brampton Official Plan¹³ (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.

4.10.1.8 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.

¹² Brampton's current Official Plan. Accessed from: <https://www.brampton.ca/EN/City-Hall/Official-Plan/pages/official-plan-background.aspx>

¹³ 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

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 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.*

The following guidelines and policies stated under Section 4.11 Urban Design of the Brampton Official Plan¹⁴ (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:

- 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.*

¹⁴ 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

2.5.2 City of Brampton Bram West (40a) Secondary Plan

The purpose of Bram West (40a) Secondary Plan is to implement the policies of the Official Plan for the City of Brampton Planning Area, by establishing, in accordance with Section 5.4 of the Official Plan, detailed policy guidelines for the development of the lands outlined on Schedule SP40(a), and to specify the desired pattern of land uses, transportation network and related policies to achieve high quality, efficient, orderly and ecologically responsible urban development. This chapter will constitute, in part, the Bram West Secondary Plan.¹⁵ The following guidelines and policies stated under Section 3.0 and Section 5 of the Bram West (40a) Secondary Plan¹⁶ are applicable and relevant for the subject property and its associated redevelopment:

3.2.16 The development of lands within the Industrial designation will be subject to development standards, including landscaping and buffering, to ensure that the potential impact of industrial operations on adjoining use areas, and uses in close proximity to the industrial use area will be minimized.

5.3 Heritage Resource Preservation

5.3.1 Heritage resource management activities within the Bram West Secondary Plan Area shall be undertaken in accordance Part I, Section 4.9 and other relevant policies of the Official Plan. For the purposes of this Plan, heritage resources shall include structures, sites, environments and artifacts which are of historical, architectural or archaeological value, significance or interest.

5.3.2 Proponents of development are encouraged to retain and conserve buildings of architectural or historic merit on their original sites, where possible, and to promote the integration of these resources into any plans which may be prepared for such development.

5.3.3 Where a development proposal may impact a heritage resource, the City may require the preparation of a cultural heritage resource 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 identified heritage resources.

¹⁵ Section 1 Purpose, Bram West (40a) Secondary Plan. (Office Consolidation August 2010), City of Brampton. Retrieved from: <https://www.brampton.ca/EN/Business/planning-development/policies-master-plans/secondary%20plans/SPA40a%20Bram%20West.pdf>

¹⁶ Section 3.2 and Section 5.3. Bram West (40a) Secondary Plan. (Office Consolidation August 2010), City of Brampton. Retrieved from: <https://www.brampton.ca/EN/Business/planning-development/policies-master-plans/secondary%20plans/SPA40a%20Bram%20West.pdf>

2.5.3 Zoning By-Law

The Brampton Property Report for 8280 Heritage Road displays the existing zoning on the subject property as 'Agricultural Zone A' under the City of Brampton Zoning By-law 270-2004.¹⁷ The lands zoned A on Schedule A to this by-law shall only be used for the following purposes:

(a) Agricultural

(1) agricultural purposes as defined in Section 5 of this by-law

(b) Non-Agricultural

(1) a single detached dwelling

(2) a group home type 1 or a group home type 2

(3) a cemetery

(4) an animal hospital

(5) a kennel

(6) a home occupation

(c) Accessory

(1) purposes accessory to the other permitted purposes

¹⁷ 8280 Heritage Road, Brampton Property Report. Retrieved from:
https://www.brampton.ca/EN/BUSINESS/PLANNING-DEVELOPMENT/ZONING/COB%20ZONING/CATEGORY/SECTION_46_AGRICULTURAL.PDF

3.0 INTRODUCTION TO HERITAGE PROPERTY

3.1 LOCATION OF THE HERITAGE PROPERTY

Municipal Address	8280 Heritage Road, Brampton, Ontario (Figure 1)
Legal Description	CON 6 WHS PT LOT 2
Square Area	The property has a site area of approx. 93 acres (37.6 hectares)
Location & Boundaries	This property is located near the northwest corner of Heritage Rd. and Steeles Avenue W. in the City of Brampton. Access to the Property is via Heritage Road.
Official Plan Designation	The subject property is located within the Bram West (40a) Secondary Plan Area, as defined by the City of Brampton Official Plan, and is designated 'Industrial' and 'Heritage Resource'.
Zoning By-Law	The existing zoning on the subject property is 'Agricultural' under the City of Brampton Zoning By-law 270-2004 which permits agricultural uses and a few non-agricultural uses (see sub-section 2.5.3)



Figure 1: Map showing the location of the subject property in blue dot in the City of Brampton
(Source: Brampton's GeoHub, City of Brampton. Retrieved from:
<https://maps1.brampton.ca/mybrampton/?find=8280%20HERITAGE%20RD>).



Figure 2: Aerial photograph showing the approximate extents of the subject property in blue
(Source: Brampton's GeoHub, City of Brampton. Retrieved from:
<https://maps1.brampton.ca/mybrampton/?find=8280%20HERITAGE%20RD>.
Annotated by AREA in white to show approach roads and intersections).

3.2 DESCRIPTION OF HERITAGE PROPERTY

The subject property's address is 8280 Heritage Road, Brampton. It is located near the northwest corner of Heritage Rd. and Steeles Avenue W. in the City of Brampton (Figure 1).

3.2.1 Site

History

The site is located in the east half of Lot 2, Concession 6 WCR. Samuel McClure bought the site in 1867 from Mr. Bussell. The 1877 map of Chinguacousy Township in the Illustrated Historical Atlas of Peel County (Walker & Miles 1877) depicts a house in approximately the same location as the Octagonal House with some outbuildings (Figure 3). Archival research suggests that the house may have been constructed by local builder, Isaac Bird, who was mentioned in an interview recorded by William Perkins Bull in 1933 as having constructed a similar octagonal house on Lot 4, Concession 5 ECR in Chinguacousy Township around 1850 (PAMAn.d.[ii])¹⁸.

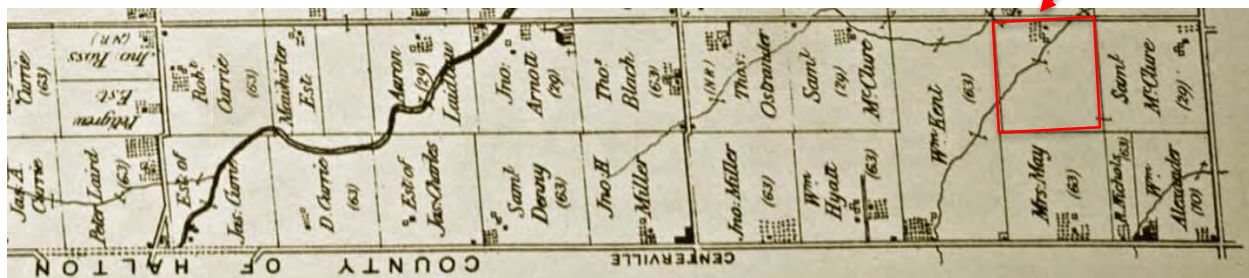


Figure 3: Map of Chinguacousy South Township, Peel County showing built structures and orchards on the east half of Lot 2, Concession 6. Annotated by AREA in red. (Source: Map of Chinguacousy South Township, Peel County, 1877, Canadian County Digital Atlas Project)

The McClure family resided in this house until Samuel's death in 1883. The ownership was transferred to his wife Mary who resided on the lot until her own death in 1901. Subsequently, the ownership was transferred to John McClure who later sold the east half of Lot 2, Concession 6 WCR in 1920 to James Young for \$8000 (Figure 4) who immediately sold it to Irwin R. Black for \$9000. More information on transfer of ownership and land registry records can be obtained from the Abstract index records for the Study Area (formerly East half of Lot2, Concession 6 West of Centre Road, Chinguacousy Township) presented in Appendix A of the Heritage Impact Assessment report prepared by Golder Associates in May 2017. At present, the building is unoccupied and the owner of the property is Winston Steeles Financial Corp.

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
13869	B.G.	20 Mar. 1920	6 Apr. 1920	James C. Young, et ux	John H. McClure	100	6000.00	Exhibit 15, 1938.
13870	B.G.	20 Mar. 1920	6 Apr. 1920	John H. McClure, et ux	James C. Young	100	8000.00	
13926	B.G.	20 Mar. 1920	6 Apr. 1920	James C. Young, et ux	Irwin R. Black	100	9000.00	

Figure 4: Land Registry Records, County of Peel, Chinguacousy Concession 6; West Hurontario Street; Lot 2. Retrieved from: Ontario Land Registry Access – Historical Books
<https://www.onland.ca/ui/43/books/42294/viewer/713627954?page=21>

¹⁸ Golder Associates, 4.3 Study Area, *Heritage Impact Assessment 'McClure House' 8280 Heritage Road East Half Lot 2, Concession 6 WCR, Chinguacousy Township City of Brampton, Ontario*. Golder Associates (May 2017), 14.

Present day site conditions:

The L-shaped site contains the McClure House near the property's southern limit fronting Heritage Road along with the Levi creek and flood plains extending onto the western portion of the site (Figure 2). The McClure House is accessed by a gravel driveway and features a front lawn and mature tall trees that obscure the view of the CHR from the Heritage Road (Figure 8). The outdoor area contains small but mature trees, and wetland area. A chain link fence separates 8050 Heritage Road and its proposed trailer parking lot which abuts the heritage property (Figure 5).



Figure 5: Aerial photograph showing approximate distance of the McClure House from the driveway and chain link fence separating the proposed parking lot and the heritage property. (Source: Google Earth)

The topography of the site is generally flat with gentle rolling around McClure House, which is on the reverse slope of a small hillock that rises from the north and then drops to the southwest of the building towards the Levi's Creek and the wetland area. Lands north of the house are flat and are cut by the course of the creek which turns northwest of the subject site and continues towards Embleton Road. Despite being obscured by tall trees lining Heritage Road, McClure House enjoys a prominent location because of its elevated position and adjacent low flat topography (Figure 6).

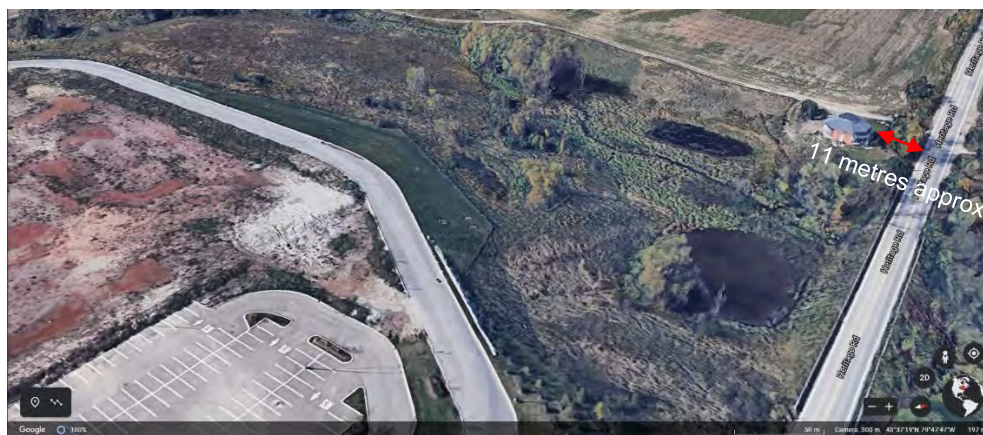


Figure 6: Aerial 3D photograph showing the approximate distance of the subject property from Heritage Road and the McClure House on an elevated position (Source: Google Earth Imagery)



Figure 7: View facing west of the obscured front façade of the McClure House.



Figure 8: McClure House as viewed from Heritage Road (across the road) looking south-west.



Figure 9: View facing west of the dirt driveway and the entrance gate of McClure House.



Figure 10: View facing southeast of the gravel driveway approaching the McClure House.



Figure 11: View facing south of the sloping terrain and wetland area southwest of the McClure House.



Figure 12: View facing north of the sloping terrain and wetland area northwest of the McClure House.



Figure 13: View facing northwest of the McClure House site showing the gently rolling topography.



Figure 14: View showing the elevated position of the McClure House (with respect to its surrounding sloping terrain) viewed from Heritage Road (across the road) looking south-west.



Figure 15: View facing southwest of the dirt and soil landscaping around the McClure House.



Figure 16: View facing northwest of the dirt and soft landscaping at the front façade of the McClure House.



Figure 17: View facing east of McClure House from the adjacent site 8050 Heritage Road.



Figure 18: Fencing at the subject site periphery viewed from adjacent site 8050 Heritage Road.

3.2.2 Buildings

McClure House was originally developed in mid-19th century as a single-detached, one storey structure with overall dimensions of 65.5 feet (20 m) north-south by 39.5 feet (12 m) east-west¹⁹ along with a few outbuildings (Figures 19 & 20). In 2019, the rear Victorian Gothic addition of the house was demolished due to structural issues and assessed potential damage to the Octagonal House. The rear wall of the McClure House was restored to emulate its original appearance. No other later alterations were made to the subject property. At present, the site contains only the McClure House (Figures 7 to 18, current views of, from & to McClure House).



Figure 19: View facing southwest of McClure House showing the rear Victorian Gothic tail which was demolished in 2019 due structural instability issues.

(Source: Lisa Rance, 2015. Retrieved from: <http://ontario.heritagepin.com/tag/octagon/>)

The McClure House is a tall, 1-storey octagonal brick building rising to a hipped roof, with each of the eight roof faces rising towards the center (Figure 21) and facing east onto Heritage Road (Figure 8). Apart from the asphalt shingles, the roof maintains its original shape and details. The restored split fieldstone foundation is capped by a course of header brick with the remaining brick wall laid in Flemish bond.



Figure 20: View facing northwest of McClure House showing the French double doors centered in each of the three sides which face Heritage Road.

(Source: Ellen Puerzer. From the book "Building with Wood," by John Rempel, published in 1967. Retrieved from: <https://www.octagon.bobanna.com/CANADA.html>)

¹⁹ Golder Associates, 5.2 Built Elements: General Description, Heritage Impact Assessment 'McClure House' 8280 Heritage Road East Half Lot 2, Concession 6 WCR, Chinguacousy Township City of Brampton, Ontario. Golder Associates (May 2017), 18.

The McClure House incorporates considerable masonry detailing and repeated fenestration elements on the eight faces of its exterior walls (Figures 21 to 32, current views of the McClure House exterior façade details). The walls of the elevations include red brick laid in English Garden Wall bond – three stretcher courses between each header course (Figure 28.). Windows are symmetrically and centrally placed on the south, north and west faces of the house. The east, west, south and north elevations are unified by a projecting decorative brick band with white motifs below the eaves, jack arches, and frieze details. The principal (east) elevation has a central exterior glass panel doorway flanked by exterior glass panel doors. Behind these are the original set of French double doors (Figure 20 & 21). The west elevation originally had a Victorian Gothic addition which was demolished in 2019 (Figure 19) as it was affecting the structural stability of the octagonal house.



Figure 21: The main elevation (east) of the McClure House shows the original Flemish bond brick and decorative brick white cruciform pattern, wooden dentils, eaves supported by fretwork brackets and wrap around porch (2 elevations). The original French double doors are located in each of the three sides which face the road but, after the alterations in 2019, additional glass panel doors were added in front of the original doors.



Figure 22: The west elevation of the McClure House building showing the rough fieldstone foundation, restored rear brick wall and the later added pathway and wooden deck.



Figure 23: The north elevation of the McClure House building, showing original window openings with new replacement windows and roof drainage accessories. Note the window on the left does not include historic shutters which were present originally (See Figure 19).



Figure 24: The south elevation of the McClure House building, showing change in site levels with the house on an elevated position and the adjacent low flat site levels.



Figure 25: The west elevation of the McClure House building showing the fieldstone foundation (approximately 2 ft. high) capped by a flat arch head with a single order of soldier brick voussoirs, which is followed by a course of bricks laid in English bond. A window well was also recently added to prevent dirt and debris from entering through the basement window.



Figure 26: Dentils and a projecting band of decorative brickwork containing a contrasting white brick cruciform motif is present below the eaves.



Figure 27: All doors and windows except the basement windows have jack arch heads formed by alternating soldier and rowlock brick voussoirs.



Figure 28: The exterior walls include red brick laid in English Garden Wall bond – three stretcher courses between each header course.



Figure 29: Verandah on the east façade with decorative wood square posts and brackets. The wooden deck level with the top of the fieldstone foundation is a recent addition to the house.



Figure 30: Restored asphalt shingle roofing and new roof vents. Hipped roof lantern has rectangular casement windows and contemporary wood siding as a cladding material.



Figure 31: Rectangular windows topped by jack arches. The current replacement windows are double-hung windows with multi-pane sashes.



Figure 32: Recently added new wood deck and steps on the rear west façade with simple picket fence accessed by concrete pathway.

Window openings are rectangular, topped by jack arches (Figure 31). Original openings have wood sills which have been repaired and restored. Current windows are replacement reproductions with four-over-four double-hung sashes. Archival photographs show a similar historic (and likely original) window arrangement (Figure 19) and an earlier configuration of double French doors (Figure 20). The roof uses asphalt shingles, with fascia and a plain soffit. Archival photos show a chimney penetrating the roof on the west side (Figure 20). Currently the house does not feature a chimney.

3.2.3 Context

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

Historically the vicinity was dominated by farmsteads, some of which still survive in the immediate area. The site's present surroundings are representative of suburban development in the GTA. East of Heritage Rd. is a large residential subdivision. Directly south of the site is the Amazon Fulfilment Centre YYZ4 with industrial buildings and highways 407 and 401 beyond (Figure 1). North and west of the site comprise of both residential and agricultural developments.



Figure 33: View facing southeast of McClure House at the existing road running along the proposed parking area of 8050 Heritage Road.



Figure 34: View facing south of the existing road running along the proposed parking development in the adjacent site 8050 Heritage Road.



Figure 35: View facing south of the flat terrain from the existing road running along the proposed parking development at 8050 Heritage Road.



Figure 36: View facing northwest of the trailers parked at 8050 Heritage Road.

3.3 HERITAGE STATUS

8280 Heritage Road is included on Brampton's Municipal Register of Cultural Heritage Resources as a 'Designated' heritage property.²⁰

The following adjacent heritage properties are included in the Brampton's Municipal Register of Cultural Heritage Resources-



Figure 37: Map showing adjacent Cultural Heritage Resources. Blue marker denotes subject site 'McClure House' (Source: Planning Viewer, Brampton's GeoHub, City of Brampton. Retrieved from: <https://maps1.brampton.ca/PlanningViewer/>)

TABLE 1: ADJACENT CULTURAL HERITAGE RESOURCES

#	Resource	Description
A	8331 HERITAGE RD	James McClure Farm Built Heritage Resource (BHR), Residential, Agricultural Municipally Listed Under the OHA.
B	7696 HERITAGE RD	Dolson Farm Built Heritage Resource (BHR), Residential Municipally Listed Under the OHA.
C	8693 WINSTON CHURCHILL BLVD	Hyatt Farmhouse Built Heritage Resource (BHR), Residential, Agricultural Municipally Listed Under the OHA.
D	8799 HERITAGE RD	Built Heritage Resource (BHR), Residential, Agricultural Municipally Listed Under the OHA.
E	8957 HERITAGE RD	Black Farm Built Heritage Resource (BHR), Residential, Agricultural Municipally Listed Under the OHA.

²⁰ Brampton Heritage Board, "Municipal Register of Cultural Heritage Resources Designated Under the Ontario Heritage Act Designated Properties, Last Updated: August 2019," https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/Designation_Register.pdf

4.0 DESCRIPTION AND EXAMINATION OF PROPOSED DEVELOPMENT/SITE ALTERATIONS

4.1 PROJECT DESCRIPTION

This part of the HIA provides an overview of the development proposal adjacent to the subject site and an assessment of any potential impacts on the cultural heritage resource. This description is based on the proposed design development drawings prepared by Orlando Corporation of the property at 8050 Heritage Road that were presented to the City of Brampton Planning and Development Services Department Staff at the formal Pre-Development Consultation Meeting on behalf of Orlando Corporation c/o Wyatt Rehkoph. The development plan and associated drawings were further revised per staff comments and have been incorporated in the following sub-section of this report.

Orlando is proposing to construct a new guardhouse and trailer parking area for 208 new trailer parking spots (Figure 38). This proposed development will be an addition to Orlando's existing 887,692-square-foot development at 8050 Heritage Road in Brampton which is currently leased by Amazon. The new trailer parking will be adjacent to the heritage site and approximately 140 m from the McClure House building (Figure 5). There are no site alterations proposed directly adjacent to the heritage resource.

The site statistics for the 8050 Heritage Road indicating the existing conditions and proposed alterations are outlined in the table and area figures below.

Site Statistics

Description	Existing	Proposed	Total
1. Building Area	80,651.17 m ² 868,122 S.F.	26.94 m ² 290 S.F.	80,678.11 m ² 868,412 S.F.
2. Trucking Area	1,831.50 m ² 19,714 S.F.	N/A m ² N/A S.F.	1,831.50 m ² 19,714 S.F.
3. Asphalt Paved Area (not included in item 2)	78,054.90 m ² 840,176 S.F.	35,446.88 m ² 381,547 S.F.	113,501.78 m ² 1,221,723 S.F.
4. Landscaped Area	77,136.09 m ² 830,286 S.F.	-35,458.17 m ² -381,677 S.F.	41,677.92 m ² 448,609 S.F.
Total			237,688.53 m ² 2,558,458 S.F.

Trailer Storage Requirements

Maximum 12% of Site Area = 28,522.63 m²

Maximum 14% of Building Area = 19,362.75 m²

Trailer Storage Space = 3.96 * 16.76 = 66.37 m²

Trailer Storage Space = 3.66 * 16.76 = 61.34 m²

97 Spaces = 6,437.89 m²

208 Spaces = 12,758.72 m²

19,196.61 m² of Trailer Storage = 8.1% of Site Area

23.8% of Building Area

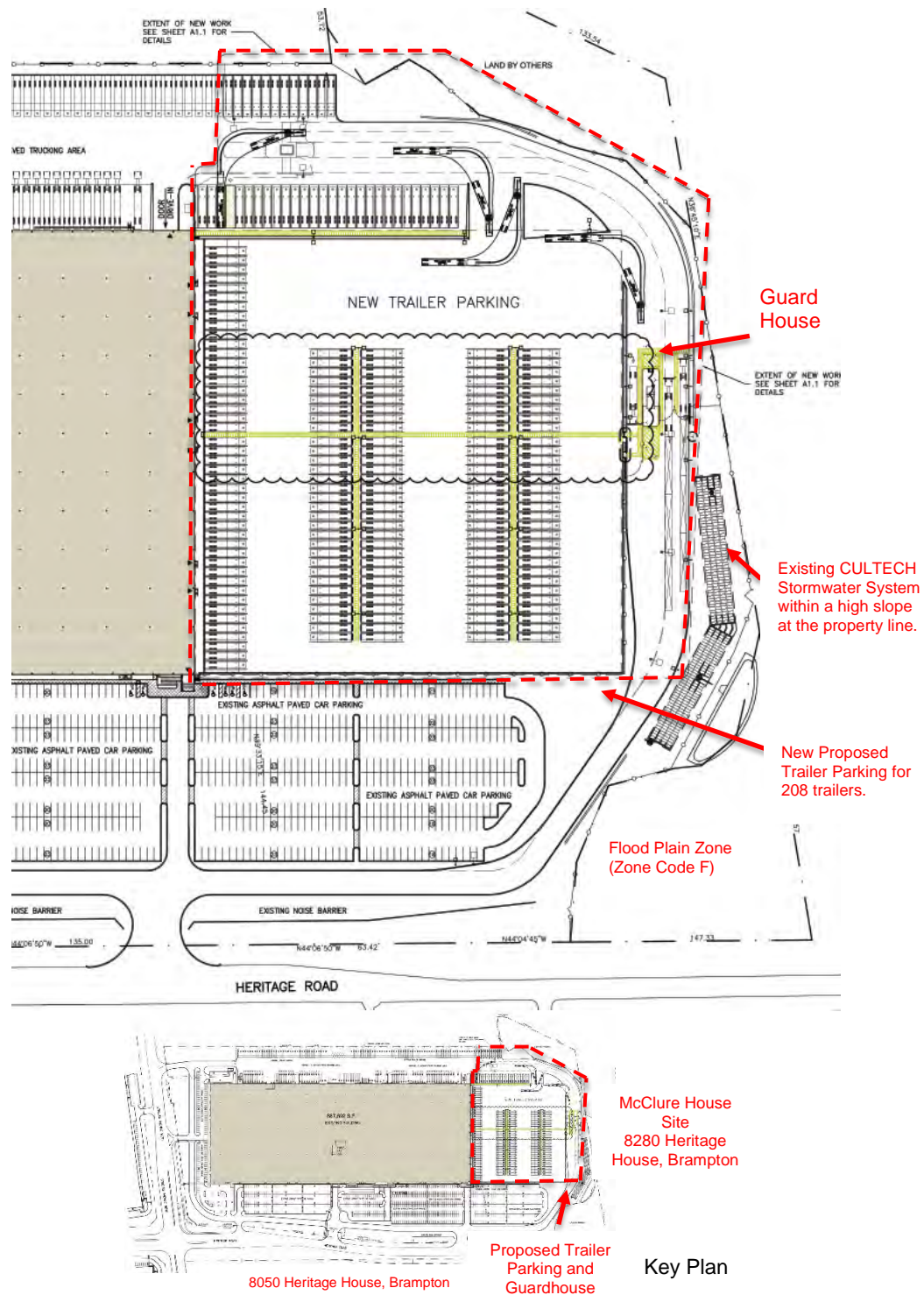


Figure 38: Proposed Site Plan of the new proposed trailer parking and guardhouse
(Source: Orlando Corporation, May 10th, 2021) Annotated by AREA in red.

4.2 SITE ALTERATION & PREVIOUS SITE PLAN

No alterations are proposed which would immediately affect the existing heritage resource or its site. McClure House will be retained at its original location fronting Heritage Road.

As background, it should also be explained (and emphasized) that a previous SPA process, together with the Zoning By-law Amendment (ZBA), was undertaken for the original warehouse building. The primary elements of that previous and approved SPA remain in place. For example, the north perimeter of the property still contains the truck roadway and that will not change. One of the buffering features between this roadway and the property line is the CULTECH Stormwater System which is contained under a high slope down to the 8280 Heritage Road property (Figure 38). This grassy slope also provided a buffer strip and a raised green backdrop for the Octagonal House setting. Part of that earlier approval process also involved transferring to the City the north-east portion of the former Orlando lands (8050 Heritage Road) to become a Flood Plain Zone (Zone Code F) which exists today (Figures 38, 39 & 40). This naturalized stormwater pond likewise provides a landscape setting for the McClure House. These landscape features were, as approved and implemented with the 2019 ZBA/SPA process, and still are successful mitigation measures to buffer the Octagonal House from the 8050 Heritage Road property. In fact, the earlier planning approvals permitted a pad for a future warehouse addition in the same area that is now proposed for the new trailer parking lot which is a more modest scale development than a warehouse-size building.

Therefore, the existing landscape mitigation was proposed and previously approved to buffer against what would be a larger mass of an approximately 20 m high warehouse. Instead, the proposed trailer parking area will be considerably smaller in massing than the previously-approved warehouse extension and will certainly be well buffered by the existing landscaping. Nevertheless, the current proposed SPA package does also provide further landscaping of a few trees and further shrubs as indicated in the Landscape Drawings, prepared by Studio TLA Landscape Architects (Appendix D).

4.3 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.

4.3.1 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 also could be at risk from 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, based on those identified in Ontario Heritage Tool Kit, Info Sheet #5.

TABLE 2: ASSESSMENT OF DIRECT AND INDIRECT ADVERSE IMPACTS

Potential direct and indirect adverse Impact	Assessment	Summary of Impact with Mitigation
1. Destruction of any, or part of any significant heritage attributes of features.	The proposed development allows for the retention of the adjacent property's built heritage resource in its entirety. Construction activity adjacent to the subject site does not have potential to cause adverse impacts to McClure House which is approximately 140 m away.	No Impacts. No potential negative impacts during the construction phase are anticipated.
2. Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No alterations to the heritage site are proposed.	No Impacts.
3. Shadows created that alter the appearance of the heritage attribute or change the viability of an associated natural feature or plantings, such as a garden.	The height of the proposed development is will not result in shadows on the CHR. No shadows are anticipated that will physically alter the appearance of the heritage building.	No impacts.
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	Currently the heritage building fronts Heritage Road from which it is setback about 11 metres and accessed via a L-shaped driveway. The McClure House will be retained at its original location.	No impact. McClure House will maintain visual relationship with Heritage Road and continue to draw interest and appreciation for the octagonal form of building rare within Ontario.

<p>5. Direct or indirect obstruction of significant views 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 heritage property. It is currently possible to view the rear (west) facade of the building from the adjacent site (8050 Heritage Road) and the east façade from Heritage Road; both of these views will be preserved.</p>	<p>No impact.</p> <p>A guardhouse is proposed to be constructed on the northwest side of the proposed development at 8050 Heritage Road. Given the distance of the new proposed guardhouse to the existing subject site is approximately 140 m, there will be no impact on the CHR.</p>
<p>6. A change in land use (such as rezoning a church to a multi-unity residence) where the change in use affects the property's cultural heritage value.</p>	<p>No change in land use is proposed for the heritage property. The property will continue to be used as a residential building.</p>	<p>No Impact.</p> <p>The intensified parking use on the adjacent site will have minimal impact as the new construction will be located to the rear of and 140 m (approximately) from the CHR.</p>
<p>7. Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archeological resources.</p>	<p>No alterations to the CHR are proposed.</p> <p>Land disturbances during construction phase can be monitored if mitigation measures such as standard drainage and site grading are implemented.</p> <p>There are no anticipated changes in grade that would negatively impact the building.</p>	<p>No noise and vibration impact on the CHR are anticipated.</p> <p>If mitigation measures are followed during construction, impact will be limited and monitored. No heritage attributes are at risk, no mitigation measures are required (see section 4.4).</p>

4.3.2 Noise Impact

To assess the noise impacts of the proposed industrial development on the subject site, a Noise Feasibility Study was performed by HGC Engineering (Appendix E) for the owner Orlando. Per the study, the Heritage House is located approximately 5m below the grade of the development site. The noise assessment study was conducted for both daytime and nighttime assuming worst-case hour scenarios analyzing both:

- a. Impulsive Sources (loading/unloading of trailers by forklifts and coupling/uncoupling of trucks to/from trailers at the loading area, trailer parking area and truck staging area)
- b. Non-impulsive Sources (trailers - arriving, idling and departing & mechanical equipment during the busiest operating hours)

The results of the Noise Feasibility Study (Appendix E) indicate that the predicted non-impulsive and impulsive sound levels due to existing and future trucking activities and mechanical equipment are expected to be within the Ministry of Environment, Conservation and Parks' applicable limits at the McClure House²¹.

4.3.3 Vibration Impact

Per Noise Feasibility Study prepared by HGC Engineering, there are no significant vibration sources of concern.

4.3.4 Results of Impact Assessment

The preceding assessment has determined that the proposed development will not result in significant direct and indirect impacts to the heritage attributes of McClure House. The following section provides an analysis of mitigation strategies.

²¹ Noise Feasibility Study, Amazon Facility, 8050 Heritage Road, Brampton, Ontario, *HGC Engineering*, May 21st 2021, pg.3

4.4 MITIGATION STRATEGIES

Mitigation options are defined by the Provincial Policy Statement 2020 ('PPS 2020') as development initiatives that permit the preservation of a heritage resource.

4.4.1 Noise Impact

As the results of the Noise Feasibility Study (Appendix E) indicate that the predicted sound levels due to existing and future trucking activities and mechanical equipment are expected to be within the Ministry of Environment, Conservation and Parks' applicable limits at the McClure House²², additional noise mitigation is not required.

4.4.2 Vibration

As there are no significant vibration sources of concern, vibration mitigation is not required. To explain it more plainly, the significant distance (140 m) of the proposed site alterations at 8050 Heritage Road from the CHR (Figure 5) will have no impact, and certainly when compared with the much shorter distance (11 m) between the CHR and the road allowance (Figure 6). Therefore, no mitigation measures are needed or proposed related to vibration.

4.4.3 Landscaping Backdrop

The following landscaping elements will limit and obviate the impacts of the intensified parking use on the property adjacent to the McClure House site:

- trees and other landscaping features already existing on the development site (8050 Heritage Road) and the heritage property (Figures 40);
- large slope and height difference at the north end of the development site due to the (below grade) CULTECH stormwater retention system (Figures 38, 39 & 40); and
- City owned floodplain zone (Figure 39 & 40).

The above landscape mitigation elements already exist and do not require any further supplementary measures. These landscape features of the existing trees and vegetation, the high grassy slope and the floodplain stormwater pond are successful mitigation measures to buffer the Octagonal House from the 8050 Heritage Road property. Nevertheless, the current proposed SPA package does also provide further landscaping of a few trees and further shrubs as indicated in the Landscape Drawings (Appendix D). Therefore, no further mitigation measures are needed or proposed related to landscaping.

²² Ibid.

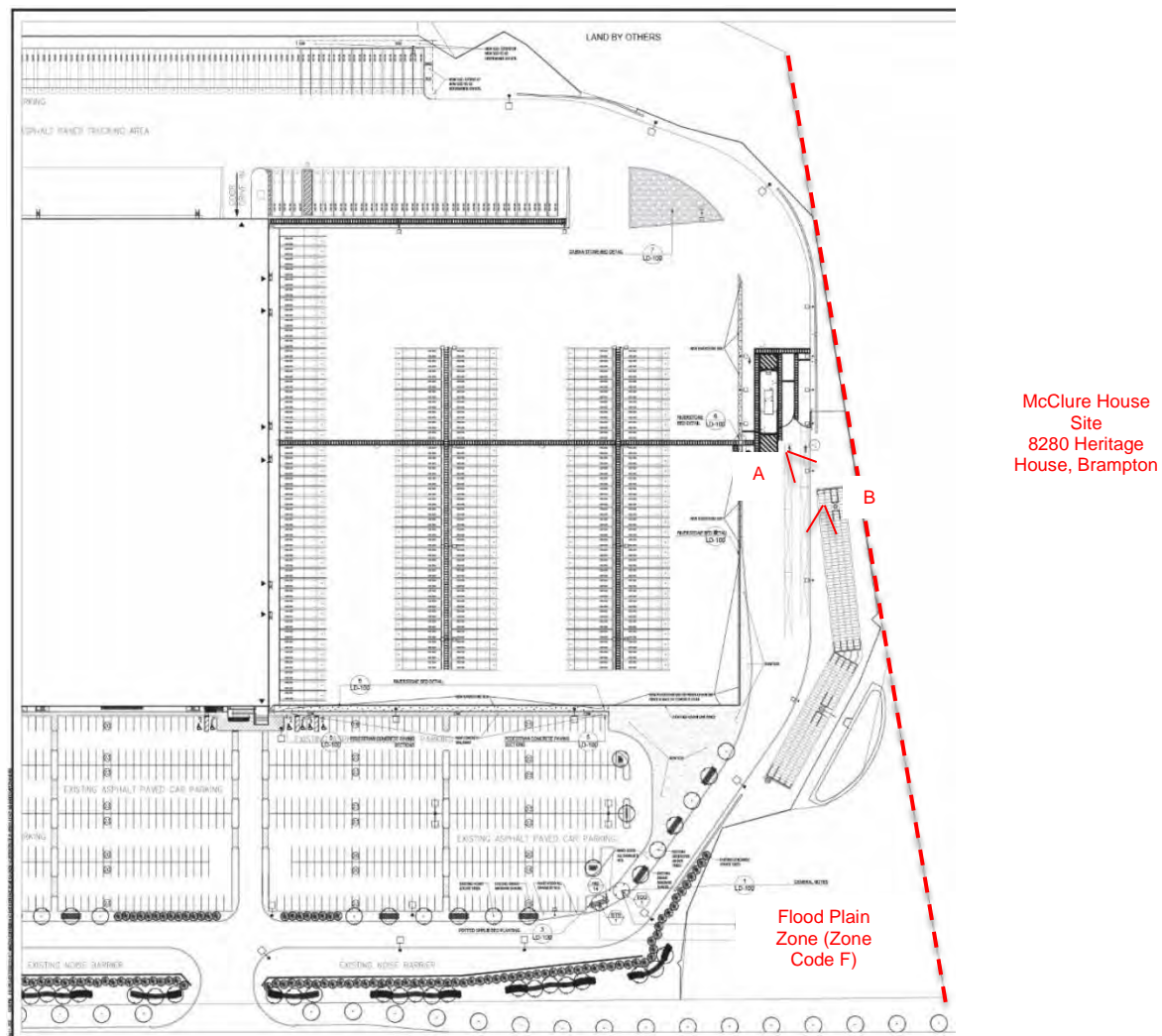


Figure 39: Proposed Landscape Plan showing the proposed and existing trees and the CULTECH system. (Source: Studio TLA, May 10th, 2021) Annotated by AREA in red.

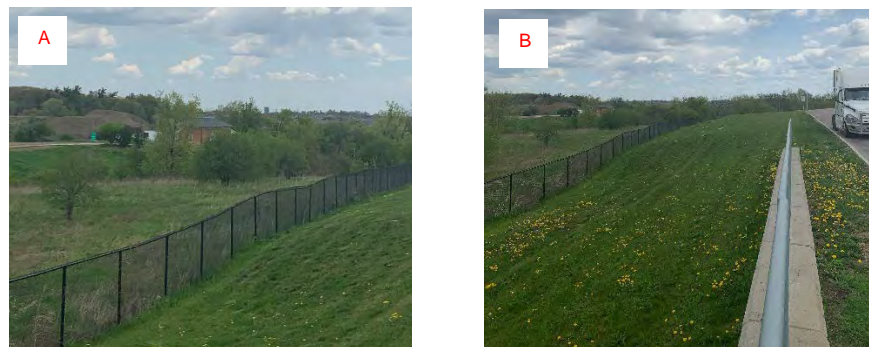


Figure 40: Landscape backdrop for the McClure House showing the existing trees, fence, evergreen trees and the existing CULTECH system with the high slope down to the 8280 Heritage Road property.

6.0 SUMMARY STATEMENT & RECOMMENDATIONS

Based on the results of site investigation, existing conditions and an assessment of impacts of the proposed undertaking, this HIA concludes that the proposed adjacent development will have no impact on the cultural heritage value of the heritage property.

This HIA concludes that:

- The McClure House is a well-preserved example of an octagonal building in Ontario.
- The proposed development by Orlando Corporation adjacent to the subject site will not impact the heritage value of the Octagonal House in a negative way and that the heritage-built resource will be retained unaffected in its entirety.
- The existing landscaping measures were already accepted as part of the previous SPA process for the original warehouse building, and they are sufficient since there will be no further impact related to acoustics or visibility in this proposed site alteration.
- No further mitigation measures are needed or proposed related to vibration and landscaping.

To ensure the short-term sustainability and use of the Octagonal House as a valued built heritage resource, *AREA* recommends that the property owner of 8280 Heritage Road:

- Continues to comply with the City Minimum Maintenance (Property Standards) Bylaw 154-2012 (with amendment for Cultural Heritage Resources) and Vacant Building By-law 155-2012.

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

- Orlando Corporation apply the recommended mitigation measures to reduce the noise and vibration impact from the proposed adjacent development through site landscaping;
- The City amend By-law 26-79 to incorporate the current conditions of the cultural heritage value and attributes of the Octagonal House;
- The City and the property owner of 8280 Heritage Road officially name the building 'McClure House' and install a commemorative plaque (the existing plaque should be retained and reused) 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.

This HIA will form part of the SPA application and will be delegated to Heritage Planning Staff as part of the planning review process.

7.0 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, Orlando Corporation, May 2021

Appendix E: Noise Feasibility Study, Amazon Facility, 8050 Heritage Road, Brampton, Ontario, *HGC Engineering*, May 21st 2021

Appendix F: Archival Photos

Appendix G: Resumes

APPENDIX A: BIBLIOGRAPHY & REFERENCES

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APPENDIX B: SITE PHOTOS, MAY 2021







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



BRAMPTON
Flower City

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.

The Corporation of The City of Brampton
2 Wellington Street West, Brampton, ON L6Y 4R2 T: 905.874.2000 TTY: 905.874.2130

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
- 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 feasibly 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**

Criteria for Determine Cultural heritage value or interest	Assessment (Yes/No)	Rationale
1. Design or physical value:		
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		
2. Historical or associative value:		
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		
3. Contextual value:		
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

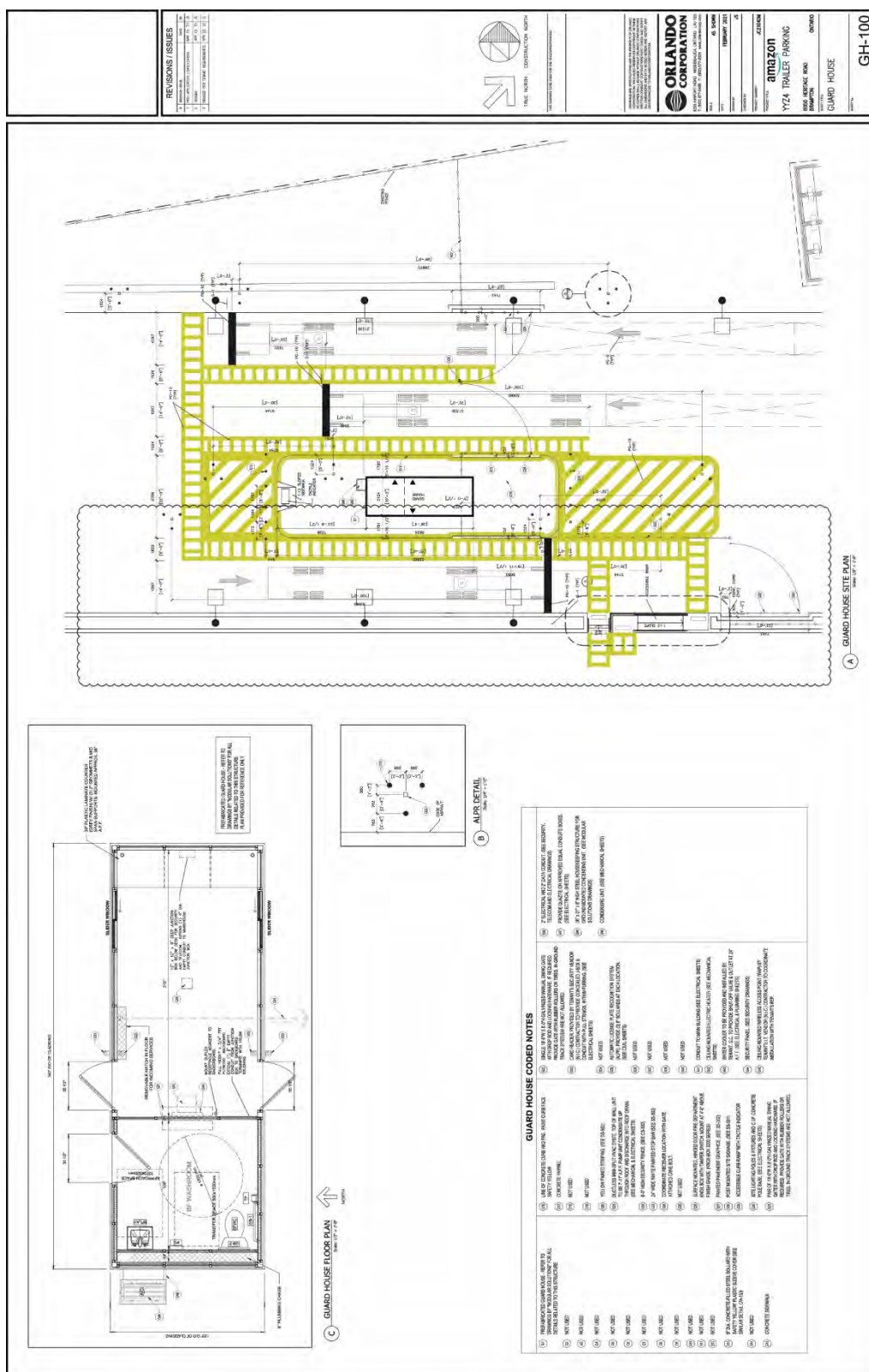
Additional Mitigation Strategies

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.

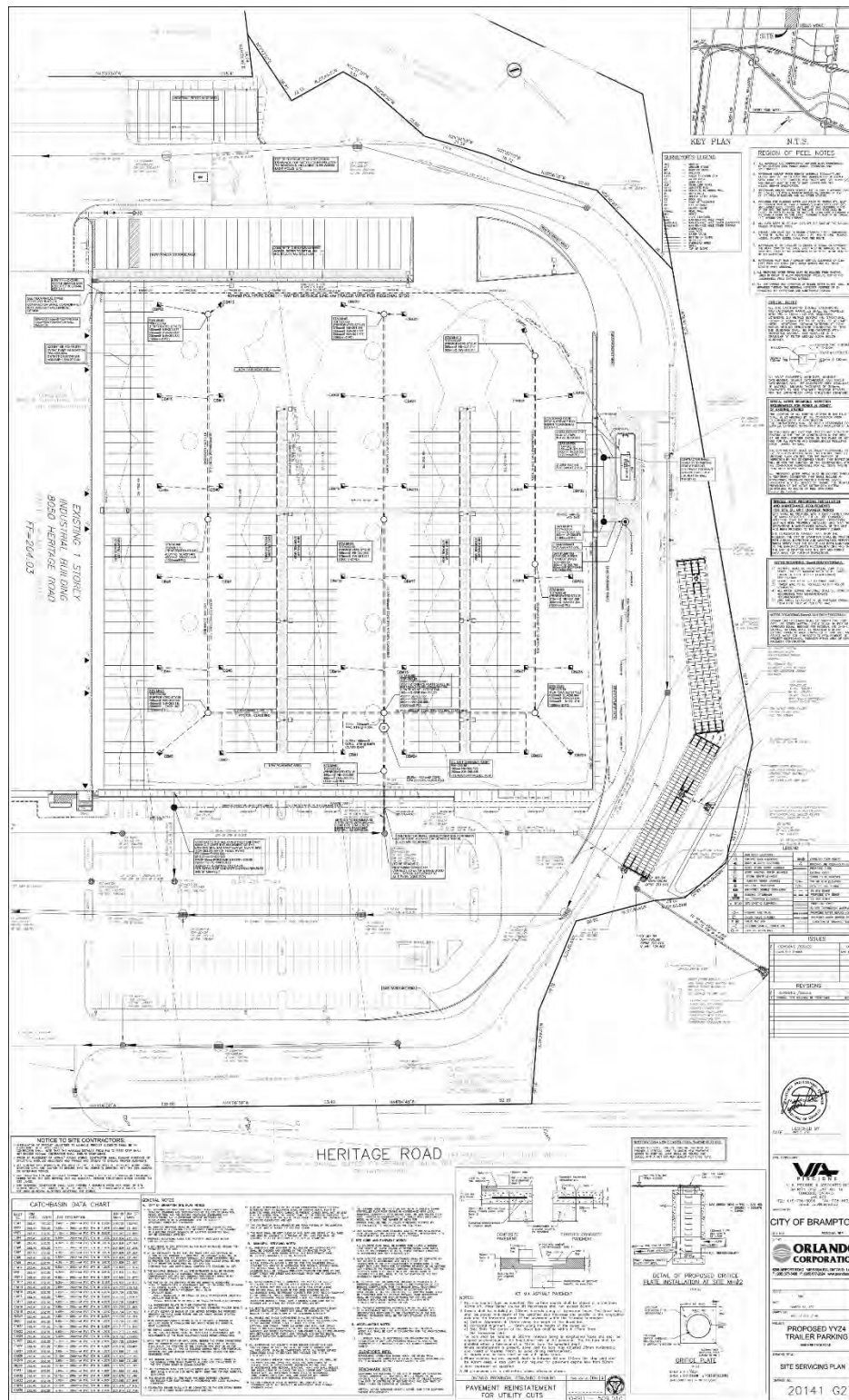
SITE PLAN, ORLANDO CORPORATION, MAY 2021



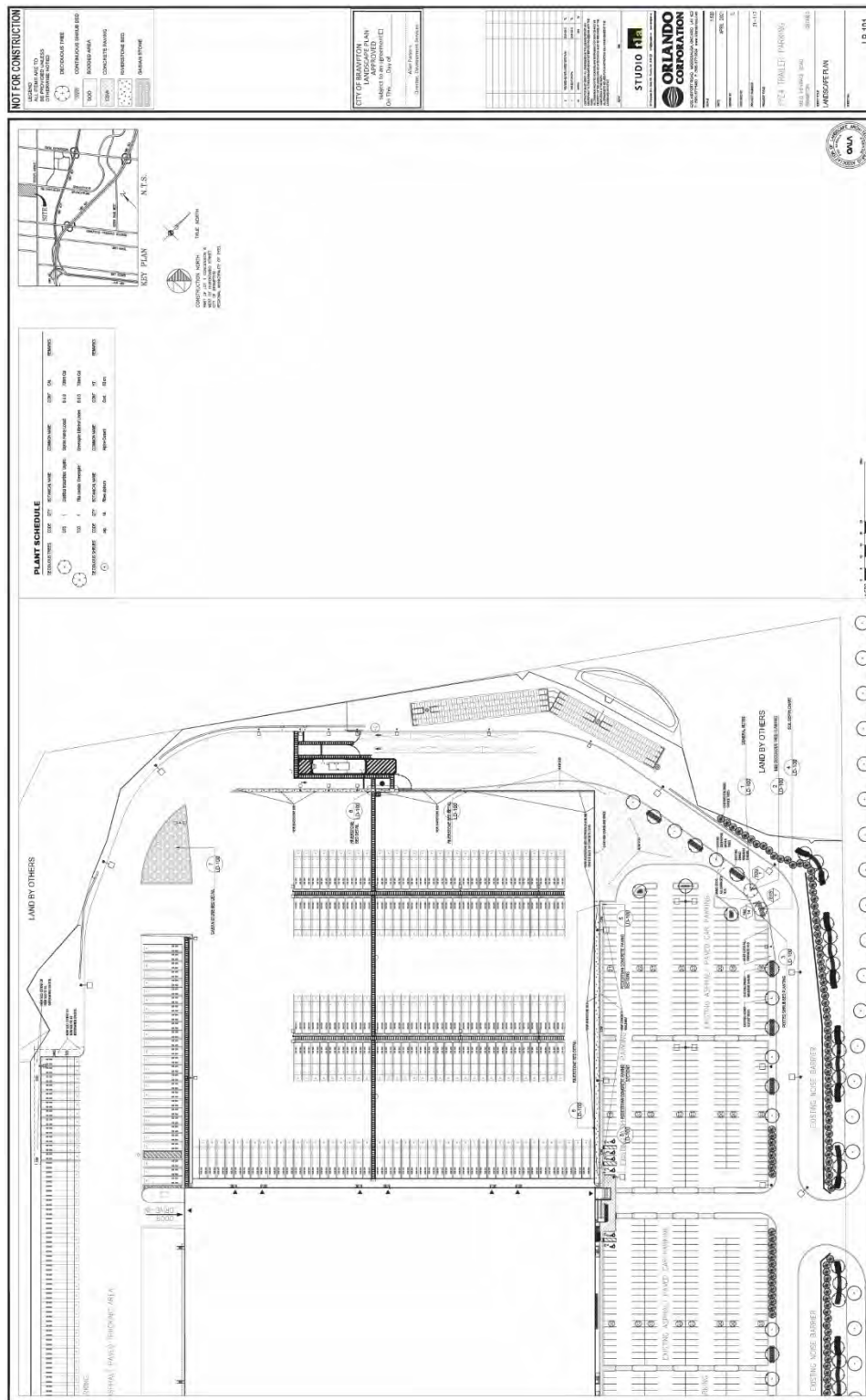


GRADING PLAN, MAY 2021





LANDSCAPE PLAN, STUDIO TLA, MAY 2021



APPENDIX E: NOISE FEASIBILITY STUDY, AMAZON FACILITY, 8050 HERITAGE ROAD, BRAMPTON, ONTARIO, *HGC ENGINEERING*, MAY 21ST 2021



Howe Gastmeier Chapnik Limited
2000 Argentia Road, Plaza One, Suite 203
Mississauga, Ontario, Canada L5N 1P7
t: 905.826.4044

May 21, 2021

Orlando Corporation
Attn: Mr. Wyatt Rehkopf
6205 Airport Road
Mississauga, Ontario L4V 1E3

Email: rehkopf@orlandocorp.com

**Re: Addendum – Noise Feasibility Study,
Amazon Facility,
8050 Heritage Road, Brampton, Ontario**

Dear Mr. Rehkopf,

As requested, HGC Engineering has reviewed the latest site and grading plans for the proposed truck staging area at the Amazon facility located at 8050 Heritage Road, Brampton, Ontario. The drawings were reviewed with respect to our latest noise study entitled, "Noise Feasibility Study Proposed Industrial Building Steeles Avenue & Heritage Road Brampton, Ontario" dated revised January 15, 2015 and addendum letter dated February 8, 2016. Since the completion of the addendum letter, the facility is in operation and the noise barriers have been constructed in accordance with the noise studies. It is noted that the loading area is located on the west side of the building only, away from residences along Heritage Road. Amazon is proposing a truck staging area to the north of the existing building, which was previously a proposed building expansion area, as shown on Figure 1. This letter is an addendum to our January 2015 noise study and outlines the results from our review of the latest plans and additional analysis based on the existing operations of the facility and the proposed truck staging operations in the northern area. There are no significant vibration sources of concern.

The results of the updated assessment indicate that the resultant sound levels will meet the applicable limits of the Ministry of Environment, Conservation and Parks and additional noise mitigation is not required. Details of the assessment are provided below. The acoustic recommendations may be subject to modifications if the operations are significantly changed from the assumptions contained in this noise study.

Assessment Methodology

Predictive noise modelling was used to assess the potential noise impact of mechanical equipment and trucking activities at the residential receptors (R1 to R4) under a worst-case operating scenario. Receptor R4 now represents the heritage home located to the north of the facility since the previous R4 residence from the 2015 noise study has been removed. R4 is located approximately 5 m below the grade of the site. The sound level limits as outlined in the original 2015 noise study were used.

The software used for this purpose (*Cadna-A 2021 MR1*) is a computer implementation of ISO Standard 9613-2.2 "Acoustics - Attenuation of Sound During Propagation Outdoors." The ISO method accounts



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for reduction in sound level with distance due to geometrical spreading, air absorption, ground attenuation and acoustical shielding by intervening structures such as barriers. Existing and proposed grades for the site including the noise barriers along Heritage Road were obtained from the grading plan dated May 2021 and were included in the model. Information regarding the proposed truck staging area was provided by Amazon. Amazon indicated that between 7 am and 11 pm, the maximum tractor trailer movements in the staging area will be 26 per hour and between 11 pm and 7 am, the maximum tractor trailer movements in the staging area will be 20 per hour.

Assumed worst-case hour scenario (daytime and evening):

- 5 trucks arrive and depart the facility (10 truck trips) via Heritage Avenue north Exit;
- 15 trucks arrive and depart the facility (30 truck trips) via Heritage Avenue south Exit;
- 20 trucks arrive and depart the facility (40 truck trips) via Steeles Avenue Exit;
- 20 tractors are assumed to idle in the loading bay area for 15 minutes as the trailers are picked up or dropped off;
- 10 trucks are assumed to idle in the trailer parking area for 15 minutes as the trailers are picked up;
- Truck idling at the Heritage Avenue north Exit for 8 minutes;
- Truck idling at the Heritage Avenue south Exit for 15 minutes;
- Truck idling at the Steeles Avenue Exit for 15 minutes;
- 26 trailers are assumed to enter or exit staging area;
- 26 tractors or shunters are assumed to idle for 15 minutes in the staging area as the trailers are picked up or dropped off;
- All rooftop equipment operates continuously at full capacity during a daytime/evening hour.

Assumed worst-case hour scenario (nighttime):

- 5 trucks arrive and depart the facility (10 truck trips) via Heritage Avenue north Exit;
- 15 trucks arrive and depart the facility (30 truck trips) via Heritage Avenue south Exit;
- 20 trucks arrive and depart the facility (40 truck trips) via Steeles Avenue Exit;
- 20 tractors are assumed to idle in the loading bay area for 15 minutes as the trailers are picked up or dropped off;
- 10 trucks are assumed to idle in the trailer parking area for 15 minutes as the trailers are picked up;
- Truck idling at the Heritage Avenue north Exit for 8 minutes;
- Truck idling at the Heritage Avenue south Exit for 15 minutes;
- Truck idling at the Steeles Avenue Exit for 15 minutes;
- 20 trailers are assumed to enter or exit staging area;
- 20 tractors or shunters are assumed to idle for 15 minutes in the staging area as the trailers are picked up or dropped off;
- All rooftop equipment operates continuously at 50% capacity during a nighttime hour.

The sound power levels for non-impulsive sources measured from other facilities similar to this one were used in our analysis and are summarized in Table 1.



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Table 1: Source Sound Power Levels (dB re 10-12 W)

Source	Octave Band Centre Frequency [Hz]								A
	63	125	250	500	1k	2k	4k	8k	
Truck Passby	101	100	94	96	97	95	91	86	101
Idling Truck	96	91	88	88	91	90	81	70	95
HVAC unit, 15-ton	-	92	87	86	82	78	72	67	88
HVAC unit, 5-ton	-	76	72	73	75	75	71	69	80

Impulsive noises are assessed separately from the non-impulsive sound sources. Two types of impulsive sounds are expected to be emitted from the facility: loading/unloading of trailers by forklifts and coupling/uncoupling of trucks to/from trailers at the loading area, trailer parking area and truck staging area. The multiple impulsive noises are combined to obtain a logarithmic mean impulse sound level (LLM) of 108 dBAI. This was calculated based on measurements conducted by HGC Engineering for similar past projects. The impulsive sounds were assumed to be emitted during all daytime, evening and nighttime periods.

Noise Assessment Results*Non-Impulsive Sources*

The predicted sound levels due to the trucking activities (arriving, idling and departing) and mechanical equipment at the closest neighbouring residences (R1 to R4) during a worst-case busiest hour operating scenario, are summarized in the following table and shown on Figure 3. Rooftop units were not found to be significant noise sources.

Table 2: Predicted Non-Impulsive Source Sound Levels at Residential Receptors during a Worst-case Operating Scenario hour, Leq (dBA)

Receptor	Criteria Day&Eve/ Night (dBA)	Predicted Daytime & Evening Sound Level (dBA) – OLA	Predicted Daytime& Evening Sound Level (dBA)	Predicted Nighttime Sound Level (dBA)
R1 (1 storey-residence to the East)	50 / 45	42	43	42
R2 (1-Storey residence to the East)		44	42	41
R3 (2-Storey residence to the East)		45	44	44
R4 (Heritage home to the North)		43	44	44

Impulsive Sources

The predicted impulsive sound levels due to the trucking activities (coupling/decoupling, loading and unloading) at the closest neighbouring residences (R1 to R4), are summarized in the following table and shown on Figure 3.


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Table 3: Predicted Impulsive Sound Levels at Residential Receptors , L_{LM} (dBAI)

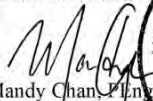
Receptor	Criteria Day&Eve/Night (dBAI)	Predicted Impulsive Sound Level(dBAI)
R1 (1 storey-residence to the East)	50 / 45	40
R2 (1-Storey residence to the East)		39
R3 (2-Storey residence to the East)		42
R4 (Heritage home to the North)		42

The results of this analysis indicate that the predicted non-impulsive and impulsive sound levels due to existing and future trucking activities and mechanical equipment are expected to be within the MECP's applicable limits at the residential receptors. Additional noise mitigation is not required. The acoustic recommendations may be subject to modifications if the site plan is changed significantly or the proposed operations are significantly different than the assumptions contained in this noise study.

We trust this information is helpful. If you have any questions or concerns regarding the above, please do not hesitate to contact the undersigned.

Best regards,

Howe Gastmeier Chanuk Limited


Mandy Chan, P.Eng.

Attach: Figures 1 to 3



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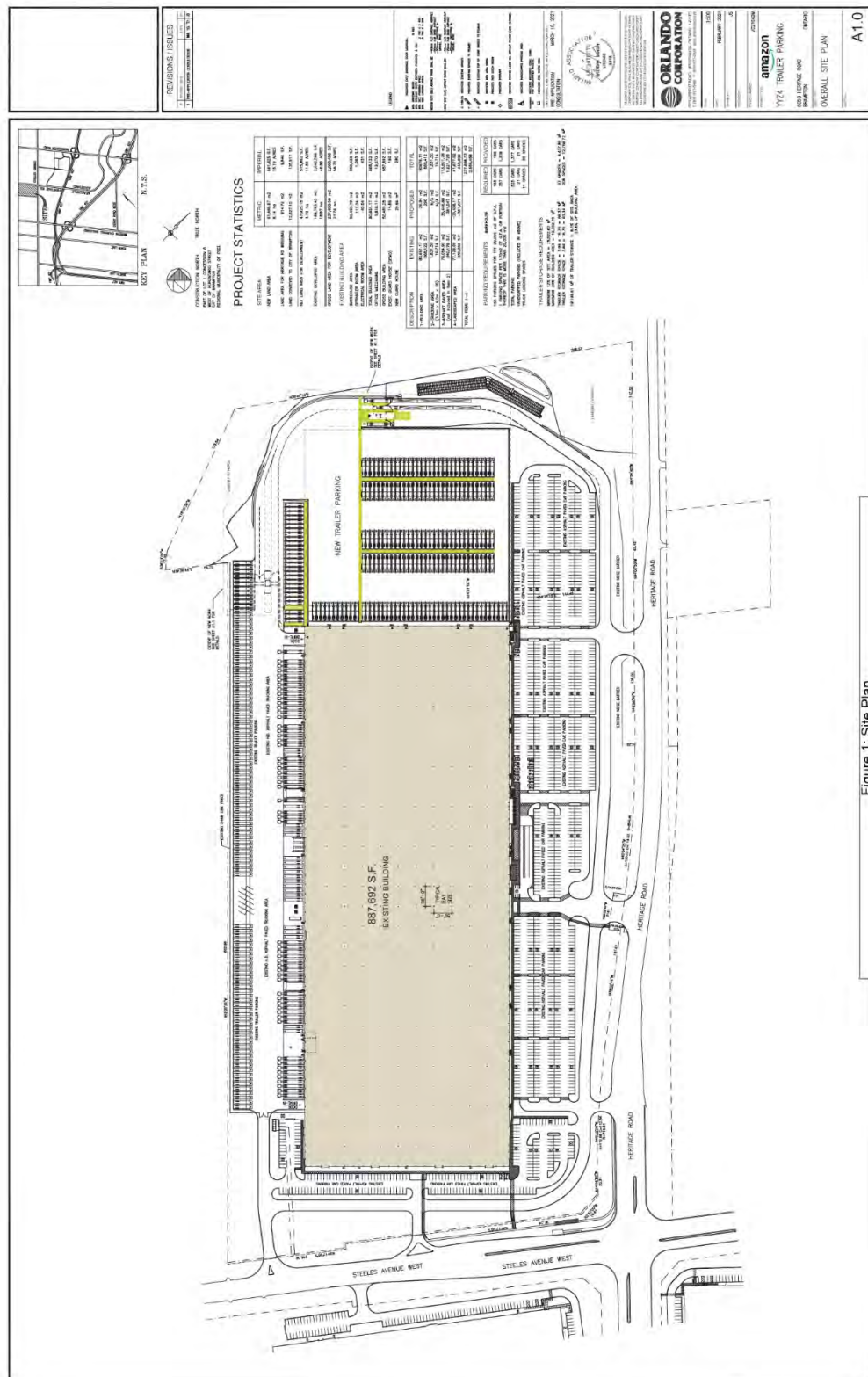


Figure 1: Site Plan

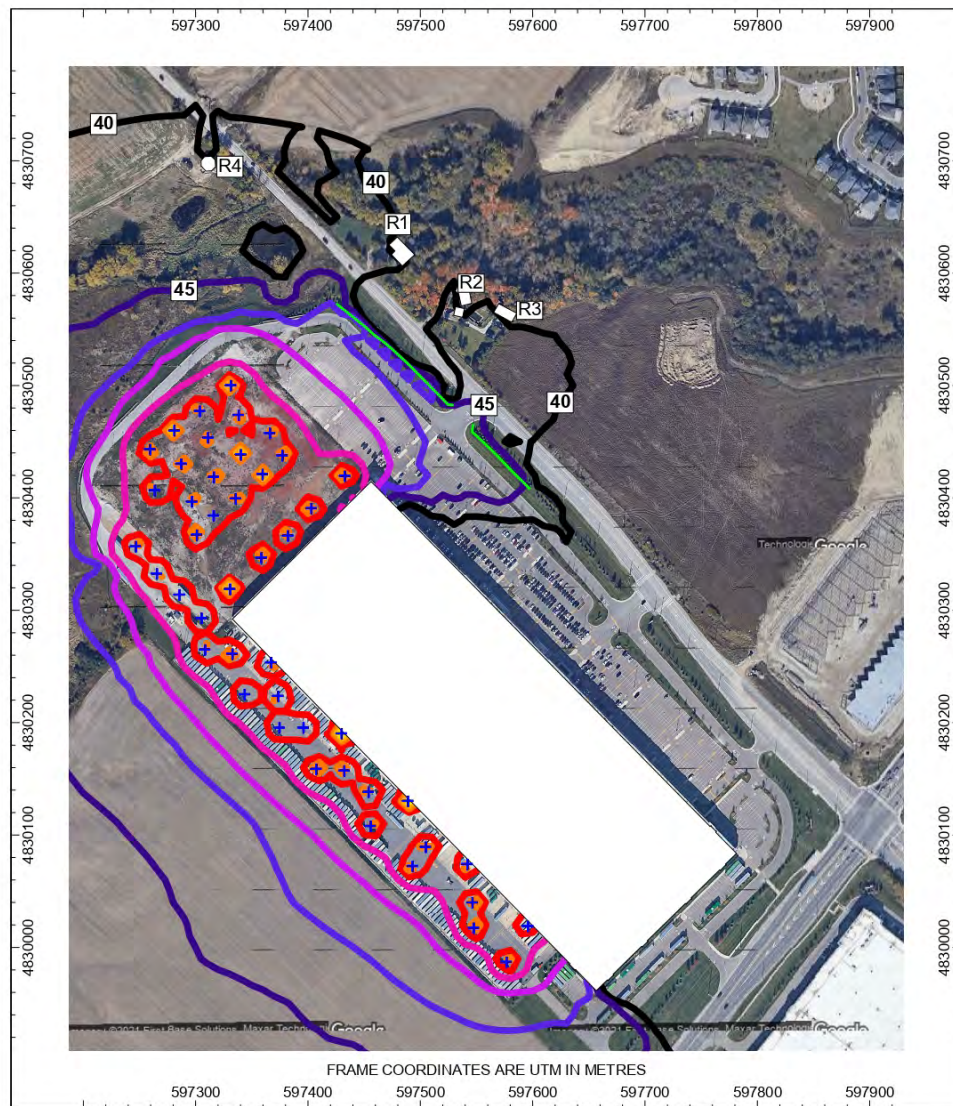


Figure 3: Predicted Impulsive Sources Sound Level Contours,
at 2.5m Receptor Height, LLM [dBA]



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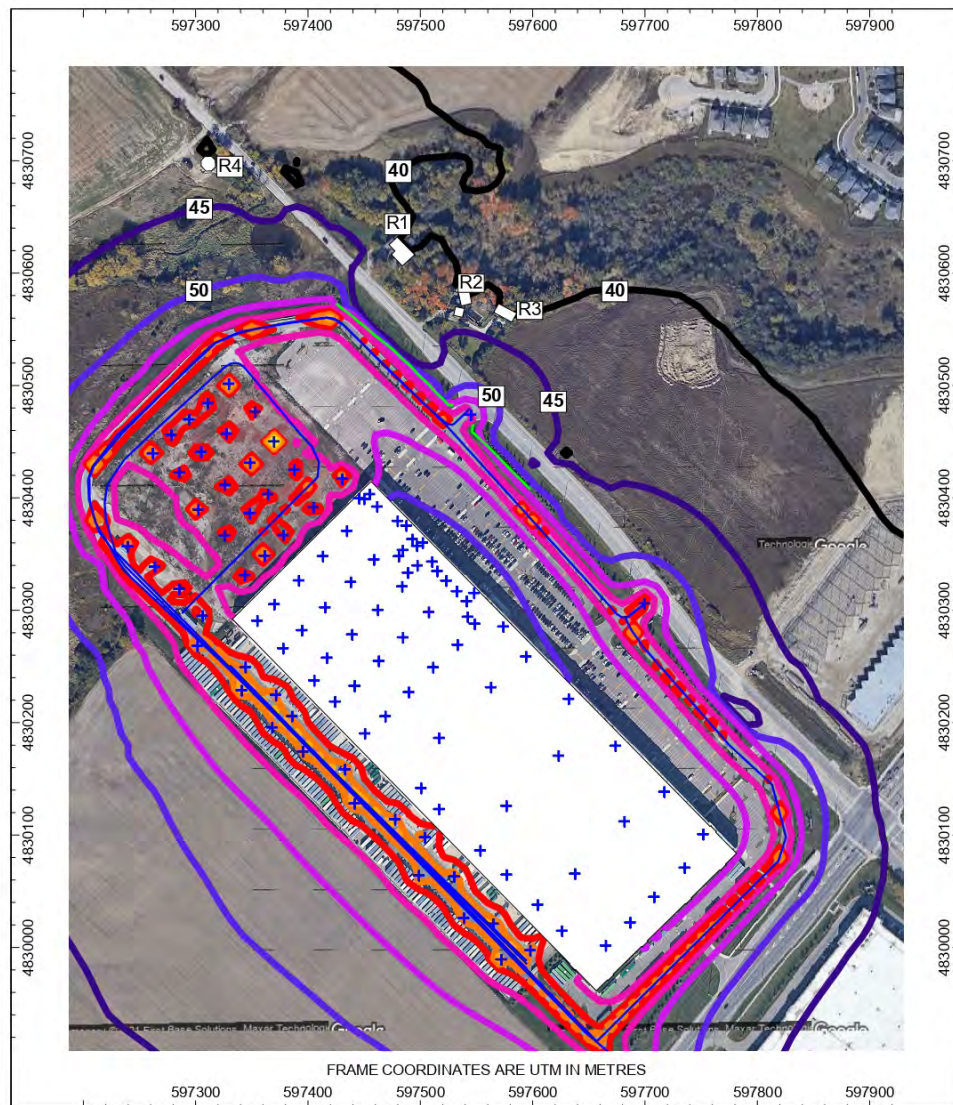


Figure 2: Predicted Daytime Non-Impulsive Sources Sound Level Contours,
at 2.5m Receptor Height, Leq1hr [dBA]



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APPENDIX F: ARCHIVAL PHOTOS



Figure 41: McClure House with the rear Victorian Gothic addition (left), east façade of the house before 1990.

Source: Ellen Puerzer "Building with Wood," by John Rempel, published in 1967



Figure 42: McClure House photographed in Toronto Star, 1978

APPENDIX G: RESUMES**A. David Eckler, B.E.S., B.Arch., OAA, MRAIC, APT****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 (Wynmildwood, 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, 1365 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. Kanika Kaushal, B.Arch., M.Arch., CAHP Intern, OAA Intern Architect

**EDUCATION**

B.Arch (2012)
University of Waterloo
M.Arch. (2016)

MEMBERSHIPS

Ontario Association of
Architects
(Intern Architect)

Canadian Association of
Heritage Professionals
(CAHP Intern)

Ontario Association of
Heritage Professionals

Toronto Society of Architects

CAREER SUMMARY

AREA, Architects Rasch
Eckler Associates Ltd.
Intern Architect
2019 to Present

Brickwood419 Design Studio
Project Architect
2016 | 2018-2019

Workshop Architecture Inc.
Intern Architect
2017

Ultraconfidentiel Design
Studio
Designer
2012-2013

Arcop Associates Pvt. Ltd.
Intern
2010

**KANIKA KAUSHAL B.Arch., M.Arch., OAA Intern, CAHP Intern
AREA, Architects Rasch Eckler Associates Ltd.
Intern Architect & Heritage Professional**

Kanika Kaushal is a Project Architect (Intern) at AREA with over seven years of professional experience. She contributes in the research, concept development, design, and construction phases of numerous projects, institutional, residential, and commercial.

She has extensive experience in archival research & report writing (Heritage Impact Assessment and Cultural Heritage Evaluations Reports). With strong organizational and coordination skills, Kanika acts as a liaison between the City/Town Staff and the client to work and recommend the most compatible conservation strategy for heritage projects. She also has experience preparing PRE-CON packages / PAC Meeting request packages and Heritage Permit Applications for the City. This involves preparing as-measured drawings, report writing, Heritage Conservation Plan drawings and coordination with the Client, Prime Architects, sub-consultants and the City.

Kanika has keen interest in Heritage Planning and has experience providing technical advisory services for heritage sites and the proposed development on Official Plan amendments, Zoning By-Law amendments and Site Plan Approval Applications.

Kanika also specializes in building science and heritage conservation. She is fully apprised with local and international conservation standards & guidelines, restoration methods and techniques. She oversees AREA's building condition evaluation reports, heritage impact assessment reports, and other preservation planning drawings.

RELEVANT EXPERIENCE: Toronto location unless indicated**Heritage Restoration**

- Allan Gardens Palm House Building, 160 Gerrard St. E.
- James Weir House, Milton
- Westglen House, Ajax
- Robert Hall House, Brampton

Heritage Building Adaptive Reuse

- James Hobbs House
- Kilpatrick-Young House, Brampton
- Aitkin-Snow House, Milton
- Learment C. Armstrong Farmhouse, Brampton
- Springbrook Valley Schoolhouse, Brampton
- Thompson House, Brampton
- Wettlaufer House, Oakville

Heritage Planning, Parks & Urban Design

- Kleinburg-Nashville Heritage Conservation District, Vaughan
- Ontario Shores Centre for Mental Health Sciences and Doctor's House Wellness Garden, Whitby