

Date: 2021-07-14

Subject: **Heritage Impact Assessment for 8280 Heritage Road, The Octagonal House – Designated under Part IV of the Ontario Heritage Act**

Contact: **Merissa Lompart, Assistant Heritage Planner**
Merissa.Lompart@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-849

Recommendations:

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated July 14, 2021, to the Brampton Heritage Board Meeting of August 17, 2021, regarding the **Heritage Impact Assessment for 8280 Heritage Road, The Octagonal House – Designated under Part IV of the Ontario Heritage Act** be received;
2. That the following conclusions as per the Heritage Impact Assessment titled “8280 Heritage Road, Brampton Ontario – Samuel McClure Octagonal House Heritage Impact Assessment” by Architects Rasch Eckler Associates Ltd. (AREA) be accepted:
 - a. 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.
 - b. 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.
 - c. No further mitigation measures are needed or proposed related to vibration and landscaping.
3. That the following recommendations as per the Heritage Impact Assessment by AREA be followed:
 - a. The City amend By-law 26-79 to incorporate the current conditions of the cultural heritage value and attributes of The Octagonal House;
 - b. 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.

Overview:

- **8280 Heritage Road, “The Octagonal House” was designated under Part IV of the Ontario Heritage Act on February 12, 1979 under By-Law 26-79.**
- **“The Octagonal House” recently underwent a multi-year restoration project that was completed earlier in 2021.**
- **City of Brampton Heritage Staff are seeking approval for this Heritage Impact Assessment to be received by the Brampton Heritage Board.**

Background:

8280 Heritage Road, The Octagonal House was designated under Part IV of the Ontario Heritage Act on February 12, 1979 under By-Law 26-79. This By-Law designated two heritage resources under Part IV of the Ontario Heritage Act, the other being The Old Dominion Building at 8 Queen Street East.

The Octagonal House restoration and rehabilitation project was completed earlier in 2021. This project restored The Octagonal House and updated it to include modern amenities. It is intended for this to become a residence.

Current Situation:

The Octagonal House is located directly north of the proposed parking lot, with a shared property line. Orlando Corporation has proposed to build a new trailer parking area with a guardhouse and 208 new trailer parking spots. This parking lot will be located on the north side of an already existing warehouse that is currently rented by Amazon. Heritage Staff requested a scoped Heritage Impact Assessment with focus on a noise study and vibration study. As per the City of Brampton’s Official Plan;

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 Heritage Impact Assessment concluded that no mitigation measures are necessary given the distance from the proposed trailer parking lot. Both noise and vibration studies were addressed in the Heritage Impact Assessment and it was determined that there would be no additional noise or vibration mitigation measures required.

Corporate Implications:

Financial Implications:

There are no financial implications for the Corporation of the City of Brampton.

Other Implications:

There are no other implications for the Corporation of the City of Brampton.

Conclusion:

It is recommended that the Heritage Impact Assessment prepared by AREA for the property located at 8280 Heritage Road, otherwise known as The Octagonal House be received by the Brampton Heritage Board as being complete.

Authored by:

Merissa Lompart
Assistant Heritage Planner

Reviewed by:

Jeffrey Humble,
Manager, Policy, Programs and
Implementation

Reviewed by:

Bob Bjerke, MCIP, RPP
Director, Policy Planning

Approved by:

Richard Forward, MBA, MSc. P.Eng.,
Commissioner, Planning and Development
Services

Attachments:

Appendix A - Heritage Impact Assessment titled "*8280 Heritage Road, Brampton Ontario – Samuel McClure Octagonal House Heritage Impact Assessment*" prepared by Architects Rasch Eckler Associates Ltd. (AREA) issued June 2021 and revised July 12, 2021. HIA report authored by David Eckler, B.E.S., B.Arch., OAA, MRAIC, APT and Kanika Kaushal, B.Arch., M.Arch., CAHP Intern, OAA Intern Architect of AREA