

Date: 2021-07-09

Subject: **Recommendation Report: Intention to Designate 1030 Queen Street West - Ward 5 (H.Ex. 1030 Queen Street West) under Part IV, Section 29 of the Ontario Heritage Act**

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Recommendations:

1. That the report from Harsh Padhya, Heritage Planner, Planning, Building and Economic Development, dated July 9, 2021, to the Brampton Heritage Board Meeting of August 17, 2021, re: **Recommendation Report: Intention to Designate 1030 Queen Street West - Ward 5 (H.Ex. 1030 Queen Street West) under Part IV, Section 29 of the Ontario Heritage Act**, be received;
2. That the designation of the property at 1030 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act (the "Act") be approved;
3. That staff be authorized to publish and serve the Notice of Intention to designate the property at 1030 Queen Street West in accordance with the requirements of the Act;
4. That, in the event that no objections to the designation are received, a by-law be passed to designate the subject property;
5. That, in the event that any objections to the designation are received, staff be directed to refer the proposed designation to the Ontario Land Tribunal; and,
6. That staff be authorized to attend any hearing process held by the Ontario Land Tribunal in support of Council's decision to designate the subject property.

Overview:

- **The purpose of this report is to recommend that City Council state its intention to designate the property at 1030 Queen Street West under Part IV, Section 29 of the *Ontario Heritage Act* (the “*Act*”) for its cultural heritage value or interest.**
- **Following research and evaluation, it has been determined that the subject property meets the provincial criteria for municipal designation prescribed by *Ontario Regulation 9/06* under the categories of design/physical value, historical/ associative value and contextual value.**
- **Upon Council approval, staff will continue with the designation process as required under the *Act*.**

Background:

The house at 1030 Queen Street West is located at the northwest corner of Chinguacousy Road and Queen Street West in the City of Brampton. Access to the Property is via Chinguacousy Road and Queen Street West. The former Springbrook Schoolhouse is a representative example of a Victorian one-room Schoolhouse built in circa 1874. The subject property has a site area of approx. 0.3 ha. The Schoolhouse’s eclectic decorative regimen and playful use of dichromatic brickwork is typical for the 1870s and places it within a Victorian design paradigm.

The Ontario Heritage Act enables municipalities to pass by-laws to designate properties of cultural heritage value or interest. Designation under Part IV of the Act is a way of publically acknowledging a property’s value to a community, and ensures the conservation of important places for the benefit and enjoyment of present and future generations. It also allows municipalities to conserve and manage properties through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the Act.

In determining whether a property is of cultural heritage value or interest, the municipality is required to consult Ontario Regulation 9/06, “Criteria for Determining Cultural Heritage Value or Interest”, prescribed under section 29(1)(a) of the Act. A property may be designated if it meets one or more of the following criteria:

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.

Current Situation:

A development proposal accompanied by a Heritage Impact Assessment for the Heritage Schoolhouse has been submitted. Following research and evaluation, it has been concluded that the property at 1030 Queen Street West meets the municipal criteria prescribed by the Province to designate a property under Part IV, Section 29 of the Act under the categories of design/ physical value, historical/ associative value and contextual value. A Statement of Significance explaining the reasons for designating the property is provided in Appendix A.

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

Stylistically, the Springbrook Schoolhouse features an eclectic mixture of architectural and decorative elements typical of the Victorian period. These include quoining, projecting band course, buttresses, eared jack arches (windows), shouldered arch (front door), and precast decorative elements. Into the 1990s the Schoolhouse boasted a belfry rising from the front door to a steep gable inset with lancet opening for the bell. Taken together, these elements represent a level of embellishment and decoration beyond that of most rural

Schoolhouses. While not ostentatious, the size and design of the Springbrook Schoolhouse speaks to a community with above average means and resources.

The property has historic value for its direct associations with the theme of free, compulsory education in Ontario. Construction of the Schoolhouse in 1874 reflects the objectives of Ontario's 1871 School Law Improvement Act which legislated free, compulsory elementary school in government-inspected schools funded by the provincial government and municipal taxpayers.

The property also has historic value as an example of the work of local builders Jesse Perry and William B. McCullough, who are identified as the bricklayer and carpenter respectively.

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

The property and its 1874 Schoolhouse has contextual value and can be described as a local landmark with a longstanding presence in the community and for the generations of residents who attended the school.

Corporate Implications:

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

This report meets the Term of Council Priorities by preserving and protecting heritage environments with balanced, responsible planning.

Conclusion:

Designation under the Part IV, Section 29 of the Act enables City Council to enforce heritage property standards and restrict the demolition or removal of any building or structure on the property. The designation of the property will ensure that the schoolhouse

at 1030 Queen Street West is maintained and if required, support future development application through a collaborative process for conservation.

Authored by:

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Attachments:

Appendix A – Designation Report - 1030 Queen Street West

Appendix B – Heritage Impact Assessment - 1030 Queen Street West

Report authored by: Harsh Padhya