

Date: 2021-08-05

Subject: **Presentation of a Heritage Impact Assessment for the Heritage Property at 2591 Bovaird Drive West (Robert Currie Farmhouse) – Ward 6 (HE.x 2591 Bovaird Drive West)**

Contact: Pascal Doucet, MCIP, RPP, Heritage Planner

Report Number: Planning, Bld & Ec Dev-2021-825

Recommendations:

1. That the report titled: **Presentation of a Heritage Impact Assessment for the Heritage Property at 2591 Bovaird Drive West (Robert Currie Farmhouse) – Ward 6 (HE.x 2591 Bovaird Drive West)**, to the Brampton Heritage Board meeting of August 17, 2021, be received; and
2. That the Heritage Impact Assessment titled: *Heritage Impact Assessment 2591 Bovaird Drive, Brampton Ontario*, dated 21 June 2021, and prepared by LHC | Heritage Planning and Archaeology and attached as Appendix A to this report be received.

Overview:

- The Property at 2591 Bovaird Drive West is known as the property of the Robert Currie Farm. It is designated as a property of cultural heritage value or interest under section 29, Part IV of the *Ontario Heritage Act*. The property was acquired by the City in recent years, and the building of the former Robert Currie Farm are currently unoccupied.
- In September 2020, the City of Brampton retained a professional heritage consultant to complete a heritage impact assessment (“HIA”) for the subject property.
- The HIA was prepared to assess the impact of a potential redevelopment of the property, and its adjacent westerly property at 2719 Bovaird Drive, as a park and public space with potential long-term future use as the site of a hospital, hospice and fire station.
- The HIA provides adaptive reuse options of the significant built heritage resources and significant cultural heritage landscape for all possible scenarios that are currently being envisioned for the subject property.

- **Although there is currently no formal proposal for the redevelopment of this property, the acceptance of this HIA represents a first important step to reaffirm the cultural heritage value of the property and confirm the importance of conserving its significant heritage resources.**

Background:

The property of the Robert Currie Farm has been acquired by the City of Brampton in recent years. In 2020, the Credit Valley Conservation Authority submitted an expression of interest to the City to create an “EcoPark” concept with a gateway into the Credit River Valley from the adjacent property at 2719 Bovaird Drive West. The HIA was prepared to assess the impacts of different potential scenarios of development based on the current planning of the Heritage Heights Secondary Plan, the expression of interest from the Credit Valley Conservation Authority and the high-level concept master planning that is being considered for a public use containing a hospital, a hospice and a fire station.

The HIA provides an analysis and evaluation of the cultural heritage value of the designated heritage property of the Robert Currie Farm at 2591 Bovaird Drive West. It also provides an assessment of different adaptive reuse options as well as recommendations for long-term conservation planning, implementation strategies and interim protection for the property. No formal development or site alteration application are being proposed at the moment for this heritage property. The HIA looks at potential impact from future uses of the heritage property that are under consideration.

Description of Heritage Property:

The subject heritage property is located at the south corner of Heritage Road and Bovaird Drive West. The Robert Currie Farmhouse contains most of the property’s cultural heritage attributes based on the current designation by-law. This building consist of a two-storey red brick building raised on a rectangular plan with a side gable roof, which represent the original and most important portion of the house. The house contains two rear wings divided into a one-and-a-half storey frame addition and single storey frame addition.

The property also contains farmstead structures that are supporting the agricultural and rural hamlet history of the area. These outbuildings consist of a large bank barn sitting on a coursed rubble foundation, a smaller barn that is more contemporary in terms of design and construction, a wooden outbuilding with a square floor plan behind the farmhouse, a smaller outbuilding at the front of the large barn, a small chicken coop, a smokehouse, and a cast-in-place concrete silo with a missing roof. The property is defined by its complex of buildings and structures, but also by its landscape consisting of open fields with different species of grass, two rural type gravel driveways and a row of deciduous and coniferous trees along the driveway. The property also contains small grouping of trees surrounding the house and at the frontage of Bovaird Drive.

Description of Cultural Heritage Value:

The HIA has identified that the farm landscape of the property as a significant cultural heritage landscape, in accordance with the 2020 Provincial Policy Statement (PPS). The HIA identified not only the individual buildings, structures and landscape features, but also their interrelationship as an ensemble that reinforces the understanding of the agricultural heritage and history of the Chinguacousy Township. In that context, the property contains both a significant cultural heritage landscape and significant built heritage resources as defined by the PPS.

Preliminary Condition Assessment:

The original red brick portion of the Robert Currie Farmhouse is in good condition and is fit for adaptive reuse. For this building, only the single storey frame addition at the rear of the house is considered to be in poor condition. This portion of the house is of limited cultural heritage value and possess little exposure and visibility in comparison with the other more significant portions of the house. The silo is a sturdy structure that is in good condition. However, it is missing its roof. The other farm outbuildings are in need of repair. As it is recommended by the HIA and City heritage staff, a Heritage Building Protection Plan ("HBPP") will be completed and provided as a follow up document, in accordance with the City's Terms of Reference for HBPP.

Current Situation:

The HIA is useful in understanding the cultural heritage value of the entire property as a cultural heritage landscape containing the significant built heritage resource of the Robert Currie Farmhouse. The HIA is also addressing the anticipated impacts and conservation recommendations of the potential future redevelopment options currently envisioned by the City based on best practices in the field of heritage conservation and heritage planning, which includes the *Standards and Guidelines for the Conservation of Historic Places in Canada*. As no formal application is being made at this time, the purpose of the HIA is meant as a preventative measure to assess and understand the cultural heritage value of the property. This understanding is important prior to making a decision concerning the future use of the site.

The HIA concludes that the "EcoPark" proposed by Credit Valley Conservation will not have any adverse impacts on the heritage attributes of the Property. However, there are risks associated with construction and operation of a park next to a property with vacant buildings. Therefore, the heritage consultant recommends that the heritage buildings be rehabilitated and used. The consultant is also recommending that a HBPP and structural engineering assessments of each building to guide the planning process before and once the future use of the heritage property is known and decided. The HBPP is also recommended to protect the buildings on the heritage property during the construction phase of the "EcoPark".

Long-term municipal plans for the property are in development. The heritage property is being considered as the site of a future hospital, hospice, fire station, open space, a community park or for low density residential use. Part of the Property is environmentally sensitive land. The HIA mentions that: *"any of these uses could impact the heritage attributes of the property adversely or positively"*. It is also mentioned in the HIA that: *"any of these uses could integrate the heritage attributes into the overall design; require removal of the buildings; or, propose some combination of conservation and removal"*. *Heritage city staff will support and deem acceptable proposals that will conserve the significant cultural heritage resources of the property*. Policy 2.6.1 of the 2020 Provincial Policy Statement ("PPS") directs municipalities in Ontario to conserve significant built heritage resources and significant cultural heritage landscapes. Accordingly, the *Planning Act* requires that municipalities make decisions that are consistent with the PPS. Heritage city staff are currently working in collaboration with the non-for-profit organization Raising the Roof to develop a strategy that would allow for the severance of the Robert Currie Farmhouse to adaptively reuse and retrofit the building for affordable housing units. This adaptive reuse would conserve the heritage building containing most of the property's heritage attributes.

Corporate Implications:

Financial Implications:

There is no financial implication resulting from the adoption of this report.

Other Implications:

There is no other implication resulting from the adoption of this report.

Term of Council Priorities:

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

Conclusion:

The HIA presented in this report is deemed completed as it meets the City's HIA Terms of Reference. The HIA confirms that the property at 2591 Bovaird Drive West is worthy of designation. Following the property's cultural heritage evaluation found in the HIA, the current designation by-law is appropriate for describing the cultural heritage value and list of heritage attributes. The by-law designating the property for its cultural heritage value or interest was passed by the City for the purpose of conserving its significant resources and attributes. The HIA expands on the notion of the integrity and importance of the farmstead by mentioning that the property is both significant for its built heritage resources but also as a cultural heritage landscape. A HBPP and structural engineering assessments will be completed as follow up studies to determine the appropriate long-term conservation strategy and protect the vacant buildings and structures until they are being adaptively reused and rehabilitated.

Authored by:

Reviewed by:

Pascal Doucet, MCIP, RPP
Heritage Planner, Policy Planning

Jeffrey Humble, MCIP, RPP
Manager, Policy Planning

Reviewed by:

Submitted by:

Bob Bjerke, MCIP, RPP
Director, Policy Planning

Richard Forward,
Commissioner, Planning, Building and
Economic Development

Attachments:

Appendix A – Heritage Impact Assessment 2951 Bovaird Drive West - June 2021