

FINAL REPORT:

Heritage Impact Assessment

2591 Bovaird Drive, Brampton,
Ontario



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21 June 2021

Project # LHC0228

LHC

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RIGHT OF USE

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. All comments regarding the condition of any buildings on the Property are based on a superficial visual inspection and are not a structural engineering assessment of the buildings unless directly quoted from an engineering report. The findings of this report do not address any structural or physical condition related issues associated with any buildings on the property or the condition of any heritage attributes.

Concerning historical research, the purpose of this report is to evaluate the property for cultural heritage value or interest. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct an evaluation using *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

In addition, the review of the policy/legislation in this assessment was limited to that information directly related to cultural heritage management; it is not a comprehensive planning review. Soundscapes, cultural identity, and sense of place analysis were not integrated into this report.

This report does not provide recommendations regarding areas of archaeological potential, archaeological sites, or archaeological resources. An archaeological assessment for the property is being undertaken under separate cover.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

In September 2020, the City of Brampton (“**the City**”) retained LHC to complete a Heritage Impact Assessment (**HIA**) and Heritage Building Protection Plan (**HBPP**) for 2591 Bovaird Drive in the City of Brampton (**the Property**). LHC is completing the HIA and HBPP as two separate reports. The Property—known as the Robert Currie Farm—is owned by the City. It is a designated property under Part IV, Section 29 of the *Ontario Heritage Act* (**OHA**) through City of Brampton By-Law 18-2015.

It is understood that the Property—along with the adjacent property at 2719 Bovaird Drive—has been intended as the site of a park and public space with potential long-term future use as the site of a hospital, hospice and fire station. Ongoing planning efforts to develop the Heritage Heights Secondary Plan envision the Property as a community park, open space or low-density residential area. In 2020 Credit Valley Conservation submitted an expression of interest to the City to create a Trailhead EcoPark and gateway into the Credit River Valley on 2719 Bovaird Drive West. The City requires an HIA to understand the cultural heritage value or interest (**CHVI**) of the property, understand options for adaptive reuse and prepare comprehensive long-term plans and implementation strategies for the Property.

The objective of an HIA is to provide a critical review of a proposed development or site alteration from a heritage conservation planning perspective and to understand and articulate the CHVI of the Property. This HIA also considers the applicable planning framework and long-term goals for the Property and identify if the project complies and/is consistent with the framework. The HIA considers potential impacts based on the Credit Valley Conservation concept for a Trailhead EcoPark and considers—at a high level—potential impacts from future use of the site.

In 2013 the City evaluated the Property for CHVI; however, that evaluation focused on the farmhouse and includes limited detail about the rest of the Property. This HIA documents and evaluates the rest of the Property for CHVI against the *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* (**O. Reg. 9/06**) and considers the Property as a potential cultural heritage landscape (**CHL**). LHC followed guidance from the City of Brampton Heritage Impact Assessment Terms of Reference and the Ministry of Heritage, Sport, Tourism and Culture Industries’ (**MHSTCI**) *Ontario Heritage Toolkit* to complete this HIA.

LHC completed an independent evaluation of the Property for CHVI following *O. Reg. 9/06* and agrees with the City’s SCHVI. LHC found that the Property meets the definition of a CHL based on the PPS and Regional OP definitions.

This HIA found 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, LHC recommends:

- The buildings on the Property be rehabilitated and used; and,

- A temporary protection plan for the Property be developed as part of the planning process for the EcoPark that addresses potential threats to the heritage attributes from construction.

To facilitate use the following are recommended:

- Structural engineering assessments of each building on the Property be completed;
- A preliminary HBPP be developed for the Property; and
- Once future use is known a detailed HBPP be developed for the buildings on the Property.

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1 INTRODUCTION

1.1 Heritage Impact Assessment Background

In September 2020 the City of Brampton (“**the City**”) retained LHC to complete a Heritage Impact Assessment (**HIA**) and Heritage Building Protection Plan (HBPP) for 2591 Bovaird Drive West in the City of Brampton (**the Property**) (Figure 1 and Figure 2). The Property –known as the Robert Currie Farm—is owned by the City. It is a designated property under Part IV, Section 29 of the *Ontario Heritage Act* (**OHA**) enacted through City of Brampton By-Law 18-2015.

It is understood that the Property –along with the adjacent property at 2719 Bovaird Drive—has been intended as the site of a park and public space with potential long-term future use as the site of a hospital, hospice and fire station. Ongoing planning efforts to develop the Heritage Heights Secondary Plan envision the Property as a low-density residential area or open space. In 2020 Credit Valley Conservation submitted an expression of interest to the City to create a Trailhead EcoPark and gateway into the Credit River Valley on part of the properties. The City requires an HIA to understand the cultural heritage value or interest (**CHVI**) of the property, understand options for adaptive reuse and prepare comprehensive long-term plans and implementation strategies for the Property.

Heritage Planner Benjamin Holthof, MPI, MMA, CAHP is the lead author of this report. Senior technical review is completed by Christienne Uchiyama, MA, CAHP and the QA/QC review is completed by Marcus Létourneau, PhD, MCIP, RPP, CAHP.

The objective of an HIA is to provide a critical review of a proposed development or site alteration from a heritage conservation planning perspective. This HIA also considers the applicable planning framework and long-term goals for the Property and identifies if the project complies and/is consistent with the framework.

This HIA is part of the planning process for the Property. It aims to understand and articulate the CHVI of the Property and to assess potential direct and indirect impacts from proposed future uses of the Property. The HIA considers potential impacts based on the Credit Valley Conservation concept for a Trailhead EcoPark and considers –at a high level—potential impacts from future use of the site for a hospital and municipal park and event space.

In 2013 the City evaluated the Property for CHVI, however that evaluation focused on the farmhouse and includes limited detail about the rest of the property. The HIA documents and evaluates the rest of the property for CHVI against the *Ontario Regulation 9/06 (O. Reg. 9/06) Criteria for Determining Cultural Heritage Value or Interest* and considers the Property as a potential cultural heritage landscape (**CHL**). The HIA was completed following the City of Brampton *Heritage Impact Assessment Terms of Reference* and guidance from the Ministry of Heritage, Sport, Tourism and Culture Industries’ (**MHSTCI**) *Ontario Heritage Toolkit*.

TITLE

Location Plan

CLIENT

City of Brampton

PROJECT


Heritage Impact Assessment
2591 Bovaird Drive, Brampton, ON

PROJECT NO.

LHC0228

KEY MAP

Site



SCALE

1:6,000,000

Legend

Subject Property

Subject Property

NOTE(S)

1. All locations are approximate.

REFERENCE(S)

1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community.
2. City of Brampton. 2018 Fall Orthophoto.
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FIGURE

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1

Location of Subject Property



0 1 2 4 Kilometers

Subject Property and Surrounding Context



0 125 250 500 Meters

TITLE
Site Plan

CLIENT
City of Brampton

PROJECT
Heritage Impact Assessment
2591 Bovaird Drive, Brampton, ON

PROJECT NO. LHC0228

KEY MAP

Site

SCALE 1:6,000,000

Legend

Buildings

Subject Property

Building #	Description
1	Robert Currie House
2	Smoke House
3	Outbuilding 1
4	Small Barn
5	Outbuilding 2
6	Large Bank Barn
7	Chicken Coop
8	Silo

NOTE(S)

1. All locations are approximate.

REFERENCE(S)

1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community.
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2



1.2 Study Approach

LHC follows a three-step approach to understanding, planning and intervening for cultural heritage resources. This approach is based on the guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* and MHSTCI *Ontario Heritage Tool Kit*.¹ Understanding the cultural heritage resource involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation and evaluation—when necessary;
- Understanding the setting, context and condition of the cultural heritage resource through research, site visit and analysis; and,
- Understanding the heritage planning regulatory framework around the cultural heritage resource.

The impact assessment is also guided by the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, Info Sheet #5, Heritage Impact Assessments and Conservation Plans*. A description of the proposed development or site alteration, measurement of development or site impact and consideration of alternatives, mitigation and conservation methods are included as part of planning for the cultural heritage resource.²

The HIA includes recommendations for design and heritage conservation to manage change associated with the Property. A glossary is included in Appendix B.

1.2.1 City of Brampton Heritage Impact Assessment Terms of Reference

This HIA was completed in compliance with the City's *Heritage Impact Assessment Terms of Reference* (Appendix C).³ An HIA completed for the City must include the following:

- Background (Section 1 of this report);
- Introduction to the Property (Section 2 of this report);
- Evaluation of Cultural Heritage Value or Interest (Section 4.2 of this report);
- Description and Examination of Proposed Development/Site Alterations (Section 6 of this report);
- Mitigation Options, Conservation Methods, and Proposed Alternatives (Section 7 of this report);
- Recommendations (Section 8 of this report); and,
- Executive Summary (Executive Summary of this report).

Evaluation of the Property is based on historical context outlined in Section 4 of this report followed by an evaluation in Section 4.2. Section 4.2 includes an understanding of CHVI for the Property based on heritage designation By-law 18-2015 (Appendix D), and an independent evaluation of the property against the criteria for determining CHVI from O. Reg. 9/06. This HIA

¹ Canada's Historic Places, "Standards and Guidelines for the Conservation of Historic Places in Canada", 2010, p. 3, and Ministry of Heritage, Sport, Tourism and Culture Industries, "Heritage Property Evaluation" Ontario Heritage Tool Kit, 2006, 18.

² Ministry of Heritage, Sport, Tourism and Culture Industries, "Heritage Resources in the Land Use Planning Process" Ontario Heritage Tool Kit, 2006.

³ *Heritage Impact Assessment Terms of Reference*, prepared by the City of Brampton, (Brampton, ON, n.d.), https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Documents1/HIA_ToR.pdf

assesses the Property as a potential CHL based on the definition from the *Provincial Policy Statement (PPS)* and Region of Peel Official Plan.

1.2.2 Legislation and Policy Review

The HIA includes a review of provincial legislation, plans and cultural heritage guidance, and relevant municipal policy and plans (Section 3 of this report). This review outlines the cultural heritage legislative and policy framework that applies to the Property. The impact assessment considers the proposed project against this framework.

1.2.3 Historic Research

Historical research was undertaken to outline the history and development of the Property and place it in its broader community context. LHC drew preliminary research from the Brampton Heritage Board's *Heritage Report: Reasons for Heritage Designation* (Appendix E) from 2013 and has supplemented it with additional research as required.

Primary historic material, including air photos and mapping, were obtained from:

- The City of Brampton;
- Peel Art Gallery, Museum, and Archives;
- University of Toronto Library; and,
- McMaster University Library.

Secondary research was based on historical atlases, local histories, architectural reference texts, and readily available online sources. Historic research sources used in the preparation of this report are listed as footnotes and in the report's reference list.

1.2.4 Site Visit and Description of Existing Conditions

LHC personnel visited the site on two dates to document the existing conditions of the Property with written notes and photographs. On 21 October 2020 LHC's Christienne Uchiyama and Colin Yu visited the Property along with Shao Wu from the City of Brampton. This visit included access to the Property, including access to the interior of the buildings. Colin Yu revisited the area around the Property on 4 November 2020 to photograph the property within its surrounding context from the public Right of Way.

Unless otherwise attributed all photographs included in this report were taken by LHC personnel during these site visits.

1.2.5 Impact Assessment

The impact assessment is based on the MHSTCI's *Info Sheet #5: Heritage Impact Assessments and Conservation Plans*⁴ and the City's *Heritage Impact Assessment Terms of Reference (ToR)*. These documents outline seven potential negative impacts to be considered with any proposed development or property alteration. The impacts include, but are not limited to:

⁴ Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), "Info Sheet #5: Heritage Impact Assessments and Conservation Plans," in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*, prepared by the Ministry of Culture, Queen's Printer for Ontario, 2006, p. 1-4.

1. Destruction of any part of any significant heritage attribute or features;
2. Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or built and natural features;
6. A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
7. Land disturbances such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

In addition to the above, the impact assessment included a consideration of direct and indirect adverse impacts on adjacent properties with known or potential cultural heritage value or interest and assessment of the proposed development against the City's heritage planning and policy framework.

2 INTRODUCTION TO THE PROPERTY

2.1 Property Location

The Property is located at 2591 Bovaird Drive West in the City of Brampton, Ontario. The property is legally described as:

- Pt Lt 10 Con 6 WHS Chinguacousy as in RO847676; Brampton.
- PIN: 140910011
- Roll Number: 10-08-0-013-06200-0000

The Property is located at the south corner of Heritage Road and Bovaird Drive West (Figure 1 and Figure 2). Bovaird Drive West runs northeast-southwest and Heritage Road runs northwest-southeast. The character of the surrounding area is largely rural between the urban areas of Georgetown and Brampton. It is approximately 10 km west of downtown Brampton and 3.5 km northwest of the historic community of Huttonville. It is approximately 600 m north of the Credit River.

2.2 Property Description

2.3 Existing Heritage Designation

The Property is designated under Part IV, Section 29 of the *OHA* enacted through City of Brampton By-Law 18-2015. Section 5.1 (below) outlines the CHVI of the Property as described in By-Law 180-2015. However, the heritage attributes listed in the By-law focus on what the municipality has identified as the “Robert Currie farmhouse.” In Section 5.2 of this report LHC has included an independent evaluation of the property, including the agricultural buildings and potential as a CHL.

2.4 Existing Conditions

2.4.1 “Robert Currie Farmhouse” Exterior

The Farmhouse is a single detached building. It has a “T” shape plan with two rear wings. The front section of the Farmhouse is a two-storey red brick structure (Figure 3). The first rear wing is a one-and-a-half storey frame addition (Figure 4). A second rear addition is a single storey frame part of the building (Figure 4). The one-and-a-half storey addition has a single-storey wing on the southwest side and an enclosed porch on the northeast side. The rear addition walls are clad in stucco. The façade of the house has two bays.

The house has a complex roof. The two-storey front section of the house has an offset gable roof with gabled front dormer (Figure 3). The one-and-a-half storey rear addition has a cross gable roof and the single storey addition has a gable roof (Figure 4). The single storey side addition and enclosed porch both have shed style roofs. The roof has projecting eaves and verges with plain fascia and soffit. The front gable dormer and the southwest side rear addition cross gable have decorative bargeboard near the peak (Figure 5 and Figure 6). The main residence has two single stacked chimneys, one located on the east elevation and one located on the west elevation.

The front section of the house has twelve window openings. Each window opening has a stone sill and brick voussoirs. The first floor on the front façade has a bay window and all windows on the first floor have a combination flat and angled arch (Figure 7). Windows are wood frame two

over two sash style. One window on the east elevation has a one over one pane configuration. On the second floor of the façade the house has a single lancet window (Figure 3) and the rest of the windows have segmental arches. The rear additions have wood windows, most are in rectangular openings but the southeast cross gable window is a lancet window (Figure 4) and the northwest cross gable window has a semicircular arch (Figure 6).

The main entrance to the house is in the is located on the north bay on the façade. It is approached up two steps and over a small covered porch. The door is a single leaf door with narrow sidelights and multi light transom divided by mullions (Figure 8). The porch has a flat roof supported on two wood pilasters and two wood pillars. Decorative brackets and a cornice wrap around the roof.



Figure 3: View southeast at the front of the Robert Currie Farmhouse



Figure 4: View west at the northeast elevation of the Farmhouse



Figure 5: View of the front facade gable dormer



Figure 6: View of the rear addition southwest cross gable



Figure 7: View of the bay windows on the front facade



Figure 8: View of the front door on the facade

2.4.2 Robert Currie Farmhouse Interior

The front door opens into a small vestibule with a second set of French doors framed with moulded trim, sidelights and a large transom (Figure 9). A foyer inside the front entry is clad in tongue and groove panelling and includes a staircase on the left leading up to the second floor (Figure 10). The staircase turns a corner and has a highly carved newel post, a wooden railing, turned balusters and a moulded decorative skirtboard.

The first storey has hardwood flooring throughout with dropped ceilings, moulded baseboards, thick decorative window and door casings, and large metal floor vents (Figure 11). A large room to the right of the front door was a parlour or living room (Figure 12). The room large windows framed in heavy wood trim. The room includes the bay window (Figure 13) and a central fireplace. The hall leading to the back of the house has an arch supported on moulded brackets (Figure 14). Rooms in the rear additions have heavy dark painted wood trim, wood paneling on the walls and black painted wainscotting (Figure 15). The second rear addition includes the kitchen area and mud room with wood panelled walls, hardwood floors, and a dropped ceiling (Figure 16 and Figure 17).

A stair in the foyer leads to the second floor. A hall connects to several rooms (Figure 18 and Figure 19). Many of the rooms on the second floor have hardwood floors, tongue and groove panelled walls and painted wood trim. Part of the ceilings are sloped.

Stairs in the rear addition lead down to the basement. Modern mechanical and electrical infrastructure is in the basement. It also has a poured concrete floor and reinforced support beams (Figure 20). The basement ceiling is plaster and lathe (Figure 21). Exterior walls are concrete and fieldstone (Figure 22).



Figure 9: Main entrance foyer



Figure 10: Staircase of residence



Figure 11: Large metal vents located in residence



Figure 12: View of living room with central fireplace and large windows



Figure 13: Living room with bay window



Figure 14: Hallway with decorative arch leading into addition



Figure 15: Interior of addition



Figure 16: Interior of rear wing



Figure 17: Interior view mud room in rear wing



Figure 18: Connected hallway, located on second floor



Figure 19: Large open room on second floor



Figure 20: View of basement



Figure 21: Plaster and lathe, on the basement ceiling



Figure 22: Fieldstone and concrete foundation

2.4.3 Large Barn

A large barn is located approximately to the rear of the property. It has a coursed rubble foundation and poured concrete floor. It has a rectangular footprint and is approximately 16.5 m (55 feet) wide and 29.5 m (95 feet) long. The barn is clad in barnboard painted red and has a gable roof covered in metal sheathing (Figure 23 through Figure 25). Three vents are located along the peak of the roof. The barn has windows in the stone foundation walls (Figure 25). The windows have a wooden frame. There is one basement entrance, located on the south elevation. A ramp made of earth on the north elevation leads to an entrance into the main level of the barn. This barn is a variation of a raised three-bay barn, or central Ontario barn type.

The basement floor is poured concrete and has milled wood ceilings—which are the floor for the level above (Figure 26). The floor above is supported on support columns, several of which are reinforced by sistered jack beams. Large wood beams run the width of the Barn and support stringers for the floor above. The upper floor consists of wooden planks. The superstructure is mortise and tenon timber frame (Figure 27 and Figure 28). Some of the timbers have redundant mortises. The frame consists of seven bents joined with purlins.



Figure 23: View South at the front of the barn



Figure 24: View north at the south corner of the bank barn



Figure 25: View northwest at the rear elevation of the bank barn



Figure 26: View of ground floor



Figure 27: Upper floor of bank barn



Figure 28: View of interior bank barn

2.4.4 Small Barn

The small barn is one-storey in height and has a rectangular-shaped floor plan (Figure 29 and Figure 30). The small barn is a frame structure with red painted metal cladding. It has a side gable-roof with overhang eaves clad in metal roofing. The roof includes two vents. A single storey addition on the south end of the barn has a flat roof. Two window openings are present on the addition, one located on the east elevation and one located on the south elevation. All four entrances are located on the east elevation of the structure. Two entrances are single door and two entrances are double door.

The interior of the small barn has a poured concrete floor. The walls are plywood (Figure 31). The roof structure is milled wood with a spray foam insulation. Modern steel air ducts and electrical wiring has is visible throughout the structure (Figure 32). Fluorescent tube lights are the main source of lighting in the small barn.



Figure 29: East elevation of small barn



Figure 30: West elevation of small barn



Figure 31: Interior view of small barn



Figure 32: Interior view of small barn

2.4.5 Outbuilding 1

Outbuilding 1 is located between Robert Currie Farmhouse and the small barn. The wooden outbuilding has a square floor plan. It is a single storey with a hipped roof (Figure 33). The structure has one entrance, located on the east elevation. Windows are located on all sides of the structure and having wooden casings, with modern glazing (Figure 34). Part of the southwest exterior wall cladding is missing and exposed wall beams are visible. The interior walls are plaster and lathe with milled wooden roof and dirt floor (Figure 35).



Figure 33: Southeast elevation of Outbuilding 1



Figure 34: North elevation of Outbuilding 1



Figure 35: Interior view of outbuilding 1

2.4.6 Chicken Coop

The chicken coop is a single storey structure with a side gabled roof (Figure 36). It has a rectangular floorplan. There are two entrances, one on the east elevation and one on the north elevation. A small door for chickens is located on the south elevation. The windows are located on the east elevation with wooden frames and no glazing. The chicken coop has a dirt floor and wooden roof (Figure 37). A concrete trough runs north-south through the structure. The initials “W. R.I” are inscribed in the trough (Figure 38). The interior structural beams are hand hewn and are supported by milled wooden beams (Figure 39).



Figure 36: Exterior view of chicken coop



Figure 37: Interior view of chicken coop



Figure 38: Initials on trough



Figure 39: Interior view of chicken coop, hand hewn beams

2.4.7 Smokehouse

The smokehouse is a single storey structure (Figure 40). It has a rectangular floor plan. The structure has a sheet metal clad side gable roof with overhang eaves. A single four over four sash window is on the south elevation. A boarded-up window is on the west elevation. The door opening is located directly to the east of the window. The interior is divided into two partitions by a plywood wall. The roof is wooden planks with wooden support beams. A single stack brick chimney is located near the centre of the structure (Figure 41).



Figure 40: Exterior view of smokehouse



Figure 41: Interior view of smokehouse

2.4.8 Silo

The Silo at the west corner of the barn is a cast-in-place concrete slip form silo (Figure 42). It is missing its roof.



Figure 42: View north at the concrete silo

2.4.9 Landscape

The complex of buildings on the Property are located near the southwest boundary with a large field located on the northeast section of the property (Figure 2). The area around the buildings and the field area are untended and populated with various species of grasses (Figure 43). The landscape is generally flat, with a slight slope to the south and west. Two driveways extend from Bovaird Drive West, southeast past the north side of the house to the barns. A row of mature deciduous and coniferous trees and light posts lines the driveway next to the house (Figure 44). The second driveway cuts across the field. The driveways are gravel and connect southeast of the house and merge into a large gravel space between the barns (Figure 45). A swimming pool within a fenced area is located between the house and agricultural buildings (Figure 46). An area of cracked asphalt pavement is located south of the house (Figure 47).



Figure 43: View northeast across the field area on the Property



Figure 44: View northwest along the driveway on the Property



Figure 45: View southeast at the gravel area in front of the barns



Figure 46: View south at the swimming pool enclosure



Figure 47: View north at the asphalt area on the Property

2.5 Adjacent Heritage Properties

There are no cultural heritage properties adjacent to the Property. However, several properties protected under the Ontario Heritage Act (Both Section 27 and 29 Part IV) are located nearby. Table 1 identifies the nearest heritage properties to the Property.

Table 1: Heritage Properties near 2591 Bovaird Drive West.

Address	Property Name	Heritage Status	Notes
2472 Bovaird Drive West	William McClure House	Designated under Part IV Section 29 of the <i>OHA</i> .	The William McClure House is approximately 425 m north northwest of the Robert Currie Farmhouse.
9673 Heritage Road	Magill Farmhouse	Listed under Part IV Section 27 of the <i>OHA</i> .	The Magill Farmhouse is approximately 1.03 km east southeast of the Robert Currie Farmhouse.
2838 Bovaird Drive West	Laird House	Listed, designation in progress under Part IV Section 29 of the <i>OHA</i> .	Laird House is approximately 745 m west southwest of the Robert Currie Farmhouse.
10193 Heritage Road	St. Elias the Prophet Church	Designated under Part IV Section 29 of the <i>OHA</i> .	The site of the church is approximately 760m north of the Robert Currie Farmhouse. The church property also includes the St. Elias Cemetery.
10294 Heritage Road	Samuel Currie Farmhouse	Listed under Part IV Section 27 of the <i>OHA</i> .	The Samuel Currie Farmhouse is approximately 970 m northwest of the Robert Currie Farmhouse.

2.6 Surrounding Context

The surrounding area is largely rural (Figure 48 through Figure 52). Land use in the immediate area is a mixture of agricultural land, commercial, residential, and religious properties (Figure 49). The topography in the area is generally flat but with a steep drop into the Credit Valley south of the Property. The West Branch of the Credit River is approximately 600 m south of the Property. The river flows and meanders southeast into Lake Ontario approximately 23 km southeast of the Property.

The Property is located in the South Slope physiographic region.⁵ The area is between the base of the Niagara Escarpment and the Iroquois Plain physiographic region.⁶ The Peel Plain physiographic region bisects the area and it is common to find attributes of the Peel Plain within

⁵ Ministry of Energy, Northern Development and Mines, "Physiography," OGS Earth, last modified April 15, 2019, accessed February 4, 2021, <https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth/physiography>

⁶ Peel Region, *Credit River Watershed and Region of Peel Natural Areas Inventory – volume 1*, Peel, ON, 2011.

South Slope.⁷ The terrain is characterized by low lying, fine grained undulating ground moraine and knolls.⁸ The area is known for fertile soils, created by the Halton Till layer and once supported upland forests.⁹ Soils in the area generally have low permeability and groundwater infiltration is limited.¹⁰ Soils in the area is mainly clay and clay loam, and drainage in the area is poor.¹¹

Rural residential properties in the surrounding area generally have one and two storey frame houses clad in brick, wood or vinyl siding. Three religious properties, located north of Bovaird Drive West are located near the Property. An Assembly Hall of Jehovah's Witnesses is directly across the road from the Property. The St Elias The Prophet Ukrainian Catholic Church is located to the north on the northeast side of Heritage Road. The Sant Nirankari Mission is southwest of the Property on the north side of Bovaird Drive West.

Bovaird Drive West is a three-lane road that runs in a northeast-southwest direction. It expands to four lanes at the intersection of Heritage Road. Wood hydro poles run along the north side of the road. It has wide gravel shoulders. Heritage Road is two-lane road that runs in a northwest-southeast direction.



Figure 48: View east of the Property

⁷ Peel Region, *Credit River Watershed*, 2011.

⁸ Peel Region, *Credit River Watershed*, 2011.

⁹ Peel Region, *Credit River Watershed*, 2011.

¹⁰ Peel Region, *Credit River Watershed*, 2011.

¹¹ Peel Region, *Credit River Watershed*, 2011.



Figure 49: View north of commercial and residential structures north of Bovaird Drive West



Figure 50: View south from the Property towards the Credit River



Figure 51: View west along Bovaird Drive West



Figure 52: View east along Bovaird Drive West

3 POLICY AND LEGISLATIVE CONTEXT

3.1 Provincial Context

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *PPS* and the *OHA*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable legislation and policy regarding the identification and evaluation of built heritage resources and cultural heritage landscapes and the assessment of impacts on their cultural heritage value or interest and heritage attributes.

3.1.1 *Planning Act*, R.S.O. 1990

The Planning Act is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.¹²

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which is used under the authority of Part 1 (3).

3.1.2 Provincial Policy Statement (2020)

The *PPS* is issued under the authority of Section 3 of *The Planning Act* and provides further direction for municipalities regarding provincial requirements. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS*. The *PPS* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province. The *PPS* addresses cultural heritage in Sections 1.7.1d and 2.6.

Section 1.7 of the *PPS* on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*” (Section 1.7.1d).

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. Subsections state:

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

¹² Planning Act, R.S.O. 1990, c. P.13, Part I (2, d), <https://www.ontario.ca/laws/statute/90p13>

- 2.6.2 *Development and site alteration* shall not be permitted on lands containing archaeological resources or areas of *archaeological potential* unless *significant archaeological resources* have been *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*.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.¹³

3.1.3 Ontario Heritage Act, R.S.O. 1990, c. O.18

The *OHA* and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest. Individual heritage properties are designated by municipalities under Part IV, Section 29 and heritage conservation districts are designated by municipalities under Part V, Section 41 of the *OHA*. An *OHA* designation applies to real property rather than individual structures. Section 27 of the *OHA* enables municipal councils to include on their municipal heritage register properties that have not been designated under Parts IV or V but that the council of the municipality believes to be of cultural heritage value or interest.

O. Reg. 9/06 identifies the criteria for determining cultural heritage value or interest under Section 29 of the *OHA* and is used to create a Statement of Cultural Heritage Value or Interest. These criteria are used in determining if an individual property has cultural heritage value or interest.

Assessment of a property involves research, site assessment, and evaluation. Results from site visits and historical research are evaluated against the criteria of *O. Reg. 9/06*. Only one of the criteria must be met for a property to have cultural heritage value or interest. In many cases, multiple criteria are met.

3.1.4 Growth Plan for the Greater Golden Horseshoe (2020)

The City of Brampton is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the Growth Plan)* which came into effect on 16 May 2019 and was most recently consolidated in August 2020. The August 2020 update was to add Amendment 1 which changed population and employment forecasts, the horizon year for planning, and other policies to increase housing supply, jobs, business investment, and infrastructure.¹⁴

¹³ Provincial Policy Statement, 2020: Under the Planning Act, prepared by the Province of Ontario, 2020. <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, 29.

¹⁴ Province of Ontario, "Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe," Notice, August 28, 2020, <https://ero.ontario.ca/notice/019-1680>

In Section 1.2.1 (Guiding Principles), the *Growth Plan* states that the policies of the Plan are based on key principles. This includes the following:

Conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.¹⁵

Within Section 4.1 Context, the *Growth Plan* notes that the area it covers “contains a broad array of important hydrologic and natural heritage features and areas, a vibrant and diverse agricultural land base, irreplaceable cultural heritage resources, and valuable renewable and non-renewable resources” (38). It notes that this also contains important cultural heritage resources. As this Section states:

The *GGH* also contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through development and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.¹⁶

Section 4.2.7 (Cultural Heritage Resources) states:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas;
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources; and,
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.¹⁷

Amendment 1 to the *Growth Plan* (Approved August 28, 2020) aligns the definitions of the *Growth Plan* with *PPS 2020*.

3.1.5 The Greenbelt Plan (2017)

The *Greenbelt Plan* was introduced in 2005 and most recently updated in May 2017. It is the cornerstone of the *Growth Plan* and controls growth in areas with agricultural, ecological, and hydrological features. The vision for the *Greenbelt Plan* is to:

- Protect against the loss and fragmentation of the agricultural land base and support agriculture as the predominant land use;
- Give permanent protection to the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization in south-central Ontario will be organized;

¹⁵ A Place to Grow: Growth Plan for the Greater Golden Horseshoe, prepared by the Province of Ontario, 2020, <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>, 6.

¹⁶ Province of Ontario, *Growth Plan*, 39.

¹⁷ Province of Ontario, *Growth Plan*, 47.

- Provide for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses; and
- Build resilience to and mitigate climate change.¹⁸

3.2 Local Planning Context

3.2.1 Region of Peel Official Plan (1996, consolidated 2018)

The *Region of Peel Official Plan (ROP)* was adopted by Regional Council on 11 July 1996 through By-law 54-96 and was approved by the Ministry of Municipal Affairs and Housing on 22 October 1996. The *ROP* has been undergoing review since 23 May 2013 as required under the *Planning Act* with the new *ROP* planning for 2041. The most recent consolidation was in December 2018.

The *ROP*'s purpose is to guide land use planning policies and "provide a holistic approach to planning through an overarching sustainable development framework that integrates environmental, social, economic and cultural imperatives".¹⁹ The *ROP* recognizes the importance of cultural heritage for the region to develop healthy and sustainable communities.

Section 3.6 of the *ROP* outlines cultural heritage policies and states that:

The Region supports identification, preservation and interpretation of the cultural heritage features, structures, archaeological resources, and cultural heritage landscapes in Peel (including properties owned by the Region), according to the criteria and guidelines established by the Province.²⁰

Section 3.6.1 states that the objectives of the Region's cultural heritage policies are as follows:

3.6.1.1 To identify, preserve and promote cultural heritage resources, including the material, cultural, archaeological and built heritage of the region, for present and future generations.

3.6.1.2 To promote awareness and appreciation, and encourage public and private stewardship of Peel's heritage.

3.6.1.3 To encourage cooperation among the area municipalities, when a matter having inter-municipal cultural heritage significance is involved.

3.6.1.4 To support the heritage policies and programs of the area municipalities. Implementation policies related to cultural heritage are contained in Section 7.6 of this Plan.

Section 3.6.2 lists the Region's cultural heritage policies, those most relevant to the Property are as follows:

¹⁸ The Greenbelt Plan, prepared by the Province of Ontario, 2017, <https://files.ontario.ca/greenbelt-plan-2017-en.pdf>, 4-5.

¹⁹ Province of Ontario, *Greenbelt Plan*, s.1.1.

²⁰ Region of Peel Official Plan, prepared by the Region of Peel, (Peel, ON, 1996, office consolidation December 2018), https://www.peelregion.ca/planning/officialplan/pdfs/ropdec18/ROPConsolidationDec2018_TextSchedules_Final_TEX.pdf, s. 3.6.

3.6.2.1 Direct the area municipalities to include in their official plans policies for the definition, identification, conservation and protection of cultural heritage resources in Peel, in cooperation with the Region, the conservation authorities, other agencies and aboriginal groups, and to provide direction for their conservation and preservation, as required.

3.6.2.2 Support the designation of Heritage Conservation Districts in area municipal official plans.

3.6.2.3 Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of cultural heritage resources in Peel, as prescribed by the Ministry of Tourism, Culture and Sport's archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.

3.6.2.6 Encourage and support the area municipalities in preparing, as part of any area municipal official plan, an inventory of cultural heritage resources and provision of guidelines for identification, evaluation and impact mitigation activities.

The *ROP* also highlights the importance of the Region's cultural agricultural resources in Section 3.2 including the policy to:

3.2.2.14 Encourage greater diversity of permitted uses, including value-added industries (e.g. wineries, cideries, agricultural research institutes, feed mills and fertilizer depots) to aid the farm industry, and to maintain the cultural heritage and way of life of the farming community. Within prime agricultural areas all permitted uses must either be agriculture related uses or secondary uses that are in accordance with Policy 3.2.2.8 of this Official Plan.

3.2.2 City of Brampton Official Plan (2006, consolidated 2020)

The *City of Brampton Official Plan (OP)* was adopted on 11 October 2006, partially approved by the Region of Peel on 24 January 2008 and partially approved by the Ontario Municipal Board on 7 October 2008. The City has been developing a new *OP* since 2019 which will plan for 2040. The most recent consolidation dates to September 2020.

The *OP*'s purpose is to guide land use planning decisions until 2031 with clear guidelines for how land use should be directed, and which ensures that "cultural heritage will be preserved and forms part of the functional components of the daily life".²¹ Regarding cultural heritage the *OP* notes that:

Brampton's rich cultural heritage also provides a foundation for planning the future of the City as our heritage resources and assets contribute to the identity, character, vitality, economic prosperity, quality of life and sustainability of the community as a whole. Cultural heritage is more than just buildings and monuments, and includes a diversity of tangible and intangible resources, including structures, sites, natural environments, artifacts and traditions that have

²¹ City of Brampton Official Plan, prepared by the City of Brampton, (Brampton, ON, 2006, office consolidation September 2020), https://www.brampton.ca/EN/City-Hall/Official-Plan/Documents/Sept2020_Consolidated_OP_2006.pdf, 1.

historical, architectural, archaeological, cultural and contextual values, significance or interest.²²

In Section 4.10 (Cultural Heritage) of the *OP* identifies the conservation of heritage resources as providing a “vital link with the past and a foundation for planning the future...” and highlights the importance of cultural heritage landscapes, intangible heritage, and maintaining of context.²³

Section 4.10 states the objectives of its cultural heritage policies are to:

- a) Conserve the cultural heritage resources of the City for the enjoyment of existing and future generations;
- b) Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes, including significant public views; and,
- c) To promote greater awareness of Brampton's heritage resources and involve the public in heritage resource decisions affecting the municipality.

Cultural heritage policies relevant to the Property include the following:

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

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

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

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

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

²² City of Brampton, *Official Plan*, 2-4.

²³ City of Brampton, *Official Plan*, 4.9 -1.

4.10.1.15 Minimum standards for the maintenance of the heritage attributes of designated heritage properties shall be established and enforced.

4.10.1.17 The City shall modify its property standards and by-laws as appropriate to meet the needs of preserving heritage structures.

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

The *OP* includes cultural heritage policies related to the preparation of an HIA. These include the following:

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.

4.10.1.11 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.

3.2.3 Heritage Heights Community Secondary Plan (Area 52 and 53)

The Property is located within Secondary Plan area 52 (Huttonville North). Secondary Plan area 52 along with Secondary Plan area 53 (Mount Pleasant West) are collectively referred to as the “Heritage Heights Community”. Heritage Heights is Brampton’s last undeveloped area and was proposed as a new town centre in Brampton’s 2040 Vision. This area will integrate with the Provincial government’s GTA West Corridor project.²⁴

Planning the *Heritage Heights Secondary Plan* started in 2009.²⁵ A first version of a proposed land use plan was presented to Municipal Council in 2014. Public consultation took place from 2015 through 2017. In 2018 the Province stopped an environmental assessment for the proposed GTA West highway which was to go through the secondary plan area and proposed a new narrower road corridor. In 2019 planning for the Heritage Heights Secondary Plan was restarted and in 2020 a new conceptual land use plan was endorsed by the City’s Planning and Development Committee.²⁶

According to the 2014 Land Use Plan, the Property was intended to become Business Employment, Institutional, Commercial or Mixed-Use land.

The Secondary Plan is in development. The 2020 conceptual land use plan is guided by the following principles:

1. Create walkable communities for people to gather, recreate, work, and live.
2. Development should be compact and diverse to achieve walkable and affordable active neighbourhoods.
3. Implement sustainable and resilient plans, technologies, and design approaches.
4. Include arts and cultural uses that will leverage Brampton’s diversity and attract investment.
5. Conserve the natural and cultural heritage of the area, creating a destination for local and regional visitors.
6. Foster a competitive environment for employment and economic development.
7. Plan for wellbeing - physical, mental, social - through the design of people-centric spaces that are safe and age-friendly.
8. Integrate and connect green and open spaces into the design of neighbourhoods while being sensitive to existing ecological systems.²⁷

A visioning report is complete and other studies in support of the secondary plan are in progress, including proposed land use schedules. The Property is on environmentally sensitive land and is

²⁴ City of Brampton, “Heritage Heights,” Planning and Development, 2020, <https://www.brampton.ca/EN/Business/planning-development/projects-studies/Heritage-Heights/Pages/Welcome.aspx>

²⁵ City of Brampton, “Heritage Heights, Background”, <https://www.brampton.ca/EN/Business/planning-development/projects-studies/Heritage-Heights/Pages/Background.aspx>

²⁶ City of Brampton. 2020. Heritage Heights Community (Areas 52 & 53) Secondary Plan.

²⁷ City of Brampton, “Heritage Heights,” 2020.

considered for open space or park land.²⁸ A December 2020 proposed land use schedule illustrates the land as low density residential.²⁹

3.3 Summary and Analysis of Policy and Legislative Context

It is LHC's opinion that the Project conforms/complies with the applicable policy and legislative framework.

²⁸ Personal communication with Anand Balram, Senior Policy Planner, Official Plan & Growth Management, Planning, Building and Economic Development, City of Brampton.

²⁹ City of Brampton, "Heritage Heights Secondary Plan Area Proposed Land Use Schedule", Draft for discussions only, Policy Planning, Planning Building and Economic Development, December 2020, pdf.

4 HISTORIC CONTEXT

4.1 Property Background

4.1.1 Natural History

The underlying bedrock in the Brampton area is shale, limestone, dolostone, and siltstone of the Queenston Formation.³⁰ The physiography of the Property is till plains.³¹ The Property is in the Norval to Port Credit sub watershed of the larger Credit River watershed.³² It is in the Lake Simcoe-Rideau Ecoregion, an area with a mild, moist climate and in the Great Lakes-St. Lawrence forest region.³³

4.1.2 Early Indigenous History

4.1.2.1 Paleo Period (9500-8000 BCE)

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Wisconsin glacier.³⁴ During this archaeological period, known as the Paleo period (9500-8000 BCE), the climate was similar to the present-day sub-arctic and vegetation was largely spruce and pine forests.³⁵ The initial occupants of the province had distinctive stone tools. They were nomadic big-game hunters (i.e., caribou, mastodon, and mammoth) who lived in small groups and travelled over vast areas, possibly migrating hundreds of kilometres in a single year.³⁶

4.1.2.2 Archaic Period (8000-1000 BCE)

During the Archaic archaeological period (8000-1000 BCE) the occupants of southern Ontario continued their migratory lifestyles, although living in larger groups and transitioning towards a preference for smaller territories of land – possibly remaining within specific watersheds. People refined their stone tools during this period and developed polished or ground stone tool technologies. Evidence of long-distance trade has been found on archaeological sites from the Middle and Later Archaic times; including items such as copper from Lake Superior, and marine shells from the Gulf of Mexico.³⁷

4.1.2.3 Woodland Period (1000 BCE – CE 1650)

The Woodland period in southern Ontario (1000 BCE – CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies, as well as the introduction of pottery making. The Woodland period is sub-divided into the Early Woodland (1000–400 BCE), Middle

³⁰ Ministry of Energy, Northern Development and Mines, “Bedrock Geology,” OGS Earth, last modified March 19, 2018, accessed February 4, 2021, <https://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth>

³¹ Ministry of Energy, Northern Development and Mines, “Physiography,” 2019.

³² Credit Valley Conservation, Watershed Maps, “9 – Norval to Port Credit Subwatershed,” pdf, accessed February 5, 2021, <https://cvc.ca/watershed-science/our-watershed/watershed-maps/>

³³ William J. Crins, Paul A. Gray, Peter W.C. Uhlig, and Monique C. Wester, “The Ecosystems of Ontario, Part 1: Ecozones and Ecoregions,” Ministry of Natural Resources Science and Information Branch, Inventory, Monitoring and Assessment Section, Technical Report SIB TER IMA TR-01, 2009, 47-49.; Ministry of Natural Resources, “Forest Regions,” Environment and Energy, 2019, <https://www.ontario.ca/page/forest-regions>

³⁴ Christopher Ellis and D. Brian Deller, “Paleo-Indians,” in *The Archaeology of Southern Ontario to A.D. 1650*, ed. Christopher Ellis and Neal Ferris (London, ON: Ontario Archaeological Society, London Chapter, 1990), 37.

³⁵ “Chapter 3: First Nations,” in *Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks*, prepared by the Toronto Region Conservation Authority (Toronto, ON, 2001), <http://www.trca.on.ca/dotAsset/37523.pdf>

³⁶ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

³⁷ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

Woodland (400 BCE – CE 500) and Late Woodland (CE 500 - 1650).³⁸ The Early Woodland is defined by the introduction of clay pots which allowed for preservation and easier cooking.³⁹ During the Early and Middle Woodland, communities grew and were organized at a band level. Peoples continued to follow subsistence patterns focused on foraging and hunting.

Woodland populations transitioned from a foraging subsistence strategy towards a preference for agricultural village-based communities around during the Late Woodland. During this period people began cultivating maize in southern Ontario. The Late Woodland period is divided into three distinct stages: Early Iroquoian (CE 1000–1300); Middle Iroquoian (CE 1300–1400); and Late Iroquoian (CE 1400–1650).⁴⁰ The Late Woodland is generally characterised by an increased reliance on cultivation of domesticated crop plants, such as corn, squash, and beans, and a development of palisaded village sites which included more and larger longhouses. By the 1500s, Iroquoian communities in southern Ontario – and more widely across northeastern North America –organized themselves politically into tribal confederacies. South of Lake Ontario, the Haudenosaunee Confederacy comprised the Mohawks, Oneidas, Onondagas, Cayugas, and Senecas, while Iroquoian communities in southern Ontario included the Petun, Huron, and Neutral Confederacies.⁴¹

4.1.3 Seventeenth- and Eighteenth-Century Historic Context

French explorers and missionaries began arriving in southern Ontario during the first half of the 17th century, bringing with them diseases for which the Indigenous peoples had no immunity, contributing to the collapse of the three southern Ontario Iroquoian confederacies. Also contributing to the collapse and eventual dispersal of the Huron, Petun, and Attiwandaron, was the movement of the Haudenosaunee Confederacy from south of Lake Ontario. Between 1649 and 1655, the Haudenosaunee Confederacy waged military warfare on the Huron, Petun, and Attiwandaron, pushing them out of their villages and the general area.⁴²

As the Haudenosaunee Confederacy moved across a large hunting territory in southern Ontario, they began to threaten communities further from Lake Ontario, specifically the Ojibway (Anishinaabe). The Anishinaabe had occasionally engaged in military conflict with the Haudenosaunee Confederacy over territories rich in resources and furs, as well as access to fur trade routes; but in the early 1690s, the Ojibway, Odawa and Patawatomí, allied as the Three Fires, initiated a series of offensive attacks on the Haudenosaunee Confederacy, eventually forcing them back to the south of Lake Ontario.⁴³ Oral tradition indicates that the Mississauga played an important role in the Anishinaabe attacks against the Haudenosaunee.⁴⁴ A large group of Mississauga established themselves in the area between present-day Toronto and Lake Erie around 1695, the descendants of whom are the Mississaugas of the New Credit.⁴⁵ Artifacts from

³⁸ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

³⁹ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

⁴⁰ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001.

⁴¹ Toronto Region Conservation Authority, “Chapter 3: First Nations,” 2001; Haudenosaunee Confederacy, “Who Are We,” Haudenosaunee Confederacy, 2020, <https://www.haudenosauneeconfederacy.com/who-we-are/>

⁴² Mississaugas of the Credit First Nation, “The History of the Mississaugas of the New Credit First Nation,” Mississaugas of the New Credit First Nation, 2018, <http://mncfn.ca/wp-content/uploads/2018/04/The-History-of-MNCFN-FINAL.pdf>

⁴³ Mississaugas of the Credit First Nation, “History,” 3-4.

⁴⁴ Mississaugas of the Credit First Nation, “History,” 3-4.

⁴⁵ Mississaugas of the Credit First Nation, “History,” 3-4.

all major Indigenous communities have been discovered in the Greater Toronto Area at over 300 archaeological sites.⁴⁶

4.1.4 Survey and European Settlement in the Area

The Seven Years War (1756-1763) between Great Britain and France and the American Revolution (1775-1783) lead to a push by the British Crown for greater settlement in Canada leading to treaties.⁴⁷ The Property is located within the Treaty Lands and Territory of the Mississaugas of the Credit First Nation and the Ajetance, Treaty No. 19 (1818) which expanded on the Head of the Lake, Treaty No. 14 (1806) along Lake Ontario (Figure 53).⁴⁸

As the Mississaugas of the Credit First Nation write:

In addition to their three small reserves located on the Lake Ontario shoreline, the Mississaugas of the Credit held 648,000 acres of land north of the Head of the Lake Purchase lands and extending to the unceded territory of the Chippewa of Lakes Huron and Simcoe. In mid-October, 1818, the Chippewa ceded their land to the Crown in the Lake Simcoe-Nottawasaga Treaty and, by the end of October, the Crown sought to purchase the adjacent lands of the Mississaugas of the Credit.

The Deputy Superintendent of the Indian Department, William Claus, met with the Mississaugas from October 27-29, 1818, and proposed that the Mississaugas sell their 648,000 acres of land in exchange for an annual amount of goods. The continuous inflow of settlers into their lands and fisheries had weakened the Mississaugas' traditional economy and had left them in a state of impoverishment and a rapidly declining population. In their enfeebled state, Chief Ajetance, on behalf of the assembled people, readily agreed to the sale of their lands for £522.10 of goods paid annually.⁴⁹

⁴⁶ Toronto Region Conservation Authority, "Archaeology Opens a Window on the History of Indigenous Peoples in the GTA," News, 2018, <https://trca.ca/news/archaeology-indigenous-peoples-gta/>

⁴⁷ Peel Art Gallery, Museum, and Archives, "About Peel," Peel Archives Blog, 2017, <https://peelarchivesblog.com/about-peel/>

⁴⁸ Donna Duric, "Ajetance Treaty, No. 19 (1818)," Mississaugas of the Credit First Nations Treaty Lands & Territory, 2017, <http://mncfn.ca/treaty19/>; Peel Art Gallery, Museum, and Archives, "About Peel," 2017.

⁴⁹ Duric, Donna, "Ajetance Treaty, No. 19 (1818)," 2017.

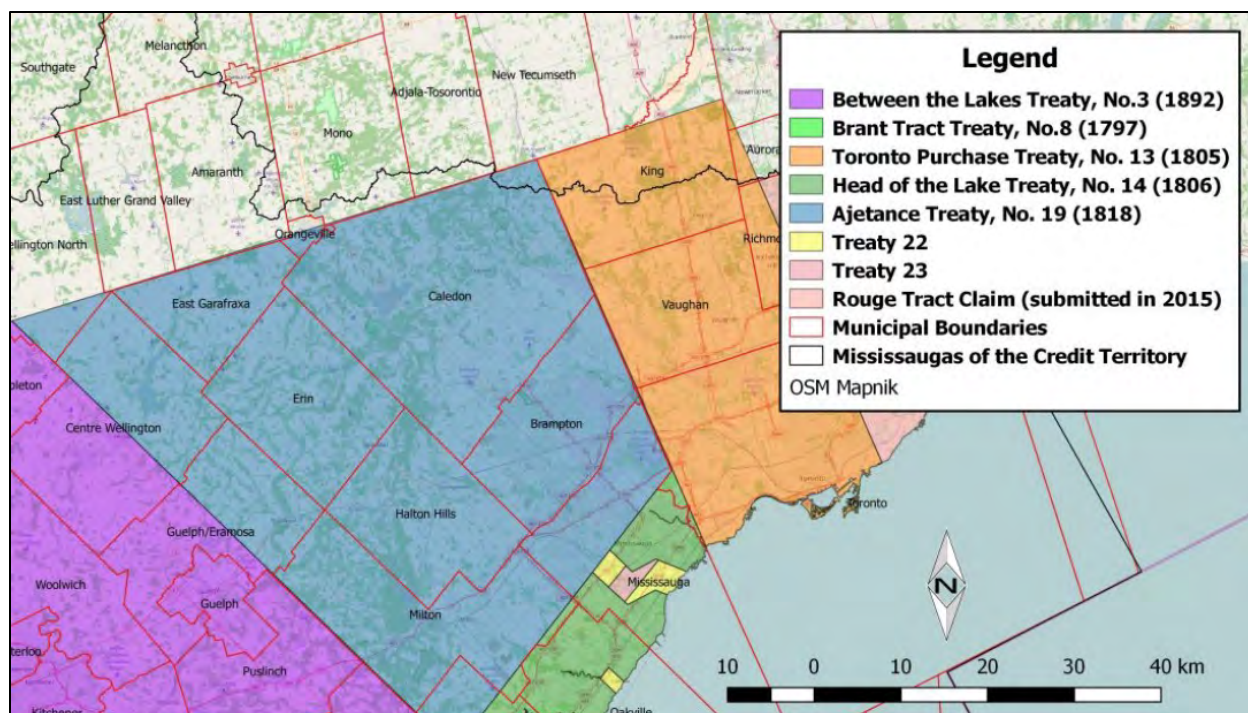


Figure 53: Ajetance Treaty, No. 19 Map (Mississaugas of the Credit First Nations, 2017)

4.1.5 Chinguacousy Township

In 1818, surveyors Richard Bristol and Timothy Street surveyed Chinguacousy and Toronto Gore Township. They described the land as “low, swampy and covered with dense hardwood”.⁵⁰ They used the ‘double-front’ system, and established concession numbers running east (E.H.S) and west (W.H.S) from a baseline laid through the centre of the township (today Hurontario Street). They assigned Lot numbers running south to north. The elected Home District Council for York County jointly administered Chinguacousy and Toronto Gore Township until the later township separated in 1831.⁵¹ The Home District Council dissolved in 1850 and the government established smaller counties in its place.⁵²

The first European landowners in Chinguacousy Township were second generation United Empire Loyalists from the Niagara area, and settlers from New Brunswick and the United States.⁵³ The population of Chinguacousy grew rapidly, from 421 people in 1821 to 7,469 in 1851.⁵⁴ This was due –in part– to good agricultural land used for wheat production along with high global demand for wheat. The 1854 Canadian–American Reciprocity Treaty encouraged farmers in Ontario to rear livestock for export to the United States.⁵⁵ Farmers in Chinguacousy Township also benefited from the construction of the Grand Truck Railway through Brampton in 1856.

⁵⁰ City of Brampton, “Brampton History,” Tourism Brampton, 2021, <https://www.brampton.ca/en/Arts-Culture-Tourism/Tourism-Brampton/Visitors/Pages/BramptonHistory.aspx>

⁵¹ Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*, (Peel, ON: Charters Pub. Co., 1967).

⁵² Peel Art Gallery, Museum, and Archives, “About Peel,” 2017.

⁵³ Walker & Miles, *Illustrated Historical Atlas of the County of Peel*, (Toronto, ON: Miles & Co. Ltd, 1877), 65 and 90.

⁵⁴ Corporation of the County of Peel, *A History of Peel*, 1967.

⁵⁵ André Scheinman, *Town of Caledon Cultural Heritage Landscapes Inventory*, (Caledon: Town of Caledon, March 2009), 6–2.

The County of Peel—established in 1851—was a subsection of the United Counties of York, Ontario, and Peel, and included Toronto, Toronto Gore, Chinguacousy, Caledon, and Albion.⁵⁶ In 1854 Ontario County separated from the United Counties and in 1866 Peel became an independent county with Brampton as the county seat.

In 1874 —early settler—John Lynch described Chinguacousy Township as “a good agricultural Township, watered on the west by the River Credit, in the centre by the Etobicoke, which is not a very valuable stream, and on the east by several small streams, branches of the Humber and Mimico”.⁵⁷

John Henry Pope described the Township’s notable farmland in 1877 as:

first class agricultural township and the farmers as a general thing have been very successful in their undertakings, many of them having amassed quite a fortune. The township is noted for its beautiful and substantial farm residences and commodious barns. The farms also are generally in the highest state of cultivation, while the grounds in front of the residences are for the most part tastefully arranged with beautiful flowers and shade trees, giving each place and the country generally a handsome appearance.⁵⁸

Chinguacousy continued to grow. Electrical power arrived in the Township in 1923. The population grew from 3,423 in 1944 to 15,996 in 1966.⁵⁹ Growth following the Second World War led to the creation of the Regional Municipality of Peel in 1974.⁶⁰ When the Regional Municipality of Peel formed Chinguacousy Township was split in half at Mayfield Road. The northern half of Chinguacousy merged with Caledon and the southern half joined the City of Brampton.⁶¹

4.1.6 Property History – Lot 10, Concession 6 W.H.S.

James Currie⁶² was born in 1788 in Moville, Donegal, Ireland. He settled on Lot 10, Concession 6 West of Hurontario Street (WHS) and built a homestead and mill.⁶³ James and his brother Samuel emigrated together. They also farmed neighbouring lots. In 1837 James farmed Lot 12, Concession 6 WHS and Samuel farmed Lot 12, Concession 5 WHS.⁶⁴ In 1846 both men farmed on Lot 12, Concession 6 WHS.⁶⁵

In August 1850 James Currie was granted the Crown Patent for the 200 acres of Lot 10 Concession 6 WHS.⁶⁶ By December of that year, he had severed the property into east and west

⁵⁶ Peel Art Gallery, Museum, and Archives, “The Creation of the County of Peel, 1851-1867,” Peel Archives Blog, 2017, <https://peelarchivesblog.com/2017/04/25/the-creation-of-the-county-of-peel-1851-1867/>

⁵⁷ John Lynch, *Directory of the County of Peel for 1873-4*, Brampton, ON: Brampton Progress Chromatic Printing House, 1874, <http://freepages.rootsweb.com/~wjmartin/genealogy/peelco1.htm>

⁵⁸ Walker & Miles, *Illustrated Historical Atlas of the County of Peel*, 1877, 65.

⁵⁹ Corporation of the County of Peel, *A History of Peel County to Mark its Centenary*, 1967.

⁶⁰ Peel Art Gallery, Museum, and Archives, “About Peel,” 2017.

⁶¹ City of Brampton, “Brampton History,” 2021.

⁶² Currie is spelled Curry in some historic documents.

⁶³ City of Brampton, By-Law 180-2015 to designate the property at 2591 Bovaird Drive West (Robert Currie Farmhouse), (Brampton, ON, 2015).

⁶⁴ Walker & Miles, *Illustrated Historical Atlas of the County of Peel*, (Toronto, ON: Miles & Co. Ltd, 1877).

⁶⁵ George Brown, “Brown’s Toronto City and Home District directory 1846-7”, Brown’s Printing Office, 1846, p. 16.

⁶⁶ AMEC, Stage 1 Archaeological Assessment Bovaird Drive: Lake Louise Drive/Worthington Avenue to Old Pine Crescent, Brampton, Regional Municipality of Peel, Ontario. P329-008-2009, Nancy Saxberg. 2009,

halves and sold the east half to his brother Samuel. The 1851 Census does not specifically indicate property location but it does provide some detail regarding residential and business structures.⁶⁷ James Currie and his family resided in a 1-storey log home and owned a sawmill which produced 400,000 feet of lumber and employed 3 men in its operation. Samuel Currie and his family resided in a 1-½ storey frame home in 1851.⁶⁸

The first visual representation of their respective properties is the 1859 Tremaine map (Figure 54). Samuel and James are listed on both Lot 12 and Lot 10, Concession 6 WHS; James on the western halves, Samuel on the eastern halves. Based on the illustration of the Credit River West Branch as it passes through Lot 10 the roadway and structure are likely related to James Currie's sawmill. No residential structures are illustrated on the east half of Lot 10, though a residence is shown on Lot 12.

The 1861 Census and Agricultural return suggest that Samuel's family primarily lived on 100 acres of Lot 12, Concession 6 WHS; and lived in a 1-½ storey brick home.⁶⁹ The 1861 the Agricultural return displays residency by lot and concession, this shows Thomas Richardson as a tenant on 100 acres of Lot 10, Concession 6 WHS. His family was living in a 1-storey frame house and actively farming 70 acres of land. During this time James Currie owned 300 acres across Lots 9, 10, and 12, Concession 6 WHS.

The 1871 Census continues to indicate some confusion regarding Samuel Currie's land.⁷⁰ Schedule 4 of the 1871 Census shows Samuel as the owner of 200 acres on Lots 11 and 12, Concession 6 WHS, however descriptions of the land title abstracts for Lot 11 do not suggest he officially owned any portion of the lot.⁷¹ Henry Ross is listed as an owner of 150 acres on Lots 10 and 11, Concessions 5 and 6 WHS; his ownership of at least the east half of Lot 11, Concession 6 WHS is found in the description of land title abstracts and illustrated in the 1877 Walker & Miles Illustrated Historical Atlas of the County of Peel.⁷²

1872 marked the death of both James Currie and his wife Ann (nee Morrow).⁷³ Their son Samuel David Currie registered their deaths and listed his residence as Lot 12, Concession 6 WHS. In 1876 Samuel Currie and his wife Ann (nee Stirret) sold their 100 acres of the east half of Lot 10 to their son Robert. The 1877 Walker & Miles map shows Robert on the east half of Lot 10 with one isolated residential structure in the north-east corner of the property as well as a central residence and two barn structures bordered by an orchard that correlates with the extant home at 2591 Bovaird Drive West (Figure 54).

<https://www.peelregion.ca/pw/transportation/environ-assess/pdf-bovaird/appendix-j.pdf>; City of Brampton, "By-Law 180-2015 to designate the property at 2591 Bovaird Drive West (Robert Currie Farmhouse)," (Brampton, ON, 2015).

⁶⁷ Canada, "Chinguacousy, Peel, Canada West (Ontario)," Census of Canada, 1851. Microfilm Roll: C-11746, Library and Archives Canada, Ottawa, ON, Ancestry.com.

⁶⁸ Canada, "Chinguacousy, Peel, Canada West (Ontario)," Census of Canada, 1851.

⁶⁹ Canada, "Chinguacousy, Peel, Canada West (Ontario)," Census of Canada, 1861, Microfilm Roll: C-1063, Library and Archives Canada, Ottawa, ON, Ancestry.com.

⁷⁰ Canada, "Chinguacousy, Peel, Canada West (Ontario)," Census of Canada, 1871, Microfilm Roll: C-9958, Library and Archives Canada, Ottawa, ON, Ancestry.com.

⁷¹ AMEC, Stage 1 Archaeological Assessment Bovaird Drive, 2009.

⁷² AMEC, Stage 1 Archaeological Assessment Bovaird Drive, 2009.; Walker & Miles, Illustrated Historical Atlas of the County of Peel, 1877.

⁷³ Ontario, "Ontario, Canada, Deaths and Deaths Overseas, 1869-1948," James Currie, 1872, MS935 Reel 3, Archives of Ontario, Toronto, ON, Ancestry. com.; Ontario, "Ontario, Canada, Deaths and Deaths Overseas, 1869-1948," Ann Currie, 1872, MS935 Reel 3, Archives of Ontario, Toronto, ON, Ancestry. com.

The 1881 Census shows Robert living in the family home with his widowed mother Ann listed as “head of household”.⁷⁴ After Robert Currie’s death in 1882, the eastern half of Lot 10 was granted to a James Currie and then subsequently sold to Peter H. Laird in 1884.⁷⁵ The Laird family was illustrated as owning part of Lot 11, Concession 6 WHS in both the 1859 Tremaine and 1877 Walker & Miles maps (Figure 54). Peter H. Laird sold the 100 acres to Andrew McClure in 1887. The McClure family was living in Chinguacousy, Peel according to the 1891 and 1901 Census.⁷⁶ In 1904 they sold the property to Louis Hamilton Laird. The Laird family is listed on the 1911 Census at Lot 10, Concession 6.⁷⁷

In 1930 the property was transferred from Louis Hamilton Laird to Harold G. Lyons. The entire 100-acre eastern half of Lot 10 was passed to Clark L. Lyons in March 1966. In 1988 ownership of the property was transferred to Porretta Investments Inc. and Liteform International Inc. the property is currently owned by the City of Brampton.

During the twentieth century the farm complex appears to have undergone little change. The farmhouse and bank barn are depicted on topographic mapping from the first half of the twentieth century (Figure 55). A second outbuilding - likely Outbuilding 1 – is depicted on both the 1963 and 1973 topographic maps. The small barn is a more recent, late twentieth century structure (Figure 55).⁷⁸

⁷⁴ Canada, “Chinguacousy, Peel, Canada West (Ontario),” Census of Canada, 1881, Microfilm Roll: C-13252, Library and Archives Canada, Ottawa, ON, Ancestry.com.

⁷⁵ AMEC, Stage 1 Archaeological Assessment Bovaird Drive, 2009.; City of Brampton, “By-Law 180-2015, 2015.

⁷⁶ Canada, “Chinguacousy, Peel, Canada West (Ontario),” Census of Canada, 1891, Microfilm Roll: T-6361 Library and Archives Canada, Ottawa, ON, Ancestry.com.; Canada, “Chinguacousy, Peel, Canada West (Ontario),” Census of Canada, 1901, page: 12, Family No: 116, Library and Archives Canada, Ottawa, ON, Ancestry.com.

⁷⁷ Canada, “Chinguacousy, Peel, Canada West (Ontario),” Census of Canada, 1911, page: 6, Family No: 65, Library and Archives Canada, Ottawa, ON, Ancestry.com.

⁷⁸ Note: Historic and Topographic maps do not necessarily show all buildings that may have existed on a property. Preference was given to subscribers and to the dominant buildings in an area.

1859

Peter Larriv

Jos. Hew

Henry Ross

Wm. Hunter

Ann Hunter

Jas. M. Gill

Saml. Curry

0 150 300 600 Meters

1877

Wm (1) Hunter

Jas: Maguire (63)

Robt Currie (63)

0 150 300 600 Meters

☐ SubjectProperty

1. All locations are approximate.

1. Geo. R. Tremaine. Tremaine's Map of the County of Peel, Canada West. Scale 1:39,600. Toronto: G.R. & G.M. Tremaine, 1859.
2. Walker & Miles. Southern Part of Chinguacousy. Scale unknown. Toronto: Walker & Miles, 1877.
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The Subject Property on 1859 and 1877 Maps

City of Barmpton

Heritage Impact Assessment

2591 Bovaird Drive, Brampton, ON

PROJECT NO. LHC0228



YYYY-MM-DD

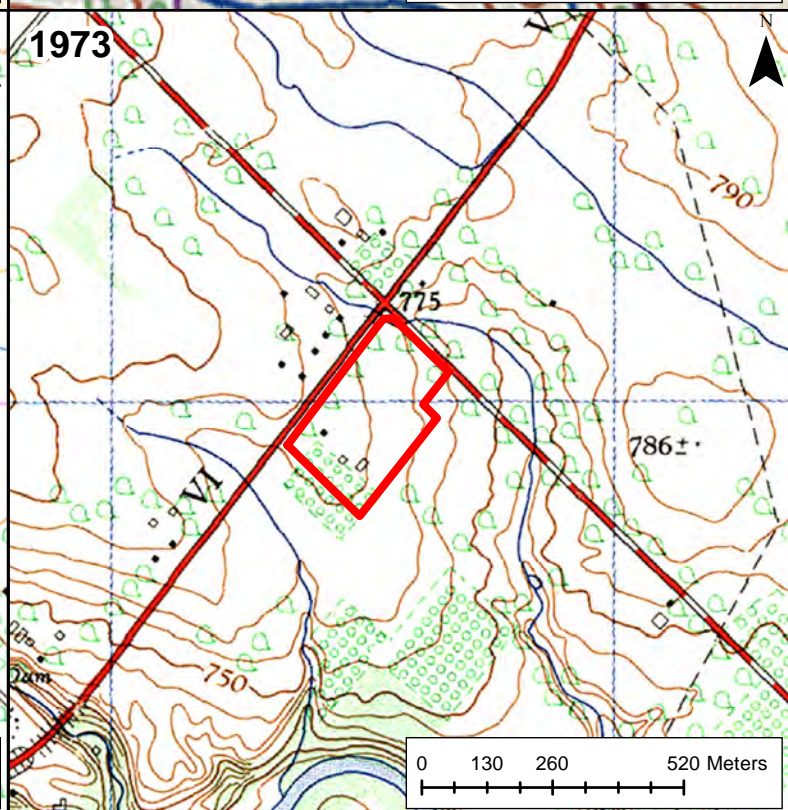
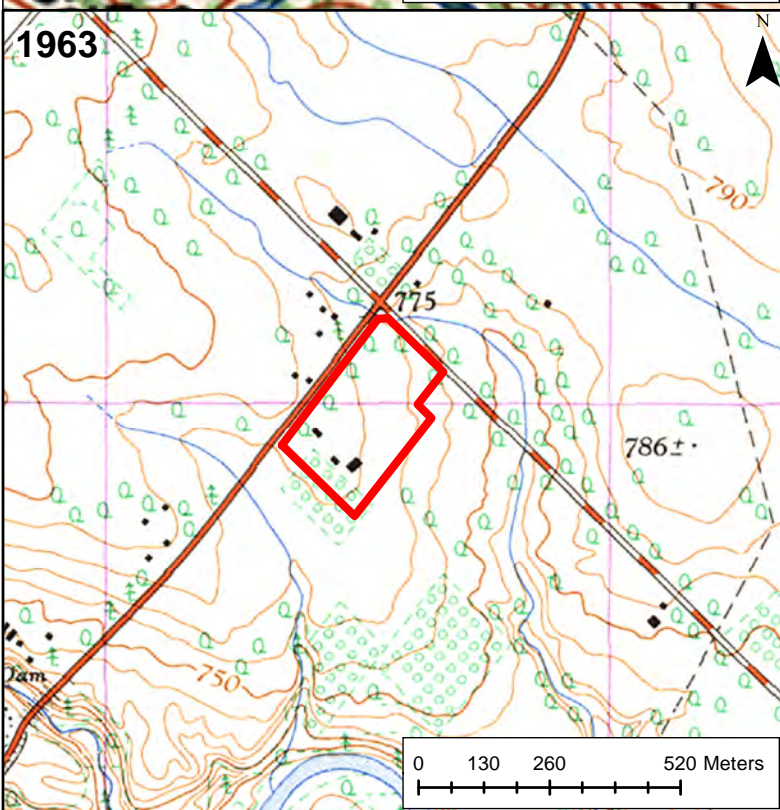
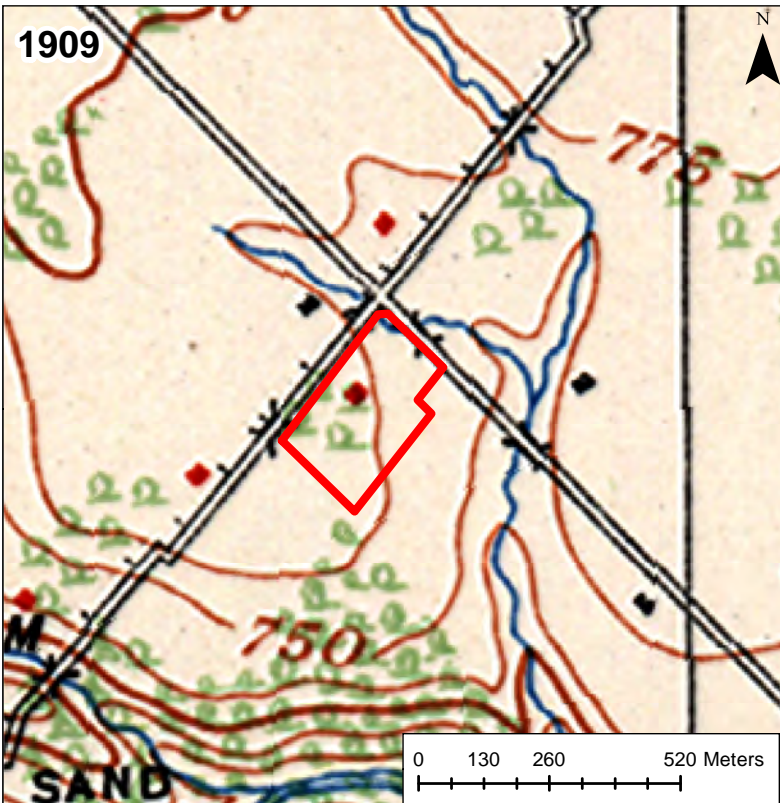
2020-12-16

DESIGNED

LHC

FIGURE

54



Legend



SubjectProperty

NOTE(S)

1. All locations are approximate.

REFERENCE(S)

1. Geographical Section, General Staff, No. 2197. *Topographic Map Ontario Brampton Sheet*. Scale 1:63,360. Ontario, sheet no 35. n.p.: Department of Militia and Defence, 1909.

2. Geographical Section, General Staff, Department of National Defence. *Brampton Ontario*. Scale 1:63,360. National Topographic Series Canada, sheet 30 M/12. Ottawa: Surveyor General Department of Mines and Resources, 1942.

3. Army Survey Establishment, R.C.E. *Brampton Ontario*. Edition 1. Scale 1:25,000. Canada, sheet 30 M/12f. n.p.: Army Survey Establishment, R.C.E., 1963.

4. Surveys and Mapping Branch, Department of Energy, Mines, and Resources. *Brampton Ontario*. Edition 2. Scale 1:25,000. Canada, sheet 30 M/12f. Ottawa: Canada Map Office, Department of Energy, Mines, and Resources, 1973.

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TITLE

The Subject Property on 1909, 1942, 1963, and 1973 Maps

CLIENT

City of Brampton

PROJECT

Heritage Impact Assessment
2591 Bovaird Drive, Brampton, ON

PROJECT NO. LHC0228



YYYY-MM-DD	2020-12-16
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PREPARED	JG
FIGURE	55

4.2 Nineteenth Century Farm Context

4.2.1 Landscape

In general, the arrangement of farm landscapes in Ontario was the result of the local township surveys and practical considerations. The landscape and built environment developed from cultural norms, demand for certain agricultural products at the time, topography, accessible water, wind and weather patterns, available labour, and technology.

Early Euro-Canadian settlers generally started by clearing land and growing various grains, peas, corn, squash and common vegetables.⁷⁹ Over time they often added fruit orchards and some livestock such as oxen, pigs, sheep and chickens.⁸⁰ Early farmers rarely had surplus, but any surplus they had was generally sold to the government.⁸¹ As farms became established in the early nineteenth century wheat became a dominant crop for sale.⁸² Politics, broader geopolitical decisions, greater settlement and advances in transportation technologies affected the Ontario agricultural sector and by the 1850s agriculture became increasingly diverse.⁸³ Farms were able to produce and sell a wider variety of grains, livestock, butter and wool. In the 1860s factory cheese production developed in the Province.⁸⁴ In the late nineteenth century and throughout the twentieth century agriculture continued to develop and grow to include market gardening, vegetable farms, tobacco, dairy, beef, pork, and fruit growing.⁸⁵

The spatial arrangement of farms was generally set back from but oriented to public roads. The complex was often towards the middle of the farm. Having the buildings set back from the road buffered from road dust and ensured privacy.⁸⁶ Barns were often set back 100-200 m from the road and approximately half way between the side boundaries.⁸⁷ Access to water was a critical factor in the site and arrangement of farms. Access to surface streams was important on early farms but over time as land clearance and cultivation affected the streams access to groundwater through wells shaped the arrangement of farms.⁸⁸ Complexes of farm buildings were generally on well drained land and in many cases were located on glacial till and gravel areas. They were also often at a high point with the ground sloping away from the buildings.⁸⁹

Throughout the 19th century buildings were added to farms as required. However, by the late 19th century farms began to be designed with large well laid out, efficient, barns with integrated stables or livestock pens. It was considered more efficient to build or rebuild a single large barn instead of clustering several smaller buildings around the site.⁹⁰ Mechanization led to new buildings being

⁷⁹ Jones, Robert Leslie, "History of Agriculture in Ontario 1613-1880", University of Toronto Press, Toronto, ON, 1946, p. 22.

⁸⁰ Jones, Robert Leslie, "History of Agriculture in Ontario 1613-1880", 1946, p.22-23.

⁸¹ Jones, Robert Leslie, "History of Agriculture in Ontario 1613-1880", 1946, p.23.

⁸² Dick, Lyle and Jeff Taylor, "History of Agriculture to the Second World War", The Canadian Encyclopedia, online. October 2, 2007, last edited May 1, 2015. Accessed February 19, 2020. <https://www.thecanadianencyclopedia.ca/en/article/history-of-agriculture>

⁸³ Dick, Lyle and Jeff Taylor, "History of Agriculture to the Second World War", The Canadian Encyclopedia, online.

⁸⁴ Dick, Lyle and Jeff Taylor, "History of Agriculture to the Second World War", The Canadian Encyclopedia, online.

⁸⁵ Dick, Lyle and Jeff Taylor, "History of Agriculture to the Second World War", The Canadian Encyclopedia, online.

⁸⁶ McIlwraith, Thomas F, "Looking for Old Ontario: Two Centuries of Landscape Change", University of Toronto Press, Toronto, ON, 1999, p. 241. and, Wendy Shearer Landscape Architect Limited, "Cultural Landscape Assessment Central Pickering: Seaton Lands", pdf, 2005, p. 9.

⁸⁷ McIlwraith, Thomas F, 1999, p. 241.

⁸⁸ McIlwraith, Thomas F, 1999, p. 242.

⁸⁹ McIlwraith, Thomas F, 1999, p. 242. and, Shearer, 2005, p. 9.

⁹⁰ McIlwraith, Thomas F, 1999, p. 181

added to farms to accommodate equipment needs. Scientific research and technological improvements in grain, milk and silage storage also led to new structures and adaptations to farm structures.

The arrangement of buildings generally included an attractive house in front with utilitarian buildings in behind.⁹¹ A large barn as an impressive structure would be a distance behind the house because it was liable to catch fire.⁹² Straight lines of planted trees would often serve as a wind break and lightening rods.⁹³ In some cases, buildings used for livestock or associated with unpleasant smells would be set well away from and downwind of the house; however, this was not always the case.⁹⁴ The house generally faced the road and was close enough that a long front yard formed the foreground of the house.⁹⁵ The front yard generally included open lawn with shrubs and trees.⁹⁶ A large front lawn may have been a more formal setting with flower gardens and shrubs while the area behind the house would serve as a summer kitchen and domestic work space.⁹⁷ The side yards would have vegetable gardens, ornamental display gardens and work areas for domestic activities.⁹⁸ Pasture and vegetable fields would be located close to the complex of buildings with crop fields further out. Hay fields and woodlots would generally be the furthest from the complex of buildings.

The farm complex on the Property is generally typical commenced in the late 19th century which has continued to evolved unto today. Topographic maps and site photos show that the farm building complex is on the highest area on the property, which slopes towards the Credit River to the south. Topographic maps illustrate a woodlot along the edge of the River valley in the south corner of the Property (Figure 55). The house is oriented to Bovaird Drive West and is set back approximately 35 m from the road. Most of the agricultural buildings are behind the house. The barn is set back approximately 135 m from the road. Prevailing wind in the area generally comes from the west. Trees are located at various locations around the property, including in a line along the driveway northeast of the house and in clusters south and west of the house. The topographic maps show trees south and west of the house and the 1877 map illustrates an orchard southwest of the house (Figure 54 and Figure 55).

4.2.2 Barn

Barns in Ontario were general purpose buildings that evolved with changes in farming practice and technologies. Settlers built log barns to provides some shelter for livestock and a protected space for winnowing and grain storage. However, as farms developed, farmers tended to build frame barns because they are more versatile, larger and could be —relatively—easily expanded.⁹⁹ Many frame barns were built to accommodate the wheat trade of the middle of the 19th century..¹⁰⁰ As agriculture evolved to include more mixed agriculture, farmers often added stables to the

⁹¹ McIlwraith, Thomas F, 1999, p. 243.

⁹² McIlwraith, Thomas F, 1999, p. 244.

⁹³ McIlwraith, Thomas F, 1999, p. 244.

⁹⁴ McIlwraith, Thomas F, 1999, p. 245.

⁹⁵ Shearer, 2005, p. 10.

⁹⁶ Shearer, 2005, p. 10.

⁹⁷ McIlwraith, Thomas F, 1999, p. 242-244.

⁹⁸ Shearer, 2005, p. 10.

⁹⁹ McIlwraith, Thomas F, 1999, p. 176.

¹⁰⁰ McIlwraith, Thomas F, 1999, p. 178.

barns, either by raising the structure and building a foundation and stable level under it or by building new barns with a stable level on a lower level with a threshing and grain storage level above. The most common type of barn like this is known as the Central Ontario Barn. Many barns were built into slopes or has an earthen bank built up on one side for easy access to both levels. These barns were generally quite large at approximately 40 to 50 feet (12 m – 15 m) wide and 60 to 100 feet (18 m – 30 m) long.¹⁰¹ These large barns were around the maximum size timber and technology of the time could make with a self-supporting roof.¹⁰² Some barns were built, rebuilt or reinforced using recycled parts from earlier barns on the property or from other older barns.¹⁰³ By the 1880s labour saving tools such as pulleys and tracks or rack lifters were added to barns to make lifting hay to the mows easier.¹⁰⁴

The Barn on the Property is a very large structure. It is around the maximum size barns of the time could be built. Many of the timbers inside were hewn while rafters and wall framing materials were sawn. Several timbers have redundant mortises which indicates they may have been recycled. The barn was likely built in the latter third of the 19th century and may have been built or rebuilt using recycled materials from another barn or barns.

¹⁰¹ Noble, Allen G., "Wood Brick and Stone The North American Settlement Landscape Volume 2: Barns and Farm Structures", The University of Massachusetts Press, Amherst MA, 1984, p. 40.

¹⁰² McIlwraith, Thomas F, "Looking for Old Ontario: Two Centuries of Landscape Change", 1999, p. 181.

¹⁰³ McIlwraith, Thomas F, "Looking for Old Ontario: Two Centuries of Landscape Change", 1999, p. 182-183.

¹⁰⁴ McIlwraith, Thomas F, "Looking for Old Ontario: Two Centuries of Landscape Change", 1999, p. 185-186.

5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

5.1 Existing Heritage Designation By-law

The Property was designated under Part IV, Section 29 of the *OHA* through By-law 180-2015. The By-law describes the physical and design values; historical and associative values; and contextual values for the Property (Appendix C). Generally, the cultural heritage values of the Property are associated with the farm house, association with the Currie and McClure families and support of the agricultural history of Chinguacousy Township.

The heritage attributes of the Property identified in the By-law include:

...all facades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Gothic Revival design influences
- Red masonry construction
- Side gable roof with two front gables
- Gable fretwork
- 2-over-2 sash windows
- Pointed arch window
- Bay window with eave brackets
- Portico with columns, decorative wood carvings, and eave brackets
- Front entrance with transom and sidelights
- Asymmetrical front façade
- Voussoirs
- Stone sills
- Agricultural landscape including mature vegetation, a barn, silo and outbuilding
- Associated with the Currie family
- Associated with the McClure family
- Associated with the rich agricultural and settlement history of the Chinguacousy Township.¹⁰⁵

¹⁰⁵ City of Brampton, *By-law 180-2015*, Schedule B.

5.2 Evaluation – Potential Cultural Heritage Landscape

5.2.1 Ontario Regulation 9/06 Evaluation

An independent evaluation of the Property against the criteria for determining CHVI from *O. Reg. 9/06* considers the entirety of the property, including all potential built heritage resources and potential cultural heritage landscape. Table 2 outlines LHC's evaluation.

Table 2: Ontario Regulation 9/06 Evaluation – Cultural Heritage Landscape

Criteria for determining cultural heritage value or interest	Assessment (Yes/No)	Rationale
1. Design or physical value:		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	Yes	<p>The farmhouse is a representative example of a farm house for the area with gothic revival style influences.</p> <p>The farm landscape is representative of a typical 19th century farm. The house, farm buildings and landscape are generally intact. Deciduous and coniferous trees on the property mark internal boundaries or are in positions to partially block prevailing winds. The farm is arranged in a typical late 19th century farm complex arrangement.</p> <p>The farm includes a barn and silo with several specialized outbuildings. The complex is intact and there are no lean-to structures or other makeshift buildings on the Property. Outbuildings associated with strong odours such as a chicken coop and smokehouse are downwind from the house and in the case of the chicken coop behind the large barn. The buildings are arranged in a typical late 19th century mixed farm complex arrangement.</p> <p>Twentieth century evolution of the Property is consistent with incremental developments in agriculture which means the overall 19th century character of the farm is intact.</p>
ii. displays a high degree of craftsmanship or artistic merit, or	Yes	<p>The farmhouse is a well-preserved example of a gothic revival inspired vernacular farmhouse from the late 19th century. City of Brampton Heritage Staff have identified the farmhouse as displaying</p>

Criteria for determining cultural heritage value or interest	Assessment (Yes/No)	Rationale
		<p>a high degree of craftsmanship and artistic merit as compared with contemporary vernacular structures in the City.</p> <p>The landscape is typical of a farm from the period, but there is no evidence that a high degree of artistic merit applies to the landscape.</p> <p>The agricultural buildings on the property appear to be typical examples of agricultural buildings and appear to have been built using common, well known materials and methods consistent with an average level of skill for constructing these types of structures.</p>
iii. demonstrates a high degree of technical or scientific achievement.	No	No evidence has been found that suggests any structures on the Property is associated with a high degree of technical or scientific achievement.
2. Historical or associative value:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Yes	Although not all the ancillary structures were constructed during their tenure, the property in general associated with the Currie and McClure families. These were prominent settler families in the area.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	No	No evidence has been found that suggest the Property could yield information that contributes to understanding of a community or culture. The Property is representative of a typical late 19 th century farm, which is well understood.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	No evidence has been found that suggests the Property is associated in any way with the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:		
i. is important in defining, maintaining or supporting the character of an area,	Yes	The Property supports the history of Chinguacousy Township. The farm, including its spatial arrangement and house

Criteria for determining cultural heritage value or interest	Assessment (Yes/No)	Rationale
		and farm buildings are physical representations of the agricultural history of the area.
ii. is physical, functionally, visually or historically linked to its surroundings, or	Yes	The Property is historically linked to its surroundings and serves as a physical link to the late 19 th century agricultural heritage of the area.
iii. is a landmark.	No	No evidence was found suggesting the Property is considered a landmark in the community.

5.2.2 Summary of Evaluation

The Property has CHVI. It has physical and design value; historical value and associative value; and, contextual value.

5.2.3 Heritage Attributes

Generally, LHC agrees with the City of Brampton's heritage designation report and with City By-law 180-2015. However, this HIA proposes an expanded list of heritage attributes to supplement the By-law, expand on and clarify attributes of the farm complex and landscape.

- The section of the property surrounding the farm complex, which includes the farmhouse, main barn, silo outbuildings, and mature deciduous and coniferous trees
This includes:
 - The line of mature trees along the driveway;
 - Mature deciduous and coniferous trees and shrubs in the front yard and around the southwest side of the farm house;
 - The "Robert Currie Farmhouse", with the following specific elements:
 - Gothic Revival Design Influences;
 - Red brick masonry construction;
 - Side gable roof with two front gables;
 - Gable fretwork;
 - 2-over-2 sash windows;
 - Pointed arch window;
 - Bay window with eave brackets;
 - Portico with columns, decorative wood carvings, and eave brackets;
 - Front entrance with transom and sidelights;
 - Asymmetrical front façade;
 - Voussoirs; and,
 - Stone sills.
 - The barn with the following specific elements;
 - The timber frame with seven bents and purlins;

- The fieldstone foundation;
 - barnboard cladding;
 - The lumber frame smokehouse and chicken coop;
 - The frame outbuilding between the house and large; and,
 - The concrete slip form silo.
- Historical Associations:
 - Property association with the Currie family
 - Property association with the McClure family
 - Associated with the rich agricultural and settlement history of the Chinguacousy Township.

The pool enclosure and asphalt area between the house and barn complex is a 20th century intervention in the landscape that does not appear related to the agricultural use or character of the Property.

5.3 Cultural Heritage Landscape

The Region of Peel OP and PPS define cultural heritage landscapes as:

Cultural Heritage Landscape means any discrete aggregation of features altered through human activity which has been identified as being important to a community. They can provide the contextual and spatial information necessary to preserve, interpret or reinforce the understanding of important historical settings and changes to past patterns of land use. Cultural landscapes include any heritage area perceived as an ensemble of culturally derived features such as a neighbourhood, townscape, farmscape, or waterscape that illustrates noteworthy relationships between people and their surrounding environment. (Region of Peel OP 2018).

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. (PPS 2020).

The Property has CHVI as identified by a community and includes buildings, structures, spaces and natural elements that are valued for their interrelationship. It can be understood as a farm complex and can reinforce the understanding of the agricultural heritage of Chinguacousy Township. The Property fits both definitions of a CHL.

5.4 Heritage Integrity

In a heritage conservation and evaluation context, the concept of integrity is associated with the ability of a property to represent or support the cultural heritage value or interest of the property or to convey its heritage significance.¹⁰⁶ It is understood as the ‘wholeness’ or ‘honesty’ of a place¹⁰⁷ or if the heritage attributes continue to represent or support the cultural heritage value or interest of the property.¹⁰⁸ Heritage integrity can be understood through how much of the resource is ‘whole’, ‘complete’ changed or unchanged from its original or ‘valued subsequent configuration’.¹⁰⁹ Changes or evolution to a place that have become part of its cultural heritage value become part of the heritage integrity, however if the cultural heritage value of a place is linked to another structure or environment that is gone the heritage integrity is diminished.¹¹⁰ Heritage integrity is not necessarily related to physical condition or structural stability.

The MHSTCI *Ontario Heritage Tool Kit* discusses integrity and physical condition in relation to evaluation. However, heritage integrity and physical condition are not part of the evaluation criteria. They are part of understanding a property and its potential cultural heritage resources.

There are few tools describing a methodology to assess historic integrity. One of the tools come from the U.S. National Park Service (NPS), which has informed Ontario practice, and considers heritage integrity a necessary condition of listing on the National Register.¹¹¹ The NPS states that “Heritage properties either retain integrity or they do not”.¹¹² They identify seven aspects of integrity, degrees and combinations of which can be used to determine if a site has heritage integrity. The seven aspects include: Location; Design; Setting; Materials; Workmanship; Feeling; and Association.¹¹³

Understanding a place’s significance or CHVI helps to identify which aspects of integrity support its heritage value. Furthermore, the heritage integrity of the heritage attributes supports the CHVI of a property. This is an iterative process to evaluate significance and plan appropriate management of a cultural heritage resource.

Using this guidance to help understand the Property it is understood that the Property generally retains its heritage integrity. The house, barn and outbuildings are in their original locations. The historic design of the structures is evident. The materials are largely original and typical from their period. The workmanship demonstrated in the structures appears to be average. All the buildings and the arrangement of trees, driveways, open space and fields on the Property convey a sense of heritage. The small barn is of much more recent construction than the other buildings and conveys a sense of evolution over time while most of the buildings appear to be consistent with

¹⁰⁶ Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities, prepared by the Ministry of Culture, (Ottawa: Queen’s Printer for Ontario, 2006). p. 26. And National Park Service, “How to Evaluate the Integrity of a Property”, Chapter VIII in National Register Bulletin, How to Apply the National Register Criteria for Evaluation, U.S. Department of the Interior, National Park Service, Cultural Resources, 1997, p. 44.

¹⁰⁷ English Heritage, “Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment”. 2008, p. 45.

¹⁰⁸ MHSTCI, p. 26.

¹⁰⁹ English Heritage, p. 45. And, Kalman, Harold and Marcus R. Létourneau, 2021. Heritage Planning: Principles and Process. 2nd Ed, Routledge, New York: 314.

¹¹⁰ MHSTCI 2006a: 26.

¹¹¹ NPS 1997: 44.

¹¹² NPS 1997: 44.

¹¹³ NPS 1997: 44.

typical late 19th century farm complex development. The Property has relevant historical associations. In general, the Property demonstrates historic integrity.

6 DESCRIPTION AND EXAMINATION OF PROPOSED DEVELOPMENT / SITE ALTERATIONS

6.1 Proposed Site Alteration

Credit Valley Conservation has submitted an Expression of Interest to the City to develop a Trailhead EcoPark and gateway to the Credit Valley on 2719 Bovaird Drive West which is adjacent to (southwest of) the Property. Credit Valley Conservation plans a kiosk and a landmark building, community park and event space on the Property. Preliminary plans for the EcoPark include a dog park, parking areas, municipal park, natural play area, grassland and stream restoration and trails into the Credit Valley (Figure 56).

Long range planning by the City has envisioned the Property for a future hospital, hospice, and fire station. However, it is understood that the land is considered environmentally sensitive land and recent planning for the area considers it for open space, a community park or possibly for low density residential use.

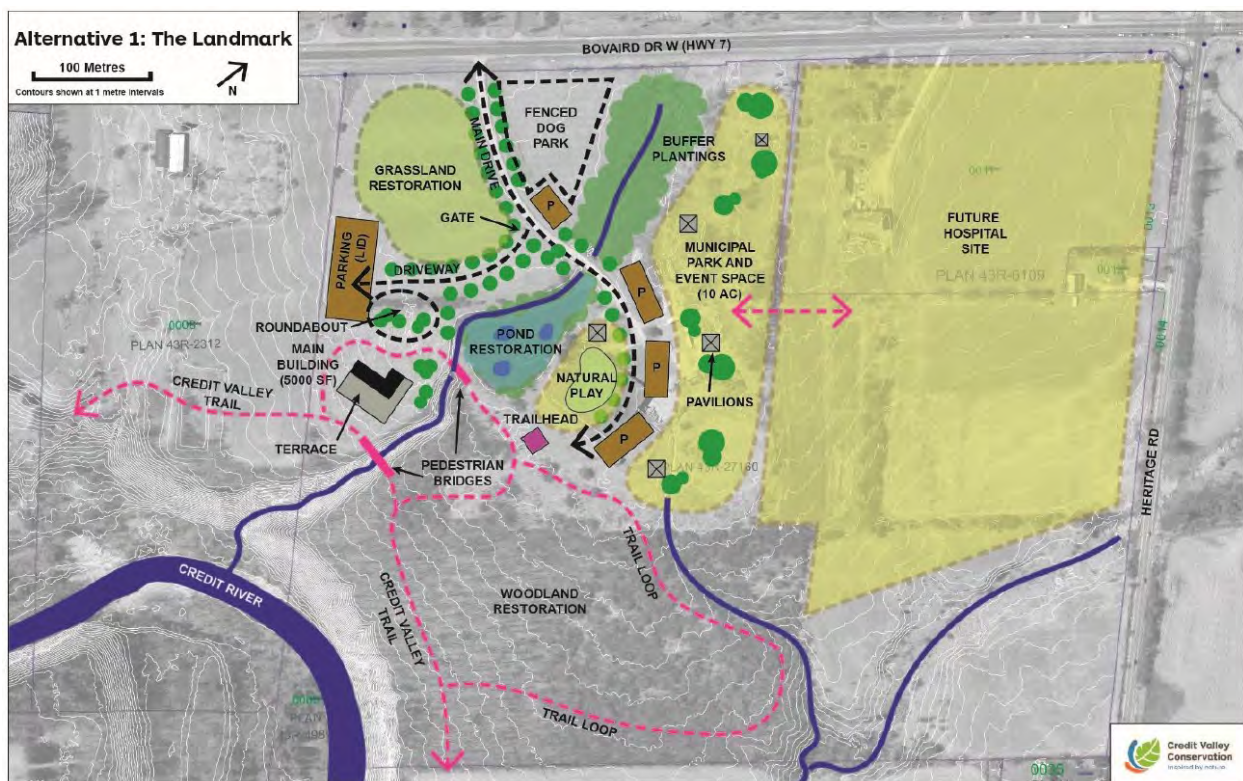


Figure 56: Credit Valley Conservation preliminary concept for an EcoPark

6.2 Impact to Heritage Resources

6.2.1 Impact Assessment

The Property is adjacent to the proposed EcoPark. Assessment of impacts to the heritage attributes of the Property includes application of the negative impacts identified by the MHSTCI

in the *Ontario Heritage Toolkit* and in the City's ToR as well as discussion of potential physical and/or aesthetic impacts to the cultural heritage resources from construction and operation of the proposed EcoPark. Table 3 examines potential adverse impacts.

Table 3: Potential Impacts

Impact	Potential Adverse Impact (Y/N)	Discussion
Destruction of any part of any significant heritage attribute or features;	No	With measures to mitigate accidental impacts, creation and operation of an EcoPark on 2719 Bovaird Drive West will not destroy any part of the Property or any significant heritage attribute or feature on it.
Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance;	No	With measures to mitigate accidental impacts, creation and operation of an EcoPark on 2719 Bovaird Drive West will not alter the Property in a way that is not sympathetic or is incompatible with the historic fabric or appearance. The proposed EcoPark includes land for a municipal park next to the Property. No buildings or infrastructure is proposed directly next to the Property. Construction activities appear to be planned more than 100 m from any heritage attributes.
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;	No	Shadows are not expected to have an adverse impact that will alter the appearance of a heritage attribute or change the viability of a natural feature such as a planting or garden. No buildings or any structures expected to cast shadows are proposed near the Property.
Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship;	No	The proposed EcoPark will not isolate a heritage attribute from its surrounding environment, context or a significant relationship.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;	No	The proposed EcoPark will not obstruct significant views or vistas within, from or of built and natural features.

Impact	Potential Adverse Impact (Y/N)	Discussion
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;	No	Land use on the Proposed EcoPark will change slightly from open space to community park. But the EcoPark will not fill in formerly open spaces.
Land disturbances such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.	No	Areas of archaeological potential, archaeological resources and archaeological sites are being addressed through a separate archaeological assessment.

6.2.2 Summary of Heritage Impact Assessment

With mitigation measures (see Section 7.3 below) construction and operation of the proposed EcoPark is not expected to have adverse impacts on the heritage attributes of the Property.

6.2.3 Other Considerations

Long-term municipal plans for the Property are in development. It has been proposed 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. Any of these uses could impact the heritage attributes of the Property adversely or positively. 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.

Section 7.1 (below) examines alternative options for use. Section 7.2 (below) outlines high level guidance for conservation methods.

The proposed EcoPark adjacent to a heritage property is consistent with the municipal planning framework.

7 MITIGATION OPTIONS, CONSERVATION METHODS, AND PROPOSED ALTERNATIVES

7.1 Consideration of Alternatives

Several options are considered related to the Property and the EcoPark proposal. Since the EcoPark is not anticipated to have an adverse impact on the heritage attributes of the Property these considerations examine the relationship between the properties and the potential future use of the Property. The alternatives considered here represent likely scenarios based on past or present planning considerations and proposals, other options may also be viable.

7.1.1 Do Nothing Option 1, Do not Permit the EcoPark

This option is to do nothing with the Property or with 2719 Bovaird Drive West. This option maintains both properties as they are. The buildings would remain vacant and the landscape allowed to naturalize on its own. This option does not mean the Properties are abandoned, the City would still need to maintain the buildings and provide some care of the land. This option maintains the *status quo*. However, there is risk that the heritage attributes of the Property will deteriorate and could be destroyed. The City would need to develop a conservation plan and monitor the properties for deterioration, damage and unauthorized access. Even with a good monitoring system, vacant buildings generally deteriorate over time.

7.1.2 Do Nothing Option 2, Permit the Eco Park

This option is to permit the EcoPark but maintain the Property as a vacant property. The buildings on the Property would need to be monitored and maintained and some care put into the landscape. Buildings would need to be fenced off and the openings boarded up to prevent unauthorized access. The City would need to develop a conservation plan and monitor the Property for deterioration, damage and unauthorized access. However, even with a good monitoring system, vacant buildings generally deteriorate. While this option may maintain the *status quo* for the heritage attributes of the Property, the heritage attributes would likely deteriorate over time.

Construction of the infrastructure for the EcoPark as illustrated in Figure 56 is unlikely to impact the heritage attributes of the Property because these activities will be over 100 m away from any heritage attributes. However, fencing along the property line will be necessary to keep people off the Property and prevent accidental adverse impacts. Sight lines between the properties should be maintained as much as possible to preserve the existing agricultural character of the area.

An active park next to a vacant property has risk associated with it. People using the Park may access the Property. Even with a good monitoring system and measures to prevent access to buildings, the swimming pool or other parts of the property, there is a chance of access and therefore human health and safety concerns and risk of accidental damage or vandalism to the cultural heritage resources.

7.1.3 Integrate the Property into the EcoPark

The area including the Property and 2719 Bovaird Drive West includes some environmentally sensitive land and is envisioned for use as a community park, open space or possibly low-density residential use. Therefore, it may be feasible to incorporate both properties into a larger EcoPark. This scenario would need to consider ways of integrating the heritage attributes and agricultural

character of the Property into the design for the EcoPark. Creative designs and feasibility studies for rehabilitation and adaptive reuse of the house and 19th century farm buildings in the Park would need to be explored. Uses could include event facilities, washroom facilities, programming spaces, interpretive centre, pavilion structure and/or maintenance buildings. If creative designs for a park and suitable uses can be found for the buildings on the Property heritage attributes can be conserved and rehabilitated. However, the risk remains that the park may not need or be able to re-purpose all the agricultural buildings and this option may result in loss of some heritage attributes. This option would allow sight lines between the properties to be maintained.

7.1.4 Permit the EcoPark and Rehabilitate the Property for Adaptive Reuse for Residential Purposes

Generally, the easiest way to conserve a house that is a heritage attribute is to rehabilitate it for future residential use. Furthermore, a residential property next to a park are compatible uses. It is understood that a charitable organization –Raising the Roof—has approached the City about using City owned vacant residential properties to meet housing needs for the community. There is interest in using heritage buildings –including the Robert Currie house on the Property—for this purpose.

There are several sub-options to consider:

1. Sever a parcel around the house from the larger lot for residential use. This option would involve severing the area around the house from the rest of the Property and rehabilitating the house for residential use. With a heritage conservation plan to help direct rehabilitation this option can conserve many heritage attributes of the Property. A parcel that would include the main driveway and mature trees around the house would conserve some of the historic landscape. This option may isolate the house from the rest of the heritage attributes of the overall property.

The farm buildings may be adapted for some other community use, or integrated into the EcoPark or a larger community park. However, the direct relationship between the house and the farm buildings would be changed and could be lost.

2. Sever a parcel around the house and farm buildings from the larger lot for residential and other community use. This option would keep the relationship between the house and other farm buildings but may isolate it from the field to the northeast. The farm buildings would require rehabilitation and appropriate use or they will deteriorate and cultural heritage value would be lost.
3. Keep the property parcel as is and rehabilitate the house for residential use. This option would keep the agricultural character of the property intact and would conserve the heritage attributes of the Property. To best conserve its heritage attributes, the agricultural buildings would require rehabilitation and some form of compatible use, and the field would need to be maintained as a field. The Property combined with the adjacent EcoPark would maintain the general rural, agricultural character of the area—southeast of Bovaird Drive West and southwest of Heritage Road to the Credit River. The Property would continue to convey its significance.

7.1.5 Permit the EcoPark and Rehabilitate the Property for Adaptive Reuse for Hospital/Hospice purposes

A change in land use to allow a hospital/hospice would be a significant alteration and change the rural/agricultural character of the Property. The house could be rehabilitated and an adaptive reuse found compatible with a hospital or hospice such as office or administrative space for the institution or affiliated programs or charitable groups. Farm buildings on an institutional property are more of a challenge. This option may lead to a loss of heritage attributes if suitable uses for the agricultural buildings are not found.

7.2 Heritage Conservation Guidance

The proposed EcoPark is not anticipated to have an adverse impact on the Property as proposed. However, understanding the CHVI of the Property in future planning for its use and planning the EcoPark—if approved—will enable heritage conservation to be appropriately considered. Future planning should be guided by recognized heritage conservation standards and guidance from the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (S&G), and Ontario's *Eight Guiding Principles for the Conservation of Built Heritage Properties* (*Eight Guiding Principles*).

7.2.1 Standards and Guidelines for the Conservation of Historic Places in Canada

The S&G has been adopted by most federal agencies (including Parks Canada), provinces, heritage agencies (such as the Ontario Heritage Trust), and many municipalities as the guiding document for heritage work. They are considered best practice guidance for heritage conservation in Canada. The City reviews the S&Gs as part of heritage permit applications.

The S&G document is a tool to help guide change for cultural heritage resources. It provides an overview to the conservation decision-making process, identifies appropriate conservation treatments, and provides standards and guidelines appropriate for conservation. In the context of the S&Gs, conservation is understood to embrace several key concepts including preservation, rehabilitation, and restoration. These terms are defined as follows:

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements¹¹⁴ of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes;

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value; and,

¹¹⁴ Character-defining element is generally the federal/Parks Canada equivalent of a heritage attribute.

Restoration: The action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

7.2.1.1 Standards

The S&G provide nine general standards against which heritage conservation projects should be evaluated for preservation. These are as follows:

- 1) Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element;
- 2) Conserve changes to an historic place that, over time, have become character-defining elements in their own right;
- 3) Conserve heritage value by adopting an approach calling for minimal intervention;
- 4) Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted;
- 5) Find a use for an historic place that requires minimal or no change to its character-defining elements;
- 6) Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information;
- 7) Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention;
- 8) Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes; and,
- 9) Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Rehabilitation projects need to consider three additional standards;

- 10) Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place;

- 11) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place;
- 12) Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future;

Restoration projects need to consider two additional standards;

- 13) Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements; and,
- 14) Replace missing features from the restoration period with new features whose forms, materials and details are based on sufficient physical, documentary and/or oral evidence.

7.2.1.2 Guidelines

The S&G also provides detailed guidelines for projects. In general, it is recommended that the heritage attributes be documented, assessed, and recommendations are developed to ensure their protection and maintenance. The guidelines also recommend the retention and repair of original heritage attributes, with replacement being undertaken only when necessary. Not all standards or guidelines are applicable to every project and health, safety and environmental considerations may have priority over heritage conservation in some situations.

7.2.2 Eight Guiding Principles in the Conservation of Built Heritage Properties

The *Eight Guiding Principles*, compiled by the Ministry of Tourism, Culture and Sport (now the MHSTCI)¹¹⁵ are a useful as a tool to help guide change to cultural heritage resources. These principles are intended to provide a basis for decisions concerning “good practice” in heritage conservation:

- 1) **Respect for documentary evidence:** do not restore based on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings, or 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 or structure. Change in site diminishes the cultural heritage value considerably.
- 3) **Respect for historic materials:** repair/conserv—rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.
- 4) **Respect for original fabric:** repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

¹¹⁵ The Ontario Heritage Trust (OHT) has *Eight Guiding Principles in the Conservation of Historical Properties*. Despite the slightly different names both the MHSTCI and OHT principles are identical, only the MHSTCI version is referenced in this report.

- 5) **Respect for the building's history:** do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.
- 6) **Reversibility:** alteration should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. When a new door opening is put into 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 or structures 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 work will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

7.3 Mitigation Options

Mitigation measures intended to protect the heritage attributes of the Property if the EcoPark as proposed in Figure 56 is developed include:

- Fencing along the property line to prevent accidental ingress to the Property.
- Landscape design be discussed between Credit Valley Conservation and City Heritage Planning and design staff so that the rural agricultural landscape is reflected in the EcoPark design as much as possible.
- A preliminary heritage conservation plan (HCP) or HBPP be developed for the Property to guide future planning for the property.¹¹⁶ The preliminary HCP/HBPP should be followed by a specific HCP/HBPP when plans for the Property are known.
- Structural engineering assessments of each building on the Property should be completed to assist in understanding the viability of the structures for retention.
- The buildings on the Property be rehabilitated and used. Vacant buildings and their heritage attributes are more likely to be damaged or neglected than buildings in use.

¹¹⁶ LHC has been retained to follow this HIA up with a HBPP.

8 CONCLUSION AND RECOMMENDATIONS

In September 2020 the City retained LHC to complete an HIA for the Property. It is designated under Part IV, Section 29 of the *OHA* through By-Law 18-2015. LHC completed an independent evaluation of the Property for CHVI following *O. Reg. 9/06* and agrees with the City's SCHVI. LHC found that the Property may be considered a CHL based on the PPS and Regional OP definitions of CHLs.

This HIA found that the EcoPark proposed by Credit Valley Conservation, as illustrated in Figure 56, 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, LHC recommends:

- The buildings on the Property be rehabilitated and used; and,
- A temporary protection plan for the Property be developed as part of the planning process for the EcoPark that addresses potential threats to the heritage attributes from construction.

To facilitate use the following are recommended:

- Structural engineering assessments of each building on the Property be completed.
- A preliminary HBPP be developed for the Property.
- Once future use is known a detailed HBPP be developed for the buildings on the Property.

SIGNATURES



Christienne Uchiyama, M.A, CAHP
Principal, Manager Heritage Consulting Services
LHC



Benjamin Holthof, MPL, MMA, CAHP
Heritage Planner
LHC

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Appendix A

Qualifications

Christienne Uchiyama, M.A. CAHP – Principal and Project Manager

Christienne Uchiyama MA CAHP is Principal and Manager - Heritage Consulting Services with Letourneau Heritage Consulting. She is a Heritage Consultant and Professional Archaeologist (P376) with more than a decade of experience working on heritage aspects of planning and development projects. She is a member of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support, and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Benjamin Holthof, M.Pl., M.M.A., CAHP – Heritage Planner and Environmental Assessment Specialist

Ben Holthof is a heritage consultant, planner, and marine archaeologist with experience working in heritage consulting and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University, a Master of Maritime Archaeology degree from Flinders University of South Australia, a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University, and a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Much of his consultant work has been involved in heritage for environmental assessment. Before joining LHC, Ben worked for Golder Associates Ltd. as a Cultural Heritage Specialist from 2014-2020. Ben is also an archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals and a Candidate Member of the Ontario Professional Planners Institute.

Hayley Devitt Nabuurs, M.Pl. – Heritage Planner

Hayley Devitt Nabuurs is a Heritage Planner with LHC. She holds a Bachelor of Arts in Anthropology from Trent University and a Master's of Urban and Regional Planning from Queen's University. Hayley's master's report research concerned the reconciliation of heritage and accessibility in community centres.

Hayley has over a decade of experience in the heritage field through her work in both the public and private planning sector and the museum sector. She has previously worked as a Heritage Planning Research Assistant with the City of Guelph, completing a heritage plaque inventory for the City and property designation research. At LHC Hayley has worked on over forty cultural heritage reports including cultural heritage evaluation reports, planning strategy reports, heritage impact assessments, environmental assessments, and peer reviews. Hayley has experience writing official plan policies and specializes in policy research and property history research. She is a Candidate Member of the Ontario Professional Planners Institute, a Candidate Member of the Canadian Institute of Planners, and an Intern Member of the Canadian Association of Heritage Professionals.

Colin Yu, M.A. – Cultural Heritage Specialist and Archaeologist

Colin Yu is a Cultural Heritage Specialist and Archaeologist with LHC. He holds a BSc with a specialist in Anthropology from the University of Toronto and a M.A. in Heritage and Archaeology from the University of Leicester. Colin has worked in the heritage industry for over eight years, starting out as an archaeological field technician in 2013. He currently holds an active research license (R1104) with the Ministry of Heritage, Sport, Tourism, and Culture Industries. He is an Intern Member at the Canadian Association of Heritage Professionals.

At LHC Colin has worked on numerous projects dealing with all aspects of Ontario's cultural heritage. He has completed over thirty cultural heritage technical reports for development proposals and include Cultural Heritage Evaluation Reports, Heritage Impact Statements, Environmental Assessments, and Archaeological Assessments. Colin has worked on a wide range of cultural heritage resources including; cultural landscapes, institutions, commercial and residential sites as well as infrastructure such as bridges, dams, and highways.

Jordan Greene, B.A. – Mapping Technician

Jordan Greene is a mapping technician with LHC. She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science and a Certificate in Urban Planning Studies from Queen's University. The experience gained through the completion of the Certificate in Geographic Information Science allowed Jordan to volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon. Prior to her work at LHC, Jordan spent the final two years of her undergraduate degree working in managerial positions at the student-run Printing and Copy Centre as an Assistant and Head Manager. Jordan has had an interest in heritage throughout her life and is excited to build on her existing professional and GIS experience as a part of the LHC team.

Appendix B

Glossary

Definitions are based on those provided in the *Provincial Policy Statement (PPS)* (2020), *Ontario Heritage Act (OHA)*, the *Region of Peel Official Plan* (1996, 2018 Consolidation) and the *City of Brampton Official Plan* (2006, 2015 Consolidation). In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

Adjacent Lands means for the purposes of cultural heritage those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan. (*PPS* 2020).

Adjacent Lands means those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives. (Region of Peel OP 2018).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and “alteration” has a corresponding meaning (“transformer”, “transformation”) (*OHA*).

Areas of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist. (*PPS* 2020).

Archaeological Resource means the remains of a building, structure, activity or cultural feature or object which, because of the passage of time, is on or below the surface of land or water and is of significance to the understanding of the history of a people or place. (Region of Peel OP 2018)

Archaeological Resources include artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*. (*PPS* 2020).

Built Heritage Resource 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. (*PPS* 2020).

Built Heritage mean one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community. (Region of Peel OP 2018).

Cultural Heritage Landscape means any discrete aggregation of features altered through human activity which has been identified as being important to a community. They can provide the contextual and spatial information necessary to preserve, interpret or reinforce the understanding of important historical settings and changes to past patterns of land use. Cultural landscapes include any heritage area perceived as an ensemble of culturally derived features such as a neighbourhood, townscape, farmscape, or waterscape that illustrates noteworthy relationships between people and their surrounding environment. (Region of Peel OP 2018).

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. (*PPS 2020*).

Cultural Heritage Resource means within a land use context, cultural heritage resources include archaeological sites, built resources, traditional use areas, cultural landscapes and shipwreck sites. More broadly, cultural heritage resources include everything produced and left by the people of a given geographic area, the sum of which represents their cultural identity. This means their handicrafts, tools, equipment, buildings, furnishings, folklore rituals, art, transportation, communications and places of dwelling, play, worship, and commercial and industrial activity. (Region of Peel OP 2018).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (*PPS 2020*).

Conservation means the protection, conservation, enhancement and management of the natural environment and natural resources including natural areas, features, processes, biological diversity, renewable and non-renewable resources for sustainable ecosystems and communities. (City of Brampton OP 2015).

Culture of Conservation means to develop an individual, community and corporate ethos for the responsible protection, conservation, enhancement and wise use of air, land, water, energy, and natural heritage and cultural resources, and an integrated management of human waste products (City of Brampton OP 2015).

Heritage Attribute means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to the property's cultural heritage value or interest ("attributs patrimoniaux") (*OHA*).

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). (*PPS 2020*).

Older, Mature Neighbourhood means a residential area where the majority of dwellings were built prior to 1980. These dwellings are generally not constructed to the minimum building setback and maximum lot coverage regulations of the Zoning Bylaw. Typical characteristics of older, mature neighbourhoods are generous separation distances between dwellings, greater front and

rear yard setbacks, and lower lot coverage than in newer neighbourhoods with dwellings built after 1980. (City of Brampton OP 2015)

Landscape means the character and morphology of the land surface which has resulted from an interaction of physical processes and human activity. (Region of Peel OP 2018).

Significant means 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*. (PPS 2020).

Significant means in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people. (Region of Peel OP 2018).

Appendix C

Heritage Impact Assessment Terms of Reference

Heritage Impact Assessment

Terms of Reference

Context
Adaptive Reuse
Heritage
Restoration
Designated
Evaluation
Significance
Development
Resources
Conservation
Cultural Heritage Value
Impact



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.

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.

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.

Appendix D

By-Law 180-2015



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

180-2015

**To designate the property at 2591 Bovaird Drive West (Robert Currie Farmhouse)
as being of cultural heritage value or interest.**

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

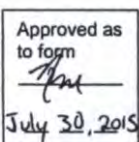
WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

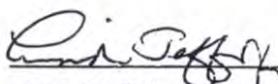
WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;


NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. The property at **2591 Bovaird Drive West (Robert Currie Farmhouse)** more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at **2591 Bovaird Drive West (Robert Currie Farmhouse)** and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.
4. The short statement of the reason for the designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED IN OPEN COUNCIL THIS 12TH DAY OF **August**, 2015.




LINDA JEFFREY – MAYOR


PETER FAY – CLERK

Approved as to content:


Heather MacDonald, Director, Planning Policy and Growth Management

SCHEDULE "A" TO BY-LAW 180-2015

LEGAL DESCRIPTION

PART OF LOT 10, CONCESSION 6, WHS, CHINGUACOUSY AS IN R0847676 ;
BRAMPTON

14091-0011 (LT)

SCHEDULE "B" TO BY-LAW 180-2015

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 2591 BOVAIRD DRIVE WEST (ROBERT CURRIE FARMHOUSE):

The property at 2591 Bovaird Drive West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value.

Design/Physical Value:

The Robert Currie Farmhouse exhibits influence from the Gothic Revival style. Gothic Revival architecture grew out of 18th century Britain, where Romanticism and renewed interest in the Medieval past saw the resurgence of Gothic styles. Gothic Revival architecture arrived in Canada in early 19th century, and became one of the most popular styles throughout the late 19th and early 20th centuries. Characterized by picturesque, asymmetrical massing and plans, Gothic Revival residences typically featured steeply pitched roofs, front facing gables, decorative bargeboard and other delicate wooden ornaments, pointed arched windows, and decorative crowns over windows and doors.

The residence at 2591 Bovaird Drive West is a well-preserved example of evolving vernacular architecture from the late 19th century. It features an asymmetrical front façade, multiple gables, bay window, painted voussoirs, gabled lancet window, 2-over-2 sash windows, front door with square transom window and sidelights, portico with columns and brackets, gable fretwork, and two tall chimneys.

The house also has several rear additions. The 1½ storey tail exhibits the Ontario Gothic Cottage style, and may actually pre-date the main residence. The tail itself has a rear addition and a lean-to on either side.

Historical/Associative Value:

The cultural heritage value also lies in its association with the Currie (sometimes spelled 'Curry') family and McClure family, two prominent settler families in Brampton. James Currie was born in Donegal, Ireland and immigrated to Canada in 1816. He married Ann Morrow and settled on Lot 10, Concession 6, Chinguacousy Township, where he built a homestead and mill. Their children included James Currie and Samuel D. Currie. The east half of the lot was sold to Samuel Currie in December 1850. The 1861 Census

Return located Samuel Currie and his family on the property. Tremaine's 1859 map also notes Samuel Currie as the owner although no buildings are depicted on the property.

Samuel and Ann Currie sold 100 acres of the east half of Lot 10 to their son, Robert Currie in 1876. Pope's Atlas of 1877 depicts a building and orchard in the approximate location of the present brick farmhouse. James Currie et. al. received the east half of the lot under Robert Currie's will in 1882. He sold the property to Peter H. Laird in 1884. Laird sold the property to Andrew McClure in 1887. The 1891 and 1901 Census Returns indicate that Andrew and Ann McClure and family lived in the brick house on the property. They sold all 100 acres to Louis Hamilton Laird in 1904.

Members of the Currie family are associated with several heritage resources, in the Chinguacousy Township. James A. Currie was considered a respected community member as he served time as both a Magistrate for the County of Peel and as a Captain of the Norval Volunteer Company. He is associated with the property at 10315 Winston Churchill Blvd. Samuel Currie is associated with 10294 Heritage Road, while D. Currie is associated with 9715 Winston Churchill Blvd. The family burial ground is the Norval Cemetery.

The McClure family was also one of the most prominent and longstanding families in Chinguacousy Township. There are five other heritage resources in the area related to the McClures in various locations along Creditview Road, Heritage Road, Chinguacousy Road, and Mississauga Road. The first member of the McClure family to settle in Brampton was John McClure, who purchased a farm on Lot 11, Concession 4 in 1829.

Contextual Value:

The property also holds contextual value as it maintains, supports and defines the history of the Chinguacousy Township. The preserved farmhouse and agricultural landscape serve as physical links between the past and the present. Through its continued preservation within the community, it will continue to act as a reminder of early settlers that have shaped Brampton's history for over a century.

The farmhouse is also directly associated with Brampton's rich agricultural history. Chinguacousy Township was considered a first-class agricultural township since farms were usually in a high state of cultivation. In the late 19th century, the township experienced an economic boom. The shift from log to brick farmhouses represented the agricultural prosperity that prevailed in Brampton. As a masonry farmhouse constructed in the late 19th century, the Robert Currie Farm exemplifies an important phase in the growth of Brampton.

The Robert Currie Farm, which is a significant heritage property on the City of Brampton Inventory is a well-preserved example of a late nineteenth century southern Ontario farm. The red brick farm house and ancillary wood frame structures, including a large gabled barn, were once a typical farm layout in the region during that time. The barn is similar to a type built between 1850 and 1880. The farm landscape is representative of this period.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Gothic Revival design influences
- Red masonry construction
- Side gable roof with two front gables
- Gable fretwork
- 2-over-2 sash windows
- Pointed arch window
- Bay window with eave brackets
- Portico with columns, decorative wood carvings, and eave brackets
- Front entrance with transom and sidelights
- Asymmetrical front facade
- Voussoirs
- Stone sills
- Agricultural landscape including mature vegetation, a barn, silo and outbuilding
- Associated with the Currie family
- Associated with the McClure family
- Associated with the rich agricultural and settlement history of the Chinguacousy Township

Appendix E

**Heritage Report: Reasons for Designation,
2591 Bovaird Drive West, Robert Currie
Farmhouse**

L 2-1

Brampton Heritage Board
Date: July 16, 2013

**Heritage Report:
Reasons for Heritage Designation**



**2591 Bovaird Drive West
Robert Currie Farmhouse**



July 2013

L 2-2

Profile of Subject Property

Municipal Address	2591 Bovaird Drive West
PIN Number	140910011
Roll Number	10-08-0-013-06200-0000
Legal Description	CON 6 WHS PT LOT 10
Ward Number	6
Property Name	Robert Currie Farm
Current Owner	Liteform International Inc. and Porretta Investments Inc.
Owner Concurrence	Yes
Current Zoning	Agricultural
Current Use(s)	Agricultural, Residential
Construction Date	Circa 1870
Notable Owners or Occupants	Currie (or Curry) Family
Heritage Resources on Subject Property	Building, mature vegetation
Relevant Council Resolutions	-
Additional Information	-

1. Current Situation:

The property at 2591 Bovaird Drive West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the *Ontario Heritage Act*, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

This property is located within Secondary Plan Area 52 (Huttonville North), which is part of the Heritage Heights community. The secondary planning exercise for Heritage Heights is currently underway and will include a study of heritage resources.

The Heritage Heights Transportation Master Plan (HHTMP) is one of several component studies being undertaken to inform the secondary planning process for Heritage Heights. The HHTMP will recommend a transportation network to support the development of a new community, including refinement of a corridor protection area that can accommodate the north-south segment of a future GTA-west transportation facility.

The property at 2591 Bovaird Drive West is within the existing Corridor Protection Area that extends from Mississauga Road to Winston Churchill Blvd, and has been identified as a heritage resource in the mapping produced as part of the HHTMP work to date. The subject property is outside of the preliminary preferred "refined" corridor that has been identified in the HHTMP. The study is ongoing and is expected to be complete before the end of 2013.

At this time, the province is also preparing to initiate "Stage 2" of its GTA west individual Environmental Assessment (EA) to determine the actual alignment for the GTA-west provincial highway. The EAs will include consideration of heritage resources in the evaluation of a suitable alignment.

2. Description of Property

The property at 2591 Bovaird Drive West is located on the south side of Bovaird Drive West and west of Heritage Road. The 15.73 acre lot currently contains a farmhouse, large barn, silo, and several ancillary structures. The landscape is characterized by mature vegetation, including a large pine tree at the front façade, and agricultural lands to the rear of the house. The property is surrounded by agricultural fields to the south and east, institutional use to the north and a wilderness centre and agricultural uses to the west.

3. Statement of Cultural Heritage Value or Interest

Design/Physical Value:

The Robert Currie Farm exhibits influence from the Gothic Revival style. Gothic Revival architecture grew out of 18th century Britain, where Romanticism and renewed interest in the Medieval past saw the resurgence of Gothic styles. Gothic Revival architecture arrived in Canada in early 19th century, and became one of the most popular styles throughout the late 19th and early 20th centuries. Characterized by picturesque, asymmetrical massing and plans, Gothic Revival residences typically featured steeply pitched roofs, front facing gables, decorative bargeboard and other delicate wooden ornaments, pointed arched windows, and decorative crowns over windows and doors.

The residence at 2591 Bovaird Dr W is a well-preserved example of evolving vernacular architecture from the late 19th century. It features an asymmetrical front façade, multiple gables, bay window, painted voussoirs, gabled lancet window, 2-over-2 sash windows, front door with square transom window and sidelights, portico with columns and brackets, gable fretwork, and two tall chimneys.

The house also has several rear additions. The 1½ storey tail exhibits the Ontario Gothic Cottage style, and may actually pre-date the main residence. The tail itself has a rear addition and a lean-to on either side.

Historical/Associative Value:

The cultural heritage value also lies in its association with the Currie (sometimes spelled 'Curry') family and McClure family, two prominent settler families in Brampton. James Currie was born in Donegal, Ireland and immigrated to Canada in 1816. He married Ann Morrow and settled on Lot 10, Concession 6, Chinguacousy Township, where he built a homestead and mill. Their children included James Curry and Samuel D. Curry. The east half of the lot was sold to Samuel Currie in December 1850. The 1861 Census Return located Samuel Currie and his family on the property. Tremaine's 1859 map also notes Samuel Currie as the owner although no buildings are depicted on the property.

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The McClure family was also one of the most prominent and longstanding families in Chinguacousy Township. There are five other heritage resources in the area related to the McClures in various locations along Creditview Road, Heritage Road, Chinguacousy Road, and Mississauga Road. The first member of the McClure family to settle in Brampton was John McClure, who purchased a farm on Lot 11, Concession 4 in 1829.

Contextual Value:

The property also holds contextual value as it maintains, supports and defines the history of the Chinguacousy Township. The preserved farmhouse and agricultural landscape serve as physical links between the past and the present. Through its continued preservation within the community, it will continue to act as a reminder of early settlers that have shaped Brampton's history for over a century.

The farmhouse is also directly associated with Brampton's rich agricultural history. The Chinguacousy Township was considered a first-class agricultural township since farms were usually in a high state of cultivation. In the late 19th century, the township experienced an economic boom. The shift from log to brick farmhouses represented the agricultural prosperity that prevailed in Brampton. As a masonry farmhouse constructed in the late 19th century, Robert Currie Farm exemplifies an important phase in the growth of Brampton.

The Robert Currie Farm, which is a significant heritage property on the City of Brampton Inventory is a well-preserved example of a late nineteenth century southern Ontario farm. The red brick farm house and ancillary wood frame structures, including a large gabled barn, were once a typical farm layout in the region during that time. The barn is similar to a type built between 1850 and 1880. The farm landscape is representative of this period.

4. Description of Heritage Attributes

To ensure that the cultural heritage value of this property is conserved, certain heritage attributes that contribute to its value have been identified specifically and they include:

- Gothic Revival design influences
- Red masonry construction
- Side gable roof with two front gables
- Gable fretwork
- 2-over-2 sash windows
- Pointed arch window
- Bay window with eave brackets
- Portico with columns, decorative wood carvings, and eave brackets
- Front entrance with transom and sidelights
- Asymmetrical front facade
- Voussoirs
- Stone sills
- Agricultural landscape including mature vegetation, a barn, silo and outbuilding
- Associated with the Currie family
- Associated with the McClure family
- Associated with the rich agricultural and settlement history of the Chinguacousy Township

5. Alteration History and Heritage Integrity

The following are the known alterations to the subject property:

- Removal of shutters
- Removal of fretwork on right front gable and side gable

6. Archaeological Potential

The subject property has archaeological potential. An archaeological assessment is recommended in advance of any major soil disturbance occurs on this property.

7. Policy Framework

In the context of land use planning, the Provincial Policy Statement (PPS) states that the wise use and management of Ontario's cultural heritage resources is a key provincial interest.

The relevant policy statement in the PPS is Section 2.6.1, which states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”.

Section 2.6.1 is linked to Section 3 of the Ontario *Planning Act* which stipulates that land use planning decisions by municipalities “shall be consistent with” the Provincial Policy Statements.

The policy is also integrated with the *Ontario Heritage Act*. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest.

City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required

The relevant Brampton Official Plan policies are as follows:

Section 4.9.1.3: 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.

Section 4.9.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.

Section 4.9.1.6: The City will give immediate consideration to the designation of any heritage resource under the *Ontario Heritage Act* if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

These principles are also guided by recognized best practices in the field of heritage conservation.

8. Resources

AMEC Americas Ltd. *Built Heritage and Cultural Heritage Landscape Assessment, Bovaird Drive: Lake Louise Drive/ Worthington Avenue to Old Pine Crescent, Brampton, Regional Municipality of Peel, Ontario*, April 6, 2010

Mikel, Robert. "Ontario House Style: The distinctive architecture of the province's 18th and 19th century homes." Toronto, 2004

Unterman-McPhail Associates, *Historical Summaries and Evaluations*.

Unterman-McPhail Associates, "Person/Groups of Significance in Brampton" October, 2000

9. Appendix



Figure 1: Location of 15.73 acre lot that contains Robert Currie Farm



Figure 2: Aerial map of the 2591 Bovaird Dr W (2012)



Figure 3: Aerial view from 1972 of 2591 Bovarid Drive West



Figure 3: North and east elevations of the Robert Currie farmhouse (date unknown)



Figure 3: Deep set-back and rural driveway leading to the Robert Currie Farm from Bovaird Dr W (2012)



Figure 4: Front facade of Robert Currie Farm as seen from Bovaird Dr W (2012)



Figure 5: Entrance details including transom, sidelights, and portico with columns, decorative brackets and woodwork

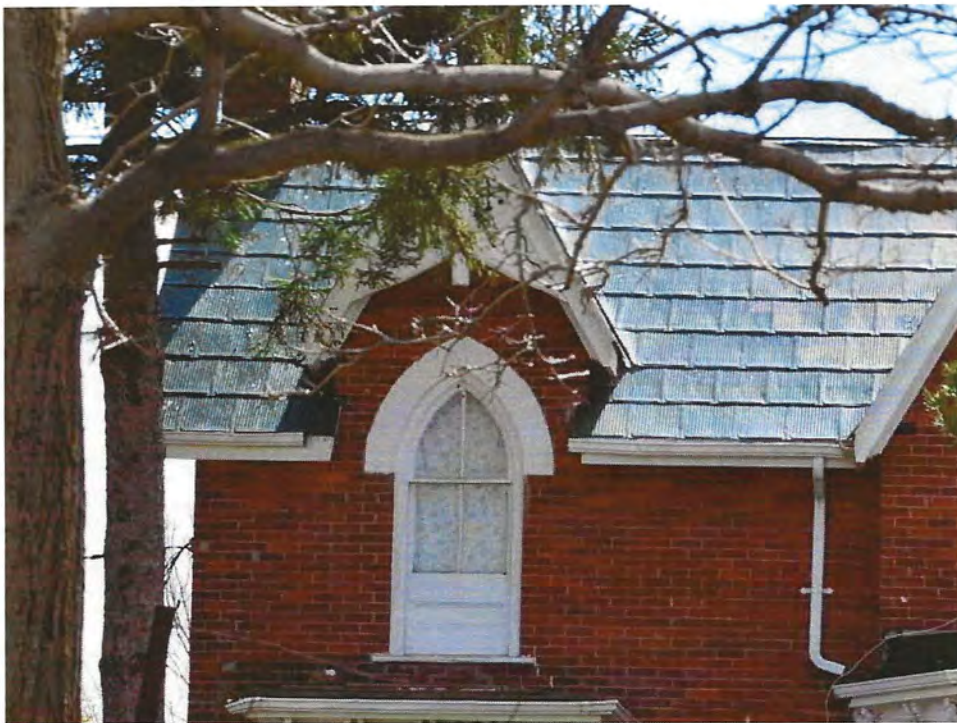


Figure 6: Gabled lancet window above front entrance



Figure 7: Bay window with decorative cornice containing brackets



Figure 8: Southeast view of 2591 Bovaird Dr W revealing Gothic Revival style rear addition



Figure 9: View of laneway and large barn located at the rear of the house



Figure 10: Image of outbuilding, barn, and silo as seen from Bovaird Dr W



Figure 11: Image of the farmhouse and rear addition looking west from Heritage Road

Heritage Heights Transportation Master Plan

Planning Context

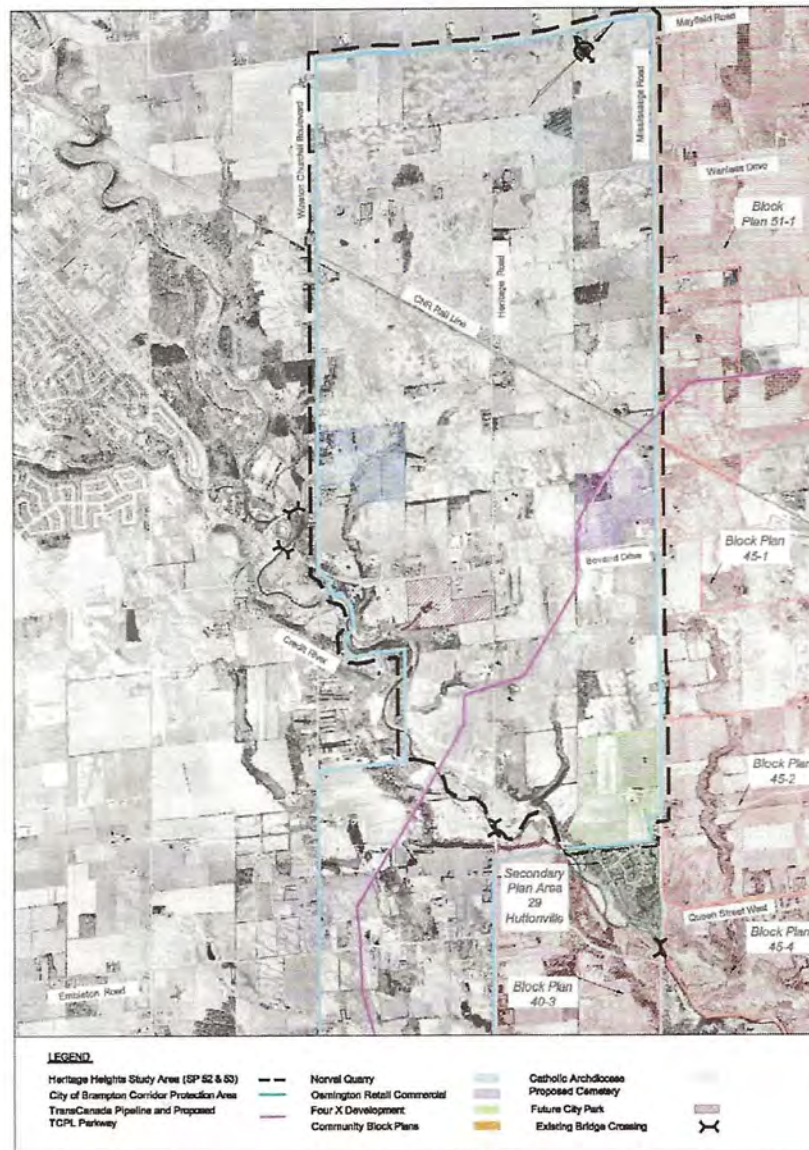


Figure 12: Heritage Heights Transportation Master Plan study boundary (Source: Cole Engineering)

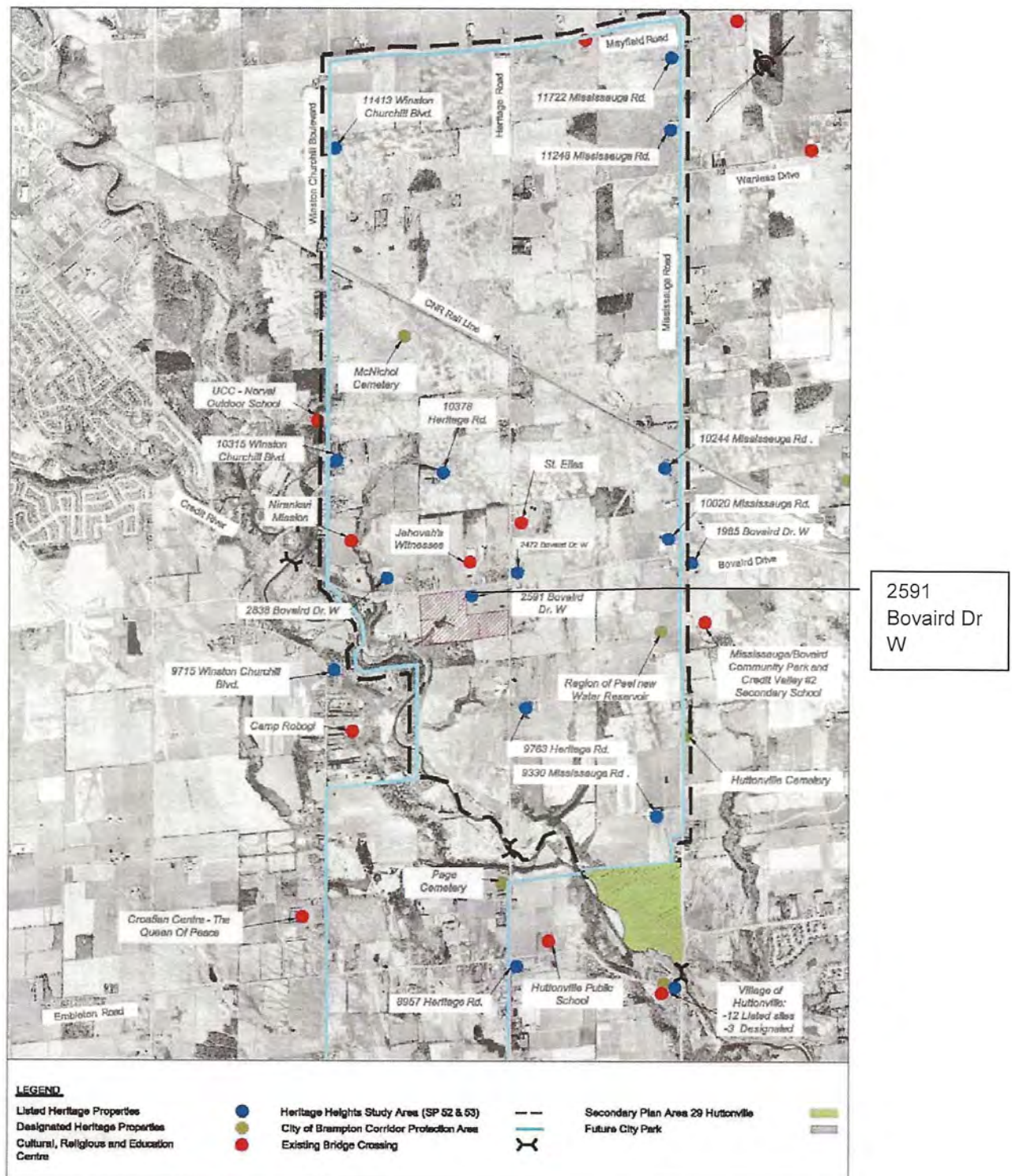


Figure 13: Heritage Heights Transportation Master Plan study boundary and heritage resources identified in blue and green (Source: Cole Engineering)

East of Heritage Road

- This corridor option crosses the Credit River west of Heritage Road, crosses Heritage Road and generally follows a northerly alignment midblock between Heritage Road and Mississauga Road.

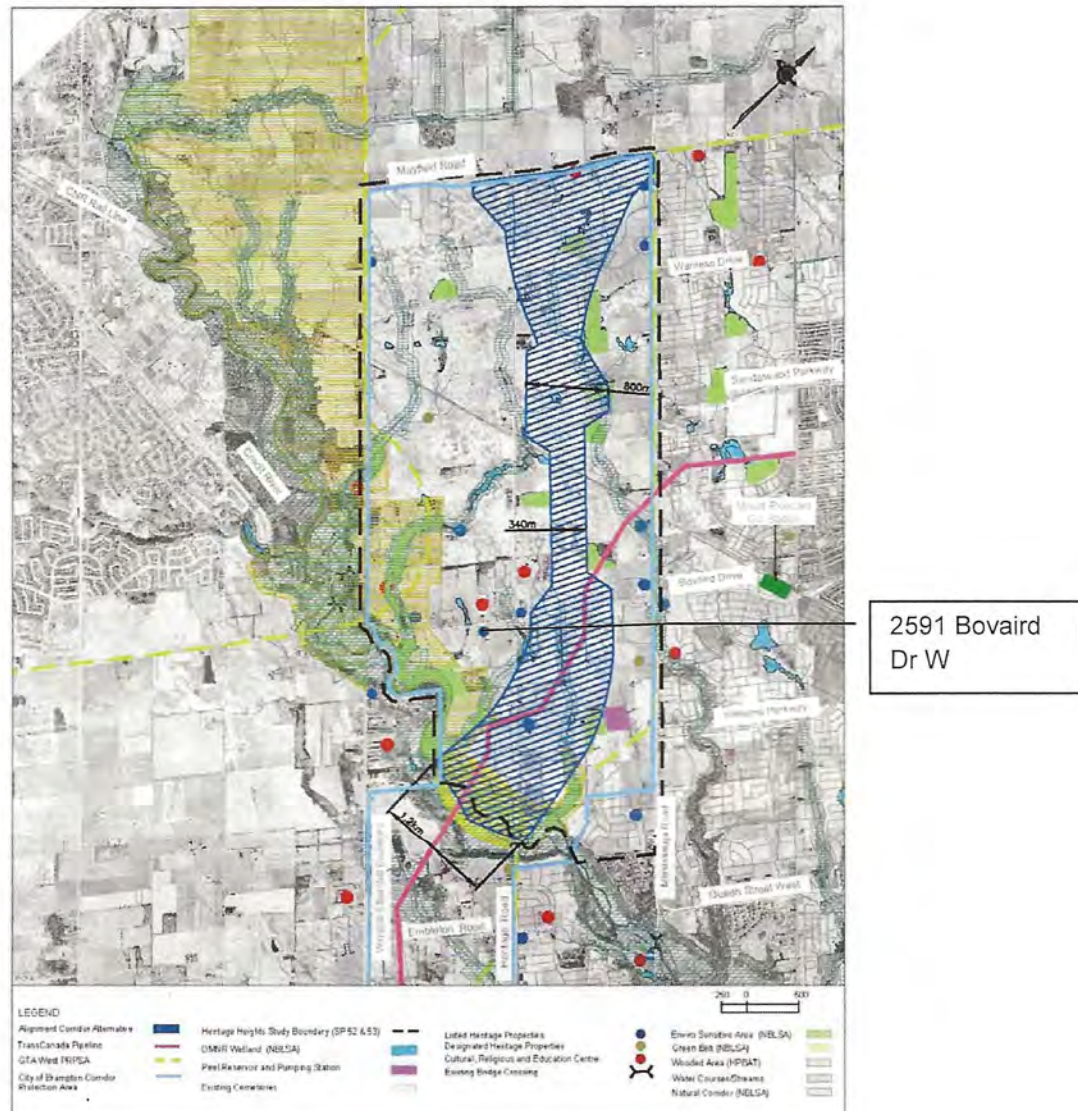


Figure 13: Council endorsed preliminary preferred corridor (Source: Cole Engineering)