

**Date:** 2021-11-04

**Subject:** Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel.

**Contact:** Merissa Lompart, Assistant Heritage Planner

**Report Number:** Planning, Bld & Ec Dev-2021-1201

**Recommendations:**

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated November 4, 2021, to the Brampton Heritage Board Meeting of November 16, 2021, regarding the **Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel dated November 2, 2021** be received; and
2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed:
  - a. While in situ retention is always preferable it is not always the most viable or practical option to ensure the retention of heritage resources. To facilitate the retention and preservation of the Edwin Trimble House while allowing for the continued development of the area it is recommended that Edwin Trimble House be relocated to proposed lot 59 or 60 of the proposed development plan (Appendix B). Relocation of the house should include:
    - i. Continued visibility from Creditview Road and George Brown Drive; development should not be permitted that would obstruct the view of Edwin Trimble House.
    - ii. Any alterations to the Edwin Trimble House should be limited to the rear of the structure.
    - iii. Setbacks should be maintained that preserve the aesthetic of the residence.
    - iv. New construction adjacent to the Edwin Trimble House should not exceed the current elevation of the extant structure.

- v. The establishment of a heritage easement should be discussed with the City of Brampton to ensure the ongoing retention of Edwin Trimble House.
  - vi. Designation under Part IV of the *Ontario Heritage Act* should be considered.
  - vii. Edwin Trimble house shall be subject to structural assessment by a qualified structural engineer familiar with heritage structures
  - viii. Prior to undertaking any action, a conservation and adaptive reuse plan should be developed.
- b. In addition to the retention of Edwin Trimble House, development of the Subject Property should attempt to retain the mature pine trees that delineate the northeast limit of the property. These trees contribute to the Creditview Road Corridor CHL. If possible, Edwin Trimble House and the pine trees should be maintained together on a single lot.

**Overview:**

- **8940 Creditview Road was listed on Brampton's Municipal Register of Cultural Heritage Resources in 2016.**
- **A Heritage Impact Assessment was requested by Heritage Staff when the Property Owner submitted a Pre-Consultation Application through the City of Brampton's Development Services.**
- **8940 Creditview Road meets Designation criteria under Regulation 9/06 of the Ontario Heritage Act under Historical/Associative Value and Contextual Value.**

**Background:**

8940 Creditview Road was listed on the City of Brampton's Municipal Register of Cultural Heritage Resources in 2016. The listing report notes the reference to Queen Anne Architecture and other design features and the historical association with the Trimble and Fletcher families. Also of importance is the adjacent Cultural Heritage Landscape of Creditview Road (Listed in 2006) which provides contextual value to the property.

A Pre-Consultation Application for 8940 Creditview Road was submitted to the City of Brampton's Development Services in March 2021. Heritage Staff provided comments on the file stating they would require both an Archaeological Assessment and Heritage

Impact Assessment. The Heritage Impact Assessment was to address 8940 Creditview Road as it is on the City of Brampton's Municipal Register of Cultural Heritage Resources.

Parslow Heritage Consultancy Inc. was retained by the applicant to complete the Heritage Impact Assessment.

**Current Situation:**

The Heritage Impact Assessment requested by Heritage Staff was completed by Parslow Heritage Consultancy Inc. Research and Evaluation on the property determined the following:

1. That 8940 Creditview Road meets Evaluation Criteria for Cultural Heritage Value or Interest under Regulation 9/06 of the Ontario Heritage Act.

Heritage Staff recommend this report to the Brampton Heritage Board as it meets the City of Brampton's Terms of Reference for Heritage Impact Assessments.

It is important to note that while Heritage Staff agree with the recommendations presented in the report, Heritage Staff would highly recommend two lots fronting Creditview Road in the new development instead of the proposed three. This is in keeping with the current average lot width on Creditview Road and will also aid in maintaining the Creditview Road Cultural Heritage Landscape.

**Corporate Implications:**

None.

Financial Implications:

None.

Other Implications:

None.

**Term of Council Priorities:**

None.

## Conclusion:

It is recommended that the **Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel** be received by the Brampton Heritage Board as being complete.

Authored by:

Reviewed by:

---

Merissa Lompart  
Assistant Heritage Planner

---

Charlton Carscallen  
Principal Planner, Heritage

Reviewed by:

Reviewed by:

---

Jeffrey Humble  
Manager, Policy Programs and  
Implementation

---

Bob Bjerke, MCIP, RPP  
Director, Policy Planning

Approved by:

---

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

## Attachments:

Heritage Impact Assessment, 8940 Creditview Road, Part of Lot 5, Concession 4 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel, authored by Christopher Lemon, B.Sc., Dip. Heritage, Lead Cultural Heritage Specialist at Parslow Heritage Consultancy Inc. (November 2, 2021)