

Date: 2021-11-04

Subject: Heritage Impact Assessment, 10244 Mississauga Road, Part of Lot 12, Concession 5 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-2021-1202

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, 10244 Mississauga Road, Part of Lot 12, Concession 5 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. Given the historical/associative and contextual value of the residence at 10244 Mississauga Road, every effort should be made to conserve the house. The preferred mitigation option is the relocation of the structure to a prominent location within the proposed development (Section 8.1.3). The relocation should retain the heritage attributes of the structure (Section 6.3) while providing for the adaptive reuse of the structure in a way that will provide for its inclusion within the community. The exterior of the structure should be restored to its as built configuration, including front veranda, based on available evidence. The interior of the home has been extensively damaged and has been subject to alteration from its as built form. The interior of the home should be subject to adaptive reuse with internal finishes being complementary to the antiquity of the structure.
 - b. It is recommended that any intervention aim to:
 - i. Promote community engagement and enjoyment of the structure

- ii. Where possible maintain the visual connection with Mississauga Road
 - iii. Retain the exterior configuration of the original portion of the structure including front veranda
 - iv. Ensure alterations and augmentations are sympathetic to and distinguishable from the original fabric of the structure
 - v. Reflect the as built setback of the structure
 - vi. Interior alterations should be complementary to the antiquity of the structure, but restoration to as built interior configuration and finishes are not recommended
- c. It is also recommended that:
 - i. Designation under Part IV of the *Ontario Heritage Act* be considered. Based on Ontario Regulation 9/06, the Subject Property meets the criteria for heritage designation. The residence has historical/associative and contextual value, serving as a touchstone to the historical settlement and agricultural development of Chinguacousy Township
 - ii. A conservation and adaptive reuse plan be developed
- 3. That when further discussion on relocation occurs between the City of Brampton and the Developer, relocation options facing Mississauga Road be thoroughly explored and prioritized over options facing other arterial roads.

Overview:

- **10244 Mississauga Road was listed on Brampton's Municipal Register of Cultural Heritage Resources around 2005.**
- **A Heritage Impact Assessment was requested by Heritage Staff when a Pre-Consultation Application was submitted through the City of Brampton's Development Services. This is part of a large Development Application targeted for the lands bound by Bovaird Drive West to the south, Mississauga Road to the east, and the Canadian National Railway Tracks to the north.**
- **10244 Mississauga Road meets Designation criteria under Regulation 9/06 of the Ontario Heritage Act under Design/Physical Value, Historical/Associative Value and Contextual Value.**

Background:

10244 Mississauga Road was listed on the City of Brampton's Municipal Register of Cultural Heritage Resources around 2005. A listing report does not exist for the property as it was likely batch listed after a study was done updating the City of Brampton's Municipal Heritage Register. Based on the evaluation criteria it was labelled a Class B resource. That evaluation criteria is now outdated and has since been updated with Regulation 9/06 of the Ontario Heritage Act. This Heritage Impact Assessment re-evaluates the property at 10244 Mississauga Road using regulation 9/06. It was deemed worthy of designation under all three categories of design/physical, historical/associative, and contextual value.

A Pre-Consultation Application for 10244 Mississauga 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 10244 Mississauga 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 10244 Mississauga 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.

Heritage Staff will continue to work with the applicant to ensure the best outcome for this Heritage Resource. Staff will also update the Brampton Heritage Board as this application progresses. This may be in the form of delegations or staff reports.

Corporate Implications:

None.

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

None.

Conclusion:

It is recommended that the **Heritage Impact Assessment, 10244 Mississauga Road, Part of Lot 12, Concession 5 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, 10244 Mississauga Road, Part of Lot 12, Concession 5 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)