

Date: 2021-10-12

Subject: Heritage Impact Assessment, 2257 and 2267 Embleton Road, Parts of Lot 5, 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-2021-1125

Recommendations:

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated October 12, 2021, to the Brampton Heritage Board Meeting of October 19, 2021, regarding the **Heritage Impact Assessment, 2257 and 2267 Embleton Road, Parts of Lot 5, Concession 5 West of Center Road, Chinguacousy Township, Now City of Brampton, Regional Municipality of Peel** be received; and
2. That the following recommendations as per the Heritage Impact Assessment by Parslow Heritage Consultancy Inc. be followed in the following order as necessary:
 - a. The feasibility of integration of 2267 Embleton Road into the redevelopment be assessed.
 - b. Should integration not be feasible it is recommended that 2267 be subject to salvage mitigation prior to demolition. Salvageable materials include but are not limited to:
 - i. Smooth Red Brick
 - ii. Cast lug sills and lintels
 - iii. Bracketed portico
 - iv. Wood framing
 - v. Wooden subfloor components
 - vi. Original Front Door
 - vii. Iron floor grate
 - c. If possible salvaged materials should be incorporated into the new development and any unused salvaged materials donated to the City of Brampton for re-use in other heritage resources throughout Brampton if and when necessary.

- d. A demolition permit be issued for both 2257 and 2267 Embleton Road, with a condition of material salvage of 2267 Embleton Road.
 - e. A commemoration be erected as part of the redevelopment. Any commemoration would need to address the origins of any salvaged material integrated into the new construction, recognition of the Kirk family, the agricultural history of the property and surrounding area and acknowledge the connection between Lot 5 Concession 5 WCR. Suitable commemoration will be determined by collaboration between City of Brampton Heritage Staff and the Property Owner. Potential commemoration options are presented below in no particular order and include but are not limited to:
 - i. A landscape feature with interpretive signage that is accessible to the public.
 - ii. A sculpture or art installation with descriptive plaque erected in a place of prominence either on the property or in a public location close to the site.
 - iii. Incorporation of salvaged materials into a prominent elevation of the re-development with descriptive plaque.
 - iv. A permanent educational display within the new structure comprised of salvaged materials and interpretive signage.
 - v. A “Welcome to the Historic Hamlet of Huttonville” sign coupled with an interpretive plaque located at all primary point of egress to Huttonville
 - f. As neither 2257 nor 2267 Embleton Road are included on the Municipal Register of Cultural Heritage Resources and are currently occupied the production of a Conservation Plan is not recommended.
3. That the Heritage Impact Assessment provided by Parslow Heritage Consultancy Inc., be amended as necessary with future Site Plan Applications pertaining to 2257 & 2267 Embleton Road.
 4. That the Brampton Heritage Board allow Heritage Staff to determine which commemoration option is most suitable for this site, if integration is not feasible.

Overview:

- **2267 Embleton Road has been on the City of Brampton’s internal Properties of Interest List for an unknown amount of time.**
- **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.**

- **Neither 2257 nor 2267 Embleton Road meet Cultural Heritage Value or Interest under Regulation 9/06 of the Ontario Heritage Act.**

Background:

A Pre-Consultation Application for 2257 and 2267 Embleton Road was submitted to the City of Brampton's Development Services in January 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 both properties, however emphasis was placed on 2267 Embleton Road as it was on City of Brampton's internal Heritage Properties of Interest list.

ASI was retained to complete the Archaeological Assessment. Parslow Heritage Consultancy Inc. was retained 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 both properties determined the following:

1. That 2257 Embleton Road did not meet Evaluation Criteria for Cultural Heritage Value or Interest under Regulation 9/06 of the Ontario Heritage Act, and;
2. That 2267 Embleton Road met some criteria for Cultural Heritage Value or Interest under Regulation 9/06 of the Ontario Heritage Act, but not enough to be worthy of Designation.

Communication between Heritage Staff and Parslow Heritage Consultancy determined that an extensive list of commemoration options be presented in the Heritage Impact Assessment to provide the property owner with options. This was completed as can be seen in the above recommendations.

As per good practices in Heritage Conservation, effort will be made to retain the building at 2267 Embleton Road. However, the above recommendations are a complete list of what Heritage Staff intend to follow, dependent on what the property owner submits in a later Site Plan Application through the City of Brampton's Development Services.

Corporate Implications:

None.

Financial Implications:

None.

Other Implications:

None.

Conclusion:

It is recommended that the **Heritage Impact Assessment, 2257 and 2267 Embleton Road, Parts of Lot 5, 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.

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Attachments:

Heritage Impact Assessment, 2257 and 2267 Embleton Road, Parts of Lot 5, 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.