

Date: 2022-09-08

Subject: Heritage Impact Assessment, 8265 Churchville Road

Contact: Shelby Swinfield, Heritage Planner
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Report Number: Planning, Bld & Growth Mgt-2022-907

Recommendations:

1. That the report from Shelby Swinfield, Heritage Planner, dated September 8, 2022 to the Brampton Heritage Board Meeting of September 20, 2022, regarding the **Heritage Impact Assessment, 8265 Churchville Road, dated August 2022** be received; and
2. That the following recommendations as per the Heritage Impact Assessment by MHBC Planning Urban Design & Landscape Architecture be followed:
 - a. Document the site through photographs to supplement the historic record through the completion of:
 - i. A photo map of the property noting the location of photographs, as well as photographs of all existing buildings and features from the exterior (as provided in [the] Heritage Impact Assessment); and
 - ii. Historical documentation of the property (as provided in [the] Heritage Impact Assessment).
 - b. It is recommended that the owner consider demolition companies which separate materials so that bricks which may be re-used are set aside and either sold or donated at the discretion of the owner and/or demolition company as opposed to being deposited as landfill'
 - c. That bricks be salvaged and safely set aside on-site so that they can be incorporated as landscape features within the proposed development;
 - i. These bricks should be cleaned using gentle methods, such as steam, and mortar should be removed;

- ii. Bricks should be stacked on pallets and covered with tarps so that they are not damaged through exposure to the elements until they are ready to be re-used;
 - d. That a selection of bricks of good condition be set aside, repaired, and safely stored until they can be utilized as part of the ultimate development concept;
 - i. Potential landscape features could include the following: entrance signage into the subdivision, landscape features in public pars, brick pillars, columns, or art features;
 - e. That a plaque be erected noting the date of construction of the house, its demolition date, and its original location; and
 - f. That the details regarding the preferred design of salvaged bricks, plaque and commemorative feature be determined at the appropriate date in the future through the submission of a Commemoration Plan.
 - g. The property should be inspected on-site on a monthly basis to ensure that the dwelling continues to be appropriately boarded-up and the building is not exposed to the elements as a result of vandalism, pests, damage, etc.;
 - h. The structural condition report has identified that there is currently a hole in the roof. It is recommended that this be tarped and boarded-up until such a time that the Council of the municipality makes a decision on any forthcoming demolition Application;
 - i. Any removal of [existing] boards to ensure that the dwelling is secured should be repaired and replaced immediately.
- 3. That a Documentation and Salvage Plan be submitted and approved to the issuance of any demolition permit for the dwelling; and
 - 4. That a Heritage Commemoration Plan be submitted and approved prior to registration of the Draft Plan of Subdivision.

Overview:

- **8265 Churchville Road was listed on Brampton's Municipal Register of Cultural Heritage Resources in 2009.**
- **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 to redevelop the lands as part of a Draft Plan of Subdivision.**
- **The HIA demonstrated that the existing dwelling is the only feature of the property which is of modest Cultural Heritage Value/Interest and that removal of the dwelling can be identified as a moderate adverse impact.**
- **The HIA recommends that a selection of bricks be salvaged in order to be incorporated into an interpretation piece within the development that commemorates the dwelling. The design of the commemoration piece is to be determined in a future Commemoration Plan.**
- **The HIA is considered to be complete as per the City's Terms of Reference.**

Background:

The property at 8265 Churchville Road is on the north side of Churchville Road, east of Creditview Road, and north of Steeles Avenue West. The property is bordered by Walnut Road to the east. The property is not located within the Churchville Heritage Conservation District.

The property includes a single detached residential dwelling, a garage, and an accessory structure. The dwelling is described as a 2 ½ storey, buff brick, Dutch colonial revival style home with Arts & Crafts/Craftsman influences which can be seen in the features of the brick columns and verandah.

The property was added to the City's Register of Cultural Heritage Resources in 2009 as a listed property presenting potential Cultural Heritage Value/Interest (CHVI).

Current Situation:

The HIA evaluated the property in accordance with Ontario Regulation 9/06 and found there to be modest CHVI. The report identifies that, as it relates to Design/Physical Value, while the building is a representative example of a Dutch Colonial style, the design of the building is not considered to be rare or unique in the context of Brampton or Ontario. The property was not found to have Historical Associative Value. The report identifies for Contextual Value that the property has a visual connection with its surroundings and that it is historically related to its surrounding given that they may have been part of the former

agricultural farm complex. It is noted however that this relationship does not substantially add to the CHVI of the property.

It was identified through evaluation of the property that there are significant concerns with regard to the condition of the building, most notably that the dwelling had extensive black mould across the interior finishes. The extent of the mould made a full inspection of the interior of the building not possible due to safety concerns. It was also identified that the front porch has pulled away from the main dwelling and the brick pillars have decayed. The building was noted to have significant water damage. Section 6.2 of the HIA summarizes the Structural Condition Assessment that was completed for the dwelling and garage on the property. Both structures were identified as being structurally unstable. The HIA concludes that the dwelling, while it does satisfy two of the criteria of Ontario Regulation 9/06, it is not a good candidate for long term conservation due to the extensive condition issues with the dwelling.

The report provides a number of mitigation and commemoration recommendations. Those recommendations for commemoration include the salvaging of bricks, the creation of a Commemoration Plan to further refine the commemoration concept, and suggestions for potential commemoration options within the development.

The HIA provides recommendations for securing the dwelling until such a time that demolition occurs, including tarping a current hole in the roof of the building. Prior to issuance of a demolition permit for the dwelling, the applicant will be required to submit and have approved a Documentation and Salvage Plan for the dwelling. This plan will ensure that the dwelling is appropriately documented and that there is guidance for which materials are to be salvaged.

Prior to the registration of the Draft Plan of Subdivision, a Commemoration Plan will be required to be submitted and approved. This plan will provide detailed information on the commemoration efforts that will take place within the development.

Corporate Implications:

None.

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

None.

Conclusion:

It is recommended that the **Heritage Impact Assessment, 8265 Churchville Road** be received by the Brampton Heritage Board as being complete.

Authored by:
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Attachments:

Appendix A - Cultural Heritage Impact Assessment Report, dated August 2022