

Date: 2022-12-06

Subject: 11690 Chinguacousy Road – Project Completion Report
Ward 6 (File H.EX. 11690 Chinguacousy Road)

Contact: Harsh Padhya, Heritage Planner; City Planning & Design
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Report Number: Planning, Bld & Growth Mgt-2022-1029

Recommendations:

1. That the report titled 11690 Chinguacousy Road – Project Completion Report be received and accepted.

Overview:

- The property at 11690 Chinguacousy Road also known as the Taylor-Monkman Farmhouse is located on the west side of Chinguacousy Road, south of Mayfield Road.
- The property met the evaluation criteria under Ontario Regulation 9/06 and was designated under part IV of the Ontario Heritage Act during the development planning process.
- A Heritage Building Protection Plan, Heritage Conservation Plan and financial securities for the restoration of the farmhouse will be a condition of development approval.

Background:

The property at 11690 Chinguacousy Road is located on the west side of Chinguacousy Road south of Mayfield Road and north of Wanless Drive. The property originally contained a two-and-a-half storey farmhouse, outbuildings, and agricultural land. An application to amend the Official Plan, Zoning By-Law and proposed Draft Plan of Subdivision, which proposed the retention of the cultural heritage resource in situ as a residential dwelling, was submitted to the City.

The property, also known as the Taylor-Monkman Farmhouse, is now designated under part IV of the Ontario Heritage Act and is on the City's Municipal Register of Cultural Heritage Resources.

The applicant retained Architects Rasch Eckler Associates Ltd. (AREA) to undertake a Heritage Impact Assessment (HIA) of the property to evaluate its cultural heritage value, and recommend mitigation strategies to minimize impacts of the proposed development. Subsequently, a Heritage Conservation Plan (HCP) was prepared by AREA to further inform the applicant about the restoration process. Various mitigation options were evaluated to determine how to lessen impacts of the proposed development of the property on the Taylor-Monkman Farmhouse through this HCP. Retention as a residential dwelling and sensitive integration with the surrounding development was the preferred and proposed mitigation option. The report was duly accepted and approved by the Brampton Heritage Board and the Council in 2016.

Current Situation:

On the basis of our review, we can affirm that the conservation work has been undertaken in general conformity with Architectural Heritage Conservation Plan (HCP) Drawings which were recommended for approval by Heritage Staff. The following minor changes were made during the restoration work by the applicant. The same was duly approved by the City heritage staff after the site visit in September 2022:

- Above-grade windows were replaced with "in-kind" wood windows. The applicant had to replace the windows in the heritage house and did so ultimately with a wood replica of the originals, where the HCP recommended maintaining the originals.
- Replaced windows have a higher thermal comfort level and energy efficiency to meet today's residential standards of the current house-building industry.
- Porch on south side in front of Breakfast Room through Foyer #2 has been changed from being accessed by stairs to becoming an enclosed balcony with the railing continuing across and no steps to/from grade.

Corporate Implications:

Financial Implications:

There are no financial implications resulting from the adoption of the recommendations in this report.

Other Implications:

Not applicable.

Term of Council Priorities:

This report has been prepared in full consideration of the Term of Council Priorities (2018-2022). This report aligns with a 'Mosaic City' by continuing the preservation of heritage properties and cultural heritage resources to support cultural diversity and expression. A Mosaic City reflects the commitment of the City to preserve and protect its cultural heritage. This report also aligns with a 'City of Opportunities', supporting the creation of

complete communities by supporting the diversity and distinctiveness of the City through the preservation and conservation of its cultural heritage resources.

Conclusion:

Heritage planning staff have undertaken a site visit in accordance with the completion of the restoration work of Taylor-Monkman Farmhouse. The restoration work met the term and conditions as required by the approved Heritage Conservation Plan (HCP). There were two minor changes based on the requirements and the heritage staff concurs with the applicant's decision. This report recommends that the attached Review Report be received and accepted.

Authored by:

Reviewed by:

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Heritage Planner

Charlton Carscallen, CAHP
Principal Planner/Supervisor, Heritage

Reviewed by:

Approved by:

Jeffrey Humble, MCIP, RPP
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Andrew McNeill, OALA CSLA
Acting Director, City Planning & Design

Attachments:

Appendix A – Final General Review Report from AREA
Appendix B – Photographs from final site visit