

Date: 2023-01-09

Subject: **Heritage Conservation Plan for 10431 The Gore Road – Ward 10**

Contact: Merissa Lompart, Assistant Heritage Planner
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Report Number: Planning, Bld & Growth Mgt-2023-078

Recommendations:

1. That the report from Merissa Lompart, Assistant Heritage Planner, dated January 9, 2023 to the Brampton Heritage Board Meeting of January 24, 2023, regarding the **Heritage Conservation Plan, 10431 The Gore Road – Ward 10, dated November 2022** be received; and
2. That the following recommendations as per the Heritage Conservation Plan by WSP be followed:
 - a. Sympathetic rehabilitation of the house will retain the building's late 19th century heritage attributes, reflect its changes through time, and accommodate contemporary use without compromising its authenticity or cultural heritage significance.
 - b. Secondary treatments, selected to conserve the heritage attributes of the 10431 The Gore Road for the future, are stabilization, preservation, and commemoration.
3. That the following conservation strategies be implemented. A complete and detailed explanation can be found in section 6 of the Heritage Conservation Plan.
 - a. Stabilize the structure
 - i. Monitor and secure
 - ii. Protect from adjacent construction
 - b. Rehabilitate
 - i. Draft architectural designs for a rehabilitated 10431 The Gore Road
 - ii. Relocate the structure

- iii. Inspect the sill and floor joists, and repair or strengthen if necessary
 - iv. Build the concrete foundation with basement and seat the house
 - v. Repair the main block roof and features
 - vi. Repoint and repair masonry and install drainage system if required
 - vii. Install new wood windows and exterior doors
 - viii. Rehabilitate the interior
 - ix. Rehabilitate the setting
 - c. Preserve
 - i. Develop and follow a maintenance and monitoring program
 - d. Commemorate
 - i. Designate the 10431 The Gore Road property and erect an interpretive plaque
4. That the table in *Section 7: Implementation Plan* of the Heritage Conservation Plan be followed.
5. That any changes to the Heritage Conservation Plan must be approved by Heritage Staff prior to any work on the resource being done, and that Heritage Staff will keep the Brampton Heritage Board updated on the progression of this conservation project.

Overview:

- **10431 The Gore Road was listed on Brampton's Municipal Register of Cultural Heritage Resources in 2011.**
- **A Heritage Impact Assessment (HIA) was requested by Heritage staff when Cachet Developments submitted a development application to the City of Brampton. The HIA demonstrated that the heritage resource at 10341 The Gore Road was worthy of Designation under *Part IV of the Ontario Heritage Act*. The HIA recommended a Heritage Conservation Plan be completed.**
- **The Heritage Conservation Plan was completed by WSP in November 2022. It is considered to be complete as per the City's Terms of Reference.**

Background:

10431 The Gore Road was built c. 1925, and is recognized for its Craftsman style of architecture. It was added to the City of Brampton's Municipal Register of Cultural Heritage Resources in 2011. A Heritage Impact Assessment was completed in 2017, and it concluded that the property meets designation criteria for *Part IV of the Ontario Heritage Act*.

As part of the subdivision development for this area, a Heritage Conservation Plan was required, and WSP was contracted to prepare this report.

Current Situation:

WSP has submitted a Heritage Conservation Plan (HCP) for the property at 10431 The Gore Road, a one-and-a-half storey Craftsman-style house. The HCP has been prepared to address the procedures and practices for moving the resource to its new lot within the subdivision, and restoring it. The building is currently in good condition.

The HCP contains a detailed outline of conservation strategies under the four main categories of Stabilize and Secure, Rehabilitate, Preserve, and Commemorate. The HCP also includes as-built drawings for reference, up to date photographs, a structural engineering report, and other information pertinent to conserving this resource.

Drawings for the reconstruction were completed by Sedgwick Marshall Heritage Homes and added as an appendix to the Conservation Plan.

Heritage Staff recommend this report to the Brampton Heritage Board as it meets the City of Brampton's Terms of Reference for Heritage Conservation Plans, as outlined in Section 8 of the Heritage Impact Assessment Terms of Reference.

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:

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

This project meets the Term of Council Priorities for promoting a *Healthy and Safe* city by focusing on community safety, improving mental health support, and encouraging active and healthy lifestyles. It also covers the *Green* Term of Council Priorities by promoting re-use and restoration, the more sustainable option.

Conclusion:

It is recommended that the **Heritage Conservation Plan for 10431 The Gore Road – Ward 10** be received by the Brampton Heritage Board as being complete.

Authored by:

Reviewed by:



Merissa Lompart
Assistant Heritage Planner

Charlton Carscallen
Principal Planner/Supervisor Heritage

Approved by:

Approved by:



Jeffrey Humble, MCIP RPP
Manager, Policy, Program and
Implementation

Henrik Zbogor, MCIP, RPP
Acting Director, City Planning & Design

Attachments:

Appendix A – Heritage Conservation Plan, WSP November 2022