

Date: 2023-01-11

Subject: Minor Update to Churchville Heritage Conservation District Plan - Addressing Updates

Contact: Shelby Swinfield, Heritage Planner

Report Number: Planning, Bld & Growth Mgt-2023-080

Recommendations:

1. That the report from Shelby Swinfield, Heritage Planner, dated October 6, 2022, to the Brampton Heritage Board Meeting of February 21, 2023, regarding the **Minor Update to Churchville Heritage Conservation District Plan - Addressing Updates** be received; and
2. That staff be authorized to update the address list of “Buildings of Heritage Significance” to reflect the current addresses of those properties identified within the original 1989 study materials.

Overview:

- **The Churchville Heritage Conservation District Plan (HCDP) was last updated in 1990 and serves as the guiding document for the continued management and conservation of the Churchville Heritage Conservation District (HCD). The HCDP contains a list of “Buildings of Heritage Significance”.**
- **It is noted within the HCDP that “not all buildings within Churchville should be considered to be of heritage significance. Buildings of heritage significance are those that have been inventoried in the 1989 Village of Churchville Heritage Conservation District Background Report”.**
- **Over time, changes and updates to municipal addresses within the district have taken place as the parcel fabric of the Village has changed over the years. The specific circumstances under which the addresses within the district have evolved are not known at this time.**

- **Through a review of the 1989 study documents, staff have determined that the current list of Buildings of Heritage Significance is not entirely consistent with the original list of buildings that were identified through the study.**
- **In order to ensure that appropriate conservation and preservation considerations can be made with regard to any potential alterations to these Buildings of Heritage Significance, staff are seeking authorization to update the list of Buildings of Heritage Significance within the HCDP.**
- **This amendment is considered to be minor in nature as it is intended to provide updated information based on a review of the original 1989 study material and does not introduce any new information into the Plan.**

Background:

The Churchville Heritage Conservation District Plan (HCDP) was last updated in 1990 and serves as the guiding document for the continued management and conservation of the Churchville Heritage Conservation District (HCD). The HCDP contains a list of “Buildings of Heritage Significance”, sometimes also referred to as “Character Contributing Properties”.

It is noted within Section 5.2 of the HCDP that “not all buildings within Churchville should be considered to be of heritage significance. Buildings of heritage significance are those that have been inventoried in the 1989 Village of Churchville Heritage Conservation District Background Report”.

As noted within the HCDP, the current list of Buildings of Heritage Significance is based off of the original study documents from 1989, including a map identifying building envelopes, photos of the buildings, a description of the dwelling type, and a brief summary for each building. The original study does not identify specific addresses within Churchville but rather makes reference to the actual buildings throughout the district. The list of addresses within the HCDP was extrapolated from that information.

Over time, changes and updates to municipal addresses within the District have taken place as the parcel fabric of the Village has changed over the years. The specific circumstances under which the addresses within the district have evolved are not known at this time but could be related to severances or construction on previously empty lots over the years.

Current Situation:

Through a review of the 1989 study documents, staff have determined that the current list of Buildings of Heritage Significance is not entirely consistent with the original list of buildings that were identified through the study. In particular there are 3 properties requiring updates.

Property #1

Address Currently Identified in the HCDP:	175 Victoria Street
Proposed Revised Address:	174 Victoria Street
Reason for Revision:	It was identified that there is currently no municipal address within the City identified as "175 Victoria Street". The resource identified within the 1989 study is located on the property municipally known as 174 Victoria Street. This was confirmed via site visit.

Photo of Building from 1989 Study



Photo of Building from June 2022 Site Visit



Property #2

Address Currently Identified in the HCDP:	7734 Creditview Road
Proposed Revised Address:	7728 Creditview Road
Reason for Revision:	The 1989 study documents identify a building that is located on the property currently known as 7728 Creditview Road which is immediately south of the property that is currently identified in the Plan.

Photo of Building from 1989 Study



Photo of Building from June 2022 Site Visit



Building at 7734 Creditview Road



**A Google Streetview 2021 photo of the dwelling at 7734 Creditview Road is included to demonstrate that the dwelling on the property is not the one identified within the 1989 study materials.*

Property #3

Address Currently Identified in the HCDP:	7752 Churchville Road
Proposed Revised Address:	7746 Churchville Road
Reason for Revision:	The 1989 study documents identify a building that is located on the property currently known as 7746 Churchville Road, which is immediately south of the property currently identified in the Plan.

Photo of Building from 1989 Study



Photo of Building from June 2022 Site Visit



Building at 7752 Churchville Road



**A 2022 site visit photo of the building at 7752 Churchville Road is included to demonstrate that the building on the property is not the one identified within the 1989 study materials.*

Buildings identified as “Buildings of Heritage Significance” within the HCDP are subject to some additional requirements and guidelines as it relates to additions/alterations that emphasize conservation of the existing character of the buildings through sympathetic design and material choice, among other guidelines and requirements.

It is recommended that, in order to ensure that appropriate conservation and preservation considerations can be made with regard to any potential additions/alterations to these dwellings, staff be authorized to update the list of Buildings of Heritage Significance within the HCDP.

Corporate Implications:

Financial Implications:

N/A

Other Implications:

N/A

Term of Council Priorities:

The minor update related to addressing within the Churchville Heritage Conservation District Plan aligns with the Term of Council Priority “Well Run Government” as it

creates an opportunity to provide better, more effective and clear guidance to the development community and general public with regard to understanding character contributing properties within the Churchville Heritage Conservation District.

Conclusion:

Staff are proposing a minor update to the text of the Churchville Heritage Conservation District Plan to update the addresses of three Buildings of Heritage Significance. These buildings were identified within the original 1989 study materials and the purpose of the update is to correct out of date information.

It is recommended that, in order to ensure that appropriate conservation and preservation considerations can be made with regard to any potential additions/alterations to these dwellings, staff be authorized to update the list of Buildings of Heritage Significance within the HCDP.

Authored by:

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Attachments:

1. 1989 Churchville Study Extract - Property Inventory Section Annotated with Current Municipal Addresses