

Date: 2023-02-21

Subject: **Heritage Impact Assessment – 8950 McLaughlin Road South, Brampton - Ward 4 (File # SPA-2022-0160)**

Contact: Harsh Padhya, Heritage Planner, Integrated City Planning

Report Number: Planning, Bld & Growth Mgt-2023-214

Recommendations:

1. That the report from Harsh Padhya, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of March 21, 2023 re: **8950 McLaughlin Road South – Heritage Impact Assessment** be received;
1. That the recommendations of the Heritage Impact Assessment for the property at 8950 McLaughlin Road South, titled *Heritage Impact Assessment 8950 McLaughlin Road South, Brampton, Ontario*, prepared by Goldsmith Borgal & Company Ltd. Architects (GBCA) dated August 31, 2022 attached as Appendix A to this report be accepted.

Overview:

- **The lands are designated under Part IV of the Ontario Heritage Act and adjacent to a built resource identified on City’s Register of Cultural Heritage Resources.**
- **The Former Administration Building of the Ontario Mental Tubercular Hospital/Former OPP Administrative Building is designated under part IV of the Ontario Heritage Act.**
- **The subject lands are proposed to be severed from the City Lands.**
- **The applicant, Golden Age Village for the Elderly (GAVE), is planning to develop a 20,226 sq. m site to include a campus for seniors from the Vietnamese community and the wider population.**
- **The City requested a Heritage Impact Assessment (HIA) to be submitted as part of a complete application to evaluate the impact on the designated heritage property.**

- **The HIA recognizes that the construction of the new facility will result in the loss of open space which contains heritage attributes, though introducing setbacks, landscaping and tree plantings that will respond to the addition of a 5-storey structure into an area with low-rise structure, recreating a consistent street wall along Academic Drive.**
- **Heritage staff concurs with the recommendations provided in this HIA.**

Background:

8950 McLaughlin Road South is a vacant lot situated along the east side of Academic Drive in Brampton, Ontario. The lands were historically part of a much larger property located southwest of the intersection of Queen Street West and McLaughlin Road South. The site is located on Part 1 of Lot 5, Concession 2 - Plan 43R-23285 in the City of Brampton, Regional Municipality of Peel. The subject lands are designated under Part IV of the Ontario Heritage Act and adjacent to a built heritage resources identified on City's Register of Cultural Heritage Resources - the former Ontario Mental Tubercular Hospital Administration Building. The subject lands are also adjacent to the Flower City Community Campus, which includes multiple low-rise buildings.

The park-like setting is currently vacant, saved for mature tree-planting and a community garden. It is adjacent to recreation lands, two elementary schools and a vacant heritage property to the east.

Current Situation:

Proposed Development:

The owner – Golden Age Village for the Elderly (GAVE) – is proposing to develop a 20,226 sq. m site at 8950 McLaughlin Road South to include a campus for seniors from the Vietnamese community and the wider population. The development is comprised of three (3) buildings on the site assembled in a long linear row extending north-south on the subject site, including a five-storey Affordable Seniors' Housing facility, a four-storey Long Term Care facility and an one-storey amenity building. The two residential buildings will be connected at-grade by a one storey building which will feature amenity space /dining hall for residents.

The Former Administration Building of the Ontario Mental Tubercular Hospital / Former OPP Administrative Building is designated under part IV of the Ontario Heritage Act. The subject lands are proposed to be severed from the City Lands.

Impact Assessment:

The proposal in its current form is adjacent to a built heritage resource designated under part IV of the Ontario Heritage Act. As a part of complete application, a heritage impact assessment was requested by the heritage staff. The HIA was prepared by Goldsmith

Borgal & Company Ltd. Architects (GBCA) which meets the City of Brampton Heritage Impact Assessment terms of reference. The HIA addresses the impact on the adjacent built heritage resource from the proposed development. Further, the HIA provided mitigation measures to reduce indirect impact on the cultural heritage resource.

The primary changes to the cultural heritage value arising from this development is the development of a new building, of related institutional use, which will result in a small loss of the large open space campus. This loss is not significant as there will be no building demolition and the vacant site is not the point of focus in the designation by-law. This loss is further mitigated by appropriate lot patterns and setbacks, vegetation buffers and plantings that retain enough of the existing campus lands to retain the landmark status of 8870 McLaughlin Road South, which will be unaltered.

Recommendations:

The HIA recognizes that the construction of the new facility will result in the loss of open space, which contains heritage attributes identified by the City. Further, the report indicates that the proposal has been sensitive to the heritage attributes of the adjacent structure at 8950 McLaughlin Road South. The proposed development will be clearly of its own time and place, and will introduce setbacks, landscaping and tree plantings that will respond to the addition of a 5-storey structure into an area with low-rise structure, recreating a consistent street wall along Academic Drive.

The proposal balances demands for intensification with respect for heritage adjacencies in a manner that allows both objectives to be appreciated as a part of a changing urban environment.

Corporate Implications:

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

This project covers the *Green* Term of Council Priorities by promoting re-use and restoration, the more sustainable option.

Conclusion:

It is recommended that the Heritage Impact Assessment for 8950 McLaughlin Road South be received by the Brampton Heritage Board and deemed as being complete.

Authored by:

Reviewed by:

HAPadhya

Harsh Padhya
Heritage Planner, Policy,
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Approved by:

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Attachments:

Appendix A – Heritage Impact Assessment, 8950 McLaughlin Rd South, February 2023
Appendix B – 8950 McLaughlin Rd S - Architectural Drawings