

Date: 2023-03-14

Subject: **Recommendation Report: Heritage Impact Assessment, 4784 Castlemore Road, Ward 10**

Contact: Shelby Swinfield, Heritage Planner, Integrated City Planning

Report Number: Planning, Bld & Growth Mgt-2023-273

Recommendations:

1. That the report from Shelby Swinfield, Heritage Planner, dated March 14, 2023, to the Brampton Heritage Board Meeting of April 25, 2023, regarding the **Recommendation Report: Heritage Impact Assessment, 4784 Castlemore Road, Ward 10 dated March 1, 2023** be received;
2. That the Heritage Impact Assessment for 4784 Castlemore Road, prepared by Golder/WSP Canada Inc, dated March 1, 2023 (per Appendix 1) be approved;
3. That all recommendations within the Heritage Impact Assessment by Golder/WSP Canada Inc. dated March 1, 2023 be followed, including but not limited to:
 - a. The applicant shall compile a Heritage Building Protection Plan (HBPP) to stabilize and conserve the farmhouse in its current location until the proposed development is initiated. Include measures in the HBPP to mothball the structure until the conservation effort can begin.
 - i. The HBPP should be prepared by a qualified individual in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2nd Edition (Parks Canada 2010); the *Code of Ethics and Guidelines for Practices* by the Canadian Association of Conservation of Cultural Property and the Canadian Association of Professional Conservators (2009); the MHSTCI's *Eight Guiding Principles in the Conservation of Built Heritage Properties* (2007); *Preservation Briefs 31: Mothballing Historic Buildings* (Park, 1993), and *Well-Preserved: The Ontario Heritage*

Foundation's Manual of Principles and Practice for Architectural Conservation (Fram 1998).

- ii. The HBPP should also include a plan for potential physical impacts such as accidental damage from machinery, a plan for appropriate repairs should damage occur to the building, and communication protocols that identify who should be informed about the heritage attributes and who should be contacted if there is accidental damage.
- b. The applicant shall establish a regular inspection and monitoring protocol until the proposed development is initiated;
 - c. The applicant shall prepare a Heritage Conservation Plan (HCP) detailing how the heritage attributes of the farmhouse will be conserved, protected, and enhanced, and the preferred conservation approach (i.e., rehabilitation for adaptive reuse), that balances the objectives of heritage conservation with economic and social sustainability.
 - i. The HCP should also include required actions and trades depending on approach, and an implementation schedule to conserve the farmhouse prior to, during, and after the relocation effort.
 - d. The applicant shall document the farmhouse through measured drawings, rectified photography, and written notes prior to undertaking any intervention beyond minor stabilization or maintenance;
 - e. In accordance with the MCM's Heritage Resources in Land Use Planning Process design guidelines that harmonize massing, setback, setting and materials as a mitigation measure to reduce impacts to cultural heritage resources, the design of the dwellings immediately surrounding the farmhouse shall be sensitively designed to reflect a similar massing, height, and materials.
 - i. This includes efforts to limit the height of the mid-rise building to the south of the farmhouse, ideally to not exceed two-storeys, to reduce or avoid impacts from shadows cast on to the farmhouse.
 - f. The applicant shall incorporate landscaping measures into the site planning to ensure vegetation related to the property is protected and/ or enhanced by the development or redevelopment.
 - i. Efforts should be made to maintain the vegetation on the overall property as much as possible.

- g. During the construction phase of development the applicant shall:
- i. Implement site control and communication;
 - ii. Clearly mark on project mapping the location of the farmhouse and communicate this to project personnel prior to mobilization;
 1. Where possible prevent heavy equipment traffic from being routed in the vicinity of the farmhouse to minimize potential effects from vibration.
 - iii. Create physical buffers:
 1. Erect temporary fencing or physical barriers around the farmhouse to prevent accidental collision with the structure.
 - iv. Manage fugitive dust emissions:
 1. Draft a fugitive dust emissions plan following practices outlined in the Ontario Standards Development Branch Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources (2017).
 - v. Monitor construction within a 10-m zone around the farmhouse for vibration exceedance. This monitoring zone should be communicated to all site personnel.

Overview:

- **4784 Castlemore Road is currently listed on Brampton's Municipal Register of Cultural Heritage Resources.**
- **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.**
- **The Heritage Impact Assessment determined that the farmhouse at 4784 Castlemore Road meets one Evaluation Criteria for Cultural Heritage Value or Interest (CHVI) under Regulation 9/06 of the Ontario Heritage Act**
- **The proposal to develop the lands includes a Draft Plan of Subdivision including commercial, residential, and open space uses. The proposal also involves the relocation of the heritage dwelling to a new residential lot within the proposed Draft Plan of Subdivision and subsequent restoration of the dwelling.**

Background:

4784 Castlemore Road was listed on the City of Brampton's Municipal Register of Cultural Heritage Resources in the early 2010's.

The Cultural Heritage Study on file notes that the farmhouse is representative of a rural Victorian Gothic dwelling built in the nineteenth century, featuring dual front entrances to

either side of the front elevation, cross-gabled roofline, rear saltbox extension, and wood decorative detailing along the front verandah.

The farm complex is a good example of an intact, moderately maintained, rural property. The craftsmanship of the barn and house can be described as good, and alterations/additions are complimentary to the original form. Alterations to the house include the addition of modern windows. A familiar farm complex in the area, the house is easily visible from Castlemore Road given its proximity to the right of way, its dimensions, and architectural quality.

A Pre-Consultation Application for 4784 Castlemore Road was submitted to the City of Brampton's Development Services in late 2022. Heritage Staff provided comments on the file stating they would require both an Archaeological Assessment and Heritage Impact Assessment (HIA). The Heritage Impact Assessment was to address 4784 Castlemore Road as it is a Listed property on the City of Brampton's Municipal Register of Cultural Heritage Resources.

Golder/WSP Canada Inc. was retained by the applicant to complete the Heritage Impact Assessment.

Current Situation:

The development proposal involves the relocation of the farmhouse to another lot within the Draft Plan of Subdivision. The proposed new lot for the farmhouse will be reduced in size from its current parcel and located on a prominent corner of the main road into the new residential development. Upon relocation, the house will be restored and renovated in order to facilitate the sale of the home as a residential unit within the Draft Plan of Subdivision.

The Heritage Impact Assessment requested by Heritage Staff was completed by Golder/WSP Canada Inc. Heritage Staff have reviewed the submitted Heritage Impact Assessment against the City's Terms of Reference document and it is considered to be complete.

The Heritage Impact Assessment determined that:

1. That 4784 Castlemore Road meets one Evaluation Criteria for Cultural Heritage Value or Interest (CHVI) under Regulation 9/06 of the Ontario Heritage Act;

In order to facilitate the relocation the applicant will be required to prepare a Heritage Conservation Plan that will provide details of the relocation and restoration of the building. The applicant will also be required to prepare a Heritage Building Protection Plan that further details the short, medium, and long term protection measures required for the building that are included in the HIA.

Corporate Implications:

None.

Financial Implications:

None.

Other Implications:

None.

Term of Council Priorities:

The approval of the Heritage Impact Assessment discussed within this report is consistent with the Term of Council Priority “Well Run Government”. The proposed relocation of the heritage dwelling allows the development of the lands to proceed while conserving a local heritage resource within the community.

Conclusion:

It is recommended that the Heritage Impact Assessment for 4784 Castlemore Road and the recommendations therein be approved by the Brampton Heritage Board.

Authored by:

Shelby Swinfield

Shelby Swinfield
Heritage Planner

Reviewed by:

Jeffrey Humble, RPP, MCIP
Manager, Policy Programs and
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Reviewed by:

Henrik Zbogor, MCIP, RPP
Director, Integrated City Planning

Approved by:

Steve Ganesh, RPP, MCIP
Commissioner, Planning, Building and Growth
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Attachments:

Appendix 1 – Heritage Impact Assessment – 4784 Castlemore Road