



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2023

To designate the property municipally known as 10254 Hurontario Street as being of cultural heritage value or interest pursuant to section 29 of the Ontario Heritage Act.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended, (the "Act") authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest, if the property meets the Act's prescribed criteria;

AND WHEREAS the Council of the Corporation of the City of Brampton has caused to be served upon the owners of the lands and premises at 10254 Hurontario Street, as more particularly described in Schedule "A" (the "Property"), and upon the Ontario Heritage Trust, notice of intention to designate the Property, and has caused such notice of intention to be published on the City's website in accordance with the Council's Procedure By-law;

AND WHEREAS there has been no notice of Objection served on the Clerk;

AND WHEREAS the reasons for designation are set out in Schedule "B";

NOW THEREFORE the Council of the Corporation of the City of Brampton HEREBY ENACTS as follows:

1. That the Schedules attached hereto form part of this by-law.
2. That the Property is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the Act.
3. That the description of the Property, the statement of the Property's cultural heritage value or interest, and the description of the Property's heritage attributes, are set out in Schedule "B" to this by-law.
4. That the City Solicitor be authorized to cause a copy of this by-law to be registered against the Property in the Land Registry Office.
5. That the City Clerk be authorized to cause a copy of this by-law to be served upon the owners of the Property and upon the Ontario Heritage Trust, and to cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.

ENACTED and PASSED this 3rd day of May, 2023.

Approved as to
form.
2023/04/18
Anthony-George
D'Andrea

Patrick Brown, Mayor

Approved as to
content.
2023/04/18
Henrik Zbogar

Peter Fay, City Clerk

SCHEDULE "A" TO BY-LAW

LEGAL DESCRIPTION

Part Lot 12, Concession 1, West Hurontario Street, Chinguacousy, Parts 11 & 12
on 43R-38924

PIN: 14249-0284

SCHEDULE "B" TO BY-LAW

SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 10254 HURONTARIO STREET:

The property at 10254 Hurontario Street is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value. The property meets the criteria for designation prescribed by the Province of Ontario under the two categories of design/physical value and historical/associative value

Design/Physical Value:

The Learment/C.Armstrong Farmhouse has design/physical value as a representative example of a vernacular Italianate farmhouse. The two-storey front (east) section of the Farmhouse, constructed circa 1885, represents the Italianate style through its form and massing. The building has a hipped roof structure with wood cornice and brackets. The Farmhouse also features segmentally arched windows, white-painted buff brick accents including voussoirs and quoins, and a bay window on the front (west) façade with decorative wood work and original windows and window openings. While several of the window and door openings have been altered or replaced, there are extant original openings on every façade, and original windows on the south, east and north façades. An "ell" addition was added to the original section of the Farmhouse in the early 20th century, which in the 1950s was expanded with a second floor to accommodate rental units.

Historical/Associative Value:

The Learment/C.Armstrong Farmhouse has historical/associative value through its association with John Learment and the family of Charles Armstrong. John Learment was the son of William Learment, an immigrant farmer from Scotland who first resided on Lot 22 W ½ Concession 1 W.H.S, to the north of the subject property. John Learment and his neighbour John Ferguson had a strong agricultural business relationship and were prosperous farmers in the area. The construction of the Farmhouse is attributed to John Learment, who owned the property from 1869-1888. In the 1877 Peel County Atlas, a farmhouse is shown on the property, which may or may not be the current Farmhouse in its original state. Based on information obtained from MPAC by the Architects Rasch Eckler Associates Ltd. (AREA Architects), the Farmhouse was constructed circa 1885.

John Learment married Elizabeth Armstrong and after his death, she continued to live on the site. Charles Armstrong, a prominent figure in the Ontario and North American horse industry for over 60 years, bought the property in 1949 and renovated the farmhouse. Charles Armstrong's father, Elgin Armstrong, was the owner of Armbro, or the Armstrong Brothers Construction Ltd. The Farmhouse was associated with Charles Armstrong's business ventures. In 1960, Charles Armstrong established his residence at the Farmhouse and ran a farming business on the site, which was operated under him as "Green Gables Farm". The Farmhouse, particularly the section constructed in 1885, also yields information that contributes to the understanding of Brampton's agricultural history in the 19th century. Chinguacousy Township was known for its prime farmland and in the 19th and 20th centuries, was home to many successful, prize winning farmers. Charles Armstrong was particularly known for raising prize-winning race horses.

Policy Framework:

In the context of land use planning, the Province of Ontario has declared that the wise use and management of Ontario's cultural heritage resources is a key provincial interest. A set of Provincial Policy Statements (PPS) provides planning policy direction on matters of provincial interest in Ontario. These statements set the policy framework for regulating the development and use of land. The relevant heritage policy statement is:-

PPS 2.6.1, which states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”.

PPS 2.6.1 is tied to Section 3 of the Ontario Planning Act, which stipulates that land use planning decisions by municipalities “shall be consistent with” the Provincial Policy Statements.

The policy is also integrated with the Ontario Heritage Act. This piece of legislation grants municipalities powers to preserve locally significant cultural heritage resources through heritage designation. Decisions as to whether a property should be designated heritage or not is based solely on its inherent cultural heritage value or interest. City Council prefers to designate heritage properties with the support of property owners. However, Council will designate a property proactively, without the concurrence of a property owner as required. These principles are reflected in Brampton’s Official Plan. The relevant policies are as follows:

Section 4.10.1.3: All significant heritage resources shall be designated as being of cultural heritage value or interest in accordance with the Ontario Heritage Act to help ensure effective protection and their continuing maintenance, conservation and restoration.

Section 4.10.1.5: Priority will be given to designating all heritage cemeteries and all Class A heritage resources in the Cultural Heritage Resources Register under the Ontario Heritage Act.

Section 4.10.1.6: The City will give immediate consideration to the designation of any heritage resource under the Ontario Heritage Act if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.

In 2015, the City Council adopted a new Strategic Plan to guide the evolution, growth and development of the city. Heritage preservation is one of the goals of this new Strategic Plan. These principles are also guided by recognized best practices in the field of heritage conservation.

DESCRIPTION OF THE HERITAGE ATTRIBUTES OF THE PROPERTY:

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques. The detailed heritage attributes/character defining elements include:

- Wood trim and wood cornice on all façades;
- Decorative wooden brackets at corners of the eaves;
- Front façade bay window with metal roof, wood trim and decorative woodwork, original window openings and windows;
- Red brick construction with brickwork laid in a running bond pattern;
- Decorative brick accents including quoins and voussoirs;
- Brick water table between the main floor and foundation wall;
- Hipped roof structure;
- Original wood door and windows frames, where they exist, on all façades;
- All original wood windows and window openings, including one on the south elevation, second storey; two on the east elevation, one on the first and one on the second storey; and two windows, one on the first and one on the second storey on the north façade;
- Concrete sills of all original window openings.