

**Date:** 2023-08-17

**Subject:** Heritage Impact Assessment, 8000 Dixie Road – Ward – 3

**Contact:** Shelby Swinfield, Heritage Planner, Integrated City Planning

**Report Number:** Planning, Bld & Growth Mgt-2023-761

**Recommendations:**

1. That the report from Shelby Swinfield, Heritage Planner, to the Brampton Heritage Board Meeting of September 19, 2023, regarding the **Heritage Impact Assessment, 8000 Dixie Road – Ward – 3** be received;
2. That the Heritage Impact Assessment for 8000 Dixie Road, prepared by PHC Inc., dated October 20, 2022 be approved;
3. That the following recommendations within the Heritage Impact Assessment by PHC Inc. be followed:
  - a. That the structure at 8000 Dixie Road be subject to salvage during the demolition process.
  - b. That a scoped Salvage and Documentation Plan be created as the current structure contains many components that could be diverted from landfill and recycled. Salvageable materials include but are not limited to steel framing components, exterior metal sheeting, electrical and plumbing components, HVAC system Industrial engines, and generators. If possible, salvaged materials should be incorporated into the public display commemorating the contextual value of the property to the development of Bramalea.
  - c. That any demolition permits issued for the property include a condition of material salvage.
  - d. That a Commemoration Plan be undertaken to the satisfaction of City Staff, and that a commemoration piece be erected as part of the redevelopment.
    - i. The Commemoration Plan will address the origins of any salvaged materials incorporated into the installation, recognition of the importance of the Ford Motor Company Canada to the local

community and provide a history of the development of Bramalea, Canada's first planned satellite community.

- ii. That any commemoration of 8000 Dixie Road be located within sight of the intersection of Dixie Road and Steeles Avenue East;
4. That the existing "Ford" sign on the south-east corner of the property be retained and maintained in its current location; and,
5. The City of Brampton's municipal register of Cultural Heritage Resources: 'Listed' Heritage Properties be updated, and 8000 Dixie Road be removed.

**Overview:**

- **8000 Dixie 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 (HIA) determined that the structure exhibits Cultural Heritage Value or Interest (CHVI) but that it is not a candidate for designation.**
- **The proposal involves redevelopment of the property into a series of smaller, mixed use industrial warehouses and sales spaces. The proposed redevelopment includes the demolition of the existing warehouse and administration building and includes the construction of four freestanding structures to be located on the property.**
- **The redevelopment is planned to retain the existing, landmark "Ford" sign at the corner of Dixie Road and Steeles Avenue East as well as a commemorative installation recognizing the history of the property and the community of Bramalea as a whole.**
- **The design of the new administration building will include elements that celebrate the previous design of the structure including white paneling broken up by black I-beams and a recreation of the original raised porch feature.**

**Background:**

8000 Dixie Road is currently listed on the City of Brampton's Municipal Register of Cultural Heritage Resources. The property is the location of the Bramalea Ford Motor Company plant, a purpose-built structure commissioned by the Ford Motor Company of Canada to serve as a regional parts distribution centre. The development of the facility was key to the success of Bramalea, now part of the City of Brampton. Ford retained ownership and operation of the plant until early 2023 when they elected to close it.

The existing plant was constructed circa 1962 and includes an administration building and warehouse. The administration building is constructed in the International Style and includes defining features such as the raised entry porch and staircase, alternating curtain bands of windows and brick panels, and the black, vertical, steel “I-beams” on the building. The site also contains a distinct and highly visible “Ford” standing sign at the intersection of Dixie Road and Steeles Avenue East.

The property was originally part of the community of Bramalea: Canada’s first planned satellite community. The Ford Motor Company played a key role in the establishment of Bramalea as Ford was recruited to the area by the developers of Bramalea to serve as a key employer of potential residents.

A Pre-Consultation Application for 8000 Dixie Road was submitted to the City of Brampton’s Development Services in 2021. 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 8000 Dixie Road as it is a Listed property on the City of Brampton’s Municipal Register of Cultural Heritage Resources. PHC Inc. was retained by the applicant to complete the Heritage Impact Assessment.

### **Current Situation:**

The proposal involves redevelopment of the property into a series of smaller, mixed use industrial warehouses and sales spaces. The proposed redevelopment includes the demolition of the existing warehouse and administration building and the construction of four freestanding structures to be located on the property.

The redevelopment is planned to retain the existing, landmark “Ford” sign at the corner of Dixie Road and Steeles Avenue East as well as a commemorative installation recognizing the history of the property and the community of Bramalea as a whole.

The Heritage Impact Assessment requested by Heritage Staff was completed by PHC Inc. (see Attachment 1). Staff reviewed the submitted Heritage Impact Assessment against the City’s Terms of Reference document and deemed it to be complete.

The Heritage Impact Assessment determined that:

1. The existing structure exhibits CHVI, however the CHVI observed does not warrant heritage designation under Part IV of the OHA. The extant mid-20th century industrial structure is reflective of the International Style of architecture a style which is well represented in the surrounding area.

While the original structure is not proposed to be retained, the applicant will be undertaking both salvage and commemoration efforts as part of the demolition and

redevelopment. It is identified within the proposal that the previously mentioned “Ford” sign will be retained and maintained in its current location as part of the commemoration efforts.

As part of the commemoration effort, the new proposed building has been designed with architectural features that commemorate the former Ford building. This includes an incorporation of white paneling and black I-beams. Additionally, the raised entry porch on the Ford building will be recreated at the main entrance to the proposed building. A digital rendering of the proposed building and its materials is included as Attachment 2.

To facilitate the demolition and salvage of the existing building, the applicant will be required to submit a scoped Documentation and Salvage Plan. The submitted HIA extensively documents the building so the focus of the report will be on identifying any potentially salvageable materials. This can include materials that can be recycled and diverted from landfill in addition to those materials that may be salvaged for use in the commemoration installation.

The commemoration installation will be developed through the creation of a Heritage Commemoration Plan. The applicant has submitted early concepts for the installation that include a sculpture that would be commissioned by a local artist.

**Corporate Implications:**

None.

Financial Implications:

None.

Other Implications:

None.

**Strategic Focus Area:**

The approval of the Heritage Impact Assessment noted within this report supports both the Growing Urban Centres & Neighbourhoods and Culture & Diversity Focus Areas. The HIA and recommendations therein facilitate the redevelopment of the site for increased employment uses while providing meaningful commemoration of the heritage resource.

**Conclusion:**

It is recommended that the Heritage Impact Assessment for 8000 Dixie Road and the recommendations noted above be approved by the Brampton Heritage Board.

Authored by:

Reviewed by:

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Heritage Planner

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**Attachments:**

Attachment 1 – Heritage Impact Assessment – 8000 Dixie Road  
Attachment 2 – Material Board – 8000 Dixie Road