

Date: 2023-08-23

Subject: **Heritage Impact Assessment and Documentation and Salvage Plan – 8331 Heritage Road – Ward 6**

Contact: Harsh Padhya, Heritage Planner, Integrated City Planning

Report Number: Planning, Bld & Growth Mgt-2023-738

Recommendations:

1. That the report from Harsh Padhya, Heritage Planner, dated August 23, 2023, to the Brampton Heritage Board Meeting of September 19, 2023, regarding the **Heritage Impact Assessment and Documentation and Salvage Plan – 8331 Heritage Road – Ward 6** be received; and
2. That the Heritage Impact Assessment and Documentation and Salvage Plan prepared by ATA Architects Inc., dated August, 2023 be received and approved; and,
3. That measures to salvage and store the farmhouse materials be added as a condition to the demolition permit.

Overview:

- The property at 8331 Heritage Road, located on the east side of Heritage Road north of Steeles Avenue, is listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources*.
- The Heritage Impact Assessment submitted as part of the Notice of Intention to Demolish the James McClure farmhouse determined that the property is not of cultural heritage value.
- This report recommends that the demolition of the farmhouse at 8331 Heritage Road be permitted.
- A Documentation and Salvage Report was recommended through the HIA report and further a commemoration plan will be addressed following the submission of a formal development application to the City.

Background:

The subject property at 8331 Heritage Road, known as the James McClure House, is located on the east side of Heritage Road, north of Steeles Avenue. The property is listed on the City of Brampton's *Municipal Register of Cultural Heritage Resources* and contains a two-and-a-half storey, 19th century dwelling.

The property is the subject of a pre-application consultation, and the owner has submitted an application to demolish the farmhouse. ATA Architects Inc. was retained by the owner to prepare a Scoped Heritage Impact Assessment. Further to an initial HIA prepared by MacNaughton Hermesen Britton Clarkson (MHBC) Planning Limited in April 2018, and a Conservation Plan prepared by ATA in 2020, the scoped/updated HIA was requested to assess the current condition of the farmhouse.

Current Situation:

The updated scoped HIA recommends demolition of the farmhouse, and preparation of Documentation and Salvage Plan prior to demolition.

ATA completed a review of the current site condition through site photographs for both the interior and exterior of the building. Particular attention was given to the previously identified heritage attributes of the house. Using this information, ATA evaluated the heritage value of the James McClure House as per Section 29 of the Ontario Heritage Act and determined that the house did not meet the criteria under Ontario Regulation 9/06, *Criteria for Cultural Heritage Value or Interest* and therefore does not warrant designation architecturally, historically, or contextually. This being the case, conservation *in situ* relocation and restoration are not recommended for the property. Further, the James McClure farmhouse cannot be conserved as the building's condition is too severely deteriorated and a number of elements have decayed or are almost completely lost.

Despite the property not meeting the criteria for designation, the HIA report outlines a number of recommendations for commemoration. The importance of salvage as an element of each of the options is highlighted. The report also specifies that the house should be carefully dismantled, and the materials should be salvaged for use in any proposed commemoration or for future use in other conservation projects.

The report has been prepared with reference to the City of Brampton Terms of Reference and is deemed complete by staff.

Corporate Implications:

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 facilitates mixed use development on site to proceed while commemorating the cultural heritage through documentation and salvage.

Conclusion:

City staff recommend that the Heritage Board accept the Heritage Impact Assessment and Documentation and Salvage Plan for the McClure farmhouse.

Authored by:

H.A.Padhya

Harsh Padhya, Heritage Planner,
Integrated City Planning

Reviewed by:

Jeffrey Humble, RPP, MCIP
Manager, Policy Programs and
Implementation

Submitted by:

Henrik Zbogar, RPP, MCIP
Director, Integrated City Planning

Approved by:

Steve Ganesh, RPP, MCIP
Commissioner, Planning, Building and
Growth Management

Attachments:

Attachment 1 – Heritage Impact Assessment (HIA) – 8331 Heritage Road

Attachment 2 – Documentation and Salvage Report – 8331 Heritage Road