

Date: 2023-07-07

Subject: **Heritage Impact Assessment – 10020 Mississauga Road, Brampton - Ward 6**

Contact: Harsh Padhya, Heritage Planner, Integrated City Planning

Report Number: Planning, Bld & Growth Mgt-2023-596

Recommendations:

1. That the report from Harsh Padhya, Heritage Planner, Integrated City Planning to the Brampton Heritage Board Meeting of July 25, 2023 re: **10020 Mississauga Road – Heritage Impact Assessment** be received;
2. That the recommendations of the Heritage Impact Assessment for the property at 10020 Mississauga Road, titled *10020-10054 Mississauga Road & 2036 Bovaird Drive West, Brampton, Ontario*, prepared by ERA Architects Inc. dated May 9, 2023 attached as Attachment 1 to this report be accepted; and
3. Prior to the issuance of any permit for all or any part of the alternations, relocation, removal or demolition as set out in this report, including heritage permit, a building permit or a topsoil stripping and grading permit, the owner shall:
 - i. Address demolition of the farmhouse under section 34 of the Ontario Heritage Act and section 6 of Ontario Regulation 385/21;
 - ii. De-designation, if warranted, be addressed as per the requirements laid in Section 31 of the Ontario Heritage Act;
 - iii. Provide Final Commemoration/ Interpretation Plan; and
 - iv. Required securities be submitted as a part of development agreement to address implementation of Final Commemoration/ Interpretation Plan.

Overview:

- The property at 10020 Mississauga Road is designated under Part IV, Section 29 of the Ontario Heritage Act (“OHA”).
- The proponent is proposing a mixed-use development on the Site, including residential and retail uses, with three high-rise residential towers, six blocks of stacked townhouses, and landscaped amenity spaces.

- **The relocation of the farmhouse was explored to limit the negative impact of demolition. Overall, the building appears to be in fair-to-poor condition with localized areas of defective condition.**
- **The recommended conservation and mitigation strategy is documentation, salvage, and interpretation of the heritage resource at 10020 Mississauga Road.**
- **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.**

Background:

The property at 10020 Mississauga Road is designated under Part IV, Section 29 of the Ontario Heritage Act (“OHA”). The designation by-law (72-2021) was enacted by Brampton City Council on April 21, 2021. While the designation applies to the entire property, the identified cultural heritage value and attributes are associated with the c.1880s farmhouse.

The farmhouse at 10020 Mississauga Road is located on the west side of Mississauga Road, just north of Bovaird Road on the east half of Lot 11, Concession 5 in the former Township of Chinguacousy. The heritage resource is a one-and-a-half storey, detached brick house believed to have been built in the early 1880s. It exhibits design elements of the Gothic Revival architectural style such as a cross gable roof, centre gables with a window opening and verge board, a one-storey bay window with decorative brackets and dichromatic buff brick accents over the door and window openings.

The house is located on a commercial property known as The Apple Factory at 10024 Mississauga Road. Once located in a well-established agricultural landscape with scattered farmsteads, tree lines, hedgerows, fence lines that defined the area, the brick residence at 10020 Mississauga Road now sits within a commercial development setting that is defined by The Apple Factory business. The surrounding area is undergoing re-development from rural agricultural to urban use.

A Heritage Impact Assessment on 10020 Mississauga Road was prepared for the Region of Peel by Unterman McPhail Associates as part of a Mississauga road widening project in 2015. At that time the consultant identified the property as meeting the criteria under O. Reg. 9/06 and recommended its designation under Part IV of the Act. Subsequent studies undertaken for other projects related to the Heritage Heights Secondary Plan also recommended Designation. Following recommendations from these reports the property was designated in 2021 through a designation report to the Brampton Heritage Board and subsequently approved by Council.

Current Situation:

Glen Rouge Developments are proposing a mixed-use development on the Site, including residential and retail uses. Three high-rise residential towers are proposed, with six blocks of stacked townhouses and landscaped amenity spaces. The towers, which front onto Mississauga Road and Bovaird Drive, range from 23 to 25 stories and include nine storey podiums with varied step backs. Two landscaped amenity spaces are provided between the towers, with additional open air amenity spaces between the stacked townhouse blocks. The proposed development is a part of a larger planned community known as Mount Pleasant Heights, which includes low, medium, and high-density residential uses, an elementary school, community services, parks, and a new road network.

In order to address future growth in the area, the Region of Peel completed a Schedule "C" Environmental Assessment to study the need and feasibility for road widening and other improvements along Mississauga Road. Currently in the detailed design and construction phase, the proposal includes the widening of Mississauga Road from four to six lanes. The existing farmhouse is located within the proposed new right-of-way. In the context of the planned widening of Mississauga Road and the area's broader transition to urban use, the recommended conservation and mitigation strategy is documentation, salvage, and interpretation of the existing heritage resource at 10020 Mississauga Road.

Overall, the building appears to be in fair-to-poor condition with localized areas of defective condition.

Heritage Staff have reviewed the submitted report against the City's Terms of Reference document and it is considered to be complete.

The following recommendation are put forth for consideration:

1. The documentation and salvage strategy be detailed in a Documentation and Salvage Plan, prior to the issuance of a demolition permit for the farmhouse;
2. An Interpretation Plan is also recommended as the development process moves forward to detail the full interpretation program, including the medium, location, and design of each strategy;
3. Address demolition of the farmhouse under section 34 of the Ontario Heritage Act and section 6 of Ontario Regulation 385/21;
4. De-designation, if warranted, be addressed as per the requirements laid in Section 31 of the Ontario Heritage Act; and
5. Required securities be submitted as a part of development agreement to address implementation of Final Commemoration/ Interpretation Plan.

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 10020 Mississauga Road be received by the Brampton Heritage Board with required conditions.

Authored by:

Reviewed by:

H.A.Padhya

Harsh Padhya
Heritage Planner, Policy, Programs &
Implementation

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

Submitted by:

Approved by:

Henrik Zbogor, RPP, MCIP
Director, Integrated City Planning

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

Attachments:

Attachment 1 – Heritage Impact Assessment - 10020-10054 Mississauga Road & 2036
Bovaird Drive West, May 9, 2023