



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2023

To designate the property municipally known as 9050 Bramalea Road as being of cultural heritage value or interest pursuant to section 29 of the Ontario Heritage Act.

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WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (as amended) 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;

AND WHEREAS the Brampton Heritage Board supports the designation of the properties described herein;

WHEREAS a Notice of Intention to Designate has been published and served in accordance with the Act, and there has been no Notice of Objection served on the Clerk;

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

1. The property at **9050 Bramalea Road** more particularly described in Schedule "A", is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*.
2. City Council shall cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.
3. The City Clerk shall cause a copy of this by-law to be served upon the owners of the property at **9050 Bramalea Road** and upon the Ontario Heritage Trust, and cause notice of this by-law to be published on the City's website in accordance with Council's Procedure By-law.

The short statement of the reason for designation of the property, including a description of the heritage attributes are set out in Schedule "B" to this by-law.

ENACTED and PASSED this 6<sup>th</sup> day of December, 2023.

Approved as to  
form.  
2023/11/24  
SDSR

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
2023/11/24  
Henrik Zbogar

\_\_\_\_\_  
Peter Fay, City Clerk

**SCHEDULE "A" TO BY-LAW**

**LEGAL DESCRIPTION**

CON 3 EHS PT LOT 6

141720005 (LT)

**SCHEDULE "B" TO BY-LAW**

**SHORT STATEMENT OF THE REASON FOR THE DESIGNATION OF 9050 BRAMALEA ROAD:**

The property at 9050 Bramalea Road, The Crawford House, is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest. The property meets the criteria for designation prescribed by the Province of Ontario under the Ontario Heritage Act, Regulation 9/06 for the categories of design/physical value, historical/associative value, and contextual value.

The house at 9050 Bramalea Road, also known as the Crawford House or the Chinguacousy Tea House is located on the north side of Queen Street East within Chinguacousy Park. The two storey vernacular farmhouse with craftsman style architectural influence is characterized by a cross-gabled roofline, multi-colour brick, and a string of windows on the first and second floors.

Historically it was located on Lot 6 Concession 4 East of Hurontario Street as part of agricultural lands. The property is currently located within Chinguacousy Park of the planned satellite city of Bramalea. The Crawford House is located within the Queen Street Corridor, or Secondary Plan 36. This property includes the farmhouse, the barn, and the surrounding fields, now used as sports fields. It is also surrounded by a greenhouse and numerous flower beds.

**Design/Physical Value:**

The cultural heritage value or interest as it pertains to the design/physical characteristics for this property are shown through its vernacular craftsman style architecture. It is stated that the design of this house was based off an image in a newspaper and then altered by Elsie Crawford, who drew up the plans for the house.

The Crawford House is a two-storey, brick house with a side gable main roofline. The front façade denotes a smaller front gable which protrudes from the main façade to meet the front porch roofline. A string of windows is present on the first and second floors with an asymmetrical front porch breaking up the front façade on the first floor.

It is important to note the genuine vernacular nature of the Crawford House. Based on a formal example of a Craftsman style of house, the Crawford House was intentionally designed to suit the Crawford's needs, and built utilizing local materials. As noted in the Cultural Heritage Resource Impact Assessment by Robinson Heritage Consulting in 2014,

“Herb and Elsie’s farmhouse is a representative example of a farmhouse built in the inter-war period of the 20th century, as an example of how rural, domestic architecture could become a product of the property owners’ own capabilities, resourcefulness and perseverance. The farmhouse and barn are both physical expressions of Elsie Crawford’s abilities, as an amateur, to design adapt and create from standard designs, farm buildings and a home the served the family’s needs and livelihood.”

Additionally, there are some unusual design features that distinguish the house:

- “the upper foundation wall level is built with brick, giving the exterior main floor walls the appearance of increased height
- only the basement windows have a segmental arch head constructed in two course of rowlock brick while the upper windows and doors all have a flat arch of soldier brick supported by a steel angle lintel
- the east entrance porch door opens into what was likely the dining room, possibly to facilitate farmhands and less than formal attire (ie. dirty boots, etc.)
- horizontal “buffet” window on the east wall of dining room is placed with the front corner of the main house block”

\*All four bullet points are noted in the Cultural Heritage Resource Impact Assessment by Robinson Heritage Consulting dated 22 August 2014 on Page 10

### **Historical/Associative Value:**

The historical/associative value of 9050 Bramalea Road, the Crawford House, relates to its association with the Crawfords and the diminishing agricultural community in Brampton.

Lot 6 Concession 4E, East of Hurontario Street in Chinguacousy Township was granted by the Crown to Richard Bristol in 1820. By 1823, the lot was changing hands as east and west halves. Ralph Crawford purchased Lot 7 Concession 4E in 1834 from a Henry Hope. Robert Crawford obtained the east half of the lot in 1873. He sold it to William Crawford in 1875. The land later became the property of James Crawford. In 1925, Elsie and Herb Crawford bought 100 acres from Herb’s father, James.

Elsie’s mother Lizzie Cook had grown up in a log cabin built in the 1820s, close to the bottom of today’s Chinguacousy Park Ski/Tubing Hill. Lizzie Cook married a man named Parr, and with their daughter Elsie, lived a short distance further north on today’s Bramalea Road.

In 1924, using a picture clipped from a newspaper, Herb and Elsie started the process of building their new home. Elsie drew up the plans for the house and the barn as noted in the Brampton Guardian article from January 10, 1990. They used a team of horses (named Minnie and Maude) and an iron scoop to dig a hole for the foundation, doing by hand what the horses could not do. They hired a carpenter for \$10 per day who travelled from Toronto weekly to frame the house in the fall until the winter set in. The house was bricked in the spring of 1925.

In 1933, the Crawfords built a service station on the farm on Highway 7, west of Bramalea Road. The barn was added in 1939, which is still standing and is currently used as a petting zoo.

The Crawford’s continued to run the farm until 1946 when they sold it. It passed through multiple hands and was eventually re-sold to Bramalea Consolidated Developments to be used as part of the Bramalea Satellite City Master Plan.

During the early 1970s, the Chinguacousy Township Council purchased 100 acres at the corner of Bramalea Road and Queen Street East (Highway 7) for a major park for the community of Bramalea. In 1973, when Peel County became the Regional Municipality of Peel, Chinguacousy Township was split in half with the northern half becoming the Town of Caledon. The southern half, along with the Township of Toronto Gore was amalgamated with the Town of Brampton. The Crawford house was being used for the park’s administrative offices, as well as a

“Tea-House” style restaurant in the summer. The barn was and still is utilized as a petting zoo.

Chinguacousy Park has become a lively all-seasons park with the petting zoo, sports fields, an outdoor skating rink, climbing structures, splash pads, ponds, an extensive greenhouse, many flower-beds and walking trails, a ski/tubing hill and many other amenities used by Bramptonians daily.

**Contextual Value:**

Contextually, the former Crawford farmstead retains significant cultural heritage value/interest. They are important vestiges of Chinguacousy Township’s agricultural past and are still located within large fields, now used for sports instead of farming.

The Crawford Farmhouse is a landmark along Queen Street East. The house, barn, and surrounding grounds and vistas retain and promote the agricultural and rural character that has been a part of this site since the land was first settled in 1820 by Richard Bristol. The range of structures and features on the property help document and illustrate the early settlement and agricultural history of Chinguacousy and the area, along with the history of Chinguacousy Park itself.

**Description of Heritage Attributes/Character Defining Elements**

The heritage attributes comprise all façades, architectural detailing, construction materials and associated building techniques, as well as significant landscape elements and important vistas. The detailed heritage attributes/character defining elements include, but are not limited to:

- Unique vernacular variation on Craftsman Bungalow design
- Brown/orange multi-colour brick
- Front gable roofline extruding from the main side-gable roofline
- Partial width porch with brick columns
- Side and rear chimneys
- Upper foundation wall in brick
- 1939 Barn
- Surrounding open space landscape

The following attributes are taken from Robinson Heritage Consulting’s Cultural Heritage Resource Impact Assessment dated 22 August 2014:

- Existing setting, including:
  - The original location of the farmhouse and its orientation to Queen Street
  - The wide pathway that follows the original farm laneway from Queen Street to the farmhouse and beyond to the barn
- Original form of the 2-storey farmhouse and its original window and door openings
- Rug brick exterior of the farmhouse

- Brick chimney shaft rising from the west gable wall
- Open front porch with brick piers
- Original interior wood trim including:
  - Window casings, stool and skirt
  - Interior doors, casings and door hardware
  - Baseboards, picture rails, panel beamed ceiling in dining room
  - Stairway newel posts, railing, balusters and French foors on landing
- Barn and silo – original location and form